

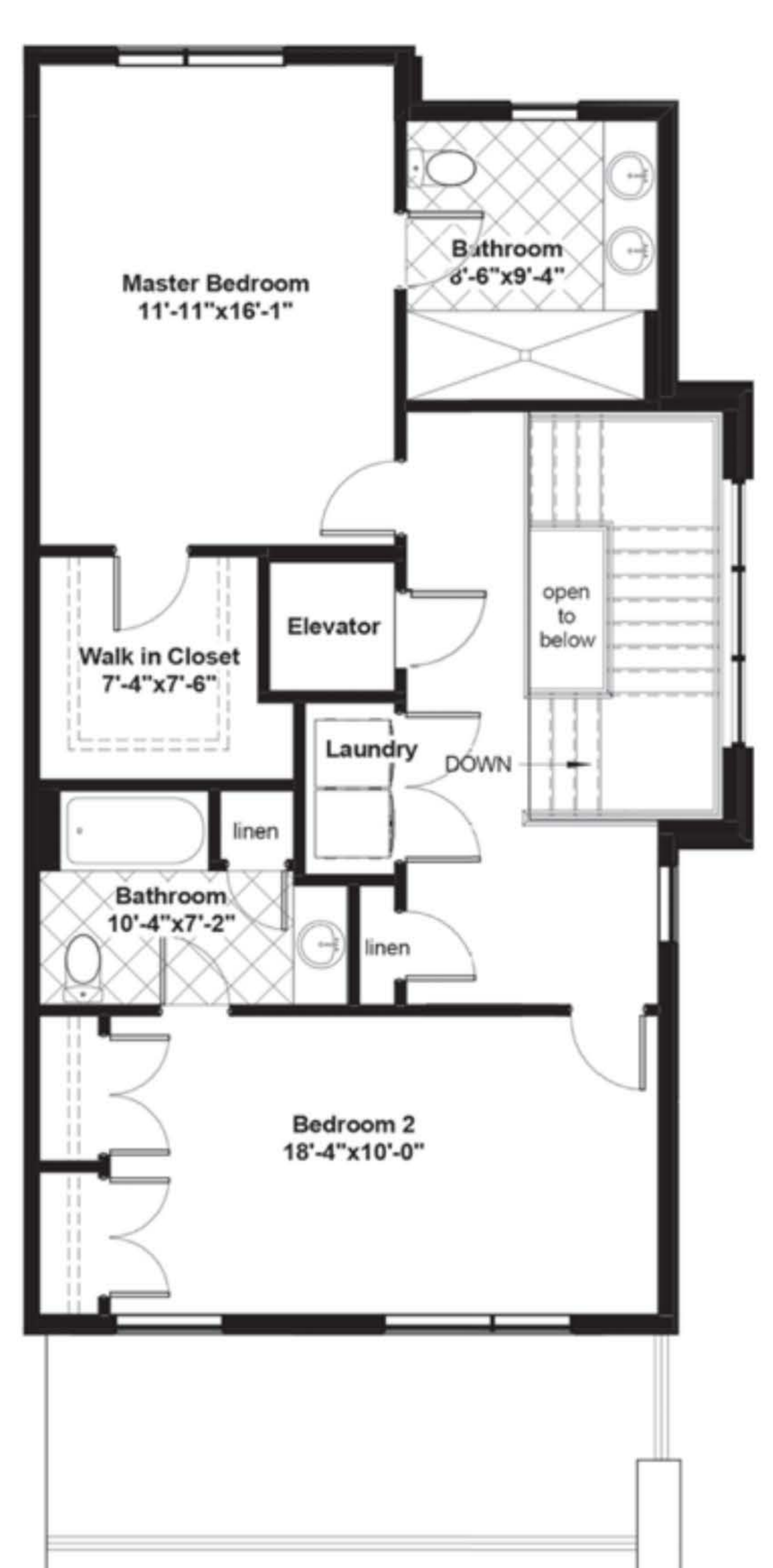
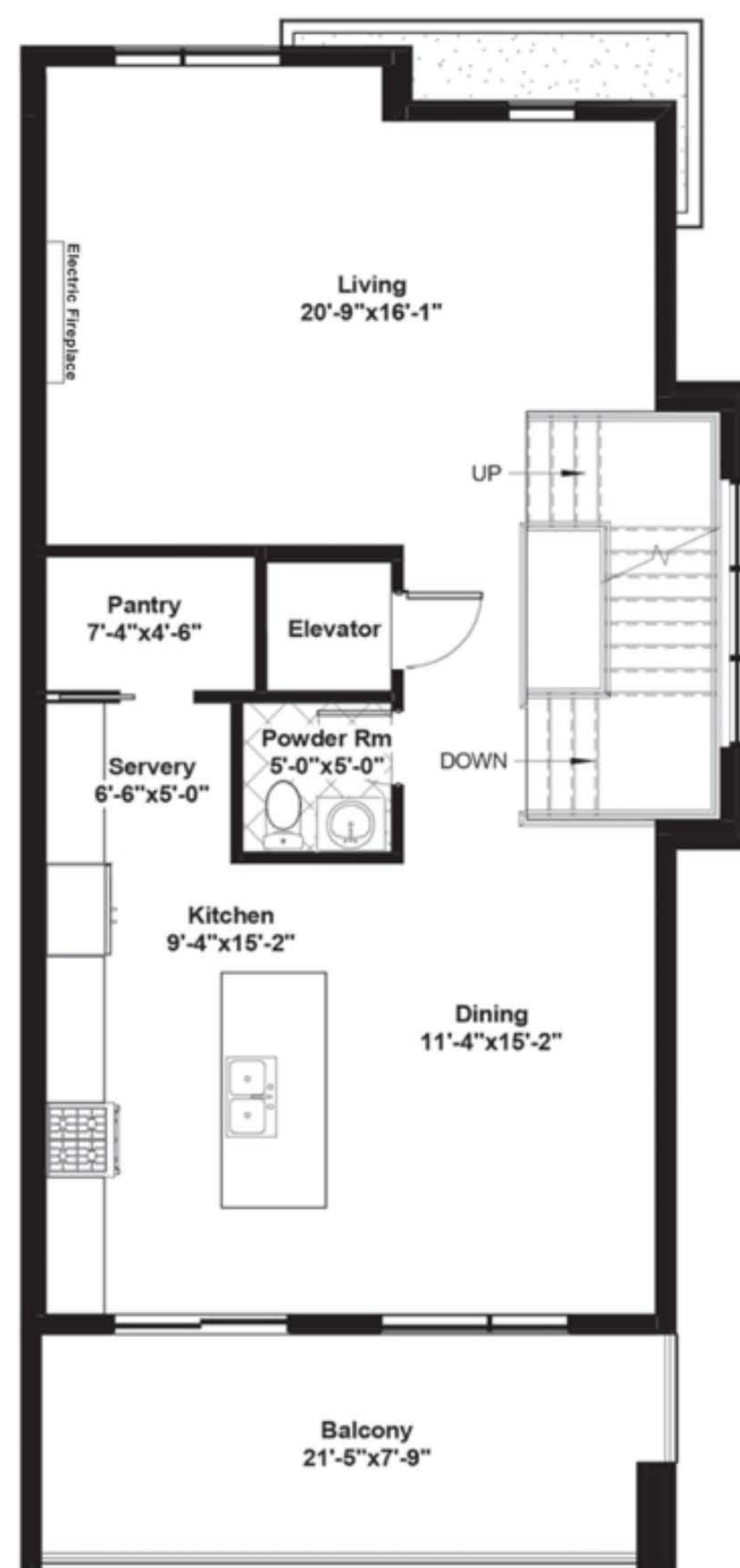
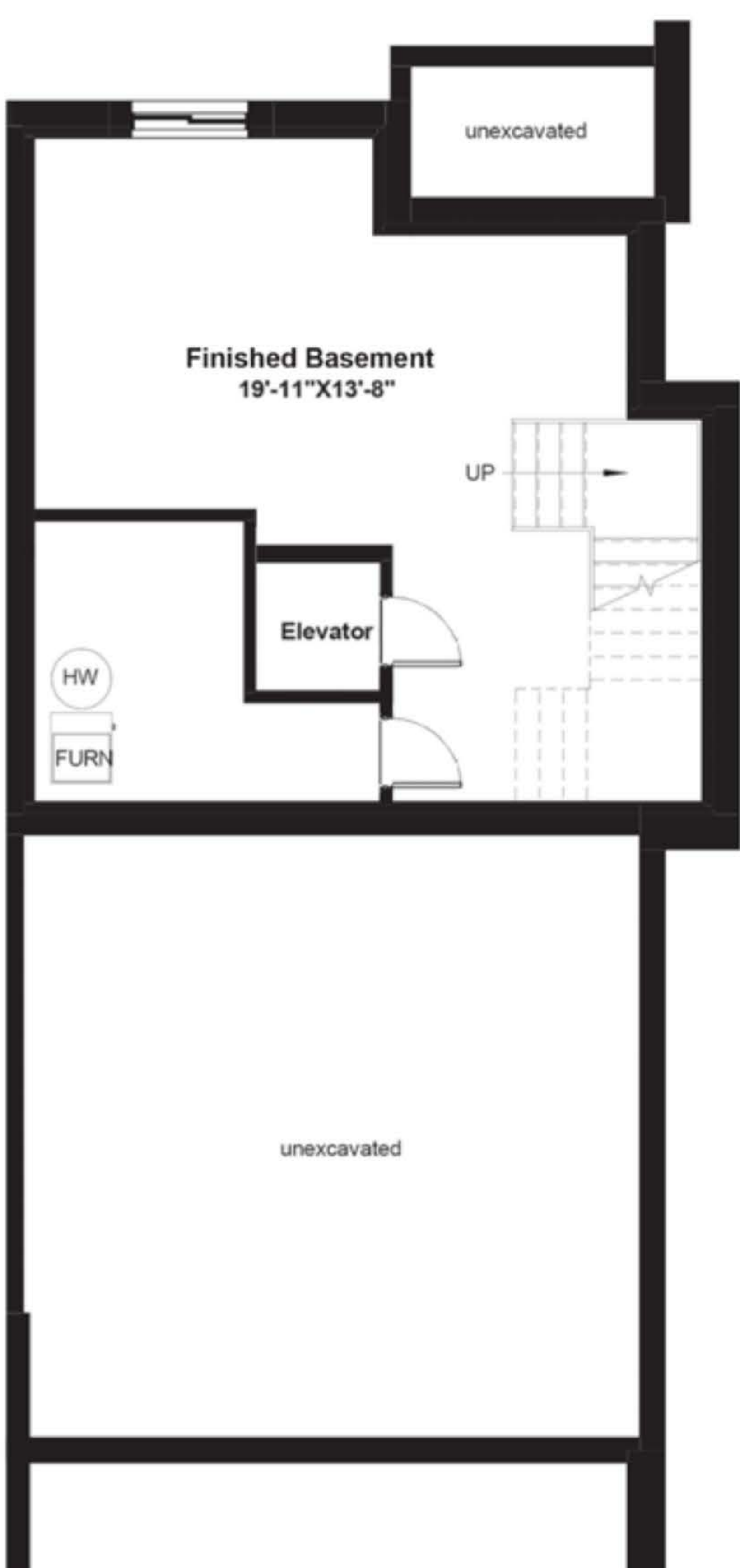
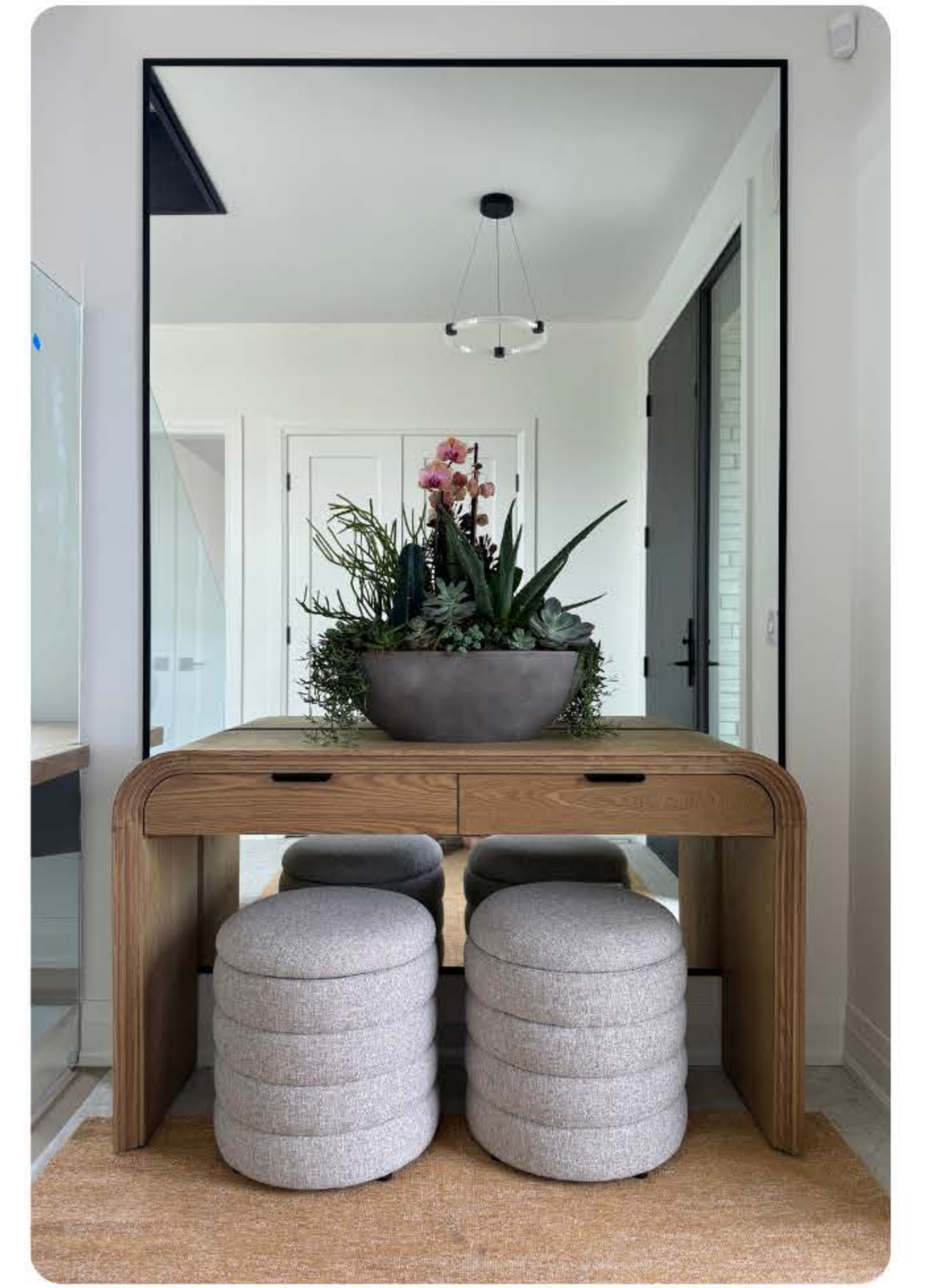
2536 sq ft of Finished Living Space

2273 SQ FT PLUS 263 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
- Custom mono stringer staircase
- Motorized window coverings
- Fisher & Paykel appliances
- Full landscape package



FULL PRICE  
**\$1,471,029\***

BUILDER DISCOUNT  
**\$71,129\***

SELLING PRICE  
**\$1,399,900\***

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.



## 2536 sq ft of Finished Living Space

2273 SQ FT PLUS 263 SQ FT OF FINISHED BASEMENT



**BASE PRICE (incl net HST)**

**\$1,349,900**

**READY BY RINALDI UPGRADE PACKAGE**

**\$121,129**

Plumbing and HVAC Upgrades

Upgrades as per order from The Ensuite

Electrical and Lighting Upgrades

Pendant light fixture above the stairs (selected and ordered by the builder) and add 4 LED step lights at the stairs from ground floor to the basement  
 Add supply and install for under vanity lighting in ensuite with switch. Rough-in wiring was installed prior to drywall installation  
 Add dedicated outlet to servery for future wine fridge - Rough in wiring has already been installed  
 Add electric (low voltage) in floor heating to the ensuite. In walking tiled areas only. Includes standard builder thermostat.  
 Add 10 drops (please see electrical layout & list of extras)

Interior Doors and Trim Upgrades

Add custom slat walls as noted below:

Supply and install slat walls on the 2nd floor (hall wall at 2pce and elevator, 2 kitchen walls, wall in great room. Slat walls to be painted. (BM Tricorn Black)

Supply and install slat wall on the 3rd floor in the primary bedroom (on the long wall only). Slat wall to be painted (BM Tricorn Black)

Supply and install custom built-in benches flanking the fireplace in the great room (BM Tricorn Black)

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

Kitchen:

- Upgrade base cabinetry to Sonoma, in upgraded wood species (rift oak)
- Upgraded upper cabinetry door style to Savoy 10mm
- Under cabinet lighting and lighting panels
- Add increased thickness of island to 2.5" with 2 waterfalls also mitred to 2.5" thickness
- Full height quartz backplash
- Higher level of quartz than standard - Perimeter, servery and island
- Change 1 cabinet in servery to bank of 3 drawers
- Decorative cabinetry hood over range
- Cabinetry doors for panelled fridge and dishwasher

Powder Room:

- Upgraded base cabinetry style to Sonoma style in Rift Oak
- Integrated sink in quartz countertop increased countertop thickness to 6.5"

Third Floor Bath in Bed 2:

- Add 6" backplash to back only

Flooring Upgrades

Foyer, front hallway, ground floor bathroom floor, powder room: Flodsten 24"x24" in colour white. Installed in a straight stacked format running horizontally in from the entrance.  
 Third floor bathroom floor & tub surround walls (tub to ceiling x3 walls and a mitred return): Arrakis Matte 12"x24" in colour white. Installed in a straight stacked format running horizontally into the room and up the wall.

Ground floor bathroom shower: Upgrade to a 12"x20" niche vertically installed with shelf framed with marmiline Quartz (Snow colour). Installed on the back wall offset to the right.  
 Ground floor bathroom shower walls and shower floor: Floodsten 24"x24" in colour white. Installed in a straight stacked format. Envelope cut design on shower floor.

Laundry closet: Arrak 12"x24" matte in colour white. Installed in a straight stacked format running horizontally in.

Main floor bathroom shower accent: Two vertical rows of Inax Yuki border glossy 6"x1". Installed horizontal across all three walls in the shower

Ensuite bathroom floor: Mayfair matte 24"x24" colour Stella. Installed in a straight stacked format.

Ensuite shower floor and shower walls: Mayfair matte 24"x24" colour Stella. Installed in a straight stacked format. Grout: Warm grey. Aristocrat will prep the shower with the full Schluter waterproofing system. This system includes a kerdi base, kerdi membrane and a 4"x4" stainless steel shower drain

Add tile surround to fireplace in great room ( based on 96"w x 108"t). Silver grain naturale rect. 24"x24" plank

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

Add stools (x4) in kitchen (Urban Barn)

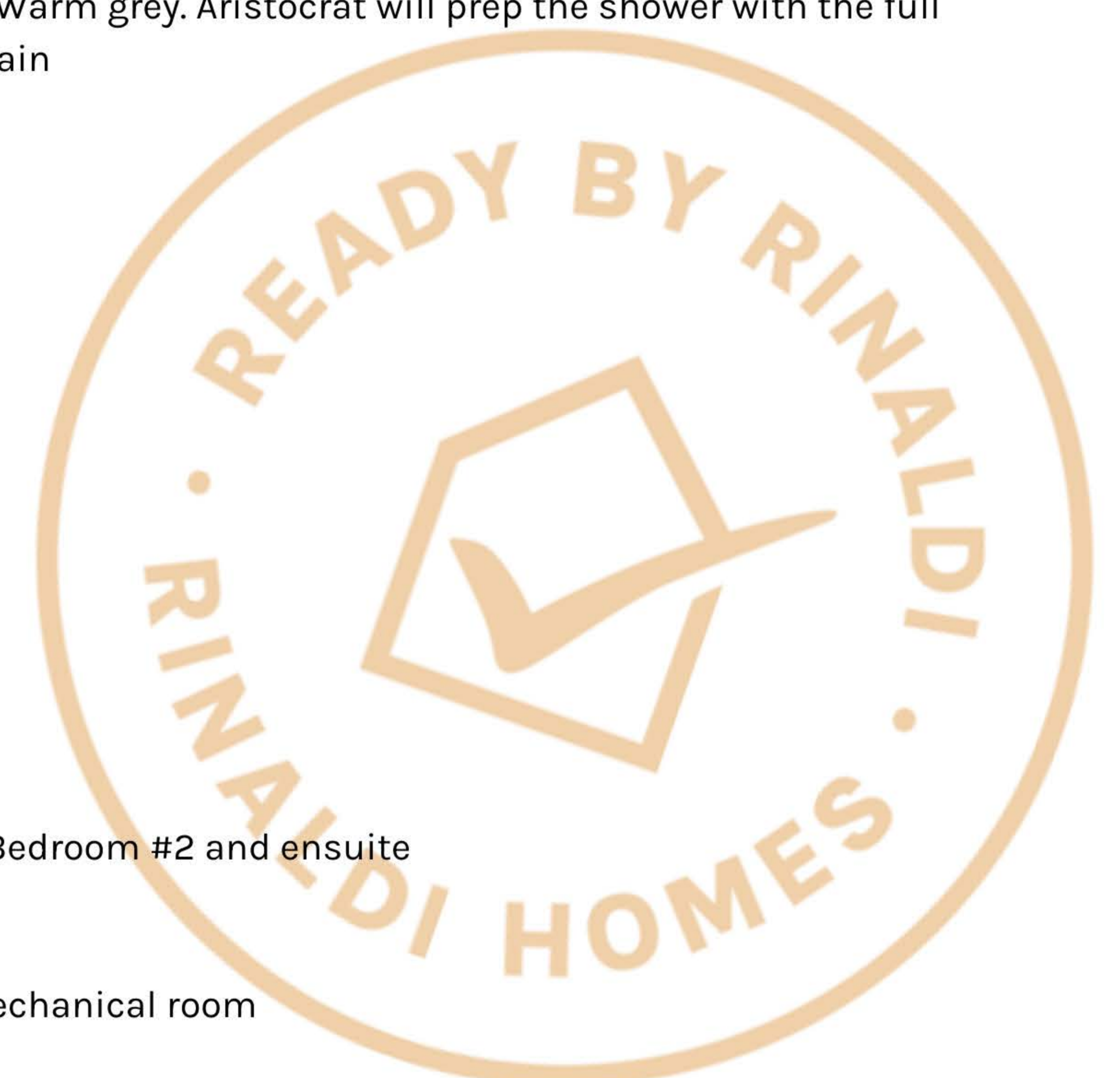
Add 5mm clear glass mirror with black J mold trim to the foyer, ground floor bathroom, 2pce powder room, 3pce bath in Bedroom #2 and ensuite

Supply and install black hardware and hanging rods in all of the closets

Paint a third colour (accent colour - Paint colour to match SW 9059 Silken Peacock)

Paint unfinished area of the basement floor with 2 coats of MF epoxy/acrylic floor paint. Semi gloss (pre-mixed grey) - mechanical room

Upgrade all shower trim hardware in baths to black



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

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