Chicago Bathroom Remodeling Pros

Educational Resources for Chicago Homeowners
www.chicagobathroomremodelingpros.com

Bathroom Renovation Cost Guide

Plan Your Chicago Bathroom Renovation Budget with Confidence

A bathroom renovation is one of the most effective ways to improve your home's appearance, comfort, and value without completely redesigning the space. Unlike a full bathroom remodel, a renovation typically updates existing fixtures and finishes while keeping the current floor plan intact. By maintaining the existing layout, many homeowners can achieve a beautiful transformation while controlling costs.

This guide provides typical investment ranges for bathroom renovations throughout the Chicago area. Actual pricing varies depending on the bathroom's size, the quality of materials selected, the age of the home, and any unforeseen conditions discovered during construction.

Homeowner Information

Name: _____

Property Address: _____

Bathroom Type

□ Powder Room

□ Guest Bathroom

□ Hall Bathroom

□ Primary Bathroom

□ High-Rise Condominium

Bathroom Renovation vs. Bathroom Remodel

A **bathroom renovation** updates what already exists by replacing fixtures, flooring, lighting, tile, paint, countertops, and cabinetry while keeping the existing layout. A **bathroom remodel** changes the design or function of the room by relocating plumbing fixtures, removing walls, expanding the space, or installing an entirely new layout.

Renovations generally require less labor, fewer materials, and a shorter construction timeline.

Typical Bathroom Renovation Costs in Chicago

Renovation Type	Typical Investment
Cosmetic Bathroom Refresh	**$4,000 – $8,000**
Standard Bathroom Renovation	**$8,000 – $15,000**
Mid-Range Bathroom Renovation	**$15,000 – $22,000**
Premium Bathroom Renovation	**$22,000 – $35,000**

Typical Costs by Bathroom Type

Powder Room

Typical Investment

$4,000–$8,000

Common updates include:

- Vanity
- Toilet
- Faucet
- Mirror
- Lighting
- Flooring
- Paint
- Accessories

Guest Bathroom

Typical Investment

$8,000–$18,000

May include:

- Vanity
- Countertop
- Flooring
- Toilet
- Shower fixtures
- Lighting
- New tile
- Paint

Primary Bathroom

Typical Investment

$15,000–$30,000

May include:

- Double vanity
- Quartz countertop
- Premium flooring
- Shower renovation
- Frameless shower door
- Updated lighting
- New mirrors
- Premium plumbing fixtures

High-Rise Condo Bathroom

Typical Investment

$12,000–$28,000

Additional costs may include:

- HOA coordination
- Freight elevator reservations
- Contractor parking
- Building protection
- Product delivery coordination
- Restricted work schedules

Typical Cost Breakdown

Category	Typical Percentage
Labor	35–45%
Materials	35–45%
Plumbing Fixtures	5–10%
Electrical	3–8%
Permits (when applicable)	1–3%
Contingency Fund	10–15%

Average Material Investment

Vanity

Builder Grade

$500–$1,200

Mid-Range

$1,200–$2,500

Semi-Custom

$2,500–$4,500

Countertops

Laminate

$300–$800

Quartz

$900–$2,500

Granite

$1,000–$3,000

Solid Surface

$700–$2,000

Flooring

Luxury Vinyl

$3–$8 per sq. ft.

Ceramic Tile

$4–$10 per sq. ft.

Porcelain Tile

$6–$15 per sq. ft.

Natural Stone

$10–$30+ per sq. ft.

Shower Doors

Framed

$500–$1,200

Semi-Frameless

$900–$1,800

Frameless Glass

$1,500–$3,500

Plumbing Fixtures

Basic

$300–$800

Mid-Range

$800–$2,000

Premium

$2,000–$6,000+

Renovation Upgrades That May Increase Your Investment

□ Quartz countertops

□ Heated flooring

□ Frameless shower doors

□ New wall tile

□ New floor tile

□ Luxury plumbing fixtures

□ Floating vanity

□ Custom mirrors

□ LED lighting

□ Premium paint finishes

□ Built-in storage

□ Water-saving fixtures

Hidden Costs to Consider

Even during a renovation, older Chicago homes occasionally reveal hidden problems after demolition.

Possible additional expenses include:

□ Water damage

□ Mold remediation

□ Subfloor repairs

□ Plumbing repairs

□ Electrical upgrades

□ Ventilation improvements

□ Wall repairs

□ Code compliance updates

□ Asbestos or lead remediation (where applicable)

Maintaining a contingency reserve of **10–15%** helps prepare for these unexpected conditions.

Ways to Save Money

✔Keep the existing bathroom layout.

✔Refinish or repaint cabinetry when appropriate instead of replacing it.

✔Upgrade plumbing fixtures without relocating plumbing lines.

✔Select durable, mid-range materials that provide long-term value.

✔Order all products before construction begins.

✔Complete all desired improvements during one project rather than spreading work over multiple renovations.

Budget Planning Worksheet

Estimated Renovation Budget:

$_____

Materials:

$_____

Labor:

$_____

Contingency Reserve:

$_____

Expected Total Investment:

$_____

Questions to Ask Your Contractor

☐ Is demolition included?

☐ Are material allowances clearly listed?

☐ Are permits included if required?

☐ Is debris removal included?

☐ What warranties are provided?

☐ Could hidden conditions increase costs?

☐ How are change orders handled?

☐ What products do you recommend?

☐ What is the estimated completion timeline?

Renovation Planning Checklist

☐ Establish renovation budget

☐ Select contractor

☐ Choose materials

☐ Finalize design selections

☐ Review project timeline

☐ Order materials

☐ Prepare bathroom

☐ Reserve contingency funds

☐ Schedule construction

☐ Complete final walkthrough

Helpful Budget Tips

✔Renovating rather than remodeling can significantly reduce labor costs by keeping plumbing and electrical systems in their current locations.

✔Focus your budget on high-impact upgrades such as new flooring, quality cabinetry, quartz countertops, modern lighting, and water-efficient fixtures.

✔Investing in durable materials often reduces maintenance costs over the life of your bathroom.

✔Compare contractors based on experience, craftsmanship, communication, and warranty—not simply the lowest price.

Chicago Bathroom Remodeling Pros

Whether you're refreshing an outdated powder room or giving your primary bathroom a complete makeover without changing the layout, **Chicago Bathroom Remodeling Pros** is committed to delivering beautiful, high-quality renovations throughout Chicago. We help homeowners make informed decisions, establish realistic budgets, select quality materials, and complete every renovation with expert craftsmanship and exceptional attention to detail.

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