

The background features a white lamp with a glass base on the right, a stack of books on the left, and a textured, light-colored surface at the bottom. The text is centered within a white rectangular frame.

# FURNITURE BUDGET GUIDE

What Does It Cost to Furnish  
Your Home?

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INTERIORS BY KARYN

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# WELCOME

*to Interiors by Karyn*



Hello! I'm Karyn, I'm the lead designer and founder of Interiors by Karyn.

Each space and each client are different, and I love to create unique one-of-a-kind homes that aren't just cookie cutter designs. I never repeat designs but instead I work to discover the right combination for your home. Your design is as unique as you and your family.

When planning your space, it's important to plan and understand what your investment will be. The following pages will help you understand how much it really costs to furnish a room with everything you need. There are three price points – Low, Mid and High for each room in the home, as well as the pros and cons of buying at each price point.

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## Furniture Pricing

## This Guide

There are dozens of factors that go into the pricing of furniture. Don't be fooled by just the aesthetics. While a less expensive sofa may look the same as a more expensive version, there are factors involved that may not be obvious.

It's important to understand what differentiates these pieces. Start by asking questions about the construction. A sofa can be bench made, meaning it's crafted by hand. This guarantees a higher quality of construction versus a factory made sofa.

What's inside the sofa or chair matters as well. High density foam is often found in more expensive upholstered goods. This will bounce back into shape for years whereas a lower density foam will crush and lose its shape sooner.

These are just a couple of the questions you want to ask before purchasing furniture.

This guide is meant to give you a ballpark idea of what things cost. It isn't meant to be an exact quote for any furniture that will be sourced for your project.

As your project unfolds, our team will source for you based on your individual needs, lifestyle and budget.

The purpose of this guide is to acquaint you with some numbers so you can begin to compile a realistic budget. This is a guideline of what to expect.

If you have any questions while you read through these numbers, feel free to reach out. We're always happy to help you understand the confusing world of furniture.

This guide is for personal estimation purposes only. All projects are different and require formal quotes from the professionals involved.

# THE PROS & CONS

*of each price point*

“Why does a sofa cost so little at one store and so much at another?” This is a common question that designers get asked often. The other thing we hear is “It's so hard to buy furniture now. Why is it so complicated?”

The reason is that there are so many options that didn't exist in the past.

Remember when there were 2 furniture stores in town and you bought everything from them? Now there are hundreds of options and the range of price and quality is immense. Offshore manufacturers are producing goods that are cheap and cheerful while local, custom workrooms are busier than ever with high end clients looking to have the perfect piece made to their exact specifications. So how do you know where to begin?

On the following pages are the pros and cons of each price category along with a reference guide to what price you can expect to pay for each piece.



# THE PROS & CONS

*of buying low*

## LOW - PROS

**COST** - The biggest reason people shop in this category is price. It's extremely reasonably priced. This is perfect if you're just starting out or have little kids. You don't need to worry about little fingers with sticky applesauce quite as much when you've spent less.

**COLOR AND STYLE** - What these pieces lack in quality, they make up for in colour and pattern. They are fun and they are almost always on trend.

## LOW - CONS

**QUALITY** - This is the most common complaint. Quality is often poor. This is the story of legs falling off chairs, tables that wobble and bookcases with no back. But it's not a surprise so that's the bright side.

**ENVIRONMENTALLY UNFRIENDLY** - Since these pieces are not made to last they end up in landfill so if that's a big consideration for you, maybe you need to avoid the low category while shopping.

**IMPORTED** - These lower priced pieces are almost always made in Asia. Retailers are buying them by the crate or the boat load. People are increasingly looking for products made in their home country and these do not fit that bill.

# THE PROS & CONS

*of buying mid*

## MID - PROS

**OPTIONS** - Selection is vast. This is a big category for retailers as they know this is where a large number of shoppers spend their money so you are going to have a ton of selection.

**SEMI CUSTOM** - You can often get the look of a higher end piece just by adding some custom options ie nailhead trim, down filling, etc.

**FLOOR MODELS** - Some retailers sell pieces off the floor so it eliminates the lengthy wait for another piece to arrive. The showroom floors are typically stocked with mid-priced furniture so you may luck out.

## MID - CONS

**QUALITY** - It can be hit and miss. You have to ask questions about construction and quality to really understand what we're buying. Try to do a bit of homework about the materials used and educate yourself before you start shopping.

**PRICE** - There are lots of instances where a manufacturer is marketing their poor quality work to mid-priced retailers. You do NOT always get what you pay for. Just because something is expensive doesn't mean it's well made.

**UPSELLING** - There are more add-on options that cost extra and with every added cost you might be adding hundreds of dollars to the total cost. Be careful to ask about all charges for add ons before you agree to it.



# THE PROS & CONS

*of buying high*

## HIGH - PROS

**CUSTOM OPTIONS** - Almost always custom or semi-custom (semi-custom means you work with the style and change 1 or 2 elements. Maybe you select a sofa and can choose your fabric and leg stain).

**QUALITY** - Materials used are high quality and usually sourced and/or built within North America. Frames are made of solid wood, foam is better quality to prevent sagging. Lots of attention to small details.

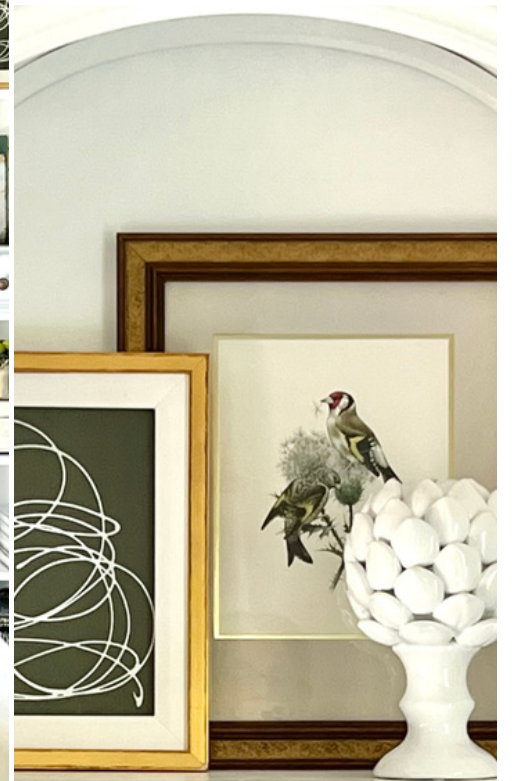
**LONGEVITY** - Pieces are built to last. This is an investment piece that you should plan to have for a long time.

## HIGH - CONS

**PRICE** - These pieces are often price prohibitive for many people.

**TIMELINE** - Due to the hand made nature of many of these pieces, it can take several months (not including delays) before you receive your piece.

**COMMITMENT** - It's pretty disheartening to change your mind about a piece a year after you purchased it. Given the cost and time involved, this is for people who are clear on their style and know they will still love the pieces in 10 years.





# LIVING ROOMS

LOW

MID

HIGH

Sofa	\$2000	\$3500	\$5000+
Loveseat	\$1800	\$2600	\$3600+
Sectional	\$3500	\$6000	\$7000+
Arm Chair	\$1800	\$2200	\$3300+
Side Chair	\$1300	\$2000	\$3000+
Ottoman	\$500	\$900	\$1200+
Upholstered Bench	\$800	\$1400	\$2000+
Coffee Table	\$800	\$1500	\$2500+
Side Table	\$500	\$900	\$1300+
Media Storage	\$900	\$1500	\$3000
Console Table	\$850	\$1500	\$3000+
Large Area Rug	\$1500	\$2500	\$3500 +
Art	\$1500	\$2500	\$5000 +
Table Lamp	\$250	\$500	\$750+
Floor Lamp	\$400	\$1500	\$2500 +
Bookcase/Display	\$1350	\$1750	\$2000+
Accessories	\$750	\$1500	\$3000+
Throw Pillows (per pillow)	\$150	\$300	\$600+

This guide is for personal estimation purposes only. All projects are different and require formal quotes from the professionals involved.



# DINING ROOM & KITCHEN

LOW

MID

HIGH

Dining Table	\$2000	\$3500	\$6000+
Dining Chair - Head Chair	\$600	\$1600	\$2600+
Dining Chair	\$600	\$1600	\$2600+
Buffet	\$1800	\$2200	\$5000+
Bar Cart	\$800	\$1200	\$2000+
Area Rug	\$900	\$1500	\$2500+
Kitchen Dining Table	\$800	\$1400	\$2000+
Kitchen Chairs	\$500	\$1000	\$2000+
Bar/Counter Stools	\$500	\$900	\$1300+
Dining Room Chandelier	\$900	\$1500	\$3000
Kitchen Chandelier (Table)	\$650	\$1000	\$2000+
Kitchen Pendant (Island)	\$650	\$1000	\$2000 +
Dining Room Wall Sconces	\$500	\$1000	\$1500 +
Artwork	\$500	\$900	\$1250+
Mirror	\$400	\$1500	\$2500 +
Accessories	\$500	\$950	\$1500+

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# BEDROOMS

LOW

MID

HIGH

King Bed	\$2000	\$4000	\$5500+
Queen Bed	\$1800	\$2500	\$4000+
Twin Bed	\$1000	\$1400	\$2000+
Bunk Bed	\$1600	\$2500	\$3000+
Mattress - Queen	\$1000	\$1500	\$2500+
Bedding - Duvet + Duvet Cover, Sheets	\$500	\$750	\$1200 +
Pillows (4)	\$200	\$400	\$750 +
Throw Pillows (4)	\$200	\$400	\$1000 +
Nightstand	\$500	\$1000	\$2000+
Dresser	\$700	\$1200	\$3000+
Accent Chair	\$500	\$1200	\$2400+
Ottoman	\$500	\$900	\$1200+
Ceiling Light Fixture	\$500	\$1000	\$2500+
Table Lamp	\$200	\$500	\$750+
Wall Mirror	\$350	\$600	\$1000+
Full Length Mirror	\$450	\$750	\$1500 +
Rug	\$1000	\$2000	\$3500 +
Accessories & Art	\$1000	\$2500	\$5000 +
Upholstered Bench	\$800	\$1400	\$2000 +

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# HOME OFFICE

LOW

MID

HIGH

Desk	\$1200	\$2500	\$3000+
Desk Chair	\$550	\$1250	\$3000+
Bookcase	\$1500	\$2500	\$3000+
Storage Unit	\$1000	\$2500	\$3500+
Credenza	\$1000	\$1700	\$2500+
Storage Baskets	\$300	\$750	\$1000+
Desk Accessories	\$1000	\$1500	\$2000+
Decorative Accessories	\$1000	\$1500	\$2000+
Accent Chair	\$500	\$1200	\$2400+
Rug	\$800	\$1500	\$3500+
Table Lamp	\$150	\$500	\$750
Task Lamp	\$150	\$350	\$750+

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## WINDOW TREATMENTS

	LOW	MID	HIGH
Custom Curtains (per panel)	\$1000	\$1500	\$2000+
Pre-Made Curtains (per panel)	\$400	\$750	\$1000+
Wood Blinds (per window)	\$200	\$450	\$600+
Roman Shades (per shade / custom)	\$350	\$1000	\$1750+
Woven Wood Shades	\$250	\$550	\$750+
Drapery Hardware (per window)	\$200	\$450	\$700+

## LABOR, STORAGE & SHIPPING

### AVERAGE RANGE

Furniture Assembly / Handyman Help	\$50-100 per hour
Freight / Shipping Fees	Average 15%
Receiving & Storage Fees	Average \$100 / item / month
Paint General Labour	\$750 - \$2500 per room
Wallpaper General Labour	\$2000 - \$3000 per room

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## *contact*

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### Email

Email anytime with  
questions



### Response Times

Monday to Friday  
9:00AM - 4:00PM

# THANK YOU!

Thank you for your interest in my services. It is my pleasure to be considered for such an important event in your life.

If you have any questions related to this guide, please reach out.

I am always happy to hear from you and answer all of your questions.

Sincerely,

*Karyn Heard*

THE PRINCIPLES OF  
PRETTY ROOMS Phoebe Howard

NATALIE WALTON STYLE THE ART OF CREATING A BEAUTIFUL HOME

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