ELEVATE
KITCHEN & HOME

THE ELEVATE

ADU Lookbook

Backyard cottages · In-law suites · Garage apartments

Designed, permitted, and built by one team on the North Shore

535 Lowell Street, Suite 307, Peabody, MA 01960 · 978-522-9263 · elevatekitchenandhome.com

A guide to building an accessory dwelling unit (ADU) with Elevate

An ADU is a second, smaller home on your lot. It has its own kitchen, bathroom, and entrance. Families use it to keep aging parents close, give grown children a start, add rental income, or create a guest suite. Since 2025, Massachusetts law makes it easier than ever to build one.

For family
Keep parents close with their own front door and privacy.

For income
Rent long-term to help cover your mortgage.

For value
Add finished living space to your property.

Massachusetts ADU Law, in Plain Words

When it started	February 2, 2025
How many	One ADU per lot is allowed "by right," without a special permit.
How big	Up to 900 square feet, or half the size of your main home, whichever is smaller.
Where	Towns cannot limit ADUs to certain neighborhoods or set a minimum lot size.
What towns can still require	Reasonable setbacks and height rules, building permit fees, and Title 5 septic compliance. Towns may also limit short-term rentals.

Every town applies the law a little differently. We review your town's rules and handle the permits for you.

See it. Touch it. Choose it.

Elevate is one of the few North Shore ADU builders with a real design showroom. Visit our 1,600 square foot Peabody showroom and pick every finish in person: cabinets, countertops, tile, flooring, fixtures, siding, roofing, and windows. No guessing from a catalog.

One contract, A to Z
Design, permits, every trade, and every material under one agreement.

Daily on-site project manager
A dedicated manager is on your job every working day.

Live client portal
See your schedule, selections, photos, and updates in real time, from your phone.

Free 3D design
See your ADU before we build it. Revise it until it is right.

Pro-partner pricing
Exclusive pro-partner pricing on leading window, siding, roofing, and HVAC brands.

Licensed and insured
MA HIC #218672. Construction Supervisor Angel G. Pimentel, MA CSL #CS-120769.

Our Warranty

- **1-year workmanship warranty:** Elevate stands behind the work we install for one full year after completion.
- **Free 11-month check-up:** Before your warranty ends, our team returns, walks your ADU with you, and fixes anything that needs attention.
- **Manufacturer warranties:** Product warranties on roofing, siding, windows, HVAC equipment, and fixtures pass directly to you.
- **Everything in writing:** Your warranty terms are spelled out in your agreement.

Every Elevate ADU is designed for your lot and your family. These three concepts show what is possible. Each can be changed to fit your needs.

The Studio

400 SF · Detached backyard cottage

- Open living / sleeping
- Full kitchen
- Full bath
- Covered porch

Est. $175,000–$200,000

Best for: a single parent, a guest suite, or a home office with a bed.



20' × 20' · Concept layout · not to scale for construction

The One-Bedroom

600 SF · Attached in-law suite

- 1 bedroom
- Open living + kitchen
- Full bath
- Laundry
- Private entrance

Est. $210,000–$240,000

Best for: aging parents who want privacy with family next door.



30' × 20' · Concept layout · not to scale for construction

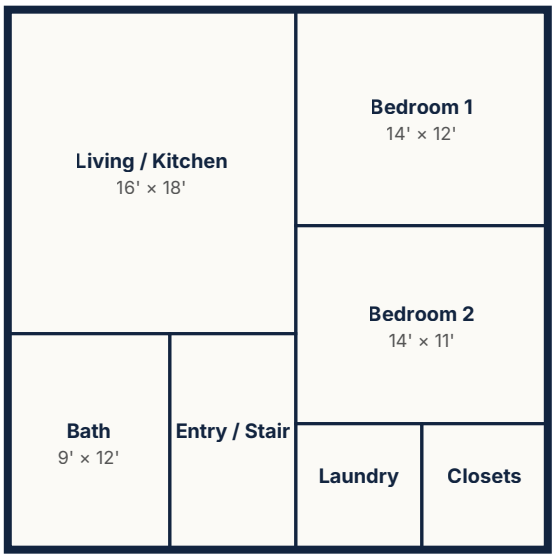
The Two-Bedroom

900 SF · Apartment over a 2-car garage

- 2 bedrooms
- Open living + kitchen
- Full bath
- Laundry
- 2-car garage below

Est. $315,000–$360,000 + garage

Best for: rental income or a young family member. Garage space is priced separately.



30' × 30' · Second floor over 2-car garage · concept layout

Illustrations and layouts are concepts. Your design is created for your property. Larger units are estimated at $350–$400 per square foot of living space. Small units cost more per square foot, because the kitchen, bath, and utility hookups cost about the same at any size.

Your A-to-Z ADU Package

One team handles every part of your ADU. Here is what your package covers.

Design & Planning
- Site and lot review
- Zoning and setback check
- Free 3D design and renderings
- Architectural drawings
- Structural engineering

Permits & Inspections
- Building permit applications
- Electrical, plumbing, and mechanical permits
- All town inspections scheduled
- Final sign-off and occupancy

Site & Structure
- Excavation and site prep
- Foundation
- Framing, sheathing, and house wrap
- Insulation and air sealing
- Drywall and finish carpentry

Exterior
- Siding of your choice
- Roofing of your choice
- Windows and exterior doors
- Trim, gutters, and entry steps

Electrical
- New service or subpanel as needed
- Wiring, outlets, and switches
- Interior and exterior lighting
- Smoke and CO detectors

Plumbing
- Water and sewer connections on your lot
- Supply and drain lines
- Water heater
- Fixtures installed

Heating & Cooling (HVAC)
- Fully supplied ductless heat pump system
- Heating and air conditioning
- Bath and kitchen ventilation

Kitchen & Bath
- Cabinets
- Countertops
- Tile and backsplash
- Vanity, toilet, shower or tub
- All selected in our showroom

Interior Finishes
- Flooring throughout
- Interior doors and hardware
- Paint, inside and out
- Closets and storage

Management & Support
- Daily on-site project manager
- Live client portal with schedule
- Final cleaning and walkthrough
- 1-year workmanship warranty
- Free 11-month check-up visit

Your ADU should look like it belongs with your home. Every package includes your choice of siding, roofing, and windows. See them in person at our Peabody showroom.

SIDING · James Hardie · CertainTeed
Fiber cement · Vinyl · Engineered wood · Cedar shingle · Board and batten

ROOFING · CertainTeed · GAF
Architectural asphalt shingle · Standing-seam metal · Synthetic slate

WINDOWS · Harvey · Andersen · Pella
Vinyl · Fiberglass · Wood-clad · Double-hung, casement, and picture styles

HEATING & COOLING · Gree · LG · Mitsubishi
Ductless heat pumps for efficient heating and cooling, fully supplied and installed

Exclusive pro-partner pricing on brands such as these. Brand availability may vary by product line.

Pricing, Clearly Explained

$350–$400 per square foot of living space for most ADUs

Small units like the Studio run higher per square foot, because the kitchen, bath, and utility hookups cost about the same at any size.

Included in the price

- ✓ Everything in the A-to-Z package
- ✓ Design, engineering, and permits
- ✓ All materials and labor
- ✓ Project management and client portal

Quoted separately after a site visit

- ✓ Kitchen appliances
- ✓ Utility company fees and new utility services
- ✓ Septic systems
- ✓ Ledge or rock removal
- ✓ Long water, sewer, or electrical trench runs
- ✓ Driveways and landscaping

Your final price comes in an itemized written quote. Nothing is added later without your written approval.

1. **Free consultation & lot review** — 1–2 weeks
   We visit your property, review zoning, and talk about your goals.
2. **3D design & itemized quote** — 3–4 weeks
   See your ADU in 3D. Revise it until it is right.
3. **Showroom selections** — During permitting
   Pick every finish, inside and out, at our Peabody showroom.
4. **Engineering & permits** — 6–12 weeks, varies by town
   We prepare drawings and handle every town application.
5. **Construction** — 3–5 months
   Your daily project manager runs the job. Track every step in your client portal.
6. **Inspections, walkthrough & keys** — 1–2 weeks
   Final inspections, a full walkthrough, and your ADU is ready.

> Typical total: 6 to 9 months. Detached ADUs and town permit times can extend this.

Paying for Your ADU

- **MassHousing ADU Loan:** A state-backed second mortgage: up to $250,000 for a detached ADU or $150,000 for an attached ADU, at a fixed rate. Income limits apply. Apply after permits are approved.
- **Home equity line (HELOC):** Borrow against the equity in your current home.
- **Cash-out refinance:** Refinance your mortgage and use the difference to build.
- **Construction or renovation loan:** Loans built for new construction, often based on the finished value.

Elevate is not a lender. Talk with your bank or a MassHousing participating lender about which option fits you. Learn more at masshousing.com/adu.

Visit our showroom, see the finishes, and get a free lot review for your property.

Book a free consultation

Showroom: 535 Lowell Street, Suite 307, Peabody, MA 01960

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Elevate Kitchen And Home Inc. · MA HIC #218672
ADU construction by our sister company, Elevate General Contractors LLC
Construction Supervisor: Angel G. Pimentel, MA CSL #CS-120769

> Serving Peabody, Salem, Danvers, Beverly, Lynn, Saugus, Marblehead, Swampscott, Lynnfield, Middleton, and the North Shore.