

# LUXURY SPA BATHROOM REMODEL PROPOSAL

## Resort-Style Retreat in Your Home

**Prepared For:** [Client Name]  
**Location:** [Client Address]  
**Project Type:** Complete Luxury Bathroom Renovation  
**Prepared By:** [Your Company Name]  
**Date:** February 12, 2026  
**Valid Until:** March 14, 2026

## Project Overview

Transform your bathroom into a luxurious spa retreat featuring floor-to-ceiling white marble, a spacious frameless glass shower, elegant floating vanity, and a stunning freestanding soaking tub. This design creates a serene, hotel-inspired sanctuary with high-end finishes and thoughtful details throughout.

**Design Style:** Luxury Spa / Modern Minimalist  
**Key Features:** White marble wall and floor tile, frameless glass shower enclosure, floating wood vanity with open shelving, freestanding sculptural tub, black matte fixtures, heated towel rack, custom mirror with integrated lighting, light wood flooring

## Detailed Scope of Work

### 1. Tile Work & Surfaces

- Wall Tile:** Large-format white marble tile (approximately 200 SF)
  - 12"x24" or 24"x24" white Carrara or Calacatta-style marble or porcelain
  - Floor-to-ceiling installation in shower and throughout bathroom
  - Book-matched or continuous vein patterns for luxury appearance
  - Professional installation with minimal grout lines
  - White grout, sealed for moisture protection
- Floor Tile:** Light wood-look porcelain tile (approximately 100 SF)
  - Large-format planks (8"x48" or similar)
  - Natural oak or light wood finish
  - Waterproof, slip-resistant surface
  - Radiant floor heating system installed underneath (optional upgrade)
- Shower Floor:** White marble or mosaic tile
  - Properly sloped for drainage
  - Linear drain with marble cover
  - Non-slip finish for safety

### 2. Shower Enclosure

- Frameless Glass Shower:** Custom  $\frac{3}{8}$ " or  $\frac{1}{2}$ " thick tempered glass
  - Floor-to-ceiling or partial height (approximately 8' tall)
  - Black matte hardware and hinges
  - Clear glass with protective coating (easy-clean nano-coating)
  - Professional measurement and installation
  - Includes glass door and fixed panel configuration
- Shower Fixtures:** Black matte rainfall shower system
  - 10" or 12" overhead rainfall showerhead
  - Handheld shower wand
  - Thermostatic valve for temperature control
  - Body spray jets (optional upgrade)
  - Premium black matte finish
- Shower Bench:** Built-in marble bench or teak wood bench
  - Comfortable seating for spa experience

- Matches tile or wood accent

### 3. Vanity & Storage

- **Floating Vanity:** Custom wall-mounted wood vanity (60-72" wide)
  - Natural wood finish (oak, walnut, or teak)
  - Floating design for modern, spacious feel
  - Drawer storage with soft-close glides
  - Open shelving for towel display
  - Black matte hardware
- **Countertop:** White quartz or marble
  - Integrated or undermount sink(s)
  - 3cm thickness
  - Polished finish
- **Sink & Faucet:** Undermount white ceramic or integrated quartz sink
  - Single or double sink configuration
  - Wall-mount or deck-mount faucet in black matte
  - Modern minimalist design

### 4. Freestanding Tub

- **Soaking Tub:** Freestanding modern oval or rectangular tub
  - 60-67" length, acrylic or cast stone material
  - Sculptural contemporary design
  - Center drain configuration
  - Overflow drain
  - White or matte finish
- **Tub Filler:** Floor-mounted or wall-mounted tub filler
  - Black matte finish to match fixtures
  - Handheld shower wand attachment
  - Modern minimalist design
- **Tub Deck/Platform:** Optional raised platform or tile surround
  - Creates spa-like presentation
  - Matches floor or wall tile

### 5. Lighting & Mirrors

- **Custom Mirror:** Large frameless mirror or framed mirror (60-72" wide)
  - Black metal frame or frameless beveled edge
  - Extends width of vanity
  - Professional installation
- **Vanity Lighting:** Modern wall sconces (2-4 fixtures)
  - Black matte finish
  - Flanking mirror or above mirror placement
  - LED bulbs, dimmable
- **Ambient Lighting:** Recessed LED can lights (4-6 fixtures)
  - Strategically placed for even illumination
  - Wet-rated for shower area
  - Dimmable switches
- **Accent Lighting:** LED strip lighting or mirror backlighting (optional)
  - Behind mirror for soft glow
  - Under vanity for floating effect

### 6. Fixtures & Accessories

- **Toilet:** Modern wall-hung or floor-mounted toilet
  - Elongated bowl, comfort height
  - Dual-flush or low-flow for water efficiency
  - Soft-close seat
  - White ceramic
- **Heated Towel Rack:** Wall-mounted ladder-style towel warmer
  - Black matte or brushed finish
  - Electric or hydronic heating
  - Keeps towels warm and dry
- **Hardware & Accessories:** Black matte coordinating pieces
  - Towel bars and rings
  - Toilet paper holder
  - Robe hooks
  - Shower niche or shelving
- **Window Treatment:** Privacy window or frosted glass (if applicable)
  - Provides natural light while maintaining privacy

7. Ventilation & Climate Control

- **Exhaust Fan:** Quiet, high-CFM bathroom fan
  - Humidity sensor and timer
  - Ultra-quiet operation
  - Properly vented to exterior
- **Radiant Floor Heating (Optional Upgrade):** Electric in-floor heating system
  - Installed under floor tile
  - Programmable thermostat
  - Luxurious warm floors year-round

8. Plumbing & Electrical

- **Plumbing Work:**
  - Relocate plumbing for new layout (tub, shower, vanity)
  - Install shower valve, tub filler, sink faucet
  - All new supply lines and shut-off valves
  - Drain rough-in and venting
  - Pressure testing and inspections
- **Electrical Work:**
  - Install all lighting fixtures and switches
  - GFCI outlets (code-compliant placement)
  - Exhaust fan wiring
  - Heated towel rack wiring
  - Radiant floor heating wiring (if applicable)
  - All work by licensed electrician

9. Demolition & Preparation

- Complete removal of existing bathroom fixtures, tile, flooring
- Dispose of all demolition debris (dumpster included)
- Protect adjacent areas during construction
- Inspect and repair subfloor and walls as needed
- Install waterproofing membrane (RedGard or Kerdi system)
- Ensure proper drainage and slope

10. Final Details

- Install all hardware and accessories
- Caulk and seal all joints and transitions
- Apply tile sealer to natural stone
- Clean all glass and fixtures
- Deep clean entire bathroom
- Final walkthrough and punch list

Detailed Cost Breakdown

Tile & Surfaces			
Item	Quantity	Unit Cost	Total
White marble wall tile (large-format)	200 SF	\$18	\$3,600
Light wood-look floor tile	100 SF	\$12	\$1,200
Marble shower floor tile/mosaic	20 SF	\$22	\$440
Tile installation labor (walls + floor)	4 days	\$850/day	\$3,400
Tile adhesive, grout, waterproofing, sealer	1 lot	\$600	\$600
Tile Subtotal			\$9,240

Shower Enclosure & Fixtures			
Item	Quantity	Unit Cost	Total

Frameless glass shower (custom-measured)	1	\$2,800	\$2,800
Rainfall shower system (black matte)	1	\$850	\$850
Handheld shower wand	1	\$180	\$180
Shower valve and trim kit	1	\$400	\$400
Linear drain with marble cover	1	\$350	\$350
Built-in shower bench (marble/wood)	1	\$450	\$450
<b>Shower Subtotal</b>			<b>\$5,030</b>

Vanity & Countertop			
Item	Quantity	Unit Cost	Total
Custom floating wood vanity (60-72")	1	\$1,800	\$1,800
Quartz or marble countertop	15 LF	\$95	\$1,425
Undermount sink(s)	1-2	\$250	\$250
Faucet (black matte, wall-mount or deck-mount)	1	\$380	\$380
Vanity installation & plumbing hookup	1 day	\$600	\$600
<b>Vanity Subtotal</b>			<b>\$4,455</b>

Freestanding Tub			
Item	Quantity	Unit Cost	Total
Freestanding soaking tub (60-67")	1	\$1,800	\$1,800
Tub filler (floor or wall-mount, black matte)	1	\$650	\$650
Tub installation and plumbing	1 day	\$700	\$700
<b>Tub Subtotal</b>			<b>\$3,150</b>

Lighting & Mirror			
Item	Quantity	Unit Cost	Total
Custom mirror (60-72", framed or frameless)	1	\$450	\$450
Wall sconces (black matte)	2-4	\$140	\$420
Recessed LED can lights (wet-rated)	6	\$95	\$570
Dimmer switches	2	\$60	\$120
Electrical materials and installation	1 lot	\$500	\$500
<b>Lighting Subtotal</b>			<b>\$2,060</b>

Fixtures & Accessories			
Item	Quantity	Unit Cost	Total
Modern toilet (wall-hung or floor-mount)	1	\$550	\$550
Heated towel rack (black matte)	1	\$480	\$480

Towel bars, hooks, TP holder (black matte)	1 set	\$180	\$180
Exhaust fan (quiet, humidity sensor)	1	\$280	\$280
Fixtures Subtotal			\$1,490

Labor & Miscellaneous			
Item	Quantity	Unit Cost	Total
Demolition & debris removal	2 days	\$600/day	\$1,200
Plumbing rough-in & finish work	3 days	\$950/day	\$2,850
Electrical rough-in & finish work	2 days	\$900/day	\$1,800
Drywall/wall repair & paint	1 day	\$500	\$500
Waterproofing installation (RedGard/Kerdi)	1 day	\$600	\$600
Final caulking, sealing, cleanup	1 day	\$400	\$400
Labor Subtotal			\$7,350

## Optional Upgrades

Upgrade	Cost
Radiant floor heating system (electric)	+\$2,800
Body spray jets in shower (4 jets)	+\$1,200
Steam shower conversion	+\$3,500
Smart mirror with defogging & LED lighting	+\$800
Upgrade to natural Carrara marble (vs. porcelain)	+\$2,500
Chromatherapy lighting in shower	+\$650

## Project Timeline

Total Duration: 4-5 weeks from start to completion
<div>Week 1: Demolition &amp; Preparation<ul style="list-style-type: none"><li>Days 1-2: Complete demolition, remove all existing fixtures and tile</li><li>Days 3-5: Plumbing and electrical rough-in, subfloor repair</li></ul></div>
<div>Week 2: Tile &amp; Waterproofing<ul style="list-style-type: none"><li>Days 1-2: Install waterproofing membrane throughout</li><li>Days 3-5: Begin tile installation (walls)</li></ul></div>
<div>Week 3: Continue Tile &amp; Glass</div>

- Days 1-3: Complete wall tile, install floor tile
- Days 4-5: Frameless glass shower measurement and ordering

Week 4: Fixtures & Finishing

- Days 1-2: Glass shower installation
- Days 3-4: Vanity, tub, toilet installation
- Day 5: Plumbing finish work (faucets, fixtures)

Week 5: Final Details

- Days 1-2: Install lighting, mirror, heated towel rack
- Day 3: Paint touch-ups, install accessories
- Day 4: Final caulking, sealing, grout touch-ups
- Day 5: Deep clean, final walkthrough, punch list

Investment Summary

Category	Amount
Tile & Surfaces	\$9,240
Shower Enclosure & Fixtures	\$5,030
Vanity & Countertop	\$4,455
Freestanding Tub	\$3,150
Lighting & Mirror	\$2,060
Fixtures & Accessories	\$1,490
Labor & Miscellaneous	\$7,350
Subtotal	\$32,775
Project Management (10%)	\$3,278
Permit Fees (estimated)	\$350
Contingency (7%)	\$2,294

PROJECT TOTAL: \$38,697

**Price Range:** \$36,000 - \$42,000 depending on final material selections, optional upgrades, and any unforeseen site conditions

**Popular Upgrades:** Radiant floor heating (+\$2,800) and body spray jets (+\$1,200) are frequently added to create the ultimate spa experience

Payment Schedule

Payment	Percentage	Amount	Due
Deposit	35%	\$13,544	Upon contract signing

Progress Payment 1	30%	\$11,609	When tile work complete
Progress Payment 2	25%	\$9,674	When fixtures installed
Final Payment	10%	\$3,870	Upon completion and walkthrough

## What's Included

- ✓ All materials and fixtures listed above
- ✓ Professional installation by licensed contractors
- ✓ Custom frameless glass shower (measured and fabricated)
- ✓ Complete demolition and debris removal (dumpster included)
- ✓ Waterproofing system installation (RedGard or Kerdi)
- ✓ Building permits and required inspections
- ✓ 2-year workmanship warranty
- ✓ Manufacturer warranties on all products
- ✓ Project management and coordination
- ✓ Daily cleanup during construction
- ✓ Final deep clean and walkthrough

## Exclusions

- ✗ Structural modifications or wall relocation
- ✗ Window replacement (unless specifically requested)
- ✗ HVAC modifications or ductwork relocation
- ✗ Mold remediation or structural repairs (costs addressed if discovered)
- ✗ Decorative items, plants, accessories, or artwork shown in design images

## Design Philosophy

### Creating Your Personal Spa Retreat:

- **Materiality:** Floor-to-ceiling white marble creates a sense of luxury and serenity reminiscent of high-end hotels and spas. The natural veining adds organic interest while maintaining a clean, minimalist aesthetic.
- **Contrast:** Black matte fixtures and hardware provide sophisticated contrast against white surfaces, creating visual drama without overwhelming the space.
- **Natural Elements:** Light wood flooring and wood vanity bring warmth and natural texture, preventing the space from feeling cold or clinical.
- **Openness:** The frameless glass shower maximizes visual space and allows the beautiful tile work to be fully appreciated. The floating vanity enhances the airy, spa-like feel.
- **Functionality:** Dual shower options (rainfall + handheld), heated towel rack, ample storage, and thoughtful lighting combine luxury with everyday practicality.
- **Lighting:** Layered lighting (ambient, task, and accent) ensures the space is functional for daily routines while creating a relaxing atmosphere for unwinding.

**Customization:** Material selections, fixture finishes, and optional upgrades can be adjusted during our design consultation to perfectly match your vision and budget.

## Terms & Conditions

1. **Proposal Validity:** This proposal is valid for 30 days from the date above
2. **Lead Times:** Custom glass shower requires 2-3 weeks for fabrication after measurements
3. **Change Orders:** Any modifications must be approved in writing and may affect pricing/timeline
4. **Access:** Client provides clear access to work area and utilities during construction
5. **Timeline:** Estimated timeline; may vary based on material availability or site conditions
6. **Warranty:** 2-year workmanship warranty; manufacturer warranties on materials
7. **Unforeseen Conditions:** Additional costs for mold, structural issues, or code violations require approval before proceeding

8. **Final Payment:** Due upon completion and final walkthrough approval

## | Next Steps

1. **Review** this proposal and ask any questions
  2. **Schedule** in-home consultation to review materials and finalize selections
  3. **Sign** contract and submit deposit
  4. **Pre-Construction Meeting** one week before start date
  5. **Begin** your bathroom transformation!
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## | Acceptance

By signing below, client accepts the terms, scope of work, and pricing outlined in this proposal.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Contractor Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**[Your Company Name]**

Phone: [Your Phone Number] | Email: [Your Email]

License #: [Your License Number] | Fully Insured

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