Y2 Design Build

2026

Columbus Remodeling Cost Guide

Real project costs for kitchens, bathrooms, basements, whole-house renovations, additions, ADUs, and outdoor living in the Columbus metro area.

0% MARKUP ON MATERIALS

ZERO CHANGE ORDERS

FIXED PRICE

Y2DESIGNBUILD.COM · (614) 412-4237 · COLUMBUS, OHIO

Transparent Pricing.
No Surprises.

Thank you for considering Y2 Design Build for your remodeling project. I created this guide because I believe every homeowner deserves to know what a remodel actually costs before committing thousands of dollars to plans that may never get built.

At Y2, we do things differently. We charge 0% markup on materials, we guarantee zero change orders, and our structured design process eliminates surprises. The prices in this guide reflect real project costs in the Columbus, Ohio metro area as of 2026 – not national averages, not lowball estimates to get in the door.

Every home is unique. Older homes in Bexley or German Village cost more to remodel than newer construction in Powell or New Albany. The numbers here represent realistic ranges based on our experience across Central Ohio. Use them to decide if a project makes financial sense before you spend a dime on design.

For more detailed breakdowns and interactive cost calculators, visit our website at y2designbuild.com. And when you are ready, schedule a free consultation – we will walk your home, understand your goals, and give you an honest budget before any commitment.

Built for homeowners who value honesty over hype,

George Lokko

Founder, Y2 Design Build

0%	Zero	Fixed	A+	2019
MARKUP ON MATERIALS	CHANGE ORDER GUARANTEE	PRICE BEFORE CONSTRUCTION	BBB RATING	FOUNDED IN COLUMBUS

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> All prices in this guide are based on 2026 Columbus, Ohio metro area rates and include labor and materials unless otherwise noted. Actual costs vary based on home age, condition, scope of work, and finish selections. Appliances are not included. Columbus-area homes built before 1960 typically cost 10-20% more to remodel due to plaster walls, outdated wiring, and code-required upgrades.

How Our Design-Build Process Works

Unlike traditional contractors who require you to pay for complete architectural plans before knowing the cost, Y2's design-build model gives you honest pricing upfront.

01

Free Consultation

We visit your home, discuss your goals, take measurements, and provide a realistic budget range – at no cost. No surprises, no pressure.

02

Design & Planning

Our design process covers every detail before construction starts. You approve final selections, timeline, and a fixed price. Zero change orders guaranteed.

03

Build & Deliver

Professional construction with 0% markup on materials. You pay exactly what materials cost – our profit comes from labor, not hidden markups.

PROJECT COSTS

Kitchen Remodeling

TYPICAL PROJECT RANGE

$35,000 – $200,000+

Kitchen remodels are the most popular home improvement project in Columbus. Costs depend heavily on whether you are refreshing finishes or gutting the entire layout. Moving plumbing, gas lines, or load-bearing walls adds significant cost. The table below breaks down common components.

COMPONENT	COST RANGE
Cabinetry (stock to custom)	$8,000 – $45,000
Countertops (laminate to natural stone)	$3,000 – $15,000
Flooring (LVP, tile, or hardwood)	$3,000 – $12,000
Plumbing fixtures & sink	$1,500 – $6,000
Electrical & lighting	$2,000 – $8,000
Backsplash	$1,500 – $5,000
Demolition & disposal	$2,000 – $6,000
Painting & drywall	$2,000 – $5,000
Permits & design	$1,500 – $5,000
Layout changes / structural	$0 – $25,000
Total Project Cost	**$35,000 – $200,000+**

SCENARIO A

Cosmetic Refresh

$35,000 – $55,000

New countertops, backsplash, paint, updated lighting, and refinished or painted cabinets. Same layout, no structural changes. 3-5 week timeline.

SCENARIO B

Mid-Range Remodel

$55,000 – $120,000

New cabinetry, quartz or granite counters, new flooring, updated plumbing and electrical. Minor layout modifications. 6-12 week timeline.

SCENARIO C

Full Gut Renovation

$120,000 – $200,000+

Complete tear-out and rebuild. Custom cabinetry, premium finishes, layout redesign, island addition, structural modifications. 12-22 week timeline.

> Appliances are not included in project costs. Budget $5,000-$25,000+ for a full appliance package depending on brand and features. Y2 charges 0% markup on all materials – you pay exactly what they cost.

PROJECT COSTS

Bathroom Remodeling

TYPICAL PROJECT RANGE

$25,000 – $100,000+

Bathrooms are the second most common remodeling project. The biggest cost driver is whether you are updating a guest bath or creating a full primary suite. Tile work, custom showers, and plumbing relocation significantly impact price.

COMPONENT	COST RANGE
Tile & shower surround	$4,000 – $18,000
Vanity & countertop	$2,000 – $10,000
Plumbing fixtures (faucets, shower, toilet)	$2,000 – $8,000
Flooring	$1,500 – $6,000
Electrical & lighting	$1,500 – $5,000
Custom glass enclosure	$2,000 – $6,000
Demolition & waterproofing	$2,000 – $5,000
Permits & design	$1,000 – $3,500
Plumbing relocation	$0 – $8,000
Total Project Cost	**$25,000 – $100,000+**

SCENARIO A

Hall Bath Update

$25,000 – $40,000

New tile, vanity, fixtures, and lighting in a standard 5×8 hall bath. Same layout. No plumbing moves. 3-4 week timeline.

SCENARIO B

Primary Bath Remodel

$40,000 – $70,000

Full remodel of primary bathroom with walk-in shower, double vanity, upgraded tile, and improved lighting. Minor layout changes. 5-8 week timeline.

SCENARIO C

Luxury Suite

$70,000 – $100,000+

Spa-level primary bath with custom tile, freestanding tub, oversized walk-in shower, heated floors, and layout reconfiguration. 8-14 week timeline.

> Bathroom costs per square foot are the highest of any room due to waterproofing, plumbing, and tile labor. Homes built before 1970 should budget an additional 10-15% for plumbing and electrical updates to meet current code.

PROJECT COSTS

Basement Finishing

TYPICAL PROJECT RANGE

$35,000 – $150,000+

Finishing a basement is one of the most cost-effective ways to add livable square footage in Columbus. Most Columbus-area homes have full basements with 8-9 foot ceilings – ideal for conversion. Key cost factors include whether you add a bathroom, wet bar, or bedroom (which requires an egress window).

COMPONENT	COST RANGE
Framing & insulation	$5,000 – $15,000
Drywall & finishing	$4,000 – $12,000
Flooring (LVP, carpet, or tile)	$3,000 – $12,000
Electrical & lighting	$3,000 – $10,000
Bathroom addition	$0 – $25,000
Egress window	$0 – $5,000
Wet bar or kitchenette	$0 – $20,000
HVAC extension	$2,000 – $6,000
Waterproofing & drainage	$0 – $10,000
Permits & design	$1,000 – $3,000
Total Project Cost	**$35,000 – $150,000+**

SCENARIO A

Basic Finish

$35,000 – $55,000

Open family room with LVP flooring, recessed lighting, and painted walls. No bathroom or wet bar. 600-800 SF. 4-6 week timeline.

SCENARIO B

Family Suite

$55,000 – $90,000

Family room, bedroom with egress window, and full bathroom. Upgraded lighting and finishes. 800-1,200 SF. 6-10 week timeline.

SCENARIO C

Full Entertainment

$90,000 – $150,000+

Complete lower level with wet bar, bathroom, bedroom, entertainment area, and premium finishes throughout. 1,000+ SF. 10-16 week timeline.

> Radon mitigation ($800-$1,500) should be addressed during any basement finish. If your basement has moisture issues, waterproofing costs should be factored in before finishing begins.

PROJECT COSTS

Whole-House Renovation

TYPICAL PROJECT RANGE

$100,000 – $500,000+

Whole-house renovations are Y2's specialty. Rather than doing rooms piecemeal, a comprehensive renovation addresses your entire home at once – saving time, reducing disruption, and often costing less than doing each project separately. We use a three-tier package system to help you plan.

PACKAGE 1

Refresh

Starting at $100,000+

New flooring, paint, lighting, and updated fixtures throughout. Kitchen and bathroom surface updates. Cosmetic modernization without structural changes. Ideal for homes that are functional but dated. 8-12 week timeline.

PACKAGE 2

Transformation

Starting at $175,000+

Full kitchen and bathroom remodels, new flooring, updated electrical and plumbing, minor layout changes. Opens walls, modernizes flow. Keeps structural footprint intact. 12-20 week timeline.

PACKAGE 3

Complete Reimagine

Starting at $350,000+

Full gut renovation. New kitchen, bathrooms, all finishes, structural modifications, layout redesign, HVAC, electrical panel upgrade. Essentially a new home inside the existing shell. 20-36 week timeline.

COMMON ADD-ON	COST RANGE
HVAC replacement	$8,000 – $18,000
Electrical panel upgrade (200A)	$3,000 – $6,000
Window replacement (full house)	$10,000 – $35,000
Roof replacement	$12,000 – $30,000

COMMON ADD-ON	COST RANGE
Siding replacement	$15,000 – $40,000
Structural modifications	$5,000 – $25,000
Typical Add-On Range	**$53,000 – $154,000**

> Whole-house renovations often qualify for favorable financing terms including home equity lines of credit. Many Columbus-area homeowners find that a full renovation costs less than selling and buying a new home when factoring in moving costs, real estate commissions, and current mortgage rates.

PROJECT COSTS

Home Additions

TYPICAL COST PER SQUARE FOOT

$170 – $350+

Home additions are the most complex residential construction projects. They involve foundation, framing, roofing, and tying new construction into an existing home – all of which affect cost. Columbus zoning, setback requirements, and HOA restrictions also factor in.

COMPONENT	COST RANGE
Foundation & excavation	$8,000 – $30,000
Framing & roofing	$15,000 – $50,000
Exterior finishing (siding, windows)	$8,000 – $25,000
Electrical & HVAC extension	$5,000 – $20,000
Plumbing (if bath/kitchen included)	$0 – $15,000
Interior finishing	$10,000 – $40,000
Permits, engineering, & design	$3,000 – $10,000
Total (400 SF addition)	**$80,000 – $200,000+**

SCENARIO A

Room Addition (200-400 SF)

$50,000 – $120,000

Single room addition – sunroom, family room, or bedroom. Ties into existing roofline. Basic finishes. 8-14 week timeline.

SCENARIO B

Suite Addition (400-800 SF)

$120,000 – $250,000

Primary suite, in-law suite, or multi-room addition with bathroom. May include walk-in closet and upgraded finishes. 14-24 week timeline.

SCENARIO C

Major Addition (800+ SF)

$250,000 – $500,000+

Second story addition, large multi-room expansion, or full wing. Significant structural engineering required. 24-40+ week timeline.

> Second-story additions cost 15-25% more than ground-level additions due to structural reinforcement of the existing foundation and temporary living arrangements during construction. Columbus permits for additions typically take 4-8 weeks.

PROJECT COSTS

ADU Construction

Accessory Dwelling Units

TYPICAL PROJECT RANGE

Starting at $230,000

ADUs are independent living spaces built on your existing property. Columbus recently updated zoning to make ADUs easier to build, and they are increasingly popular for rental income, multigenerational living, and aging-in-place. Y2 offers ready-made ADU plans starting at $230,000 with financing options as low as $1,400/month.

COMPONENT	COST RANGE
Site preparation & foundation	$15,000 – $40,000
Framing & exterior	$30,000 – $80,000
Roofing	$8,000 – $20,000
Plumbing (full kitchen + bath)	$15,000 – $35,000
Electrical & HVAC	$15,000 – $35,000
Interior finishing	$25,000 – $60,000
Utility connections	$5,000 – $20,000
Permits, engineering, & design	$5,000 – $15,000
Total (600 SF detached)	**$230,000 – $400,000+**

SCENARIO A

Garage Conversion

$180,000 – $225,000

Convert existing detached garage into a living unit with kitchen, bath, and bedroom. Uses existing structure. 10-16 week timeline.

SCENARIO B

Detached 1-Bed Unit

$230,000 – $320,000

New-build detached ADU, 450-650 SF. One bedroom, full kitchen, bathroom, and living area. Ready-made plan from Y2's collection. 16-24 week timeline.

SCENARIO C

Detached 2-Bed Unit

$320,000 – $450,000+

Larger detached ADU, 700-1,200 SF. Two bedrooms, full kitchen, bathroom, and living area. Custom or modified plan. 20-30 week timeline.

> ADU financing: With 12 months interest-free financing, a $230K ADU comes to approximately $1,400/month. Many homeowners offset costs by renting the unit – Columbus ADU rentals average $1,200-$1,800/month depending on size and location.

PROJECT COSTS

Outdoor Living

TYPICAL PROJECT RANGE

$65,000 – $150,000+

Y2 is a certified Azenco dealer, offering premium louvered pergolas and outdoor structures that extend your living space year-round. From a simple pergola installation to a complete outdoor kitchen and entertainment area, outdoor living projects vary widely in scope.

COMPONENT	COST RANGE
Azenco louvered pergola (installed)	$30,000 – $80,000
Standard pergola or pavilion	$8,000 – $25,000
Patio or hardscape	$5,000 – $25,000
Outdoor kitchen	$10,000 – $40,000
Gas fireplace or fire pit	$3,000 – $15,000
Lighting & electrical	$2,000 – $8,000
Screening or enclosure	$5,000 – $20,000
Total Project Cost	**$85,000 – $150,000+**

SCENARIO A

Pergola & Patio

$65,000 – $85,000

Standard pergola or shade structure over an existing patio. Basic lighting. Creates a defined outdoor room. 2-4 week timeline.

SCENARIO B

Azenco Living Space

$40,000 – $85,000

Premium Azenco louvered pergola with automated louvers, LED lighting, and new patio or deck. All-weather outdoor room. 4-8 week timeline.

SCENARIO C

Complete Outdoor Suite

$85,000 – $150,000+

Azenco pergola, outdoor kitchen with grill and refrigerator, fireplace, premium hardscape, full lighting, and entertainment area. 8-14 week timeline.

> Azenco louvered pergolas feature motorized aluminum louvers that adjust for sun and rain, integrated LED lighting, and optional heating. They are designed to withstand Ohio winters and add usable outdoor months from April through November.

COMMON QUESTIONS

Frequently Asked Questions

What does "0% markup on materials" actually mean?

When Y2 purchases materials for your project, you pay exactly what we paid – no markup, no hidden fees. Our invoices show the actual supplier cost. Our profit comes from labor and project management, not from marking up your tile or cabinets by 20-30% like most contractors.

How does the zero change order guarantee work?

Our design process is specifically built to identify and resolve every detail before construction starts. Once you approve the final scope and price, that number is locked. If we missed something during planning, we absorb the cost – not you. The only way the price changes is if you request additional work.

How accurate are the costs in this guide?

These ranges represent real 2026 Columbus-area pricing based on our project experience. Your actual cost depends on your home's age and condition, finish selections, and scope of work. Schedule a free consultation for a project-specific budget range – no obligation.

Do I need to move out during a renovation?

For kitchen and bathroom remodels, most homeowners stay in the home. For whole-house renovations, we recommend temporary housing for 4-8 weeks during the most intensive phases. We plan the project to minimize disruption and can often phase the work to keep parts of your home livable.

What areas do you serve?

Y2 serves the Columbus metro area including Dublin, Powell, New Albany, Upper Arlington, Westerville, Bexley, Worthington, Grandview Heights, Hilliard, Lewis Center, Gahanna, and Galena.

How long does the design process take?

Our design and planning phase typically takes 4-8 weeks depending on project complexity. This includes material selections, detailed drawings, permit applications, and final pricing. While this may seem long, it is what allows us to guarantee zero change orders during construction.

Do you offer financing?

Yes. We can discuss financing options including partnerships with lenders who offer competitive rates for home improvement projects. ADU projects are available with 12 months interest-free financing. Many of our clients also use home equity lines of credit.

Why do older Columbus homes cost more to remodel?

Homes built before 1960 – common in Bexley, Clintonville, German Village, and Grandview – often have plaster walls, outdated wiring, galvanized plumbing, and non-standard framing. Bringing these homes up to current building code adds 10-20% to project costs but is essential for safety and insurance compliance.

Y2 Design Build

Ready to Plan Your Project?

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SCHEDULE A FREE CONSULTATION