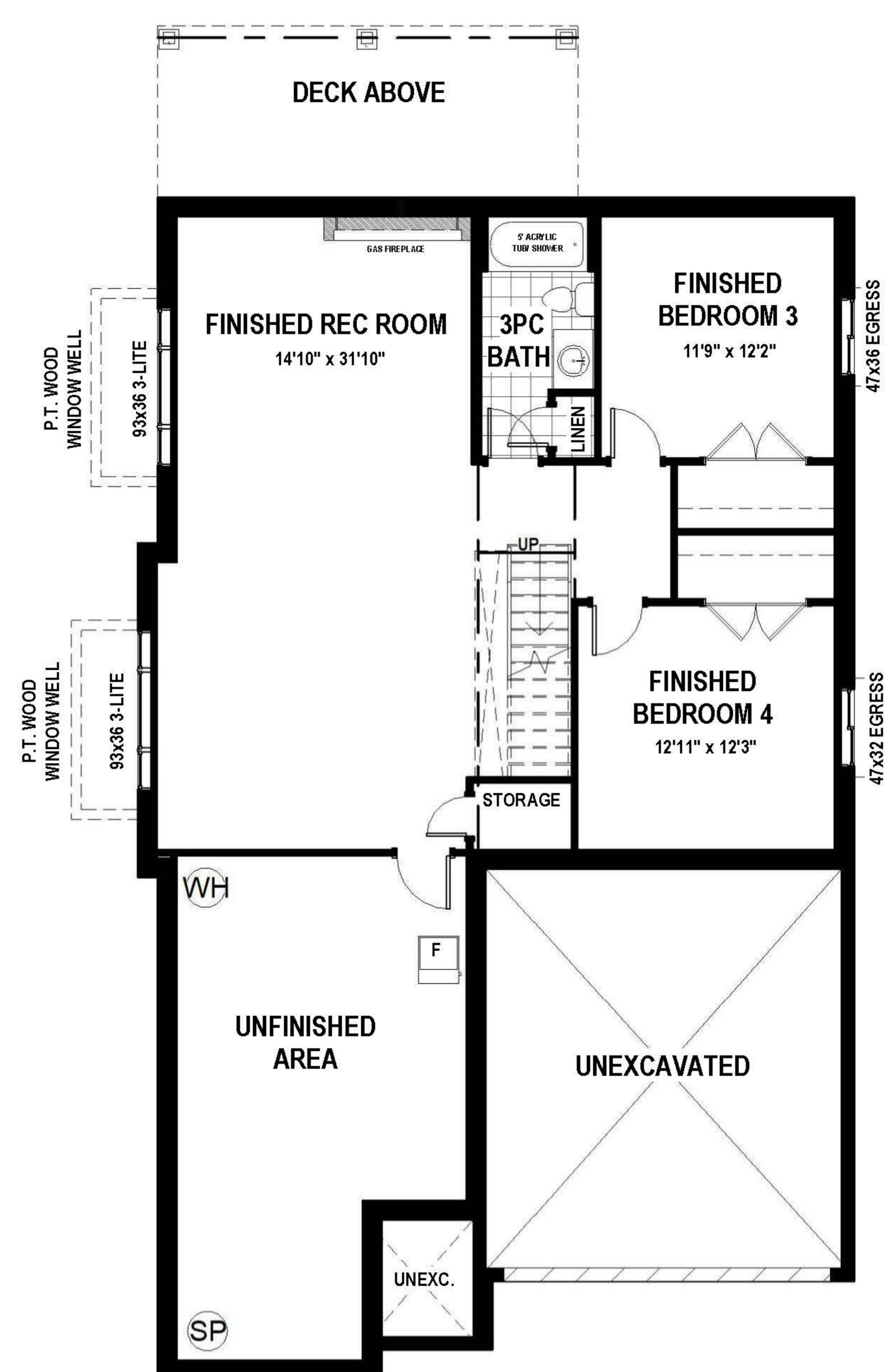




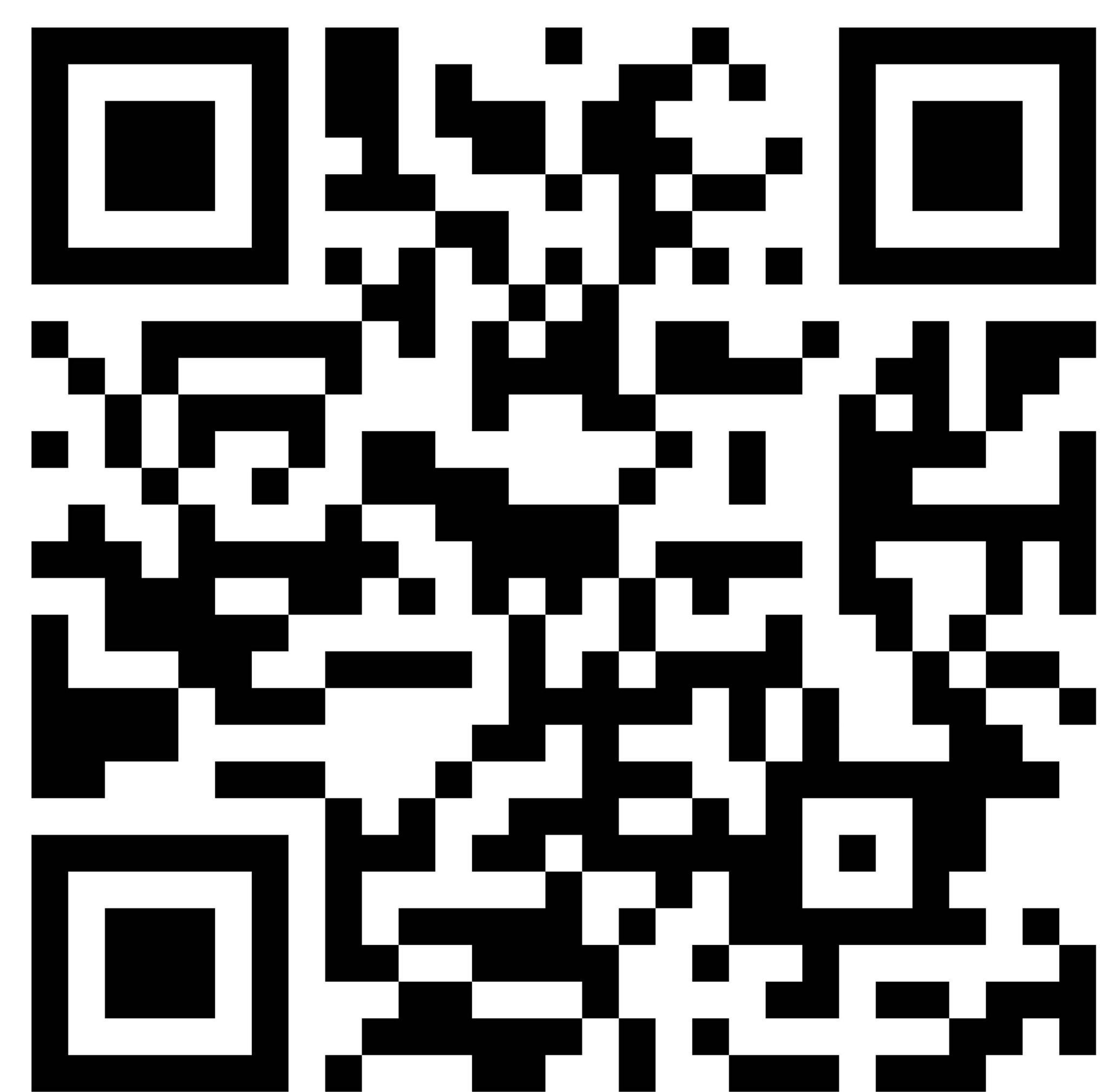
1583 SQ FT PLUS 1112 SQ FT OF FINISHED BASEMENT



- 2+2 bed, 2+1 bath
- Grand 9' main floor ceilings
- Quartz ctops 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 front landscape package



to access more information



FULL PRICE	BUILDER DISCOUNT	SELLING PRICE
\$1,267,309 *	\$77,409 *	\$1,189,900 *

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. U.



1 Arsenault Crescent

Fonthill

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	\$247,409

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

- 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 rog, 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

- Fisher & Paykel 36" French Door Fridge - Counter Depth - Panel Ready
- Fisher & Paykel 30" Induction Range - stainless steel
- Fisher & Paykel 24" Built-in dishwasher - Stainless steel
- Panasonic microwave with built-in trim kit
- Electrolux Front Load washing machine - Titanium finish
- Electrolux Front Load dryer - Titanium finish
- Steam set of hoses and dryer vent kit
- Elica 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 he Basement Rec Room, lower hallway, basement bath 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

- 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)
- Paint the Garage walls with 2 coats of self-priming paint
- Paint the unfinished/Mechanical room area of the basement floor with 2 coats of epoxy/acrylic floor paint (semi-gloss, premixed grey colour).
- Landscape Package includes interlock driveway, stone step(s),sod & front garden plantings

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