**Estimated cost to renovate this house\***

|  |  |  |
| --- | --- | --- |
| *Scenario* | *DIY* | *Hire Out* |
| **Same Configuration but add a pantry in front of the half bath** | $ 27,000 | $ 51,000 |
| **Reconfigure 'Office' as Bedroom &**  **Expand the Half Bath** | $ 30,000 | $59,000 |
| **Reconfigure the 'Office' as a Master Suite with walk-in closet and private bath** | $ 35,000 | $65,000 |

\*A complete breakdown is available from the listing agent

In each scenario above the following is included:

* Renovate the Master Bath
* Renovate the Kitchen
* Refinish the Hardwood in LR and Hallways
* Remove the Hallway wall and expand the LR - The house next door has already done this and it really makes a difference.
* Paint inside and out
* Replace the Carpet
* Replace windows
* Add Central AC
* Landscape the north and south Patios
* Move the water heater to the Laundry room
* Divide the laundry room from the bathroom

The house directly across the street is 400 sf smaller. It sold on April 13, 2020 for $429,000 and was completely and very nicely remodeled.