

# The Westhaven

2499 SQ FT OF FINISHED LIVING SPACE

278 Clare Avenue (Lot #2) , Welland

Lot Size: 43.70' x 178.11 (irreg.)

## Selling Price Breakdown

**Base Price (including HST) Westhaven Elevation B (Price List) \$ 1,399,900**

### Structural Upgrades

Upgrade to 9'0" main floor ceiling. Requires 24" bump out at side of home at stairs to accomodate the extra stairs needed for the 9' main floor ceiling. Cost of side bump out is <u>not</u> included as part of this upgrade. Includes taller main floor windows	included
Bump out side of home 24" at the stairs. Bump out at side of stairs is required to accommodate 9' main floor ceiling. 9' ceiling cost is not included as part of this upgrade. Includes 36"x60" casement window (fixed) with 36"x24" awning	included
Upgrade to 8'4" basement foundation height pour	included
Revise walk-in closet in master bedroom. Ensuite to be revised to 4pc layout with 72"x36" soaker tub and 48" acrylic 1pce shower unit	included
Upgrade from vinyl siding in siding areas to James Hardie siding. Includes James Hardie board and batten siding at the front of the home at front and side walls of Bedroom 3 only	included
Upgrade from shingled roof to metal roof at garage roof and front porch roof (Colour is black. Shiny metal finish on the metal, not textured)	included
Upgrade to custom front porch columns (x2)	included
Rear pressure treated <u>covered</u> wood deck (19'-4"x 10'0"). No railing is included. Includes 2 pot lights and 2-8" square polycast costs	included
Upgrdae from 19'4"x10 pressure treated wood rear covered deck to 19'4"x12'0" pressure treated wood rear covered deck	included
Probilt aluminum railing with tempered glass panels on back of rear covered deck	included
Add 5' tall glass privacy screen with acid etched glass on the two sides of the rear deck	included
Upgrade from pressure treated wood on the rear deck to Trex composite deck floorboards and rim joist	included

### Window, Exterior Door and Garage Door Upgrades

Coloured vinyl windows (ivory, sable or silversand)	included
Upgrade to dark colour window vinyl above grade windows (split finish)	included
8' tall front door (2 panel - painted) w/ multi point locking hardware with sidelight	included
Increase size of great room window to 144"x72" (4 lite casement)	included
Change window in ensuite to 144"x20" 4-lite casement located on back wall of ensuite	included
Upgrade garage door to Richards Wilcox Echo Ridge XL garage door (bi-fold style - white colour)	included
Liftmaster Whisper 8550 Elite belt drive automatic garage door opener with two transmitters, 1 keypad and 1 wall control	included

### Plumbing and HVAC Upgrades

Central Air Conditioning (Carrier 13 seer)	included
Add water line for fridge	included
Add gas line for stove (incl 110V outlet)	included
Add gas line for BBQ	included
Upgrade kitchen faucet to MY101BK Mythic faucet in black finish	included
Approx 5'9"x3' ceramic tile shower enclosure in the ensuite with 10mm clear frameless glass enclosure, Kerdi emembrane, 6006C Riobel hand shower on bar bar assembly, water supply union. Pot light is not included in the tiled shower	included
Upgrade size of soaker tub in ensuite from 66"x34" to Zen 72"x36" soaker tub	included

### Electrical Upgrades

Light fixture upgrade beyond standard light fixture allowance	included
Undercabinet lighting in kitchen (complete with install)	included
Low voltage electric in-floor heating in ensuite	included
1 LED pot light in foyer	included
1 LED pot light in main floor hall in front of the stairs	included
4 LED pot lights in great room	included
5 LED pot lights in the kitchen	included

1 shower pot light in ensuite	included
1 LED pot light over ensuite tub	included
5 exterior pot lights at the front of the home	included
Pre-wire for future ceiling fan in master bedroom	included

### **Flooring Upgrades**

Oak Scandanavia brushed 6 1/2" x 3/4" engineered hardwood flooring (colour is Tahiti) in the great room, main floor hall area in front of the stairs, kitchen, dinette, 2nd floor hall, master bedroom, bedroom 2, bedroom 3 and bedroom 4	included
Mood 12"x24" floor tile (colour: dark grey) installed in a 1/3 offset format in the foyer, front hallway and powder room. Grout is grey.	included
Beton 12"x24" tile (colour: anthracite) installed in a vertical stacked format into each entrance - Main bathroom floor and laundry room. Grout is charcoal.	included
Cemento 12"x24" tile (colour: bianco) installed in a horizontally stacked format on the floor and horizontally up the walls on the ensuite floor, shower walls and tub (face/deck/splash). Grout is warm grey. Windows framed with marmiline quartz in pearl colour	included
Tub surround walls (tub to ceiling) in ensuite bathroom: Cemento 12"x24" (colour is bianco), installed in a horizontally stacked format on the floor and horizontally up the walls. Grout is warm grey.	included
Ensuite shower floor (envelope cut): Cemento 12"x24" (colour is bianco), installed in a horizontally stacked format on the floor and horizontally up the walls. Grout is warm grey.	included
Kitchen backsplash: Bohemia hexagon 10"x10" lino white installed up to the ceiling in behind the range hood and up and around the sink window. Grout is Navajo Brown.	included

### **Stair and Railing Upgrades**

Waterfall edge detail on stairs from main floor to 2nd floor	included
A700 handrail at stairs from main floor to 2nd floor	included

### **Cabinetry Upgrades**

#### **Kitchen Cabinet & Vanity Upgrades**

<u>Kitchen:</u> Increase cabinetry to the ceiling Upgrade finish on upper cabinets to painted MDF Upper beside hood to have dual finish open shelves and extended height to ceiling Add two banks of pots and pans drawers Pull out spice rack beside range Add Lemans pull out in base corner cabinet Pantry with upper corner cabinet beside and appliance garage *CR for uppers on window wall applied Garage/recycle bins on island Accommodations for built in microwave Appliance panels & Hardware on Fridge & Dishwasher Add island posts Increase edge thickness on island countertop to 2.25" thick	included
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#### Main Bath:

Upgrade countertop to Caesarstone quartz "Blizzard" - Standard is laminate

#### Powder Room:

Upgrade countertop to Caesarstone quartz "Blizzard" - Standard is laminate  
Increase height of vanity to comfort height

#### Ensuite:

Floating cabinet with contrasting gables and open shelf below, upgrade finish to painted MDF

#### Laundry:

Upper and laundry rod over washer/dryer and countertop across

### **Partial Basement Finishes**

Add wood studs to basement perimeter walls with batt insulation in lieu of insulation wrap (as per Bret's email on 05/31/2021)	included
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### **Other Upgrades**

Window coverings (as installed)	included
Mirror in 2pce, main bath and ensuite	included
<b>Add appliance package, which includes the following appliances:</b> AEG Brand B-Perfekt Pyramid chimney hood - 30", 500 cfm Fisher & Paykel TRUE built in fridge, 36" french door - Door ice Fisher & Paykel 30" slide in gas range - Stainless steel Fisher & Paykel 24" built-in dishwasher- Panel ready - Stainless Steel	included

*Fisher & Paykal stainless steel door panel for dishwasher w/ square 1pce handle kit*

*Maytag front load washer 5.5 CF in metallic slate finish*

*Maytag front load dryer 7.3 CF in metallix slate finish*

*Vent kit & hoses for both washer and dryer*

Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings

included

**TOTAL UPGRADES (Including net HST)**

included

**TOTAL SELLING PRICE (Including net HST)**

**\$ 1,399,900**

**Allowances included in SELLING PRICE**

**All interior and exterior light fixtures Standard Allowance**

Upgraded interior light fixtures

**Allowance including upgrades**

**Accepted as installed**

**Accepted as installed**

**Accepted as installed**

***Updated December 14, 2021***