

The Woodside

APPROX. 3031 SF OF FINISHED LIVING SPACE
(2345 SF plus 686 SF finished basement)

3819 Simpson Lane (Lot #33), Fort Erie

Selling Price Breakdown

The Woodside (Elev C) Base Price (Price List) including net HST (Brick 1st Floor)		\$ 924,900
<u>Structural Changes</u>		
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.		included
<u>Window, Exterior Door & Exterior Upgrades</u>		
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	750	
Upgrade to a wood look/texture garage door	450	
Upgrade to a textured, stainable front door	450	
Upgrade to a stainless steel 1 3/4" x 72" exterior front door handle. Model #CBH6041-2	1,450	
Upgrade to Trex composite deck boards & stairs	12,480	
Upgrade to Arriscraft; Urban Ledgestone - front elevation, main floor	3,200	
Upgrade to 6ft privacy panels with obscure 'pinhead' glass to one side of rear deck railing	3,795	
Upgrade exterior aluminum spindles to glass panels on the rear deck	324	
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)	1,250	24,149
<u>Plumbing & HVAC Upgrades</u>		
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 <u>not</u> include any seat, niches, listello. Pot light is <u>not</u> included as part of this upgrade.	6,500	
Upgrades as per attached order from The Ensuite	4132	
Add a waterline for fridge	250	
Upgrade from a Polytub to a Blance Horizon stainless steel laundry sink and Riobel Pronto PO101SS faucet (vanity not included)	650	
Add a gas line for BBQ	500	
Add a gas line for stove (incl.110V outlet)	600	12,632
<u>Electrical Upgrades</u>		
Add 6 interior outlets (locations noted on EWT Layout)	678	
Add 1 dedicated outlet to the kitchen	339	
Add 1 pot light to tiled shower in the ensuite. Includes weather trim	180	
Add 24 interior pot lights (locations noted on EWT Layout)	4339	
Add electric low voltage in-floor heating in the ensuite, in walking tiled areas only. Includes builders standard thermostat	2500	
Install pre-wire for under cabinet lighting (incl. switch)	339	
Add two wire chases - one in the great room and one in the basement rec room	542	
Add 6 additional cable/network lines (locations noted on EWT Layout)	1084	
Upgrade to Porter & Charles 'pyramid' 30" stainless chimney hood fan	950	
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.	5200	
		16151
<u>Stair and Railing Upgrades</u>		
Upgrade main floor to second floor stairs to oak stringers and treads, open rise system	10000	
Upgrade to A700 handrail mitred into (BN80) post	750	
Upgrade to metal spindles (Prince Series)	2750	13500
<u>Flooring Upgrades</u>		
Add a 12" x 20" niche. Installed in the ensuite shower on the plumbing wall running vertically offset on the right	668	668
<u>Kitchen Cabinet & Bathroom Vanity & Counter Top Upgrades</u>		
<u>Kitchen:</u>		
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	
Add 18" to length of island	included	
Pullout garbage right of sink-2 bins	included	
Crown moulding on kitchen cabinets	included	
Light valance trim	included	
Flush breakfast bar	included	
<u>Laundry:</u>		
Add base sink cabinet	included	included

Basement Finishes

Partially finish basement with studs, electrical, drywall on walls and ceiling (taped and ready for paint) in the basement hall, basement rec room, basement bedroom hall and bedroom.	22,500	
<i>** Does <u>not</u> include trim, interior doors, interior door hardware, paint, flooring or light fixtures</i>		
Partially finish basement bathroom to drywall (including supply and install of 1pc acrylic tub/shower unit and tub/shower valve). Includes drywall on walls and ceiling (taped and ready for paint)	7,000	
<i>** Does <u>not</u> include trim, interior doors, interior door hardware, paint, cabinetry, vanity faucet/sink, toilet, flooring or light fixtures</i>		
		<hr/> 29,500

Other Upgrades

Upgrade to smooth ceilings in bedroom #2 & WIC	645	
Upgrade to smooth ceilings in bedroom #3 & WIC	613	
Upgrade to smooth ceilings in 2nd floor hall & stairwell	468	
Upgrade to smooth ceilings in master bedroom & WIC	828	
Irrigation system	not included	
Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings	not included	2,554

TOTAL UPGRADES (Including net HST)	\$ 99,154
SUBTOTAL (Including net HST)	\$ 1,024,054
BUILDER DISCOUNT	\$ (54,154)
SELLING PRICE (Including net HST)	\$ 969,900

Allowances included in SELLING PRICE

All interior and exterior light fixtures Standard Allowance	\$ 1,695	incl all taxes
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March 16, 2023