

◀ \$70,000 Scarsdale, New York

Carol DeBear of DeBear Designs in Scarsdale, New York, didn't skimp when designing this \$70,000 Westchester space. The fact that the homeowners had purchased their 48-inch stainless-steel Sub-Zero refrigerator helped, but careful planning was the key.

"You can work better on a budget with a kitchen than with other rooms because you know all the things that go into it," says DeBear.

Once the contractor price was established, she doubled it—her rule of thumb—to see what realistically could be allocated for the cabinetry,

appliances and accessories. A large portion of the remaining money (about 30 percent) was invested in the custom cherry cabinetry from Studio Marchand. To contrast the woodwork, blue glass tiles from Waterworks and matching aqueous pendants from Tech Lighting were installed.

An Asko dishwasher, a Fisher & Paykel cooktop, Dacor double ovens as well as a wine cooler complete the kitchen. DeBear's math skills were on point, but she gives credit to her clients who kept a diligent spreadsheet. Organization certainly pays off.



▲ \$48,000 Upper West Side, New York

When you're a "flipper"—someone who buys apartments, renovates them and sells them for a profit—you need an architect who understands your goals. That's what the buyer of a West 79th Street apartment found in Erica Broberg, principal of Erica Broberg Architect in East Hampton.

"This client approaches her renovations thinking, 'What am I putting in it, and what am I getting out of it?'" the architect explains. "She sees it as an investment."

The bulk of the budget, just under \$30,000, was spent on replacing the inexpensive particleboard cabinetry with solid plywood pieces. From prior flipping experience, the client had learned that a

high-quality choice in cabinetry garners better bids from prospective buyers because it's the backbone of the kitchen. Broberg asked her husband, designer and frequent collaborator, Scott Smith of Smith River Kitchens, also in East Hampton, to create the centerpiece of the design: a two-tone palette of off-white and cherry cabinetry.

The client saved money by selecting reasonably priced commercial-looking appliances. That was a wise decision since higher-end models wouldn't have increased the value of the small apartment. But the renovation did. Broberg says the update added to the success of her client's flip: The apartment recently sold for a significant profit. □