

Kitchen Remodeling: Add Style and Function Without Going Broke

The Kitchen is the center of family life, where meals are shared and lively conversations occur. It is also one of the most popular rooms in the house to remodel. Whether you wish to modernize and incorporate the latest trends into your existing kitchen or seek to build a brand new one that fits your evolving needs, you don't have to break the bank.



The return on investment (ROI) for a kitchen renovation is 75 to 100 per cent.

Source: Appraisal Institute of Canada



Cabinets for 80% less

New cabinets can range from \$5,000 to \$20,000. Instead of buying new cabinets, **paint or reface your existing cabinets**, or install new hardware for a clean look.

Kitchen Trends: Mix and match finishes, using a dark finish on the lower cabinets and a light one on upper cabinets, to add depth to the room.

Costs of Alternatives:*	
Cabinet Refacing:	\$2,000-\$4,000
Repaint Cabinets:	\$50-\$200
New Hardware:	\$2-\$10 per piece

*Costs do not include installation



70% off Countertops

Natural stone countertops are durable and attractive, but range from \$75 to \$110 per square foot. If you're on a budget, **ceramic tile and laminates** are alternatives to more expensive countertop options.

Kitchen Trends: Natural stone, such as granite, quartz, marble and slate, remains the material of choice for countertops.

Costs of Alternatives:	
Ceramic:	\$15 to \$50 per square foot
Laminates:	\$15 to \$25 per square foot



Kitchen Trends:

Although traditional options, including tile, solid hardwood and engineered hardwood, are popular choices, marble flooring is the latest trend for high-end kitchens.

Source: Canadian Home Trends



Kitchen Trends: Hot trends include freezer-bottom and French door refrigerator models as well as induction stovetops.

Source: National Kitchen & Bath Association 2011 Survey

Save up to 85% on Flooring

Homeowners can choose from an assortment of flooring options, with marble and stone flooring being the most expensive options from \$10 to \$30 per square foot. For a cheaper alternative, **use ceramic or porcelain tiles** for a modern look at a fraction of the cost.

Costs of Alternatives:	
Glazed Ceramic Tile:	\$5 to \$20 per square foot
Porcelain Tile:	\$6 to \$14 per square foot

Reuse and Save on Appliances

If your appliances are in good condition, **reuse and build** around them. If they're out-of-date, replace them with new energy efficient models that can help reduce your monthly utility bill.

Reusing your appliances can save you \$1,500 to \$5,000.

Source: National Association of the Remodelling Industry

\$20 in the can is worth \$1,000 on the Wall

It may be tempting to knock down a wall and start over from scratch; however, you can save money by keeping the same footprint as the current kitchen. Instead, **repaint the walls for a fresh look.**

Cost of Alternative:	
Paint:	\$15 to \$40 per 3.7 litres

Kitchen Trends: Walls in neutral earth tones, including shades of grey, remain popular. Add splashes of colour in your kitchen with small appliances and accessories. "Green" your walls with zero- to low-VOC paint.

Source: NiceSpace



How to Do a Pre-sale Kitchen Renovation

Sellers often renovate their kitchens to add value to their home and make it more competitive in the market. The popularity of home renovation reality shows has raised the bar for kitchen remodels and exposed sellers to the latest in design trends. However, investing in these trends may not be worth the time and cost if you plan on moving soon after completing the project.

Before you embark on a full-scale kitchen renovation, keep in mind:

Avoid professional-grade appliances. Although dual-fuel ranges and multiple ovens may be all the rage, resist thinking that these pricey features will woo potential buyers. Whoever buys your home may not cook or may prefer a simpler setup. Instead, replace aging stoves, dishwashers and refrigerators with standard, energy-efficient models.

Remember that your taste and the buyer's taste may differ. Regardless of how much money you spend on the remodel, the new owners will want to stamp their mark on the place.

Think twice about expensive cabinets and countertops. Unless your cabinets or countertops are in poor condition, they don't need to be replaced. Instead, **consider refinishing them** or **remove clutter** and do a thorough cleaning. With some organization and elbow grease, your kitchen will look as good as new.

Sometimes all it takes is a can of paint. One of the cheapest ways to revamp the look of the kitchen is with colour, or lack thereof. Paint the walls a neutral shade to create a blank canvas for prospective buyers.

Source: RISMedia, Jan 24, 2011

50 per cent of home renovations were completed to add value to the home.

Source: Canada Mortgage and Housing Corporation

\$3,000 Average Cost of a Minor Kitchen Remodel

\$25,000 Average Cost of a Major Kitchen Remodel

Source: Appraisal Institute of Canada

3 Tips for a Stress-free Kitchen Remodel

- Spend 6 months planning your remodel, keeping in mind traffic patterns, safety and outdoor access.
- If you don't plan to stay in the home for more than 5 years, consider a minor remodel instead.
- Budget for unexpected costs. While you can't plan for the unexpected, you should budget for it. Add 10 to 20 per cent to the budget as a cushion.*

*Source: National Association of the Remodeling Industry