

## SCHEDULE "F"

### UPGRADES AND CHANGES

The following upgrades and changes are included in the contract price and supercede Schedule "B",  
"The Standard Building Specifications"

Model Home  
3961 Mitchell Crescent (Unit 17)  
Stevensville, Ontario

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**Bungalow Townhome (Unit # 17 - Type G1 Custom) Base Price (Price List) incl net HST** **\$ 829,900**

**Lot Grading Premium - Full Walkout Grade** **included**

Elevation difference of over 6'6" from main floor to finished grade. Includes additional James Hardie siding and James Hardie shakes at the grade drop. Includes enlargement of one or two of the existing basement windows (plan specific) and addition of a 32" wide french door (Full lite glass - no grills)

**Lot Quality Premium - Unit 17** **\$ -**

**\$ 829,900**

**Electrical & Lighting Upgrades**

Light fixtures beyond standard lighting allowance	1,753	
Add 1 LED pot light to ensuite shower	180	
Add 25 LED interior pot lights throughout (6/Great Room, 2/Hall, 2/Stairs, 12/Rec Rm, 3/Lower Hall)	4,520	
Add 3 dedicated circuits (1/Pantry for future microwave, 2/Rec Room for bar)	1,020	
Add 3 High Plugs for future High TV (1/Great Room, 1/Rec Room, 1/Bar)	340	
Add 1 exterior high plug (rear deck)	205	
Add under cabinet lighting in kitchen (complete with install)	1,695	
Add 5 drops (2/cable, 2/internet, 1/wireless access point)	905	
	<hr/>	10,618

**Stair & Railing Upgrades**

A700 Handrail mitred into posts, with matte Black metal spindles (Prince series, plain)	1,990	1,990
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**Plumbing and HVAC Upgrades**

Navien 240S tankless hot water unit (rental unit)	included	
EcoBee smart home thermostat	included	
Upgrade to a 3' x 4' (wall to wall) tiled shower with 10mm clear tempered glass enclosure in the ensuite. Includes 12" x 24" porcelain tiles from builders standard samples on 3 walls and on shower floor. No tile is included on the ceiling. Includes Kerdi waterproofing membrane. Includes Riobel Quadrik QA71C pressure balance shower valve and trim (chrome). Includes 4665C chrome slide bar & P774C chrome elbow. Does <u>not</u> include any listello, or seat. No pot light is included as part of this upgrade.	7,000	
Upgrade from a drop-in tub to a 5' Mirolin Hessa Freestanding soaker tub. Includes Riobel Quadrik deck mount chrome tub filler.	1,825	
Upgrade to Black Riobel Pronto Kitchen Faucet	61	
Upgrade to Black Riobel Pronto Laundry sink faucet	61	
Add stainless steel basement bar sink 20" x 20" (x 8"D)	277	
Add Riobel Pronto Faucet to basement bar (black finish)	521	
Add gas line for stove - Includes 110v electrical outlet	600	
Add gas line to BBQ	500	
Add water line to fridge	included	
Add waterline & drain in Laundry Room for sink	520	
Add waterline & drain in Basement Recreation Room for Bar	520	
	<hr/>	11,885

**Kitchen, Bathroom and Laundry Room Cabinetry Upgrades**

24,376 24,376

**Kitchen:**

Add pullout garbage on island  
Swap 18" base and upper for 18" tall pantry at end of cabinet run  
Increase height of upper cabinets to ceiling

**Laundry Room:**

Add upper and lower cabinets, hanging rog, laminate countertop with support gable

**Main Bath:**

Upgrade to Silestone quartz countertop (colour - Marengo)

**Ensuite:**

Upgrade to Silestone quartz countertop (colour - Marengo)

**Basement Bath:**

Upgrade to Hanstone quartz countertop (colour - Bianco Canvas)

**Basement Bar:**

Add upper open shelving, base cabinets and laminate countertop

**Flooring Upgrades**

Upgrade from carpet to Aristocrat "Estate Collection" 3/4" engineered hardwood (3" - 6" planks) in the master bedroom (incl walk in closet).	2,750	
Upgrade from carpet to Aristocrat "Estate Collection" 3/4" engineered hardwood (3" - 6" planks) in the den / bedroom 2 (incl closet), and upper hallway.	2,020	

Upgrade from carpet to luxury vinyl plank flooring in the Basement Recreation Room, lower hallway, basement bathroom floor, linen closet, Basement Bedroom #3 and Basement Bedroom #4	2,466	
Add ensuite		
Add 12"x20" niche to ensuite shower on the plumbing wall, running vertically. Framed w/ marmiline ivory	808	
Add floor to ceiling tile in the ensuite behind behind the freestanding tub (Chambray 12"x24" - Colour is white) Installed in a horizontal stacked format. Grout colour is warm grey.	1,434	
Upgrade standard kitchen backsplash to SH01 Picket Glossy Plain 4"x11" tile (Colour: white) running vertically up to the ceiling in behind the hoodrange, Grout colour is Frost.	444	
		9,922

**Finished Basement**

Add fully finished basement rec room, hallway, linen closet, basement bedroom #3. Includes drywalled ceiling. Includes same trim doors & hardware as main floor. Includes carpet from builders standard samples	60,120	
Add fully finished 3 pc bathroom in basement. Includes drywalled ceiling. Includes 34" x 48" 1pc. acrylic stand up shower with 2pc. clear glass sliding door with chrome trim. Includes same trim, doors and interior door hardware as the main floor. Includes 12"x24" porcelain floor tile from builders standard samples.	9,900	
		70,020

**Other Upgrades**

Window coverings		not included
Mirrors in Main Bath, Ensuite & Basement Bath - TBD		TBD
Add appliance package, which includes the following appliances:		13,746
Frigidaire 36" French Door Fridge - counter depth - Stainless steel		
Frigidaire 30" Induction Range - stainless steel		
Frigidaire 24" Built-in dishwasher - Stainless steel		
Frigidaire Front Load washing machine - Titanium finish		
Frigidaire Front Load dryer - Titanium finish		
Hoses		
Porter & Charles Pyramid 30" Chimney Hood - Stainless steel		
Beverage Centre (Bar) - Stainless steel		
		13,746

<b>TOTAL UPGRADES (Including net HST)</b>	<b>\$ 142,557</b>
<b>SUBTOTAL (Including net HST)</b>	<b>\$ 972,457</b>
<b>BUILDER DISCOUNT</b>	<b>\$ (72,557)</b>
<b>SELLING PRICE (Including net HST)</b>	<b>\$ 899,900</b>

**Allowances included in Selling Price**

<b>Allowance to be applied toward estimated cost of interior light fixtures</b>	<b>\$ 1,195</b>	incl all taxes
Upgraded Interior Light Fixtures (all LED Bulbs included)	<b>\$ 1,753</b>	"
<b>Allowance including upgrades</b>	<b>\$ 2,948</b>	"

**Updated February 28, 2023**