

MODERN KITCHEN REMODEL PROPOSAL

Contemporary Design with Natural Materials

Prepared For: [Client Name]

Location: [Client Address]

Project Type: Complete Modern Kitchen Renovation

Prepared By: [Your Company Name]

Date: February 12, 2026

Valid Until: March 14, 2026

Project Overview

Transform your kitchen into a stunning modern masterpiece featuring clean lines, natural wood cabinetry, and high-end finishes. This design showcases a sophisticated blend of warm oak tones, crisp white surfaces, and contemporary fixtures that create an inviting yet elegant cooking and entertaining space.

Design Style: Modern Contemporary / Minimalist

Key Features: Light oak flat-panel cabinets, waterfall-edge island, white quartz countertops, concrete-look porcelain tile flooring, modern pendant lighting, dark mosaic backsplash, glass-front display cabinets, high ceilings with vaulted detail

Detailed Scope of Work

1. Custom Cabinetry Package

- **Upper Cabinets:** Premium light oak (white oak or European oak) flat-panel cabinets
 - Floor-to-ceiling tall cabinets with integrated panels (3 units)
 - Standard wall cabinets with horizontal grain pattern (8 units)
 - Glass-front display cabinets with interior lighting (2 units)
 - Soft-close European hinges throughout
 - Push-to-open mechanisms (no visible hardware on uppers)
- **Base Cabinets:** Matching light oak flat-panel base cabinets
 - Drawer base cabinets with full-extension soft-close glides (10 units)
 - Black matte drawer pulls and cabinet handles
 - Integrated sink base cabinet (1 unit)
 - Corner cabinet with pull-out organizer
- **Kitchen Island:** Custom waterfall-edge island (8' x 4')
 - Light oak cabinetry matching perimeter cabinets
 - Open shelving on one side for display/storage
 - Deep drawers with soft-close glides (6 drawers)
 - Waterfall edge quartz countertop on both ends
 - Space for 3-4 bar stools

2. Countertops & Surfaces

- **Countertops:** White quartz with subtle veining (approximately 75 linear feet)
 - 3cm thickness throughout
 - Waterfall edges on island (both ends)
 - Undermount sink cutout
 - Polished finish with eased edges
 - Heat and stain resistant
- **Backsplash:** Dark gray/charcoal mosaic tile (approximately 40 SF)
 - Small-format mosaic (1"x1" or similar)
 - Behind cooktop focal wall area
 - Professional installation with precise grout lines
 - Dark gray grout to match tile

3. Flooring

- **Large-Format Tile:** Gray concrete-look porcelain tile (approximately 350 SF)
 - 24"x48" or 24"x24" format for modern look
 - Rectified edges for minimal grout lines
 - Matte finish, slip-resistant
 - Gray grout to blend seamlessly
 - Professional installation with proper leveling

4. Lighting Package

- **Pendant Lighting:** Modern glass and metal pendant lights (5 fixtures)
 - 3 over island (coordinated spacing)
 - 2 over additional counter areas
 - Brushed nickel or chrome finish
 - LED compatible, dimmable
- **Recessed Lighting:** LED recessed can lights (8-10 fixtures)
 - Energy-efficient LED bulbs
 - Dimmable switches
 - Strategically placed for task lighting
- **Under-Cabinet Lighting:** LED strip lights (30 linear feet)
 - Warm white temperature
 - Integrated with dimmer switch
 - Illuminates countertop work surfaces
- **Cabinet Interior Lighting:** LED puck lights for glass-front cabinets
 - Motion-activated or switched
 - Showcases dishware and décor

5. Appliances & Fixtures (Allowance)

- **Range Hood:** White custom range hood with integrated ventilation
 - Matches white quartz countertops
 - Professional-grade ventilation (600+ CFM)
 - LED lighting
- **Kitchen Sink:** Undermount stainless steel or white composite sink
 - Deep single bowl or 60/40 double bowl
 - Commercial-style pull-down faucet
 - Brushed nickel or chrome finish
- **Appliance Package (Client-Provided or Allowance):**
 - Built-in refrigerator with integrated panels
 - Professional-grade range/cooktop
 - Built-in wall oven(s)
 - Dishwasher with integrated panel
 - Note: Appliance costs estimated, final pricing based on client selection

6. Windows & Architectural Details

- **Window Treatment:** New black-framed window or door (if structural modifications needed)
 - Modern black frame to complement design
 - Provides natural light and garden views
 - Properly sealed and insulated
- **Ceiling Details:**
 - Paint high ceilings in bright white
 - Install crown molding/trim if desired
 - Repair and finish drywall as needed

7. Plumbing & Electrical

- **Plumbing Updates:**
 - Install new sink and faucet with supply lines
 - Dishwasher hookup and drain line
 - Garbage disposal installation
 - New shut-off valves
 - All work code-compliant and inspected
- **Electrical Work:**
 - New dedicated circuits for appliances (range, refrigerator, dishwasher)
 - Install all lighting fixtures and switches
 - Under-cabinet lighting wiring
 - GFCI outlets where required by code
 - Dimmer switches for ambient lighting control
 - All work by licensed electrician, inspected

8. Demolition & Site Preparation

- Complete removal of existing cabinets, countertops, backsplash
- Remove old flooring down to subfloor
- Dispose of all demolition debris (dumpster rental included)
- Protect adjacent rooms with plastic barriers and floor protection
- Patch and repair walls as needed before cabinet installation
- Level subfloor for tile installation

9. Final Details & Finishing

- Install all cabinet hardware (pulls and knobs)
- Caulk and seal all joints (countertops, backsplash, flooring transitions)
- Touch-up paint on walls and ceiling
- Install baseboards and trim work
- Deep clean entire kitchen
- Final walkthrough and punch list completion
- Demonstrate all features to client

Detailed Cost Breakdown

Custom Cabinetry			
Item	Quantity	Unit Cost	Total
Upper cabinets (light oak, flat-panel)	13 units	\$550	\$7,150
Base cabinets (light oak, flat-panel)	11 units	\$650	\$7,150
Custom island with waterfall edge base	1 unit	\$3,500	\$3,500
Tall pantry/storage cabinets	3 units	\$950	\$2,850
Cabinet hardware (black matte)	60 pieces	\$12	\$720
Glass inserts for display cabinets	2 units	\$150	\$300
Cabinetry Subtotal			\$21,670

Countertops & Backsplash			
Item	Quantity	Unit Cost	Total
White quartz countertops (3cm)	75 LF	\$95	\$7,125
Waterfall edge fabrication (island)	2 edges	\$400	\$800
Dark mosaic tile backsplash	40 SF	\$18	\$720
Backsplash installation materials	1 lot	\$150	\$150
Countertops Subtotal			\$8,795

Flooring			
Item	Quantity	Unit Cost	Total
Large-format concrete-look porcelain tile	350 SF	\$10	\$3,500
Tile adhesive, grout, sealant	1 lot	\$400	\$400
Floor tile installation labor	3 days	\$700/day	\$2,100
Flooring Subtotal			\$6,000

Lighting & Electrical			
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Item	Quantity	Unit Cost	Total
Modern pendant lights (glass/metal)	5 fixtures	\$220	\$1,100
LED recessed can lights	10 fixtures	\$85	\$850
Under-cabinet LED strip lighting	30 LF	\$18	\$540
Cabinet interior LED puck lights	6 fixtures	\$40	\$240
Dimmer switches (smart/standard)	4 units	\$60	\$240
Electrical materials (wire, outlets, switches, boxes)	1 lot	\$600	\$600
Lighting Subtotal			\$3,570

Appliances & Fixtures (Allowance)			
Item	Quantity	Unit Cost	Total
Custom white range hood	1	\$1,200	\$1,200
Undermount sink (stainless or composite)	1	\$400	\$400
Kitchen faucet (commercial-style)	1	\$450	\$450
Garbage disposal	1	\$200	\$200
Appliance allowance (see notes below)	1 lot	\$12,000	\$12,000
Appliances Subtotal			\$14,250

Labor Costs			
Service	Duration	Rate	Total
Demolition & site prep	3 days	\$800/day	\$2,400
Cabinet installation (perimeter + island)	5 days	\$1,400/day	\$7,000
Countertop templating & installation	2 days	\$900/day	\$1,800
Backsplash tile installation	1.5 days	\$700/day	\$1,050
Flooring installation (see above)	3 days	\$700/day	\$2,100
Electrical work (rough-in + finish)	3 days	\$1,000/day	\$3,000
Plumbing work	2 days	\$900/day	\$1,800
Paint & finishing	2 days	\$700/day	\$1,400
Final trim, caulking, cleanup	1 day	\$600/day	\$600
Labor Subtotal			\$21,150

Project Timeline

Total Duration: 6-8 weeks from start to completion
Includes cabinet fabrication time (3-4 weeks) and countertop fabrication (2 weeks)

Week 1-2: Demolition & Preparation

- Days 1-3: Complete demolition, remove existing kitchen
- Days 4-7: Electrical and plumbing rough-in work
- Days 8-10: Drywall repair, subfloor prep, paint ceiling/walls

Week 3-5: Cabinet Fabrication (Off-Site)

- Custom cabinets built to specification
- Quality control and finishing
- Delivery coordination

Week 6: Installation Begins

- Days 1-3: Floor tile installation
- Days 4-5: Cabinet delivery and start installation

Week 7: Major Installations

- Days 1-3: Complete cabinet installation (perimeter and island)
- Days 4-5: Countertop templating (measurements taken for fabrication)

Week 8: Final Details

- Days 1-2: Countertop and sink installation
- Days 3-4: Backsplash tile installation, plumbing connections
- Day 5: Install all lighting, hardware, appliances
- Day 6-7: Final electrical, trim work, punch list, deep clean

Investment Summary

Category	Amount
Custom Cabinetry	\$21,670
Countertops & Backsplash	\$8,795
Flooring	\$6,000
Lighting & Electrical	\$3,570
Appliances & Fixtures	\$14,250
Labor (all trades)	\$21,150
Subtotal	\$75,435
Project Management (8%)	\$6,035
Permit Fees (estimated)	\$650
Contingency (5%)	\$3,772

PROJECT TOTAL: \$85,892

Price Range: \$82,000 - \$90,000 depending on final appliance selections, cabinet customizations, and any unforeseen site conditions

Appliance Note: \$12,000 allowance included for refrigerator, range, wall oven(s), and dishwasher. Final appliance costs may vary based on brand/model selections (Thermador, Wolf, Sub-Zero, etc.)

Payment Schedule

Payment	Percentage	Amount	Due
Deposit	30%	\$25,768	Upon contract signing
Progress Payment 1	25%	\$21,473	Upon demo completion & cabinet order
Progress Payment 2	25%	\$21,473	When cabinets & flooring installed
Progress Payment 3	15%	\$12,884	When countertops installed
Final Payment	5%	\$4,295	Upon completion and walkthrough

What's Included

- ✓ All materials and fixtures listed above
- ✓ Professional installation by licensed contractors
- ✓ Custom cabinet fabrication (3-4 week lead time)
- ✓ Complete demolition and debris removal (dumpster included)
- ✓ Building permits and required inspections
- ✓ 2-year workmanship warranty
- ✓ Manufacturer warranties on all products and appliances
- ✓ Project management and coordination
- ✓ Daily cleanup during construction
- ✓ Final deep clean and walkthrough
- ✓ Touch-up and punch list completion

Exclusions

- ✗ Window or door replacements (unless structural work is requested)
- ✗ Major structural modifications (wall removal, beam installation)
- ✗ HVAC relocation or modifications
- ✗ Costs associated with unforeseen conditions (mold, rot, code violations, asbestos)
- ✗ Decorative items, plants, or accessories shown in design images
- ✗ Appliance delivery and installation (appliances only - installation included if purchased through us)

Design Notes & Material Selections

This Modern Kitchen Features:

- Cabinetry:** Light oak (white oak or European oak) with horizontal grain patterns creates warmth while maintaining clean, modern lines. Flat-panel doors with minimal ornamentation emphasize the contemporary aesthetic.
- Island:** The waterfall-edge island serves as the stunning centerpiece, with quartz cascading down both ends for a luxurious, sculptural effect. Open shelving provides both function and visual interest.
- Color Palette:** Warm natural wood tones balanced with crisp white countertops and cool gray flooring create a sophisticated, timeless look that won't feel dated.
- Flooring:** Large-format gray tiles with minimal grout lines create a seamless, modern foundation. The concrete-look finish adds industrial edge while remaining warm and inviting.
- Lighting:** Layered lighting design includes statement pendants, recessed cans, under-cabinet task lighting, and display lighting—all dimmable for ambiance control.
- Storage:** Floor-to-ceiling cabinetry maximizes storage while maintaining clean

lines. Glass-front cabinets add visual interest and display opportunities.

Customization Options: Wood species (white oak, red oak, maple, walnut), countertop color (white, gray, or quartz with veining), tile color and format, hardware finish (black, brushed nickel, chrome, brass), and lighting styles can all be adjusted to your preferences during pre-construction meeting.

Terms & Conditions

1. **Proposal Validity:** This proposal is valid for 45 days from the date above
2. **Lead Times:** Custom cabinet fabrication requires 3-4 weeks; countertop fabrication requires 2 weeks after templating
3. **Change Orders:** Any modifications to scope must be approved in writing and may affect pricing and timeline
4. **Access:** Client provides clear access to work area, driveway for material delivery, and utilities during construction
5. **Timeline:** Schedule is estimated based on typical lead times; delays in material delivery or unforeseen conditions may extend timeline
6. **Warranty:** 2-year warranty on installation workmanship; manufacturer warranties apply to cabinets (typically 5-10 years), countertops (10-15 years), appliances (1-5 years), and fixtures
7. **Unforeseen Conditions:** Additional costs for issues discovered during demolition (structural damage, mold, outdated electrical/plumbing, code violations) will require written approval before work proceeds
8. **Final Payment:** Due upon satisfactory completion and final walkthrough approval; retention of 5% until punch list items completed
9. **Appliances:** Appliance allowance is \$12,000; client may select brands/models, with overage or credit applied at final payment

Next Steps to Begin Your Dream Kitchen

1. **Initial Consultation:** Review this proposal, ask questions, discuss any modifications
2. **Design Meeting:** Schedule in-home meeting to finalize all material selections, review samples, confirm measurements
3. **Contract & Deposit:** Sign contract and submit 30% deposit to lock in pricing and secure cabinet fabrication slot
4. **Finalize Selections:** Approve all material selections, cabinet drawings, appliance choices (Week 1-2)
5. **Pre-Construction Meeting:** Review timeline, logistics, access, and expectations one week before start date
6. **Begin Transformation:** Watch your vision come to life over the next 6-8 weeks!

Acceptance

By signing below, client accepts the terms, scope of work, and pricing outlined in this proposal.

Client Signature: _____ **Date:** _____

Contractor Signature: _____ **Date:** _____

[Your Company Name]

Phone: [Your Phone Number] | Email: [Your Email]
License #: [Your License Number] | Fully Insured

Thank you for considering us for your modern kitchen transformation. We're passionate about creating beautiful, functional spaces that elevate your daily life. Let's build something extraordinary together!

