

PRICING GUIDE

BATHROOM | KITCHEN | BASEMENT



LHS 

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  www.lhsremodelingdesign.com

ABOUT US

LHS REMODELING & DESIGN

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

We pride ourselves on meeting the needs of the homeowner and delivering great customer satisfaction. We are proud to work with the best quality materials and experienced installers in the industry.

With over 15 years of experience, you can expect LHS Remodeling & Design to understand your needs, work around your busy schedule, and provide an extraordinary, reliable customer experience with every project. Call us today to find out why we are the trusted contractors for Southeast Michigan for kitchens, bathrooms, and basement remodeling. Discover the difference with LHS!



BATHROOM REMODELING

LHS will help you plan, design, and refresh your bathroom. We provide quality services in bathroom remodeling, shower renovation, tub installation, cabinets, flooring, and vanities.



KITCHEN REMODELING

Ready to bring your dream kitchen to a reality? We offer high-quality kitchen remodeling and renovations with experts in countertops, flooring, cabinetry, and functional storage in mind.



BASEMENT REMODELING

Is your basement not as inviting or functional as the rest of your home? We can help turn your basement into a lively, sought-after area for your family and friends to gather.

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CHOOSE US

THE LARABELL 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.

Throughout your project, you can count on strong, honest communication from start to finish. Whether you're looking to update your kitchen or bathroom, or turn your unfinished basement into additional living space, you can trust LHS Remodeling & Design to deliver.

We will conduct business with honesty and integrity while providing excellent customer service and craftsmanship, **our promise to you.**



YOUR SATISFACTION GUARANTEED



TRUSTED PRODUCTS AND MATERIALS



HONEST PRICES



15 YEARS OF EXPERIENCE

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DESIGN-BUILD VS DESIGN-BID-BUILD

WHAT MAKES THEM DIFFERENT

LHS Remodeling & Design offers a design-build service; an all-in-one home renovation service from design, to demo, to completion. Other remodeling companies may utilize design-bid-build, which ultimately involves more parties, puts more work onto your hands, and can take longer.

DESIGN-BUILD

With design-build, you will have our design, contracting, and construction teams working collaboratively on your home renovation. 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:



PRIORITIZE HOMEOWNER'S BUDGET



**FULLY LICENSED TEAM WHO
OBTAINS CITY PERMITS FOR YOU**



GUIDANCE WITH DESIGN DECISIONS



**CONSTRUCTION PLANNED AND
COORDINATED BY TEAM OF EXPERTS**



OUR PROCESS

WHAT TO EXPECT

We make sure each and every homeowner receives the same superior service with customer satisfaction being our number one priority. The remodeling process should be a positive experience for both you and our LHS team.

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 \$13K

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

TIER 2 - Starting at \$35K

Full kitchen update including new cabinets but without altering the layout of the space.

TIER 3 - Starting at \$50K

Full remodel with layout changes, soffit removal, new electric, plumbing, etc.

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

BATHROOM REMODEL

TIER 1 - Starting at \$18k

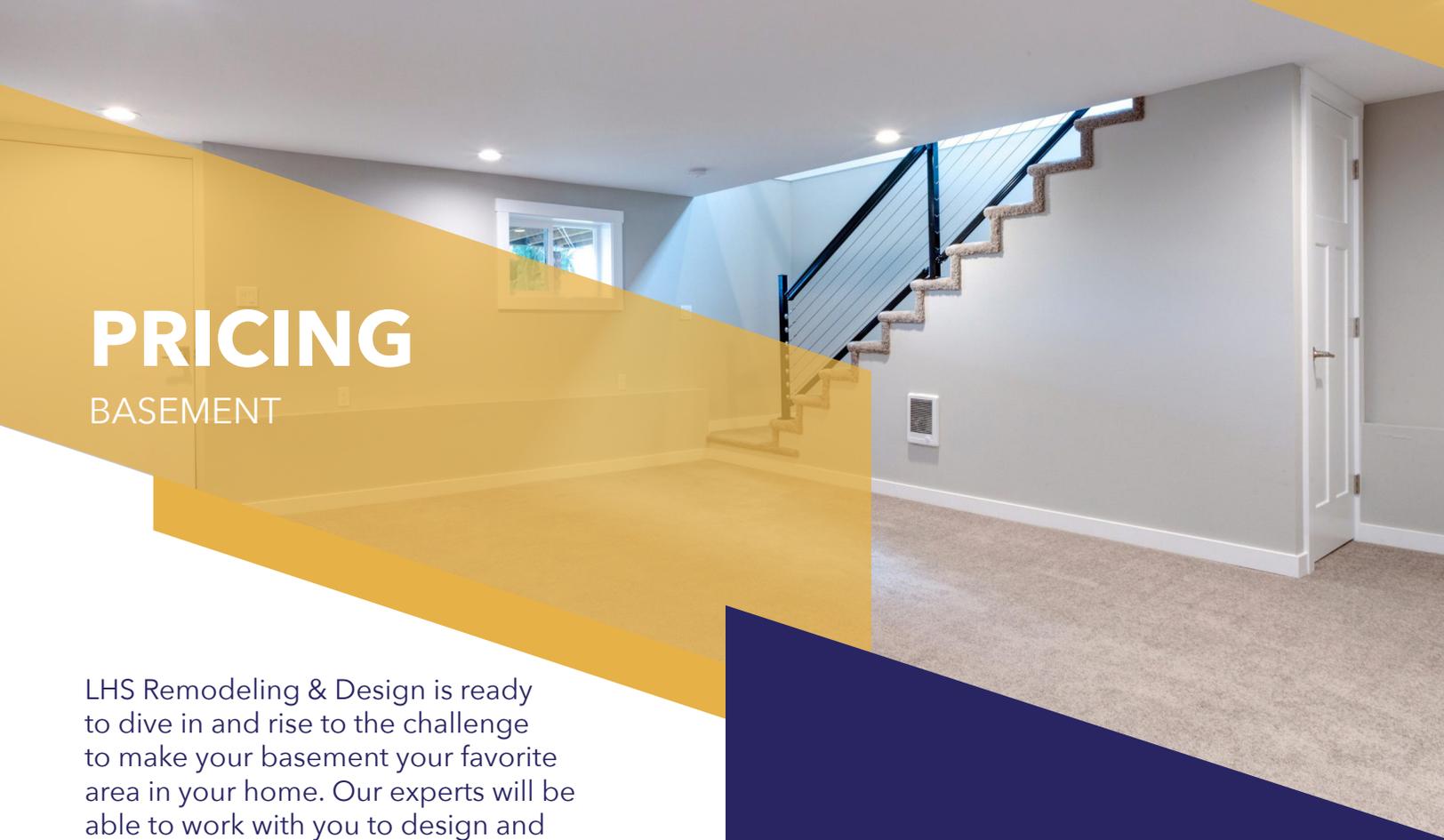
New sink, vanity, toilet and countertop. Replacing the tub with a new shower featuring a custom tiled enclosure is one possibility, along with updating the lighting and ventilation system. Keeping existing wall board and walls. No change to the layout of the bathroom.

TIER 2 - Starting at \$23k

Minor layout changes while your current plumbing and electrical remains intact. Removal and installation of new wall board. 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 - \$35 PER SQUARE FOOT

Drywall, insulation, framing, paint and trim.

TIER 2 - \$75 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, and plumbing.



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.

FINANCING

LOW RATE FINANCING AVAILABLE

MEET LIGHTSTREAM

We believe that consumers who have established good credit have earned the right to a simple loan process and excellent rates. WW

LightStream delivers a revolutionary loan experience that allows customers to focus on their purchase, rather than on their financing.

LIGHTSTREAM LOANS

A fixed-rate loan for practically anything.

LightStream offers a unique lending solution that allows customers with strong credit to borrow funds for purchases that had previously required collateral, or that fall into categories where few or no loan options exist.

You'll find that your LightStream loan is cost-efficient, offered at a competitive rate, and in an environmentally friendly manner that is virtually paperless!



See your personalized options:
www.larabellhomeservices.com/financing



Lending Uncomplicated[®]
with LightStream

Your best loan ever,
guaranteed.
Offering low fixed rates
and autopay.

BEFORE & AFTER



BEFORE



AFTER

BEFORE AFTER



BEFORE



AFTER

BEFORE AFTER



BEFORE

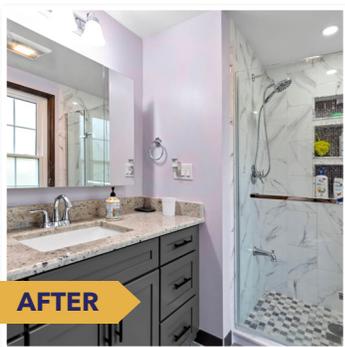


AFTER

BEFORE AFTER



BEFORE



AFTER

BEFORE AFTER



BEFORE



AFTER

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.