



BROOKE TAYLOR
DESIGNS

The Investment Guide

INTERIOR DESIGN FOR THE HAMPTONS & BEYOND

BROOKE TAYLOR DESIGNS • WATER MILL, NEW YORK

WELCOME

Thank you for your interest in Brooke Taylor Designs. We create timeless, functional homes that feel both luxurious and welcoming, because we believe a home should not only look beautiful, it should improve the way you live every day. This guide walks you through how we work, what it costs, and what to expect. Take your time with it, and bring us every question.

hello!

I'm Brooke, founder and principal designer of Brooke Taylor Designs. From our studio in Water Mill, my team and I design homes across the Hamptons and in select destination markets for busy homeowners who want a beautiful, working home without managing every detail themselves.

Getting to know you and the way you actually live in your home is my favorite part of this work. Every project starts there, and every decision comes back to it. I look forward to the conversation.



BEFORE WE TALK NUMBERS

Why hire a designer?

A fair question, and one worth answering before anything else. Here is where the investment earns its keep.

SAVE TIME & MONEY

A managed project moves faster and wastes less. We keep decisions on schedule, catch expensive mistakes before they are ordered, and help you see where to invest and where to save.

TRADE ACCESS

We source from trade-only vendors, workrooms, and craftspeople the public cannot reach, and we know which materials hold up to real life. Sandy feet and salt air included.

A HOME THAT WORKS

Beauty is the baseline. We design rooms with the scale, storage, lighting, and flow to support the way you gather, host, work, and rest. A home unique to you.



Full-Service Design

From renovations and new construction to complete furnishings and styling, full service is a comprehensive engagement tailored to your project. We begin with an in-depth consultation to confirm scope, direction, and an investment estimate. From there, the BTD team manages every detail through final installation. You stay informed and in control of the decisions; we carry the hundreds of details behind them.

CONSTRUCTION SELECTIONS

Flooring, tile, countertops, cabinetry and hardware, paint, wallpaper, millwork, lighting and plumbing fixtures.

FURNISHING SELECTIONS

Furniture, rugs, drapery and blinds, lighting, bedding, mirrors, artwork, and accessories.

DOCUMENTATION

Floor plans, elevations, tile drawings, lighting placements, and electrical walk-throughs.

INSTALLATION & STYLING

Delivery supervision, placement and hanging of artwork and mirrors, and final styling so the home is finished, not almost finished.

PROCUREMENT

Pricing, ordering, tracking, inspection, receiving and storage, white glove delivery, and the problem-solving in between. Procurement is a professional service, not shopping, and it is where a project is won or lost.

HOW IT WORKS

A process you can trust

Every full-service project moves through the same clear phases. You always know where the project stands, what decisions are needed, and what happens next.

01

CONSULTATION

We start with your home and your goals

An in-depth conversation about how you live, what the home needs to do, your timeline, and your investment. From here we scope the project and prepare your proposal.

02

CONCEPTUAL DESIGN

We confirm the direction

We document the space, develop floor plans and inspiration boards, make initial selections, and prepare a furnishing investment estimate. This phase confirms the overall direction before we move into detailed sourcing, pricing, and execution.

03

DETAILED DESIGN

The design becomes specific

We move from concept into final selections, fabrics, finishes, custom pieces, detailed proposals, and pricing. One organized round of revisions keeps the process efficient and the picture whole.

04

EXECUTION

We manage every detail to the finish

Ordering, tracking, receiving, vendor and trade coordination, installation, and styling. After install day, we keep tracking open items until every last detail is addressed and the project closes properly.

KIND WORDS

From our clients

"While our expectations were high, it's safe to say they were clearly exceeded. Brooke Taylor Designs handled all the details, large and small. They were easily reachable and responsive to our queries. Today we have a magnificent new room and we owe all this to the Brooke Taylor Designs team."

WALLY & KEN • WAINSCOTT, NY

"Brooke designed a chic and sophisticated space that is cozy and inviting but also functional. She ordered all the pieces directly and coordinated the deliveries and install so I didn't have to worry about anything. Besides being an excellent designer, Brooke is responsive, affable and trustworthy."

KERRY • POOL HOUSE, THE HAMPTONS

"Her team did an amazing job managing a project 2,000 miles away, from warehousing items to the ultimate installation and move-in. Brooke was always available to me when I needed her on all topics big and small. She is attentive, a great asset, and a pleasure to work with."

ROBERT • SKI HOME, MONTANA



ASK AWAY

Questions we hear most

WILL BROOKE BE ON MY PROJECT?

Yes. Our team handles much of the day-to-day communication and coordination, and Brooke leads the design direction on every project and stays involved from first meeting to final styling.

DO YOU WORK OUTSIDE THE HAMPTONS?

Yes. We are based in Water Mill and take on select destination projects, from Manhattan apartments to a ski home in Montana. Our process is built to run smoothly at a distance.

HOW LONG DOES A PROJECT TAKE?

Furnishing and styling projects typically run 6 to 12 months with current lead times. Larger renovations run 12 to 18 months, depending on scope and construction schedule.

CAN YOU HELP WITH A BUDGET?

Yes. Before detailed sourcing begins, we prepare a room-by-room investment estimate so there are no surprises and everyone is working from the same numbers.

CAN WE WORK IN PHASES?

Absolutely. Many clients tackle their home in stages. We plan the full picture up front so each phase builds toward one cohesive home rather than a series of one-off rooms.

DO I NEED MY OWN TRADESPEOPLE?

Either way works. If you have a contractor or builder you trust, we are glad to work alongside them. If not, we bring trusted trades and vendors we have worked with closely.

Investment

FULL-SERVICE DESIGN FEES

Full-service fees are quoted per project after an initial consultation, based on scope, square footage, timeline, and location. Before you sign, we can prepare a room-by-room investment estimate so you know what the whole picture looks like from day one.

FURNISHINGS INVESTMENT

Full-service projects typically begin at \$50,000 in furnishings and materials, shaped by your rooms and your priorities. Quality pieces, custom window treatments, and proper installation are where a design plan becomes a finished home, and we build your estimate around that reality before you commit to anything.

PURCHASING THROUGH THE STUDIO

Furnishings and materials for full-service projects are purchased through the studio. That is how we protect your pricing, quality, and timeline from order through installation, and stay accountable for every piece.

TRAVEL

Travel is included within our local Hamptons area. For destination projects, we bill project-related travel and keep it minimal and efficient while still delivering the full BTD experience.

LOOKING FOR SOMETHING SMALLER?

Each season we take on a limited number of E-Design and Design for a Day projects for single rooms and finishing touches. Details are on our website.



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NEXT STEPS

Let's talk about your home

Thank you for considering Brooke Taylor Designs. We would love to hear about your home, your timeline, and what you want it to do for you. Reach out and we will set up a time to talk.

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