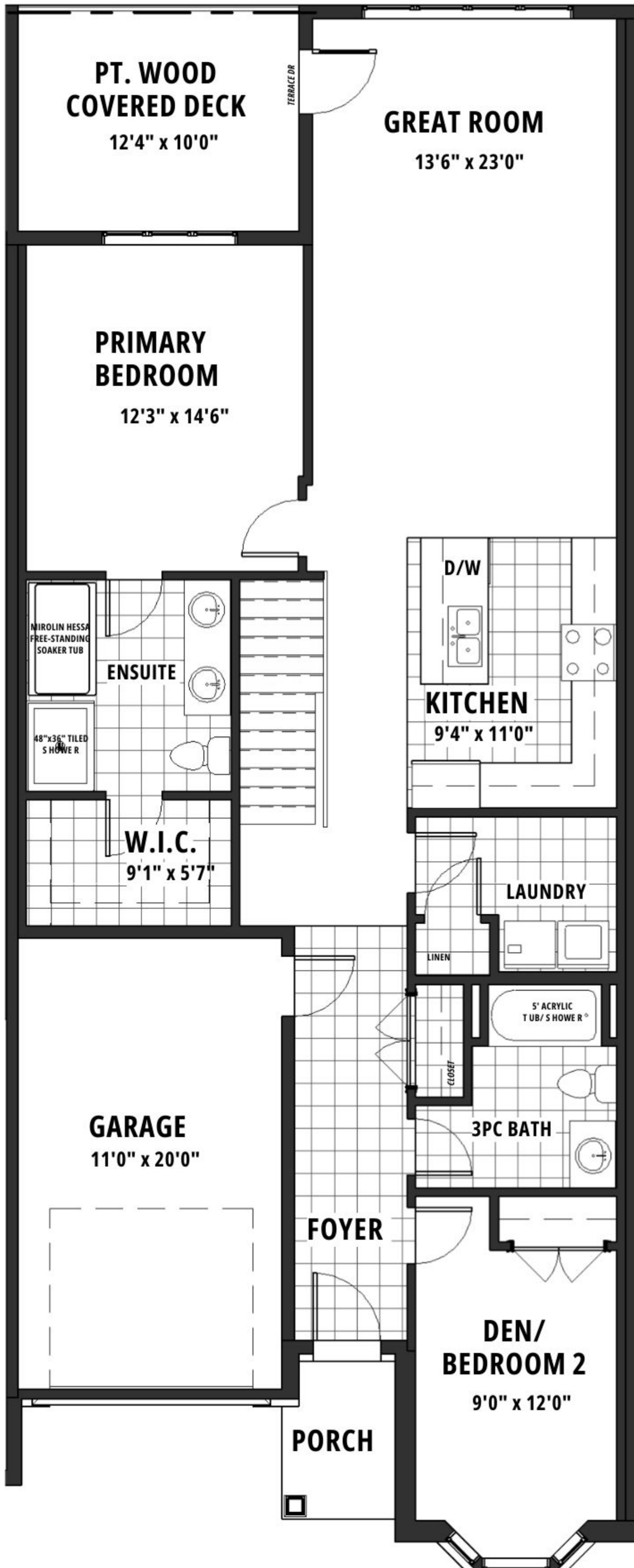
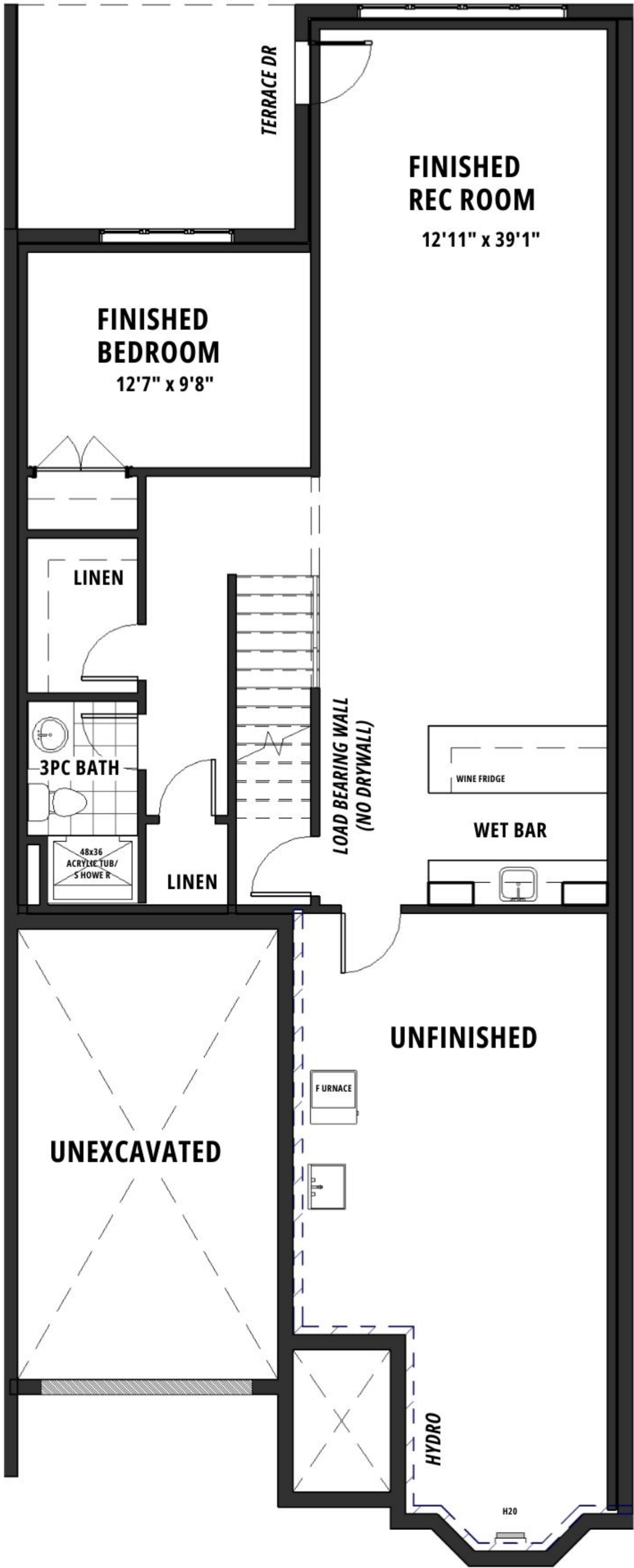


2391 sq ft of Finished Living Space
1389 SQ FT PLUS 1002 SQ FT OF FINISHED BASEMENT



FEATURES

- 2+1 bed, 2+1 bath
- Grand 9' main floor ceilings
- Quartz ctops in kitchen & baths
- Complete appliance package
- Full basement walk-out
- Custom Artcraft bar in bsmt
- Window coverings
- Rear covered deck
- Full landscape package



SCAN THE QR CODE

to access the MLS listing



FULL PRICE	BUILDER DISCOUNT	SELLING PRICE
\$968,870*	\$68,970*	\$899,900*

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.E.



3959 Mitchell Crescent

Stevensville

2391 sq ft of Finished Living Space

1389 SQ FT PLUS 1002 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)	\$829,900
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Grading Premium - Lookout 3 Grade

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)

READY BY RINALDI UPGRADE PACKAGE	\$138,970
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Electrical & Lighting Upgrades

Add 1 LED pot light to ensuite shower
Add 25 LED interior pot lights throughout (6/Great Room, 2/Hall, 2/Stairs, 12/Rec Rm, 3/Lower Hall) Add 3 dedicated circuits (1/Pantry for future microwave, 2/Rec Room for bar)
Add 2 High Plugs for future High TV (1/Great Room, 1/Rec Room)
Add 1 exterior high plug (rear deck)
Add under cabinet lighting in kitchen
Add 3 drops (2/internet, 1/wireless access point)

Stair & Railing Upgrades

A700 Handrail mitred into posts, with stainless steel spindles (Prince series, plain)

Plumbing and HVAC Upgrades

Navien 240S tankless hot water unit (rental unit)
EcoBee smart home thermostat
Upgrade to a 3' x 4' tiled shower with 10mm clear tempered glass enclosure in the ensuite. Includes 12"x24" porcelain tiles from builders standard samples on 2 walls and on shower floor. Includes Kerdie waterproofing membrane. Includes Riobel Quadrik QA71C pressure balance shower valve and trim. Includes 4665C chrome slide bar & P774C chrome elbow.
Upgrade from a drop-in tub to a 5' Mirolin Hessa (CF1026) Freestanding soaker tub. Includes Riobel Quadrik deck mount chrome tub filler.
Add stainless steel basement bar sink 20" x 20" (x 8"D) to basement bar Add Riobel Pronto Faucet to basement bar (brushed nickel finish)
Add gas line for stove - Includes 110v electrical outlet
Add gas line to BBQ
Add water line to fridge
Add waterline & drain in Laundry Room for sink
Add waterline & drain in Basement Recreation Room for Bar

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

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
Sink liner in island sink cabinet

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

Main Bath:
Upgrade to Silestone quartz countertop (colour - Bianco Canvas)

Ensuite:
Upgrade to Silestone quartz countertop (colour - Bianco Canvas)

Basement Bath:
Upgrade to Hanstone quartz countertop (colour - Bianco Canvas)

Basement Bar:
Add upper open shelving, base cabinets and laminate countertop

Appliance package

Frigidaire 36" French Door Fridge - counter depth - Stainless steel
Frigidaire 30" Gas Range - stainless steel
Frigidaire 24" dishwasher - Stainless steel
Frigidaire Front Load washing machine - Titanium finish
Frigidaire Front Load dryer - Titanium finish
Hoses and dryer vent kit
Porter & Charles Pyramid 30" Chimney Hood - Stainless steel
Beverage Centre (Bar) - Stainless steel

Flooring Upgrades

Upgrade Main Bathroom tiled floor to: Durstone Terrazo Hexagon 9"x11" (colour: Sage)
Upgrade Ensuite Shower tiled floor to: Oval flat pebbles (colour: light grey) coated with 2 coats of heavy duty stone sealer for protection.
Add floor to ceiling tile in the ensuite behind behind the freestanding tub (Maxstone 12"x24" - Colour is ivory). Installed vertically up the walls.
Upgrade from carpet to luxury vinyl plank flooring in the Basement Recreation Room, lower hallway, basement bathroom floor, linen closet and Basement Bedroom #3
Add 12"x20" niche to be installed in the ensuite shower offset on the plumbing wall, running vertically. Framed w/ marmiline ash quartz.
Upgrade standard kitchen backsplash to: Tint Series 2"x6.5" (colour: Cityscape) up to the ceiling behind the hoodrange, installed in a vertical stacked format.

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.
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.

Other Upgrades

Window coverings
Mirrors in Main Bath, Ensuite & Basement Bath



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