



FREE RESOURCE · 2026 EDITION

2026 DC Metro Home Remodeling Cost Guide

What real renovations actually cost in Washington DC, Bethesda, McLean, Arlington, and Chevy Chase — TAV's real package pricing plus guidance on permits, hidden costs, and choosing a contractor.

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- 02 Bathroom Remodeling Costs
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A Note to DC Metro Homeowners

You've done the searches. You've seen the national averages. And you've probably already realized: those numbers don't apply here. Remodeling in Washington DC, Bethesda, McLean, Chevy Chase, Arlington, and surrounding communities is a different investment than anywhere else in the country.

This guide was built specifically for DC metro homeowners. Every cost range and contractor tip in these pages reflects the real conditions of remodeling in this market in 2026 — using TAV Remodeling's actual package pricing as your starting point.

Use it to plan smarter, budget more accurately, and ask better questions when you talk to a contractor.

What This Guide Covers

- **Chapter 01:** Kitchen remodeling packages and key cost factors
- **Chapter 02:** Bathroom remodeling — from powder rooms to primary suites
- **Chapter 03:** Basement finishing, custom cabinetry, and deck construction
- **Chapter 04:** Hidden costs, permit fees, and the 15–20% contingency rule
- **Chapter 05:** How to choose a contractor — red flags and questions to ask
- **Chapter 06:** Financing options for DC metro homeowners

Every TAV Project Includes

3D design concept · Dedicated project manager · Detailed written scope · Full permit management · One-year workmanship warranty



CHAPTER 01

Kitchen Remodeling Costs

The kitchen is consistently the most requested — and most complex — room to remodel. It involves nearly every trade: plumbing, electrical, HVAC, carpentry, tile, and finish work. Below are TAV Remodeling's standard kitchen packages alongside guidance for larger custom projects.

PACKAGE / SCOPE	PRICE RANGE
Smart Start Kitchen Package 10'x10' layout · Shaker-style cabinetry · Granite countertops · Stainless steel sink · Basic plumbing & electrical	\$8,500+
Signature Upgrade Kitchen Package 12'x12' custom layout · Premium soft-close cabinetry · Quartz countertops · Designer sink · Enhanced lighting & appliances	\$15,950+
Custom / Large Kitchen Layout changes · Load-bearing wall removal · Premium or luxury appliances · Full design-build scope	Project-Based

All packages include a 3D design concept and dedicated project manager at no additional charge.

Key Cost Factors

- **Layout changes:** Keeping the existing layout (plumbing and appliances stay in place) is the single biggest way to control cost. Moving a sink or gas line adds \$5,000–\$20,000+.
- **Appliances:** Appliance packages alone can swing a budget significantly — from a mid-range set at \$5,000–\$12,000 to a luxury Sub-Zero/Wolf package at \$25,000–\$80,000+.
- **Cabinetry:** Cabinets represent 30–40% of typical kitchen costs. Stock cabinets start at \$3,000–\$8,000; full custom work runs \$20,000–\$80,000+.
- **Permits:** Kitchen permits in the DC metro area range from \$500–\$3,000+ depending on jurisdiction and scope. TAV manages all permits on your behalf.

Cost-Saving Tip

Keep the layout. If your sink, stove, and refrigerator can stay where they are, you'll save \$8,000–\$20,000 compared to a full replumb and utility re-run.

CHAPTER 02

Bathroom Remodeling Costs

Bathrooms are the second most popular remodeling project in the DC metro area. Many homes in DC, Bethesda, and Arlington were built between 1920 and 1970, meaning old plumbing and aging electrical systems are common discoveries once walls open up.

PACKAGE / SCOPE	PRICE RANGE
Standard Complete Bathroom Remodel Full refresh, existing layout · New tile, vanity, fixtures, toilet · Fresh paint and wall finishes · Lighting and mirror	\$8,000 – \$15,000
Large / Spa-Inspired Remodel Freestanding tub · Walk-in shower with frameless glass · Custom vanity with quartz or marble · Smart mirrors · Ventilation upgrades	\$15,000 – \$20,000
Primary Suite / Custom Bath Expanded footprint · Steam shower · Heated floors · Chromotherapy soaking tub · Full custom design	Project-Based

Heated floor upgrade: \$800–\$2,500 installed for most bathrooms — one of the highest ROI luxury upgrades available.

Key Cost Drivers

- **Wet area work:** Quality waterproofing (Schluter Kerdi, Laticrete) adds cost but prevents the water damage that cheap showers eventually become.
- **Tile selection:** Ceramic tile runs \$10–\$20/sq ft installed. Natural stone (marble, travertine) runs \$20–\$55/sq ft installed. Specialty handmade tile can exceed \$150/sq ft in materials alone.
- **Glass enclosures:** Framed door: \$400–\$900. Semi-frameless: \$800–\$1,500. Frameless heavy glass: \$1,500–\$4,000+.

Plumbing Discoveries

DC-area homes built before 1980 often have galvanized steel pipes with restricted flow and cast iron drain stacks that need repair or replacement. Replumbing a bathroom in these homes typically runs \$2,500–\$8,000+.

Ungrounded two-prong electrical — common near water in older homes — must be updated to meet code. Budget \$500–\$2,000 for electrical work in older bath remodels.



CHAPTER 03

Basement, Cabinetry & Decks

Beyond kitchens and bathrooms, TAV Remodeling handles basement finishing, custom cabinetry, and deck construction. These projects are priced on a custom basis after consultation — scope, site conditions, and material selections drive cost.

Basement Remodeling

PACKAGE / SCOPE	PRICE RANGE
Basement Finishing — Living Space Framing, insulation, drywall, painting, flooring, lighting, electrical, HVAC integration	Custom
Basement with Bathroom Addition All finishing work plus plumbing rough-in, full bath (toilet, vanity, shower/tub)	Custom
Basement Home Office or Suite Finished space optimized for remote work or guest accommodation, including egress considerations	Custom

Scope, ceiling height, moisture conditions, and existing framing determine final pricing.

Custom Cabinetry

PACKAGE / SCOPE	PRICE RANGE
Kitchen, Bathroom, or Office Cabinetry Custom finishes and hardware options · Built-in storage solutions · 3D design and installation included	Project-Based

Deck Construction

PACKAGE / SCOPE	PRICE RANGE
Wood or Composite Deck Custom railings and steps · Built-in seating options · Pergolas, awnings, or shade structures	Project-Based
Deck with Outdoor Lighting & Electrical	Project-Based

All of the above plus outdoor lighting, power outlets, and electrical work

Design concept included for all custom cabinetry and deck projects.

Why Custom Pricing?

Basement, cabinetry, and deck projects vary too widely in scope to offer a meaningful fixed range. A free consultation gives you an accurate estimate based on your actual space.

CHAPTER 04

Hidden Costs & Budget Buffers

The most common source of homeowner frustration in remodeling is the gap between the initial budget and the final cost. Here's what to plan for before you start.

Permit Fees by Jurisdiction

Jurisdiction	Major Renovation Total
Washington DC (DPBP)	\$2,000 – \$12,000+
Montgomery County, MD	\$1,500 – \$8,000+
Fairfax County, VA	\$1,200 – \$7,000+
Arlington County, VA	\$1,000 – \$5,000+

Permit fees are assessed by project value and are non-negotiable municipal fees paid to the jurisdiction — they are not contractor markup. TAV manages all permit applications and inspections.

Other Hidden Costs

- **Design fees:** Design-build firms like TAV integrate design and construction, reducing overall design fees 30–50% vs. hiring an architect and contractor separately.
- **Temporary housing:** Full gut renovations almost always require temporary housing. DC metro furnished apartments run \$3,500–\$8,000/month. Budget 1–3 months for major renovations.
- **Scope creep:** Once walls are open, it's tempting to address adjacent issues. Make these decisions consciously — not in the moment of enthusiasm.

The Most Important Rule: 15–20% Contingency

Every renovation budget should include a contingency reserve of 15–20%. If the contingency is unused, it stays in your pocket. If it's needed, you'll be grateful.

Example:

Planned budget: \$100,000

15% contingency: \$15,000

Total to have access to: \$115,000

CHAPTER 05

How to Choose a Contractor

The DC metro area has a robust remodeling industry — and quality varies enormously. Choosing the right contractor is as important as any other decision in your renovation.

8 Red Flags to Walk Away From

- 1. No physical address or online presence**
Legitimate contractors have a verifiable address, a portfolio, and reviews.
- 2. Unusually low bids**
If three contractors bid \$90K, \$95K, and \$45K — the low bid is not a deal.
- 3. Pressure to decide immediately**
High-pressure tactics have no place in a legitimate contracting relationship.
- 4. Large upfront payment**
A reasonable deposit is 10–25%. Asking for 50%+ upfront is a serious red flag.
- 5. Suggesting you skip permits**
Unpermitted work is illegal and can complicate or prevent a home sale.
- 6. No written contract**
Every project needs a detailed written contract with scope, materials, and payment schedule.
- 7. Unlicensed or uninsured**
Require proof of general liability and workers' comp before signing.
- 8. No references or portfolio**
Ask for at least three references from recent similar projects. Call them.

10 Questions to Ask Every Contractor

1. Are you licensed and insured? Can you provide certificates?
2. Who will be on-site daily — you, a supervisor, or subcontractors?
3. Will you pull all required permits and schedule inspections?
4. What is your process for handling change orders?
5. What does your payment schedule look like?
6. What warranty do you provide — on labor and materials?
7. Can you provide a detailed scope and specification sheet with your bid?
8. How do you handle budget surprises when walls open up?
9. What is your current workload, and when can you start?
10. Can I speak with three recent clients who had similar projects?

Verify Credentials

- **Washington DC:** dlcp.dc.gov (DLCP)
- **Maryland:** dllr.state.md.us (MHIC)
- **Virginia:** dpor.virginia.gov (DPOR)



CHAPTER 06

Financing Your Remodel

Smart DC metro homeowners finance their renovations every day — not because they can't afford them, but because it's the financially intelligent way to invest in a high-value asset.

Common Financing Options

PACKAGE / SCOPE	PRICE RANGE
Home Equity Loan (HEL) Fixed rate, fixed monthly payment, full amount at closing · Best for known fixed costs	6.5–9.5% APR
Home Equity Line of Credit (HELOC) Variable rate, draw as needed · Best for phased renovations	Prime + 0–2.5%
Unsecured Home Improvement Loan No collateral required, faster approval · Best for smaller projects \$15K–\$50K	7–18% APR
Contractor Financing (GreenSky, Hearth, Synchrony) Apply in minutes through TAV · Fast decisions · Multiple loan structures available	Ask TAV

Rates are approximate 2026 market conditions. Consult your lender for current rates and guidance specific to your situation.

Monthly Payment Reference

PROJECT SIZE	HEL 7.5% / 15YR	HEL 7.5% / 10YR
\$15,000 (bathroom)	~\$139/mo	~\$178/mo
\$20,000 (large bath)	~\$185/mo	~\$237/mo
\$40,000 (full bathroom)	~\$371/mo	~\$474/mo
\$75,000 (kitchen)	~\$695/mo	~\$891/mo

Ask About Financing at Your Free Consultation

TAV Remodeling works with GreenSky, Hearth, and Synchrony Home to offer flexible payment options directly through us — with fast approval and no home appraisal required for most programs. We can provide a financing pre-qualification estimate before your first design meeting.

READY TO START?

Let's Talk About Your Project

The cost guide gives you a framework. A free consultation gives you the actual number for your specific home, scope, and neighborhood — with no commitment and no pressure.

In your free consultation, we will walk through your space, assess current conditions, discuss your vision, give you an honest cost range, introduce you to our financing partners, and answer every question you have.

SCHEDULE YOUR FREE CONSULTATION

tavremodeling.com/contact

We Serve:

Washington DC

Bethesda MD

McLean VA

Arlington VA

Chevy Chase

Rockville

Great Falls

Potomac

And Surrounding Areas



Design-Build Remodeling Contractors
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Pricing ranges are provided for planning purposes and may vary based on design selections, site conditions, structural requirements, and permit considerations. A detailed written proposal is provided after consultation.