

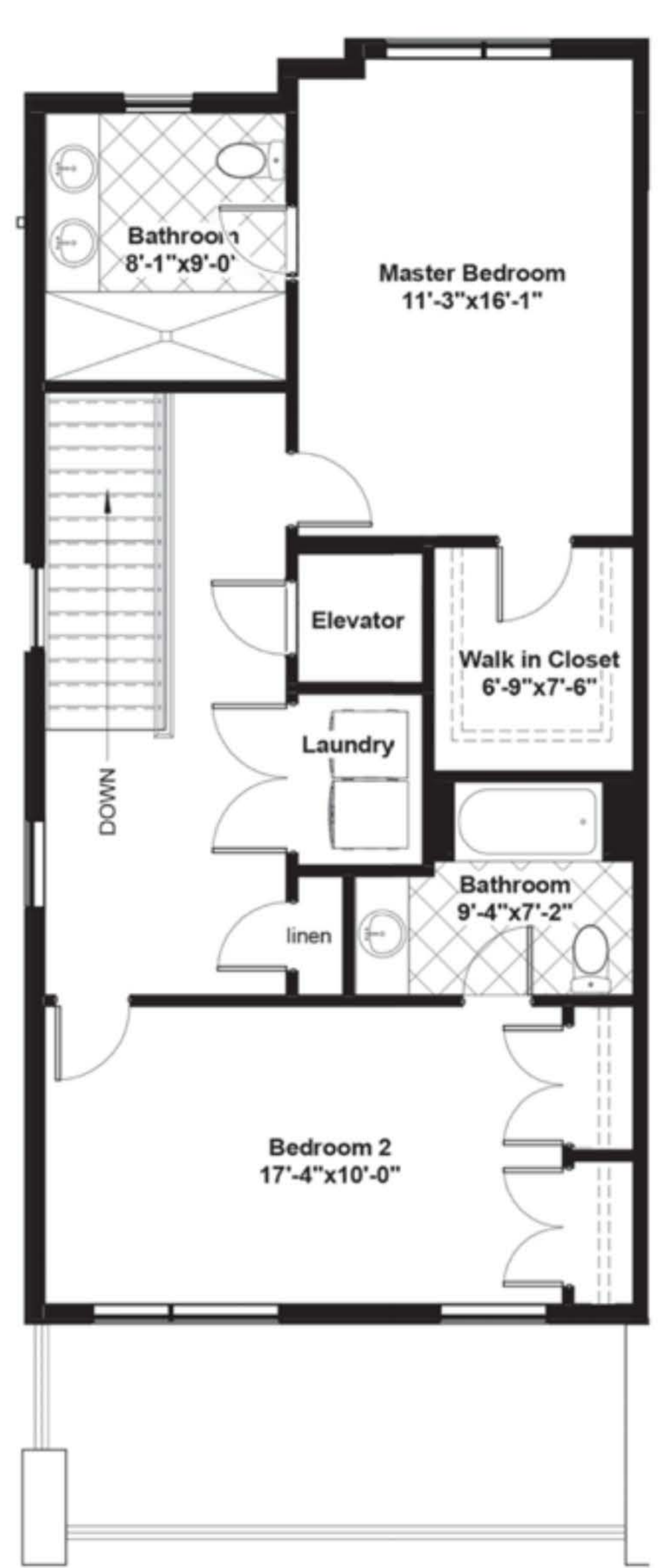
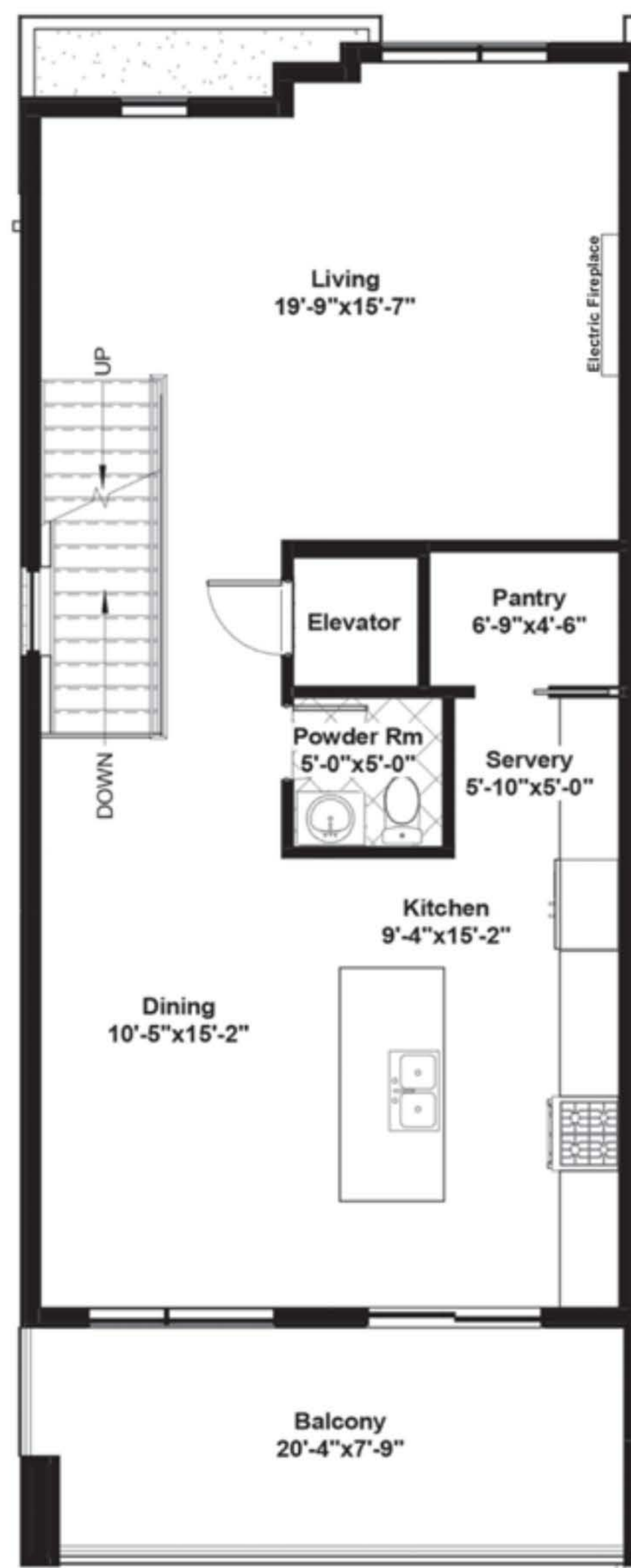
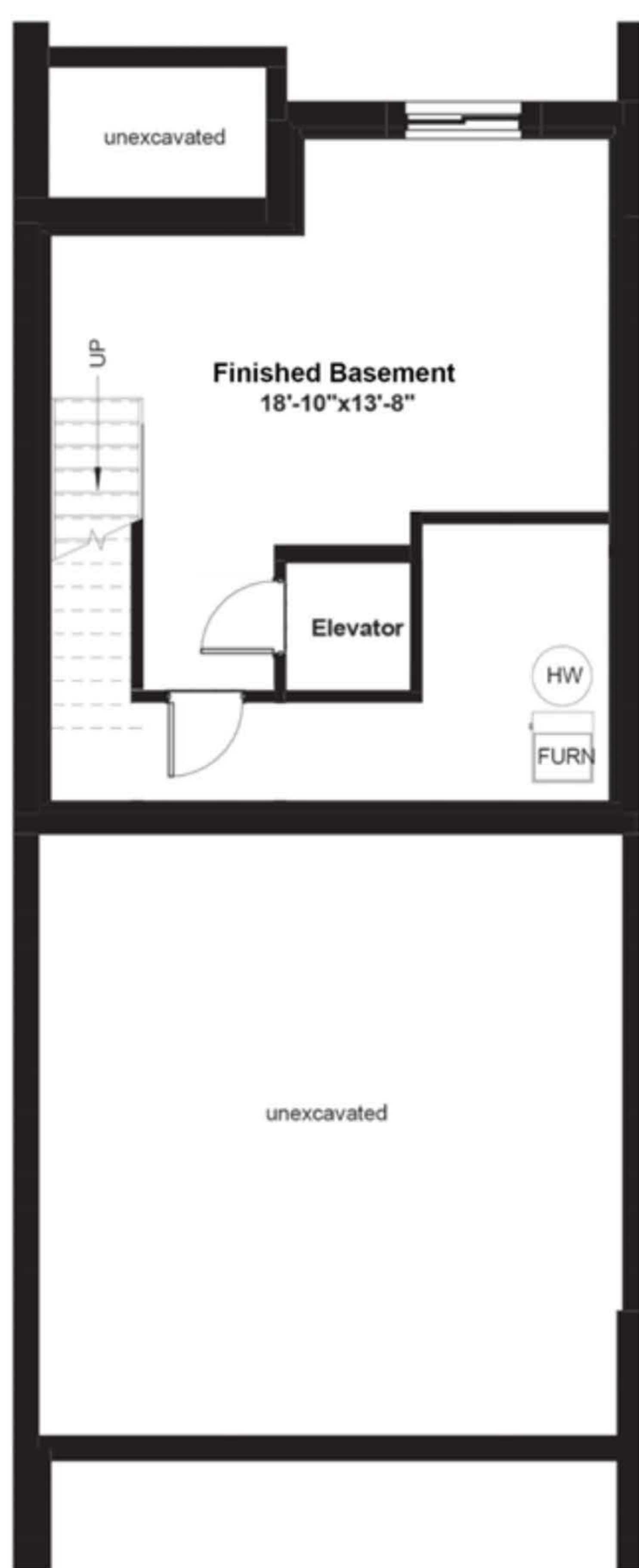
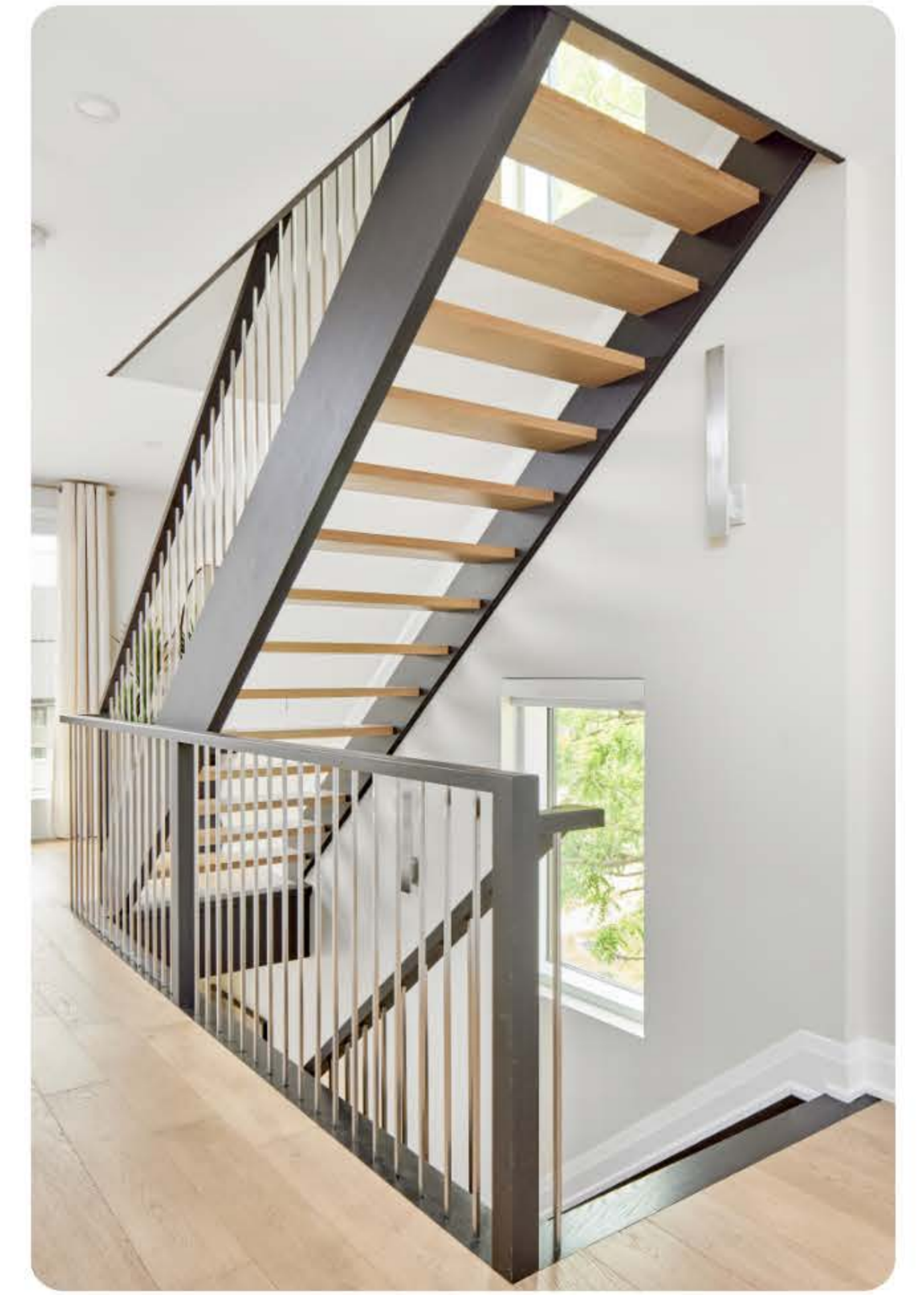
2366 sq ft of Finished Living Space

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



FULL PRICE
\$1,184,503*

BUILDER DISCOUNT
\$34,603*

SELLING PRICE
\$1,149,900*

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.



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

\$84,603

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 shmeat
- 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

- 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.



Currently staged with a designer curated furniture & accessories package. Items are available for purchase with the unit, contact our sales team for details.

FULL PRICE

\$1,184,503*

BUILDER DISCOUNT

\$34,603*

SELLING PRICE

\$1,149,900*

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.

