

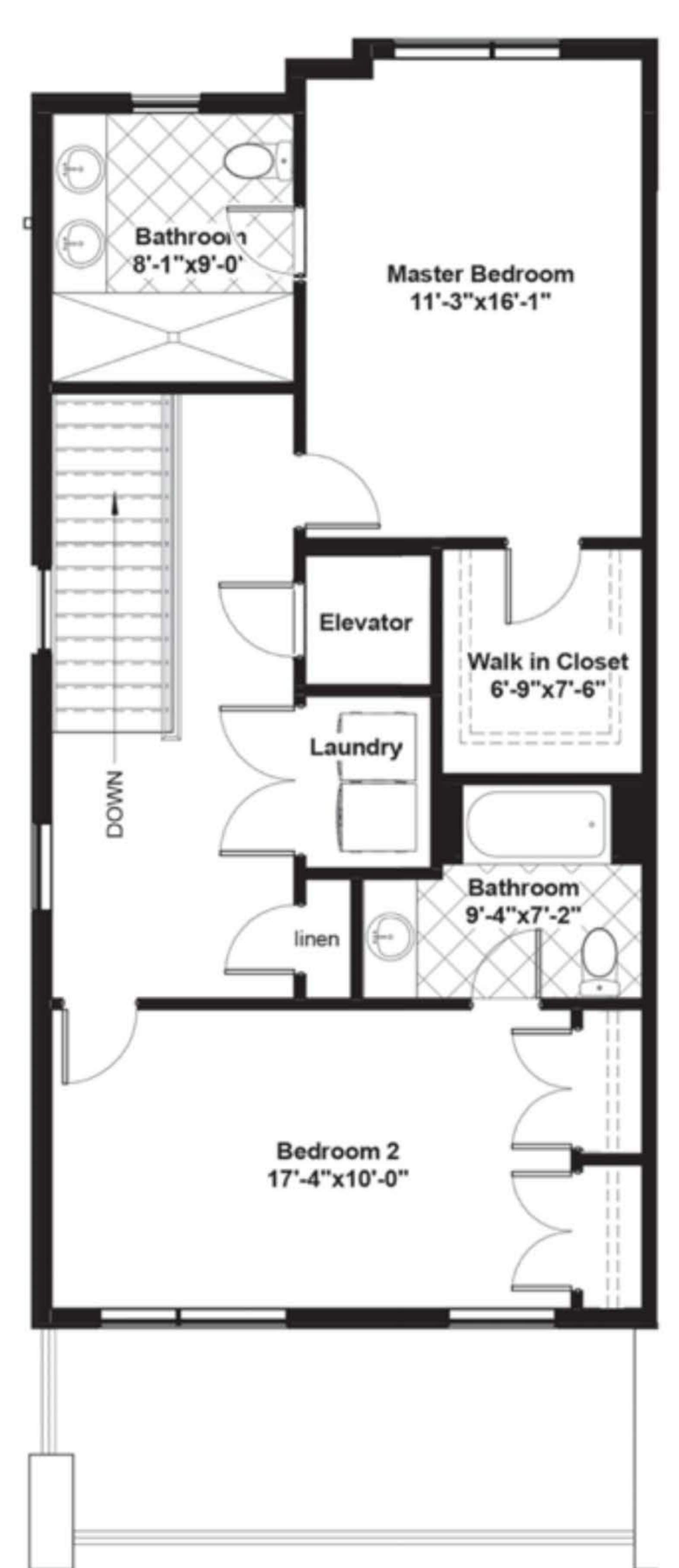
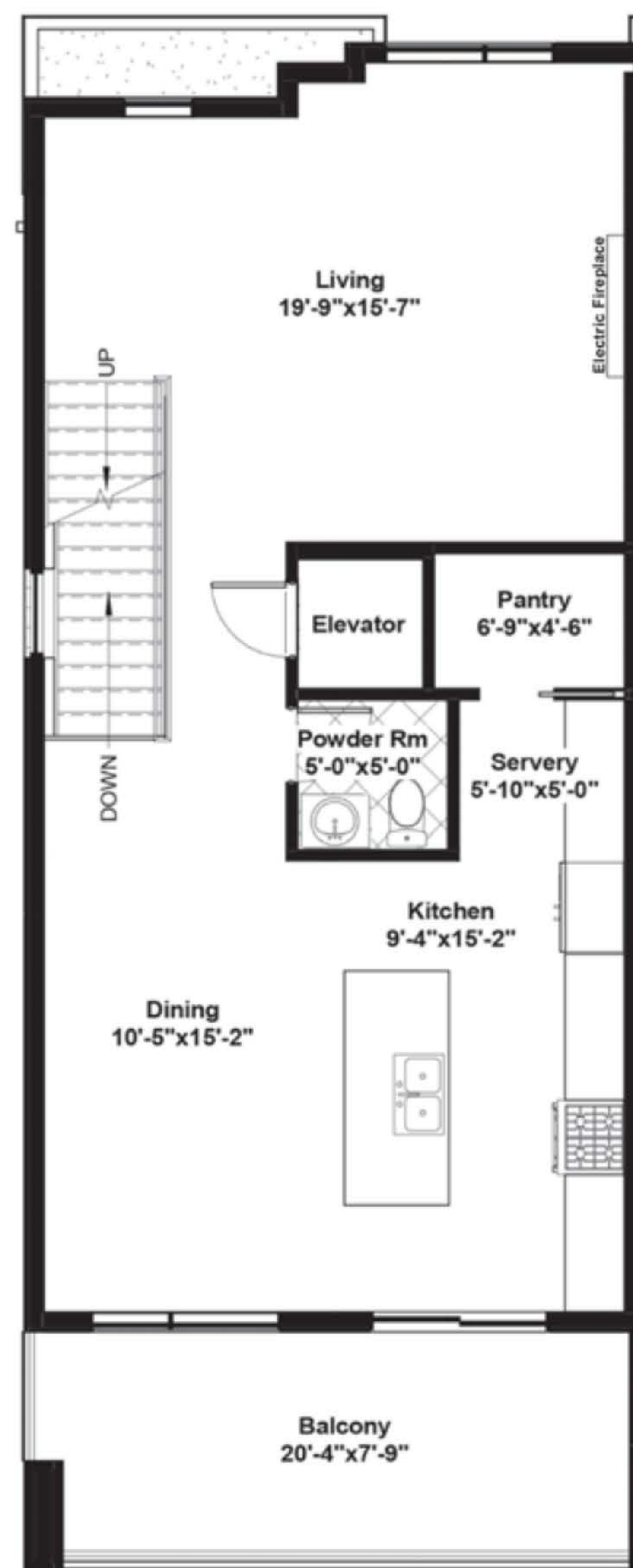
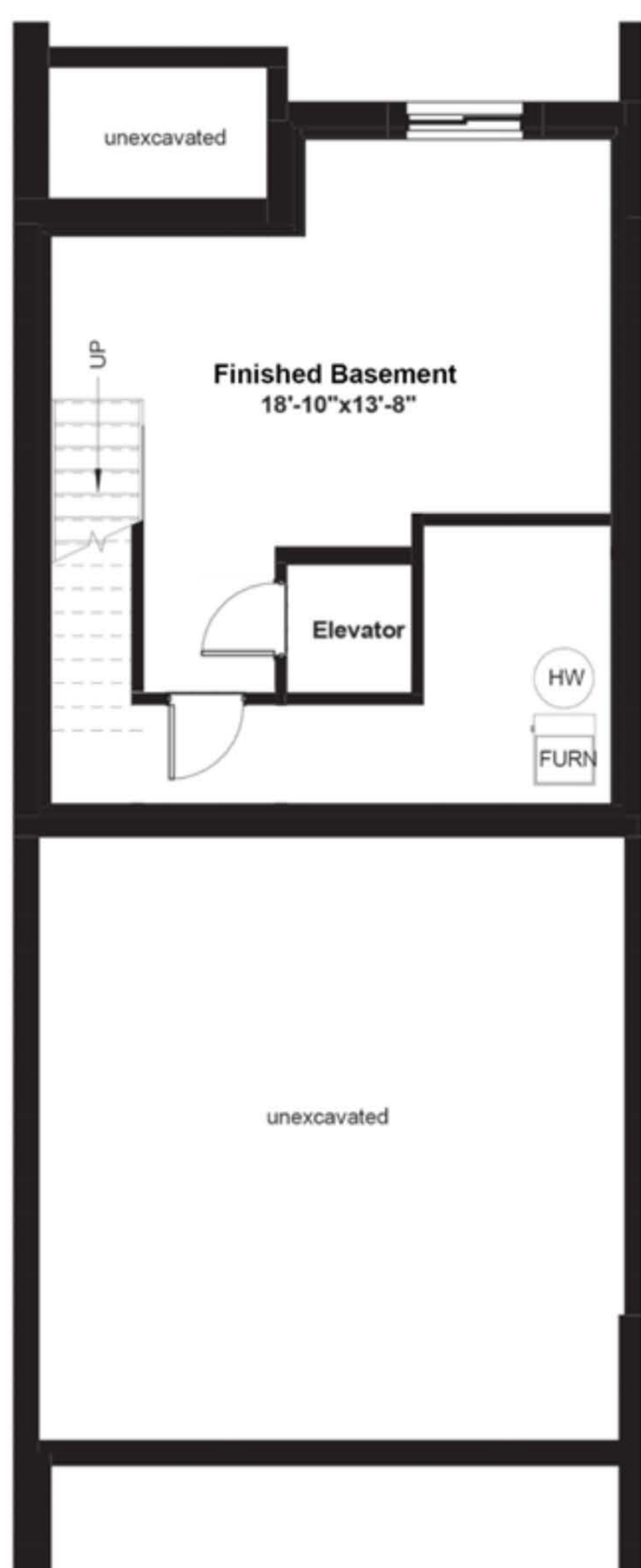
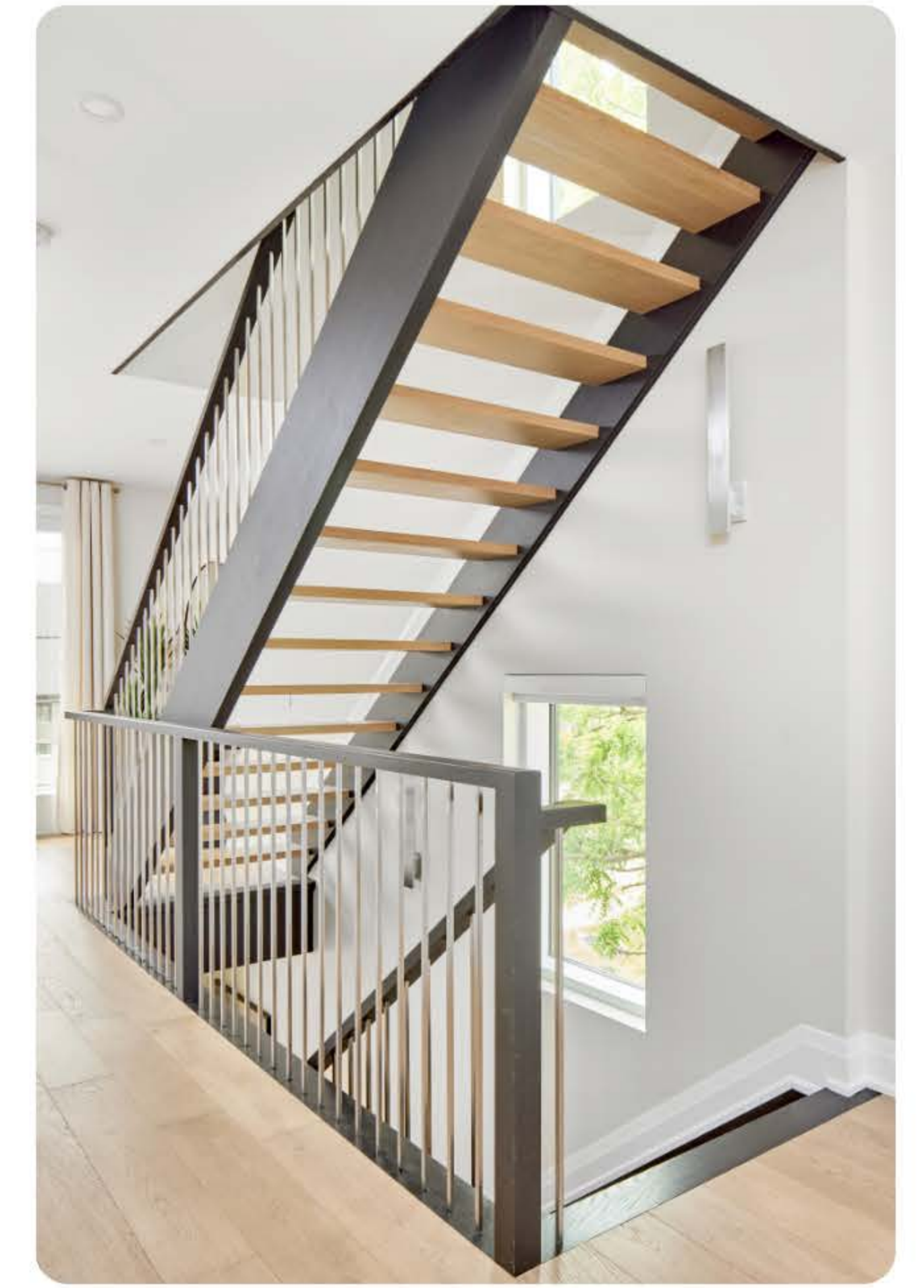
2366 sq ft of Finished Living Space

2131 SQ FT PLUS 235 SQ FT OF FINISHED BASEMENT



**FEATURES**

- 3-storey condo town
- 2 bed + den, 3.5 bath
- Private elevator
- Quartz ctops in kitchen & baths
- 77" electric fireplace
- Fisher & Paykel appliances
- Motorized window coverings
- 2nd floor terrace
- Full landscape package

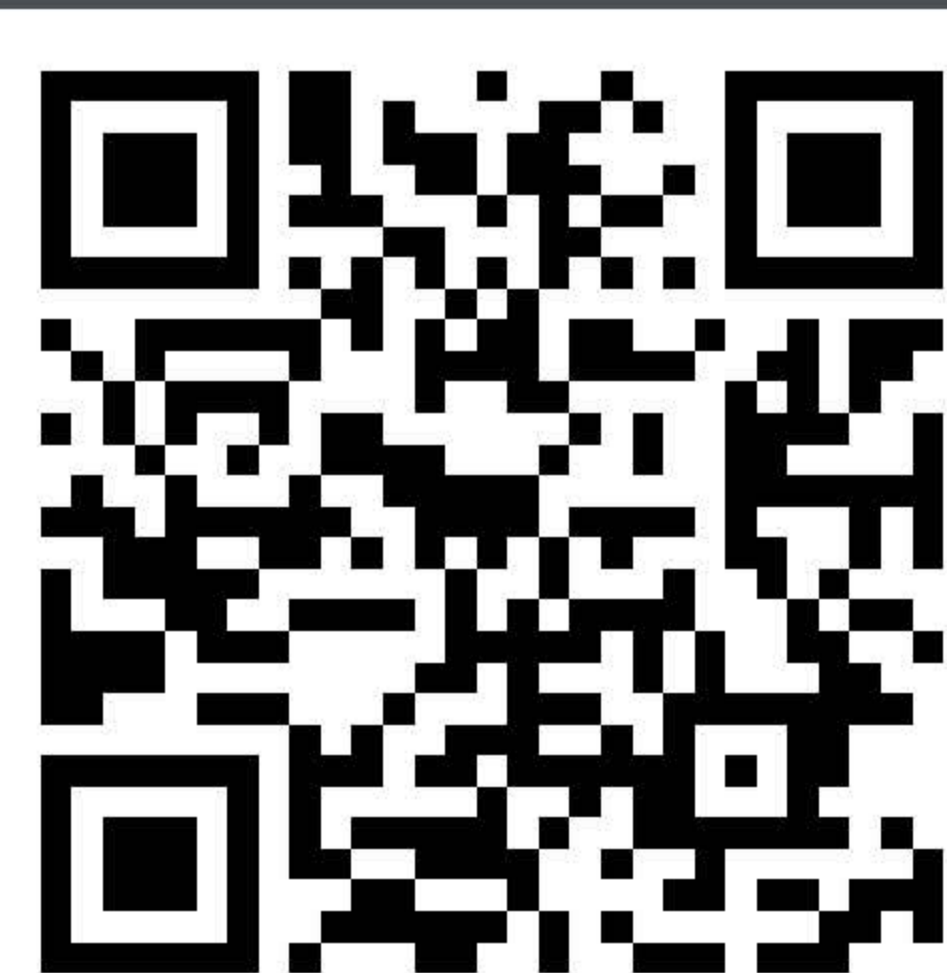


SELLING PRICE

\$1,225,829\*

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.



## 2366 sq ft of Finished Living Space

2131 SQ FT PLUS 235 SQ FT OF FINISHED BASEMENT



**BASE PRICE (incl net HST)**

**\$1,099,900**

**READY BY RINALDI UPGRADE PACKAGE**

**\$125,929**

Plumbing and HVAC Upgrades

Upgrades as per order from The Ensuite

Electrical and Lighting Upgrades

Light fixtures above standard allowance

Electrical upgrades as per attached EWT extras order

Stair and Railing Upgrades

Upgrade to stainless steel spindles

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

Kitchen:

- Custom cabinet hood
- Upgrade cabinet to rift white oak - all lower cabinets and above fridge
- Upgrade cabinet door style
- Appliance panels and hardware for fridge and dishwasher
- Upgrade to a higher level of quartz - Calacatta Venato
- Add waterfalls to both sides of island
- Increase counter thickness of island and waterfalls to 2 1/2"
- Add full height quartz countertop to kitchen and servery

Powder Room:

- Upgrade cabinet to rift white oak

Ensuite:

- Upgrade cabinet to rift white oak
- Change configuration of vanity cabinet - see drawing
- Upgrade to a higher level of quartz - Calacatta Extra
- Increase counter thickness to 2 1/4"
- Add a quartz backsplash - 5" high

Flooring Upgrades

Ground floor den/office, elevator floor, living room, dining room, kitchen, servery, pantry, upper hallway, master bedroom, walk-in closet and bedroom #2: New York 7 1/2" x 5/8" wire brushed oak engineered hardwood floor (colour: Queens)

Upgrade foyer, ground floor hallway, ground floor bathroom, powder room, laundry closet and bedroom #2 ensuite bathroom floor to: Durango matte 24" x 24" tile

Upgrade ground floor bathroom shower walls and shower floor to: Durango matte 24" x 24" tile. Shower floor will have an envelope cut design. A 12" x 12" niche will be installed on the plumbing wall offset

Upgrade bedroom #2 ensuite tub surround walls (tub to ceiling x 3 walls with a mitered return) to: Durango matte 24" x 24" tile

Upgrade ensuite bathroom floor to: Durango matte 24" x 24" tile

Upgrade ensuite shower floor and shower walls to: Durango matte 24" x 24" tile

Add an accent wall from the living room, hallway, around the powder room and into the servery: Distillery Brick, colour: niagara with a washed out shmear

Add a decorative panel to the face of the fireplace: Willow panels 23.62" x 94.49" colour: charcoal (grey felt). Installed vertically, a satin black metal corner will cap the exposed edges where required for a clean finish

Upgrade stairs to basement to: Westview 12' carpet, colour: fox den. Installed over jade gold underpad

Other Upgrades

Add appliance package which includes the following appliances:

- Fisher & Paykel 36" french door fridge - panel ready
- Fisher & Paykel 36" induction range - stainless steel
- Fisher & Paykel 24" built-in dishwasher - panel ready
- Avant Garde 36" vent hood (AVM-368PS)
- Wine Cell'R Beverage Centre 24" french door - glass and stainless steel frame
- Electrolux front load washer
- Electrolux front load dryer - electric
- Hoses - steam set with 4 hoses

All furniture and accessories (as installed in the unit)

Paint garage walls and ceiling with 2 coats of self priming finish - white

Paint unfinished area of the basement floor with 2 coats of MF epoxy/acrylic floor paint.

Semi-gloss (pre-mixed grey) - mechanical room

Add a quartz surround to the living room fireplace (refer to attached drawing)

Add a dark paint colour to the left and right side of the living room fireplace build-out

Add mirror to the ground floor bathroom, 2pc powder room, 3pc bath in Bedrom 2 and Ensuite.



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