

2517 sq ft of Finished Living Space
2026 SQ FT PLUS 491 SQ FT OF FINISHED BASEMENT



FEATURES

- 3 + 1 bed & LOFT, 2.5 + 1 bath
- Finished basement (bed, bath, rec rm)
- 8' tall solid core doors on main
- Quartz ctops in kitchen & baths
- Hardwood throughout home
- \$5000 Leon's voucher included
- Window coverings included
- Fully covered rear deck w/ TREX
- Full front landscape package



SCAN THE QR CODE

to access more information
or call us at 905 688 1283



FULL PRICE	BUILDER DISCOUNT	SALE PRICE
\$994,720	\$75,000	\$919,720

ENHANCED HST REBATE	NEW PRICE
\$84,570	\$835,150 *

*Prices subject to change at the builder's discretion without notice. E. & O.E.



18 Arsenault Crescent

Fonthill

2517 sq ft of Finished Living Space

2026 SQ FT PLUS 491 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)	\$899,900
---------------------------	-----------

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	\$94,820
----------------------------------	----------

Plumbing Upgrades
Upgrade kitchen faucet to black finish (Riobel Njoy)
Upgrade 2pc powder room faucet to black finish (Riobel Quadrik)

Electrical and Lighting Upgrades
Light fixtures beyond standard lighting allowance
Add 19 LED interior pot lights (1/Ensuite shower, 1 Lower stairwell, 2/Main hallway, 6/Great room, 8/Basement rec room, 1/Basement shower)
Add 4 high plugs for future High TV (1/Great Room, 2/Rec Room, 1/Primary Bedroom)
Add 1 low plug in laundry room
Add 2 dedicated circuits (1/Pantry cabinet for future microwave, 1/Dry bar)
Add 4 additional cable/network lines
Upgrade to complete under cabinet lighting in kitchen (supply and install) - Pre-wire is included as standard.

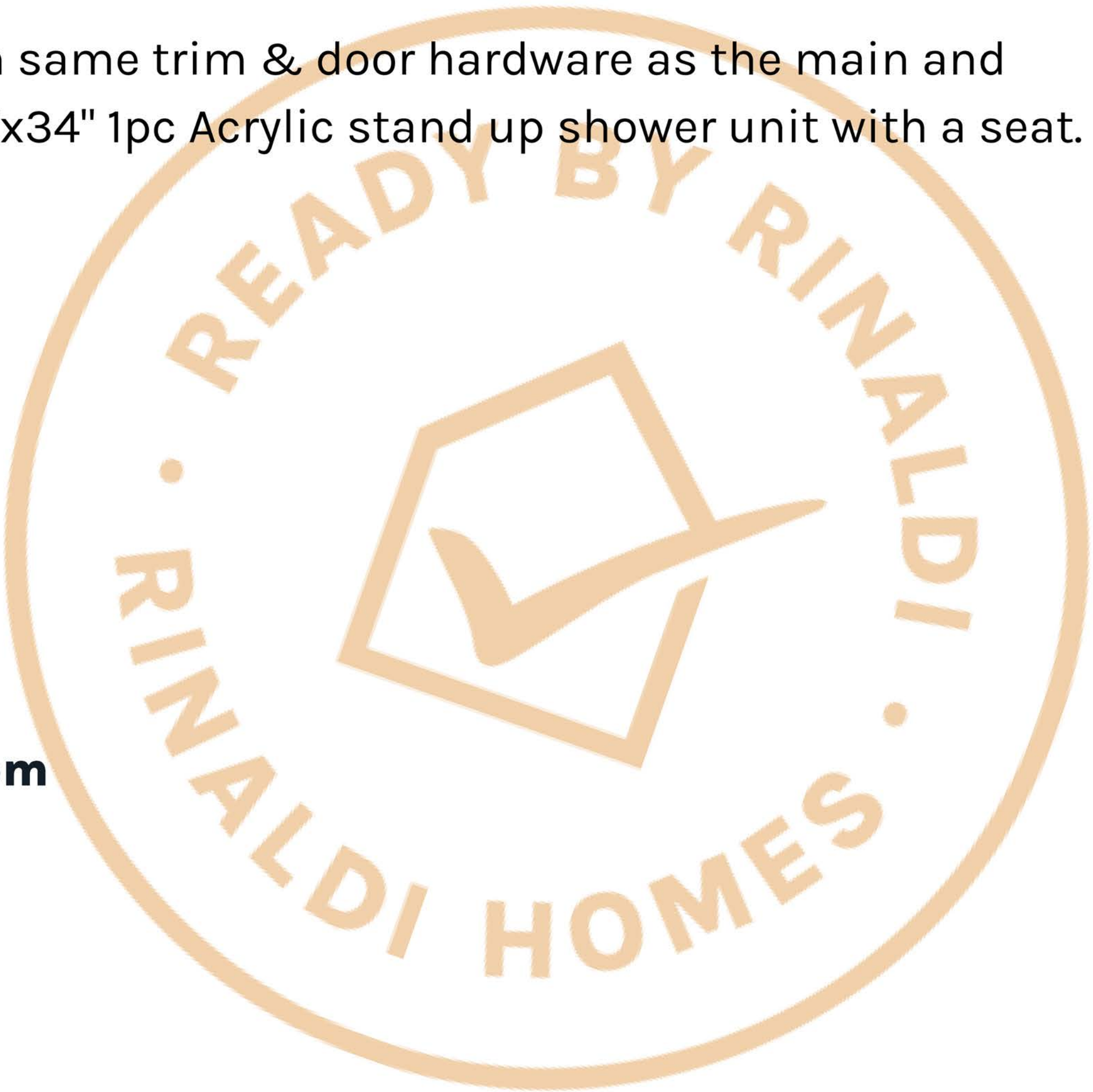
Kitchen, Bathroom and Laundry Room Cabinetry Upgrades
Kitchen:
 Increase upper cabinet height to ceiling
 Add pullout garbage on island
 Add waterfall quartz down on both sides of the island (standard thickness 1 ¼")
 Add option to increase thickness of island and waterfalls to 2 ½" thickness
 Add finished framed opening for microwave in standard pantry
Dry Bar:
 Add bar to main floor across from kitchen with quartz countertop (Hanstone quartz, colour - Black Coral)
Powder Room:
 Upgrade from laminate countertop to quartz countertop (Hanstone quartz, colour - Tofino)
Main Bath:
 Upgrade from laminate countertop to quartz countertop (Hanstone quartz, colour - Tofino)
Ensuite:
 Upgrade from laminate countertop to quartz countertop (Hanstone quartz, colour - Tofino)
Laundry Room:
 Add laminate countertop over washer/dryer,
 Add hanging rod with shelf above (wall to wall)
Basement Bath:
 Upgrade from laminate countertop to quartz countertop (Hanstone quartz, colour - Tofino)

Flooring Upgrades
Upgrade from carpet to engineered hardwood flooring in the Primary Bedroom (incl WIC), Bed #2 and Bed #3 (colour - Yorkville)
Add tiled kitchen backsplash
Upgrade ensuite shower tile on side walls
Add 12"x20" niche in the ensuite shower Framed w/ marmiline quartz (pearl).

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 staircase with closed stringers on each side of the staircase to a capret grade staircase with OPEN stringers on ONE side of the staircase (last 3-4 risers). Open risers are to be on the side of the staircase adjacent to the basement rec-room. Includes waterfall edge at the 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
Window coverings
Add custom mirrors to the Powder Room, Main Bath, Ensuite & Basement Bath
Paint the floor of the unfinished / utility room area with 2 coats of epoxy/acrylic floor paint (pre-mixed grey).
Paint the Garage walls with 2 coats of self-priming paint

For more information contact our sales team at 905 688 1283 | sales@rinaldihomes.com | rinaldihomes.com



FULL PRICE	BUILDER DISCOUNT	SALE PRICE	ENHANCED HST REBATE	NEW PRICE
\$994,720	\$75,000	\$919,720	\$84,570	\$835,150 *

*Prices subject to change at the builder's discretion without notice. E. & O.E.