

PH Design

CUSTOM HOMES + REMODELS

Full Cost Breakdown

Custom Home Building in Northeast Ohio

2026 Pricing Guide

New Homes Start	Custom Home Range	Remodels Start
Low \$500s	\$500K - \$875K+	\$150K+

This guide provides a transparent, line-item cost breakdown for building a custom home in Northeast Ohio. Founded by Megan and Aaron Phillips, PH Design and Construction is a family-owned design-build firm with 30+ years of combined experience serving Cuyahoga, Medina, and Stark Counties. Our new custom homes start in the low \$500s, with remodel projects from \$150K and up. We handle everything from design and permits to construction and final walkthrough -- one team, one process, no handoffs.

NAHB Member	ICC Compliant	2024 Ohio Code	5-Star Google	30+ Years Exp.
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Based on: NAHB 2024 Cost of Construction Survey, current Northeast Ohio market data, and PH Design and Construction's local building experience across Cuyahoga, Medina, and Stark Counties.

Ready to Start Your Custom Home?

Call (330) 944-0002 or visit phdesignyourhome.com/contact for a free consultation

1. Cost Per Square Foot by Build Quality

Your per-square-foot cost depends on finish level, design complexity, and material selections. At PH Design and Construction, every quote is detailed and itemized -- what you see is what you pay. No vague line items or surprise change orders.

Build Quality	Cost / Sq Ft	2,000 Sq Ft Home	2,500 Sq Ft Home
Basic / Builder-Grade	\$130 - \$220	\$260K - \$440K	\$325K - \$550K
Mid-Tier / Semi-Custom	\$220 - \$300	\$440K - \$600K	\$550K - \$750K
High-End / Luxury Custom	\$300 - \$350+	\$600K - \$700K+	\$750K - \$875K+

Note: Land acquisition, site prep, and utility connections are additional. See Sections 4 and 5.

PH Design and Construction Pricing: Our new custom homes start in the **low \$500s**, and remodel projects typically range from **\$150,000 and up**. The table above shows general Northeast Ohio market ranges for context. During your free consultation, we provide a detailed, itemized estimate based on your specific vision, lot, and finish selections.

What Each Tier Includes

Basic / Builder-Grade: Vinyl or laminate flooring, laminate countertops, stock cabinetry, fiberglass tubs/showers, builder-grade lighting and fixtures.

Mid-Tier / Semi-Custom: Hardwood or premium tile flooring, granite or quartz counters, semi-custom cabinetry with upgraded hardware, name-brand appliances, designer lighting.

High-End / Luxury Custom: Wide-plank hardwood, custom cabinetry (e.g., Grabill Cabinets), premium stone counters, professional-grade appliances, smart-home integration, custom millwork, high-efficiency systems.

PH Design and Construction Home Styles Available

PH Design and Construction offers fully customizable floor plans across a range of architectural styles, including: Colonial Revival, Modern Craftsman, Modern Farmhouse, Traditional Farmhouse, Farmhouse Ranch, Tudor, and more. Choose from ranch (single-level) or two-story layouts -- every plan is designed around your vision, and you own your plans when complete.

2. Full Construction Cost Breakdown

Based on NAHB data and Northeast Ohio pricing, here is where your construction dollars go for a typical 2,500 sq ft mid-tier custom home (~\$260/sq ft = \$650,000 construction budget).

Category	% of Build	Low Est.	High Est.
Site Work (grading, excavation, erosion control)	7.6%	\$37,000	\$55,000

Category	% of Build	Low Est.	High Est.
Foundation (footings, walls, waterproofing, slab)	10.5%	\$52,000	\$78,000
Framing (lumber, trusses, sheathing, labor)	16.6%	\$82,000	\$120,000
Exterior Finishes (siding, windows, doors, trim)	13.4%	\$65,000	\$100,000
Major Systems: Plumbing	4.5%	\$22,000	\$35,000
Major Systems: Electrical	5.0%	\$25,000	\$38,000
Major Systems: HVAC	4.2%	\$20,000	\$32,000
Insulation & Drywall	5.5%	\$27,000	\$42,000
Interior Finishes (flooring, paint, trim, doors)	12.0%	\$60,000	\$95,000
Cabinetry & Countertops	6.5%	\$32,000	\$80,000
Fixtures, Appliances & Hardware	5.6%	\$28,000	\$55,000
Roofing	3.5%	\$18,000	\$32,000
Final Steps (cleanup, landscaping, driveway)	5.1%	\$25,000	\$45,000
TOTAL CONSTRUCTION COST	100%	\$493,000	\$807,000

Where Your Money Goes (Simplified)

Category Group	Share of Budget
Structure (foundation + framing + roofing)	~31%
Major Systems (plumbing + electrical + HVAC)	~14%
Exterior Finishes (siding, windows, doors)	~13%
Interior Finishes & Fixtures	~24%
Site Work & Final Steps	~13%
Insulation & Drywall	~5%

3. Labor Costs by Trade

Labor accounts for 40-50% of total construction cost. At PH Design and Construction, our in-house design and construction team coordinates all trades -- you get one point of contact from start to finish, not a revolving door of subcontractors.

Trade	Hourly Rate (NE Ohio)	Typical Project Cost
General Contractor (oversight)	10-20% of budget	\$50,000 - \$130,000
Excavating / Site Work	\$100 - \$300/hr	\$15,000 - \$45,000
Foundation / Concrete	\$50 - \$150/hr	\$25,000 - \$60,000
Framing Carpenters	\$30 - \$100/hr	\$35,000 - \$75,000
Roofers	\$30 - \$100/hr	\$10,000 - \$25,000
Plumbers	\$75 - \$150/hr	\$15,000 - \$30,000
Electricians	\$50 - \$130/hr	\$15,000 - \$30,000
HVAC Installers	\$75 - \$150/hr	\$10,000 - \$25,000
Drywall & Insulation	\$25 - \$80/hr	\$15,000 - \$35,000
Painters	\$20 - \$70/hr	\$8,000 - \$20,000
Finish Carpenters / Trim	\$35 - \$100/hr	\$10,000 - \$30,000

The PH Design and Construction Difference: As a true design-build firm, PH Design and Construction handles both creative design and construction under one roof. You work with one team in one place -- from 3D renderings and material selections in our North Canton design studio to foundation, framing, and final walkthrough. This eliminates the coordination gaps, miscommunication, and markup that occur when using separate architects and builders.

4. Land Acquisition & Site Preparation

You don't need to own a lot before starting with PH Design and Construction. We can help you find a suitable lot, evaluate its suitability for your planned design (drainage, setbacks, utilities, zoning), and handle all site preparation.

Land Costs by Area

Location	Price Per Acre	Notes
Rural NE Ohio	\$15,000 - \$50,000	Larger lots, may need well/septic
Suburban (Medina, Stark Co.)	\$50,000 - \$150,000	City utilities often available

Location	Price Per Acre	Notes
Premium (Lake Erie, upscale suburbs)	\$150,000 - \$300,000+	High demand, smaller lots
Cuyahoga County (suburban)	\$80,000 - \$200,000	Proximity to Cleveland

Site Preparation Costs

PH Design and Construction's turnkey service includes site prep, so you're not managing this yourself. Here's what's typically involved:

Item	Typical Cost Range
Tree / Vegetation Removal	\$3,000 - \$15,000
Earthmoving / Grading	\$5,000 - \$10,000
Complex Grading (steep/rocky)	Up to \$70,000
Construction Entrance	\$3,000 - \$5,000
Erosion Control	\$2,500 - \$10,000
Soil Testing & Survey	\$1,500 - \$5,000

Utility Connections

PH Design and Construction handles septic, well, surveying, permits, testing, inspections, driveways, and all utility connections as part of our turnkey service:

Utility	City/Municipal	Rural Alternative
Water	\$1,000 - \$6,000	Well: \$5,000 - \$10,000
Sewer	\$1,500 - \$5,700	Septic: \$3,400 - \$11,500
Electricity	~\$1,000 (if lines nearby)	\$10,000 - \$30,000 (remote)
Gas Line	\$500 - \$2,000	Propane tank: \$1,500 - \$3,500
TOTAL UTILITIES	\$4,000 - \$14,700	\$20,000 - \$55,000

5. Permits, Fees & Hidden Costs

PH Design and Construction manages all necessary permits and coordinates required inspections. Our team understands local building codes across Cuyahoga, Medina, and Stark Counties, ensuring your project meets all standards.

Permits & Inspection Fees

Fee Type	Typical Range
Building Permit	\$1,000 - \$5,000+
Electrical Permit	\$200 - \$800
Plumbing Permit	\$200 - \$800
HVAC / Mechanical Permit	\$200 - \$600
Zoning / Variance (if needed)	\$500 - \$3,000
Impact / Development Fees	\$2,000 - \$10,000
TOTAL PERMITS & FEES	\$3,000 - \$15,000+

Hidden Costs Most Buyers Miss

One of the biggest frustrations in home building isn't cost -- it's not knowing what's coming. PH Design and Construction provides transparent, itemized pricing so every line item is clear before you sign. Here are costs other builders often leave out:

Hidden Cost	Typical Range	PH Design and Construction Approach
Architectural / Design Fees	\$5,000 - \$25,000	Included in design-build package
Interior Design Services	\$5,000 - \$20,000	In-house team; 3D renderings included
Zoning Compliance Premium	Up to \$94,000	We research zoning before you commit
Landscaping & Hardscaping	\$10,000 - \$50,000	Included in turnkey final steps
Temporary Utilities (during build)	\$2,000 - \$5,000	Managed by PH Design and Construction
Insurance (builder's risk)	\$1,500 - \$5,000	Coordinated for you
Loan Interest (construction phase)	\$15,000 - \$40,000	We coordinate with your lender
Weather Delay Costs	5-15% budget increase	Structured process minimizes delays
Contingency Fund (recommended)	15-20% of budget	\$75,000 - \$130,000

6. Total Investment Summary

Putting it all together: here is the complete picture for a 2,500 sq ft mid-tier custom home in Northeast Ohio.

Investment Category	Low Estimate	High Estimate
Land Acquisition (0.5-1 acre suburban)	\$50,000	\$150,000
Site Preparation & Grading	\$10,000	\$40,000
Utility Connections	\$4,000	\$15,000
Permits & Fees	\$3,000	\$15,000
Construction (2,500 sf @ \$220-\$300/sf)	\$550,000	\$750,000
Design & Architectural Fees	\$5,000	\$25,000
Landscaping & Driveway	\$10,000	\$50,000
Insurance & Temp Utilities	\$3,500	\$10,000
Construction Loan Interest	\$15,000	\$40,000
Contingency (15%)	\$82,500	\$112,500
TOTAL INVESTMENT	\$733,000	\$1,207,500

Important: These ranges represent realistic Northeast Ohio market pricing for 2026. Your actual cost depends on your lot, design choices, and finish selections. PH Design and Construction provides detailed, transparent estimates during our consultation -- we build structured design checkpoints before construction begins specifically to minimize mid-build changes, which are the primary driver of cost overruns.

7. Financing Quick Reference

PH Design and Construction works with trusted lenders to offer flexible financing options. We coordinate with your lender for smooth loan approval as part of our 5-step build process.

Loan Type	Down Payment	Credit Score	Key Feature
Construction-Only Loan	20-25%	620-680+	Short-term; separate mortgage after
Construction-to-Permanent	20-25%	680+	Converts to mortgage automatically
Home Equity Loan / HELOC	N/A (equity)	660+	Lower rates; uses existing home
FHA Construction Loan	3.5%	580+	Lower down; stricter requirements

8. PH Design and Construction's 5-Step Build Process

Our process is structured to remove the stress from home building -- keeping you informed, in control, and confident at every stage.

Step 1: Design Consultation. We sit down with you to understand your vision, lifestyle, lot, and budget. This shapes everything that follows. Don't have a lot yet? We can help you find one.

Step 2: Floor Plan & Materials. We develop your custom floor plan in our North Canton design studio and walk you through exterior and interior material selections together. You'll see 3D renderings and walkthroughs so you can experience your home before it's built.

Step 3: Pricing & Contract. A detailed, transparent contract with every line item visible -- no vague allowances. We coordinate with your lender for smooth loan approval.

Step 4: Construction & Walk-Throughs. Your build begins within 2-4 weeks of closing. Regular scheduled site walk-throughs, app-based progress tracking, and weekly photos keep you in the loop. Most builds take 8-12 months.

Step 5: Final Walkthrough & Move-In. We walk every inch of your home together before you receive your keys. Professional photos, a custom welcome basket, and even a watercolor of your home's front elevation are part of the PH Design and Construction experience.

9. Smart Ways to Optimize Your Budget

Choose design-build. PH Design and Construction's integrated model eliminates the markup and miscommunication between separate architects and builders. One team, one process, no handoffs.

Plan finished spaces upfront. Adding a finished basement, in-law suite, or home addition during initial construction costs 30-40% less than retrofitting later. PH Design and Construction offers all of these services.

Prioritize the envelope. Invest in insulation, windows, and HVAC efficiency first. These save thousands annually in energy costs and are required for ICC/Ohio Code compliance.

Standardize where it doesn't show. Use builder-grade materials in utility areas and invest in premium finishes where you live most -- kitchen, master bath, great room.

Lock material prices early. Through our partners (84 Lumber, Graves Lumber, Casa di Sassi, Grabill Cabinets, and others), PH Design and Construction can lock pricing on key materials to avoid surprises.

Build in phases. Finish the shell and main living areas first; complete bonus rooms or basements later when budget allows.

Pick your lot wisely. A flat, utility-connected lot can save \$30,000-\$80,000 compared to a wooded hillside requiring extensive site work. PH Design and Construction evaluates lot suitability before you commit.

PH Design

CUSTOM HOMES + REMODELS

Your Next Step

Building a custom home is one of the biggest investments you'll ever make. Having the right partner -- one team that handles design, planning, and construction together -- makes all the difference.

Why Families Choose PH Design and Construction

- Truly custom floor plans -- you own your plans
- Transparent, itemized pricing -- no surprise change orders
- In-house design + construction team -- single point of contact
- 3D renderings before construction begins
- Regular scheduled site walk-throughs with app-based tracking
- ICC + 2024 Ohio Building Code compliant | NAHB Member
- Serving Cuyahoga, Medina, and Stark Counties for 30+ years

Schedule Your Free Consultation

Call (330) 944-0002

or visit phdesignyourhome.com/contact

Get \$500 Off Your Design Package This Month

5-Star Google Reviews | No Obligation | Response Within 24 Hours

Serving Northeast Ohio: Cuyahoga County (Cleveland, Shaker Heights, Pepper Pike, Chagrin Falls, Bay Village, Gates Mills, Moreland Hills) | Stark County (North Canton, Canton, Jackson Twp., Uniontown, Hartville) | Medina County (Medina, Brunswick, Wadsworth, Hinckley, Montville Twp.)

Business Hours: Mon-Thurs 8AM-4PM | Fri 9AM-3PM

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Sources: NAHB 2024 Cost of Construction Survey, HomeGuide, Houzeo, Angi, local NE Ohio builder data.

This guide is for informational purposes only. Actual costs vary by project. Contact PH Design and Construction for a personalized estimate.