

Kennedy Property Development BC764075

Project Estimate & Construction Timeline

Property: 299 Sherburne Ave

Client: That Property Place LLC

Project Overview

Full interior and exterior rehabilitation of a single-family home including 5 bedrooms, 3 bathrooms, and a finished basement, along with exterior upgrades and new garage construction.

Total Project Investment

Total Estimated Construction Cost:

\$205,000

Major Cost Breakdown

Interior Renovation

- Kitchen: ~\$13,950
 - Bathrooms (3 total): ~\$7,850
 - Flooring (LVP, tile, carpet): ~\$12,000
 - Interior paint: ~\$8,000
 - Doors, trim, millwork: ~\$10,000
 - Drywall & finishing: ~\$9,150
 - Insulation: ~\$5,000
 - Framing: ~\$8,150
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Mechanical Systems

- Plumbing (rough + finish): ~\$13,000
 - Electrical (rough + finish + fixtures): ~\$18,000
 - HVAC (rough + finish): ~\$19,000
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Exterior Scope

- Roof: \$15,000
- Windows: \$8,000
- Soffit/Fascia: \$5,000
- Exterior Paint: \$5,000
- Garage (new 2-stall): \$20,000
- Landscaping: \$3,000
- Gutters: \$1,000

Exterior Subtotal: ~\$58,500

General Conditions / Misc

- Demo & junk removal: \$10,000
 - Dumpster: \$5,000
 - Cleaning & staging: ~\$2,900
 - Permits & plans: ~\$2,000
 - Appliances & misc: ~\$4,500
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4-Month Construction Timeline (16 Weeks)

Month 1: Demo, Cleanout & Structural

Weeks 1–4

- Full demo & junk removal
- Dumpster and site setup
- Structural repairs (if needed)

- Framing adjustments
 - Window/door modifications
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Month 2: Rough-Ins & Inspections

Weeks 5–8

- Plumbing rough-in
 - Electrical rough-in
 - HVAC rough-in
 - Rough inspections
 - Insulation installation
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Month 3: Drywall & Interior Build-Out

Weeks 9–12

- Drywall install, tape, mud, sand
 - Prime-ready finish
 - Begin:
 - Cabinet installation
 - Tile work (bathrooms, backsplash)
 - Flooring install (LVP, tile base layers)
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Month 4: Finish Work & Finalization

Weeks 13–16

- Finish carpentry (doors, base, casing)
 - Paint (walls + enamel on trim)
 - Countertop installation
 - Final plumbing
 - Final electrical
 - Final HVAC
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Final Stage (End of Month 4)

- Punch list completion
- Deep clean + staging
- Final inspections
- Certificate of occupancy / project closeout