



FINECRAFT
DESIGN + BUILD | EST. 1985

2026 REMODELING COST GUIDE

Washington, D.C Metro Area & Tampa Bay Area

A planning companion for homeowners considering design-build work.

A PRACTICAL STARTING POINT

What should a remodel cost?



Every house arrives with its own structure, jurisdiction and finish history. These ranges are a first conversation — a way to test whether the project you have in mind and the investment you are prepared to make can meet.

2026 QUICK BENCHMARKS

Light interior remodeling	\$125 / SF ±	Moderate interior remodeling	\$180 / SF ±
Heavy interior remodeling	\$215 / SF ±	Additions with HVAC	\$375–\$450 / SF ±
Screen / porch additions	\$200–\$250 / SF ±	Decks · Patios	\$115 / SF · \$55 / SF ±
New homes	\$350–\$400 / SF ±	New homes — flood zones	\$600 / SF ±

HOW TO USE THIS GUIDE

Read for feasibility, not a bid. As drawings and selections advance, FineCraft refines scope and estimate so the number becomes more accurate — before construction begins.

“They stayed on budget through the end.”

— Peter B.

Planning ranges are not bids or guarantees. Final pricing depends on completed scope, drawings, site conditions, selections, permitting and market conditions.

THE MOST-USED ROOMS IN THE HOME

Kitchens & baths

FineCraft budgets these spaces around size, layout, finish level and the amount of plumbing and electrical rework.



KITCHENS

Small · up to 100 SF	\$50K–\$65K
Medium · 100–200 SF	\$70K–\$95K
Large · 200–300 SF	\$95K–\$130K

Typical design service: \$3K–\$5K

BATHROOMS

Small · up to 50 SF	\$35K–\$45K
Medium · 50–100 SF	\$45K–\$55K
Large · 100–150 SF	\$55K–\$65K

Typical design service: \$1K–\$2K

“FineCraft was a pleasure from start to finish.”

— Armon S.

Kitchen ranges assume material, labor and standard selections. Bath ranges include standard fixtures, vanity/tops, accessories, glass enclosure and tile. Upgrades may include specialty lighting, heated floors, premium cabinetry, stone and custom details.

SEAMLESS INTEGRATION

Additions

From a one-room bump-out to a second story, the goal is for the new work to feel original to the house.



TYPICAL CONSTRUCTION RANGES

Smaller one-room addition · 150–300 SF	\$100K–\$175K
Mid-size / multiple rooms · 300–600 SF	\$125K–\$200K
Large-scale / specialty spaces · 600+ SF	\$300K–\$500K+

Design: concept/schematic \$10K–\$15K; full documents + interiors typically ~6%–10% of construction.

“The results are stunning.”

— Ricardo L.

Common scopes include primary suites, kitchen expansions, garages, porches, in-law suites and multi-room extensions. HVAC, structure, foundations, roofing, siding, windows and MEP work are typical cost drivers.

ONE COHESIVE TRANSFORMATION

Whole-house renovations

Planning ranges for approximately 3,500 SF of full interior scope with no addition.



2026 PLANNING RANGES

Light to moderate	\$300K–\$450K
Mid-range transformation	\$450K–\$650K
High-end luxury	\$650K–\$950K+
Concept & schematic design	\$10K–\$25K

Full construction documents + interior specifications: typically ~8%–12% of projected construction cost.

“They exceeded my expectations.”

— Amy S.

Scope may include demolition, framing changes, MEP upgrades, insulation, drywall and trim, kitchen and bath redesigns, flooring, lighting, paint, permitting, inspections and quality control.

DESIGNED AROUND THE WAY YOU LIVE

Custom homes

From site evaluation and architecture through finishes and the final punch list.



TYPICAL CONSTRUCTION RANGES

Entry-level custom · 2,500–3,000 SF	\$750K–\$1.2M
High-end custom · 3,000–5,000 SF	\$1.2M–\$2.5M
Estate / specialized · 5,000+ SF	\$2.5M+
General SF planning range	\$350–\$400 / SF ±

Flood-zone planning benchmark: \$600 / SF ±. Full design typically ~8%–12% of projected construction cost.

“We couldn’t be happier with the result.”

— Wayne C.

Site conditions, architecture, structural systems, jurisdiction, resilience requirements and finish level can move custom-home pricing significantly.

MAKE EVERY SQUARE FOOT WORK

Basement renovations

Moisture control, egress, acoustics and mechanical coordination are central to a successful lower level.



TYPICAL CONSTRUCTION RANGES		
Basic finishing · 800–1,000 SF		\$75K–\$125K
Mid-range · 1,000–1,500 SF		\$125K–\$200K
High-end specialty · 1,500+ SF		\$200K–\$350K+
Concept & schematic design		\$5K–\$10K
Full documents + interior specifications: typically ~6%–10% of projected construction cost.		

“They diagnosed the issues in our home.”

— David Z.

Specialty spaces can include theaters, wine rooms, guest suites, gyms, offices, bars or full kitchens and spa-style baths.

MULTIGENERATIONAL AND FLEXIBLE SPACE

ADUs & in-law suites

Independent living spaces can be created through conversion, addition or detached construction.



TYPICAL CONSTRUCTION RANGES

Interior conversion · basement / attic / garage	\$150K–\$250K
Attached suite / ADU	\$200K–\$350K
Detached cottage / over-garage	\$250K–\$450K+
Concept & schematic design	\$6K–\$12K

Full documents + interior specifications: typically ~8%–12% of projected construction cost.

“You simply cannot go wrong with FineCraft.”

— Johnny P.

Common inclusions: kitchen or kitchenette, bath, bedroom, independent MEP systems, privacy and acoustic measures, and code-compliant egress. Accessibility features can be incorporated for aging in place.

EXTEND THE HOME OUTDOORS

Outdoor spaces

Decks, screened porches, patios and masonry — planned for drainage, elevation and the way the house meets the yard.



DECKS + PORCHES

Wood deck · 200–300 SF	\$25K–\$45K
Premium deck · 300–500	\$45K–\$85K
Screened / 3-season	\$60K–\$125K+
SF benchmark: deck	\$115 / SF ±

Design commonly ~6%–10% of construction.

PATIOS + MASONRY

Patio · 300–500 SF	\$25K–\$45K
Retaining walls	\$150–\$400+ / LF
Premium driveway	\$25K–\$50K+
SF benchmark: patio	\$55 / SF ±

Design commonly ~5%–8% of construction.

“Onsite, you can have peace of mind.”

— Meghan S.

Elevation, access, drainage, retaining conditions, premium stone, custom railings, screens, outdoor kitchens and fireplaces can materially affect cost.

PURPOSE-BUILT ROOMS

Specialty spaces

Smaller rooms still benefit from deliberate design, storage, lighting and finish coordination.



HOME OFFICES

Built-ins **\$20K–\$25K+**
Design **\$1K–\$2K+**

Typical: cabinetry, desk, paint, trim, flooring.

HOME GYMS

150–300 SF **\$10K–\$15K**
400–600 SF **\$20K–\$30K+**
Design **\$2K–\$3K**

AV, HVAC, sauna and sound control add cost.

MUDROOMS

Compact **\$40K–\$60K**
Medium **\$60K–\$90K**
Large **\$90K–\$150K+**

Design: \$3K–\$10K concept; 6%–10% full.

“Some of the most beautiful work I’ve seen.”

— Lupe D.

A DESTINATION IN THE BACKYARD

Pool houses

Cabana, pavilion, guest space or a fully conditioned entertaining structure.



TYPICAL CONSTRUCTION RANGES

Open-air pavilion · 150–250 SF	\$75K–\$150K
With bath / kitchenette · 250–400 SF	\$150K–\$300K
Large luxury / multi-room · 400+ SF	\$300K–\$600K+
Concept & schematic design	\$6K–\$15K

Full documents + interior specifications: typically ~8%–12% of projected construction cost.

“A knowledgeable and honest team.”

— Edgar F.

Retractable walls, outdoor kitchens, fireplaces, custom millwork, high-end A/V and lighting, radiant heat and year-round HVAC can increase investment.

FROM IDEA TO CONSTRUCTION

Our process • 1–5

A structured design-build path aligns vision, feasibility, scope and budget before construction begins.

01 Vision & Discovery

Consultation • architect and design partnering • site walkthrough
• inspiration gathering

02 Concept Design

Schematics • 3-D renderings • feasibility review • iterative refinement

03 Detailed Design & Planning

Construction drawings • interior design package • smart and sustainable systems

04 Transparent Budgeting

Preliminary estimate • value engineering • owner approval and scope alignment

05 Contracts & Permits

Signed agreements • permitting, HOA and historic reviews • warranties and insurance



DESIGN-BUILD OR BUILD-ONLY

FineCraft can provide architectural and interior design services, or build from plans prepared by an independent architect. The objective is the same: clear coordination between design, budget and construction.

FROM KICKOFF TO LONG-TERM SUPPORT

Our process • 6–10

Construction is organized around readiness, communication, quality checks and a documented handover.

06 Pre-Construction Preparation

Kickoff • schedule • site protection and staging • material mockups and approvals

07 Construction & Craftsmanship

Demolition • structure and shell • MEP • interior finishes • exterior work • walkthroughs

08 Quality Assurance

Superintendent oversight • required inspections • as-built records and photos

09 Completion & Handover

Final walkthrough • FineCraft punch list • corrections • commissioning • final clean

10 Long-Term Partnership

Warranty and Home Care & Maintenance Guide • post-completion support • future projects



BUDGETS GET MORE PRECISE AS DESIGN ADVANCES

Early ranges establish feasibility. Schematics create a preliminary estimate. Drawings, engineering and selections then allow the scope and pricing to be refined before construction.



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READY TO PLAN YOUR PROJECT?

A thoughtful project begins with a conversation about your goals, your home and the investment that makes sense.

FINECRAFT'S FAMILY OF SERVICES

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2026 planning guide. Actual project costs vary by scope, site conditions, design, selections and jurisdiction.