

KITCHEN INVESTMENT GUIDE

including DFW pricing information

FOLKWAY Co.
DESIGN & WARES





WELCOME

The design process has never been so simple.

Crafting stunning kitchens is our forte. Collaborating closely with you, we ensure a seamless process towards a breathtaking space, where your mornings shift from construction worries to sipping coffee in the kitchen you've always wanted.

Our transparent process eliminates uncertainties in kitchen design — bid farewell to guessing timelines or envisioning the final outcome. With our advanced 3D rendering technology, witness your kitchen come to life before a single tile is laid.

Gommer Tate

INTERIOR DESIGNER & OWNER
FOLKWAY CO.

ABOUT

Sommer spent her college years immersed in communication classes, ROTC activities, and river water while floating the Guadalupe. After that, she spent six years in the Air Force where she learned, grew and traveled the world.

Loving all things with a storied past she now lives in one of the oldest towns in Dallas-Ft Worth, where she has carved out a little piece of country in the city with her husband, two girls, dog, and chickens.

Sommer has since developed a successful design business, helping clients turn their ideas into reality. Her design style was born from the places she has lived and been inspired by including Texas, New Orleans, and Charleston.

No matter the style of home, she loves combining styles to create a fresh, collected, and timeless space. She believes your home should be artful representation of where you came from, what you love, and how you live.



Sommer Tate

Owner, Lead Designer



WHO ARE OUR CLIENTS

The Blank Page Staring At You

You're planning your dream kitchen in your new home and have a blank slate but don't know how to bring your vision to reality. You need someone to partner with you to hone your vision into a plan.

The Out of Towner

Freshly settled in the area, you've just gone through the challenging task of finding a home that works for you...but it needs a new kitchen to really make it work for your family and you don't know where to start.

The How Do I Fix This

After years of memories in your home, it's time for a significant kitchen overhaul. Seeking to breathe new life into the space, you're eager to reimagine it, and you're looking for expert guidance to make it happen.



THE PROCESS

The journey of having Folkway Co. transform your kitchen is a partnership. It can seem overwhelming, but we've designed our process to create a stress-free journey for you. After 13 years of interior design, we know the process to achieve exceptional results. We create cohesive, easy-to-live-in, beautiful kitchens while making the process joyful for you, because designing a home should be fun, right?



DISCOVERY CALL

a 20-minute phone chat about your project and timeline



DESIGN CONSULTATION

an in-depth meeting where we discuss the full scope of the project



PRE-DESIGN PHASE

where we gather inspiration and you fill out our detailed design questionnaire



DESIGN PHASE

this is when the design comes to life and you get to experience your kitchen through a lifelike 3D virtual rendering



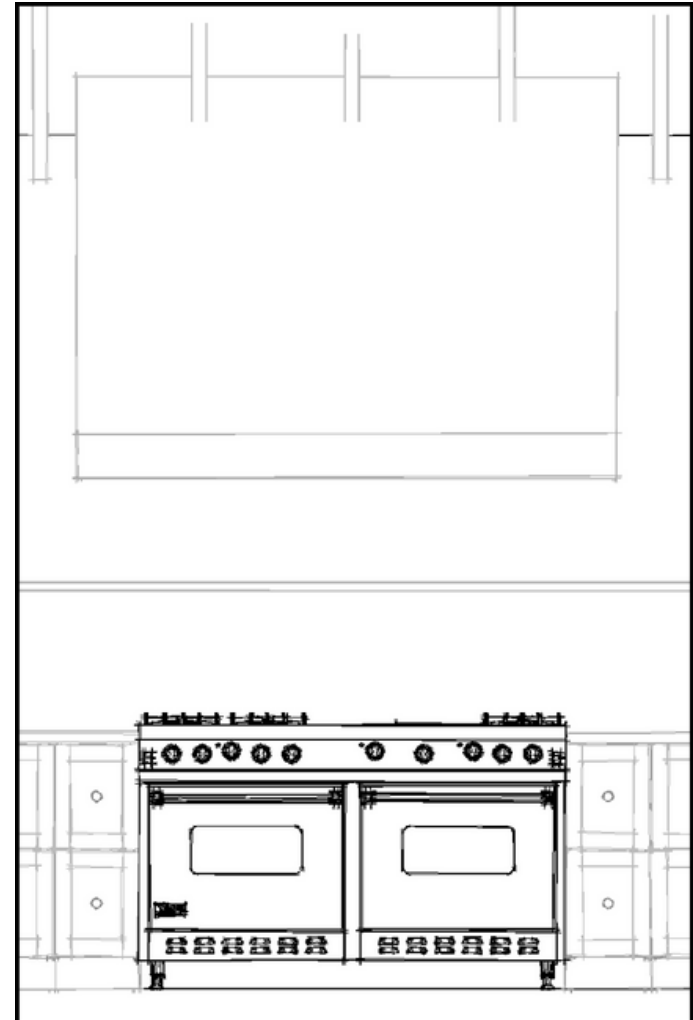
DELIVERY OF FINAL DESIGN TO HOMEOWNERS

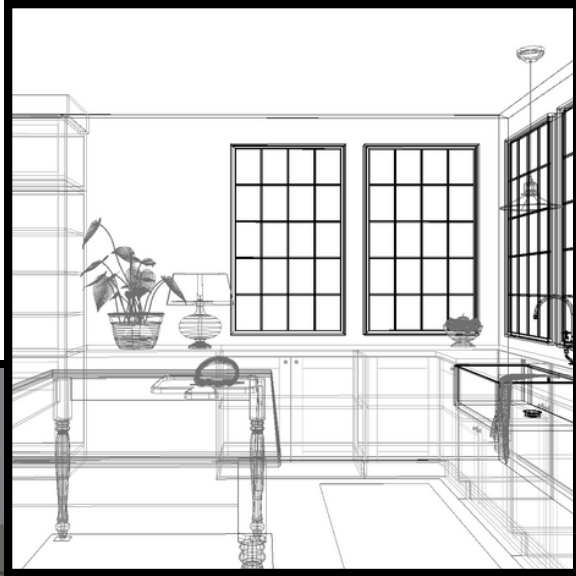
once the design details have been finalized the homeowner will receive all of the deliverables they need to give to their contractor to execute their dream kitchen



CONSTRUCTION

after construction begins we are available for questions that may come up and for scheduled site visits





WHAT MAKES US DIFFERENT?

We provide complimentary 3D photo-realistic renderings with every project, because we believe in ensuring your complete satisfaction without any additional charges or upsells. Our goal is for you to love your kitchen and feel assured about your choices long before the contractors arrive to begin work.



WHAT WILL A NEW KITCHEN COST ME?

**Please note we provide these estimates for informational purposes only. We are not contractors and do not provide construction services.. These prices are subject to change and are for the DFW area only. (These prices are separate from our design fees. See the pricing page for details).

APPLIANCES	CABINETS	LABOR	FINISHING MATERIALS
<p>Appliances vary significantly in terms of price, appearance, and functionality. The price range outlined below accounts for high-quality, professional-grade appliances, featuring a double oven range (48" - 60"), integrated refrigerator/freezer, dishwasher, microwave, and vent hood insert</p> <p>Larger appliance packages with extra ovens, built-in coffee makers, wine fridges, warming drawers, etc would be additional.</p>	<p>Cabinetry constitutes a significant portion of a kitchens cost. We collaborate with skilled cabinet makers to craft custom solutions for each project.</p> <p>Pricing is contingent upon several factors, including the amount of cabinetry required, the choice of wood species, construction style, door design, and additional features such as soft-close drawers and built-in organizers.</p>	<p>Labor costs can vary significantly depending on the scope of work and the contractors involved.</p> <p>Generally, new construction expenses tend to be lower compared to remodeling projects, as there can be unforeseen costs during renovation projects.</p> <p>Your contractor should furnish a comprehensive breakdown of labor costs once the project's scope has been established.</p> <p>You will also be paying for the contractor to manage the project and coordinate subcontractors to accomplish the work.</p>	<p>Finishing materials are the visible elements such as lighting, flooring, countertops plumbing fixtures, cabinet hardware, and more.</p> <p>With a vast amount of options available, spanning various price ranges, these items offer ample opportunity for customization. For example, a modest pendant light may cost a couple hundred dollars, while an elaborate chandelier could cost a few thousand. Additionally, expenses are influenced by factors like the kitchen's size and the quantity of materials required, such as flooring.</p>
\$20,000 - \$40,000	\$13,000 - \$50,000	\$20,000 - \$75,000	\$25,000 - \$50,000

FREQUENTLY ASKED QUESTIONS

DO YOU PROVIDE THE CONTRACTOR?

Great question! We specialize in design services and provide the necessary plans and documents for your contractor or tradespeople to bring the design to life. While we collaborate with your contractor to ensure your vision is realized, we do not directly offer construction services such as sourcing, scheduling, or managing workers on your project. Consider us a valuable member of your project team, dedicated to translating your vision into reality through thoughtful design.

WHAT IS THE TIMELINE FOR THE DESIGN PROCESS?

Our design process thrives on collaboration. We recognize that our clients lead busy lives and value efficiency. That's why we've crafted our process to be streamlined and expedient. From the moment our partnership commences, you can expect completion within 4-6 weeks. This ensures that you won't have to wait unnecessarily or constantly check in for progress updates—we'll keep the momentum going until your vision is brought to life.

I HEAR DESIGNERS GET DISCOUNTS...

Absolutely! We certainly do. Our network of suppliers typically extends discounts ranging from 5% to 35% below retail pricing on various items such as tile, lighting fixtures, furniture, art, and accessories. As a bonus of partnering with us, we extend these discounted rates to our clients for anything within their home, regardless of whether it's directly related to their kitchen project or not.

WE HAVE DEMANDING JOBS AND ARE DEDICATED TO FAMILY TIME. WILL WORKING WITH A DESIGNER TAKE MORE OF MY TIME?

Absolutely not. Not hiring a designer would be like adding a third or even fourth job onto your busy schedule! We help you achieve the kitchen of your dreams without sacrificing work or family commitments. During a construction project we save you headaches and hours upon hours of time!

TESTIMONIALS

"Folkway Co. truly has the ability to pull together a look that has so much character and warmth."

DARLENE / DALLAS

"Folkway Co. was instrumental in helping us bring our dreams to reality. Our house was no easy task, but with their services, our dream became reality. I can't thank them enough!!"

JARED / DALLAS



SEE OUR ARTICLE IN COUNTRY LIVING MAGAZINE



PRICING INFORMATION: DESIGN FEES

We believe in transparent pricing, and with each project being unique, we avoid offering one-size-fits-all pricing. Following the Design Consultation, we'll deliver a tailored quote specifying the pricing for your kitchen: upfront with no additional fees.

We get it, you need a ballpark.

Our design fees for kitchen projects fall within the range of \$6,000 to \$10,000 per kitchen.

The Design Consultation incurs a separate fee of \$350. However, should you choose to collaborate with us on your kitchen project, this cost will be credited back to you.

PUBLISHED & AWARD WINNING

Folkway Co. projects have been published in regional and national publications. Folkway Co. is a 10x Best of Houzz Winner. Sommer is known for mixing the old with the new, creating timeless interiors that feel warm and inviting. She regularly shops for clients in unusual places, sourcing one-of-a-kind, antique finds to mix with modern furnishings.



WHAT ARE THE NEXT STEPS?

If you would like to proceed with booking your 20 minute
Discovery Call, click below. We would love to hear from you!

[BOOK NOW](#)

