

OWNER RENOVATION + RESALE CASE STUDY

792 SF Townhome | 2 Bedrooms | 1 Bathroom

PURCHASE	RENOVATION	SALE	PROFIT
\$222K	~\$29K	\$308K	~\$40K

The Opportunity

Purchased in 2021, this 792 SF townhome needed a more functional use of limited space. The renovation focused on storage, kitchen usability, flow and visual consistency while avoiding unnecessary replacement of work that was already functional.

The JAK Approach

- Gutted and redesigned the original galley kitchen, replacing the cabinetry, countertops and appliances while reworking the layout into a more functional U-shaped workspace.
- Removed the original built-in pantry, brought the refrigerator forward and installed floor-to-ceiling pantry cabinetry, incorporating corner Lazy Susans and floating shelves to maximize accessible storage.
- Removed the breakfast nook and extended the peninsula for additional prep space and everyday dining, added cabinetry and counter space beneath the window, and relocated the dishwasher to the right of the sink for a more functional layout.
- Worked around the plumbing wall that had to remain at the peninsula by carrying the stair flooring onto the living-room-facing side, visually connecting the kitchen and living areas.
- Replaced the side-by-side washer and dryer with a laundry tower, enclosed the previously open under-stair area for additional storage, replaced the carpeted stair flooring, and refreshed the existing railing with black paint. Retained already-renovated upstairs finishes where replacement did not make financial sense.



BEFORE | Original kitchen, breakfast nook and open under-stair storage



AFTER | Breakfast nook replaced with extended peninsula, refrigerator relocated with pantry cabinet

Making 792 SF Work Harder

The project was not about adding SF. It was about eliminating wasted space and making the existing footprint more useful. The redesigned kitchen gained a U-shaped work zone, substantially more counter space, better storage and integrated dining, while the laundry and stair areas were reconfigured to create additional storage within the existing home.

No wasted space. No unnecessary spending. Improvements where they create meaningful function or value.



BEFORE | Original galley kitchen with limited counter space and storage



AFTER | U-shaped kitchen with expanded work surface, storage and everyday dining



AFTER | Staircase updated and open under-stair area enclosed for storage



AFTER | Laundry tower created space for additional storage

The Result

The property was sold in 2022 for approximately \$308K after an approximately \$29K renovation investment, generating close to \$40K in profit after the broader costs of the project. The strong 2021-2022 real estate market also contributed to the resale result; the outcome should not be attributed to renovation alone.

Why This Project Matters

This project reflects the approach behind JAK Real Estate Concepts: understand how a property actually functions, identify where limited dollars and SF can have the greatest impact, and avoid improvements that do not make practical or financial sense.