

# The Woodside

2371 Square Feet

3820 Simpson Lane (Lot #18), Fort Erie

## Selling Price Breakdown

<b>The Woodside (Elev C) Base Price (Price List) including net HST (Brick 1st Floor)</b>	<b>\$ 1,049,900</b>
<b>Grading Premium - Lookout 2 Grade</b>	included
<b><u>Structural Changes</u></b>	
Increase the foundation wall height pour to 8'4". Top of foundation will remain at the same height above grade.	included
Upgrade to 7'0" tall interior doors on the main floor (hollow core)	included
13'2"x12'0" pressure treated rear covered deck. Includes probilt aluminum railing and aluminum spindles. Stairs are included only if required by code.	included
Upgrade from pressure treated wood to Trex composite deck boards & rim joist at rear covered deck. Pressure treated stairs to grade (only if required by code)	included
Upgrade from aluminum spindles and handrail at the rear covered deck to aluminum handrail with tempered glass panels	included
Upgrade to 6ft high privacy panels with acid etched glass to one side of the rear covered deck	included
<b><u>Window, Exterior Door &amp; Garage Door Upgrades</u></b>	
Triple glazed windows (above grade windows only) - where possible	included
Upgrade to dark colour vinyl windows (above grade windows only) - 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 (Colour is black)	included
Upgrade to textured stainable flat slab front door	included
Upgrade to a Weiser "San Clemente" handleset on the front door	included
Add a Liftmaster 8500W side mount jackshaft garage door opener (incl. 2 hand transmitters & 1 keypad wall control)	included
<b><u>Plumbing &amp; HVAC Upgrades</u></b>	
Central Air Conditioning (Carrier - 13 Seer)	included
Flow through humidifier	included
Upgrade to 5'6" x 3'0" approx. glass & tile shower in ensuite. Includes 10mm clear tempered glass panels, & 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 <u>not</u> include any seat, niches, listello. Pot light is <u>not</u> included as part of this upgrade.	included
Plumbing fixture 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 on 3 sides up 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 (base cabinet is not included)	included
Add a gas line for BBQ	included
<b><u>Electrical Upgrades</u></b>	
Light fixtures above standard allowance	included
Add 5 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 27 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
<b><u>Insulation and Drywall Upgrades</u></b>	
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
<b><u>Stair and Railing Upgrades</u></b>	
Upgrade to metal spindles (Prince series)	included
Upgrade to A700 handrail mitred into (BN80) post - Over the post installation	included
<b><u>Flooring Upgrades</u></b>	
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 & powder room tile to Cemento 24" x 24" colour 'graphite'. Installed in a straight stacked format. Grout - pearl grey	included
Upgrade main bath and laundry floor tile to Overland 12" x 24" colour 'fango'. Installed in a straight stacked format running vertically into the rooms. Grout - iron	included
Upgrade main bath tub surround (tub to ceiling): Overland 12" x 24" installed in a horizontal straight stacked format with mitered edges/return wall. Grout - iron	included
Add concrete board 24" x 48" colour 'graphite' installed in a vertical stacked format to main floor fireplace (based on 94"w x 108"h x 14"d build-out)	included

Upgrade ensuite bathroom floor tile to Mayfair 16" x 48" colour 'calacatta oro' installed in a straight stacked format running horizontally across into the room. Grout - frost	included
Upgrade ensuite shower floor tile to Mayfair basketweave colour 'calacatta oro polished'. Grout - frost	included
Upgrade ensuite shower wall tile to Mayfair 16" x 48" colour 'calacatta oro polished' Installed in a straight stacked format running horizontally across the walls. Grout - frost	included
Upgrade ensuite walls (floor to ceiling x2 behind freestanding tub) to Mayfair 16" x 48" colour 'calacatta oro polished' installed in a straight stacked format running horizontally across the walls. Grout - frost	included
Add a 12" x 20" niche. Installed in the shower on the plumbing wall running vertically offset on the right (outer corner) framed with marmaline quartz 'snow'. Shower curb capped with the same marmaline quartz	included
Add vinyl floor to basement rec room, lower hallway, basement bedroom and basement bathroom floor: Select dry back colour 'brio oak 22237 6.42'. Installed straight in a glue down format.	included

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

Kitchen:

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 blind corner cabinet instead of standard diagonal corner cabinet	included
Add tambor door appliance garage under uppers in corner	included
Add full depth cabinetry pilasters on island	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
Crown moulding on kitchen cabinets	included
Flush breakfast bar	included

Powder Room:

Add quartz to powder room countertop	included
Modify vanity to floating vanity	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:

Add vanity in standard finishes and design	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 supplied and installed by closet shelving installer (Closets, Shutters and More)	included
Add Regency Gazco 'Skope E195' single sided LED electric fireplace to great room (on exterior wall) 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
<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>Avante Garde 28" range hood insert</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

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

<b>TOTAL UPGRADES (Including net HST)</b>	<b>\$ -</b>
<b>SELLING PRICE (Including net HST)</b>	<b><u>\$ 1,049,900</u></b>

**Allowances included in SELLING PRICE**

<b>All interior and exterior light fixtures Standard Allowance</b>	\$ 1,695	incl all taxes
Add for light fixture upgrades	2,131	"
<b>Allowance including upgrades</b>	<b><u>\$ 3,826</u></b>	"

October 12, 2022