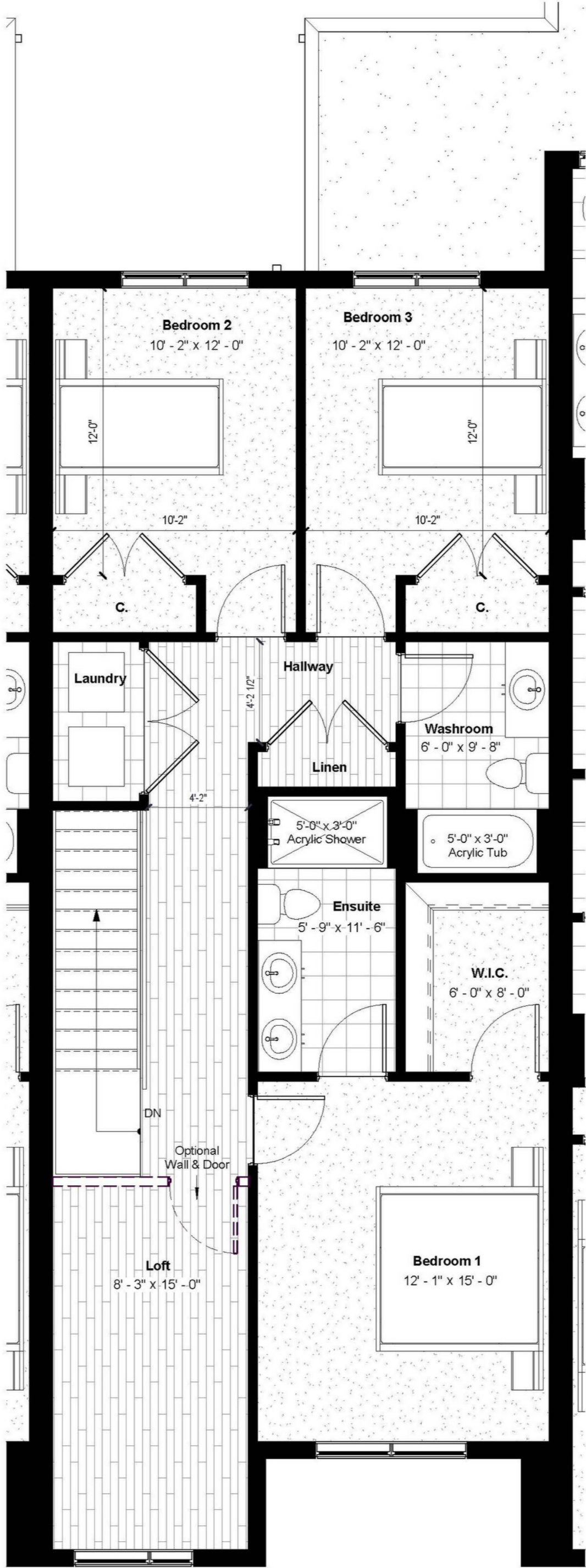


1817 sq ft of Finished Living Space
FREEHOLD TWO-STOREY TOWNHOME

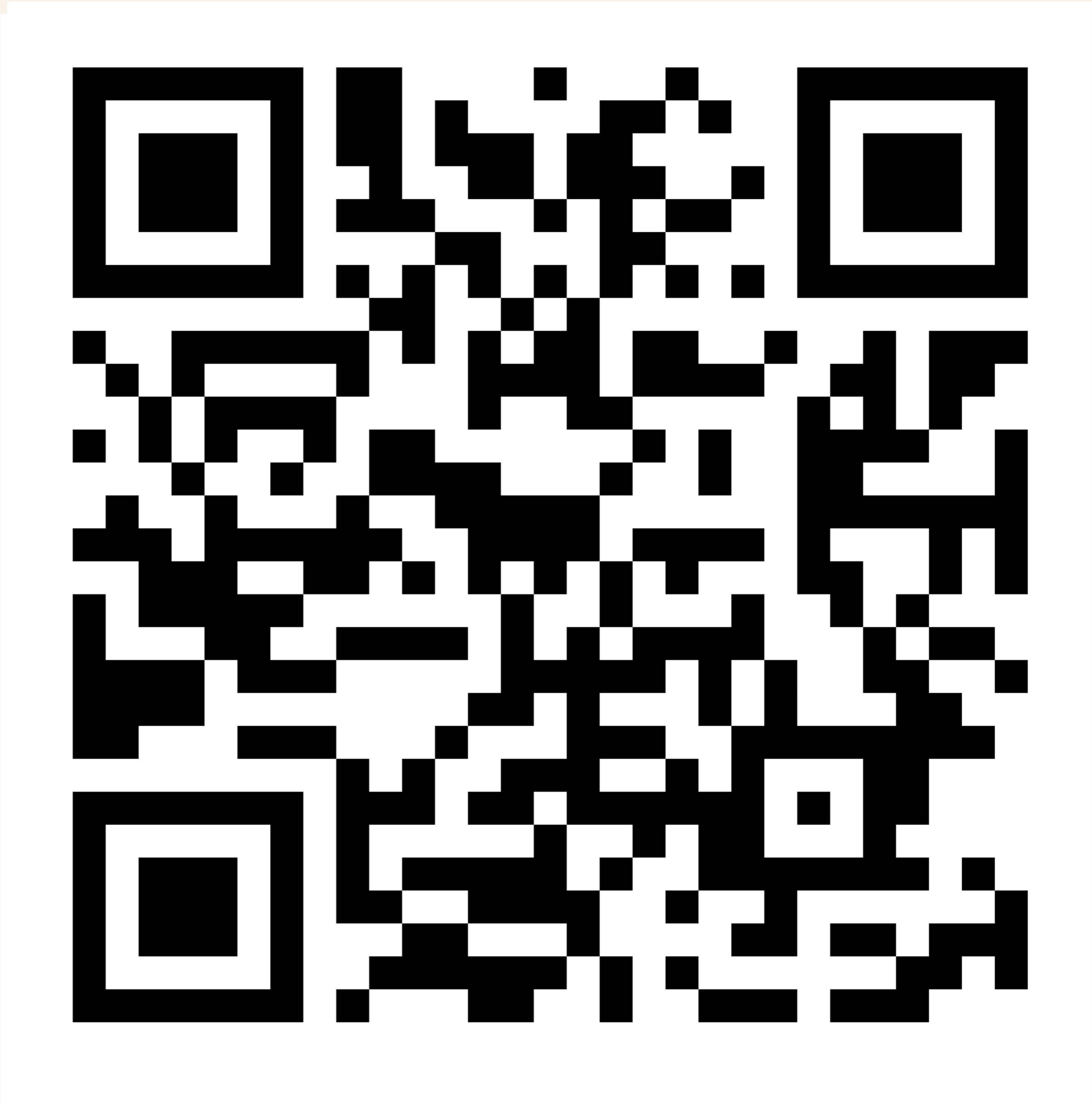


FEATURES

- 3 bed + loft, 2.5 bath
- 8'4" foundation pour height
- 8' tall interior doors on main
- Quartz ctops in kitchen & baths
- Hardwood throughout main floor
- Appliance package included
- Window coverings included
- Fully covered rear deck
- Full front landscape package



SCAN THE QR CODE
to access more information





188 Klager Avenue
Fonthill

1817 sq ft of Finished Living Space
FREEHOLD TWO-STOREY TOWNHOME



BASE PRICE (incl net HST)	\$799,900
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Grading Premium - Standard Grade
Elevation Difference of 0' 0" to 0' 7" grade drop. No larger basement windows included. No extra basement windows are included.

READY BY RINALDI UPGRADE PACKAGE	\$28,387
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Electrical and Lighting Upgrades

- Light fixtures beyond standard lighting allowance
- Add undercabinet lighting in the Kitchen (not including Pre-wire cost/pre-wire is standard)
- Add 2 High Plugs for future High TV (1/Great Room, 1/Primary Bedroom)
- Add 6 LED Pot interior pot lights to the Great Room
- Add 1 dedicated outlet in the Pantry (for future microwave)

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

- Kitchen:
 - Add pullout garbage on island
- Powder Room:
 - Upgrade from a laminate countertop to a quartz countertop (Hanstone Quartz, colour - Tofino)
- Main Bath:
 - Upgrade from a laminate countertop to a quartz countertop (Hanstone Quartz, colour - Tofino)
- Ensuite:
 - Upgrade from a laminate countertop to a quartz countertop (Hanstone Quartz, colour - Metropolitan)

Flooring Upgrades

Add tiled backsplash in Kitchen "Brickwork Studio" 4"x8" BW01 (installed up to beneath the hood range, installed in a horizontal brick joint format. Grout: Warm Grey). Add \$200 Admin fee to upgrade to a tiled backsplash in the Kitchen.

Other Upgrades

- Paint the Garage walls with 2 coats of self-priming paint
- Paint the unfinished area of the bsmt floor with 2 coats of epoxy/acrylic floor paint (semi-gloss, premixed grey colour).
- Window coverings throughout unit
- Mirrors in Main Bath, Ensuite & Powder Room
- Kitchen island stools (4)
- Add appliance package, which includes the following appliances:
 - Frigidaire 36" French Door Fridge - counter depth - Stainless steel
 - Frigidaire 30" Electric Range - stainless steel
 - Frigidaire 24" dishwasher - Stainless steel
 - Electrolux Front Load washing machine - Titanium finish
 - Electrolux Front Load dryer (electric) - Titanium finish
- Hoses



FULL PRICE	BUILDER DISCOUNT	SELLING PRICE
\$828,287*	\$50,000*	\$778,287*

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.