

the budget



REFRESH
DESIGN

Cheat Sheet



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AMY POTTENGER

Amy Pottenger is a mom, wife, business owner and award-winning interior designer who loves to help you create empowering home environments so you can maximize your health, wealth + purpose, love and connection.

Amy Pottenger

BUDGETING FOR YOUR DESIGN PROJECT// RENOVATIONS

KITCHEN RENOVATION: (typical recommendation, 10-15% of the value of the house)

Determine what makes sense for you to spend by asking these questions:

(1) What can you actually afford?

(2) How long do you plan to stay in your house? If it's less than 5 years, you will want to design it in a way that you can make money on your investment when you sell. If this is your "forever home", design your kitchen with your preferences and the things you love most.

(3) Consider your neighborhood and don't over improve! Take a look at your property value and follow the rule of no less than 5% of your homes value and no more than 15% of your home's value for your kitchen renovation for the best ROI (return on investment).

*for more detailed info on average renovation costs in your area, check out [this resource!](#)



BUDGETING FOR YOUR DESIGN PROJECT// RENOVATIONS

PRIMARY BATH RENOVATION:
(recommendation, 10% of the
value of the house)

POWDER ROOM/BATHROOM
(recommendation, 5% of the
value of the house)

FINISHED ATTIC OR
BASEMENT: (recommendation,
10% to 15% of house's value)

OTHER ROOMS (such as living
room, dining room or
bedroom): recommendation,
1% to 3% of house's value

LANDSCAPING: Patio, Deck,
Paths, and Plantings:
recommendation, 2% to 5% of
house's value



BUDGETING FOR YOUR DESIGN PROJECT// FURNISHINGS

BUDGETING TO FURNISH YOUR HOME:

High End - \$60,000

Mid-Range - \$20,000

Budget - \$16,000

Living Room Furnishings:

The living room is usually the most expensive room in the house to furnish, (but if you're talking construction, the kitchen is usually the winner there). The living room is often the biggest room, and the bigger the room = more furnishings are needed.

And while everyone's personal style varies, the living room is where homeowners most often want to put their best foot forward- it's the place they entertain friends and family, and the place they relax in the evenings and weekends. This is the room where they're more willing to spend money on quality, whatever the style.

High-End	\$50,000
Mid-Range	\$25,000
Budget	\$18,000



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LIVING ROOM FURNISHINGS EXAMPLE

Living Room Furnishings Example: High-End

ITEM	QTY	PRICE
LOUNGE CHAIR	1	7500
COFFEE TABLE	2	2500
SIDE/END	1	2500
TABLES	2	2000
LAMPS	2	750
RUG	1	10000
FLOOR LAMP	1	1500
CHANDELIER	1	4000
PILLOWS	NA	1500
DRAPERY	NA	7000
CONSOLE	1	5000
MIRROR/ART	NA	5000
ACCESSORIES	NA	1500
		56,000

Living Room Furnishings Example: Budget

ITEM	QTY	PRICE
LOUNGE CHAIR	1	2500
COFFEE TABLE	2	1500
SIDE/END	1	850
TABLES	2	600
LAMPS	2	450
RUG	1	2200
FLOOR LAMP	1	800
CHANDELIER	1	1200
PILLOWS	NA	600
DRAPERY	NA	2000
CONSOLE	1	1500
MIRROR/ART	NA	1200
ACCESSORIES	NA	500
		17,750

DINING ROOM FURNISHINGS EXAMPLE

High End - \$40,000

Mid Range - \$25,000

Budget - \$13,000

Dining Room:

While formal dining rooms are not always the norm, eat-in kitchens and open plan living still requires dining room furniture. The main budget here is on the dining table and 6 chairs. Rugs, drapes, and wallcoverings are huge wildcards depending upon your priorities and style.

High-End	\$40,000
Mid-Range	\$20,000
Budget	\$15,000

Dining Room Furnishings Example: High-End

ITEM	PRICE	QTY
DINING TABLE	6000	1
DINING CHAIRS	1500	6
CHANDELIER	5000	1
RUG	5000	1
BUFFET/SIDEBOARD	5000	1
SCONCE	1500	2
DRAPERY	4000	NA
MIRROR/ART	5000	NA
ACCESSORIES	1500	NA
	43,500	

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DINING ROOM FURNISHINGS EXAMPLE

Dining Room Furnishings Example: Budget

ITEM	PRICE	QTY
DINING TABLE	2000	1
DINING CHAIRS	800	6
CHANDELIER	1500	1
RUG	1500	1
BUFFET/SIDEBOARD	2000	1
SCONCE	500	2
DRAPERY	2000	NA
MIRROR/ART	1000	NA
ACCESSORIES	500	NA
	16,300	

BEDROOM FURNISHINGS EXAMPLE

High End - \$39,000

Mid Range - \$25,000

Budget - \$11,000

Owners Suite Bedroom Furnishings:

Tell me which of the following sentiments most accurately describes how you feel about your owners suite bedroom:

1. "Why should I spend money on a room I'm only in just before or after bed? During the day, I'll just close the door so I don't see it."
2. "Life is so crazy. I'm on the go from the time the alarm goes off until the time the kitchen is clean. The kids have their stuff everywhere. I need my bedroom to feel like an oasis!"

Raising my daughter + son, handling their schedules, managing the house and my business, I am TOTALLY in the latter camp. In fact, the owners suite bedroom was one of the first rooms I decorated in our home, so that it could be our escape from the chaos and clutter that we're fighting against elsewhere.

The investment piece in this room is the bed, of course. While cheap options abound all over the internet, go for hardwood frames and quality construction to avoid squeaks, sags, and wobbling ... and the inevitable landfill a few years later. A quality bed can last decades.

High-End	\$35,000
Midrange	\$22,000
Budget	\$13,000



BEDROOM FURNISHINGS EXAMPLE

Primary Bedroom Furnishings Example: High-End

ITEM	PRICE	QTY
KING BED	5000	1
BEDDING & PILLOWS	2000	NA
BENCH OR CHAIR	2500	1
RUG	8000	1
CHANDELIER	3000	1
DRAPERY	3000	NA
DRESSER	3000	1
NIGHTSTAND	2000	2
TABLE LAMP	750	2
MIRROR/ART	5000	NA
ACCESSORIES	1500	NA
	38,500	

Primary Bedroom Furnishings Example: Budget

ITEM	PRICE	QTY
KING BED	2000	1
BEDDING & PILLOWS	750	NA
BENCH OR CHAIR	800	1
RUG	1500	1
CHANDELIER	1200	1
DRAPERY	1000	NA
DRESSER	1500	1
NIGHTSTAND	750	2
TABLE LAMP	300	2
MIRROR/ART	1000	NA
ACCESSORIES	500	NA
	12,350	