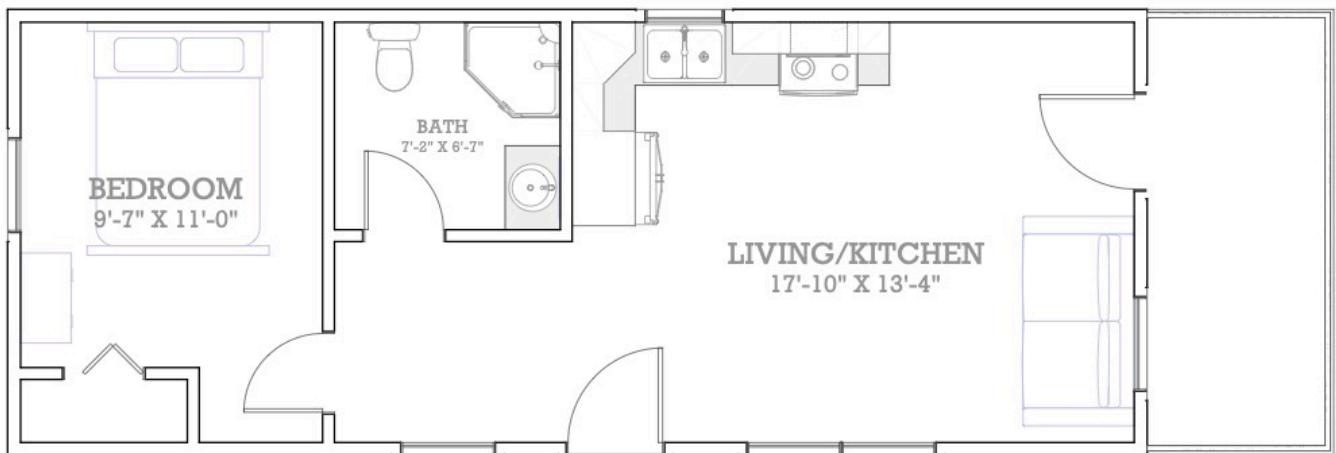


# 1 bed 1 bath 14x40 Shed-to-Home Conversion Cost Guide



LIVING AREA  
504 SQ FT

DYI Finish-Out Estimate: \$28,570-\$48,570

Hired Out Estimate: \$66,000-\$98,000+

# 1 bed 1 bath 14x40 Shed-to-Home Conversion Cost Guide

## Floor Plan:

1 Bed / 1 Bath • 504 sq ft Living Space  
4' Front Porch

## Shell Price:

\$13,700 - \$22,200



## What Classic Buildings Can Offer

- 4 Walls, Roof, Floor of Building (shell)
- Spray Foam Insulation
- Basic Electrical
- Studded Interior Walls

*Anything outside of these options will be up to the customer to take care of.*

## DIY Finish-Out (No Construction Loan)

**Interior Materials (Insulation, Electrical, Plumbing, Fixtures, Trim, etc.):** \$15,000–\$22,000

**Pier Foundation\*not required (by Classic Buildings):** \$4,570

**Shell (by Classic Buildings) :** \$13,700 - \$20,000

**Total Estimated Cost:** \$28,570–\$48,570

**Timeline:** Move-in within 1–2 weeks (or at your pace)

**Pros:** Most affordable; full control

**Cons:** Time-intensive; requires inspections in many areas



## Partial DIY with Construction Loan

**Interior Materials & Labor (Hybrid DIY & Contractors):** \$25,000–\$37,000

**Crawl Space or Pad Foundation:** \$9,000–\$18,000

**Shell:** Starting at \$20,000

**Total Estimated Cost:** \$54,000–\$75,000

**Timeline:** 6-12 months

**Pros:** Flexibility to save cost with DIY

**Cons:** Subject to lender & code requirements

## Fully Hired-Out (General Contractor)

**Turnkey Interior Finish (Professional Contractor):** \$37,000–\$60,000+

**Foundation:** \$9,000–\$18,000+

**Shell:** \$20,000+

**Total Estimated Cost:** \$66,000–\$98,000+

**Timeline:** 9–12 months (may vary)

**Pros:** Stress-free; high-quality finish

**Cons:** Most expensive route

**Cons:** Subject to lender & code requirements



## Additional Costs (Not Included Above)

These vary by property and location:

**Land:** Avg. \$5K–\$20K per acre in rural Missouri

**Excavation/Site Prep:** \$1,500–\$3,500

**Septic System:** \$5,000–\$12,000

**Water (Well or Tap Fee):** \$3,000–\$10,000

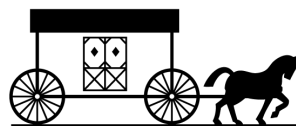
**Electric Hookup:** \$2,000–\$7,000

**Permits/Inspections:** \$1,000–\$5,500

Finish Option	Interior Finish	Foundation	Shell	Total Estimate	Timeline
DIY	\$15K-\$22K	\$4K-\$8K	\$14K-22K	\$28K-\$48K	1-2 weeks+
Partial DIY + Loan	\$25K-\$37K	\$9K-\$18K	\$20K+	\$45K-\$75K	3-6 months
Fully Hired Contractor	\$37K-\$60K	\$8K-\$12K	\$20K+	\$66K-\$96K+	6-12 months



LIVING AREA  
504 SQ FT



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