

# 2026

## OUTDOOR LIVING • TULSA REMODELING COST GUIDE





# What Does an Outdoor Living Remodel REALLY Cost in Tulsa?

## Your 2026 Guide to Patios, Kitchens, Pergolas & Complete Backyard Transformations



### INTRODUCTION: Tulsa's Outdoor Lifestyle Is Driving a Remodeling Boom

Tulsa homeowners love outdoor living. From spring cookouts to fall football gatherings, outdoor kitchens, covered patios, pergolas, and backyard retreats have become essential living spaces—not luxury add-ons.

But quoting outdoor living costs is complex. Unlike interior remodels, outdoor spaces must balance:

- Structure
- Engineering
- Weather exposure
- Drainage
- Materials that hold up in freeze-thaw cycles
- Seamless integration with the home

And because many Tulsa homes especially in Midtown, Brookside, Maple Ridge, South Tulsa, and Jenks—were built decades ago, outdoor upgrades often require advanced construction and careful design planning.

This **2026 Tulsa Outdoor Living Cost Guide** is built on 44 years of design-build expertise from The Buckingham Group and reflects real, local pricing—not national averages.

### SECTION 1: TYPES OF OUTDOOR LIVING PROJECTS & COST RANGES

1. Standard Patio Remodels
2. Covered Patios & Pergola Structures
3. Outdoor Kitchens
4. Complete Backyard Transformations

## 1. Standard Patio Remodel — \$20,000 to \$50,000

A patio remodel improves the usable space and creates a cleaner outdoor living foundation.

### Typical Scope:

- New concrete or paver patio
- Drainage correction
- Lighting upgrades
- Landscaping adjustments
- Steps and seating ledges
- Updated access from the home
- Lower retaining walls (if needed)

### Primary Cost Drivers:

- Material selection (pavers vs. concrete vs. stone)
- Drainage improvements
- Site preparation
- Size and shape of patio

*This level is ideal for homeowners who want a fresh outdoor foundation without major structural changes.*



## 2. Covered Patio or Pergola — \$40,000 to \$125,000

This is one of the most popular upgrades in Tulsa due to heat, sun exposure, and weather unpredictability.

### Typical Scope:

- Open-air or fully roofed structure
- Cedar, steel, or composite framing
- Architectural tie-in to the home
- Outdoor ceiling fans
- Recessed lighting
- Decorative beams
- Columns
- Guttering
- Optional motorized screens

### Primary Cost Drivers:

- Structure type (open pergola vs. full roof extension)
- Roofing materials
- Size of structure
- Lighting and electrical
- Post/beam material type
- Whether screens or glass panels are added

*A covered patio dramatically enhances usability—turning seasonal space into multi-season living.*



### 3. Outdoor Kitchen — \$45,000 to \$95,000+

Outdoor kitchens range widely in cost depending on appliance selection and materials.

#### Typical Scope:

- Built-in grill (gas or pellet)
- Under-counter refrigerator
- Sink and faucet
- Trash pull-out
- Storage cabinetry
- Ventilation
- Stone or masonry facing
- Tile or natural stone surfaces
- Outdoor electrical & plumbing
- Task and ambient lighting

#### Appliance & Feature Upgrades:

- Ceramic kamado cookers
- Side burners
- Pizza ovens
- Ice makers
- Wine/beverage centers
- Warming drawers
- Smoker integrations

*An outdoor kitchen becomes the true heart of a backyard retreat*



### 4. Complete Outdoor Living Expansion — \$125,000 to \$350,000+

These projects combine all major elements into an integrated backyard environment.

#### Typical Scope:

- Covered patio
- Outdoor kitchen
- Fireplace or fire pit
- Expanded patio area
- Integrated seating or lounge areas
- Audio/visual integration
- Spa pad or hot tub area
- Pool-side structures (if applicable)
- Large retaining walls or major drainage solutions
- Hardscaping & lighting throughout

*These upgrades create a fully functional outdoor extension of your home.*



## SECTION 2: THE 10 BIGGEST COST DRIVERS IN OUTDOOR LIVING PROJECTS

### 1. Site Conditions & Drainage

Tulsa's clay soil and stormwater patterns significantly impact construction complexity.

### 2. Structural Engineering

Roofed patios and large pergolas require stamped engineering.

### 3. Roofing & Tie-In Complexity

Matching rooflines, brick, stone, or siding adds cost.

### 4. Material Selection

Stone, brick, pavers, steel, and hardwood each carry different price levels.

### 5. Outdoor Kitchen Appliances

Premium grills and refrigeration elevate cost quickly.

### 6. Electrical & Lighting

Outdoor circuits must be GFCI-protected and weather-resistant.

### 7. Plumbing

Outdoor sinks require frost-proof valves and proper drainage.

### 8. Masonry & Hardscaping

Stone, brick, and decorative concrete are labor-intensive.

### 9. Weather Protection Features

- Motorized screens
- Sliding glass panels
- Outdoor heaters

### 10. Integrated AV & Technology

Outdoor speakers, TV enclosures, and low-voltage lighting add to cost.

### SECTION 3: REALISTIC TULSA OUTDOOR LIVING BUDGETS

Standard patio upgrade  
\$20,000–\$50,000

Pergola or covered patio  
\$40,000–\$125,000

Outdoor kitchen only  
\$45,000–\$95,000

Covered patio + outdoor kitchen  
\$85,000–\$180,000

Complete outdoor living environment  
\$125,000–\$350,000+

### SECTION 4: WHERE TO INVEST FOR THE BEST VALUE

- Covered patio (most practical ROI)
- Outdoor kitchen (high entertainment value)
- Lounging and gathering zones
- Durable flooring materials
- Lighting for nighttime use
- High-quality appliances (not box-store units)
- Drainage and grading improvements

### *Why Tulsa Homeowners Trust The Buckingham Group*

44 years of Tulsa-specific construction knowledge

Custom engineering and premium materials

Seamless integration with existing architecture

Critical path scheduling

Exceptional craftsmanship

5-year carpenter workmanship warranty

Designs that enhance lifestyle, beauty, and property value

