

What \$50,000 Actually Buys in a Montgomery County Remodel

A straight-talk guide from the crew at TX Strong Builders

Most people have no idea what a remodel really costs until they're standing in a half-finished kitchen wondering where the money went. We wrote this to fix that.

No fluff, no upsell. Just the numbers and the honest advice we'd give you if you called us up and asked, "Hey, what can I actually get for fifty grand?"

Let's get into it.

First, the honest truth about \$50,000

Fifty thousand dollars is a real budget. It's not unlimited, but handled right, it goes a long way. The people who get burned are the ones who spread it too thin or who hire the cheapest bid and pay for it twice.

Here's the thing nobody tells you: **the price isn't the problem. The surprises are.** A \$50K job that comes in at \$50K feels great. A \$35K job that balloons to \$55K feels like a disaster, even though you spent less. This guide is really about avoiding the second kind.

What \$50K gets you — real examples

These are ballpark ranges from jobs around Montgomery County. Your actual number depends on size, finishes, and what's behind the walls — but this'll give you a realistic picture.

A full kitchen remodel — roughly \$35,000-\$55,000

New cabinets, counters, backsplash, sink and fixtures, flooring, paint, and labor. Go with stock or semi-custom cabinets and you stay on the lower end. Want custom cabinets and a stone waterfall island? That's where the top of the range goes fast.

A bathroom remodel — roughly \$18,000-\$30,000 for a primary bath

Tile, vanity, new shower or tub, fixtures, lighting, and labor. A hall bath runs less. The money sinks into tile work and plumbing changes — moving where the shower or toilet sits adds up quick.

A kitchen + a bathroom together — right around \$50,000 if you keep the finishes sensible. This is actually one of the most popular ways people spend a \$50K budget, and it hits two rooms you use every day.

A room addition — \$50K gets you started, not finished, on most additions. A small addition (say, a 200-300 sq ft room) can land in range if it's simple. Bigger additions with plumbing or a second story go well beyond. We'll always tell you honestly if your addition dream fits your budget.

Where the money actually goes

People assume it's all cabinets and countertops. It's not. Here's the real breakdown:

- **Labor is usually 35-45% of the job.** Good crews aren't cheap, and you don't want the cheap ones. This is the part worth paying for.
- **Cabinets and countertops** eat the biggest material chunk in a kitchen — often a third of the whole budget.
- **The stuff you can't see** — plumbing, electrical, subfloor, anything behind the walls — is where "surprises" live. In an older home, budget a cushion here.
- **Permits and prep** are small but real. Don't let anyone skip permits to save a few bucks; it bites you at resale.

A good rule: **keep 10-15% of your budget in reserve** for the things nobody can predict until the walls are open. The pros plan for it. The amateurs panic when it happens.

What's worth paying for — and what's not

Worth it:

- Good cabinets. They take the most daily abuse and you'll see them every morning for 15 years.
- Quality labor and a builder who communicates. Cheap labor is the most expensive thing you can buy.
- Durable flooring in high-traffic areas.

Not worth overspending on:

- Trendy finishes that'll look dated in five years. Classic beats trendy for resale.
- The most expensive appliances if you're not a serious cook. Mid-range is fine.
- Moving plumbing or walls just for a small layout tweak — it's one of the priciest changes for the least payoff.

Which upgrades hold their value

If resale matters to you at all, spend here:

1. **Kitchens** — still the number-one room buyers care about.
2. **Bathrooms** — especially the primary bath.
3. **Anything that improves function** — more storage, better flow, an extra usable room.

Pools, high-end landscaping, and super-personalized features are great if you want them — just don't expect to get that money back when you sell.

The questions to ask a builder before you sign anything

This is the most important page in this guide. Ask every one of these, and listen closely to how they answer:

1. **"Are you licensed and insured, and can I see proof?"** If there's any hesitation, walk away.
2. **"What's your timeline, and what happens if it runs long?"** You want a real answer, not "a few weeks."
3. **"Who's actually on my job every day?"** Make sure it's their crew, not a rotating cast of subs they've never met.
4. **"How do you handle changes and surprises?"** There should be a clear process for change orders, in writing.
5. **"Can I talk to two or three recent clients?"** Good builders are proud to connect you. Bad ones get vague.
6. **"What's your payment schedule?"** Never pay the whole thing up front. Reasonable deposits and milestone payments are normal.
7. **"Will you pull the proper permits?"** The answer should be an immediate yes.

If a builder gets annoyed by these questions, that tells you everything you need to know.

Realistic timelines

So you're not caught off guard:

- **Bathroom remodel:** 3–5 weeks
- **Kitchen remodel:** 6–10 weeks
- **Kitchen + bath together:** 8–12 weeks
- **Room addition:** 10–16 weeks and up

Weather, materials, and what's behind the walls can all shift these. A good builder gives you a realistic range up front and keeps you posted — not radio silence followed by excuses.

A last bit of honest advice

The best remodel isn't the cheapest one or the fanciest one. It's the one that gets done right, on a timeline you were told about, by people who picked up the phone when you called.

That's the whole reason we do business the way we do. No disappearing acts, no runaround, no wondering if the crew's going to show up. Just good work, done when we said we'd do it.

If you're thinking about a project — even if you're just in the "what would this cost?" stage — we're happy to take a look and give you a straight answer. No pressure, no obligation.

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