

The Phoenix

APPROX. 3057 SF OF FINISHED LIVING SPACE
(1845 SF plus over 1212 SF finished basement)

2850 Baker Road (Lot #2), Fort Erie

Selling Price Breakdown

The Phoenix Bungalow (Elev B) Base Price (Price List) including net HST (Brick 1st Floor) \$ 1,200,000

Structural Changes

Upgrade the first floor at the front of the home above the stone skirt to James Hardie board and batten siding & continue the 4" sill above the stone skirt around the sides and back of the home with James Hardie board and batten siding above the stone skirt at the sides and back of the home. Includes James Hardie shakes in the gables in lieu of vinyl shakes	included
Bump out the side of the home 2'0" at the kitchen with gable roof	included
Reconfigure ensuite layout. Relocate toilet, reduce size of vanity. Upgrade from 4' acrylic shower unit to 6'x3' tiled shower with frameless glass is not included as part of this upgrade. This upgrade is to be priced separately. Strap side wall of the ensuite (exterior wall) - Plumbing for the tiled shower will go in the strapped wall.	included
Add linen closet to master bedroom with white wire shelving	included
Add tray ceiling to master bedroom. No moulding is included as part of this upgrade	included
Add tray ceiling to dining room - Includes TRIM-ROC Beam and Crown moulding. Beam - CTR-B59 (8"x7 1/2"), Crown - 6" series TIC-424A (4 1/2"x 4 1/2")	included
Increase foundation wall height pour to 8'4". Top of foundation will remain at the same height above grade.	included
Upgrade to 11'x15'5" pressure treated rear covered deck. Includes probilt aluminum railing with tempered glass panels on the rear of the deck. Pressure treated wood stairs to to grade	included
Upgrade from Probilt aluminum railing and aluminum spindles on one side (side adjacent to Lot 3) to 5' high privacy screen with acid etched glass	included
Upgrade from pressure treated wood to TREX composite floorboards and rim joist at rear covered deck	included

Window & Exterior Door Upgrades

Upgrade to dark colour vinyl windows - Black on the exterior and white on the interior	included
Triple glazed windows (above grade windows only) - where possible	included
Upgrade to stainable textured front door wth 3/4 glass	included
Upgrade to Weiser San Clemente handleset at front door in black finish	included

Plumbing & HVAC Upgrades

Central Air Conditioning (Carrier - 13 Seer)	included
Flow through humidifier	included
Water line for fridge	included
Upgrade kitchen faucet to Riobel NJ201BK NJOY faucet in black finish	included
Upgrade to Mirolin Tucson soaker tub in the main bath with acrylic front apron and tiled walls on three sides. No tile on ceiling. Includes R71 Type P valve body, TQA71C Quadrik Pbal shower trim, P343C 2 jet showerhead arm (chrome)	included
Upgrade ensuite faucets (x2) to QAS01BK Quadrik faucets in black finish	included
Upgrade to 6'0" x 3'0" approx. (wall to wall) glass & tile shower in ensuite. Includes 10mm clear tempered glass & door with chrome trim. Kerdie waterproofing Membrane in pre-cut strips, builders standard ceramic tile for base (full height of wall - no tile included on ceiling. Includes Riobel 5055C (chrome) handheld slide bar. (chrome) Elbow and Kohler July KT98157-4-CP valve trim. Does <u>not</u> include any seat, niches, listello. Pot light is <u>not</u> included as part of this upgrade. Please note - Plumbing for tiled shower will be in the exterior strapped wall	included
Upgrade from Riobel 5055C (chrome) handheld slide bar in ensuite shower to TQA93BLK Quadrik thermo shower trim in black finish with R93 two way thermo valve body, 4665 BK handshower rail in black finish, P774BK wall supply elbow in black finish & 547BK 20" square wall mounted arm in black finish with P458BK 8x8 square rain head in black finish. Frameless glass trim to be black. Floor drain is chrome.	included
Add gas line for BBQ	included
Add gas line for stove (incl 110v outlet)	included

Electrical Upgrades

Upgrade light fixtures (as installed)	included
Add 4 LED exterior pot lights to the front of the home	included
Add 3 additional LED pot lights to the kitchen (4 are standard - 7 total pot lights in kitchen)	included
Add 1 LED pot light to servery	included
Add 1 LED pot light to main floor hall	included
Add 2 LED pot lights over stairs to the basement	included
Add 4 LED pot lights to the dining room	included
Add 6 LED pot lights to the great room	included
Add 3 LED pot lights to back bedroom hall	included
Add 2 LED pot lights to master bedroom vestibule	included
Add pot light to tiled shower in the ensuite. Includes weather trim	included
Add 12 LED pot lights to the basement rec-room	included
Add 2 LED pot lights to the basement hall	included
Add 5 LED pot lights to the basement den/workout room	included
Wire for combo dimmer in master bedroom	included
Wire for combo dimmer ceiling fan at rear covered deck	included
Add 1 dimmer (for rear covered deck)	included
Supply and install complete undecabinet lighting in kitchen and servery	included
Add dedicated outlet to servery area for bar fridge	included
Add dedicated outlet to walk-in pantry for microwave	included
Add 7 extra network outlets	included
Add 5 extra cable outlets	included
Add 1 wire chase to basement rec-room	included
Add electric low voltage in-floor heating in the ensuite, in walking tiled areas only. Includes builders standard thermostat	included

Interior Door and Trim Upgrades

Add glass transom above the double wide trimmed opening between the foyer and dining room. Glass as installed	included
Add glass transom above laundry room door. Glass as installed.	included
Add french door to back bedroom hallway with white laminated glass.	included
Add glass transom above the french door at the back bedroom hallway. Glass as installed.	included
Upgrade to melamine closet organizer in the master bedroom walk-in closet	included

Stair and Railing Upgrades

Upgrade to wrought iron spindles with over the post handrail installation	included
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Flooring Upgrades

Upgrade to white oak (brushed) engineered hardwood flooring (3/4" x 6) in in the dining room, servery, pantry kitchen, dining room, great room, master bedroom (incl WIC), bedroom hall and Bedroom 2 (Colour: Dunkirk)	included
Foyer and laundry room: Rolling stone 12"x24" tile (Colour: Jumping Jack Ash), installed in a straight stacked format running vertically into foyer and horizontally into laundry room. Grout colour is Iron	included
Main bathroom tub surround walls (tub to ceiling): Crossweave 12"x24" tile (Colour: Flax), installed in a horizontal stacked format up the tub surround walls. Grout colour is Warm grey.	included
Main bath floor: High tech Matte pattern 8"x8" (Colour: ims hig pat #201569). Grout colour is Charcoal	included
Upgrade to Montecera Monza 12"x24" tile on the ensuite floor, curb and two side shower walls (Colour: Anthracite), installed in a vertical stacked format on the floor and vertically stacked up the shower walls. Grout colour is Charcoal.	included
Ensuite shower back wall: NT Cotswold white 8"x24" installed in a vertical stacked format. Grout colour is Avalanche	included
Ensuite bathroom - Add 12"x28" niche to be installed on the back shower wall, centred. Running horizontally across, framed with quartz marmiline (Colour: snow)	included
Ensuite niche - Tiled back of niche with Metro 3/4" penny round mosaic, glossy white as accent. Grout colour is Avalanche.	included
Servery backsplash: Nt Cotswold subway 3"x6" white, mixing both polished and matte finish for an iridescent design. Installed up to beneath the upper cabinets. Grout colour is Avalanche.	included
Upgrade flooring in the basement rec-room, basement hallway, bedroom 3, bedroom 4, basement bathroom and den/workout room to luxury vinyl plank (Posh plank 7 1/4" x 48" in colour Chatham. Installed straight in a glue down format.	included
Add 24"x48" concrete wall panel to basement fireplace in colour Lava Ash. Installed in a stacked format.	included

Kitchen Cabinet & Bathroom Vanity & Countertop Upgrades

<u>Kitchen:</u>	
Upgrade kitchen finish to painted PDF - Kitchen, island and servery	included
Upgrade cabinets left and right of range - glass doors, glass shelves, contrasting door colour, inside 1 1/2" frame	included
Upper on window wall extend down to countertop CR applied for uppers replaced by window	included
Pullout for garbage	included
Custom cabinetry hood	included
Kitchen, island, servery countertop upgraded to higher level quartz - Calacatta Volegno	included
Increase height of upper cabinets in servery to ceiling, contrasting finish on interior, glass doors (not shelves)	included
Panel doors on fridge and dishwasher	included
Baseboard on island	included
Add 2 additional banks of pots and pans drawers to kitchen	included
Increased length of hardware	included

Pantry:

Add cabinetry shelving to pantry	included
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Laundry:

Add upper cabinet, base sink cabinet, hanging rod and countertop over W/D	included
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Main bath:

Quartz countertop with 6" splash	included
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Ensuite:

Quartz countertop with 6" splash	included
Change configuration to all drawers - see drawing. (smaller than standard)	included

Basement Finish

Fully Finished Rec Room, Bedroom 3 and Bedroom 4 and den/workout room with drywall ceiling. Includes carpeting from builders standard samples. Same trim, doors and interior door hardware as the main floor.	included
Fully finished 3pc bath in the basement with drywalled ceiling. Includes ceramic tile flooring (from builders standard samples). Same trim, doors and interior door hardware as the main floor	included
Add 10mm clear tempered glass partition wall to den/workout room, 30 wide door with matte black pivot hinges (hydraulic hinges with hold open), matte black 8" 'D' handle to door, matte black deep u-channel around perimeter. Support post to be capped.	included

Other Upgrades

Mirror in ensuite, main bath and basement bathroom	included
Window coverings (as installed)	included
Add appliance package, which includes the following appliances:	included
Avant Garde (AVM-368PS) - 36" range hood (860CFM) - Stainless steel	
Fisher & Paykel french door fridge 36" - Panel ready	
Fisher & Paykel 36" contemporary gas range - Stainless steel	
Fisher & Paykel 24" built-in dishwasher - Panel ready - Stainless Steel	
Maytag front load washer - 5.5 cu ft - Metallic slate	
Maytag front load dryer - 7.3 cu ft - Metallic slate	
Hoses - Steam set w/ 4 hoses	
Wine Cell'R Beverage Centre - 24" french door - Dual zone - Stainless steel	
Add an Ambiance 47 Linear Fireplace with Blower Kit to side wall of the great room. Includes matte black panel, 3 driftwood logs, vermiculite ember bed, SIT II thermostatic remote. No trim	included
SIT II thermostatic remote. No trim surround is included. Includes framed boxed out wall to ceiling with painted drywall (boxed out area dimension will be 72"w x 22"d +/-) No other material is included on the boxed out wall and any tile or other material on the boxed out wall to be priced out separately.	
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings	included
Add irrigation system	included

TOTAL UPGRADES (Including net HST)

\$ -

SELLING PRICE (Including net HST)

\$ 1,200,000

Allowances included in SELLING PRICE

All interior and exterior light fixtures - Standard Allowance

Add for finished basement areas

Allowance including upgrades

Accepted as installed

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Accepted as installed

July 22, 2022