

PLANNING FOR TRANSFORMATION

The Renover Renovation Budget Guide

A plain-language breakdown of what kitchens, bathrooms, extensions, and full-home renovations actually cost in Ashford — before you get your first quote.

01

CONTENTS

What's Inside This Guide

- 01 How Renover Prices a Project
- 02 Kitchen Renovation Costs
- 03 Bathroom Fitting Costs
- 04 Home Extension Costs
- 05 Full Home Renovation Costs
- 06 What Actually Moves Your Price
- 07 How a Renover Project Runs
- 08 The Fixed-Price & Warranty Promise
- 09 Getting Your Quote

How Renover Prices a Project

Every price in this guide assumes the way we actually work: a free in-person site visit, a fixed itemized quote within five working days, and a contract that doesn't change once it's signed. No subcontractors are ever priced into a Renover job — every hour in these figures is an employed Renover crew member, which is part of why our numbers tend to run a little higher than a subcontracted quote and a lot more reliable by the final invoice.

The ranges on the following pages reflect real project outcomes across Ashford, not list prices from a catalogue. Where your project lands within a range depends mostly on the factors covered in Section 06.

A note on how to read these numbers

Each tier below shows a typical scope and a price range, not a menu you choose from directly. Think of it as a starting point for the conversation at your site visit — the real number comes from us measuring your actual space.

What a Kitchen Renovation Costs

Kitchen projects typically run 3–6 weeks and fall into one of three tiers, depending on whether you're refreshing what's there, rebuilding within the existing footprint, or changing the layout entirely.

Refresh	\$18,000–\$28,000	Same footprint. New cabinet fronts or refacing, new countertops, updated hardware and lighting. No structural or plumbing changes.
Full Renovation	\$32,000–\$55,000	New cabinetry boxes, stone countertops, an updated electrical and lighting layout, and often one non-structural wall removed.
Structural Transformation	\$55,000+	Load-bearing walls removed, plumbing and electrical rerouted, and a layout meaningfully different from what you started with.

The line item people underestimate most: electrical and plumbing rerouting. If your new layout moves the sink, range, or refrigerator more than a few feet from where it sits today, budget an additional \$2,500–\$6,000 for that alone.

“We didn't just get a new kitchen — we got a room we actually want to be in. Nothing about the price changed from the day we signed.”

Rachel M. — Riverside Kitchen, 180 sq ft, 5 weeks

What a Bathroom Fitting Costs

Bathroom projects typically run 2–4 weeks. Most of the cost swing between tiers comes down to waterproofing scope and whether fixtures are relocated.

Refresh	\$8,000–\$14,000	Fixtures, tile, and finishes updated within the existing layout. No plumbing relocation.
Full Renovation	\$16,000–\$26,000	Full re-fit within the existing footprint — new tub or shower, tile, vanity, and lighting.
Primary Suite Rebuild	\$28,000+	Expanded footprint, curbless shower, heated flooring, and fixtures relocated to a new layout.

The line item people underestimate most: waterproofing. A proper membrane and slope for drainage takes longer than most homeowners expect, especially for a curbless shower — it’s the single biggest driver of the jump from Refresh to Full Renovation.

“Three weeks start to finish and it already feels like the best room in the house.”

Marcus T. — Downtown Bathroom, 65 sq ft, 3 weeks

What a Home Extension Costs

Extensions typically run 8–16 weeks, most of it driven by permitting timelines as much as construction itself. Matching your home's existing structure exactly — siding, roofline, window trim — is what keeps an addition from looking like an addition.

Single-Room Addition	\$45,000–\$75,000	One new room — office, den, or bedroom — added to the existing footprint and matched to the home's exterior.
Two-Room Addition	\$80,000–\$130,000	A larger rear or side addition, typically combining a living space with a bedroom or bathroom.
Second-Story Addition	\$140,000+	New square footage added above the existing structure, including structural reinforcement below.

The line item people underestimate most: permitting and inspection timelines. We handle permitting directly rather than leaving it to the homeowner, but it's still the single biggest factor in whether an extension finishes on the week we quoted.

“Other quotes were vague about who'd actually be on-site. With Renover it was the same four people every day, and they finished exactly when they said they would.”

David P. — Cedar Park Extension, 240 sq ft, 10 weeks

What a Full Home Renovation Costs

Full-home projects typically run 10–24 weeks under a single project manager. Pricing scales with square footage and the number of rooms receiving structural work versus finishes-only updates.

Cosmetic Refresh	\$60,000–\$95,000	Finishes, flooring, paint, and fixtures updated throughout, with no structural changes.
Full Renovation	\$100,000–\$180,000	Structural changes in key rooms — typically kitchen and bathrooms — plus finishes throughout.
Whole-Home Rebuild	\$190,000+	Structural work throughout the home, coordinated across every room on a single schedule.

The line item people underestimate most: sequencing. Full-home projects lose the most money and time when trades aren't coordinated in the right order. This is the entire reason we run every full-home project under one project manager instead of separate contractors handing off room to room.

“One project manager for the whole house meant we only ever had one person to call, for four months straight.”

The Whitman Family — Maple Grove Full Home, 2,400 sq ft, 14 weeks

What Actually Moves Your Price

Within any tier above, these are the factors most likely to push your number toward the top or bottom of the range.

- **Plumbing and electrical relocation** — moving a sink, range, or fixture more than a few feet from its current location.
- **Structural changes** — removing or altering a load-bearing wall, which requires engineering and permitting.
- **Material tier** — the gap between mid-range and premium stone, cabinetry, or fixtures can be substantial on its own.
- **Site access** — ease of getting materials and equipment in and out, especially for condos or tight lots.
- **Permitting complexity** — HOA approval processes typically run in parallel with municipal permitting, but can be the slower of the two.
- **Unforeseen conditions** — issues found once walls or floors are opened, such as water damage or outdated wiring.

The last factor is the only one that can genuinely change your price after signing — and even then, only after we've documented it, shown you, and agreed a number in writing. That's the entire meaning of "fixed price" at Renover: known factors are priced into your quote up front, and unknown ones are never priced in after the fact without your sign-off.

How a Renover Project Runs

01 Site Visit & Scope

We walk the property with you, measure everything ourselves, and talk through what's realistic for your budget. No quote from photos, ever.

02 Fixed-Price Proposal

Within five working days, you get an itemized quote and a start date. Sign it, and that's the number you'll pay.

03 Build

Our own crew — not a rotation of subcontractors — works your programme daily, with weekly updates so you're never chasing anyone for a status.

04 Handover & Warranty

A joint walkthrough before we call it finished, followed by two years of workmanship warranty on everything we built.

The Fixed-Price & Warranty Promise

Two commitments apply to every project in this guide, regardless of tier or scope.

Fixed-Price Contracts

The number you sign is the number you pay. We don't issue change orders for things we should have priced correctly the first time. If something genuinely unforeseen turns up, we document it, discuss it with you, and agree any change before proceeding — never after.

2-Year Workmanship Warranty

All workmanship — joinery, tiling, plumbing, electrical, and flooring — is covered for 24 months from handover. If something fails because of how we built it, we return and fix it at no charge. It's written into your contract and transfers if you sell the property.

Getting Your Quote

Every figure in this guide comes from a free, no-obligation site visit — the same starting point for every Renover project. We measure your space in person, listen to your brief, and return a fixed itemized quote within five working days.

Book a Free Site Visit	renover.com/contact
Call Us Directly	(000) 555-0142 — Mon–Fri, 8am–6pm
Email	hello@renover.com

Renover is a specialist renovation contractor serving Ashford. Fixed prices, in-house crews, two-year warranty on every job.