

## 2009 Cost vs. Value Report

All information provided by REALTOR Magazine/ Remodeling Magazine "Cost vs. Value Report 2009" at [www.REALTOR.org/realtormag](http://www.REALTOR.org/realtormag)

### Kitchen Remodel

#### Project Description

**MIDRANGE** Update an outmoded 200-square-foot kitchen by designing and installing a functional layout of new cabinets, laminate countertops, and a standard double-tub stainless-steel sink with standard single lever faucet. Include energy-efficient wall oven, cook top, ventilation system, built-in microwave, dishwasher, garbage disposal unit, and custom lighting. Add new resilient floor. Finish with painted walls, trim, and ceiling. Include 30 linear feet of semi custom grade wood cabinets, including a 3-by-5 foot island.

**UPSCALE** Update a similar kitchen with 30 linear feet of custom cherry cabinets, granite countertops, and an imported ceramic tile backsplash. Include a built-in refrigerator, cooktop, and 36-inch commercial grade range and vent hood; warming drawer, trash compactor, and microwave-and-convection-oven combination; high end under mount sink, designer faucets, and water filtration system. Add new general and task lighting, including low-voltage under cabinet lights. Install cork flooring with cherry trim.

### Bathroom Remodel

#### Project Descriptions

**MIDRANGE** Update a bathroom that is at least 25 years old. Replace all fixtures to include a standard-sized tub with ceramic tile surround, a toilet, a solid-surface vanity counter with an integral double sink, a recessed medicine cabinet, a ceramic tile floor, and vinyl wallpaper.

**UPSCALE** Expand a 5-by-7 foot bathroom to 9 by 9 feet within the house's original footprint. Double the number of windows and replace the tub with a custom dual 4-by 6 foot shower in a tile enclosure and glass block surround. The shower includes top-of-the line fittings and a full-body wash wall. Relocate the toilet into a partitioned area, and replace it with a one-piece color unit. Add a custom vanity cabinet with twin sinks set in granite tops, a linen/towel storage closet, general and spot lighting, and a humidistat-controlled exhaust fan. A tile floor, papered walls, and hardwood trim finish the job.

### Bathroom Addition

#### Project Description

**MIDRANGE** Add a full 6-by-8 foot bath to a house with one or one-and-a-half baths. Locate within existing footprint near bedrooms. Include a cultured-marble vanity top, molded sink, standard tub/shower with ceramic tile surround, low-profile toilet, general and spot lighting, mirrored medicine cabinet, linen storage, vinyl wallpaper, and ceramic tile floor

**UPSCALE** Add a new 9-by-9 foot master bath to a master bedroom. The new bathroom includes a 4-by-4 foot neo-angle shower with ceramic tile walls, recessed shower caddy, body spray fixtures, and frameless enclosure as well a personalized whirlpool tub; a solid-surface countertop with two integral sinks; two mirrored medicine cabinets lighted by individual sconces; a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fixture. Other touches: heated floor and towel bars, a custom drawer base, and wall cabinets.

## **Master Suite Addition**

### **Project Description**

**MIDRANGE** On a house with two or three bedrooms, add a 24-by-16-foot master bedroom suite over a crawl space. Include a walk-in closet or dressing area, whirlpool tub in a ceramic tile platform, separate 3-by-4-foot ceramic tile shower, and double-bowl vanity with a solid surface countertop. The bedroom floor is carpet; the bath floor is ceramic tile. Paint the walls, ceiling, and trim. The job includes general and spot lighting and an exhaust fan.

**UPSCALE** Add a spacious sleeping area with lounging or sitting room adjacent to a large master bath. Include custom bookcases woodworking details, and built-in-storage; a high-end gas fireplace with stone hearth and custom mantle; and a large walk-in closet or dressing area with natural light, mirrors, and linen storage space. The soundproofed suite, with in-floor heating, includes a hospitality center with a sink and refrigerator and custom cabinetry.

## **Family Room Addition**

### **Project Description**

In a style and location appropriate to the style of the house, add a 16 by-25 foot room on a crawl space foundation with wood siding and a fiberglass shingle roof. Include drywall interior with batt insulation, pre-finished hardwood floor, and 180 square feet of glass, including windows, atrium-style exterior doors, and two operable skylights. Tie into available heating and cooling.

## **Basement Remodel**

### **Project Description**

Finish the lower level of a house to create a 20-by-30 foot entertainment area with wet bar, a 5-by-8-foot full bath, and a 12-by-12 foot auxiliary room. Walls and ceilings are painted drywall throughout; exterior walls are insulated; painted trim throughout. Include five six-panel, primed hardboard doors. Main room includes 15 recessed ceiling light fixtures, three surface-mounted light fixtures, and a snap -together laminate flooring system. Bathroom includes a standard white toilet, vanity with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, light-fan combination, vanity light fixture, and recessed medicine cabinet. The bar area includes 10 linear feet of raised panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, under-counter refrigerator, and vinyl floor tile.

## **Window Replacement**

### **Project Description**

**MIDRANGE** Replace ten 3-by-5 foot, double-hung windows with vinyl-clad, double-glazed windows. Don't disturb interior or exterior trim.

**UPSCALE** Replace ten 3-by-5-foot double-hung windows with double-glazed, divided-light windows that have an interior finish of alder or cherry and an exterior finish of cope or aluminum cladding.

**Win Win Home Sales Team, Ric Martel & Roksana Bedrij**  
**Prudential Zack Shore Properties, January 2010**

## **Roof Replacement**

### **Project Description**

Remove roofing to bare wood and dispose of properly. Install 30 squares of fiberglass asphalt shingles with new felt underlay, galvanized drip edge, and mill-finish aluminum flashing

## **Siding Replacement**

### **Project Description**

Replace 1,250 square feet of existing siding with new vinyl siding, including all trim.

## **Deck Addiction**

### **Project Description**

Add a 16x20 foot deck using pressure-treated pine joists supported by 4x4 inch posts set into concrete footings. Install composite deck material in a simple linear pattern. Include a built-in bench and planter of the same decking material. Provide a complete railing system made of the same composite as the decking material or a compatible vinyl system.

## **Attic Bedroom**

### **Project Description**

In a house with two or three bedrooms, convert unfinished space in an attic to a 15x15 foot bedroom and a 5x7 foot shower bath. Add a 15 foot shed dormer and four new windows. Insulate and finish the ceiling and walls. Carpet the unfinished floor. Extend the existing heating and central air conditioning to accommodate the new space. Retain the stairs.

**Richard "Ric" Martel, Jr.**  
**Broker Associate**  
**Fine Homes International Specialist**  
**Certified New Home Specialist**  
**Mobile: 732-245-5616**  
**Office: 732-212-8438 Ext. 34**

**Roksana Bedrij**  
**Realtor Associate**  
**Fine Home International Specialist**  
**Certified Relocation Specialist**  
**Mobile: 908-962-3426**  
**Office: 732-212-8438 Ext. 38**

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