

# SNOHOMISH COUNTY BATHROOM REMODEL COSTS & CONSIDERATIONS

If the kitchen is the heart of the home, the bathroom could be considered the engine. It stands to reason then that if the engine room doesn't perform optimally, it will affect the way your household performs, setting the mood of how your day starts and ends. So if you are looking to improve the spa-like experience in your home (for yourself or your guests) a bathroom remodel might be just the ticket.

***So now that we've got your attention***, chances are the next question you are itching to ask is: "How much will I need to prepare to invest for a remodeled bathroom?"

The information provided here is based on actual Snohomish County bathroom remodels we've completed in the last 18 months combined with information from the 2020 Cost vs. Value Report for the Pacific Northwest region (an independent report by Remodeling Magazine; [www.costvsvalue.com](http://www.costvsvalue.com)).

PLEASE NOTE: Due to COVID-19 and the economic shut down of 2020, the construction industry—specifically supply—has experienced a substantial ripple effect. We have seen a 30%+ price increase in key building materials, and do not yet know the full ramifications of how this will effect things going forward.

## **The Range of Costs and Why Setting a Realistic Plan is Important**

While there are significant price points between different bathroom remodels, rest assured that if a bathroom remodel is tackled properly, homeowners will recoup 50% of the cost put into the project when they sell.<sup>1</sup> The biggest factors to increase the value include updating worn-out items, modernizing fixtures, and creating a more functional space.

With 30+ years in the remodeling industry, we deeply value our client's satisfaction, and we have discovered that a key way in producing a successful remodel is to help our clients set realistic expectations from the beginning. Keep in mind that these price ranges are general and your remodel may be higher or slightly lower depending on your unique needs.

Again, please also bear in mind that remodeling costs are on the rise due a shortage in labor and rising material prices. Read on for a detailed description of what our bathroom remodels typically include.

<sup>1</sup> According to the 2017 Remodeling Impact Report released by the National Association of the Remodeling Industry (NARI); <https://bit.ly/2LvFusg>

## **Master Bathroom Remodel** *(70% of the remodels we do currently fall within this category)*

Here is what you can expect with a master bathroom remodel. Expansion of the bathroom footprint to achieve a minimum 100-square-foot master bath space. This includes an expanded walk-in shower with porcelain tile walls, accent strip, recessed shower niche, bench, body-spray fixtures, and frameless glass enclosure. This remodel assumes the installation of a freestanding soaker tub with high-end faucets. Stone countertop with two undermount sinks and coordinating tile backsplash. Large custom wall mirror (with or without LED lighting), a compartmentalized commode area with one-piece toilet; and a humidistat-controlled exhaust fan. For flooring either LVP or larger matching porcelain tiles with porcelain tile base molding. This remodel includes general and spotlighting and a waterproof shower fixture. Custom cabinetry based on the homeowner's unique needs. The project also calls for extending HVAC and for installing electric in-floor heating. The cost range associated with this type of master bathroom remodel in Snohomish County is \$72,000 – 95,000 or more depending on the complexity and on the selected finishes.

## **Hall Bathroom Remodel** *(25% of the remodels we do currently fall within this category)*

Here are some aspects of a typical hall bathroom remodel. Expanding an existing 35-square-foot bathroom to 70-square feet within the existing house footprint. It assumes relocation of all fixtures. It remodel also assumes installing a tub/shower combo or walk-in shower with porcelain tile walls and a framed glass enclosure. Other features include a stone countertop with 1 undermount sink mirrored medicine cabinet with lighting; a one-piece toilet; and a humidistat-controlled exhaust fan. Flooring options include porcelain tile or LVP. The project calls for general and spotlighting. The cabinetry will have a custom drawer base and wall cabinets. The average cost for this hall bathroom remodel in Snohomish County is \$35,000 – 60,000 or more depending on the complexity and on the selected finishes.

## **Universal Design Bathroom Remodel** *(5% of the remodels we do currently fall within this category)*

Universal Design is not just an age-friendly design, but also one that is safe, healthy and functional for all family members at any stage of life. Investing in a more developed plan by a certified aging in place specialist (CAPS) will save you a lot of stress and money in the long term. These professionals know the industry health and safety guidelines and access standards. They will also have the most current knowledge of available building materials and product developments, to maximize functional use of space without compromising on style.

A Universal Design Bathroom Remodel will involve updating an existing 5x7-foot space so that it is wheelchair-accessible (requiring a zero-threshold, 36-inch-wide door) and installing flat-panel electrical switches at sitting level (36 to 42 inches

above the floor). The plan also assumes replacing a conventional toilet with a comfort height fixture featuring elongated bowl and bidet-style seat. Part of the project includes removing the existing bathtub and installing a tiled, walk-in shower (with no lip) with an adjustable showerhead, a foldout seat, a thermostatic mixing valve, and bi-directional glass door.

Also included in a Universal Design Bathroom Remodel is the replacing of the flooring with non-slip porcelain tile with electric radiant heat beneath. The installation of adaptive living vanity with easy-grasp handles and an adjustable mirror is also part of the plan. Additional features include LED lights, an infrared ceiling light, a night-light, and an ultra-quiet vent fan with humidity-sensing controls. Walls can be redone with porcelain tiles of two contrasting color stripes. Finally, the project requires the installation of nine towel bars capable of supporting 250 pounds and reconfiguring storage to be accessible from a seated position. The average cost for this Universal Design Bathroom Remodel is \$50,000 – 70,000 or more depending on the complexity and on the materials you chose.

### **Every Home is Unique**

It certainly goes without saying that no two plans are identical. Your specific choices for materials will impact the exact cost. The plan that works for your home may be larger or smaller in scope than those listed above. Still, having these average cost ranges in mind may provide a good starting point and will enable you to adjust your goals for your bathroom remodeling in Snohomish County. (See next page for an At a Glance summary of a hall bathroom remodel and a master bathroom remodel.)

By the way, if you're looking for additional ideas for your bathroom remodeling project, [click here](#) for some inspiration.

Ready to discuss your project? Give us a call for FREE phone consultation with one of our remodeling experts at 425.870.7123 today!

## At a Glance – Key aspects Hall & Master Bathroom Remodel

		Hall Bathroom Remodel	Master Bathroom Remodel
<b>Dimensions</b>	Keep existing 5x7 foot bathroom	✓	
	Expand 35 sf bathroom to 70 sf	✓	✓
	Expand square footage of the bathroom to a min. 100 sf		✓
<b>Fixtures</b>	Replace all fixtures	✓	
	Replace fixtures with designer fixtures		✓
<b>Shower</b>	30x60 in. acrylic tub with 4x4 inch porcelain tile or tub/shower combo or walk-in shower with large tile walls, and framed glass enclosure	✓	
	Expanded walk-in shower with large tile walls, accent strip, recessed shower niche, bench, body spray fixtures and frameless glass enclosure		✓
<b>Tub</b>	Free-standing soaker tub with high-end faucets		✓
<b>Toilet</b>	New standard white toilet	✓	
	Separate commode area with new one-piece toilet and a humidistat controlled exhaust fan	✓	✓
<b>Vanity</b>	Granite vanity counter with integrated sink	✓	✓
	1 undermount sink	✓	
	2 undermount sinks and coordinating tile backsplash	✓	✓
	Mirrored medicine cabinet	✓	
	Large custom wall mirror (with or without LED lighting)		✓
<b>Cabinets</b>	Cabinetry with drawer base	✓	
	Cabinetry designed to meet the custom needs (in drawer outlets, sliding shelves, etc.)		✓
<b>Lighting</b>	Can lighting	✓	✓
	Lighting plan with waterproof fixtures, sconces, etc.		✓
<b>Flooring</b>	Luxury Vinyl Plank (LVP)	✓	
	Porcelain tile floor OR Luxury Vinyl Plank (LVP)	✓	✓
	Extend HVAC and install electric in-floor heating		✓



**SINK:**

Drop-in sink                       Pedestal sink                       Solid surface sink/top combo  
 Single bowl sink                       Double bowl sink

**SINK TOP:**

Solid surface                       Solid Surface Veneer (SSV)                       Cultured marble

**FLOORING:**

Vinyl flooring (linoleum)                       Porcelain tile                       Carpet

**BASEMOLD:**

Wool     Shoemold     Vinyl Base     Matching toe kick     Porcelain tile base

**FIXTURES:**

White     Color

**FAUCETS:**

Chrome     Brass     Color

**LIGHTING:**

Bar Light                       Recessed lights                       Fan/Light  
 Exhaust fan                       Fan/Light/Heat                       Night light

**BATHTUB:**

Fiberglass                       Cast iron                       Acrylic                       Solid Surface  
 Whirlpool tub                       Standard tub                       Porcelain deck

**TUB/SHOWER WALLS:**

Porcelain tile walls                       Fiberglass unit                       Tub surround  
 Cultured Marble                       Solid Surface

**SHOWER UNIT:**

Fiberglass unit                       Cultured Marble                       Solid Surface  
 Porcelain tile base                       Fiberglass base                       Cultured Marble  
 Fiberglass surround                       Porcelain tile walls



**Ready to discuss your project?** Give us a call today at **425.870.7123** or visit our website ([www.vanderbeken-remodel.com](http://www.vanderbeken-remodel.com)) to schedule a time for us to call you!