

Urban Home Services



YOUR NEW BASEMENT AWAITS



**about
us**

We specialize in fully finished basement plan development and renovations in Edmonton and surrounding areas.

Our basements are built to the highest standards. We pride ourselves on the principles of hi-end quality and superior customer service offering custom basements built exclusively the way you want! Your home is one of your most important assets and the process of building anything in it should be pleasant and as hassle-free as possible. We handle every aspect of the reno process from planning to move in day, Urban Home Services takes care of every detail.

our team



Patrick, Jackie, Marc, Michelle

Urban Home Services is a family run business owned and operated by Marc Labbe. Marc has over 20 years of home building experience and a well respected reputation with trades and suppliers. Marc, his wife Jackie, his brother-in-law Patrick, and his sister-in-law Michelle take the systems and procedures practiced under their custom home building company, Urban Luxury Homes, established in 2011, and apply it to the development of beautiful custom basements.

Together with their specialized team of trades and suppliers, Urban Home Services works with you to ensure the renovation process is simple, efficient and stress free.

The Process

- Contact us and complete the online estimate form
- Book a home consultation with Marc to confirm the details of your estimate
- Meet with our designer, Catherine, to customize your basement design
- Meet our project managers Patrick & Michelle throughout the build

**Quality custom
basements tailored
to your needs.**

PLUME
designs



*Interior Designer,
Catherine Dickie*

standard package

At Urban Home Services, our starting finishes and fixtures package is above the standard builder package including matte black plumbing fixtures, modern doors and trim package, 40oz carpet with 8lb pad, quartz counters, double closet doors and much more.

We work with the best trades and suppliers in the business who work with you on sourcing the product you want for your future space.



our trade partners

TETRA
ELECTRICAL DESIGNERS

riptyde
HOME CONSTRUCTION

JDK HEATING
& COOLING
& PLUMBING

EGMDRYWALL
SYSTEMS INC

LIFE50
CONCRETE INC.
CONCRETE FOR LIFE!

LENBETH
GROUP OF COMPANIES

Gem
Cabinets

PLUME
designs

MERVAL
Since 1985

DREAM FLOOR
COVERINGS

SGQ
STONWORKS
GRANITE & QUARTZ

DUROY
CONCRETE FOUNDATION LIMITED
ESTABLISHED 1986

DURABUILT
WINDOWS & DOORS

ALBERTA
INSULATION & WATERPROOF

Spectral
Colours

CLC EXTERIORS

The Genuine. The Original.
OVERHEAD DOOR

PROFORM
CONCRETE

ENERSPEC ENERGY

IGLOO
WADING SUPPLY COMPANY

Shelter
MULTI-CORPORATION

Stantec

BARON
DIVISION

Pals Geomatics

SPLASHDOWN
OUTTER • SOFFIT • FASCIA • LIGHTING

BUILDTECH
ENGINEERING

plumbing package



KITCHEN FAUCET
| Vaughn Pull Down Faucet



TUB FAUCET
Triune Tub Faucet



SHOWER KIT
Tribune Shower Trim



SINK FAUCET
Tribune Sink Faucet



TOILET
Maxwell High Efficiency Toilet



TUB & SHOWER KIT
Tribune Tub & Shower Trim

doors & trim



INTERIOR DOOR
Logan or Monroe



INTERIOR DOOR
Madison



Casing & Base
3" Casing & Baseboards



DOOR HANDLE
Matte Black Interior Handle



BATH HARDWARE
Matte Black Bath Hardware

bathroom features







**other
features**

12" DISK LIGHTS IN
BEDROOMS

SQUARE CORNER
BEADS

MAIN PAINT &
ACCENT WALL

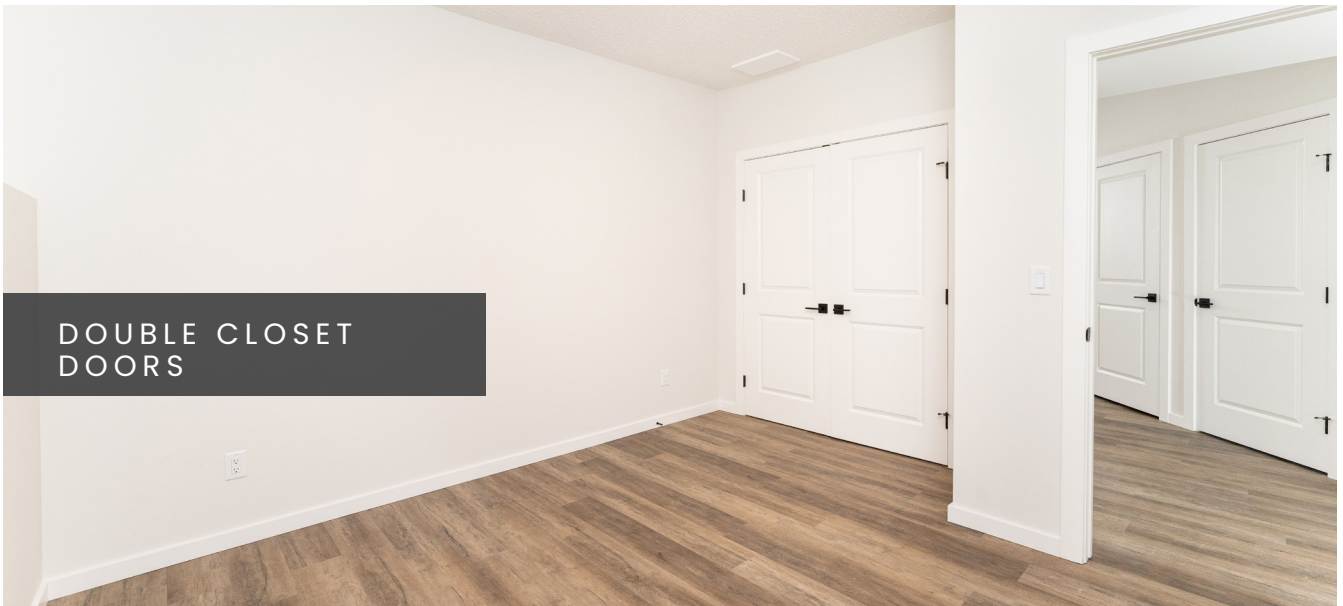
40 OZ CARPET &
8LB UNDERLAY



FIREPLACE



STAIRWELL



DOUBLE CLOSET
DOORS



6 INCH DISK LIGHTS
IN COMMON AREAS



MDF SHELVING

Things to think about when calculating your basement square footage

- Do not include the mechanical room.
- If your stairwell is not currently developed, include that in your square footage.
- If your stairwell is currently developed, do not include that in your square footage.
- 8 foot ceilings VS 9 foot Ceilings - Extra material and labour are required for basements which are 9 feet high verses the typical 8-foot basement.
- Quotes are based on newer constructed homes. Older homes can have additional premiums for more unknowns which can be determined at the site assessment.



\$8500 KITCHEN ALLOWANCE EXAMPLE



\$2500 BAR ALLOWANCE EXAMPLE



Secondary Suites

- When adding a secondary suite option to your quote, we must provide a secondary HVAC system to provide heating and ventilation to the suite completely separate from the primary residence. We allocate a budget of \$5000 to have an HVAC contract come in and assess/provide a quote. In some cases we can re-use the existing furnace, while in others we have to replace the existing one with a smaller one. Oversized furnaces will cycle on and off frequently and shorten the life expectancy drastically.
- We must also provide Fire and Sound protection between the suite and primary residence. The mechanical room must be completely drywalled, fire taped, and a self-closing fire-rated door to be installed. Additional smoke detection is required. Fire protection between the suites and/or any common areas. Soundproofing wall system must be installed between the suites and/or common areas.

A complete guide to secondary suites can be found on the City of Edmonton website. Other municipalities may not have all the same requirements.

what could you included in your basement quote?

STANDARD FINISHES

2x4 framed walls, ½" drywall, 3 coats of quality paint, splatter texture, 3" flat casing and baseboard, and 40 oz carpet with 8 lbs underlay. A door, light and switch for under stairwell and mechanical room.

BATHROOM

Includes a 5x8' bathroom with a 30" door, tile flooring, 60" drop-in tub with tiled walls, 30" PVC vanity, mirror allowance, switched light fixture, GFCI plug, Tribune Black plumbing package with standard toilet, black hardware, curved shower curtain rod, quartz counters with under-mount sink.

WINDOWS

Paint grade fir plywood window jamb cased with 3" trim (many contractors use MDF which swells over time due to condensation build-up on the windows)

BEDROOMS

A bedroom includes standard finishing as well as 4 plugs and switches, 12" disk light, door, double closet door (no bi-folds), and MDF shelving.

REC ROOMS

All Rec rooms include RG6 and Cat6 wiring for a TV/ Internet port. Included are four 6" LED disk lights, switches, up to 6 plugs and a feature accent wall.

FIREPLACES

Adding a fireplace option includes a 50" electric fireplace installed in a 6" build-out, floor to ceiling, complete with a painted drywall finish.

WALK IN & LINEN CLOSETS

Adding a walk in closet includes eight 48" MDF shelves, a door, a switch, and a 6" LED disk light. Adding a linen closet includes a single door with four 48" mdf shelves.

KITCHENS & BARS

Kitchen option includes an allowance of \$8500 to be spent at our kitchen and quartz countertop suppliers. Included is a tile backsplash and the plumbing, heating, and electrical requirements for a kitchen. Appliances are not included. Additional charges may apply if concrete work is needed. Options for Dry bars can be completed for under \$2500.

STAIRS & CEILINGS

Developing a stairwell includes adding standard finishes to the stairwell. Also included is a painted handrail with black metal brackets and required lighting and switches. Converting from a standard 8' ceiling to a 9' ceiling requires extra labour and materials.

Reach out to us for a detailed quote and schedule a site visit.

Urban Home



Services

www.uhservices.ca
admin@uhservices.ca