



3 | DAY
KITCHEN & BATH
SOUTHWEST ST. LOUIS

THE SW STL HOMEOWNER'S GUIDE

What to Expect When You Remodel

A guide to a kitchen or bath renovation — without the stress, the surprises, or the months of disruption.

DESIGNED FOR HOMEOWNERS IN

Webster Groves · Kirkwood · Sunset Hills
Crestwood · Glendale

AND THROUGHOUT THE SERVICE AREA

Afton · Arnold · Ballwin · Barnhart · Brentwood · Chesterfield · Concord · Creve Coeur · Des Peres · Eureka · Fenton · High Ridge ·
House Springs · Imperial · Ladue · Manchester · Maplewood · Pacific · Richmond Heights · Sappington · Shrewsbury ·
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Schedule your consultation · 314.936.4161

A NOTE FROM ONNALEE

This Community Deserves Better Renovations.

When I decided to bring 3 Day Kitchen & Bath to Southwest St. Louis, I made a decision based on something I believed: this community deserves a renovation experience that's actually designed around how people live here.

I've walked through a lot of kitchens and bathrooms in Webster Groves and Kirkwood. I know what a 1960s ranch kitchen feels like when you're trying to cook dinner with your family in the room. I know the hall bath situation in a Sunset Hills split-level. I know how much a dated master bath can make a home feel smaller than it is.

What I offer is a renovation designed to fit your life — your home, your needs, and how your family actually lives. Guaranteed pricing so there are no surprises. A dedicated crew who knows your project from start to finish. And a process designed so you never have to put your life on hold.

I'd love to come see your space.

— *Onnalee*

3 DAY KITCHEN & BATH · SOUTHWEST ST. LOUIS

START HERE

What's Inside This Guide

Most renovation projects don't go wrong during the work. They go wrong before anyone picks up a hammer — when a homeowner signs a contract before they've asked the right questions, set a realistic budget, or understood exactly what they're getting.

This guide gives you the knowledge most homeowners only get after their first renovation.



01

BEFORE YOU START

The questions, budget ranges, and pricing terms most homeowners learn the hard way.

02

OUR PROCESS

What actually happens before the crew arrives — and how the work unfolds once they do.

03

LIVING THROUGH IT

Preparing your home, your family, and your pets. Plus the hotel stay benefit.

04

YOUR CONSULTATION

The exact questions to ask at your design consultation, with room for notes.

05

SW STL SPOTLIGHT

What local knowledge looks like — neighborhood by neighborhood.

Ask These Questions Before You Sign.

Not every contractor operates the same way. The answers will tell you a great deal about who you're actually hiring.



How do you handle pricing — and what if costs go up mid-project?

A reputable contractor gives you a fixed price before the work starts and holds to it. Watch for vague language like “it depends on what we find.” That’s an open door to scope creep and surprise invoices.



Do you pull permits for this type of work?

In St. Louis County, kitchen and bath renovations often require permits — especially for electrical, plumbing, or structural changes. A contractor who skips this step leaves you holding a code violation.



Can I speak with a recent customer?

Reputable contractors offer references without being asked. If getting a name and phone number feels like pulling teeth, that tells you something.



How do you handle the unexpected — mold, water damage, old wiring?

The answer should describe a clear process for communicating with you and a defined decision point before any additional cost is incurred. You should never be billed for something you didn’t first approve.



Who will actually be doing the work in my home?

Some contractors sign the deal, then subcontract the labor to crews they’ve never worked with. Ask whether the team that shows up is employed directly by the company or brought in project-by-project.



What’s your projected timeline — and what has caused delays before?

Any experienced contractor can answer this without hesitating. “We’ve never had delays” is a red flag. “Here’s how we prevent them and what we do when they happen” is a much better answer.



What does your warranty cover, and for how long?

Get this in writing before you sign. A one-year labor warranty is a minimum. Ask specifically what happens if a tile cracks or a cabinet hinge fails six months after the crew leaves.

How to Set a Realistic Budget: St. Louis Market Ranges.

Renovation budgets vary widely based on scope, materials, and who does the work. Here's a realistic range for SW STL homeowners to plan around in 2026.

KITCHEN REMODELS

Cabinet refacing — keep the boxes, replace doors & hardware \$8,000 – \$18,000

Full kitchen refresh — new cabinets, countertops, backsplash; no layout change \$18,000 – \$35,000

Full remodel — layout changes, new appliances, premium finishes \$40,000 – \$75,000+

BATHROOM REMODELS

Single bathroom refresh — new tile, vanity, fixtures \$7,000 – \$15,000

Full bathroom remodel — gut and redo, standard finishes \$15,000 – \$30,000

Full remodel — high-end tile, custom shower, heated floors \$30,000 – \$55,000+

TWO THINGS MOVE THE NUMBER MORE THAN ANY OTHER

- 1 Whether you're changing the layout — moving plumbing or walls adds significant cost and time.
- 2 The material selections you make — tile, countertops, and cabinetry have enormous ranges at every tier.

A well-run renovation gives you a guaranteed price before work starts, so you're not managing a moving target.

Reface, Refresh, or Full Remodel?

These words get used interchangeably. They shouldn't be — they describe very different projects, prices, and timelines.

01

CABINET REFACE

Fastest · Least disruptive · Most cost-effective

The cabinet boxes stay. New doors, drawer fronts, and hardware are installed over the existing structure. This works when your layout is functional, your boxes are solid, and you want a visual transformation without a full tear-out.

02

KITCHEN OR BATH REFRESH

Where most SW STL homeowners land

The bones of the space stay — same layout, same plumbing locations. New cabinets are installed, countertops replaced, tile updated, fixtures modernized. Most homeowners who want a genuinely new-feeling kitchen or bath land here.

03

FULL REMODEL

For spaces that truly don't work

Everything is reconsidered. Layout may change. Walls may move. Plumbing may be relocated. The right choice when the space truly doesn't work — not just when it looks dated. It takes longer, costs more, and disrupts your home more.

THE HONEST QUESTION TO ASK YOURSELF



Is my kitchen or bath ugly — or does it actually not work? If it's ugly, a refresh almost certainly solves it. If it genuinely doesn't function well, a fuller remodel may be worth it.

What “Guaranteed Pricing” Actually Means.

Two contractors can quote the same project and mean completely different things. Here's the difference — and why it matters.

THE COST-PLUS MODEL

You get an estimate — then you're billed for whatever the actual materials and labor cost, plus the contractor's markup. Your final invoice is whatever it turns out to be.

You carry the financial risk.

GUARANTEED PRICING

A fixed contract price is agreed before the first day of work — and it doesn't change unless you actively choose to add something. If materials cost more than anticipated, that's the contractor's problem. If a task takes longer, that's absorbed — not invoiced back to you.

The contractor carries the risk.

WHY IT MATTERS FOR SW STL HOMEOWNERS

Guaranteed pricing turns a renovation from an open-ended financial commitment into a predictable home improvement decision. You know what you're paying before you say yes.

What Happens Before the Crew Arrives.

The process is designed differently — from the ground up — so that by the time the crew arrives at your home, everything is already in place to move without waiting. Nothing about the work is cut short; the waiting is simply engineered out.

01

THE DESIGN CONSULTATION — IN YOUR HOME

Onnalee visits, walks the space with you, takes measurements, and learns how you actually use the room — not just how it looks. No two kitchens in Webster Groves are exactly alike, and the design accounts for your cabinets, ceiling height, window placement, and how your family moves through the space.

02

MATERIAL SELECTION — WITH GUIDANCE

You choose your cabinets, countertops, tile, hardware, and fixtures with guidance — not alone in a showroom feeling overwhelmed. Every selection is confirmed before a single item is ordered.

03

PRE-STAGING & ORDER CONFIRMATION

All materials are ordered, received, and verified before your project is scheduled. When the crew shows up, nothing is on backorder. Nothing is waiting to ship. The job is fully ready to go.



THE PRE-WORK IS THE SECRET

Most renovation delays happen because something wasn't confirmed, ordered, or delivered before the crew needed it. By the time your window is scheduled, that problem set has already been solved.

How the Work Unfolds.

1

PREP

STRUCTURE FIRST

The crew arrives early morning. The space is prepped: appliances moved or protected, existing cabinets carefully removed, the room staged for installation. Structural work is completed and the new cabinet boxes go in.

2

SURFACES

THE ROOM TAKES SHAPE

Countertops, tile work, and backsplash installation. Hardware is fitted. Appliances are returned to position or set for connection. This is usually the moment homeowners see the space click into place.

3

FINISH

THE WALK-THROUGH

Fixtures are connected, final trim installed, grout finished, everything inspected. The crew cleans the space. You do a walk-through with Onnalee before they leave — any snags are addressed before the job is called done.

WHAT “DONE” ACTUALLY MEANS

When the job is called complete, the space is fully functional and ready to use:

- ✓ All cabinets installed, aligned, and operating correctly
- ✓ Countertops set and sealed
- ✓ Backsplash and tile grouted and finished
- ✓ Fixtures and hardware installed and functioning
- ✓ The space cleaned — all construction debris removed

NOT INCLUDED IN A STANDARD SCOPE

Appliance purchase and delivery, painting the walls, or work outside the defined project scope. Anything beyond the agreed scope is always discussed with you before it happens.

Why One Dedicated Crew Makes a Difference.

THE TRADITIONAL WAY

Different trades come and go on different days. A plumber on Tuesday, an electrician on Thursday, a tile crew the following week. The homeowner spends weeks managing access, answering the door, and wondering where things are in the sequence.

THE DEDICATED-CREW WAY

One dedicated crew handles your project from start to finish. They already know the plan. They don't re-learn the space each time. Coordination happens within the same crew — not across a communication chain. And when you have a question, there's one person to ask.

It's also simply less disruptive to your home. Focused, dedicated work is a different experience than weeks of intermittent presence.



The Part Nobody Talks About.

The design appointment is exciting. The finished photos are what everyone talks about. What people rarely discuss is the actual experience of having a crew work in your home. This page is for that.

HOW TO PREPARE YOUR HOME BEFORE THE CREW ARRIVES

- ☐ **Clear the workspace completely.**
Remove everything from cabinets and drawers in the rooms being renovated. Don't leave it for the morning — do it the day before.
- ☐ **Create a clear path.**
Materials and equipment come in through your front or back door. Keep a clear walking path from the entry to the work area.
- ☐ **Protect what you care about.**
Move fragile items, family photos, and anything breakable in adjacent rooms to a safe location.
- ☐ **Plan for the space to be unavailable.**
The hotel stay removes this problem entirely. If you're staying home: cook in the microwave, use a cooler for perishables, and set up a coffee station elsewhere.
- ☐ **Set up a clear point of contact.**
Know who on the crew to reach if you need to step out. Have Onnalee's number saved.

YOUR FAMILY (AND PETS) DURING THE RENOVATION

FOR PETS

Dogs and cats should not be in the work area. The simplest plan: they join the family on the hotel stay. Staying home instead? Arrange a sitter or keep pets in a closed room well away from the work.

FOR CHILDREN

The hotel stay is the easiest answer for kids — no noise, no dust, no work area to keep them out of. If you're home, designate a room that stays off-limits to the crew as the family's base.

FOR YOURSELF

You don't have to live around a renovation. The hotel stay exists so you can step away entirely and come home to a finished space. Prefer to be home? Set up a spot where you can work, rest, and be away from the noise.

The Hotel Stay Benefit.

For homeowners who'd rather step away entirely, 3 Day covers a hotel stay for your family during the renovation. You leave the mess, the noise, and the disruption behind — and come home to a finished space.

WHAT IT COVERS

Hotel accommodations for your family during your renovation window.

WHO IT'S FOR

Homeowners who want to completely remove themselves from the construction experience — no working around the crew, no figuring out coffee at 7 AM.

WHY WE DO IT

Homeowners shouldn't have to put their lives on hold to renovate. The hotel benefit is that belief in practice — not a perk.

Complimentary · Arranged for You · Zero Stress

WHEN YOU COME HOME

The First Walk-Through Matters.

Take your time. Open every cabinet. Test every drawer. Run water at every fixture. Turn on the range. Look at the grout lines, the backsplash edges, the way the countertop meets the wall — from the places you normally use the space.

If anything is off — a drawer that sticks, a tile that looks crooked — that's the time to note it. The final walk-through is designed for exactly this moment, and nothing should feel awkward to mention.

Once you're satisfied, the job is done. And the space is yours.



Hotel partner, arrangements, and coverage details are confirmed at your consultation.

Your Consultation Checklist.

Your in-home consultation with Onnalee is where your project gets designed and your budget gets confirmed. Come prepared — these questions will help you leave with answers, not more questions.

- ☐ **What does the full scope of this project include — and what's not included?**
Notes _____
- ☐ **What is the guaranteed price? What would cause that number to change?**
Notes _____
- ☐ **What specific materials am I choosing from? Where are they sourced?**
Notes _____
- ☐ **How long will material selection take before the project can be scheduled?**
Notes _____
- ☐ **What is the realistic timeline from today to project completion?**
Notes _____
- ☐ **How does the hotel stay work for my project — and how do I arrange it?**
Notes _____
- ☐ **Who will be the crew lead on my project? Will I meet them before work begins?**
Notes _____
- ☐ **What does the warranty cover, and how do I reach you afterward?**
Notes _____
- ☐ **Are there aspects of my space that could affect the project, timeline, or price?**
Notes _____
- ☐ **What do you need from me before and during the work?**
Notes _____

What to Look For in the Rendering Presentation.

Before anything is built, you'll see your new space in a rendering. Here's how to review it like someone who's done this before.

01

LOOK AT PROPORTIONS FIRST, NOT FINISHES

Does the layout feel right? Is there enough counter space? Do the cabinet heights work with your ceiling?

02

IMAGINE YOURSELF IN THE SPACE

Where do you stand when you cook? Where do your kids sit when you're in the kitchen? Does the rendering show a space that works for how you actually live?

03

PAY ATTENTION TO WHAT YOU DON'T SEE

If something you expected isn't in the rendering — a shelf, a drawer configuration, a specific material — ask about it.

04

ASK ABOUT ALTERNATIVES

If a material or color isn't quite right in the rendering, say so. The design stage is the right time to explore alternatives.

The design stage is where changes are easy. Speak up early, ask about anything, and don't approve a rendering you have questions about.

Your Neighborhood, By Name.

Southwest St. Louis has its own character — architecturally, geographically, and in the way people live in their homes. Here's what local knowledge actually looks like, neighborhood by neighborhood.

—WEBSTER GROVES

Predominantly mid-century and early postwar builds — ranches, cape cods, and two-story colonials from the 1940s–60s. Kitchens were designed for a different way of living: smaller footprints, limited storage, layouts that didn't anticipate a second cook. Many have original cabinetry that's structurally sound but visually dated — a cabinet refresh frequently transforms a Webster Groves kitchen without touching the layout at all.

—KIRKWOOD

Older and more varied housing stock — some homes date to the late 19th century, with bungalows and craftsman-style houses alongside postwar ranches. Kitchens tend to be compartmentalized. The most common request: opening sightlines, adding storage, and modernizing finishes untouched since the 1980s. Plumbing and electrical in older Kirkwood homes occasionally surface unexpected work during renovation prep.

—SUNSET HILLS

Homes skew larger, built primarily in the 1960s–80s — a sweet spot for renovation: enough kitchen and bath space to matter, but not so old that the bones are unpredictable. Many Sunset Hills homeowners are doing their first major renovation of a home they've lived in for 15+ years — finally updating a kitchen that was functional but never quite right.

—CRESTWOOD

Ranches and split-levels from the 1960s and 70s. The bath is often the driving need: outdated hall baths, dated guest baths, and master baths never updated with the rest of the house. A dated master bath here typically means a tub that doesn't get used, a vanity that's too small, and tile that belongs in a different decade.

—GLENDALE

A small enclave of mid-century architecture — compact lots, well-maintained homes, and a community that invests in its properties. Glendale kitchens often have personality: original tile, vintage fixtures, thoughtfully designed layouts. The common request is updating finishes while respecting the character of the home — not stripping it and starting over.

ALSO PROUDLY SERVING

Affton · Arnold · Ballwin · Barnhart · Brentwood · Chesterfield · Concord · Creve Coeur · Des Peres · Eureka · Fenton ·
High Ridge · House Springs · Imperial · Ladue · Manchester · Maplewood · Pacific · Richmond Heights · Sappington ·
Shrewsbury · South St. Louis City · St. Albans · Town & Country · Valley Park · Wildwood

Common Challenges in SW STL Homes.



RANCH HOUSE KITCHEN LAYOUTS

Single-story ranches were built with galley or U-shaped kitchens at the back of the house — functional, but disconnected from the living areas. The question is always whether the wall to the dining or living room is structural, and whether opening it up is worth the added scope and cost.



MID-CENTURY BATHROOM TILE

Original tile — pink, seafoam, black-and-white hex — was set on a mortar bed, thicker and denser than modern backer board. Removing it is more involved than removing tile set in the last 30 years. Factor that into your scope conversation.



1960s KITCHEN CABINETS

Often solidly constructed but significantly out of date. The boxes are frequently in excellent condition — good candidates for refacing. The question a contractor should ask: are the boxes square, plumb, and solid? If yes, refacing is legitimate. If they've shifted or swelled, replacement makes more sense.



OLDER PLUMBING & ELECTRICAL

In homes built before 1970, finding galvanized steel water lines or knob-and-tube wiring behind kitchen and bath walls is not unusual. A reputable contractor tells you immediately, stops, and explains what was found and what it means — before any additional work or cost.

WHY LOCAL KNOWLEDGE MATTERS

A national remodeling company treats every market the same. A local team has done enough projects in Webster Groves, Kirkwood, and Sunset Hills to know the house at the end of a tree-lined street probably has galvanized plumbing and a floor that's not perfectly level. They price accordingly, plan accordingly, and don't treat a problem they should have anticipated as a surprise they pass on to you.

For Onnalee and the 3 Day SW STL team, this territory isn't just a market — it's the community they're building a business in. That creates a different kind of accountability.

BEFORE YOU GO

Why Homeowners Choose 3 Day SW STL.



GUARANTEED PRICING

A fixed contract price before work begins — and it doesn't change unless you actively choose to add something.



ONE DEDICATED CREW

The same team handles your project from start to finish. One plan, one crew, one person to ask.



THE HOTEL STAY

Step away entirely and come home to a finished space. Complimentary, arranged for you, zero stress.

Schedule your consultation today.

Your design consultation is a conversation — not a sales pitch. We'll look at your space together, talk through what's possible, and give you a clear picture of what this project would look like before you commit to anything.

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THE STUDIO

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