



80 Eagle Rock Circle
The Woodlands, TX 77381

Kitchen Renovation Concept + Planning Allowance

A preliminary kitchen renovation concept designed to help buyers understand the home's potential and simplify the path after closing.



Concept rendering - proposed kitchen design direction



Recommended Kitchen Renovation Allowance

Includes proposed finish updates, product allowances, trade labor, project coordination, and Tide + Timber construction management. This is a preliminary planning allowance, not a fixed-price contract.

\$36,000 - \$45,000

Preliminary planning allowance

Subject to field verification and selections

Renderings are conceptual and intended to illustrate design direction. Final appearance may vary based on field conditions, final selections, product availability, lighting, and installation details.



Scope, Buyer Value + Next Steps

PROJECT INTENT

Modernize the existing kitchen while preserving the current layout and reusing the oak cabinet boxes where practical. The goal is to help potential buyers see a clear, realistic path to a refreshed, move-in-ready kitchen.

WHY TIDE + TIMBER

Tide + Timber provides builder-led renovation planning, finish coordination, and construction management for homeowners who want a polished result without managing individual trades themselves.

Concept already scoped at a preliminary level.

PROPOSED KITCHEN UPDATES

CABINETS + FINISH

- Paint existing cabinet boxes, doors and drawers
- Install brass/gold-style cabinet hardware
- Add lower cabinet where trash compactor is removed

SURFACES + FIXTURES

- Install white countertops
- Install white backsplash tile
- Install undermount sink, faucet and plumbing reconnects

APPLIANCES + LIGHTING

- Install updated stainless built-in oven, microwave and dishwasher
- Refrigerator excluded
- Add LED can lighting and ceiling refresh

FLOORING + CEILING

- Install gray-toned wood-look tile flooring
- Remove countertops, backsplash, sink, faucet and flooring
- Knock down popcorn ceiling texture, retexture and paint kitchen ceiling

EXCLUSIONS

This preliminary allowance excludes refrigerator, major cabinet replacement, structural changes, wall removals, major plumbing relocation, electrical panel upgrades, permit fees, concealed damage repairs, and work outside the kitchen area.

NEXT STEPS BEFORE A FORMAL QUOTE

This proposal is intended for preliminary planning and marketing purposes only and is not a binding construction contract.

Before Tide + Timber can provide a formal quote and construction agreement, an on-site walkthrough is required. Field measurements must be verified, existing conditions must be reviewed, and final material and product selections must be completed.

The allowance shown is subject to change based on final measurements, selections, trade/vendor pricing, permitting requirements, and unforeseen conditions discovered during inspection or construction.

READY AFTER CLOSING

After closing, Tide + Timber can meet with the buyer on site to confirm measurements, finalize selections, and prepare a formal construction agreement for the selected scope of work.

CONTACT

Justin Rich

justin@tideandtimberbuild.com

713-791-3455