

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
3963 Mitchell Crescent (Unit 18)
Stevensville, Ontario

Bungalow Townhome (Unit # 18 - Type C Custom) Base Price (Price List) incl net HST	\$ 899,900
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<u>Lot Grading Premium - Full Walkout Grade</u>	included
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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)

	\$ 899,900
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Electrical & Lighting Upgrades

Light fixtures beyond standard lighting allowance	1,927	
Add 1 LED pot light to ensuite shower	180	
Add 27 LED interior pot lights throughout (3/Dining, 6/Great Room, 3/Hall, 2/Stairs, 12/Rec Rm, 1/Lower Hall)	4,860	
Add 3 dedicated circuits (1/Pantry for future microwave, 2/Rec Room for future bar)	1,020	
Add 2 High Plugs for future High TV (1/Great Room, 1/Rec Room)	230	
Add 1 exterior high plug (rear deck)	205	
Add undercabinet lighting in kitchen (complete with install)	1,695	
Add 7 drops (3/cable, 3/internet, 1/wireless access point)	1,260	
	<hr/>	11,377

Stair & Railing Upgrades

A700 Handrail mitred into posts, with wrought iron spindles (Prince series, plain)	1,270	1,270
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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 5' 8" x 3' 0" (wall to wall) tiled shower with 10mm clear tempered glass enclosure in the ensuite.	7,750	
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 Kerdie waterproofing membrane. Includes Riobel Quadrik QA71C pressure balance shower valve and trim (chrome). Includes 4665C chrome slide bar & P774C chrome elbow.		
Does not include any listello, or seat. No pot light is included as part of this upgrade.		
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 Basement Recreation Room for future wet bar	520	
	<hr/>	9,370

<u>Kitchen, Bathroom and Laundry Room Cabinetry Upgrades</u>	9,639	9,639
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Kitchen:

Add pullout garbage on island
Increase height of upper cabinets to ceiling

Laundry Room:

Add upper cabinets, hanging rod, laminate countertop with support gable

Main Bath:

Upgrade to Hanstone quartz countertop (colour - Angora)

Ensuite:

Upgrade to Hanstone quartz countertop (colour - Swan Cotton)

Basement Bath:

Upgrade to Hanstone quartz countertop (colour - Angora)

Flooring Upgrades

Upgrade from carpet to Aristocrat "Estate Collection" 3/4" engineered hardwood (3" - 6" planks) in the master bedroom (incl walk in closet).	3,250	
Upgrade from carpet to Aristocrat "Estate Collection" 3/4" engineered hardwood (3" - 6" planks) in the den / bedroom 2 (incl closet).	1,500	
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	4,549	
Add 12"x20" niche in the ensuite shower on the left side wall, running vertically & centred. Framed with marmiline ivory	808	
Upgrade standard kitchen backsplash to HP mosaic series paris matte famble 5/8" x 6" (Colour: white). Running vertically up to the ceiling in behind the range hood. Grout colour is Alabaster.	873	
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Finished Basement

Add fully finished basement rec room, hallway, linen closet, basement bedroom #3 & basement bedroom #4. Includes drywalled ceiling. Includes same trim doors & hardware as main floor. Includes carpet from builders standard samples	69,120	
Add fully finished 3 pc bathroom in basement. Includes drywalled ceiling. Includes 1pc. acrylic tub/shower unit. and includes vanity as per builders standard selections. Includes same trim doors & hardware as main floor. Includes 12" x 24" porcelain tile from builders standard samples	9,900	
		<u>79,020</u>

Other Upgrades

Window coverings		not included
Mirrors in Main Bath, Ensuite & Basement Bath - TBD		TBD
Add appliance package, which includes the following appliances: 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 Steam set of hoses and dryer vent kit Porter & Charles "Pyramid" stainless steel Chimney hood fan	12,503	
Add an Ambiance 47 Linear gas fireplace with Blower Kit to Basement Recreation Room (on interior wall). Includes matte black panel , 3 driftwood logs, vermiculite ember bed, SIT II thermostatic remote and trim surround. Includes framed boxed out wall to ceiling with painted drywall.(boxed out area dimension will be 84"W x 24"D +/-). No other material is included on the boxed out wall. Any tile or other material on the boxed out wall to be priced out separately.	9,500	
		<u>22,003</u>

TOTAL UPGRADES (Including net HST)	\$ 143,659
SUBTOTAL (Including net HST)	\$ 1,043,559
BUILDER DISCOUNT	\$ (73,659)
SELLING PRICE (Including net HST)	\$ 969,900

Allowances included in Selling Price

Allowance to be applied toward estimated cost of interior light fixtures	\$ 1,195	incl all taxes
Upgraded Interior Light Fixtures (all LED Bulbs included)	\$ 1,927	"
Allowance including upgrades	\$ 3,122	"

Updated February 28, 2023