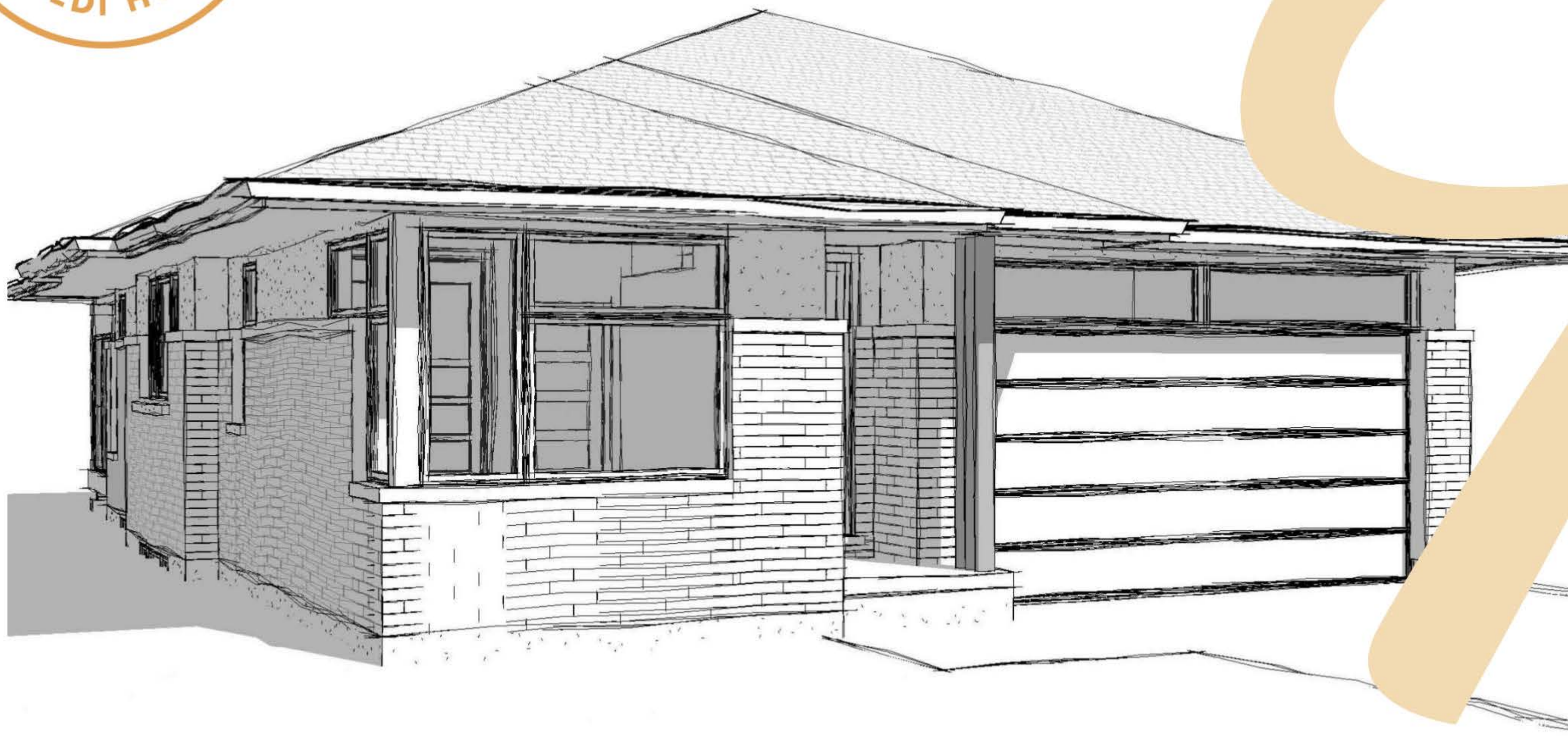


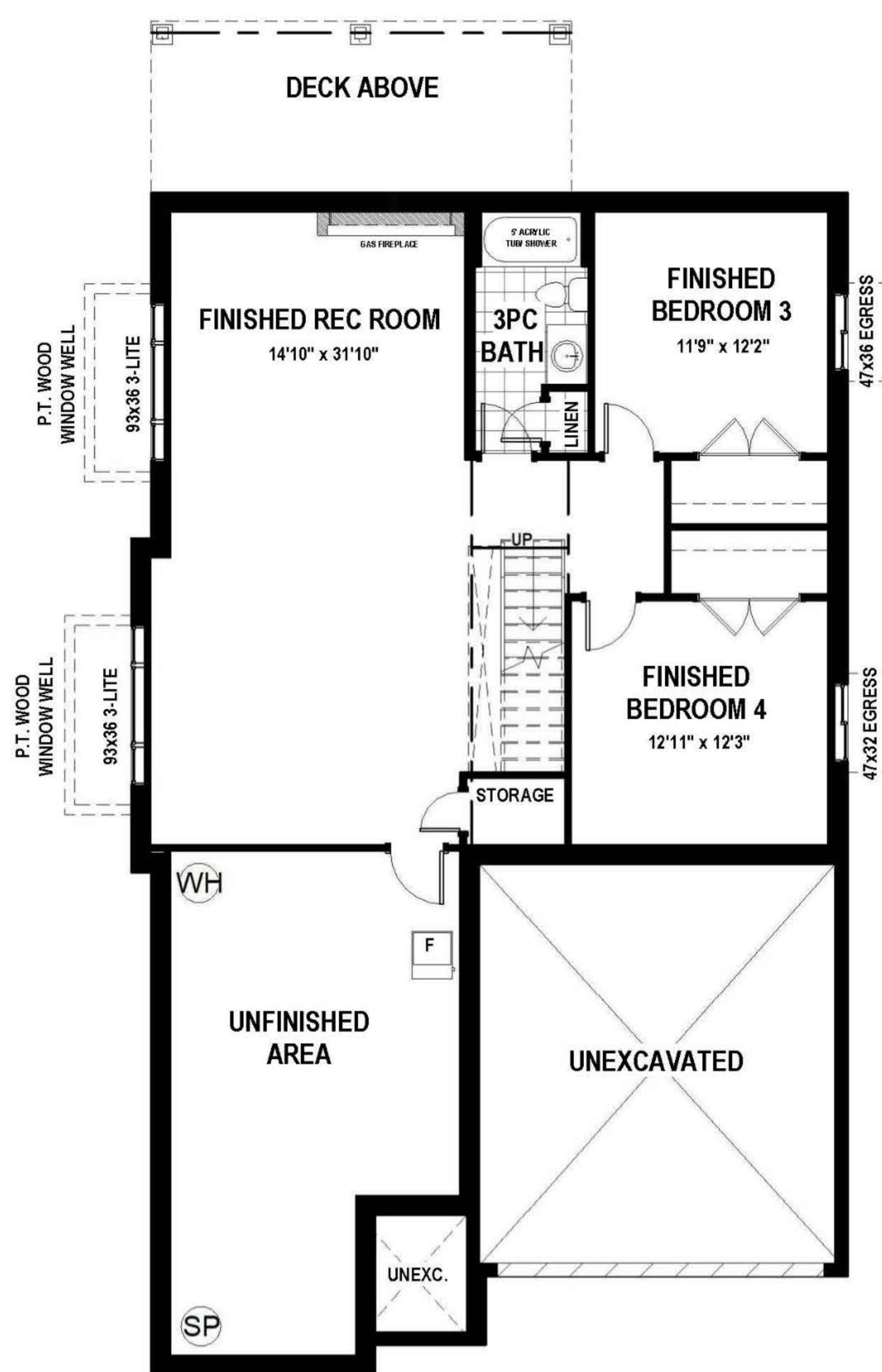
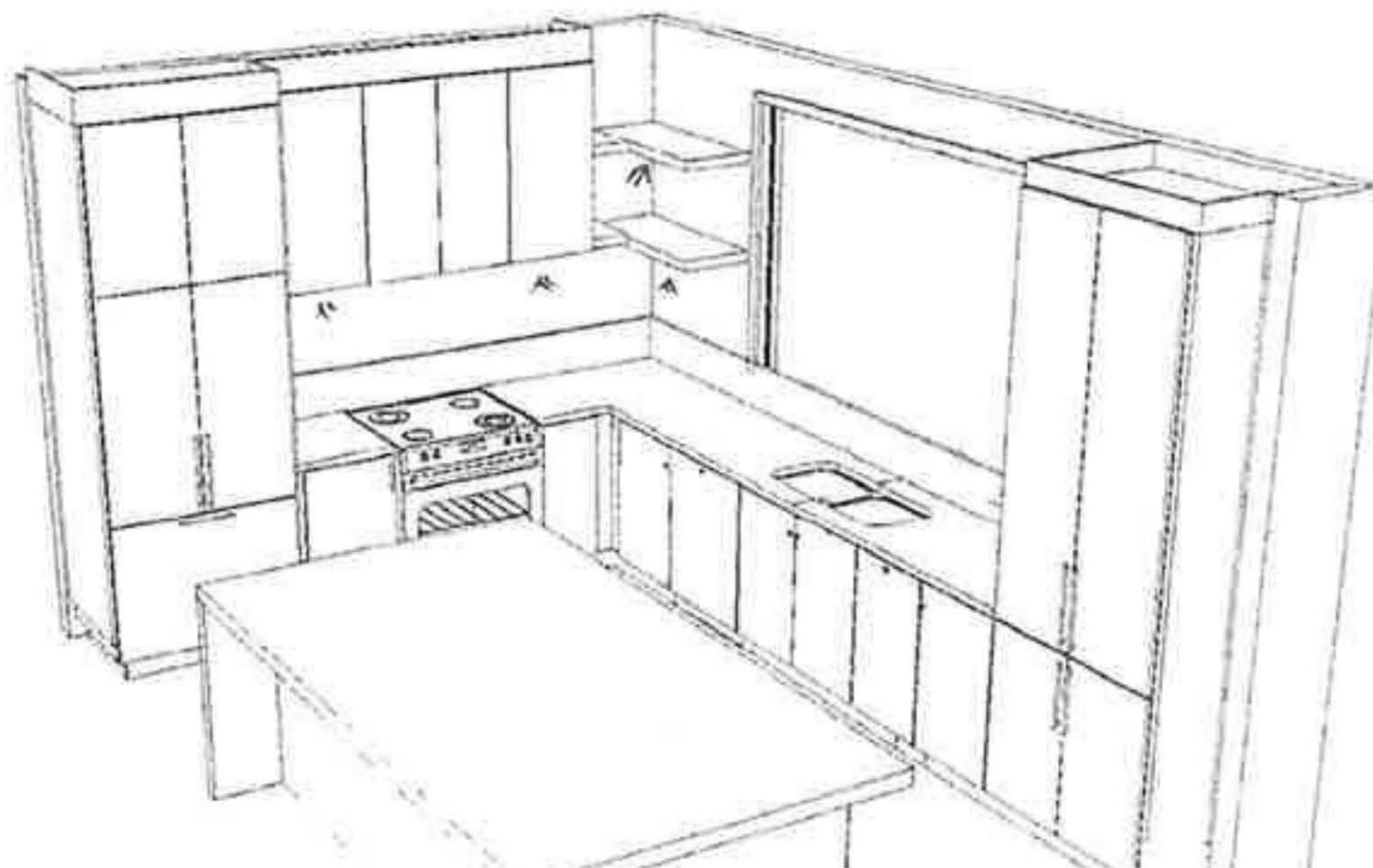
2695 sq ft of Finished Living Space

1583 SQ FT PLUS 1112 SQ FT OF FINISHED BASEMENT



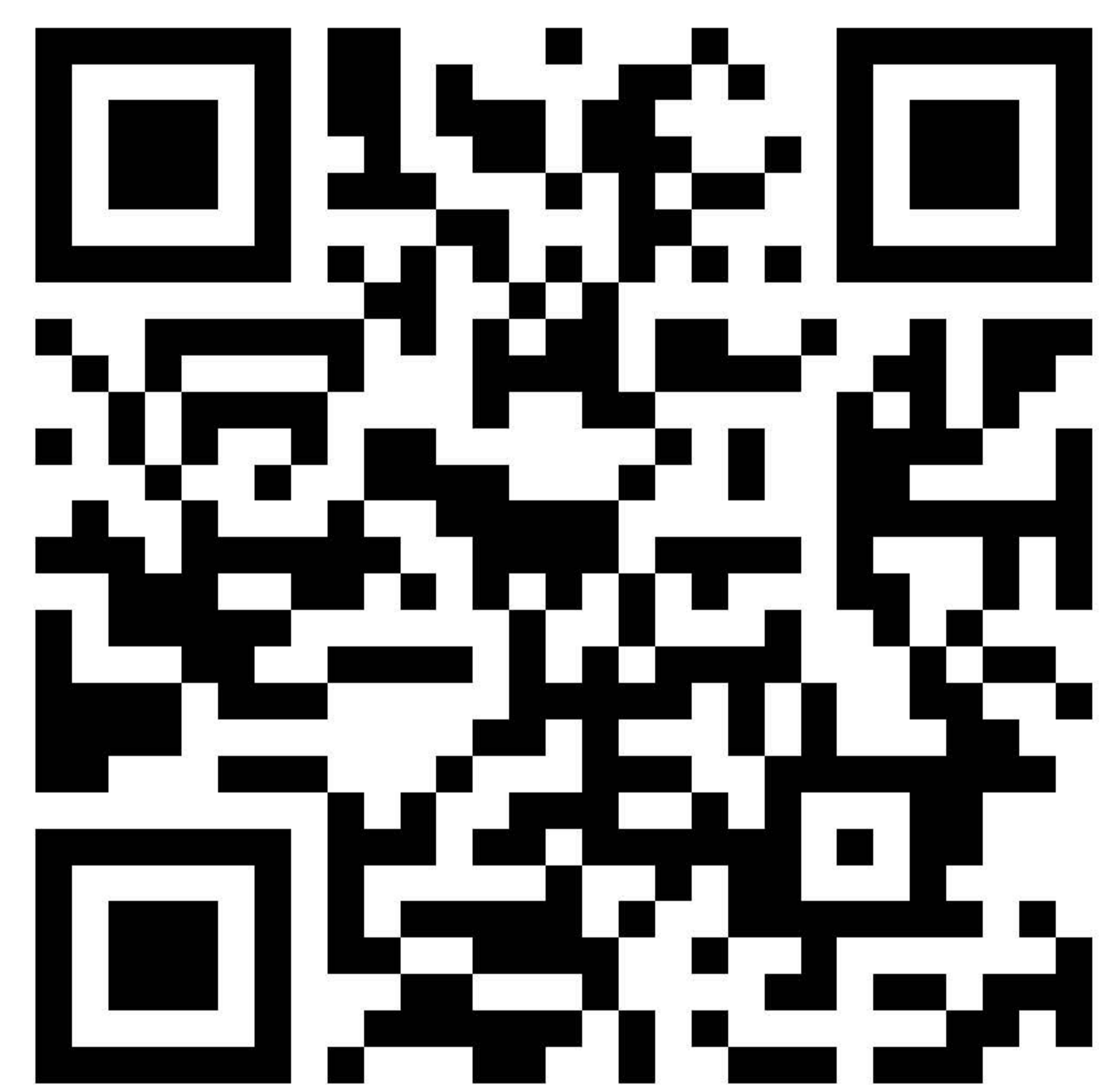
FEATURES

- 2+2 bed, 2+1 bath
- Grand 9' main floor ceilings
- Quartz tops in kitchen & baths
- Fisher & Paykel appliances
- Hardwood throughout main flr
- Custom gas fireplace in bsmt
- Rear covered deck with TREX
- Custom shelving in primary WIC
- Full landscape package



SCAN THE QR CODE

to access more information



SELLING PRICE

\$1,234,337*

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.

2695 sq ft of Finished Living Space
1583 sq ft plus 1112 sq ft of finished basement



BASE PRICE (incl net HST)

\$999,900

Includes brick on all 4 sides of the home. Stucco above the brick.

LOT QUALITY PREMIUM

\$20,000

Extra footage adjustment

READY BY RINALDI UPGRADE PACKAGE

\$214,437

Electrical & Lighting Upgrades

Add 1 LED pot light to ensuite shower
 Add 27 LED interior pot lights
 Add 3 dedicated circuits
 Add 2 High Plugs for future High TV
 Add 1 exterior high plug (rear deck)
 Add undercabinet lighting in kitchen
 Add 4 drops (1/cable, 2/internet, 1/wireless access point)

Stair & Railing Upgrades

A700 Handrail mitred into posts, with wrought iron spindles (Prince series, plain)

Plumbing and HVAC Upgrades

Navien 240S tankless hot water unit (rental unit)
 EcoBee smart home thermostat
 Upgrade to a 5' 8" x 3' 0" (wall to wall) tiled shower w 10mm clear tempered glass enclosure in ensuite.
 Includes 12" x 24" porcelain tiles from builders standard samples on 3 walls and on shower floor. Includes Kerdie waterproofing membrane. Includes Riobel Quadrik QA71C pressure balance shower valve and trim (chrome). Includes 4665C chrome slide bar & P774C chrome elbow.
 Add gas line for stove - Includes 110v electrical outlet
 Add gas line to BBQ
 Add water line to fridge
 Add water line & 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

Laundry Room:
 Add upper cabinets, hanging rod, laminate countertop with support gable

Main Bath:
 Upgrade to Hanstone quartz countertop (colour - Metropolitan)

Ensuite:
 Upgrade to Hanstone quartz countertop (colour - Uptown Grey)

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

Appliance package

Frigidaire 36" French Door Fridge - counter depth - Stainless steel
 Frigidaire 30" Gas 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

Flooring Upgrades

Upgrade Ensuite bathroom floor tile: Floodsten 12"x24" (colour: white) installed horizontally, stacked into the bathroom
 Upgrade from carpet to luxury vinyl plank flooring in the Basement Recreation Room, lower hallway, basement bathroom floor, linen closet, Basement Bed 3 and Basement Bed 4
 Add 12"x20" niche in the ensuite shower on the left side wall, running vertically & centred. Framed with marmiline ivory quartz.
 Upgrade standard kitchen backsplash to NT cotswold up to the ceiling behind the hood range installed in a centre brickjoint format.

Finished Basement

Add fully finished basement rec room, hallway, linen closet, Basement Bed 3 & Basement Bed 4.
 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 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

Other Upgrades

Window coverings
 Mirrors in Main Bath, Ensuite & Basement Bath
 4 Island counter stools
 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. Add a quartz surround to the face of the basement fireplace (as installed)



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