

The Berkeley

OVER 2817 SF OF FINISHED LIVING SPACE
(1614 SF plus over 1203 SF finished basement)

284 Clare Ave (Lot #1), Welland

Lot size: 43.70' x 172.86 (irreg.)

Selling Price Breakdown

The Berkeley Bungalow (Custom Elev) Base Price (Price List) including net HST (Brick 1st Floor)	\$ 1,145,000
<u>Extra Frontage Adjustment - Lot 1</u>	\$ -
	\$ 1,145,000
 <u>Structural Changes</u>	
9' main floor ceiling	included
Add vaulted ceiling to kitchen and great room	included
Increase the foundation wall height to 8'4". Top of foundation will remain at the same height above grade.	included
Concrete covered rear deck	included
Add pressure treated window well at rear rec-room window	included
Upgrade vinyl siding to cedar rendition aluminum siding - 6" horizontal (colour: Rievwood)	included
Upgrade aluminum soffit inside front porch to cedar rendition aluminum (colour: Riverwood) installed vertically from front to back	included
Upgrade to Probilt aluminum railing with tempered glass panels on back of rear covered deck	included
Upgrade from Probilt aluminum railing with aluminum spindles on the side of the rear covered deck (side adjacent to Lot 2) to 5' high glass privacy screen (with acid etched glass)	included
 <u>Window & Exterior Door Upgrades</u>	
Coloured vinyl windows (split finish - white inside with taupe, ivory or sable outside) (poured in place basement windows to remain white on exterior and interior)	included
Upgrade to dark colour window vinyl - Split finish (black on exterior and white on interior)	included
Triple glazed windows (above grade windows only) - where possible	included
Upgrade to 8' tall front door w/ frosted glass and multi-point locking hardware	included
Add transom window to side wall of dining room	included
Add Liftmaster 8500C Side mount jackshaft garage door opener. Includes two hand transmitters (in total) and wall control	included
 <u>Plumbing & HVAC Upgrades</u>	
Central Air Conditioning (Carrier - 13 Seer)	included
Flow through humidifier	included
Water line for fridge	included
Gas line for BBQ at rear covered deck	included
Add 15x15 contemp drop in stainless steel sink with Azure sinlge lever prep faucet in stainless steel in basement bar area	included
Upgrade from 5' acrylic 1pce tub/shower unit in main bath to 60"x32" Mirolin Tucson soaker tub with acrylic front apron and tiled flange on three sides. Tile on three walls up to ceiling (no tile on ceiling). Standard tub/shower valve and shower head. Includes pressure rod for future shower curtain. No shower doors are included	included
Upgrade to 5'8" 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.	included
 <u>Electrical Upgrades</u>	
Light fixtures beyond standard lighting allowance	included
Undercabinet lighting in kitchen (complete with install)	included
5 LED pot lights at the front of the home	included
4 LED pot lights to the main floor hallway	included
4 LED pot lights in the kitchen	included
9 LED pot lights to the great room	included
1 LED pot light in master bedroom	included
1 shower pot light in ensuite shower	included
2 LED pot lights over stairs to basement	included
13 LED pot lights in the basement (x12 rec-room, x1 hall between basement bedrooms)	included
2 dedicated outlets (x1 walk-in pantry, x1 basement bar)	included
Pre-wire for future ceiling fan in master bedroom	included
Wire for access point in master bedroom	included
Add low voltage electric in-floor heating in ensuite in walking tiled areas only	included
 <u>Interior Door and Trim Upgrades</u>	
Hollow core interior doors (from builders standard samples)	included
Upgrade to french door with diffused white laminate glass in ensuite at kitchen walk-in pantry	included
Upgrade to french door with diffused white lamainte glass in ensuite	included
Upgrade to pocket door at entry to master bedroom	included
Upgrade to flat stock trim package: 4" casing + 6" base (MDF)	included
 <u>Paint Upgrades</u>	
Paint basement floor in unfinished utility room	included
 <u>Stair and Railing Upgrades</u>	
A700 handrail, waterfall stair edge detail at stairs to basement with metal spindles (Prince series plain)	included

Flooring Upgrades

Upgrade to Aristocrat Estate Collection engineered hardwood flooring (3 1/4" thick) in the main floor hallway, great room, master bedroom (incl WIC), den/bedroom #2, kitchen and walk-in pantry	included
Add 12"x20" tiled niche to ensuite shower	included
Upgrade to 12"x24" floor tile in the foyer, main bath, ensuite floor, ensuite shower floor and main floor laundry room	included
Upgrade to 12"x24" tile on the 3 walls above the tub in the main bath and on the ensuite shower walls	included
Tiled backsplash in kitchen - Herringbone weave marble mosaic dolomite installed up to beneath the hoodfan. Grout is Avalanche	included
Upgrade flooring in the basement rec-room, basement hallway, bedroom 3, bedroom 4 and basement bathroom to luxury vinyl plank (Posh plank 7 1/4" x 48" in colour Windsor. Installed in a glue down format	included
Add 12"x24" Overland tile in colour Fango installed in a horizontal stacked format running horizontally across with mitred edges to the front and sides of the boxed out fireplace wall in the rec-room	

Cabinetry Upgrades

Kitchen Cabinet & Vanity Upgrades

Kitchen:	
Increase height of upper cabinets in kitchen to ceiling	included
Upgrade finish on upper cabinets to painted MDF	included
Upgrade to higher level of quartz - Caesarstone Cosmopolitan White	included
Quartz waterfall on island - 2.25" thickness on waterfalls and island top	included
Add 2 banks of pots and pans drawers to kitchen	included
Garbage/recycle bins in island instead of bank of drawers	included
Add open shelving to pantry off the kitchen	included

Main Bath:

Upgrade to Caesarstone quartz countertop (colour - eggshell) in main bath	included
Modify main bath vanity to floating vanity	included

Ensuite:

Upgrade to Caesarstone quartz countertop (colour - Alpine mist) in ensuite	included
Increase height of vanity to comfort height in the ensuite	included
Increase height of vanity in basement bathroom to comfort height	included

Rec-room:

Add basement bar cabinetry to rec-room with two upper shelves	included
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Laundry:

Add upper cabinet over washer/dryer, base laundry cabinet with countertop across and hanging rod	included
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Basement Finish

Fully Finished Rec Room, Bedroom 3 and Bedroom 4	included
Fully finished 3pc bath	included
Add an Ambiance 47 Linear Fireplace with Blower Kit to side wall of the rec-room. Includes matte black panel, 3 driftwood logs, vermiculite ember bed, SIT II thermostatic remote. No trim surround is included. Includes framed boxed out wall to ceiling. Tile on boxed out wall is not included as part of this upgrade.	included

Other Upgrades:

Window coverings - as installed	included
Upgrade to melamine closet organizer in kitchen walk-in pantry	included
Mirror in main bath, ensuite and basement bath	included
Add appliance package, which includes the following appliances:	included
<i>Elica ETT430SS - 30" range hood (400CFM) - Stainless steel</i>	
<i>Fisher & Paykel french door fridge 36" - 20.1 CF - counter depth - Stainless steel</i>	
<i>Fisher & Paykel 30" slide in electric range - Contemporary Induction - Stainless steel</i>	
<i>Fisher & Paykel 24" built-in dishwasher- Stainless Steel</i>	
<i>Electrolux front load washer - steam - titanium finish</i>	
<i>Electrolux front load dryer - titanium finish</i>	
<i>Hoses - Steam set w/ 4 hoses</i>	
<i>Wine Cell'R Beverage Centre - 24" french door - Dual zone - Stainless steel</i>	
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings	included

TOTAL UPGRADES (Including net HST)

included

SELLING PRICE (Including net HST)

\$ 1,145,000

Allowances included in SELLING PRICE

All interior and exterior light fixtures Standard Allowance

Accepted as installed

Upgraded interior light fixtures

Accepted as installed

Allowance including upgrades

Accepted as installed

October 14, 2022