



URBAN BLUEPRINT

DESIGN + BUILD

# COST GUIDE



[www.urbanblueprintdevelopments.com](http://www.urbanblueprintdevelopments.com)

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# ABOUT US

**Urban Blueprint** is a full-service design + build firm specializing in architectural planning, construction management and interior design.

With a commitment to 100% transparency and quality, **Urban Blueprint** offers a one-stop-shop approach to renovating or building your home.

**Urban Blueprint's** extensive portfolio includes work from all across Toronto & the GTA.



# MEET THE FOUNDERS

The founders of **Urban Blueprint** come from a long line of distinguished builders and developers, committed to building quality custom homes. With combined experience of over 50 years, **Urban Blueprint** was founded to fill a niche in the market providing luxury and customized service to the renovation market.

**“The essence of design + build is about people and how they live, and that is what excites me every day.”**

LUCA PENZO



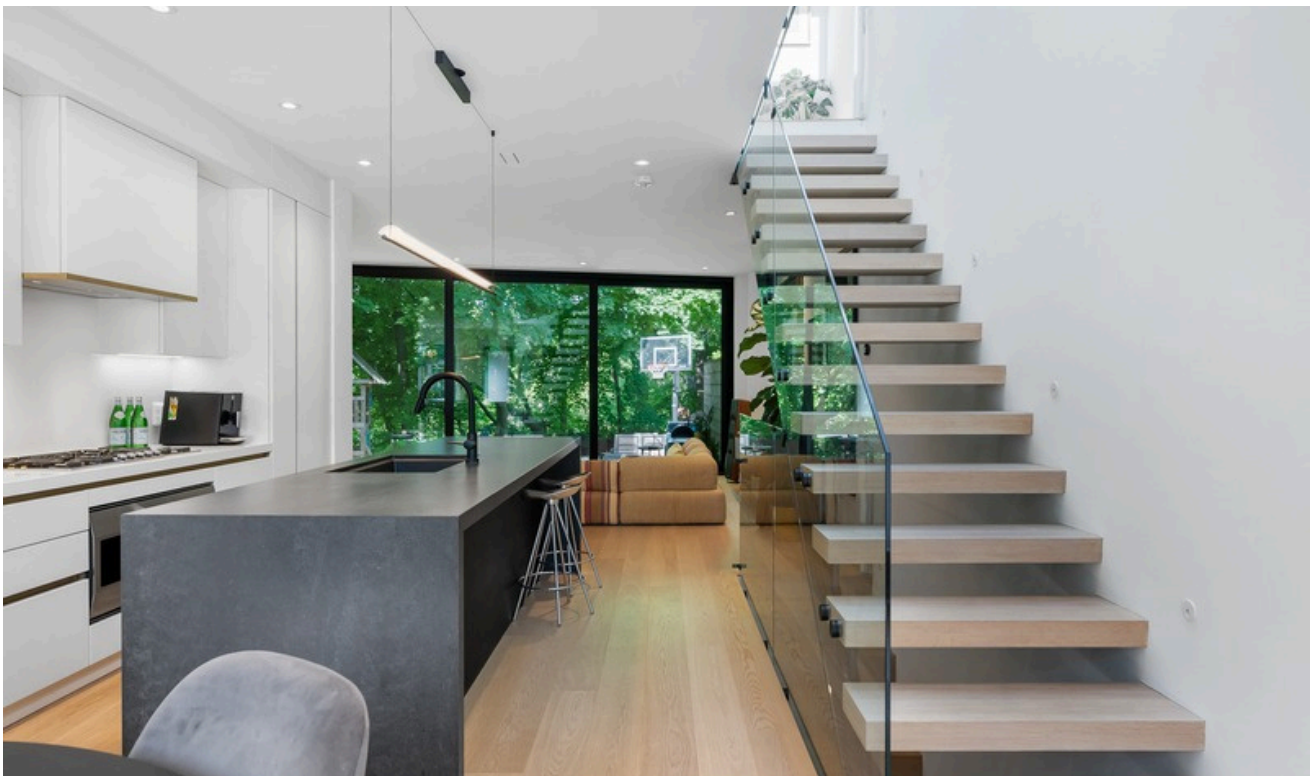
**“A house is more than a roof over our head. It should uplift us emotionally and spiritually, and be a true reflection of the individuals that live in it.”**

NATASHA PENZO

# GETTING STARTED

The decision to renovate or build a new home is one of the most significant financial and emotional investments a homeowner can make. At **Urban Blueprint**, we understand that every project is as unique as the people who live in the spaces we create. Our approach is rooted in thoughtful design, expert craftsmanship, and a commitment to ensuring that every project is completed with precision and care.

Whether you're updating a single room or undertaking a whole-home transformation, understanding the financial scope of your project is essential. This guide provides average cost estimates for renovations and new custom builds within the urban areas we serve. The figures presented reflect current trends and our own project experience, but actual costs will vary based on location, project size, complexity, and material choices. This guide will also help you communicate your design preferences effectively, ensuring that your vision aligns with your budget.





# COST PLANNING

At **Urban Blueprint**, we believe in transparent communication from the very beginning of your project. Establishing a realistic budget is crucial for setting expectations and achieving your vision.

The cost of a renovation or custom build is influenced by many factors—ranging from architectural complexity and materials to labor and timeline.

## BELOW, WE'VE OUTLINED THE KEY FACTORS THAT INFLUENCE COSTS:

- ✓ **Scope of the Project:** Are you renovating a single room or completing a full-home overhaul?
- ✓ **Design Features:** How high-end are the finishes you envision? Luxury materials, custom cabinetry, and high-end appliances can significantly affect the cost.
- ✓ **Building Systems:** Sustainable, energy-efficient systems, and advanced technology features will add value but also impact the budget.

We recommend discussing your budget with us early on to ensure your goals are aligned with your financial resources. Our team will help you prioritize your "must-have" features and work within your budget constraints.

# DESIGN & FINISHES

## WISHLIST



Our custom kitchens are built to inspire culinary creativity and be the centerpiece of your home. Consider the following elements when planning your kitchen renovation:

### KITCHEN RENOVATIONS

- ✓ Custom cabinetry with functional accessories
- ✓ High-end appliances for superior performance and style
- ✓ Luxury stone countertops (marble, quartz, granite)
- ✓ Built-in storage solutions for a clean, organized space
- ✓ Lighting design that enhances both functionality and ambiance
- ✓ Open-concept layouts or a butler's pantry for added functionality

# DESIGN & FINISHES

## WISHLIST



Your bathroom should be a serene, spa-like retreat. When planning your bathroom renovation, consider:

### BATHROOM RENOVATIONS

- ✓ Freestanding soaker tubs or jet tubs
- ✓ High-tech shower fixtures (rainfall showers, digital controls)
- ✓ Custom vanities with ample storage
- ✓ Luxury tile and stone surfaces
- ✓ Radiant floor heating for added comfort
- ✓ Smart toilets and bidet systems for modern convenience





# COST FACTORS AND VARIABLES

Several factors contribute to the overall cost of your renovation or custom build. The primary cost drivers include:

- ✓ **Architectural Design:** Complex designs and unique features (e.g., vaulted ceilings, custom millwork) can increase labor and material costs.
- ✓ **Material Choices:** Premium materials (e.g., hardwood floors, natural stone countertops) will elevate the aesthetic but also increase costs.
- ✓ **Foundation and Structural Work:** Restoring or reinforcing a foundation, especially in older homes, can add both time and cost to your project.
- ✓ **Size and Scope:** The square footage of your renovation and the complexity of your project will directly impact the final price.
- ✓ **Location:** Costs can vary based on the neighborhood or city, with urban areas generally having higher construction rates due to labor and material costs.

# INTERIOR REMODELING COST ESTIMATES

## WHAT YOU'LL GET:

- ✓ **Full Interior Remodel of a 2,500 Square Foot Home:**
  - Cost: \$375,000 – \$625,000 + HST
  
- ✓ **First-Floor Remodel (Including Kitchen and Powder Room, 1,000 Square Feet):**
  - Cost: \$200,000 – \$250,000 + HST
  
- ✓ **800 Square Foot Basement Finishing + New Primary Bathroom:**
  - Cost: \$170,000 – \$210,000 + HST
  
- ✓ **Remodel Two Bathrooms + Primary Bathroom:**
  - Cost: \$90,000 – \$130,000 + HST

**INTERIOR REMODELING PRICE ..... \$150-250 Per Square Foot**



# FULL HOME RENOVATION COST ESTIMATES

## WHAT YOU'LL RENOVATE:

- ✓ **1,200 Square Foot Condo:**
  - Estimated Cost: \$300,000 – \$420,000 + HST
  
- ✓ **2,000 Square Foot Home, Including Underpinning and a 450 Square Foot Rear Addition:**
  - Estimated Cost: \$737,500 – \$1,050,000 + HST
  
- ✓ **2,500 Square Foot Home:**
  - Estimated Cost: \$625,000 – \$875,000 + HST
  
- ✓ **3,000 Square Foot Home, Including Underpinning:**
  - Cost: \$90,000 – \$130,000 + HST
  
- ✓ **Full Renovation of a 4,000 Square Foot Home:**
  - Estimated Cost: \$1,000,000 – \$1,400,000 + HST

**FULL HOME RENOVATION ..... \$250-350 Per Square Foot**



# HOME ADDITION COST ESTIMATES

## WHAT YOU'LL GET:

- ✓ **800 Square Feet Third-Floor Addition:**
  - Estimated Cost: \$280,000 – \$480,000
- ✓ **2000 Square Feet Renovation with 600 Square Feet Rear Addition:**
  - Estimated Cost: \$710,000 – \$860,000
- ✓ **2000 Square Foot Renovation with Third-Floor Addition and Rear Extension**
  - Estimated Cost: \$990,000 – \$1,340,000

HOME ADDITION ..... \$350-600 Per Square Foot



# NEW CONSTRUCTION COST ESTIMATES

## WHAT YOU'LL GET:

- ✓ **3,000 Square Feet Living Space:**
  - Estimated Cost: \$1,050,000 – \$1,800,000
- ✓ **4,500 Square Feet Living Space:**
  - Estimated Cost: \$1,575,000 – \$2,700,000
- ✓ **6,000 Square Feet Living Space:**
  - Estimated Cost: \$2,100,000 – \$3,600,000

**NEW CONSTRUCTION..... \$350-600 Per Square Foot**

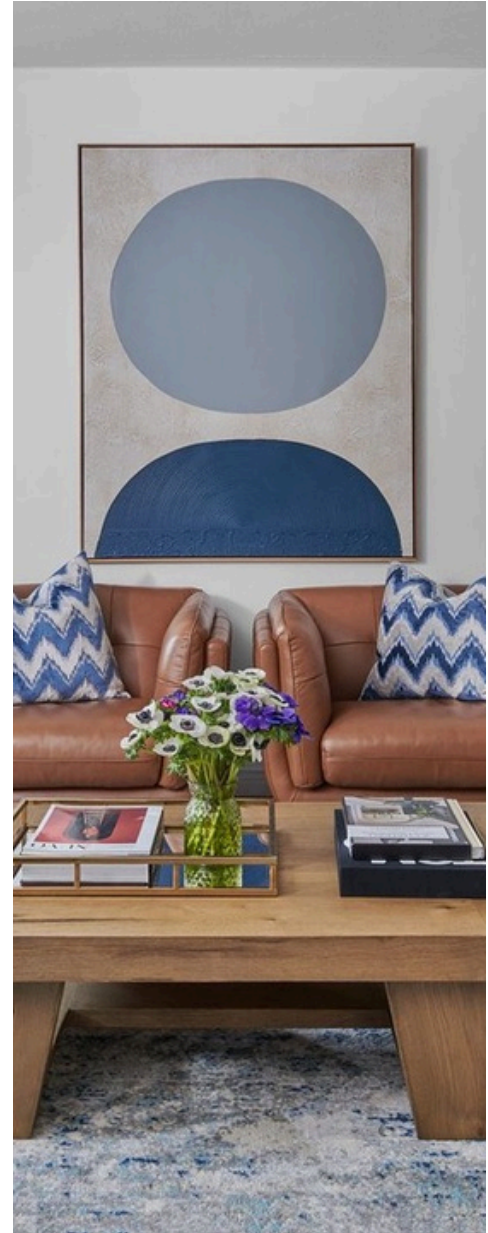


# LUXURY FEATURES & CUSTOMIZATION

At **Urban Blueprint**, we specialize in bringing luxury into the everyday. We understand that your home is more than just a place to live—it's an expression of your unique taste and lifestyle. Whether you're after a gourmet kitchen, a home gym, or a state-of-the-art home theater, we're committed to delivering high-end, tailored solutions.

## Luxury Features to Consider:

- Smart home automation for lighting, security, and entertainment
- Energy-efficient systems (solar panels, geothermal heating/cooling)
- Custom millwork and cabinetry
- Designer lighting and bespoke furniture
- Sustainable building materials for a healthier, environmentally-conscious home



These features, while elevating the design and experience of your home, will impact your overall budget and timeline. We'll help you balance your vision with cost considerations, ensuring that your project is both luxurious and financially feasible.

# ADDITIONAL RESOURCES



## UB BLOG

For more tips and inspiration, visit our blog on our website. We cover everything from design trends to cost-saving strategies and sustainable building practices.

## Consultation & Site Visit

We offer complimentary consultations to discuss your project in detail. During the visit, we'll provide a more accurate cost estimate based on your specific needs and vision.

## Vendor Partnerships

We work with the best vendors in the industry, ensuring that your project features top-tier materials and finishes. Ask us about our recommended suppliers for everything from tile and flooring to furniture and appliances.

# WHAT OUR CLIENTS SAY

BRUCE. G.



Shannon and I are so happy to have chosen **Urban Blueprint** to design, complete and furnish the renovation of our Toronto Beach home. We feel extremely fortunate to have chosen such a great team to work with. Natasha, Luca, Jiya and Andrea totally got what we wanted, communicated well throughout the process and finished on time!

WARREN. D.



I have had the pleasure of working with Luca and the **Urban Blueprint** team on several renovations and am impressed with not only the level of craftsmanship and professionalism of **Urban Blueprint** and their tradespeople, but also with their measured and calm approach to handle any challenges that inevitably come up during a renovation.

MICHAEL. M.



**Urban Blueprint** did both the design and general contracting for a major renovation (ie complete gut job, basement being made deeper, stunningly beautiful rebuild) of what has now become our beloved family home.

[READ MORE](#)



# LET'S GET STARTED!

At **Urban Blueprint**, we specialize in custom homes and luxury renovations. Serving clients across the urban core and surrounding neighborhoods, our focus is on creating spaces that balance functionality with breathtaking design. Founded by a team of architects, engineers, and master builders, we are committed to high-quality craftsmanship, exceptional customer service, and sustainable building practices. Whether you're renovating an older home or embarking on a new build, we believe in delivering the highest standard of work with every project.

We take great pride in the lasting relationships we build with our clients. At **Urban Blueprint**, it's not just about construction—it's about creating spaces where memories are made, and lives are lived.

SCHEDULE A CALL

CONTACT US

LEARN MORE

Visit

[www.urbanblueprintdevelopments.com](http://www.urbanblueprintdevelopments.com)

for more details or to schedule your  
consultation.



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