

HERE TO STAY RENOVATION GUIDE



www.heretostayinteriors.ca



Hi, my name is Brienne and I love all things home! I'm an enthusiastic interior designer graduate from Manitoba and have been a licensed Real Estate Agent since 2016. In my downtime I love spending time at The Forks, seeing live music and playing in my garden. My passion is discovering innovative methods to enhance the value of your home and crafting serene, breathtaking spaces for my loved ones and clients.

This guide was created to help you make the best decisions for your home and your budget. It will also walk you through my design process and what to expect during our time together.

WELCOME HOME



SERVICES OFFERED

Real Estate Consult

01

Have you found a home you think is the one, but it needs some updating? Let's book a second walk-through, discuss your design goals and crunch some numbers together to ensure you're making the right investment.

Partial Room Makeover

02

If you have a partially completed room or need help with some finishing touches, I offer partial room makeover services.

Full Room Makeover

03

If you want to change an entire room of your home, have a partially completed home, or need some assistance with the overall style and cohesiveness from space to space, my total room makeover is right for you.

Signature Service

04

I specialize in maximizing your investment. If you're uncertain about where to begin or what to prioritize when renovating your home, allow me to assist you in making the most beneficial design choices where it will matter most.



PROJECT TIMELINE

01

Discovery Call

During the discovery call, we have the chance to delve deeper into your project. We will discuss the project requirements, design preferences, financial considerations, and timeline. This is the ideal moment to address any queries or worries you may have.

02

Consultation

I'll personally examine the area needing attention and provide you with expert insights and suggestions right then and there. I'll guide you through each step of my process, elaborating on it thoroughly, and give you a formal agreement to start working on your design proposal.

03

Design Proposal (1 week)

Once we reach a mutual agreement, I will immediately commence working on your proposal. Within a week, you will have a clear vision of your new space with mood boards, physical samples, and colour swatches.

04

Design Creation (2-3 weeks)

As soon as the design proposal is approved, I will start outsourcing specific pieces that fit the project vision. You will have a chance to review and change any items you see fit.

05

Design Implementation (4-8 weeks)

To prevent potential issues during implementation, I take charge to ensure the accuracy and condition of all items. Alternatively, you have the choice to handle this step yourself.

06

Room Service (1-2 days)

As a bonus, If you opt for me to handle the purchases for your project, I'll arrange a grand reveal for you to enjoy a genuine HGTV moment.



REMODEL ESTIMATES

	Low Budget	Eye Catching	High End
Kitchen Remodel	\$10,000-\$20,000	\$35,000-\$50,000	\$60,000-\$100,000
Bathroom Remodel	\$3,500-\$5,000	\$7,00-\$10,000	\$12,000-\$20,000
Living Room Remodel	\$6,000-\$9,000	\$10,000-\$15,000	\$25,000-\$35,000
Dining Room Remodel	\$2,000-\$4,000	\$6,000-\$10,000	\$15,000-\$20,000
Bedroom Remodel	\$3,000-\$6,000	\$7,000-\$10,000	\$15,000-\$20,000
Office Remodel	\$2,000-\$4,000	\$5,000-\$8,500	\$10,000-\$20,000
Flooring - 1,500 sf Laminate	\$3,500-\$6,000	\$7,000-\$12,000	\$15,000-\$20,000



BUDGET BREAKDOWN

Living Room

Item	Qty.	Low	High
Sectional	1	3,000 - \$7,000	\$10,000 - \$20,000
Sofa / Loveseat	2	\$4,000 - \$6,000	\$7,500 - \$20,000
Accent Chairs	2	\$600 - \$3,000	\$5,000 - \$8,000
Coffee Table	1	\$300 - \$600	\$800 - \$5,000
Side Tables	2	\$300 - \$500	\$2,000 - \$4,000
Area Rug - 6'x9'	1	\$300 - \$700	\$800 - \$2,000
Storage	1	\$300 - \$700	\$1,000 - \$4,000
Lamps	2	\$500 - \$1,000	\$2,000 - \$4,000
Art Work	4	\$500 - \$1,000	\$1,500 - \$4,000
Decor	5	\$300 - \$600	\$1,000 - \$4,000
Paint	2	\$100 - \$200	\$300 - \$500



BUDGET BREAKDOWN

Dining Room

Item	Qty.	Low	High
Dining Table	1	\$450 - \$1,000	\$2,000 - \$10,000
Dining Chairs	4	\$450 - \$1,000	\$1,500 - \$6,000
Pendant Lighting	1	\$150 - \$400	\$500 - \$1,000
Art Work	2	\$250 - \$500	\$750 - \$2,000
Decor	5	\$300 - \$600	\$1,000 - \$4,000
Bar/Storage	1	\$350 - \$700	\$1,000 - \$4,000
Paint	2	\$100 - \$200	\$300 - \$500



BUDGET BREAKDOWN

Kitchen

Item	Qty.	Low	High
Appliances - Fridge, stove, dishwasher	3	\$3,500 - \$10,000	\$20,000 - \$60,000
Countertop - Stone	Per Square Foot	\$50.00 - \$70.00	\$90.00 - \$300.00
Tile Backsplash	Per Square Foot	\$3.00 - \$12.00	\$15.00 - \$40.00
Cabinets - 10 x 10 kitchen	12	\$2,500 - \$7,500	\$10,000 - \$30,000
Hood Fan	1	\$400 - \$1,000	\$2,000 - \$5,000
Microwave	1	\$150 - \$400	\$500 - \$2,000
Sink	1	\$200 - \$600	\$700 - \$2,000
Faucet	1	\$100 - \$500	\$700 - \$2,000
Hardware	15	\$50.00 - \$300.00	\$500 - \$1,000
Lighting - 4 pot lights & 1 accent light	5	\$250 - \$500	\$700 - \$1,500
Decor	5	\$300 - \$600	\$1,000 - \$3,000
Paint	1	\$200 - \$400	\$500 - \$800



BUDGET BREAKDOWN

Bedroom

Item	Qty.	Low	High
Bed Frame	1	\$400 - \$700	\$1,500 - \$4,000
Side Tables	2	\$350 - \$550	\$750 - \$3,000
Lighting - 1 flush mount & 2 lamps	3	\$300 - \$550	\$750 - \$1,000
Dresser	1	\$350 - \$850	\$1,000 - \$5,000
Closet Storage	1	\$250 - \$700	\$1,000 - \$4,000
Bedding - sheets & duvet	2	\$200 - \$400	\$500 - \$700
Pillows - 2 Sleeping & 2 Throw	4	\$250 - \$500	\$700 - \$2,000
Mattress - Queen Size	1	\$400 - 900	\$1,500 - \$4,000
Decor	4	\$200 - \$500	\$700 - \$1,500
Art Work	2	\$200 - \$500	\$750 - \$2,000
Paint / Wall paper	1	\$100 - \$400	\$500 - \$1,000



BUDGET BREAKDOWN

Bathroom

Item	Qty.	Low	High
Vanity - based on 42"	1	\$800 - \$2,000	\$3,000 - \$6,000
Faucet	1	\$80 - \$400	\$500 - \$1,500
Mirror	1	\$200 - \$400	\$500 - \$3,000
Toilet	1	\$200 - \$700	\$800 - \$2,000
Shower - Hardware & half glass wall	3	\$600 - \$1,000	\$1,500 - \$3,500
Tile Backsplash	Per Square Foot	\$3.00 - \$8.00	\$10.00 - \$35.00
Tub	1	\$400 - \$1,000	\$1,500 - \$4,000
Hardware	5	\$150 - \$300	\$500 - \$1,500
Lighting - 1 flush-mount, 2 wall sconces	3	\$400 - \$800	\$1,000 - \$3,000
Art Work	2	\$200 - \$500	\$750 - \$2,000
Decor	3	\$200 - \$400	\$500 - \$800
Paint / Wall paper	1	\$100 - \$400	\$500 - \$800



BUDGET BREAKDOWN

Home Office or Lounge

Item	Qty.	Low	High
Desk	1	\$300 - \$700	\$1,500 - \$4,000
Chairs - 1 desk chair & 2 guest chairs	3	\$600 - \$1,500	\$2,000 - \$5,000
Storage	2	\$500 - \$1,000	\$1,500 - \$4,000
Area Rug - 6'x9'	1	\$300 - \$700	\$800 - \$2,000
Lighting - 1 flush mount & 2 lamps	3	\$400 - \$600	\$700 - \$2,000
Decor	4	\$200 - \$500	\$700 - \$1,500
Art Work	3	\$250 - \$500	\$750 - \$2,500
Paint / Wall paper	1	\$100 - \$400	\$500 - \$1,000



ADDITIONAL FEES & INFO

Every design project is like a fingerprint—unique and one-of-a-kind. Each project comes with its own personality and price tag. This guide is here to be your trusted ally, offering expert advice to navigate through the exciting realm of home improvement while keeping a general budget in mind. Whether you're envisioning subtle updates or a dramatic makeover, we're dedicated to helping your dream home become a reality.

Retainer Fee

It's important to allocate a portion of your budget for unexpected expenses when working on a project, particularly when modifying your floor plan. A good amount to set aside for a floor plan alteration is around \$5,000 to \$10,000. If everything goes according to plan, you can always save that money for future use.

Contractor & Installer Fee

If your project requires hiring external contractors and installers for larger tasks, it's important to allocate extra funds for these services. Plan for an additional 40-50% of the product costs that require these needs. I work closely with a network of dependable contractors and installers. If you need assistance with these services, don't hesitate to ask for my list of trusted partners.

Design Fee

Teaming up with a designer not only improves but boosts your original vision to impressive heights. My main goal is to enhance your most important investment by removing any uncertainty through thoughtful design. When working with top-notch designers, expect a design fee representing 35-45% of the total project scope—an investment well worth it for the unmatched expertise and creativity they offer.



NEXT STEPS



I'd love to help you bring your interior design goals to life. Let's uncover your homes true potential, together.

Head to my website and book a discovery call with me today.



heretostayinteriors.ca

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Thank you!