

Upscale Kitchen Remodel in Harrisonburg (2024)

1. Definition & Scope - A **Major Upscale Kitchen Remodel** involves high-end finishes and structural changes:

- Premium materials (e.g., natural stone counters—granite/quartz/marble, custom cabinetry, designer tile backsplashes)
- Full layout overhaul: possibly relocating plumbing or electrical, adding a sizeable island, double oven, built-in appliances
- Luxury appliances, lighting upgrades, high-end flooring, and smart fixtures

2. Average Project Cost - In Harrisonburg (South Atlantic region), average job cost for a major upscale kitchen remodel was **\$155,293**, with a national comparison of **\$158,530**

Cost Breakdown (Based on Typical Upscale Budget)

While the *Cost vs. Value* data offers lump sum cost/value, here's how the ~\$155K budget typically distributes across project elements:

Category	Est. % of Budget	Rough Cost
Custom cabinetry	30–35 %	\$46K–\$54K
Premium countertops	10–12 %	\$16K–\$19K
High-end appliances	10–12 %	\$16K–\$19K
Flooring	8–10 %	\$12K–\$16K
Lighting & fixtures	5–7 %	\$8K–\$11K
Labor/design fees	15–20 %	\$23K–\$31K
Plumbing & electrical	10–15 %	\$16K–\$23K
Prep & contingencies	~5 %	\$8K–\$10K

(Note: These allocations are based on industry norms; actual budgets can vary)

Key Budget & Design Criteria

1. **Cabinetry:** Fully custom, solid-core wood, soft-close hardware, maybe scaled ceiling-height.
2. **Countertops & Backsplash:** Stone slabs (granite/quartz) 2–3 cm thick; luxe mosaic or stone backsplashes.
3. **Appliances:** Top-tier brands (Sub-Zero, Wolf, Miele, etc.), built-in configurations, smart-photo sensors.
4. **Layout Changes:** Moving plumbing/electrical, reconfiguring island or seating zones—adds significantly to cost.
5. **Flooring:** High-end tile or hardwood (e.g., wide-plank oak, porcelain, or natural stone)
6. **Lighting Design:** Integrated LED, recessed can lights, pendant fixtures, under-cabinet lighting, dimming systems.
7. **Plumbing & Electrical Work:** Multiple appliance hookups, high-end sink/faucet, water filtration, dedicated circuits.
8. **Labor & Design:** Includes architectural or design fees, general contractor, tradespeople (carpenter, electrician, plumber, tile set, painter).
9. **Contingency:** ~10% to handle surprises with wiring, plumbing, structural conditions, or material delays.

Summary

- **Define “upscale”** by the quality of materials (stone, custom), structural changes, premium finishes, and integrated design.
- **Average cost** in Harrisonburg (2024): **\$155K**, with a resale value boost of approx. **\$53K–\$60K** depending on national/regional metric
- **Budget allocation:** Custom cabinets and stone dominate cost, but labor, layout changes, and appliances are also major drivers.