

The Woodside

2371 Square Feet

3809 Simpson Lane (Lot #28), Fort Erie

Selling Price Breakdown

The Woodside (Elev A) Base Price (Price List) including net HST (Brick 1st Floor) \$ 999,900

Structural Changes

Increase the foundation wall height pour to 8'4". Top of foundation will remain at the same height above grade. included
13'2"x12'0"" pressure treated rear covered deck. Includes probit aluminum railing and aluminum spindles. included
Stairs are included only if required by code.

Window, Exterior Door & Exterior Upgrades

Triple glazed windows (above grade windows only) - where possible included
Upgrade to dark colour vinyl windows - Black on the exterior and white on the interior included
Upgrade kitchen window to 40"w x 52"h (RSO) awning window included
Upgrade to a dark garage door colour included
Upgrade to a handleset on the front door included
Upgrade to Trex composite deck boards & stairs included
Upgrade to Arriscraft; Urban LedgeStone - front elevation, main floor included
Upgrade to 6ft privacy panels with acid etched glass to one side of rear deck railing included
Upgrade to Royal; Cedar Renditions Aluminum (wood look) - bump out over garage, 2nd floor included
Add a Liftmaster 8500W side mount jackshaft garage door opener (incl. 2 hand transmitters & 1 keypad wall control) included

Plumbing & HVAC Upgrades

Central Air Conditioning (Carrier - 13 Seer) included
Flow through humidifier 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 tile for walls and base (full height of wall - no tile included on ceiling.) Includes Riobel 4665C (chrome) handheld slide bar, 774C (chrome) elbow and Riobel Quadrik QA71C valve trim. Does not include any seat, niches, listello. included
Pot light is not included as part of this upgrade.
Plumbing fixture upgrades as per attached order from The Ensuite included
Add a waterline for fridge included
Upgrade from a Polytub to a Blance Horizon stainless steel laundry sink and Riobel Pronto PO101SS faucet (vanity not included) included
Add a gas line for BBQ included
Add a gas line for stove (incl.110V outlet) included

Electrical Upgrades

Light fixtures above standard allowance included
Add 8 interior outlets (locations noted on EWT Layout) included
Add 2 pot lights to tiled shower and over freestanding tub in the ensuite. Includes weather trim included
Add 16 pot lights (locations noted on EWT Layout) included
Add electric low voltage in-floor heating in the ensuite, in walking tiled areas only. Includes builders standard thermostat included
Supply & install under cabinet lighting (incl. pre-wire) included
Add a wire chase in the great room included
Add 6 additional cable/network lines (locations noted on EWT Layout) included
Add Regency Gazco 'Skope E195' single sided LED electric fireplace to great room (on exterior wall) included
Includes framed, wall to ceiling drywall box out (boxed out area dimension 96"w x 14"d +/-). No other material is included on the boxed out wall. Any tile or other material to be priced separately. included

Stair and Railing Upgrades

Upgrade to stainless spindles (Prince series) included
Upgrade to BNC86 cap with stainless metal band (BN80) post included

Flooring Upgrades

Upgrade to Aristocrat Estate Collection engineered hardwood floor (3 1/4" thick) in the great room, kitchen, dining room, upper hall, bedroom #2 & WIC, bedroom #3 & WIC, master bedroom & WIC included
Upgrade the ensuite back shower wall (floor to ceiling) to Crayons 3" x 12" colour 'storm'. Installed in a vertical format. Grout - silver included
Tub surround back wall only: Crayons 3" x 12" colour 'storm'. Installed in a vertical format. Grout - silver included
Upgrade the foyer, front hallway, powder room tile to Pietra Moda 12" x 24" colour 'grey'. Installed in a straight stacked format running horizontally across the home. Grout - timberwolf included
Upgrade main bath and laundry floor tile to Pietra Moda 12" x 24" colour 'grey'. Installed in a straight stacked format running vertically into the rooms. Grout - timberwolf included
Upgrade ensuite bathroom floor and left shower wall to Mayfair 12" x 24" colour 'suave' polished. Installed in a stacked format running horizontally into the room and vertically up the wall. Grout - frost included
Upgrade ensuite shower floor to Mayfair 12" x 24" colour 'suave' matte. Installed in an envelope cut design. Grout - frost included
Add a 12" x 20" niche. Installed in the shower on the plumbing wall running vertically offset on the right (inner corner) framed with marmaline quartz 'snow' included
Shower curb to be capped with marmaline quartz 'snow' included
Main floor fireplace (based on 96" wide x 20" deep x 108" high tile: Brazilian slate 12" x 24" colour 'silk grey'. Installed in a horizontal stacked format with mitered edges. included
Add vinyl floor to basement rec room, lower hallway, basement bedroom and basement bathroom floor: Loose lay glue down 7" x 48" colour 'ontario oak'. Installed straight in a glue down format. included

Kitchen Cabinet & Bathroom Vanity & Counter Top Upgrades

Kitchen:

Upgrade cabinetry on the perimeter to painted MDF	included
Increase height of uppers to the ceiling, oversized length of crown over window	included
Add 24" pantry to end of run with two internal drawers behind lower door	included
Change upper corner cabinet to pie shape instead of standard diagonal corner cabinet	included
Add Lemans pull out to base corner cabinet	included
Add 18" to length of island	included
1 additional pot & pan drawers to island	included
Pullout garbage right of sink-2 bins	included
Baseboard on island	included
Crown moulding on kitchen cabinets	included
Light valance trim	included
Flush breakfast bar	included

Powder Room:

Add quartz to powder room countertop	included
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Main Bath:

Add quartz to main bath countertop	included
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Ensuite:

Add quartz to ensuite countertop	included
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Laundry:

Add upper cabinet, base sink cabinet, hanging rod and countertop over washer/dryer	included
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Basement Finishes

Fully finish stairs to the basement, rec-room, bedroom and hall outside basement bedroom with luxury vinyl plank (from builders standard samples). Includes same trim, doors and interior door hardware as the main floor	included
Fully finish 3pce bathroom in the basement with 5' acrylic 1pce tub shower unit (no door on tub shower unit) and ceramic tile flooring (from builders standard samples). Same trim, doors and interior door hardware as the main floor.	included

Other Upgrades

Add melamine closet organizer to master bedroom WIC	included
Upgrade to smooth ceilings in bedroom #2 & WIC	included
Upgrade to smooth ceilings in bedroom #3 & WIC	included
Upgrade to smooth ceilings in 2nd floor hall & stairwell	included
Upgrade to smooth ceilings in master bedroom & WIC	included

Add appliance package, which includes the following appliances:

<i>Fisher & Paykel 36" french door counter depth fridge - Stainless steel finish 20.1 cu ft</i>	included
<i>Fisher & Paykel 30" contemporary gas range - Stainless steel finish</i>	included
<i>Fisher & Paykel 24" built-in dishwasher (panel ready) - Includes door panel and contemporary square 1pce handle</i>	included
<i>Electrolux front load washer- Including steam set w/ 4 hoses (Titanium finish)</i>	included
<i>Electrolux front load dryer (Titanium finish)</i>	included

Irrigation system	Not included
Window covering package	included
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings	included

SELLING PRICE (Including net HST)	<u>\$ 999,900</u>
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Allowances included in SELLING PRICE

All interior and exterior light fixtures Standard Allowance	included as installed
Add for light fixture upgrades	<u>included as installed</u>
Allowance including upgrades	<u>included as installed</u>

October 12, 2022