

Maryland Enterprises, LLC



Maryland Enterprises LLC  
General Contracting  
Annapolis, MD 21401  
410-926-2700  
[www.MarylandEnterprises.com](http://www.MarylandEnterprises.com)

## Construction Costs in Chesapeake Bay Region

### May 2015 Update

The most frequently asked question from prospective customers is “how much will this cost.” This can be a very difficult question to answer based on the hundreds of factors that impact construction costs. Some of those factors are as follows:

1. New Home or Renovation
2. Are design, engineering and permitting costs included?
3. Empty lot or demolition of existing house
4. Material costs – lumber, concrete, commodities
5. Labor costs
6. Site conditions: slope, soils, septic system
7. Proximity to wetlands, coastline, or river
8. Style of home – complex or simple
9. Finishes – flooring, kitchens, countertops, paint, landscaping
10. Mechanical systems – energy efficiency, heating, A/C, home controls
11. Amount of finished space – walkout basements, bonus rooms

At Maryland Enterprises, we are constantly monitoring our pricing, and maintain a dozen pre-priced home packages which are updated on a regular basis. Our pricing reflects a turn-key project, starting with design and permitting, through finishes, landscaping and occupancy.

Here are some current rules of thumb that we use when discussing budget pricing:

- Basic Homes (Simple design, basic finishes) - \$225 - \$250/SF of finished space
- Mid-range Homes (Enhanced design and upgraded finishes) - \$250 - \$270/SF of finished space
- Custom Homes (Custom Design, finishes) - \$270 - \$370+/SF of finished space
- Renovations - \$225 - \$275+/SF of finished space

One of the most important questions to ask a contractor is “what is included.” Maryland Enterprises provides a highly-detailed specification with every project covering everything from the studs used to build the walls, to final paint colors and trim finishes. If you have questions about your next project, email us at [peter.ourke@me.com](mailto:peter.ourke@me.com) or call any time: 443-926-2700.