

Sunroom / 3-4 Season Rooms / Patios What's the Difference?

Many people are finding it economically smart to expand their existing home rather than move to a larger home; or they may wish to stay in their current neighborhood for other reasons. Regardless, when it is time to add on, you should consider which option is best: A room addition or a sunroom? A sunroom is an all-encompassing term that can be either a three season room or a four season room; it could also be a solarium, which is an all season room with a glass roof.

A three season room is not insulated for winter weather, so in four season climates it will be too cold to use during winter months. It typically does not have its own central air-conditioning for summer weather either. An all season room can be used every day of the year. It is properly insulated for every season, has a heating and cooling unit and is a fully functioning room just like any other room in your home.



What are the differences between sunrooms and room additions?

Four Season Sunroom Addition

- Suitable for any room addition - Yes
- Fully Functioning Heat & A/C - Yes
- Assembled or Built in Climate Controlled Conditions - Yes
- Highest Energy Efficiency Possible - Yes
- Degree of Cost Control during Construction - High
- Possibility of Construction Delays - Low
- Average Cost - Higher



Three Season Sunroom

- Suitable for any room addition - Yes
- Fully Functioning Heat & A/C - No, Portable Units are OK
- Assembled or Built in Climate Controlled Conditions - Yes
- Highest Energy Efficiency Possible - Yes, for intended seasons
- Degree of Cost Control during Construction - High
- Possibility of Construction Delays - Low

Stick-built Addition or Traditional Sunroom

- Suitable for any room addition - Yes
- Fully Functioning Heat & A/C - Yes
- Assembled or Built in Climate Controlled Conditions - No
- Highest Energy Efficiency Possible - No
- Degree of Cost Control during Construction - Low
- Possibility of Construction Delays - High
- Average Cost - Highest

A room addition is built on site: the foundation, the walls and roof are built, windows and doors are hung, and insulation, roofing and siding finish the building. A sunroom is a prefabricated modular addition to your home. It is built indoors under climate-controlled conditions, so there is no danger of building materials becoming mildewed or warped from weather exposure; then it is transported to your location and set in place.

A sunroom is a pre-fabricated sunrooms have more efficient insulation because the insulation is installed at the factory where all areas of the unit can be easily accessed as the sunroom is created. Conversely, it can be difficult to access, caulk and insulate portions of a stick-built addition. Construction for a pre-fabricated sunroom is less costly than a stick built addition and construction is not hampered by weather delays, so your addition is likely to be finished when promised. The other great thing about a modular sunroom addition is that the quality is checked throughout the construction process for consistency. And, of course, there is no limit on the design, style or amenities that you can choose with a modular sunroom.

Finally, there is no comparison between a sunroom addition and a stick built addition when it comes to the square footage of glass. Room additions use narrow, double hung windows with standard sizes which results in a considerable amount of fill material. Patio Enclosures sunroom additions employ edge to edge glass for a 180° view with glass from floor to ceiling improving ambient light that results in more usage of the room.

Consider the Use and Purpose of Your Room Addition



In the final analysis, the best option should be based on your purpose and vision for the room. If you are looking for more family living space, a three season or four season room can easily meet that goal; you just need to determine if your room requires fully functioning heat and air-conditioning or if three seasons of use will suffice. Keep in mind that a four season room addition can be suitable for nearly any type of addition. For example, a four season sunroom can be a great way to expand your kitchen and dining area or turn your bedroom into a spacious, luxurious suite.

A sunroom is a room where the light comes in through many windows. Some sunrooms are more like greenhouses, with full walls of windows while others are more like enclosed porches. Still others are just light

filled rooms facing the back yard. Whatever your definition of a sunroom, adding one to your home is a wonderful way to upgrade the look of your home and maximize your living space.

No matter the type of enclosed patio or sunroom you choose, the area can be used in many ways. People who enjoy dining outdoors can feel they are eating outside while enjoying the benefits of being indoors. Many people consider an enclosed patio part of the home and may even decorate the space with furniture and electronics, making the area equipped for lounging and entertaining guests. There are a number of cost considerations when you decide to add one to your home.

Bonus area over the garage. This can be tricky because of truss issues, electrical and if you want to add a half or full bath and there is no plumbing in that section of the home then this creates additional work costs. Here is some information from the National Association of Remodelers that may be helpful.

Attic Conversion

Bonus area over the garage. This can be tricky because of truss issues, electrical and if you want to add a half or full bath and there is no plumbing in that section of the home. This will then create additional work costs. Here is some information from the National Association of Remodelers that may be helpful. Converting an unfinished attic to a 15-by-15-foot bedroom with small bath costs an average of \$40,000 to \$49,438, with a nearly 85 percent return on investment, according to a 2016 report by Remodeling. The cost of this bedroom conversion can be as much as 30 percent higher in high cost-of-living areas. A 2016 report by CNN estimates that it costs between \$20,000 and \$30,000 to create a basic attic bedroom if you already have stairs. Add \$10,000 for stairs, and be prepared to pay between \$10,000 and \$30,000 to add dormer windows to bring in light and extra ceiling height

- **Build an Addition Costs**

MOST HOMEOWNERS SPENT BETWEEN:

\$21,038 - \$64,677

AVERAGE COST:

\$41,577

LOW COST:

\$8,000

HIGH COST:

\$103,500

- **Build a Patio Enclosure Costs**

MOST HOMEOWNERS SPENT BETWEEN:

\$8,063 - \$22,247