

Older homes in Woodland Hills have a particular charm. You get mature trees, established neighborhoods, and often more generous lot sizes than newer developments. You also get original plumbing, aging electrical, quirky floor plans, and materials that have endured several Southern California earthquake cycles.

If you are looking at a major remodel, you are really asking two questions. First, how much will this cost in Woodland Hills, where labor and material prices track the greater Los Angeles market. Second, what does it take to do it right so you are not revisiting the same issues in five years.

This guide walks through realistic cost ranges, timelines, and hiring practices from the perspective of someone who has actually shepherded older homes through full updates in the Valley.

The starting point: what kind of “older home” do you have?

Costs in Woodland Hills vary less by zip code and more by the home’s condition and construction era. I see three common scenarios.

Some homes from the 1950s and 1960s still have their original floor plans but have had partial cosmetic updates. These might have newer flooring and paint but original galvanized plumbing or an outdated electrical panel. Remodels here tend to reveal hidden issues once walls open up.

Others from the 1970s and 1980s may have had a first round of remodeling in the 1990s or early 2000s. You might be undoing tile countertops, oddly built soffits, or poorly planned additions. Work here is often about correcting prior shortcuts and bringing the home up to current energy and seismic standards.

Finally, there are homes that have never been seriously updated. These can be delightful to transform, but they are also the projects where the contingency budget really matters. Knob and tube wiring, unreinforced masonry, undersized foundations, and code surprises are common.

Before you ask how much a Woodland Hills general contractor charges, get clear on which category your home falls into and how deep you want the renovation to go. That scope drives everything.

How much does a Woodland Hills general contractor charge?

Most reputable Woodland Hills general contractors charge in a way that combines three pieces: labor, subcontractors, and a markup for overhead and profit. You will see this expressed either as a detailed cost plus contract with a fee, or as a fixed price that already bakes everything in.

For large remodels, typical markup on labor and subcontractors in this area runs in the 15 to 25 percent range. Highly specialized firms or boutique design build teams can go higher, especially if they handle architecture and interior design in house. Smaller contractors who operate with lower overhead sometimes come in under 15 percent, but you usually feel that in project management, communication, or speed.

You may also see cost per square foot estimates when you are still early in planning. For a major remodel of an older home in Woodland Hills, including kitchen, bathrooms, systems upgrades, and significant interior changes, ballpark numbers often run:

- Light to moderate interior remodel: roughly 150 to 250 dollars per square foot.
- Heavy remodel with structural work: roughly 250 to 400 dollars per square foot.

Those numbers are guides, not quotes. Steep hillside lots, difficult access for deliveries, high end finishes, and extensive engineering can push costs beyond the upper range.

Kitchen remodel costs with a Woodland Hills general contractor

People often start with the kitchen, and with good reason. It is usually the most labor intense room and the space that most obviously dates a home.

For a Woodland Hills kitchen remodel with a licensed general contractor, a realistic range for a standard sized kitchen (say 150 to 250 square feet) looks like this:

Basic to midrange update, keeping the same layout, refinishing or replacing cabinets with stock or semi custom boxes, quartz countertops, modest tile, and standard appliance locations, typically falls in the 60,000 to 90,000 dollar range. This assumes the underlying plumbing and electrical are in decent shape and do not need full replacement.

Mid to upper range remodel, with layout changes, new lighting plan, semi custom or fully custom cabinetry, upgraded appliances, and improved storage solutions, tends to land between 90,000 and 150,000 dollars. In older Woodland Hills homes, this is common, because original kitchens were often closed off and under lit.

High end custom kitchen remodels, especially in larger homes south of Ventura Boulevard or in view properties, can go from 150,000 dollars into the 250,000 dollar range if you add items like full height custom cabinetry, luxury appliances, reconfigured windows or doors, and structural work to open walls.

Those costs also depend heavily on what you find behind the walls. If your home still has original wiring or undersized electrical service, you may need panel upgrades and new circuits to handle induction cooktops, dedicated appliance circuits, and modern lighting. It is not unusual for an older kitchen to add 10,000 to 25,000 dollars in unplanned electrical and plumbing upgrades once demolition starts.

How much does a bathroom remodel cost in Woodland Hills, CA?

Bathrooms seem simple, but in older homes they often hide the worst water damage. Leaky pans, outdated vents, and aging cast iron or galvanized drains are very common.

For a typical hall or guest bath around 40 to 60 square feet, with a Woodland Hills general contractor, expect something like:

Basic to midrange bathroom remodels generally fall between 25,000 and 40,000 dollars. This would cover a new tub or shower system, tile, vanity, toilet, lighting, and ventilation, within the existing footprint.

Higher end or more complex bathrooms, such as primary suites with larger showers, double vanities, custom tile work, and upgraded finishes, usually sit between 40,000 and 70,000 dollars. Add heated floors, complex glass configurations, or moving plumbing walls, and the range can stretch higher.

If the home is quite old or previous work was unpermitted, expect additional costs for reframing around the wet area, replacing old cast iron or galvanized waste lines, improving insulation, and correcting improperly vented fans. In many older Woodland Hills homes, something as simple as correcting undersized or corroded drains can add 5,000 to 10,000 dollars or more.

Whole home renovation costs in Woodland Hills

When you start combining kitchens, bathrooms, flooring, windows, insulation, and layout changes, you move into whole home renovation territory. Homeowners often assume they can simply add up line item remodel costs, but there are efficiencies and also shared costs in large projects.

For a full interior remodel of an older home in Woodland Hills, including most spaces, typical ranges look roughly like this for planning purposes:

A modest 1,500 to 2,000 square foot home, with comprehensive interior updates but limited structural changes, often lands between 250,000 and 450,000 dollars.

A larger 2,000 to 3,000 square foot home, especially with multiple bathrooms and a more extensive kitchen overhaul, can run between 400,000 and 750,000 dollars.

If you are essentially gutting the home, moving walls, reworking major systems, replacing windows and doors, and upgrading exterior finishes, numbers can climb into the 750,000 dollar and up range, depending on square footage and finish level.

Those ranges account for current Los Angeles area labor and material costs. If someone quotes you significantly less for a similar scope, dig deeply. It might mean they are leaving out necessary work, planning to use unlicensed subs, or assuming minimal code compliance. All three are red flags.

Is a permit required for home remodeling in Woodland Hills, CA?

Yes, for most significant remodeling work in Woodland Hills, a permit is required. Woodland Hills is part of the City of Los Angeles, so your permitting authority is the Los Angeles Department of Building and Safety.

You generally need permits for structural changes such as moving or removing walls, changes to the roof structure, any new additions, and most exterior work. You also need permits for new or relocated electrical, plumbing, and mechanical systems, panel upgrades, major window and door changes, and significant alterations to decks and retaining walls.

Purely cosmetic work like interior painting, replacing flooring with similar materials, or swapping out non structural cabinetry without touching electrical or plumbing may not require permits, although there are exceptions.

A trustworthy Woodland Hills general contractor will tell you upfront what needs to be permitted and will include permit costs, plan check fees, and any required engineering in your budget. For a whole home remodel, permit and related professional fees can easily total from a few thousand dollars into the tens of thousands, depending on how complex the project is.

Working without required permits can affect resale value, insurance claims, and safety. In older homes, it also means you are missing an opportunity to bring hidden systems up to current codes.

How long does a home remodel take in Woodland Hills, CA?

Timelines vary, but older homes in Woodland Hills tend to take longer than newer tract homes because of discovery work and corrections. As a rough guide, assuming you have plans and permits in place:

A single kitchen or bathroom remodel might take 8 to 14 weeks of active construction, assuming no major structural surprises.

A combined kitchen plus multiple bathrooms plus finish updates across the home can stretch from 4 to 8 months, depending on scope, inspections, and how quickly you can make decisions on finishes.

A whole home remodel with structural changes might run 6 to 12 months or more, particularly if work scopes expand once walls are opened or if the home remains occupied.

Local factors also affect timing. Inspections in Los Angeles can require some scheduling lead time, and certain specialty trades are in high demand. Many Woodland Hills homes sit on hillside or flag lots that are harder to access, and that slows material handling.

If anyone tells you they can fully remodel an older Woodland Hills house in six weeks, be cautious. It usually means a superficial cosmetic job or work that ignores permits and inspection schedules.

How much should you pay upfront to a Woodland Hills general contractor?

This is one of the most important questions you can ask. In California, for most home improvement projects, state law limits the initial down payment to the lesser of 10 percent of the total contract price or 1,000 dollars. After that, progress payments must be tied to specific, verifiable milestones in the contract.

A trustworthy contractor in Woodland Hills will follow that rule and will structure their payment schedule around completed phases, such as demolition, rough framing and trades, insulation and drywall, cabinets and tile, and final finish. You should never be paying far ahead of work performed.

If a contractor asks for a large lump sum before starting, or wants you to pay for all materials upfront, move on. In my experience, most serious financial issues and jobsite disappearances start with overly front loaded payment plans.

Also verify that your payments are going to the licensed entity on the contract, and ask how they handle lien releases from subcontractors and suppliers. You want a clean paper trail so no one can come back later claiming nonpayment for work you already funded.

What should you look for when hiring a Woodland Hills general contractor?

Price gets attention, but the real value is in reliability, quality, and how issues are handled. When you are interviewing and asking what you should look for when hiring a Woodland Hills general contractor, pay close attention to five areas.

First, licensing, insurance, and local experience. Confirm an active California contractor license, proper general liability coverage, and workers compensation for any employees. Ask specifically about experience with older homes in Woodland Hills or nearby neighborhoods, not just brand new construction.

Second, communication and project management. Good contractors explain scope clearly, respond to questions in plain language, and provide written updates. Ask how they handle change orders, site supervision, and daily cleanup.

Third, trade partners. Your end result is only as strong as their plumbers, electricians, tile setters, and cabinet shop. Ask whether they use the same subs consistently and how long they have worked together.

Fourth, schedule and capacity. A contractor who is juggling too many big jobs in the Valley may not be able to give your remodel the attention it deserves. Get a realistic schedule, not just optimism.

Fifth, references and site visits. Speaking with past clients in Woodland Hills or nearby parts of Los Angeles and, ideally, walking a current jobsite tells you far more than glossy photos.

What questions should you ask a Woodland Hills general contractor before hiring?

Here is a focused checklist of questions that tend to reveal how a contractor really operates:

1. Can you walk me through a recent project on an older home in Woodland Hills and what surprises came up?
2. Who will be my day to day point of contact, and how often will I see a working supervisor on site?
3. How do you structure your payment schedule, and when do you issue lien releases from subs and suppliers?
4. What parts of this remodel definitely require permits, and how do you handle the permit and inspection process?
5. How do you manage changes in scope or unforeseen conditions once we open up walls?

You are not just evaluating the answers, but how comfortably and transparently they respond. Hesitation around permits, vague answers about payment, or dismissing the potential for hidden issues in an older home are signs to slow down.

Signs of a trustworthy Woodland Hills general contractor

After years of walking homes with clients, certain patterns stand out. Reliable contractors are honest when your wish list does not match your budget. They will suggest phasing work instead of promising the impossible.

They point out potential issues even if it might scare you off. If you have visible foundation cracks, aged clay sewer lines, or a low capacity electrical service, they will mention those during the walk through and talk about likely costs. Someone who glosses over obvious risks to secure a signed contract creates trouble later.

They speak plainly about how much a kitchen remodel costs with a Woodland Hills general contractor or what a typical bathroom runs, and they explain what drives those numbers up or down. There is no magic, just square footage, labor hours, material choices, and the complexity of making an old structure behave like a new one.



Finally, they are organized. You see it in their proposal, schedule, change order process, and jobsite. Disorganization at the proposal stage almost always translates into schedule drift and budget surprises later.

What home renovations add the most value in Woodland Hills, CA?

From a resale and quality of life standpoint, certain renovations in Woodland Hills reliably deliver value.

Kitchens and bathrooms still lead the pack. Thoughtfully updated, functional, and well lit spaces show immediately in listing photos and open houses. Appraisers and buyers alike respond to them, especially if design choices feel in step with local expectations.

Systems upgrades matter more in older homes than many people realize. A new electrical panel with sufficient capacity, modern HVAC with ducting sized correctly, and updated plumbing can remove buyer fear. Even if they do not see every pipe, they do read inspection reports.

Floor plan improvements often return more than they cost when done well. Removing a poorly placed wall to create a more open kitchen and living area, or turning a small awkward bedroom into a true primary suite with a proper bath and closet, can jump your home into a different comparison set.

Energy and comfort upgrades are also gaining importance. Double glazed windows, added insulation, and better air sealing make a noticeable difference in Woodland Hills, where summer heat is no joke. Smart buyers are starting to compare utility estimates and comfort as much as they do countertops.

Finally, curb appeal and outdoor living space can be surprisingly powerful in this area. Thoughtful landscaping, a usable patio, and shade solutions that tame the afternoon sun can help your home stand out among similar listings.

Common remodeling mistakes homeowners make in Woodland Hills

Working with older homes in this area, you start to see the same traps. If you want to avoid unnecessary cost and stress, pay attention to these common mistakes:

1. Underestimating what an older structure hides and budgeting almost no contingency for surprises.
2. Prioritizing finishes like imported tile and luxury appliances before addressing basics like drainage, roofing, or electrical capacity.
3. Hiring the lowest bid without understanding what was left out or how little time was allocated for site supervision.
4. Starting work before design decisions and plans are complete, which leads to midstream changes that waste time and money.
5. Ignoring permitting requirements or assuming "interior work" never needs a permit, which backfires at resale or when insurance is involved.

Most of these problems are avoidable if you slow down during planning and partner with the right team.

Can a Woodland Hills general contractor handle kitchen and bathroom remodeling together?

Yes, most full service general contractors in Woodland Hills routinely handle both kitchen and bathroom remodeling as part of the same project. In fact, combining them often saves money and time, because trades can complete rough electrical, plumbing, and tile work in a more efficient sequence.

The challenge is living through it. Doing kitchen and bathroom work at once can make a home temporarily less functional. Some clients move out for part or all of the project, especially if multiple baths are affected. Others set up temporary kitchenettes in another room.

When you talk about scope, ask the contractor how they would phase kitchen and bath work, how they protect the rest of the home from dust, and what realistic access you will have to at least one working bathroom at any given time.

How do you choose the best Woodland Hills general contractor for your project?

"Best" depends on your priorities. A contractor who excels at modern, high end hillside homes may not be the right fit for a modest ranch that needs careful budget control, and vice versa.

Start by matching experience to your home type. Ask to see project photos and references that reflect similar age, size, and scope. A contractor who has navigated the specific quirks of older Woodland Hills tract homes will know, for example, how to approach low rooflines or undersized rafters.

Next, align communication styles. Some clients want weekly site meetings and detailed written updates, others just want clear milestones and a point of contact for key decisions. The best Woodland Hills general contractor for you is one who fits how you like to work and decide.

Also consider design fit. If you already have an architect or designer, look for a contractor who is comfortable collaborating. If you want a design build approach, evaluate their in house design capabilities and process.

Finally, do not ignore gut instinct. You are inviting this person and their crew into your home for months. If you feel rushed, dismissed, or pressured during the courting stage, those patterns usually get worse under construction stress.

How much does it cost to build a custom home in Woodland Hills, CA?

Sometimes, after a deep dive into an older home, clients ask whether they should remodel or start over. There is no one size answer, but understanding new build costs helps frame the decision.

For a custom home in Woodland Hills, recent projects commonly fall in the 400 to 800 dollars per square foot range for construction alone, sometimes higher for complex hillside work, high end modern architecture, or [Woodland Hills kitchen Remodeling](#) luxury finishes. That range does not include land cost, extensive grading, major retaining structures, or soft costs like design, engineering, and permit fees.

By the time you add architecture, engineering, city fees, utility upgrades, and carrying costs, an all in figure can be significantly higher. On the other hand, a new custom home gives you a clean slate for structure, energy performance, and layout.

If your existing home has serious structural issues, a poor layout that cannot be economically improved, or extensive unpermitted work that would need to be redone, it is worth running honest numbers on both deep remodel and replacement construction.

Bringing it all together for your Woodland Hills remodel

Remodeling an older home in Woodland Hills, CA is not a quick paint and flooring exercise. You are working with aging infrastructure, updated codes, and a labor market that prices skilled trades accordingly. Asking how much a Woodland Hills general contractor charges or what a whole home renovation costs is the right starting point, but the smarter question is how to spend that money in a way that makes your home safer, more functional, and more valuable.

That means realistic budgets that account for the age of your home, thoughtful phasing if funds are limited, careful contractor selection, and respect for the permitting and inspection process. When those pieces line up, you can transform an older Woodland Hills house into something that feels current and comfortable, while retaining the character that made you choose it in the first place.

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