

# Custom Bungalow

APPROX. 3330 SF OF FINISHED LIVING SPACE  
(1937 SF plus over 1393 SF finished basement)

2852 Baker Road (Lot #1), Fort Erie

## Selling Price Breakdown

---

Custom Bungalow (Custom Elev) Base Price (Price List) including net HST (Brick 1st Floor) \$ 1,399,900

### Structural Changes

Increase foundation wall height pour to 8'4". Top of foundation will remain at the same height above grade. included  
Upgrade from pressure treated wood rear deck floorboards and rim joist to TREX rim joist and TREX deck floor boards included  
Upgrade from Probilt aluminum railing and aluminum spindles at the rear deck to Probilt aluminum railing with tempered glass panels 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 (8 ft) with multi-point door hardware included

### Exterior Finish and Landscaping Upgrades

Upgrade to RW Styleview garage door. Black aluminum with satin glass panels included  
Upgrade to Arriscraft Urban Ledgestone included  
Upgrade standard porch columns to custom, angled, powder coated metal columns by Ironworks included

### Plumbing & HVAC Upgrades

Central Air Conditioning (Carrier - 13 Seer) included  
Flow through humidifier included  
Water line for fridge included  
Water line for bar sink (incl drain) included  
Upgrade from the standard polytub to a Blanco horizon stainless steel laundry sink and Riobel pronto SS faucet. Vanity cabinet not included. included  
Plumbing fixture upgrades as per order from The Ensuite included  
Upgrade to 6'0" x 6'0" approx. tub & tile shower in ensuite. Includes 10mm clear tempered glass panel, chrome trim. Kerdie waterproofing membrane in pre-cut strips, builders standard tile for wall and base (full height of wall - no tile included on ceiling. Includes Riobel 4665C (chrome) handheld slide bar, Riobel P774C (chrome) elbow and Riobel quadrik QA71C pressure balance valve trim. Does not include any seat, niches, listello. Pot light is not included as part of this upgrade. Please note - plumbing for tiled shower will be in the exterior strapped wall included  
There will be a finished flush bathroom floor in the tub and shower area to create a curbless floor. The modification to the floor joists that is required to accommodate the finished flush floor is included in the cost shown. The cost shown includes the addition of plumbing water lines and drain for a freestanding tub. The cost of the freestanding tub and fixtures are not included as part of this upgrade. They will be added as an extra on a separate plumbing quote.  
The cost of the glass panel wall at the side of the shower (1 section w/ black trim at top, trim at wall side and trim at bottom included  
Add gas line for BBQ included  
Add a gas line for fireplace including electrical rough-in (no venting incl) included

### Electrical Upgrades

Add a Lift Master 8500W Side Mount Jackshaft garage opener included  
Upgraded light fixtures included  
Electrical walk-thru extras - see attached list included  
Upgrade to a hood fan insert included  
Add electric low voltage in-floor heating in the ensuite & WIC in walking tiled areas only. Includes builders standard thermostat included

### Interior Door and Trim Upgrades

Upgrade to melamine closet organizer in the master bedroom walk-in closet included  
Upgrade to 5 panel asymmetric solid core interior doors - 8 ft on the main floor, 6'-8" in the basement included  
Upgrade to West End casing (3 1/2") and baseboard (5") included

### Stair and Railing Upgrades

Upgrade to metal spindles with over the post handrail installation included

### Flooring Upgrades

Upgrade to white oak (brushed) engineered hardwood flooring (3/4" x 6) in in the main floor hall, dining room, kitchen, pantry, great room, master bedroom, and bedroom 2 (Colour: Calais) included  
Foyer, powder room and laundry room: Surestep 12"x24" tile (Colour: blanco matte), installed in a straight stacked format running horizontally across foyer and vertically into powder room and laundry room. Grout colour is cobblestone. included  
Kitchen Pantry backsplash: T-brick series tile (Colour: coconut), installed in a vertical stacked format. Grout colour is frost. included  
Ensuite floor, shower walls, shower floor and walk-in closet: Lux 24"x24" tile (Colour: bianco) Installed in a straight stacked format. Grout colour is warm grey included  
Marmaline quartz (Colour: pearl) to frame window and cap the top of the ledge in the ensuite included  
Great room fireplace (84"w x 24"d x 108"h): Ice Nebraska Tea 18" x 47" tile #210133. Installed in a horizontal stacked format with mitered returns. Grout colour is bamboo. included

Basement rec-room, basement hallway, bedroom 3, bedroom 4 & walk-in closet, basement bathroom: Posh plank 7 1/4" x 48" engineered vinyl (Colour: windsor). Installed in a glue down format	included
Basement bar backsplash: Ice Nebraska Tea 18" x 47" tile. Installed in a horizontal stacked format. Grout colour is bamboo.	included
Basement bath tub surround: Surestep 12" x 24" tile (Colour: blanco matte), installed in a horizontal stacked format. Grout colour is cobblestone.	included

**Kitchen Cabinet & Bathroom Vanity & Countertop Upgrades**

<u>Kitchen:</u> Upgrade kitchen finish to painted MDF - kitchen hood & uppers, oven & fridge cabinets Upgrade cabinets to rift oak - kitchen base & island Recycle centre left of sink and swivel garbage in island Custom cabinetry hood Integrated under cabinet lighting left & right of hood fan Range countertop & backsplash upgraded to higher level quartz - Bahia Increase height of upper cabinets - fridge, oven and uppers around range Appliance panels and hardware for fridge and dishwasher Quartz waterfall panels and 3" built-up counter on island Quartz riser, sill and 1/2 depth waterfall on sink wall Slatted back panel on island Add a bank of pots and pans drawers left of range Increased length of hardware	included
--	----------

<u>Pantry:</u> Add quartz countertop Add painted MDF cabinets - uppers & tall cabinets Add rift oak cabinets - base Add 2 internal drawers to bottom of tall pantry cabinet Add swivel garbage under sink	included
--	----------

<u>Laundry:</u> Add upper cabinet, base sink cabinet, hanging rod and countertop over W/D	included
--	----------

<u>Powder Room:</u> Quartz countertop with 5" splash Change configuration of vanity to all drawers, floating, rift oak - see drawing	included
--	----------

<u>Ensuite</u> Quartz countertop Floating vanity, rift oak - see drawing	included
--	----------

<u>Basement Bath</u> Quartz countertop	included
---	----------

<u>Basement Bar</u> Quartz countertop See drawing for configuration	included
---	----------

**Basement Finish**

Fully Finished Rec Room, Bedroom 3 and Bedroom 4 with drywall'd 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 drywall'd ceiling. Includes ceramic tile flooring (from builders standard samples). Same trim, doors and interior door hardware as the main floor	included
Paint unfinished area of the basement floor with 2 coats of epoxy/acrylic floor paint. Semi-gloss (pre-mixed grey) - mechanical/utility room	included

**Other Upgrades**

Mirror in ensuite and basement bathroom	included
Window coverings (as installed)	included
Upgrade to a dark paint colour for accent wall in great room	included
Add a third paint colour for the powder room	included
Upgrade to smooth ceilings in the primary bedroom & WIC	included
Upgrade to smooth ceilings in bedroom #2	included
<b>Add appliance package, which includes the following appliances:</b> Avant Garde (AVM-368PS) - 36" range hood (860CFM) - Stainless steel Fisher & Paykel french door fridge 36" - Panel ready Fisher & Paykel 36" Pro induction cooktop - Stainless steel Fisher & Paykel 24" built-in dishwasher- Panel ready - Stainless Steel Fisher & Paykel 30" double wall oven Electrolux front load washer - Titanium Electrolux front load dryer - electric - Titanium Hoses - Steam set w/ 4 hoses Wine Cell'R Wine Captain - 24" french door - Dual zone - Stainless steel (kitchen island) Wine Cell'R Beverage Centre - 24" french door - Dual zone - Stainless steel (pantry) Wine Cell'R Beverage Centre - 24" french door - Dual zone - Stainless steel (basement bar)	included
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 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.	included
Paint garage walls and ceiling with 2 coats of self priming finish - white	included
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings, fence (as installed) <b>(Note: No irrigation system is included)</b>	included

<b>TOTAL UPGRADES (Including net HST)</b>	<b>included</b>
---	-----------------

<b>SELLING PRICE (Including net HST)</b>	<b><u>\$ 1,399,900</u></b>
--	----------------------------

**Allowances included in SELLING PRICE**

<b>All interior and exterior light fixtures - Standard Allowance</b> Add for finished basement areas	<b>Accepted as installed</b>
<b>Allowance including upgrades</b>	<b>Accepted as installed</b>