



LIGHTHOUSE
DESIGN • BUILD

REMODELING COST GUIDE

PRESENTED BY: RAYMOND DESIGN BUILDERS

2026 REMODELING INVESTMENT GUIDE



www.designwithlighthouse.com



Table of Contents

03 INTRODUCTION

04 KITCHEN RENOVATIONS

06 BATHROOM RENOVATIONS

08 HOME ADDITIONS

10 MISTAKES TO AVOID

11 WHY DESIGN BUILD?

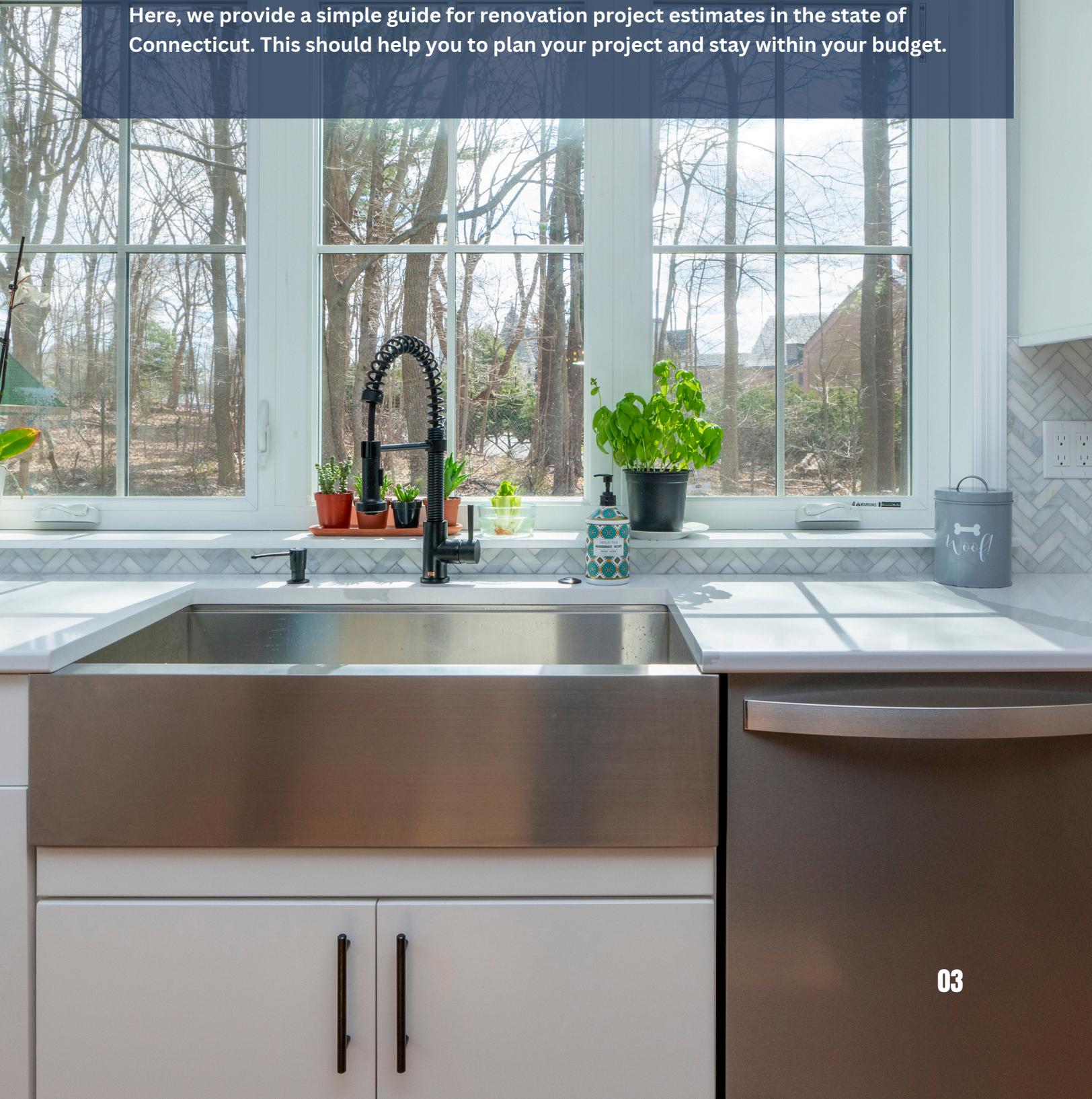
12 ABOUT US

INTRODUCTION

Whether you're looking to transform your current home into your dream home, enhance your quality of life, raise the value of your property, or more, a remodeled home by a professional builder can accomplish all of that.

We've posted guides on the best way to plan your future renovation project, starting with your vision, your needs for the given space, and your options based on adjoining spaces and your available floor plan.

Here, we provide a simple guide for renovation project estimates in the state of Connecticut. This should help you to plan your project and stay within your budget.



KITCHEN RENOVATIONS

A kitchen renovation is more than an aesthetic upgrade—it is an investment in how your home functions and how you live in it. Many homeowners choose to remodel to address outdated designs, aging materials, or to personalize a newly purchased home. As the heart of the home, kitchens are also one of the most common spaces to expand for better flow, storage, and everyday living.

At Lighthouse Design Build, we create kitchens that balance thoughtful design, functionality, and enduring craftsmanship. If you are considering a renovation, the following overview of average costs for an upscale kitchen renovation in Atlanta is a helpful place to begin.





Features to Consider

- Custom or semi-custom cabinetry for optimized storage
- Expanded prep and work surfaces
- Secondary prep areas, sculleries, or pantries
- Dedicated coffee and beverage stations
- Premium appliances, including dual ovens or dishwashers
- Integrated conveniences such as microwave drawers, beverage refrigerators, and ice makers
- Statement elements like a custom vent hood

Average Costs

- Full Kitchen Renovation
- \$180,000 – \$300,000
- Countertops
- \$10,000 – \$20,000
- Semi-Custom Cabinetry
- \$30,000 – \$80,000
- Appliances
- \$20,000 – \$50,000

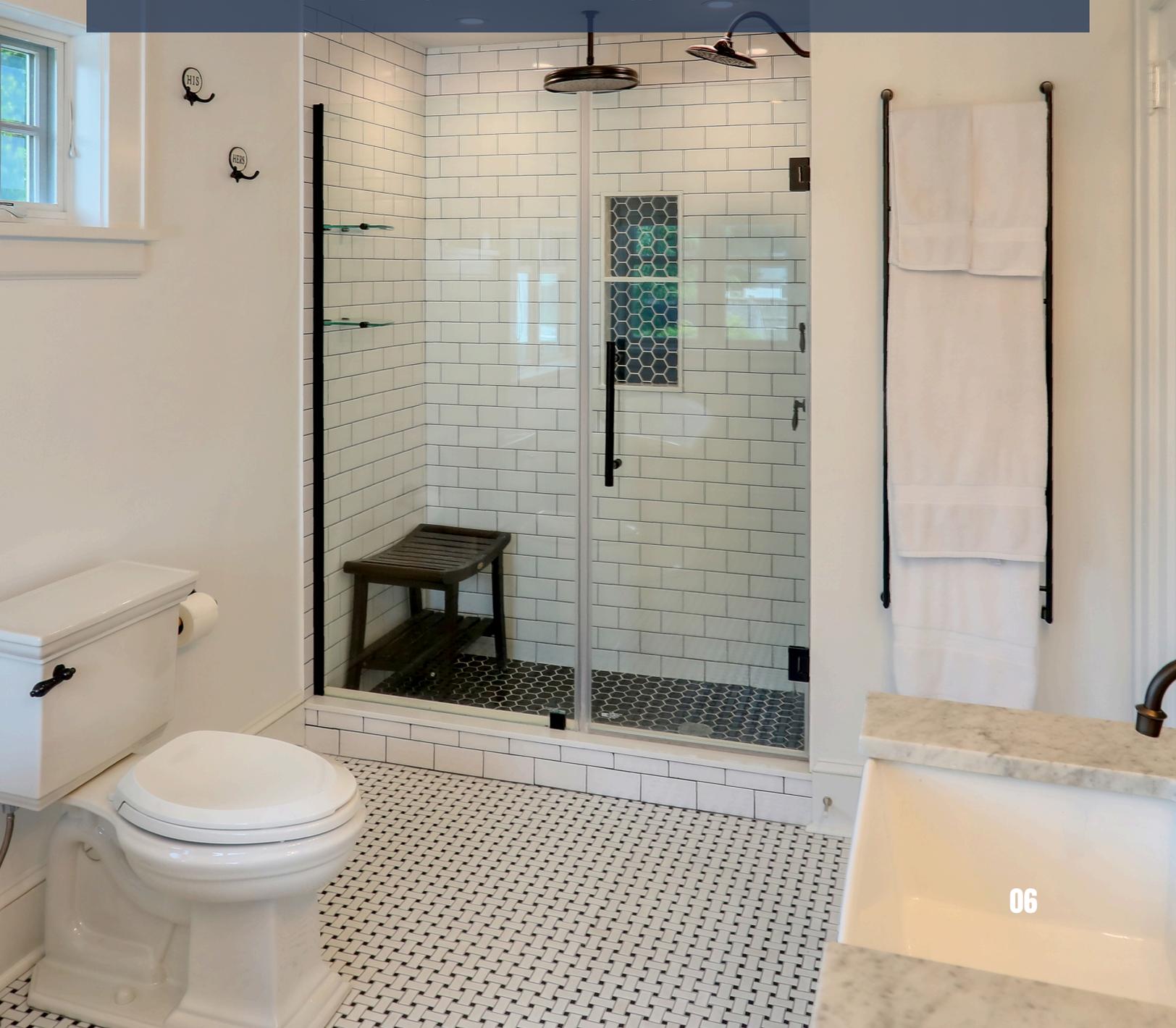
Average Total Costs

- \$180,000 - 300,000

BATHROOM RENOVATION

The cost of remodeling a primary bathroom varies based on several factors, including the age and condition of the home, the size of the space, and the overall scope of work. An upscale transformation often goes beyond surface updates and may involve reconfiguring the layout, incorporating a freestanding tub or steam shower, installing heated flooring, and selecting refined tile, countertops, and fixtures.

At Lighthouse Design Build, we approach primary bathroom renovations with a focus on comfort, craftsmanship, and timeless design—creating spaces that feel both restorative and thoughtfully tailored to the way you live.





Features to Consider

- Custom vanity with integrated storage
- Zero-entry or curbless shower
- Freestanding soaking tub
- Towel warmer
- Radiant heated flooring
- Detailed or patterned tile installations
- Marble, quartz, or composite stone countertops
- Ample, well-planned storage solutions

Average Costs

- Plumbing Fixtures
\$7,000 – \$11,000
- Vanity Cabinetry
\$15,000 – \$25,000
- Countertops
\$10,000 – \$15,000
- Tile
\$10,000 – \$15,000

Average Total Costs

- \$53,000-\$87,000



HOME ADDITIONS

As lifestyles continue to evolve, many Fairfield County homeowners are choosing to expand rather than relocate. The demand for home offices, primary suite additions, in-law or au pair suites, and expanded living spaces has made thoughtfully designed home additions a practical solution in established neighborhoods.

In Fairfield County, additions commonly include second-story expansions, kitchen and family room enlargements, garage additions with living space above, and ADUs where zoning permits. At Lighthouse Design Build, we create additions that integrate seamlessly with the existing home while enhancing functionality and long-term value. The following pages outline average costs for two popular home addition projects to support your planning process.



Family Room Additions

Family room additions are highly customized and vary in size and complexity. These spaces are designed to serve as comfortable gathering areas and often include open-concept layouts, custom built-ins, fireplaces, expansive windows for natural light, and layered lighting to support everyday living and entertaining.

Average Investment

\$125,000 – \$250,000



Pool Houses

Pool houses are tailored to complement both the home's architecture and outdoor lifestyle. Depending on the scope, features may include lounge and dining areas, wet bars or kitchenettes, changing rooms, full bathrooms, fireplaces, and climate control to ensure comfort and functionality throughout the season.

Average Investment

\$250,000 – \$450,000



Costly Mistakes to Avoid

One of the most common—and expensive—mistakes homeowners make is changing design decisions once construction is underway. Careful planning and clear decision-making upfront are essential to maintaining scope, schedule, and budget.

At Lighthouse Design Build, we emphasize thoughtful preparation and the use of advanced tools such as 3D modeling and digital renderings. These visual planning tools allow you to fully understand and refine your design before construction begins, helping to minimize revisions, reduce costs, and ensure a smoother renovation process.

Why Design Build

1 A More Seamless Process

Working with a design-build firm creates clarity and efficiency from the very beginning. With one team guiding your project—from initial conversations through design and construction—everyone operates within the same process, aligned around shared goals and expectations.

2 Clear, Defined Investment

One of the greatest advantages of the design-build approach is cost transparency. By integrating design and construction under one roof, project costs are thoughtfully developed and clearly defined upfront, eliminating surprises and the need to coordinate multiple contracts or payment schedules.

3 Consistent Quality

With a single team responsible for both design and execution, quality remains consistent at every stage. This integrated approach minimizes miscommunication, ensures design intent is carried through to completion, and allows for a higher level of craftsmanship and attention to detail.

4 Efficient Project Delivery

Because all decisions are managed in-house, timelines are more predictable and communication is streamlined. This allows projects to move forward efficiently, without delays caused by disconnected teams, resulting in a smoother experience and a well-executed final outcome.





About Lighthouse Design Build

We believe homes with history are worth preserving. Through thoughtful planning, meticulous attention to detail, and uncompromising standards, we approach every project with the goal of honoring a home's original character while enhancing it to support modern living.

With experience across a wide range of architectural styles—including Craftsman, Mid-Century Modern, Tudor, and Spanish Revival—Lighthouse Design Build specializes in remodeling historic and character-rich homes, delivering timeless design, lasting quality, and spaces that evolve with the way our clients live today.

We are passionate about creating spaces that support and elevate family living. Complete our contact form or call us to begin your project.

 **66 Robson Place, Fairfield, CT 06824**
 **203-275-6543**
 **www.designwithlighthouse.com**