

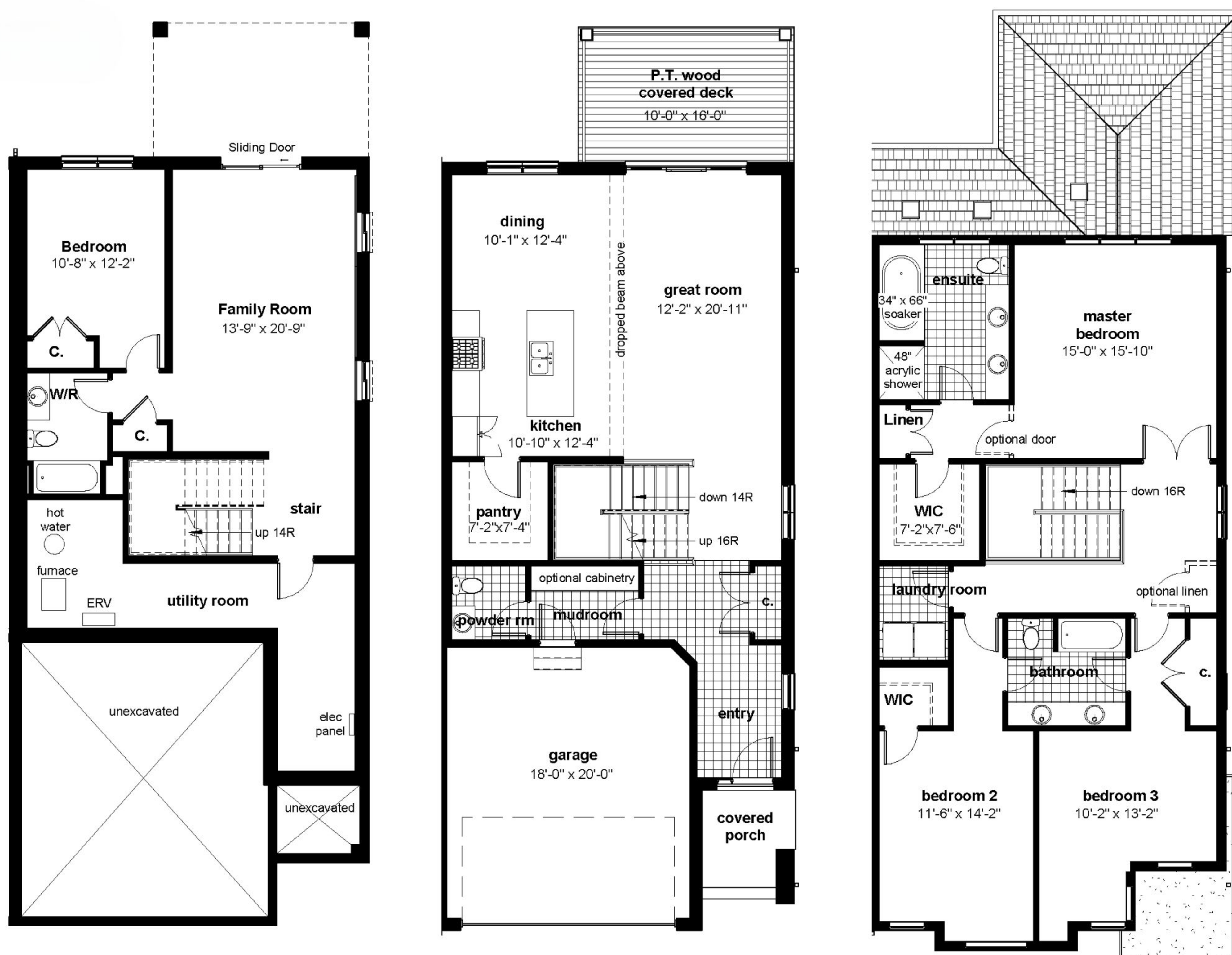
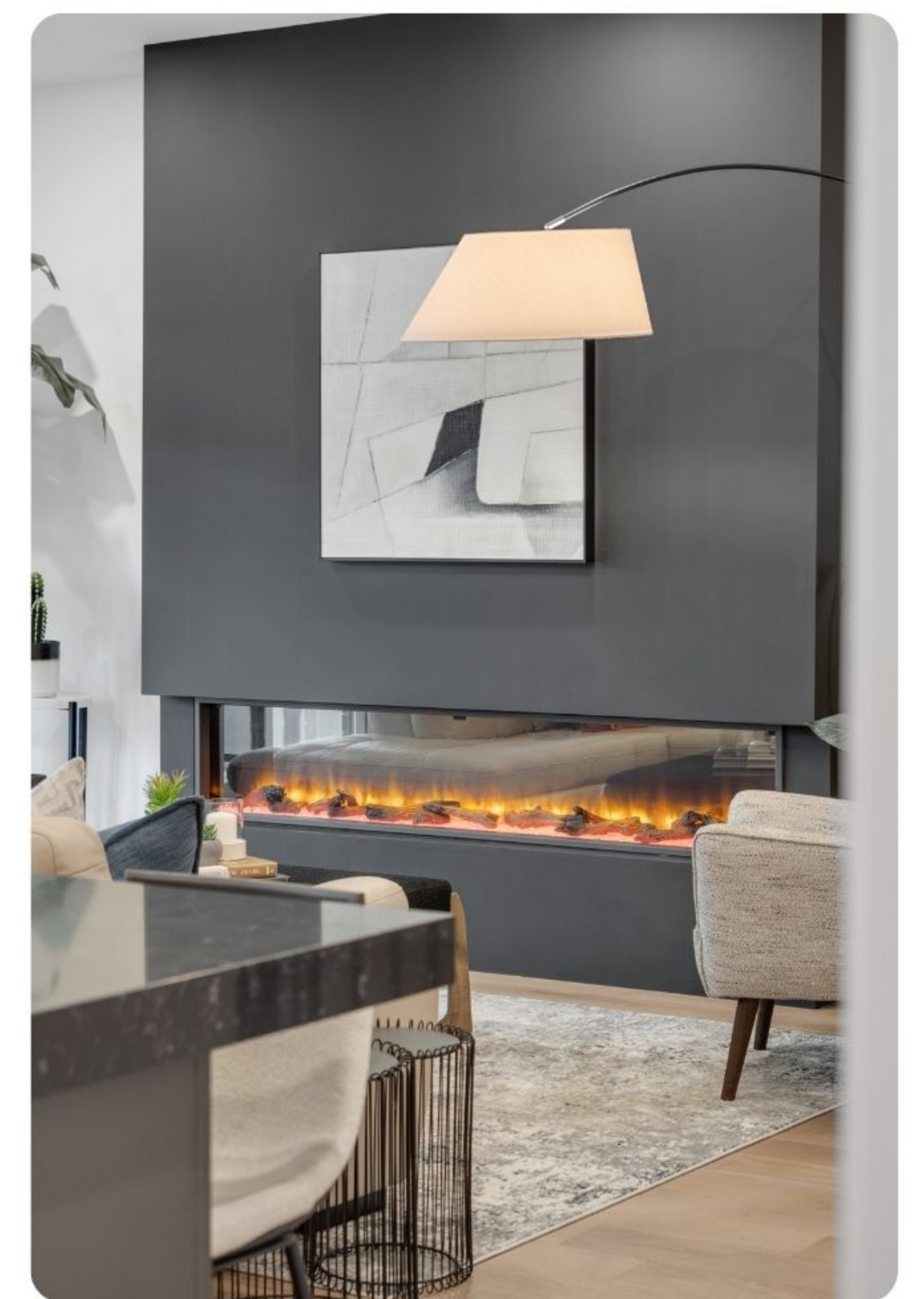
3045 sq ft of Finished Living Space

2391 SQ FT PLUS 654 SQ FT OF FINISHED BASEMENT



FEATURES

- 3+1 bed, 3+1 bath
- Grand 9' main floor ceilings
- Statement mono stringer staircase
- Fisher & Paykel appliance package
- 77" electric fireplace in great room
- Full walk-out basement
- Custom window coverings
- Rear covered deck
- Full landscape package



SCAN THE QR CODE

to access the MLS listing



FULL PRICE

\$1,059,431*

BUILDER DISCOUNT

\$109,531*

SELLING PRICE

\$949,900*

For more information contact our sales team at
905 688 1283 | sales@rinaldihomes.com

rinaldihomes.com

*Prices subject to change at the builder's discretion without notice. E. & O. U.



3955 Mitchell Crescent
Stevensville

3045 sq ft of Finished Living Space

2391 SQ FT PLUS 654 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)	\$899,900
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Grading Premium - Full Walk-out Grade

Elevation difference of over 6'6" from main floor to finished grade. Includes additional brick at the grade drop Includes enlargement of one basement window at the back and addition of 72"x80" sliding patio door.

READY BY RINALDI UPGRADE PACKAGE	\$159,531
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Electrical & Lighting Upgrades

- Light fixtures beyond standard lighting allowance
- Add 1 LED pot light to ensuite shower
- Add 22 LED interior pot lights throughout
- Add 4 High Plugs for future High TV
- Add supply & install of under cabinet lighting in the Kitchen
- Add 7 drops (2/cable, 5/internet)

Stair & Railing Upgrades

Upgrade stairs from main floor to 2nd floor to red oak wood mono (self supporting) stringer with open risers and Prince series wrought iron spindles (in black sandtex finish). Stairs from the main floor to the basement will be upgraded to oak closed stringer stairs, including hardwood flooring on the landing.

Plumbing and HVAC Upgrades

- Navien 240S tankless hot water unit (rental unit)
- EcoBee smart home thermostat
- Upgrade to a 4'0" x 3' 0" tiled shower with 10mm clear tempered glass enclosure in the ensuite. Includes 12" x 24" porcelain tiles from builders standard samples on 2 walls and on shower floor. No tile is included on the ceiling. Includes Kerdie waterproofing membrane. Includes Riobel 4665C Square slidebar and showerhead (chrome). Does not include any listello, niche or seat. No pot light is included as part of this upgrade.
- Plumbing fixture upgrades (as per plumbing fixture quote)
- Add gas line for stove (incl 110v outlet)
- Add gas line for BBQ
- Add water line to fridge
- Add waterline & drain in basement recreation room for future wet bar

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

- Kitchen:
 - Add pullout garbage on island
 - Increase height of upper cabinets to ceiling Increase thickness of island countertop to 2.5"
- Laundry Room: Add upper cabinets, hanging rog, with laminate countertop
- Powder Room: Upgrade to Silestone quartz countertop (colour - Aramis)
- Main Bath: Upgrade to Silestone quartz countertop (colour - Aramis)
- Ensuite: Upgrade to Hanstone quartz countertop (colour - Artisan Grey)
- Basement Bath: Upgrade to Hanstone quartz countertop (colour - Marengo)

Appliance package

- Fisher&Paykel 36" French Door Fridge - counter depth - Stainless steel
- Fisher&Paykel 30" Gas Range - stainless steel
- Porter & Charles 24" dishwasher - Stainless steel
- Electrolux Front Load washing machine - Titanium finish
- Electrolux Front Load dryer - Titanium finish
- Hoses & vent kit
- Porter & Charles Pyramid 30" Chimney Hood - Stainless steel

Flooring Upgrades

- Add 12"x20" niche in the ensuite shower offset on the plumbing wall, running vertically. Framed with marmiline quartz. Colour: (pearl)
- Add 12"x24" tile to Ensuite tub surround walls (tub to ceiling x2 walls): Brixstone Matte (colour: Grey) pressed installed in a horizontal stacked format.
- Upgrade Kitchen backsplash: Toronto Brick satin 1.5" x 6" colour: MSW 6002 Black brick running vertically up to the ceiling in behind the hoodrange.
- Upgrade from carpet to vinyl plank flooring in the Basement Recreation Room, Basement Bathroom floor and Basement bedroom #4: Echo 7" x 48" (colour: Tea) installed in a glue down format.

Finished Basement

- Fully finish basement rec room, hallway, linen closet, basement bedroom with carpeting (from builders standard samples). Includes same trim, doors and door hardware as the main floor.
- Fully finish the basement bathroom with ceramic tile flooring (from builders standard samples). Includes 5' acrylic 1pce tub/shower unit. Same trim, doors and interior door hardware as the main floor

Other Upgrades

- Add 4 Counter stools at Kitchen island
- Add window coverings
- Add mirrors to the Ensuite, Powder Room, Jack & Jill Bathroom and Basement Bathroom (as installed)
- 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 +/-).
- Add dark paint colour on Fireplace
- Landscape Package includes interlock driveway, stone step(s),sod & front garden plantings



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