

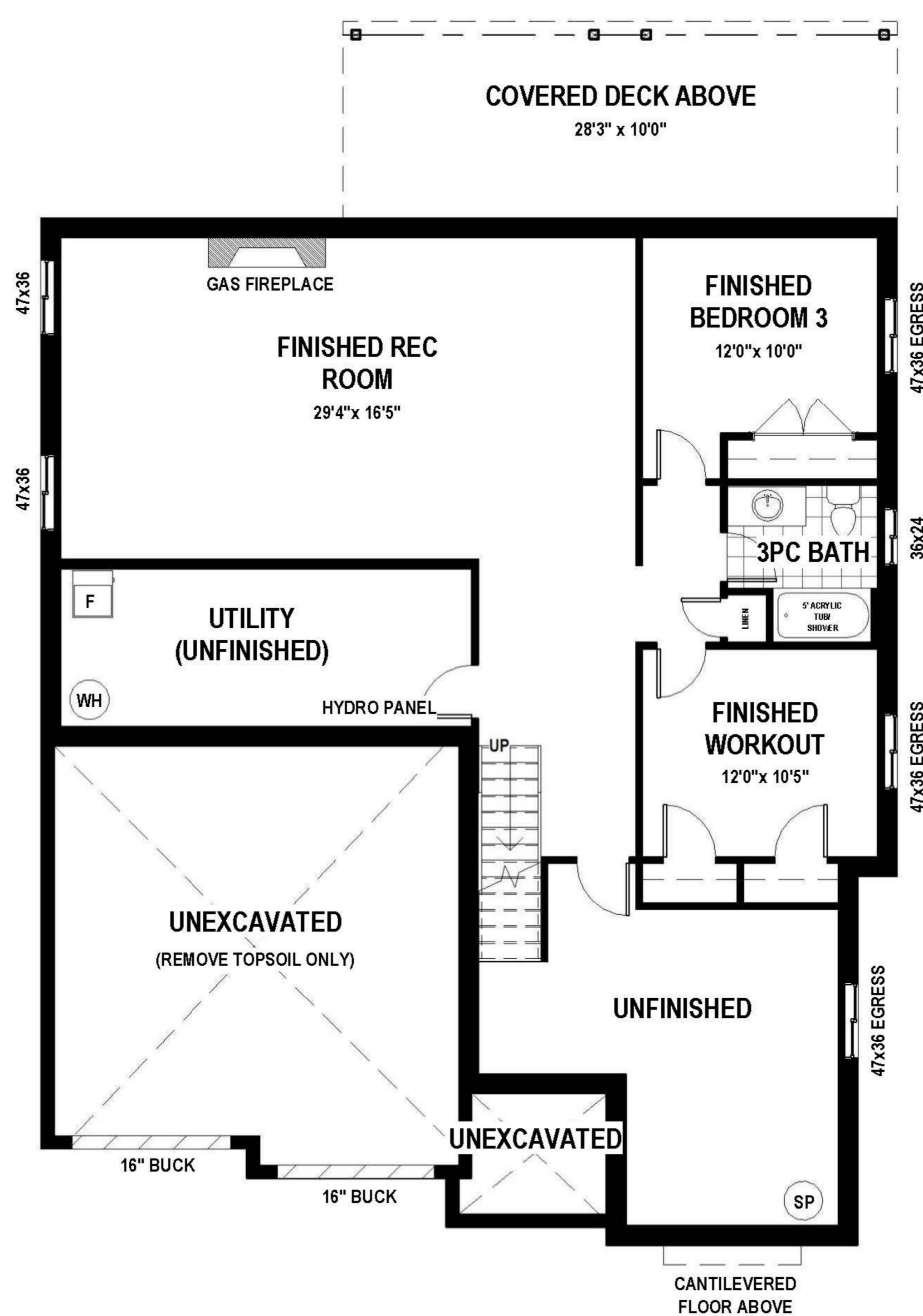
2748 sq ft of Finished Living Space

1659 SQ FT PLUS 1089 SQ FT OF FINISHED BASEMENT



FEATURES

- 2+2 bed, 2+1 bath
- Vaulted ceiling w faux wood beams
- Quartz countertops in kitchen & main floor baths
- TruShaker solid core interior doors
- Engineered hardwood on main floor (including bedrooms)
- Gas fireplace in basement
- Fisher & Paykel appliances
- Rear covered deck with Trex



SCAN THE QR CODE

to access the MLS listing



FULL PRICE
\$1,204,713*

BUILDER DISCOUNT
\$54,813*

SELLING PRICE
\$1,149,900*

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.

2748 sq ft of Finished Living Space

1659 sq ft plus 1089 sq ft of finished basement



BASE PRICE (incl net HST)

\$999,900

READY BY RINALDI UPGRADE PACKAGE

\$204,813

Structural Upgrades

9 ft ceiling on main floor - Includes transoms above main floor windows, terrace door in dinette and front doors
8'-4" tall basement foundation height pour
Upgrade from pressure treated wood at rear covered deck to TREX composite deck boards and rim joist

Window, Exterior Door and Garage Door Upgrades

Plumbing and HVAC Upgrades
Central air conditioning (Carrier - 13 SEER)
Plumbing upgrades as per attached order from The Ensuite
Add a waterline for fridge
Add rough-in for bar sink (incl waterline and drain)

Electrical & Lighting Upgrades

Light fixtures above standard allowance
Add gas line for stove (incl 110v outlet)
Add gas line for BBQ
Electrical upgrades as per attached EWT Extras order

Insulation and Drywall Upgrades

Smooth ceilings throughout (main floor and finished basement areas)

Interior Trim & Hardware Upgrades

Upgrade to a pocket door - ensuite & primary WIC
Upgrade to Tru Shaker solid core interior doors on the main floor (8ft)
Upgrade to Tru Shaker solid core interior doors in the basement (std height)

Stairs & Railing Upgrades

Upgrade to metal spindles (Prince series)
Upgrade to BNC87 handrail mitered into post

Flooring Upgrades

Upgrade to 3/4" x 7.5" Montana white oak, wire brushed & handscraped engineered hardwood floor in the main floor hall, kitchen (incl WIP), dining, great room, primary bed (incl WIC) and bed #2
Foyer, laundry room & powder room: Aldo 12" x 24" tile, colour - bianco polished. Installed in a straight stacked format. Grout: alabaster
Ensuite bathroom floor, shower curb and shower walls: Dream 12" x 24" tile, colour - white polished.
Installed in a vertical stacked format and vertically up the wall. Grout: moonbeam
Ensuite shower floor: Ontario Hexagon 2" x 2" tile, colour - snow white glossy. Grout: moonbeam
Add 12" x 20" niche: installed in the shower on the plumbing wall framed with marmaline quartz - snow
Kitchen backsplash: EC Artisan 5" x 5" tile, colour - white. Installed in a stacked format running up to beneath the range hood/upper floating shelf
Stairs: Canal Point carpet, colour - vintage china. Installed over gold elite underpad
Lower hallway, basement rec room, basement bedroom, workout room and basement bath: Echo 7" x 48" engineered vinyl, colour - meadow moor. Installed in a glue down format
Basement fireplace surround (72"w x 24"d x 96"h): Distillery Brick, colour niagara with warm grey schmear

Kitchen Cabinet & Bathroom Vanity Upgrades

Kitchen: Increase height of upper cabinets to the ceiling
Pull out garbage
Upgrade countertop 1 level higher than standard and 2 1/2" mitred edge build up on island
Change to custom cabinetry hood
Two shelves on sides of hood with intergrated lighting (down)
Two shelves on sides of hood with no lighting
Two additional banks of drawers - Beside dishwasher, beside fridge
Powder Room: Upgrade countertop to solid surface
Ensuite: Upgrade countertop to solid surface
Laundry Room: Add upper cabinets with hanging rod above washer and dryer and laminate countertop

Other Upgrades

Add appliance package which includes the following appliances:
Fisher & Paykel 36" french door fridge (20 CF)
Fisher & Paykel 36" gas range
Fisher & Paykel 24" built-in dishwasher
Avant Garde 36" vent hood (AVM-368PS) - 860 CFM
Electrolux front load washer
Electrolux front load dryer - electric
Hoses - steam set w/ 4 hoses
Upgrade to a melamine closet organizer in the primary bedroom walk-in closet (supplied and installed by Closets, Shutters and More)
Upgrade to melamine shelves in the pantry (supplied and installed by Closets, Shutters and More)
Add mirrors to powder room, ensuite and basement bath
Counter Stools for Kitchen island (x5)
Add 4 faux wood beams (approx 9' long x 5" wide x 10" high) to the vaulted ceiling in the great room as per attached drawing
Paint garage walls and ceiling with 2 coats of self priming finish - white
Paint unfinished area of basement floor with 2 coats of MF Epoxy/Acrylic Floor paint, semi gloss.
Window coverings throughout the home (main floor to be motorized)

Basement Finish

Approx. 1089 sq.ft. of finished area in basement (rec-room, 2 bedroom & hall) with drywalled ceiling. Includes carpeting from builders standard samples. Same trim, doors and interior door hardware as the main floor.
Finished 3 piece basement bathroom with drywalled ceiling. Includes ceramic tile flooring from builders standard samples. Same trim, doors and interior door hardware as the main floor.
Add a Heat & Glo SL-5, 32" Direct Vent Gas Fireplace with Blower Kit to the basement rec room and framed boxed out wall to ceiling with painted drywall (boxed out area to be 72"w x 24"d +/-)
Add a Lexington Hearth non-combustible 5ft mantel to the basement fireplace. Style - grist mill, colour - pale honey. Refer to fireplace drawing



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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