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

Increase Soundation will height pour to 8° 1, Top of foundation will remain at the same height above grade. Included Digrade from probabl aturnisms represent remarked wood man deed floorboards and rim joint DREX rim joist and TREX deck included (floor boards). Digrade from Probil aturnisms raining and aluminum spincles at the rear deck to Probil aturnisms rating with included tompered glass panels. Window & Extenior Droot Uturnades	Custom Bungalow (Custom Elev) Base Price (Price List) including net HST (Brick 1st Floor)	\$ 1,399,900
Increase foundation with height pour to 4"." Top of foundation will remain at the same height above grade. Included floor boards. Upgrade from Poolit aluminum railing and aluminum spindles at the rear deck to Probill aluminum railing with included floor boards. Upgrade from Poolit aluminum railing and aluminum spindles at the rear deck to Probill aluminum railing with included tempered glass panels. Upgrade four Poolit aluminum railing and aluminum spindles at the rear deck to Probill aluminum railing with included tempered glass panels. Upgrade to fact sociar very) windows. Black on the exterior and white on the interior included Tigle glazed windows (above grade windows only) - where possible. Exterior Finish and Landscaping Upgrades Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange over. Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade to RW Sylview grange dow. Black aluminum with satin glass panels Upgrade from the standard poytub to a Blanco horizon stainless steel laundry sink and Robel pronto SS included aluminum yield aluminum yield sating to the sating to the sating the sating to the sating to the sating to the sating the sating to the sat		
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	·	included

Basement rec-room, basement hallway, bedroom 3, bedroom 4 & walk-in closet, basement bathroom: included Posh plank 7 1/4" x 48" engineered vinyl (Colour: windsor). Installed in a glue down format Basement bar backsplash: Ice Nebraska Tea 18" x 47" tile. Installed in a horizontal stacked format. included Grout colour is bamboo. Basement bath tub surround: Surestep 12" x 24" tile (Colour: blanco matte), installed in a horizontal stacked included format. Grout colour is cobblestone. Kitchen Cabinet & Bathroom Vanity & Countertop Upgrades included 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 Pantry: included 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 Laundry: Add upper cabinet, base sink cabinet, hanging rod and countertop over W/D included Powder Room: Quartz countertop with 5" splash Change configuration of vanity to all drawers, floating, rift oak - see drawing included **Ensuiite** Quartz countertop Floating vanity, rift oak - see drawing included Basement Bath Quartz countertop included Basement Bar Quartz countertop See drawing for configuration Basement Finish Fully Finshed Rec Room, Bedroom 3 and Bedroom 4 with drywallwed ceiling. Includes included carpeting from builders standard samples. Same trim, doors and interior door hardware as the main floor. Fully finished 3pc bath in the basement with drywalled ceiling. Includes ceramic tile flooring (from builders included standard samples). Same trim, doors and interior door hardware as the main floor Paint unfinished area of the basement floor with 2 coats of epoxy/acrylic floor paint. included Semi-gloss (pre-mixed grey) - mechanical/utility room <u>Other Upgrades</u>

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 Add appliance package, which includes the following appliances: included 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) Add an Ambiance 47 Linear Fireplace with Blower Kit to side wall of the great room. Includes matte black included 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. Paint garage walls and ceiling with 2 coats of self priming finish - white

Lansdscape Package includes interlock driveway, stone step(s),sod & front garden plantings, fence (as installed)

(Note: No irrigation system is included)

TOTAL UPGRADES (Including net HST)

SELLING PRICE (Including net HST)

included

included

included

\$ 1,399,900

Allowances included in SELLING PRICE

All interior and exterior light fixtures - Standard Allowance Add for finished basement areas

Allowance including upgrades

Accepted as installed Accepted as installed Accepted as installed