

PRICING GUIDE

Kitchen Remodel

What a kitchen remodel really costs in the greater Seattle area — from a cabinet-and-counter update to a full custom build. Honest ranges, start to finish.

STARTING AT
\$30,000

AVERAGE TIMELINE
5–6 weeks

CONTRACT
Fixed price before build

WELCOME

A note from Oleg — and the team you'll work with

Hi there,

Thanks for considering United Signature for your kitchen remodel. The question we hear most is a good one:
“How much will this cost?”

This guide answers it with real ranges from the projects we build every week around Seattle. Every home is different, so start here — then our designers turn the range into an exact number.

Before we build, you sign a fixed-price contract. You know your cost up front.

Oleg Ryakhovskiy

OWNER & GENERAL MANAGER, UNITED SIGNATURE



Oleg Ryakhovskiy

OWNER & GENERAL
MANAGER

Oleg leads every project from the first walkthrough to the final punch list — and personally stands behind every fixed-price contract we sign.

(425) 521-7916



Donna Kopmar

LEAD SALES COORDINATOR

Donna is your first call. She'll answer your questions, capture the details of your project, and get your free consultation on the calendar.

(425) 521-7916

donna@unitedsignature.com

Behind them: certified designers, a purchasing manager, project engineers, and our own installation crews — all in house.

20 yrs

IN BUSINESS

5,000+

CLIENTS SERVED

Fixed

PRICE CONTRACTS

5★

GOOGLE · YELP · HOUZZ

★★★★★

“Superior service, quick turnaround, and high quality materials, workmanship, and accountability. I'd recommend them for projects big or small, and will be a returning customer too.”

— LARISA, UNITED SIGNATURE CLIENT

PRICING AT A GLANCE

Four levels, starting at \$30,000

Not every kitchen needs a gut remodel. Find the level that sounds like your project — pages 5 and 6 break each one down.

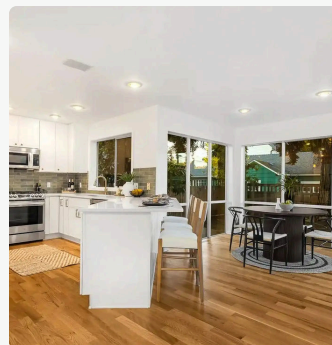
LEVEL	WHAT IT COVERS	TYPICAL RANGE
Level I • Cabinet & Counter Update Nothing moves — just what you see	New cabinets, quartz counters, backsplash, sink, faucet & lighting refresh	\$30K – \$55K
Level II • Full Kitchen Remodel Same layout, everything new	Everything in Level I, plus new flooring, full custom cabinetry & a full lighting design	\$55K – \$120K
Level III • Gut Remodel & New Layout MOST CHOSEN Walls open, plumbing relocated	Walls opened, plumbing & electrical relocated, island or peninsula added	\$120K – \$180K
Level IV • Dream Kitchen Fully custom, expanded footprint	High-end custom cabinetry, premium finishes, structural changes, added square footage	\$180K+

” **Why a range?** Cabinets, countertops, and whether walls move drive cost far more than square footage. Your consultation pins down the number. Your contract locks it.



Working on something smaller? One run of cabinets, a counter swap, a new backsplash — we do those too. Call us and we'll price it honestly.

Construction budgets only. Add roughly +15–20% for design fees, tax, permits, and appliances — see next page.



HOW OUR PRICING WORKS

One fixed price before we ever start building

Your estimate sharpens as your design develops. Before construction starts, you sign a fixed-price contract — no allowance games, no surprise change orders.

Included in every price

- ✓ Labor and materials
- ✓ Flooring
- ✓ Windows and doors
- ✓ Electrical and plumbing
- ✓ Drywall and painting
- ✓ Plumbing and electrical fixtures
- ✓ Tile and millwork
- ✓ Project management & scheduling
- ✓ 1-year workmanship warranty
- ✓ Applicable manufacturer warranties

Budget alongside (+15–20%)

- + Design fees (typically 6–8% of construction cost)
- + Sales tax
- + Permit fees
- + Appliances



Financing available. 0% APR options for qualified buyers through Enhancify. A \$45,000 project runs about \$956/mo. Ask us for a quote.



Every project is custom. If a number here doesn't fit your budget, tell us. We can phase the work and adjust selections to fit.

COMMON QUESTIONS

How long will my kitchen be out of commission?

Five to six weeks once drawings are approved. You get a written schedule before demo starts.

What warranty do I get?

A 1-year workmanship warranty on our work, plus the applicable manufacturer warranties on the products installed.

Do I need my own architect or designer?

No. Our in-house designers and architects handle it all, so you're not managing multiple companies.

What if I change my mind mid-project?

Selections lock before production — that's what makes the fixed price real. Later changes are possible, priced openly, approved by you first.

THE FOUR LEVELS, IN DETAIL

Which level is your kitchen?

Levels I and II keep your existing layout — the fastest, most predictable projects we build.

Levels III and IV are on the next page.



LEVEL I

\$30K – \$55K

Cabinet & Counter Update

Sometimes the layout is fine and you just want it to look new again. We replace the cabinets and counters and leave the footprint — and your plumbing — alone.

- New cabinets in the same layout
- Quartz countertops
- Tile backsplash
- New sink & faucet
- Lighting refresh
- Flooring optional

Best for: Kitchens that work, but look dated.



LEVEL II

\$55K – \$120K

Full Kitchen Remodel

Your kitchen's bones are good — it just looks tired. We strip it out and rebuild the same footprint with a design that fits how you live.

- Full custom cabinetry
- New flooring throughout
- Complete lighting design
- Full-height tile backsplash
- Under-cabinet lighting
- No walls or plumbing moved

Best for: A complete refresh that keeps the existing layout.

THE FOUR LEVELS, CONTINUED

Going further: new layouts and custom kitchens



LEVEL III · MOST CHOSEN

\$120K – \$180K

Gut Remodel & New Layout

Older Seattle homes trap the kitchen in a box. This is the full gut — a new layout built around how your family really cooks and gathers.

- Layout redesigned from scratch
- Walls opened for flow
- Plumbing & electrical relocated
- Island or peninsula seating
- Windows adjusted for light
- Upgraded appliance placement

Best for: Full transformations of dated or closed-off kitchens.



LEVEL IV

\$180K+

Dream Kitchen

A chef-level space for cooking and entertaining, with custom cabinetry and finishes that anchor the whole home.

- High-end custom cabinetry
- Premium stone & designer tile
- Structural changes & expansion
- Prep sink & pantry options
- Integrated & smart lighting
- Indoor-outdoor connection

Best for: Forever homes and serious entertainers.

REAL PROJECT · WEST SEATTLE

The same kitchen, before and after

A mid-century home in West Seattle: dated oak cabinetry and a closed-off galley became a bright, open kitchen with a full-size island — part of a whole-home renovation our team designed, built, and staged.



What moves the price up

- + Premium countertops, designer tile, luxury fixtures
- + Relocating appliances and plumbing
- + Removing or modifying walls
- + In-floor radiant heating & new windows
- + Larger kitchens and built-in storage

What keeps it in range

- ✓ Keeping the existing layout and plumbing runs
- ✓ Appliances staying in place
- ✓ Streamlined cabinet and counter selections
- ✓ Making decisions early — before production
- ✓ Phasing nice-to-haves for a later stage

RECENT WORK

Ideas worth stealing for your kitchen

A few directions our designers come back to again and again — every one of these is a real United Signature kitchen, built on a fixed-price contract.



Design moves that pay off

- ✓ Removing a wall between kitchen, dining, and living
- ✓ An island or peninsula that seats the whole family
- ✓ Custom cabinetry paired with quartz countertops
- ✓ Built-in seating, pantries, and smart storage
- ✓ Layered lighting — task, ambient, and accent

Decisions to make early

- ✓ Cabinet line and door style — the biggest single cost driver
- ✓ Countertop material: quartz, quartzite, or natural stone
- ✓ Whether appliances stay in place or move
- ✓ Backsplash height — standard or full height to the ceiling
- ✓ Flooring: continue through the house, or stop at the kitchen



"I'm really happy with the service and results from this company. They delivered exactly what I needed, and the final outcome exceeded my expectations."

— ELIJAH V., UNITED SIGNATURE CLIENT

YOUR NEXT STEP

From first call to finished space

1 Reach out

Call or text (425) 521-7916, or send a request at unitedsignature.com. Donna takes it from there.

2 Free design consultation

We visit, talk through goals and budget, and give you a realistic range on the spot.

3 Design & fixed-price proposal

Plans, elevations, and selections come together — and the estimate becomes one fixed price.

4 A 5–6 week build

Most kitchens are done five to six weeks after drawings are approved.



Let's talk about your project

(425) 521-7916

Call, text, or scan to send a request. We reply within one business day.

1010 SE Everett Mall Way #102, Everett, WA 98208

Licensed & insured

Licensed and insured in Washington, with vetted professional crews on every job.

Design-build, one team

Design, permitting, and construction under one roof. One point of contact.

Warranty-backed

A 1-year workmanship warranty on everything we build, plus the applicable manufacturer warranties.



“United Signature helped us completely transform our outdated house into a modern, functional, beautiful home. Their team was attentive, detailed, and made the remodeling journey easy and enjoyable.”

— RETURN CLIENT, SNOHOMISH COUNTY