

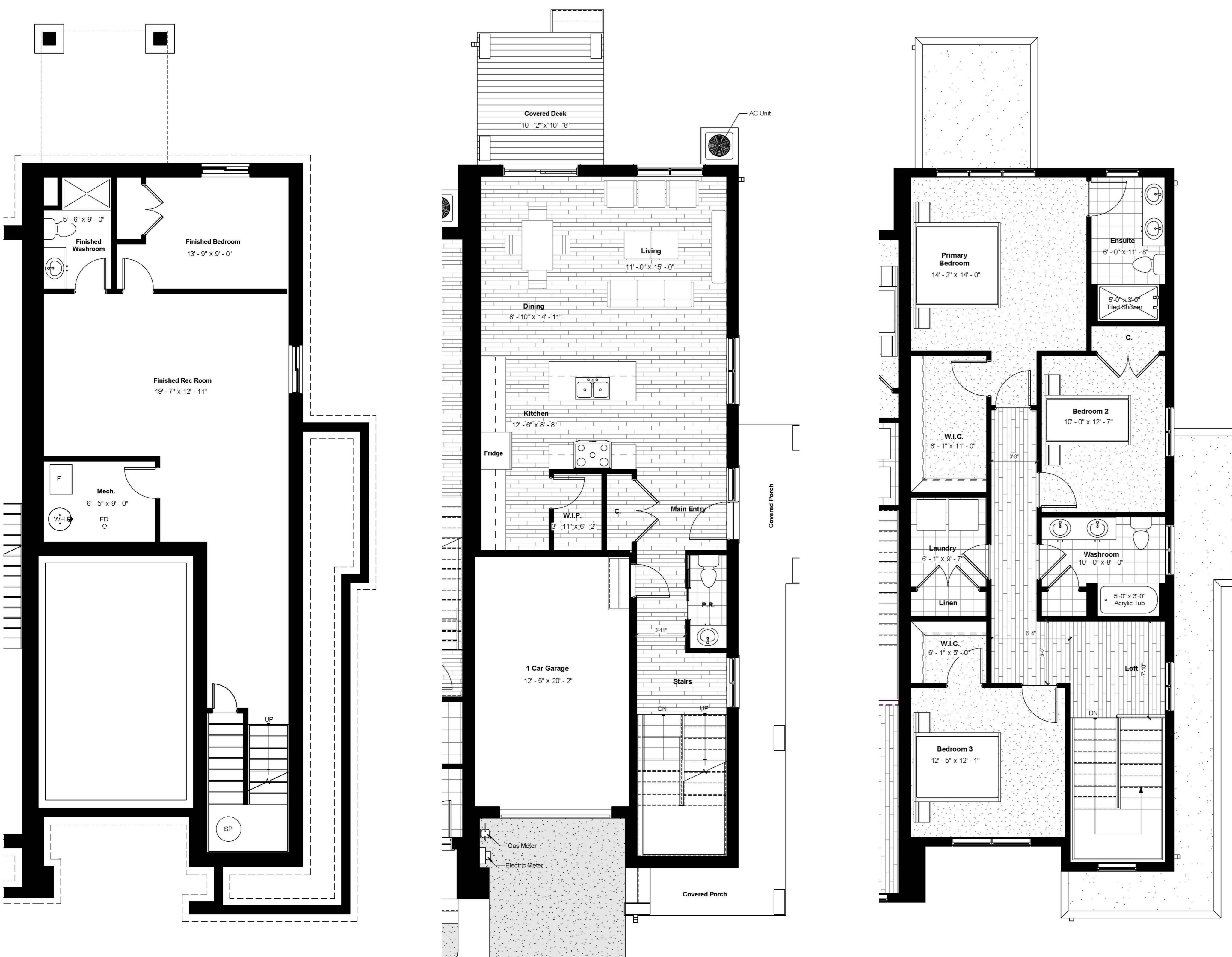
2608 sq ft of Finished Living Space

2005 SQ FT PLUS 603 SQ FT OF FINISHED BASEMENT



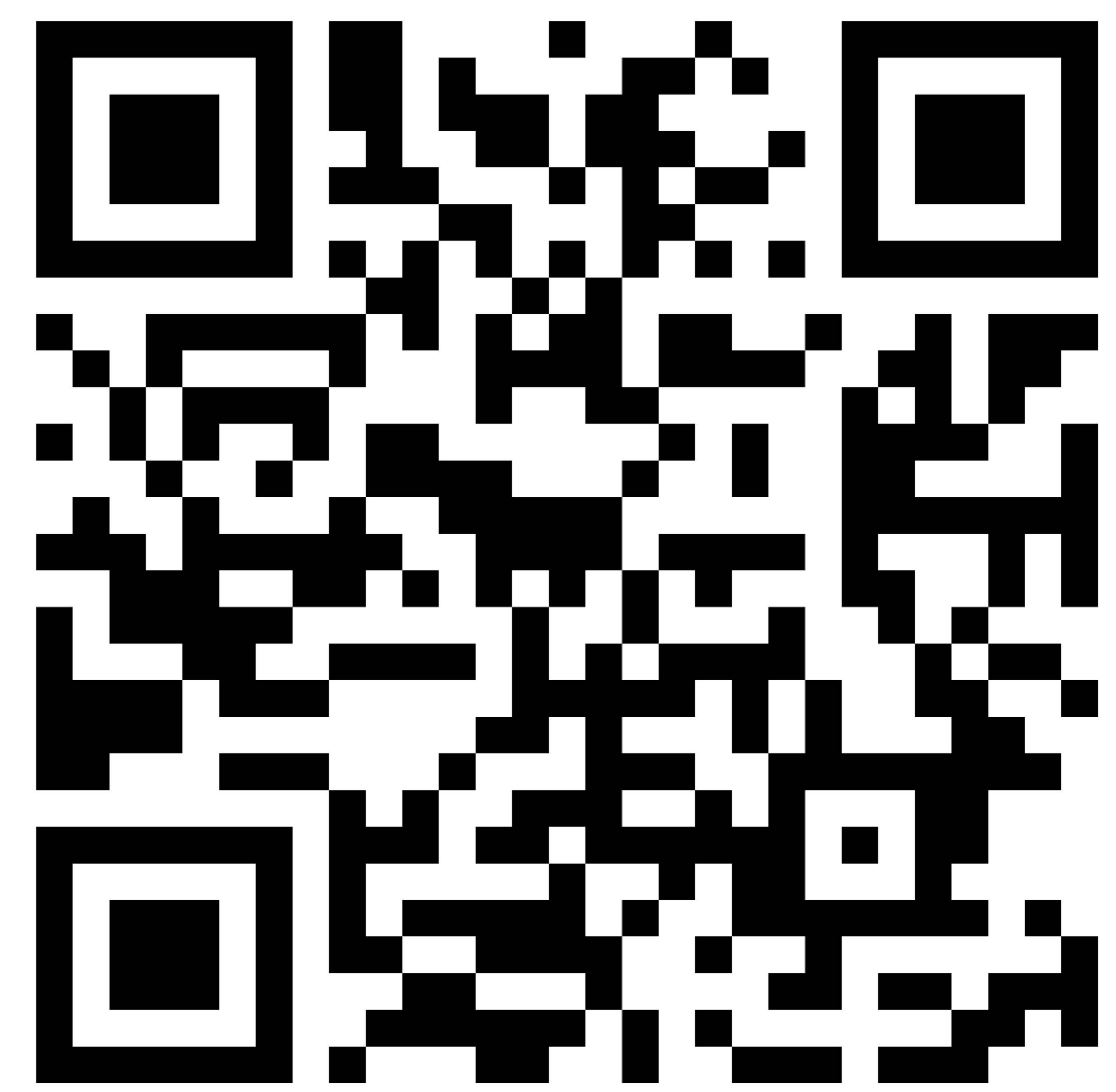
**FEATURES**

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



**SCAN THE QR CODE**

to access more information



FULL PRICE  
**\$1,056,440\***

BUILDER DISCOUNT  
**\$75,000\***

SELLING PRICE  
**\$981,440\***

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.

## 2608 sq ft of Finished Living Space

2005 SQ FT PLUS 603 SQ FT OF FINISHED BASEMENT



### BASE PRICE (incl net HST)

\$929,900

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

\$126,540

#### 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 1 LED pot light to Basement shower

Add 4 LED interior pot lights in the Upper Hall, 2/Loft, 1/Servery,

Add 2 LED interior pot lights in the Main Floor Hall, 11/Basement Rec Room, 1/ Basement stair landing

Add 2 LED interior pot lights in the Dining Area, 1/beside island

Add 3 High Plugs for future High TV (1/Great Room, 1/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 the Servery area for a bar fridge

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)

#### Stair & Railing Upgrades

Upgrade from red oak 'contemporaria' wood spindles to plain square metal spindles (pattern: 0,0,0 - no decorative details) in the black sandtex finish.

#### Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

Kitchen:

Add pullout garbage on island

Increase upper cabinets to ceiling

Add mitered waterfall quartz down island one gable of the island. Countertop increased edge thickness to 2.5"

Increased island width by 19" extra countertop

Increased size of island by adding 19" cabinetry

Upper cabinets left & right of stove to have 1-lite reeded glass doors

Change one cabinet side of range to bank of 3 drawers

Panel doors for fridge & dishwasher

Laundry Room: Add laminate countertop over washer/dryer, shelf and hanging rod above

Main Bath: Upgrade to Hanstone quartz countertop (colour - Drift)

Ensuite: Upgrade to Hanstone quartz countertop (colour - Drift)

Powder Room: Upgrade floating vanity and upgrade to Hanstone quartz countertop (colour - Drift)

#### Flooring Upgrades

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: HP mosaic chevron white 2" x 8" matte installed throughout, up to the ceiling, in behind the chimney hood.

Add \$200 admin fee to add a tiled backsplash in the Kitchen

Upgrade from carpet to Aristocrat Estate Collection engineered hardwood flooring in the Primary Bedroom & WIC, Bed #2 and Bed #3 & WIC

#### 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.

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

Window coverings

Add 4 stools to kitchen island

Mirrors in Main Bath, Ensuite & Basement Bath

Upgrade from white wire shelving in the Primary WIC to white melamine shelving with 2 banks of drawers and black rods and hardware. To be supplied and installed by Closets, Shutters & More

Add appliance package, which includes the following appliances:

Fisher & Paykal 36" French Door Fridge - counter depth - Panel ready

Frigidaire 30" Gas Range - stainless steel

Fisher & Paykal 24" dishwasher - Panel ready

Electrolux Front Load washing machine & dryer - Titanium finish

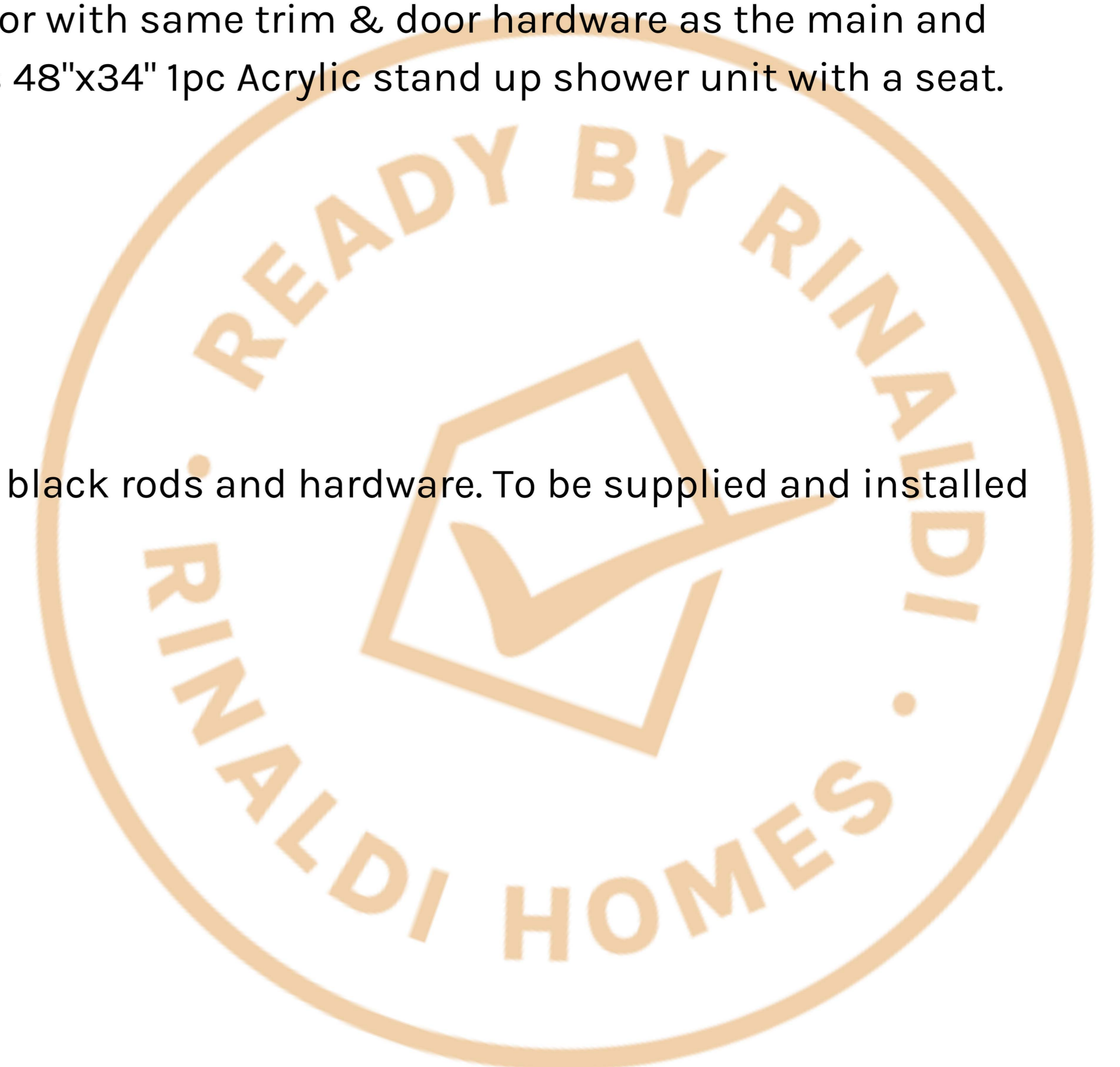
Steam set w/ 4 hoses

Wine Cell'r - Wine Captain

Elica 30" Chimney Hood - Black Stainless steel

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).



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