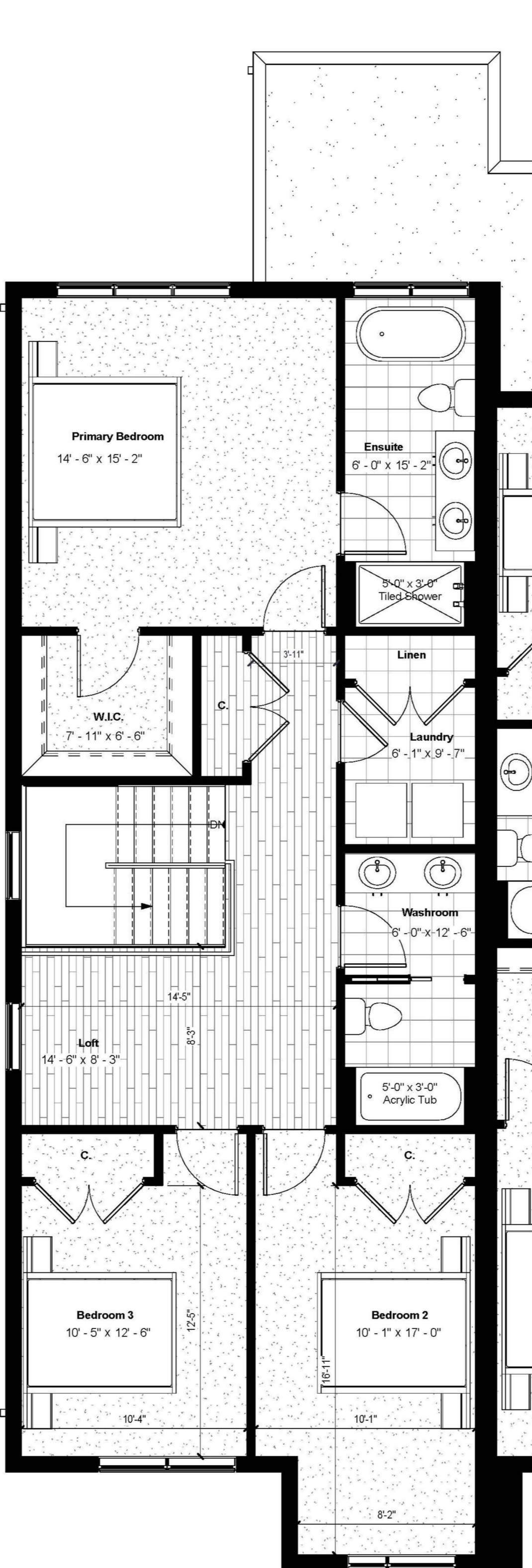


2542 sq ft of Finished Living Space
2026 SQ FT PLUS 516 SQ FT OF FINISHED BASEMENT

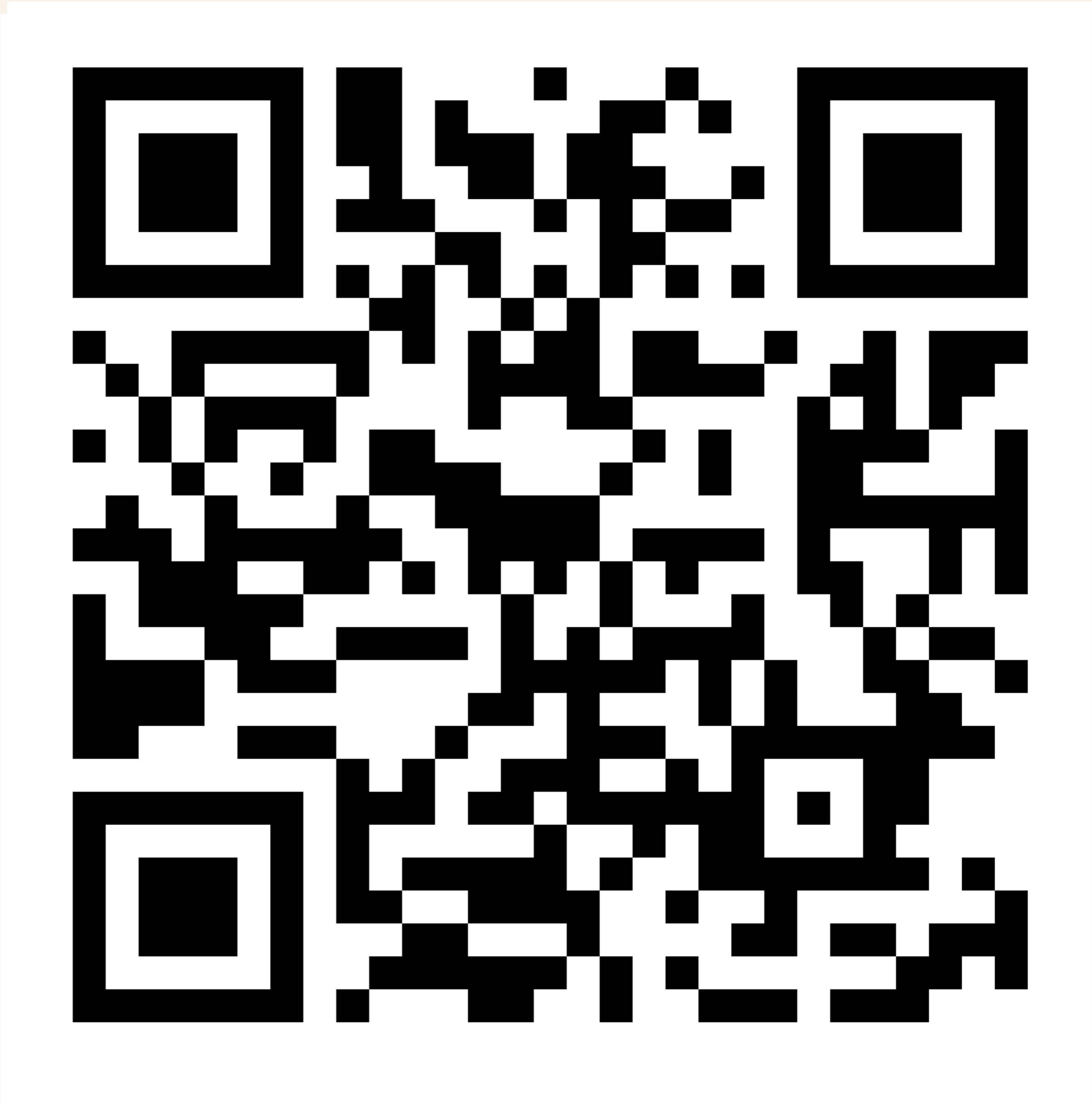


FEATURES

- 3 + 1 bed, 2.5 + 1 bath
- 8'4" foundation pour height
- 8' tall solid core doors on main
- Quartz ctops in kitchen & baths
- Custom bar cabinetry on main floor
- Appliance package included
- Window coverings included
- Finished basement (bed, bath, rec rm)
- Full landscape package



SCAN THE QR CODE
to access more information



FULL PRICE
\$1,006,960*

BUILDER DISCOUNT
\$100,000*

SELLING PRICE
\$906,960*

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.



194 Klager Avenue
Fonthill

2542 sq ft of Finished Living Space

2026 SQ FT PLUS 516 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)	\$899,900
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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	\$107,060
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Plumbing Upgrades
Add gas line for stove - Includes 110v electrical outlet
Add gas line to BBQ
Add plumbing fixture upgrades as per attached order from The Ensuite

Electrical and Lighting Upgrades
Light fixtures beyond standard lighting allowance
Add 4 LED pot light in the Living Room sitting area - switched seperately from 2/Dry Bar area
Add 1 LED interior pot light in the Basement landing, 8/Rec Room, 1/Basement Shower, 2/Main Hall, 3/Upper Hall, 2/Loft
Add 4 High Plugs for future High TV (1/Great Room, 2/Rec Room, 1/Primary Bedroom)
Add 1 plug for future vaccum, steamer or iron in the Laundry Room. Please note this plug is not on a dedicated circuit
Add 1 Dedicated circuit in Dry Bar for wine&bev center
Upgrade to complete under cabinet lighting in kitchen (supply and install) - Pre-wire is included as standard.
Add 3 drops (1/internet,1/wireless access point, 1/wire keypad for future alarm)
Add 3 wire chases (to hide future wall mounted tv wires)

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades
Kitchen:
Add pullout garbage on island
Add full countertop depth gables on island ends
Increase height of upper cabinets to ceiling
Laundry Room: Add panels on walls to attach hanging rod to shelf above, and add laminate countertop over washer/dryer
Main Bath: Upgrade to Hanstone quartz countertop (colour - Artisan Grey)
Ensuite: Upgrade to Hanstone quartz countertop (colour - Artisan Grey)
Powder Room: Upgrade to Hanstone quartz countertop (colour - Artisan Grey)
Main Floor Bar: Add dry bar - Includes cabinetry with Hanstone quartz countertop (colour - Artisan Grey)

Flooring Upgrades
Upgrade to Scandinavia oak engineered hardwood flooring (3/4" x 6" width) in the primary bedroom (Incl WIC), Bed 2 and Bed 3
Add 12"x20" niche to be installed in the ensuite shower offset on the plumbing wall, running vertically. Framed w/ marmiline pearl.
Add tiled kitchen backsplash: RIGA 3"x 12" (colour: Dove) installed up to the ceiling in behind the chimney hoodfan, installed in a horizontal stacked format (Pattern in tile running north/south). Grout: Pewter
Add \$200 Admin fee to upgrade to a tiled backsplash in the Kitchen

Finished Basement
Add fully finished basement rec room & Bedroom #4. Includes drywalled ceiling. Includes standard 6' 8" solid core doors with same trim & door hardware as main and 2nd floor. Includes vinyl plank flooring from builders standard samples.
Upgrade from carpet grade staircase with closed stringers on each side of the staircase to a carpet grade staricase with OPEN stringers on ONE side of the staircase for the last 3-4 risers.Open risers to be on the side of the staircase adjacent to the basement rec room (see sketch). Includes waterfall edge at portion of the staircase with open risers only.
Add fully finished 3 pc bathroom in basement. Includes drywalled ceiling. Includes standard 6' 8" solid core door with same trim & door hardware as the main and 2nd floor. Includes standard vanity with laminate countertop.
Includes standard sink, faucet & toilet. Includes 48"x34" 1pc Acrylic stand up shower unit with a seat.
Includes standard plumbing fixtures (chrome). Includes vinyl plank flooring from builders' standard samples.

Other Upgrades
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).
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
\$1,006,960 *	\$100,000 *	\$906,960 *

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