

# The Woodside

2371 Square Feet

3811 Simpson Lane (Lot #29), Fort Erie

## Selling Price Breakdown

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**The Woodside (Elev B) Base Price (Price List) including net HST (Brick 1st Floor) \$ 1,029,900**

### 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 probilt 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 Royal; Cedar Renditions Aluminum (wood look) - bump out over garage, 2nd floor included  
Upgrade exterior aluminum spindles to clear glass panels included  
Upgrade to 6ft privacy panels with acid etched glass to one side of rear deck railing 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.  
Upgrades as per attached order from The Ensuite included  
Upgrade from one-piece 5ft acrylic tub/shower unit to a 5ft alcove tub (Mirolin-tucson) with acrylic apron and tiled walls to ceiling (no tile on the ceiling) - Main Bath 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

### 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 tub in the ensuite. Includes weather trim included  
Add 19 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  
Install buyer supplied hood fan. Cost: \$250 - \$50 std hood fan credit = \$200 + HST 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.

### Stair and Railing Upgrades

Upgrade to metal spindles (Prince series) included  
Upgrade to A700 handrail mitred into (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 foyer, front hallway, powder room tile to Ceraforge HD rectified 24" x 24". Installed in a straight stacked format. Grout - driftwood included  
Upgrade main bath and laundry floor tile to Ceraforge HD rectified 12" x 24". Installed in a straight stacked format running horizontally into the rooms. Grout - driftwood included  
Upgrade main bath tub surround (tub to ceiling): Linea white plain wall tile 12" x 24" matte installed in a vertical stacked format with mitered edges. Grout - avalanche included  
Upgrade ensuite bathroom floor, tub (face/deck/splash): Crossweave 12" x 24" colour 'parchment'. Installed in a horizontal stacked format with mitered edges. Grout - warm grey included  
Upgrade ensuite shower floor (envelope cut design) and left side shower wall: Crossweave 12" x 24" colour 'parchment'. Installed in a vertical stacked format. Grout - warm grey included  
Upgrade ensuite back shower wall: La Marca polished rectified 12" x 24" colour 'nero venato'. Installed in a horizontal stacked format. Grout - charcoal included

Upgrade ensuite tub surround walls (tub to ceiling): right side tub surround wall; Crossweave 12" x 24" colour 'parchment' installed in a vertical stacked format. Grout - warm grey. Back tub surround wall; La Marca polished rectified 12" x 24" colour 'nero venato'. Grout - charcoal	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 'pearl'	included
Shower curb to be capped with marmaline quartz 'pearl'	included
Stairs and landing (x 2 sets): Escape to Bali 12' colour 'macrame' installed over jade gold elite underpad	included
Kitchen backsplash: Brazilian slate matte plank format 12" x 24' colour 'rail black' installed in a horizontal stacked format up to the ceiling in behind the hood range and up to the ceiling above the window. Grout - black	included
Add vinyl floor to basement rec room, lower hallway, basement bedroom and basement bathroom floor: Posh Plank 7 1/4" colour 'nottingham oak'. Installed straight in a glue down format.	included

**Kitchen Cabinet & Bathroom Vanity & Counter Top Upgrades**

Kitchen:

Upgrade cabinetry on the perimeter and island 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 tambor door appliance garage under uppers in corner	included
Add 18" to length of island	included
1 additional pot & pan drawers to island	included
Pullout garbage right of sink-2 bins	included
Pullout spice rack right of pantry	included
Integrated under cabinet lighting panels under all uppers, and accommodations for fan insert	included
Panel doors and appliance hardware on fridge & dishwasher	included
Upgrade countertop finish to MSI Midnight Majesty concrete finish & 2.25" increased thickness on island	included
2.25' thick waterfall quartz gables on island - quartz to match the rest of kitchen	included
Crown moulding on kitchen cabinets	included
Flush breakfast bar	included

Powder Room:

Add quartz to powder room countertop	included
Upgrade finish to painted MDF	included

Main Bath:

Add quartz to main bath countertop	included
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Ensuite:

Add quartz to ensuite countertop	included
Modify vanity to floating vanity	included

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
Add a dark accent paint colour - great room fireplace build-out	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
Upgrade to 7ft interior doors - main floor	included
Upgrade to single panel diffused laminate glass door - powder room	included
<b>Add appliance package, which includes the following appliances:</b>	
<i>Fisher &amp; Paykel 36" french door counter depth fridge - (panel ready) 20.1 cu ft</i>	included
<i>Fisher &amp; Paykel 30" contemporary induction range - Stainless steel finish</i>	included
<i>Fisher &amp; 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

Add irrigation system	<b>Not included</b>
Window covering package	included
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings	included

**SELLING PRICE (Including net HST) \$ 1,029,900**

**Allowances included in SELLING PRICE**

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