

These are renders we had done before we started our renovations. They include adding the full Master suite across the back of the house and turning the downstairs bedroom & bathroom into a garage. We had an engineer verbally confirm that the existing structure of the current single storey section at the back of the house could support another storey being built above it. We decided not to convert the bedroom to a garage and we left the front door where it is...although that would be a very simple change!

We had a quote from a builder for the Master suite. He has done several other houses in River Oaks. He estimated \$130k for the basic build and fit out, which included the new roof, as the crest of the roof line would need to be lifted and a new back section added. It's an additional 650sq ft. On top of that would be any aesthetic enhancements/nicer fixtures and fittings. It would be a 3 month build and the rest of the house would be mostly uninterrupted.

As you can see at this point we were planning on painting the house white with black windows. We ended up reversing that color scheme, but it could easily be changed.















