



Design Investment Guide



Design Smarter. Invest with Confidence.

Every remodeling project begins with possibilities.

This guide helps you understand how design choices influence investment so you can plan your project with clarity and confidence.

Learn how materials, layouts, and fixtures influence investment levels so you can make informed decisions and set realistic expectations for projects ranging from kitchens and bathrooms to full home additions.



ESSENTIAL KITCHEN

Essential Kitchen Investment: \$150K–\$200K

At this level, you can expect a thoughtfully designed kitchen that improves function and aesthetics, typically within the existing footprint. Updates may include high-quality cabinetry, new countertops and backsplash, updated appliances, and carefully selected lighting and plumbing fixtures. Strategic layout adjustments can improve workflow, along with necessary electrical, plumbing, and system upgrades.

COUNTERTOPS

- Quartz or granite in standard colors and patterns
- 2–3 cm thickness
- Standard edge profiles

BACKSPLASH

- Subway tile
- Ceramic or porcelain tile
- Simple patterns

LIGHTING

- Attractive but straightforward fixtures
- Standard pendant lighting over islands
- Limited custom design elements

PLUMBING FIXTURES

- Quality brands in standard finishes (chrome, brushed nickel)
- Single-function faucets

CABINET DETAILS (CRYSTAL CURRENT CABINETRY)

- Painted or stained finishes from standard collections
- Minimal decorative elements
- Standard crown molding or trim

OVERALL DESIGN

- Clean, functional, timeless
- Fewer architectural details or custom design elements



\$755.70



\$624.99



\$849.00



\$729.00



ENHANCED KITCHEN

Enhanced Kitchen Investment: \$200K-\$275K

At this level, you have greater flexibility to elevate design and material selections in your kitchen. Projects may include premium countertops, custom tile or stone backsplashes, and upgraded plumbing and lighting fixtures. It also allows for layout improvements that accommodate a larger island, expanded storage, improved appliance placement, and better connections to adjacent spaces. These transformations will often include revised window placement within the kitchen space.

COUNTERTOPS

- Quartzite, marble, or premium quartz
- Waterfall edges
- Thicker slabs or mitered edges

BACKSPLASH

- Natural stone slabs
- Custom tile layouts
- Handcrafted or designer tile

LIGHTING

- Designer fixtures
- Sculptural or statement pendants
- Layered lighting plans

PLUMBING FIXTURES

- Designer brands
- Specialty finishes (brushed brass, matte black)
- Pot fillers or secondary prep faucets

CABINET DETAILS
(CRYSTAL CURRENT AND/OR CRYSTAL KEYLINE/QUEST)

- More decorative doors
- Custom finish colors
- Furniture-style islands
- Integrated panels

OVERALL DESIGN

- More architectural detailing
- Greater visual impact
- More personalized aesthetic



\$1,437.00



\$1,227.00



\$2,999.00



\$2,216.00



ELEVATED KITCHEN

Elevated Kitchen Investment: \$275-350K

At this level, your kitchen becomes a fully customized, design-driven space where architecture, materials, and craftsmanship are thoughtfully integrated. You have full design flexibility, including significant layout transformations, expanded footprints, and seamless connections to adjacent living areas. Each element, from cabinetry to lighting to appliances, is carefully curated with premium materials, advanced features, and tailored details. These transformations generally involve exterior windows and door movement and replacement.

COUNTERTOPS

- Exotic natural stone (marble, quartzite, soapstone)
- Full-height slab backsplashes or integrated stone details
- Custom edge profiles and statement islands

BACKSPLASH

- Full slab stone or book-matched materials
- Highly customized tile installations
- Artisan or custom-crafted materials

LIGHTING

- Architectural and decorative statement fixtures
- Fully layered and integrated lighting design
- Custom or designer lighting plans tailored to the space

PLUMBING FIXTURES

- Top-tier designer brands
- Custom, premium-priced finishes and configurations
- Integrated or concealed fixtures
- Specialty features (instant hot, filtration systems, etc.)

CABINET DETAILS (CRYSTAL KEYLINE OR CRYSTAL QUEST)

- Fully custom cabinetry solutions
- Inset or frameless construction options
- Highly detailed finishes and wood selections
- Furniture-quality craftsmanship
- Integrated storage and appliance solutions

OVERALL DESIGN

- Highly architectural and cohesive
- Refined, layered material palette
- Strong emphasis on craftsmanship and detail
- Completely personalized, luxury-driven aesthetic



\$1,936.00



\$624.99



\$3,657.00



\$5,717.80



ESSENTIAL BATHROOM

Essential Primary Bathroom Investment: \$55K-\$75K

At this level, you can expect a well-designed primary bathroom that improves function and comfort within your existing layout. Updates may include new fixtures, durable surface materials, and refreshed cabinetry. Select layout adjustments can improve flow and usability, along with necessary plumbing, electrical, and ventilation upgrades.

VANITY & CABINETRY

- Pre-fabricated cabinetry
- Durable finishes in standard color options
- Functional storage solutions

COUNTERTOPS

- Quartz or cultured stone
- Standard edge profiles
- Coordinated with cabinetry finishes

SHOWER & TUB

- Fiberglass or acrylic shower/tub units
- Standard glass enclosures or shower curtains
- Basic tile surrounds (where applicable)

PLUMBING FIXTURES

- Reliable, mid-range brands
- Standard finishes (chrome, brushed nickel)
- Single-function showerheads and faucets

LIGHTING

- Simple, functional fixtures
- Vanity lighting with minimal decorative detail
- Standard overhead lighting

FLOORING

- Ceramic or porcelain tile
- Simple patterns or layouts
- Durable and easy to maintain

OVERALL DESIGN

- Clean and functional
- Streamlined material selections
- Focused on value and everyday usability



\$562.57



\$752.25



\$849.00



\$3,199.00



\$399.00



ENHANCED BATHROOM

Enhanced Primary Bathroom Investment:
\$75K-\$120K

At this level, you have greater flexibility to elevate design and material selections in your primary bathroom. Improvements may include higher-end finishes, upgraded fixtures, and more refined cabinetry. Select layout enhancements can create a more open feel, supported by updated plumbing, electrical, and ventilation systems.

VANITY & CABINETRY

- Higher-end pre-fabricated cabinetry
- Simplistic custom cabinetry options
- Expanded storage and improved organization
- Upgraded finishes and hardware

COUNTERTOPS

- Premium quartz or natural stone
- Thicker profiles or upgraded edge details
- More distinctive color and pattern options

SHOWER & TUB

- Tiled shower surrounds with upgraded materials
- Frameless or semi-frameless glass enclosures
- Freestanding or upgraded soaking tubs (where space allows)

PLUMBING FIXTURES

- Designer or higher-end brands
- Upgraded finishes (matte black, brushed brass)
- Versatile shower systems with multiple spray options

LIGHTING

- Upgraded stylistic fixtures
- Decorative vanity lighting
- Layered lighting for improved ambiance and function

FLOORING

- Large-format porcelain or natural stone tile
- More refined layouts or patterns
- Heated flooring options (in select cases)

OVERALL DESIGN

- More refined and cohesive
- Elevated material palette
- Greater attention to detail and comfort
- A more personalized aesthetic



\$917.15



\$1,388.88



\$2,149.00



\$4,399.00



\$831.00



ELEVATED BATHROOM

Elevated Primary Bathroom Investment: \$120-\$180K

At this level, your primary bathroom becomes a fully customized, spa-like retreat with integrated design, materials, and craftsmanship. You can reimagine the layout, improve flow, or create a stronger connection to adjacent spaces. Select premium finishes and fixtures for higher performance and visual impact, supported by updated systems. These transformations will often include revised window placement within the bathroom space.

VANITY & CABINETY

- Custom cabinetry tailored to your space
- Furniture-style vanities with integrated storage
- Premium materials, finishes, and hardware
- Thoughtfully designed organization solutions

COUNTERTOPS

- Natural stone (marble, quartzite) or premium quartz
- Custom edge profiles and thicker slabs
- Integrated or seamless backsplash details

SHOWER & TUB

- Expansive, fully tiled walk-in showers
- Frameless glass enclosures
- Freestanding soaking tubs or sculptural tub designs
- Steam showers or spa features (where desired)

PLUMBING FIXTURES

- Top-tier designer brands
- Custom or specialty finishes
- Advanced shower systems with integrated spray and handheld features
- Integrated or concealed plumbing elements

LIGHTING

- Detailed stylistic fixtures with premium finishes
- Layered lighting design (ambient, task, accent)
- Integrated lighting within mirrors or cabinetry

FLOORING

- Natural stone or high-end tile selections
- Heated flooring systems
- Custom layouts or intricate patterns

OVERALL DESIGN

- Spa-inspired and highly refined
- Strong architectural presence
- Layered, cohesive material palette
- Completely personalized, luxury-driven aesthetic



\$1,330.91



\$2,366.64



\$12,464.60



\$15,000+



\$1,199.00



ESSENTIAL BASEMENT

Essential Basement Finishing Investment: \$100K–\$250K

At this level, your basement becomes a comfortable, functional extension of your home. The design may include defined living areas such as a family room, guest space, home office, or fitness area, primarily within the existing footprint. Finishes are selected for durability and value, with necessary electrical, plumbing, and HVAC updates.

LAYOUT & SPACE PLANNING

- Defined zones for living, work, or recreation
- Select layout improvements within existing structure
- Efficient use of available square footage

CABINETRY (PIONEER CABINETRY)

- Pre-fabricated cabinetry solutions
- Durable finishes in standard selections
- Functional storage for bars, media, or utility areas

FLOORING

- Luxury vinyl plank (LVP) or carpet
- Durable, moisture-resistant materials
- Simple layouts or patterns

WALLS & CEILINGS

- Drywall with standard paint finishes
- Drop ceilings or drywall ceilings (depending on conditions)
- Basic trim details

LIGHTING

- Simplistic light fixtures
- Recessed can lighting for general illumination
- Standard fixture selections

PLUMBING FIXTURES (IF APPLICABLE)

- Standard fixtures for bathrooms or wet bars
- Reliable, mid-range brands
- Basic functionality and finishes

OVERALL DESIGN

- Clean, practical, and comfortable
- Focused on function and value
- A natural extension of your home's living space



\$490.00



\$479.00



\$799.00



\$749.00



ENHANCED BASEMENT

Enhanced Basement Finishing Investment:
\$250K–\$350K

At this level, you have greater flexibility to create a design-forward lower level tailored for living and entertaining. Plans may include defined spaces such as a media room, bar, guest suite, or fitness area, with elevated finishes, upgraded fixtures, select layout improvements, and updated systems.

LAYOUT & SPACE PLANNING

- More defined, purpose-driven spaces (entertainment, guest, wellness)
- Select layout improvements for better flow and function
- Improved connection between zones

CABINETRY (CRYSTAL CABINETRY)

- Higher-end semi-custom cabinetry
- Expanded finish and style options
- Enhanced storage solutions for bars, media, or built-ins

FLOORING

- Upgraded luxury vinyl plank, engineered wood, or carpet
- More refined material selections
- Enhanced layouts or patterns

WALLS & CEILINGS

- Drywall ceilings with improved finish details
- Decorative ceiling elements (soffits, beams, or accents)
- Upgraded trim and millwork

LIGHTING

- Upgraded stylistic light fixtures
- Layered lighting approach (recessed, accent, and decorative)
- Feature lighting in key areas (bar, media wall, etc.)

PLUMBING FIXTURES (IF APPLICABLE)

- Upgraded fixtures for bathrooms or bar areas
- Improved finishes and functionality
- Additional features such as beverage centers or prep sinks

OVERALL DESIGN

- More refined and cohesive
- Elevated finishes and material selections
- Greater attention to comfort and experience
- A more personalized extension of your home



\$634.80



\$711.90



\$1,499.00



\$1,399.00



ELEVATED BASEMENT

Elevated Basement Finishing Investment: \$350K+

At this level, your basement becomes a fully customized, design-driven extension of your home. You can reimagine the layout, create distinct zones, and incorporate specialty spaces such as a home theater, bar, wine room, fitness studio, or guest suite, with premium finishes and updated systems.

LAYOUT & SPACE PLANNING

- Completely customized layout with defined, purpose-driven spaces
- Seamless flow between entertainment, relaxation, and functional areas
- Integration of specialty spaces (theater, bar, wine room, gym, guest suite)

CABINETRY (CRYSTAL CABINETRY)

- Premium semi-custom or custom cabinetry solutions
- Furniture-style built-ins and detailed millwork
- Integrated storage and display features
- Elevated finishes and hardware selections

FLOORING

- High-end luxury vinyl, engineered hardwood, or specialty flooring
- Custom layouts, patterns, or material transitions
- Enhanced comfort and durability

WALLS & CEILINGS

- Architectural ceiling details (beams, coffered ceilings, soffits)
- Enhanced trim, paneling, or feature walls
- Refined paint or specialty finishes

LIGHTING

- Detailed stylistic light fixtures with premium finishes
- Fully layered lighting design (ambient, task, accent)
- Integrated and feature lighting to highlight key areas

PLUMBING FIXTURES (IF APPLICABLE)

- Top-tier fixtures for bar areas, bathrooms, or specialty spaces
- Custom finishes and configurations
- Added features such as beverage centers, ice makers, or secondary prep areas

OVERALL DESIGN

- Highly refined and cohesive
- Strong architectural presence
- Layered, elevated material palette
- Completely personalized, luxury-driven experience



\$978.75



\$2,380.10



\$3,324.00



\$5,499.00



BEFORE

Exterior Renovations

Bring a new look to your home's exterior. Reimagine your space with thoughtful architectural details and quality craftsmanship, enhancing curb appeal while creating a cohesive, durable, and visually striking result that reflects your style. From siding and windows to entryways and outdoor living features, each element is designed to work together seamlessly.





ESSENTIAL EXTERIOR

Essential Exterior Renovation Investment:
\$80K-\$150K

At this level, you can refresh your home’s exterior with minimal structural changes. Updates may include siding, trim, windows, or entry features using durable, well-priced materials, while the overall architecture remains largely unchanged.

SIDING & EXTERIOR FINISHES

- Vinyl or fiber cement siding in standard profiles
- Updated trim and fascia details
- Durable, low-maintenance materials

WINDOWS & DOORS

- Standard replacement windows
- Updated front or patio doors
- Improved energy efficiency and performance

ROOFING (IF APPLICABLE)

- Asphalt shingles
- Standard color selections
- Functional and reliable protection

ARCHITECTURAL DETAILS

- Minimal changes to existing structure
- Simple enhancements to trim, shutters, or entry elements
- Subtle updates that improve overall appearance

LIGHTING & FIXTURES

- Good quality, reasonably priced exterior fixtures
- Standard finishes (black, bronze, brushed nickel)
- Functional entry and pathway lighting

OVERALL DESIGN

- Clean and refreshed appearance
- Focused on maintenance and curb appeal
- Subtle improvements with lasting value



Cost: \$1,400.00 Per



Cost: \$4-16 / Sq Ft



- Marvin Essential
- Fiberglass on the interior and exterior



- Marvin Essential
- Fiberglass on the interior and exterior



\$149.00



ENHANCED EXTERIOR

Enhanced Exterior Renovation Investment:
\$150K– \$250K

At this level, your home’s exterior is elevated through thoughtful updates and moderate structural changes. The focus is on improving curb appeal, refining architectural details, and introducing higher-end materials—resulting in a cohesive, more polished exterior that feels intentional and well-designed.

SIDING & EXTERIOR FINISHES

- Premium materials such as high-end fiber cement, natural wood accents, or stone
- Coordinated textures and material combinations
- Refined trim details and clean architectural lines

WINDOWS & DOORS

- Architectural-grade windows or upgraded replacements
- Select reconfiguration of openings to improve light and balance
- Enhanced entry doors with upgraded detailing

ROOFING (IF APPLICABLE)

- Designer-grade shingles or upgraded roofing materials
- Coordinated color and profile to complement the home
- Improved durability and performance

ARCHITECTURAL DETAILS

- Moderate updates to the existing structure
- Enhanced entryways or façade elements
- Select use of columns, millwork, or decorative features
- Improved proportion and overall visual balance

LIGHTING & FIXTURES

- Higher-end architectural fixtures
- Designer lighting with cohesive finishes
- Functional upgrades that enhance both visibility and ambiance

OUTDOOR FEATURES (IF APPLICABLE)

- Enhanced porches, entries, or defined outdoor areas
- Integration with existing hardscape or landscape
- Improved indoor-outdoor connection

OVERALL DESIGN

- Cohesive and well-balanced exterior
- Elevated material selections without full structural overhaul
- Design-forward updates that enhance curb appeal
- A more refined and personalized result



\$1,600.00 Per



\$10–15 / Sq Ft



- Marvin Elevate
- Fiberglass on the interior,
wood on the exterior
- 6% \$ increase from Essential



- Marvin Elevate
- Fiberglass on the interior,
wood on the exterior
- 6% \$ increase from Essential



\$500



ELEVATED EXTERIOR

Elevated Exterior Renovation Investment: \$250K+

At this level, you can fully reimagine your home’s exterior with advanced structural changes, including architectural enhancements, expanded or redefined entryways, and a complete transformation of materials and detailing, using premium finishes and fixtures.

SIDING & EXTERIOR FINISHES

- Premium materials (natural wood, high-end fiber cement, stone, or mixed materials)
- Custom profiles, textures, and combinations
- Highly detailed trim and architectural accents

WINDOWS & DOORS

- Custom or architectural-grade windows
- Expanded window configurations for improved light and symmetry
- High-end entry doors with custom detailing

ROOFING (IF APPLICABLE)

- Premium roofing materials (metal, slate, or designer shingles)
- Distinctive profiles and finishes
- Enhanced longevity and performance

ARCHITECTURAL DETAILS

- Advanced changes to the existing home
- Reimagined entryways, rooflines, or façade elements
- Custom millwork, columns, and structural features
- Strong architectural presence and proportion

LIGHTING & FIXTURES

- Premium priced architectural fixtures
- Designer lighting with refined finishes
- Integrated lighting for both function and ambiance

OUTDOOR FEATURES (IF APPLICABLE)

- Expanded porches, covered entries, or outdoor living spaces
- Integrated hardscape and landscape design
- Seamless indoor-outdoor connection

OVERALL DESIGN

- Highly architectural and cohesive
- Layered, premium material palette
- Distinctive, design-forward aesthetic
- Completely personalized, luxury-driven result



\$2,000.00 Per



\$12–18 / Sq Ft



- Marvin Ultimate
- Wood on the interior, and the exterior
- 35–40% increase from Elevate



- Marvin Ultimate
- Wood on the interior, and the exterior
- 35–40% increase from Elevate



\$2,299.00



Additions

Add the extra space you need with a seamless addition. Whether you're expanding with a new bedroom, sunroom, or extended living area, your home can grow in a way that feels natural and cohesive. Thoughtful design ensures the new space blends effortlessly with your existing home—enhancing both function and comfort while preserving its original character.





ESSENTIAL ADDITION

Essential Home Addition Investment:
\$200K-\$300K

At this level, you can expand your home with a straightforward addition that adds functional living space while working largely within the existing structure. Projects may include a bedroom, home office, or small living area, with durable materials and necessary system updates for seamless integration.

LAYOUT & STRUCTURE

- Basic room expansion
- Minimal structural changes to the existing home
- Efficient use of available space

EXTERIOR INTEGRATION

- Siding, roofing, and trim matched to existing home
- Simple roofline connections
- Cohesive exterior appearance

WINDOWS & DOORS

- Standard window sizes and configurations
- Functional exterior doors (if applicable)
- Improved natural light and access

INTERIOR FINISHES

- Drywall with standard paint finishes
- Durable flooring (carpet, LVP, or basic hardwood)
- Coordinated trim and millwork

LIGHTING & FIXTURES

- Good quality, reasonably priced architectural fixtures
- Standard lighting layouts
- Functional, straightforward selections

SYSTEMS INTEGRATION

- Extension of existing HVAC, electrical, and plumbing systems
- Code-compliant updates
- Focused on performance and efficiency

OVERALL DESIGN

- Clean and functional
- Designed for practical space expansion
- Seamlessly connected to the existing home



\$4-16 / Sq Ft



- Marvin Essential
- Fiberglass on the interior and exterior



- Marvin Essential
- Fiberglass on the interior and exterior



\$279.00



ENHANCED ADDITION

Enhanced Home Addition Investment: \$300K-\$600K

At this level, you can create a larger, more integrated addition that enhances function and flow. Projects may include a kitchen extension, primary suite, or multi-room addition, with moderate structural changes, higher-end materials, and updated systems that integrate seamlessly with the existing home.

LAYOUT & STRUCTURE

- Larger scale addition
- Moderate structural changes depending on addition type
- Improved flow between new and existing spaces

EXTERIOR INTEGRATION

- Upgraded siding, roofing, and trim to match or enhance existing home
- Refined roofline connections and architectural continuity
- Enhanced curb appeal

WINDOWS & DOORS

- Expanded window configurations for increased natural light
- Higher-quality exterior doors
- Improved indoor-outdoor connection

INTERIOR FINISHES

- Upgraded flooring (hardwood, tile, or higher-end LVP)
- Enhanced trim and millwork details
- More refined material selections throughout

LIGHTING & FIXTURES

- Higher-end priced architectural fixtures
- Layered lighting approach for function and ambiance
- More decorative and design-forward selections

SYSTEMS INTEGRATION

- Expanded or upgraded HVAC, electrical, and plumbing systems
- Improved efficiency and comfort
- Seamless integration with existing infrastructure

OVERALL DESIGN

- More refined and cohesive
- Elevated materials and detailing
- Greater architectural presence
- A more personalized and integrated living experience



Cost: \$10-15 / Sq Ft



- Marvin Elevate
- Fiberglass on the interior, wood on the exterior
- 6% \$ increase from Essential



- Marvin Elevate
- Fiberglass on the interior, wood on the exterior
- 6% \$ increase from Essential



\$849.00



ELEVATED ADDITION

Elevated Home Addition Investment: \$600K+

At this level, your addition becomes a fully integrated, large-scale expansion with advanced structural changes, such as a new wing, second story, or major layout reconfiguration, supported by premium materials, architectural fixtures, and upgraded systems that ensure long-term comfort and efficiency.

LAYOUT & STRUCTURE

- Larger scale addition
- Advanced structural changes depending on addition type
- Reimagined flow between existing and new spaces
- Potential for multi-room or multi-level expansion

EXTERIOR INTEGRATION

- Custom exterior materials and detailing
- Reworked rooflines and architectural elements
- Highly cohesive and elevated curb appeal

WINDOWS & DOORS

- Architectural-grade or custom window configurations
- Expanded openings for natural light and views
- Premium entry systems and indoor-outdoor transitions

INTERIOR FINISHES

- High-end flooring (wide-plank hardwood, natural stone, designer tile)
- Custom millwork and trim details
- Refined, layered material palette throughout

LIGHTING & FIXTURES

- Premium priced architectural fixtures
- Designer lighting with layered and integrated plans
- Feature lighting to highlight architectural elements

SYSTEMS INTEGRATION

- Advanced HVAC, electrical, and plumbing upgrades
- High-performance systems for comfort and efficiency
- Seamless integration or full system enhancements

OVERALL DESIGN

- Highly architectural and cohesive
- Strong sense of scale and proportion
- Elevated craftsmanship and detailing
- Completely personalized, luxury-driven result



Cost: \$12-18 / Sq Ft



- Marvin Ultimate
- Wood on interior, and the exterior
- 30-40% \$ increase from Elevate



- Marvin Ultimate
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- 30-40% \$ increase from Elevate



\$1,299.00



BEFORE

Detached Structures

Bring the fun outdoors with a thoughtfully designed detached structure. Whether it's a guest house, studio, or poolside retreat, you can create a space that expands how you live and enjoy your property. Designed to complement your home, each structure is crafted to feel like a seamless extension, both in style and function.





ESSENTIAL DETACHED

Essential Detached Structure Investment: \$80K-\$200K

At this level, you can add a functional detached structure that expands how you use your property. Projects may include a guest space, studio, home office, or recreational area, designed for efficiency with durable materials that complement your home.

LAYOUT & STRUCTURE

- Basic expansion
- Simple, efficient layouts
- Designed for single-use or flexible functionality

EXTERIOR FINISHES

- Siding and roofing that coordinate with the main home
- Durable, low-maintenance materials
- Clean, straightforward detailing

WINDOWS & DOORS

- Standard window sizes and configurations
- Functional exterior doors
- Natural light balanced with efficiency

INTERIOR FINISHES

- Drywall with standard paint finishes
- Durable flooring (LVP, laminate, or carpet)
- Simple trim and millwork

LIGHTING & FIXTURES

- Good quality, reasonably priced architectural fixtures
- Standard lighting layouts
- Functional and practical selections

SYSTEMS (IF APPLICABLE)

- Basic electrical and HVAC solutions
- Optional plumbing for simple use cases
- Code-compliant and efficient

OVERALL DESIGN

- Clean and functional
- Designed for practical outdoor expansion
- A cohesive addition to your property



Cost: \$4-16 / Sq Ft



- Marvin Essential
- Fiberglass on the interior
and exterior



- Marvin Essential
- Fiberglass on the interior
and exterior



\$599.00



ENHANCED DETACHED

Enhanced Detached Structure Investment:
\$200K-\$300K

At this level, you can create a more refined detached structure for a range of uses, such as a guest suite, studio, or pool house, with a thoughtful layout, elevated materials, higher-end finishes, and a design that complements your home.

STRUCTURE & LAYOUT

- Moderate expansion
- More defined zones for living, work, or recreation
- Improved flow and usability

EXTERIOR FINISHES

- Upgraded siding and roofing materials
- Enhanced trim and architectural detailing
- Stronger visual connection to the main home

WINDOWS & DOORS

- Expanded window configurations for natural light
- Higher-quality exterior doors
- Improved indoor-outdoor connection

INTERIOR FINISHES

- Upgraded flooring (engineered wood, tile, or higher-end LVP)
- Refined trim and millwork details
- More cohesive material selections

LIGHTING & FIXTURES

- Higher-end priced architectural fixtures
- More decorative and stylistic lighting options
- Layered lighting for function and ambiance

SYSTEMS (IF APPLICABLE)

- Enhanced electrical and HVAC solutions
- Optional plumbing for bathrooms, bars, or small kitchens
- Improved comfort and efficiency

OVERALL DESIGN

- More refined and cohesive
- Elevated materials and detailing
- Increased comfort and versatility
- A more integrated extension of your home and property



Cost: \$10-15 / Sq Ft



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- Fiberglass on the interior,
wood on the exterior
- 6% \$ increase from Essential



- Marvin Elevate
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wood on the exterior
- 6% \$ increase from Essential



\$1,749.00



ELEVATED DETACHED

Elevated Detached Structure Investment: \$300K+

At this level, your detached structure becomes a fully customized, larger, design-driven space, such as a guest house, ADU, pool house, or fully equipped studio, with elevated materials, refined architectural detailing, premium fixtures, and seamless integration with your home.

STRUCTURE & LAYOUT

- Larger expansion
- Fully customized layouts for multiple uses
- Defined zones for living, entertaining, or working

EXTERIOR FINISHES

- Premium siding, roofing, and material combinations
- Custom architectural detailing and trim
- Strong visual connection to the main home

WINDOWS & DOORS

- Architectural-grade or custom window configurations
- Expansive openings for natural light and views
- Premium doors and indoor-outdoor transitions

INTERIOR FINISHES

- High-end flooring (hardwood, natural stone, designer tile)
- Custom millwork and built-in features
- Refined, layered material palette

LIGHTING & FIXTURES

- Premium priced architectural fixtures
- Designer lighting with layered and integrated plans
- Feature lighting to enhance key areas

SYSTEMS (IF APPLICABLE)

- Advanced HVAC, electrical, and plumbing systems
- Full-service capabilities for kitchens, baths, or living spaces
- High-performance comfort and efficiency

OVERALL DESIGN

- Highly refined and cohesive
- Strong architectural presence
- Elevated craftsmanship and detailing
- A fully personalized, luxury outdoor living experience



Cost: \$12-\$18 / Sq Ft



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- Wood on the interior, and the exterior
- 35-40% \$ increase from Elevate



- Marvin Ultimate
- Wood on the interior, and the exterior
- 35-40% \$ increase from Elevate



\$4,199.00



Ready to Take the Next Step?

Bring your vision to life with a team that guides you from first idea through final detail. We'll help you explore the right options for your home, align design with your investment, and create a plan that feels clear and achievable. Every project is approached with care, precision, and a commitment to delivering a result that reflects how you want to live.

Call us at **(248) 744-6330** or scan the QR code to start the conversation.



2480 Opdyke Road, Bloomfield Hills, MI 48304 | mainstreetdesignbuild.com