Chicago Bathroom Remodeling Pros

Educational Resources for Chicago Homeowners
www.chicagobathroomremodelingpros.com

Chicago Bathroom Remodeling Cost Guide

Plan Your Bathroom Remodel Budget with Confidence

Remodeling a bathroom is one of the best investments you can make in your home. Whether you're updating a powder room, renovating a guest bathroom, or creating a luxury primary suite, understanding the typical costs in Chicago will help you make informed decisions and avoid surprises.

This guide provides estimated investment ranges for bathroom remodeling projects throughout Chicago. Actual pricing depends on your bathroom's size, the condition of the existing space, material selections, and the complexity of the work.

Homeowner Information

Name: _____

Property Address: _____

Bathroom Type:

□ Powder Room

□ Guest Bathroom

□ Hall Bathroom

□ Primary Bathroom

□ High-Rise Condo

Typical Bathroom Remodeling Costs in Chicago

Project Type	Typical Investment
Cosmetic Bathroom Refresh	**$5,000–$10,000**
Partial Bathroom Remodel	**$10,000–$18,000**
Standard Full Bathroom Remodel	**$18,000–$30,000**
High-End Bathroom Remodel	**$30,000–$50,000+**
Luxury Custom Bathroom	**$50,000–$80,000+**

Typical Costs by Bathroom Type

Powder Room

Typical Investment

$5,000–$12,000

May include:

- Vanity
- Toilet
- Flooring
- Lighting
- Paint
- Fixtures

Guest Bathroom

Typical Investment

$15,000–$28,000

Often includes:

- New tub or shower
- Tile
- Vanity
- Toilet
- Flooring
- Lighting
- Plumbing fixtures

Primary Bathroom

Typical Investment

$25,000–$60,000+

May include:

- Walk-in shower
- Freestanding tub
- Double vanity
- Heated flooring
- Premium tile
- Custom cabinetry
- Frameless glass

High-Rise Condo Bathroom

Typical Investment

$20,000–$45,000+

Additional costs may include:

- HOA requirements
- Freight elevator reservations
- Building protection
- Delivery coordination
- Parking logistics
- Restricted work hours

Typical Cost Breakdown

Project Category	Typical Share of Budget
Labor	40–55%
Materials	30–45%
Plumbing	5–10%
Electrical	3–8%
Permits & Inspections	1–5%
Contingency	10–20%

Common Material Price Ranges

Vanity

Builder Grade

$500–$1,200

Mid-Range

$1,200–$2,500

Custom

$2,500–$6,000+

Countertops

Laminate

$300–$800

Quartz

$900–$2,500

Granite

$1,000–$3,000

Marble

$2,000–$5,000+

Flooring

Ceramic Tile

$4–$10 per sq. ft.

Porcelain Tile

$6–$15 per sq. ft.

Natural Stone

$10–$30+ per sq. ft.

Luxury Vinyl

$3–$8 per sq. ft.

Shower Options

Prefab Shower

$1,500–$4,000

Custom Tile Shower

$5,000–$12,000+

Frameless Glass Door

$1,200–$3,500

Toilets

Standard

$250–$600

Comfort Height

$400–$800

Smart Toilet

$1,000–$5,000+

Faucets

Builder Grade

$100–$250

Mid-Range

$250–$600

Premium

$600–$1,500+

Upgrades That Increase Cost

□ Heated tile floors

□ Steam shower

□ Custom tile patterns

□ Curbless shower

□ Floating vanity

□ Built-in shower niche

□ Bench seating

□ Smart mirrors

□ Premium plumbing fixtures

□ Custom lighting

□ Freestanding tub

□ Structural modifications

□ Plumbing relocation

☐ Electrical upgrades

Hidden Costs to Plan For

Especially in older Chicago homes, unexpected conditions may be discovered after demolition.

Potential expenses include:

□ Water damage

□ Mold remediation

□ Subfloor replacement

□ Plumbing repairs

□ Electrical upgrades

□ Structural repairs

□ Ventilation improvements

□ Code compliance updates

□ Asbestos or lead remediation (where applicable)

Budgeting a **10–20% contingency fund** can help cover these unexpected expenses.

Ways to Save Money

✔Keep plumbing fixtures in their existing locations.

✔Select durable, mid-range materials for the best balance of cost and performance.

✔Order materials before demolition begins.

✔Choose timeless finishes that won't quickly go out of style.

✓ Bundle upgrades into one remodel instead of completing multiple small projects over time.

Budget Worksheet

Estimated Project Budget:

$_____

Material Budget:

$_____

Labor Budget:

$_____

Contingency Fund:

$_____

Expected Total Investment:

$_____

Questions to Ask Your Contractor

□ Is demolition included?

□ Are permits included?

□ Is debris removal included?

□ Are material allowances listed?

□ What warranties are included?

□ Are plumbing or electrical upgrades anticipated?

□ How are change orders handled?

☐ What could increase the final cost?

Final Budget Checklist

□ Remodeling goals established

□ Contractor selected

□ Design finalized

□ Materials selected

□ Budget approved

□ Financing arranged (if applicable)

□ Contingency fund reserved

□ Timeline confirmed

□ Product orders placed

☐ Construction scheduled

Helpful Budget Tips

✔The least expensive proposal isn't always the best value—compare workmanship, warranty, materials, communication, and experience.

✔Investing in waterproofing, quality tile installation, and skilled craftsmanship can reduce maintenance costs over the life of your bathroom.

✔If you live in a condominium, ask about HOA fees, freight elevator reservations, delivery restrictions, and contractor parking before construction begins.✓ Planning ahead helps minimize delays, reduce unexpected expenses, and create a smoother remodeling experience.

Chicago Bathroom Remodeling Pros

We proudly help homeowners throughout Chicago transform outdated bathrooms into beautiful, functional spaces. Whether you're planning a simple refresh or a complete renovation, our experienced team is here to guide you through every step—from planning and design to expert craftsmanship and the final walkthrough.

Chicago Bathroom Remodeling Pros | www.chicagobathroomremodelingpros.com