

VIRGINIA KITCHENS

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How Much Will Your New Kitchen Cost?

That depends on many factors: whether the cabinets are standard (stock), semi custom or custom; whether the appliances are standard or professional grade; whether the countertops are laminate or stone; what type of options or accessories you choose and what materials and type of construction is used. More importantly, the answer lies in how much you want to spend. Whether you are using a builder's allowance, setting up a remodeling budget, or planning a custom home, a properly developed budget can help you determine what you can and should spend and help prevent sticker shock and cost over runs.

Budgets

If you are remodeling, determining how much you should spend is harder. Factors that must be taken into consideration are the age of the house, current value of the house, and whether you plan to stay in the house more than a few years.

While you can spend as little or as much as your finances will allow, you should consider the return on your investment when it's time to sell your home, especially if you plan to sell within a few years. Spending too much might mean not getting back part, or even all of your investment. Spending too little might actually lower the resale value of your home when buyers compare your home with others in the same price range. On the other hand, if you plan to stay in your house for a long time, spending whatever it takes to get what you want is not unreasonable.

Calculating the Kitchen Budget

The *5% to 15% Rule* is a handy tool to help determine how much you spend on your kitchen project. Basically, the rule states:

The entire kitchen project (including cabinets, appliances, countertops, flooring, lighting, & trim molding) should cost no less than 5% and no more than 15% of the current value of your home with approximately 50% of the total cost allocated for cabinets (including accessories and trim, NOT INCLUDING INSTALLATION/LABOR).

5% to 15% Rule - (Sample Kitchen Budgets)							
<u>\$200,000 House</u>		<u>\$300,000 House</u>		<u>\$400,000 House</u>		<u>\$500,000 House</u>	
% of Value	Project Estimate	% of Value	Project Estimate	% of Value	Project Estimate	% of Value	Project Estimate
5%	\$10,000	5%	\$15,000	5%	\$20,000	5%	\$25,000
8%*	\$16,000	8%*	\$24,000	8%*	\$32,000	8%*	\$40,000
15%	\$30,000	15%	\$45,000	15%	\$60,000	15%	\$75,000

* The typical kitchen budget is 8% of the home value

Please remember, this is only a guideline, but it does provide a fairly solid measure when trying to establish your budget.

The High-End Custom Kitchen

Those who want only the best will find that the use of custom made cabinets, professional appliances, extensive wood moldings, granite/stone countertops, and high-end materials along with features such as a butler's pantry will greatly increase the cost of the kitchen, rendering the typical budget percentages inappropriate.

Even at the high-end there are limits. The adage "*anything goes*" does not apply. The total cost of high-end custom kitchen should not exceed 20% of the current market value of the house. Spending more could reduce your chances of getting a return on your investment.

High-End Kitchen - Maximum Budget - 20%					
<u>\$500,000 House</u>		<u>\$750,000 House</u>		<u>\$1,000,000 House</u>	
% of Value	Project Estimate	% of Value	Project Estimate	% of Value	Project Estimate
20%	\$100,000	20%	\$150,000	20%	\$200,000

80/20 Rule

All projects have a way of growing beyond initial budgets, no matter what the amount. Plan on spending only 80 percent of what you can afford. Put the additional 20 percent in reserve to cover changes, unforeseen problems, and miscellaneous charges.

Allowances, Budgets, Costs

Cost Allocation

Once you have determined your budget, deciding where and how it should be spent can be confusing, especially with all of the options that are available.

A recent national survey conducted by the National Kitchen & Bath Association offers a guideline for allocating your construction budget. They found that on average, consumers working with a kitchen designer spent 48% on cabinetry, 18% on countertops, 15% on appliances, 6% on faucets/sinks/plumbing, 5% on lighting/electrical, 5% on flooring and 3% on wall treatment/molding/trim. How much you actually spend on what will depend on your priorities and willingness to compromise. If you really want a \$3000 range and the cost is more than the allocation for appliances, you may be able to adjust your spending in the other areas, and still have the type of kitchen you want.

The following table below illustrates the cost allocation for the 3 budget levels for a \$300,000 house, based on the NKBA figures.

Kitchen Project - Typical Allocation Table - \$300,000 House					
Project Budget	Category	% of Budget	Total Allocation	Allocation for Labor 18% *	Available Allocation
\$15,000	Cabinetry	48%	\$ 7,200	\$ 1,296	\$ 5,904
	Countertops	18%	2,700	486	2,214
	Appliances	15%	2,250	405	1,845
	Faucets/Fixtures/Plumbing	6%	900	162	738
	Lighting/Electrical	5%	750	135	615
	Flooring	5%	750	135	615
	Walls/Moldings/Trim	3%	450	81	369
\$24,000	Cabinetry	48%	\$ 11,520	\$ 2,074	\$ 9,446
	Countertops	18%	4,320	778	3,542
	Appliances	15%	3,600	648	2,952
	Faucets/Fixtures/Plumbing	6%	1,440	259	1,181
	Lighting/Electrical	5%	1,200	216	984
	Flooring	5%	1,200	216	984
	Walls/Molding/Trim	3%	720	130	590
\$45,000	Cabinetry	48%	\$ 21,600	\$ 3,888	\$ 17,712
	Countertops	18%	8,100	1,458	6,642
	Appliances	15%	6,750	1,215	5,535
	Faucets/Fixtures/Plumbing	6%	2,700	486	2,214
	Lighting/Electrical	5%	2,250	405	1,845
	Flooring	5%	2,250	405	1,845
	Walls/Molding/Trim	3%	1,350	243	1,107

* Actual labor cost will vary by geographical region, by contractor and by project scope

Your Money's Worth

Manufacturers typically offer several levels of quality within each budget range. This actually makes it easier to spend more on the items that mean the most to you, a little less on other things, and still have the type of kitchen you really want.

Below is a summary of what can be expected within each budget level for our sample \$300,000 house. This summary is by no means complete and is intended only to provide a quick comparison of features.

Kitchen Budget vs. Available Options			
	Budget Amount \$5,000 - \$20,000	Budget Amount \$20,000 - \$45,000	Budget Amount \$45,000 +
Cabinets	Stock	Semi-Custom	Custom
Countertops	Laminate	Wood, tile, or solid surface	Stainless steel, stone, or solid surface
Appliances	Freestanding with standard features	Built-in w/ Standard Features or Freestanding with paneled fronts	Built-in with professional-style features

Faucets/Fixtures/ Plumbing	Stainless steel, self-rimming single- or double-bowl sink, food disposal	Multiple undermount, enameled cast iron or stainless steel sinks, food disposer	Multiple solid surface, integral sinks and pot-filler faucet by the range, food disposal, hot water dispenser,
Lighting/Electrical	central overhead fixture, fixture over sink	overhead fixture, fixture over sink, or recessed lighting	recessed lighting, task lighting over work centers
Flooring	Vinyl or Laminate	Ceramic Tile	Stone or Hardwood
Walls, Moldings, Architectural Details	Painted or vinyl walls and ceilings with simple or no trim and moldings	Some detail work in moldings and trim	Extensive moldings and trim, hand-carved accents, glass tops, chrome finishes

Remember: All projects have a way of growing beyond initial budgets, no matter what the amount. Plan on spending only 80 percent of what you can afford. Put the additional 20 percent in reserve to cover changes, unforeseen problems, and miscellaneous charges.

The High-End Custom Kitchen

In addition to being larger, the budget for the high-end custom kitchen is usually allocated to more than one room (butler's pantry, mudroom, work station, etc.), increasing the number of cabinets required, as well as duplicate appliances for convenience.

High-End Custom Kitchen Features	
Cabinets	Custom
Countertops	Multiple work surfaces suited to task Stainless Steel, Stone (marble, granite, etc.), Wood
Appliances	Professional Equipment (built-in or freestanding) Duplicate equipment such as Dishwashers Warming Ovens, Refrigeration Drawers, Wine Chillers
Faucets/Fixtures/Plumbing	Multiple sinks & faucets Pot Filler by the cooktop/range
Lighting/Electrical	Overhead Lighting recessed or track Task Lighting at all work centers Interior cabinet lighting
Flooring	Stone, Ceramic Tile, Hardwood
Walls, Moldings & Architectural Details	Detailed Crown & Trim Molding Hand Carved Accents

However, the same percentages used to allocate expenses for the typical kitchen project can also be used as a guideline for the high-end custom kitchen.

The table below uses the 20% maximum budgets for the sample \$500,000, \$750,000, and \$1,000,000 homes.

High-End Kitchen Project - Allocation Table					
Project Budget	Category	% of Budget	Total Allocation	Allocation for Labor 18% *	Available Allocation
\$100,000	Cabinetry	48%	\$ 48,000	\$ 8,640	\$ 39,360
	Countertops	18%	18,000	3,240	14,760
	Appliances	15%	15,000	2,700	12,300
	Faucets/Fixtures/Plumbing	6%	6,000	1,080	4,920
	Lighting/Electrical	5%	5,000	900	4,100
	Flooring	5%	5,000	900	4,100
	Walls/Moldings/Trim	3%	3,000	540	2,460
\$150,000	Cabinetry	48%	\$ 72,000	\$ 12,960	\$ 59,040
	Countertops	18%	27,000	4,860	22,140
	Appliances	15%	22,500	4,050	18,450
	Faucets/Fixtures/Plumbing	6%	9,000	1,620	7,380
	Lighting/Electrical	5%	7,500	1,350	6,150
	Flooring	5%	7,500	1,350	6,150
	Walls/Molding/Trim	3%	4,500	810	3,690
\$200,000	Cabinetry	48%	\$ 96,000	\$ 17,280	\$ 78,720
	Countertops	18%	36,000	6,480	29,520
	Appliances	15%	30,000	5,400	24,600
	Faucets/Fixtures/Plumbing	6%	12,000	2,160	9,840
	Lighting/Electrical	5%	10,000	1,800	8,200
	Flooring	5%	10,000	1,800	8,200
	Walls/Molding/Trim	3%	6,000	1,080	4,920

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We hope you've found this literature helpful! For more information, please contact one of our associates at 703-373-1979 or designer@virginia-kitchens.com.