

# PRICING GUIDE

BATHROOM | KITCHEN | BASEMENT



*Remodeling & Design*

(734) 270-6960

LHSREMODELINGDESIGN.COM



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SERVING LIVONIA, NORTHVILLE, PLYMOUTH, CANTON, WIXOM, WEST BLOOMFIELD & THE SURROUNDING SOUTHEASTERN MICHIGAN AREAS

 734.270.6960  [info@larabellhomeservices.com](mailto:info@larabellhomeservices.com)  [www.lhsremodelingdesign.com](http://www.lhsremodelingdesign.com)



# ABOUT US

LHS REMODELING & DESIGN

## Southeast Michigan's Trusted Company for **KITCHEN, BATHROOM, & BASEMENT REMODELING**

At LHS Remodeling & Design, our mission is to create luxurious & high-quality kitchens, bathrooms, and basements with premiere customer service and attention to detail in each and every project. **For over 15 years**, we have brought dreams into reality with functional spaces for our clients and the unique needs of their family. We manage each project from start to finish with seamless efficiency, uncompromised quality, and reliability for results that not only exceed expectations, but will be cherished by our clients for years to come.



**TRUSTED PRODUCTS AND  
MATERIALS**



**HONEST PRICES**



**15 YEARS OF EXPERIENCE**

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# WHY CHOOSE US

## THE LHS DIFFERENCE

LHS is proud to maintain an excellent reputation for professionalism, quality, and customer service. We want to make sure each and every homeowner receives the same superior service, with customer satisfaction being our number one priority.

### OUR CORE VALUES

#### **Accountability**

In our work and our materials

#### **Perfection**

In performance and craftsmanship

#### **Communication**

Consistent & open throughout entire project

#### **Collaboration**

Within our team and alongside you

#### **Equality**

Loyalty & understanding for our clients and suppliers

#### **Pride**

In our level of detail, work ethic, and results



#### **5-YEAR WARRANTY**

Quality craftsmanship meets quality products with our satisfaction guaranteed 5-year warranty



#### **CLIENT PORTAL**

Contractor-to-client communication software that keeps you up-to-date on projects so you're always in the loop



#### **3D RENDERING SOFTWARE**

State-of-the-art laser scanning technology builds a preview of your in-home transformation



#### **FULLY LICENSED TEAM**

We are a licensed and insured team and experts in obtaining any necessary city/county permits



#### **GUIDANCE AT EVERY STEP**

We specialize in assisting you with any and all design and material decisions throughout the project

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# DESIGN-BUILD VS DESIGN-BID-BUILD

WHAT MAKES THEM DIFFERENT

LHS Remodeling & Design offers a design-build service; a seamless process that combines the responsibilities of contractors, construction, and renovation design, all under one roof.

## DESIGN-BUILD

With design-build, you will have our design, contracting, and construction teams working collaboratively and efficiently. We assess your needs and budget to find a price suited best for you, offer options for design, and obtain necessary permits.

## DESIGN-BID-BUILD

Design-bid-build requires more work for the homeowner. You make all of the design choices yourself, coordinate the building process, and select a contractor who bids for the project. It often leaves little room for you to make changes during the construction phase. Typically, design-bid-build is a much longer process from start to finish.

## Advantages of design-build by LHS Remodeling & Design:



**PRIORITIZES HOMEOWNER'S BUDGET**



**GIVES HOMEOWNER ACTIVE ROLE  
IN ENTIRE RENOVATION PROJECT**



**GUIDANCE WITH DESIGN &  
MATERIAL DECISIONS**



**CONSTRUCTION COORDINATED &  
PLANNED BY ONE TEAM; OUR TEAM**





# OUR PROCESS

## WHAT TO EXPECT

The remodeling process should be a positive experience for both you and our LHS team. We believe transparency and communication are essential to make you feel comfortable and prepared every step of the way.

### 1 CONSULTATION

During our initial phone call, we will explain our company's services and offers and how our proprietary process works. We uncover your needs, wants, and wishes for your space. Next, we set up an in-person consultation. Our contractor and designer will meet at your home for a more in-depth discussion and cover any specific ideas they have in mind. We will discuss budget, basic design, and costs as well as take photos and measurements.

### 2 DESIGN PHASE

We will provide the client with a floor plan and under some circumstances, offer 3D renderings of the project. Our team will work collaboratively with the client to develop a realistic budget. We will develop a budget for material choices and allowances and create a detailed statement of work and cost estimate.

### 3 PRE-CONSTRUCTION

You and our interior designers will discuss and finalize the material choices. Simultaneously, you will meet with the project manager to put in place a remodeling schedule. We will work with the local municipality to secure permits and any required documents needed for construction. Before any construction starts, we will get you registered with our online portal to streamline all communication during their project.

### 4 CONSTRUCTION & COMPLETION

On day one of construction, our dedicated project manager will ensure all needed permits and documents are on-site. The project manager will continuously coordinate all phases of construction, keeping you up-to-date. Near the end of the project, the project manager will generate a final checklist for project completion. After completion of the construction phase, the project manager will do a final walkthrough with you to deem the project complete.



# PRICING

## KITCHEN

Have you always wished for a new, efficient, and functional kitchen? LHS Remodeling & Design offers incredible kitchen remodels and whole kitchen renovations. Our team consists of certified installers that specialize in electrical, plumbing, and installation services.

LHS aligns with your goals for the perfect kitchen for your home. From top-to-bottom, we can remodel cabinetry, countertops, and flooring. Our goal is to provide an extraordinary, reliable customer experience with every project.

### KITCHEN REMODELING SERVICES

- Cabinetry
- Backsplash/Tile Installation
- Plumbing & Electrical
- Hardware & Fixtures
- Countertops
- Appliance Installation
- Flooring

### KITCHEN REMODEL

#### TIER 1 - Starting at \$15K

Painting existing cabinets, updating hardware, new sink and faucet, and countertops. Painting walls, trim, and ceiling.

#### TIER 2 - Starting at \$45K

Includes new cabinets and hardware fixtures without altering the layout of the space.

#### TIER 3 - Starting at \$65K

Full remodel with new layout, soffit removal, new electric, plumbing fixtures, backsplash, customizable cabinets with rollouts and adaptive features.



# PRICING

## BATHROOM

Update your bathroom into a beautiful and functional space with LHS. Our team can completely makeover your bathroom with shower renovation, tub installation, cabinets, flooring, and vanities.

You can count on LHS to improve the look and value of your home with our bathroom remodeling services. We specialize in high-quality bathroom renovations with experts in whole bath renovations, bathroom accessories, and enhancements. Our goal is to make your home remodeling experience as seamless as possible, while exceeding your expectations.

### BATHROOM REMODELING SERVICES

- Flooring
- Tile Installation
- Cabinet & Vanity
- Shower/Tub Installation
- Hardware & Fixtures
- Lighting
- Plumbing

### FULL-SIZE BATHROOM REMODEL

Shower Update Only - Starting at 15k

#### TIER 1 - Starting at \$18k

Includes shower, vanity, and toilet. Keeping existing wall board and walls. No change to the layout of the bathroom.

#### TIER 2 - Starting at \$25k

Minor layout changes while your current plumbing and electrical remains intact. Removal and installation of new drywall. You'll have the option to open minor walls, relocate sinks and showers, and add or change windows.

#### TIER 3 - Starting at \$32k

Full treatment with custom cabinetry, integrated lighting, layout configuration, and high-end fixtures and finishes.





# PRICING

## BASEMENT

LHS Remodeling & Design is ready to dive in and rise to the challenge to make your basement your favorite area in your home. Our experts will be able to work with you to design and install the basement you've always wanted. A finished and functional basement can add a higher value to your home as usable space to entertain, study or work, or just relax.

Basements are unique; they require a carefully thought-out process and detailed construction plan. We offer high-end quality materials for the perfect entertaining space you'll enjoy year-round. All of our custom basement designs are client focused and constructed to meet your style and functionality needs.

### BASEMENT REMODELING SERVICES

- Basement Walls
- Basement Ceilings
- Flooring
- Lighting
- Finishing Touches

### BASEMENT REMODEL

#### TIER 1 - \$45 PER SQUARE FOOT

Drywall, insulation, framing, paint and trim.

#### TIER 2 - \$85 PER SQUARE FOOT

New flooring, drywall, framing, freshly painted walls, ceiling, and trim. Walls for room without plumbing. Minor electrical and insulation.

#### TIER 3 - \$125 PER SQUARE FOOT

This tier includes a full basement remodel including adding rooms and bathrooms, electrical, plumbing, kitchenette, egress window, ventilation and HVAC.



# OUR PROMISE

VALUE GUARANTEED

## YOUR SATISFACTION GUARANTEED

We are proud of our craftsmanship and selection of quality products and materials. Following our renovation services, we offer a warranty period of 5 years. Full terms and conditions of warranty will be discussed prior to signing agreement.

## LEFT CLEANER THAN ARRIVED

Remodeling can be a messy job. However, our team is respectful and considerate of your space prior to, during, and following our renovation service. We are dedicated to preserving both the safety and cleanliness of your home as if it were our own.

## PROPERTY PROTECTION

We guarantee if there is any damage done to your personal property, the property will be fixed free of charge; not including demolition of job site itself. Our priority is to avoid damage at all costs, but if damage occurs during renovation, we believe in accountability and resolution for damages.

## NO SURPRISES

There's nothing worse than a hidden cost. We believe in being honest and thorough when it comes to costs. We perform all work that was agreed upon in original scope of work (estimate) at the price that was agreed upon. In the event of changes to cost (ex: price of material rises), LHS will discuss with you and put it into writing before changes are commenced.

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# PAYMENT OPTIONS

REMODEL NOW, PAY LATER



## MEET GREENSKY®

GreenSky® is a leader in home improvement financing, with over 1.7 million consumers served, 12,000 active merchants, and 12 billion in loans funded. Qualification for promotional financing is subject to credit approval.

Note: LHS Remodeling & Design is not affiliated with GreenSky®.

## BENEFITS OF GREENSKY®

Thousands of remodelers rely on GreenSky®

- Easy, Fast, Secure & Paperless
- Many Payment Options
- Low Monthly Payments

FINANCING OPTIONS FROM

**GreenSky®**  
A Goldman Sachs Company



<p><b>Reduced APR of 9.99% for 96 Months!</b></p> <p>Subject to credit approval. Fixed APR of 9.99% for 96 months. Payment example: for \$10,000 purchase on approval date, 96 payments of \$151.68.</p>	<p><b>APPLY NOW</b></p>
<p><b>No Interest if Paid in Full in 12 Months</b></p> <p>Subject to credit approval. Interest is billed during the promotional period but all interest is waived if the purchase amount is paid in full within 12 months.</p>	<p><b>APPLY NOW</b></p>
<p><b>Reduced Rate 0% for 6 Months</b></p> <p>Subject to credit approval. 6 month purchase window. 0.00% interest rate during 6 month promotional period followed by fixed interest rate of 9.99% for 120 months. Payment example assumes one time \$10,000 purchase on approval date (8.94% APR) with 6 months of \$0.00 payments followed by 120 amortized payments of \$132.10.</p>	<p><b>APPLY NOW</b></p>

GreenSky® and GreenSky Patient Solutions® are loan program names for certain consumer credit plans extended by participating lenders to borrowers for the purchase of goods and/or services from participating merchants/providers. Participating lenders are federally insured, federal and state chartered financial institutions providing credit, without regard to age, race, color, religion, national origin, gender or familial status. GreenSky® and GreenSky Patient Solutions® are registered trademarks of GreenSky, LLC. GreenSky Servicing, LLC services the loans on behalf of participating lenders. NMLS #1416362. GreenSky, LLC and GreenSky Servicing, LLC are subsidiaries of Goldman Sachs Bank USA. Loans originated by Goldman Sachs are issued by Goldman Sachs Bank USA, Salt Lake City Branch.

 **LENDER**

See your personalized options:

[www.larabellhomeservices.com/payment-options](http://www.larabellhomeservices.com/payment-options)

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# BEFORE & AFTER



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# TESTIMONIALS

## CUSTOMER EXPERIENCE

*My husband and I contracted with LHS to complete an extensive renovation of our master bath. This included relocating the sink and adding a double vanity, constructing a closet, enlarging the shower and adding a bench, installing a new tub deck and tub, installing a new toilet, as well as new floor and addition of a window.*

*We found Jeremy to be very professional, knowledgeable, responsive, and conscientious. He provided updates every step of the way and was quick to address and respond to any issues and offer suggestions based on his experience. It is evident that he takes pride in his workmanship. In addition, Jeremy, James, and Randy were diligent in covering and protecting the surrounding areas from any dust and construction dirt, as well as cleaning up at the end of each day, which we truly appreciated. While living in a construction zone is never a pleasant experience, I can honestly say it was a pleasure to work with Jeremy and his crew. I am extremely pleased with the results.*

*Based on our experience, I can confidently recommend LHS Remodeling & Design to complete your home improvement project.*

**- Linda G.**

*I am writing this letter to show my appreciation and support of Jeremy, Randy, and James on their great work on our bathroom. They completed our project to our liking in a timely and professional manner. They showed up on time daily, were open on cost, and kept us up to date throughout the project. We appreciate their efforts in keeping our home clean in the process of such a big project, and cannot be happier with the results! We have enjoyed their work thus far and look forward to future projects we can have them assist on in the future.*

**- Anna E.**

*Jeremy was very responsive and got back with me right away unlike many other contractors. They were extremely dedicated and trustworthy throughout the entire process. They completed a total bathroom remodel as well as some trim work in our house. We had a few issues arise with our 60+ year old house but they were able to resolve them without a headache for us and not much added time. They cleaned up each day and made it a safe environment for our small children. I will be calling them to do a few more projects next year. I have already recommended them to a few neighbors so I am sure we will see them around! Thank you guys!*

**- Sarah D.**