

1773 sq ft of Finished Living Space  
FREEHOLD TWO-STOREY TOWNHOME



FEATURES

- 3 bed + den, 2.5 bath
- Grand 9' main floor ceilings
- Quartz tops in kitchen & baths
- Complete appliance package
- Tiled shower in ensuite
- Hardwood throughout main floor
- Custom window coverings
- Rear covered deck
- Front landscape package



SCAN THE QR CODE

to access more information



FULL PRICE  
**\$974,466\***

BUILDER DISCOUNT  
**\$80,000\***

SELLING PRICE  
**\$894,466\***

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.

## 1773 sq ft of Finished Living Space

### FREEHOLD TWO-STOREY TOWNHOME



**BASE PRICE (incl net HST)**

**\$929,900**

Grading Premium - Standard Grade - Unit 13

Elevation Difference of 0' 0" to 0' 7" grade drop. No larger basement windows. No extra basement windows are included.

**READY BY RINALDI UPGRADE PACKAGE**

**\$44,566**

Plumbing & HVAC Upgrades

Plumbing upgrades as per the attached order from The Ensuite

Upgrade to a 6' x 3' tiled shower with a 10mm clear tempered glass enclosure in the Ensuite. Includes 12" x 24" porcelain tile from the builder's standard samples on 3 walls and on the floor. No tile is included on the ceiling. Includes Kerdie waterproofing membrane. Includes Riobel Pro Conik pressure balance shower valve and trim (chrome). Includes chrome sidebar and chrome elbow. Does not include any listello, niche or seat. No pot light is included as part of this upgrade.

Electrical Upgrades

Light fixtures above the standard lighting allowance

Add LED 9 Pot Lights (6/Great Room, 2/Main Hall, 1/Ensuite tiled shower)

Add 6 outlets (2/Laundry, 2/Den, 1/Great Room, 1/Primary Bedroom)

Supply & Install undercabinet lighting in Kitchen (Pre-wire cost included as a standard in Kitchen)

Add 2 drops (1/wireless access point, 1/alarm keypad)

Flooring Upgrades

Install a 12" x 12" niche centered on the back wall of the Ensuite tiled shower, framed in "snow" quartz.

Add 3" x 6" NT Cotswold (colour: white) backsplash tiles to the Kitchen. Mixed 50/50 matte & polished tiles, installed in a vertical/stacked format, up to the ceiling behind the hood range.

Administration fee for the installation of a tiled backsplash in the kitchen. (as per Schedule B of the contract)

Upgrade from carpet to 3/4" thick x 6" wide engineered hardwood in the 2nd Floor Hallway.

Kitchen & Bathroom Cabinetry Upgrades

Add Kitchen & Bathroom Cabinetry Upgrade Package which includes the following:

Kitchen upper cabinets increased by height to the ceiling

Add garbage/recycle pull out drawer to the island

Add an additional bank of pots & pan drawer in the Kitchen

Upgrade Kitchen countertop to Hanstone Quartz "Tofino"

Upgrade - Add a laminate countertop in the laundry over the washer and dryer

Powder Room - Upgrade laminate countertop to Hanstone quartz "Tofino"

Ensuite - Upgrade laminate countertop to Hanstone quartz "Tofino"

Other Upgrades

Add window coverings

Add mirrors to all bathrooms

Paint the garage walls with 2 coats of self-priming paint

Add Appliance package which includes the following appliances:

Samsung 17.5 cu. ft. 32.2" counter depth fridge (stainless steel)

Samsung 30" electric freestanding range (stainless steel)

Samsung 24" built-in dishwasher (stainless steel)

Samsung 53 dBA, 5.2 cu. ft. front load washer (white)

Samsung 7.5 cu. ft. electric dryer (white)



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