

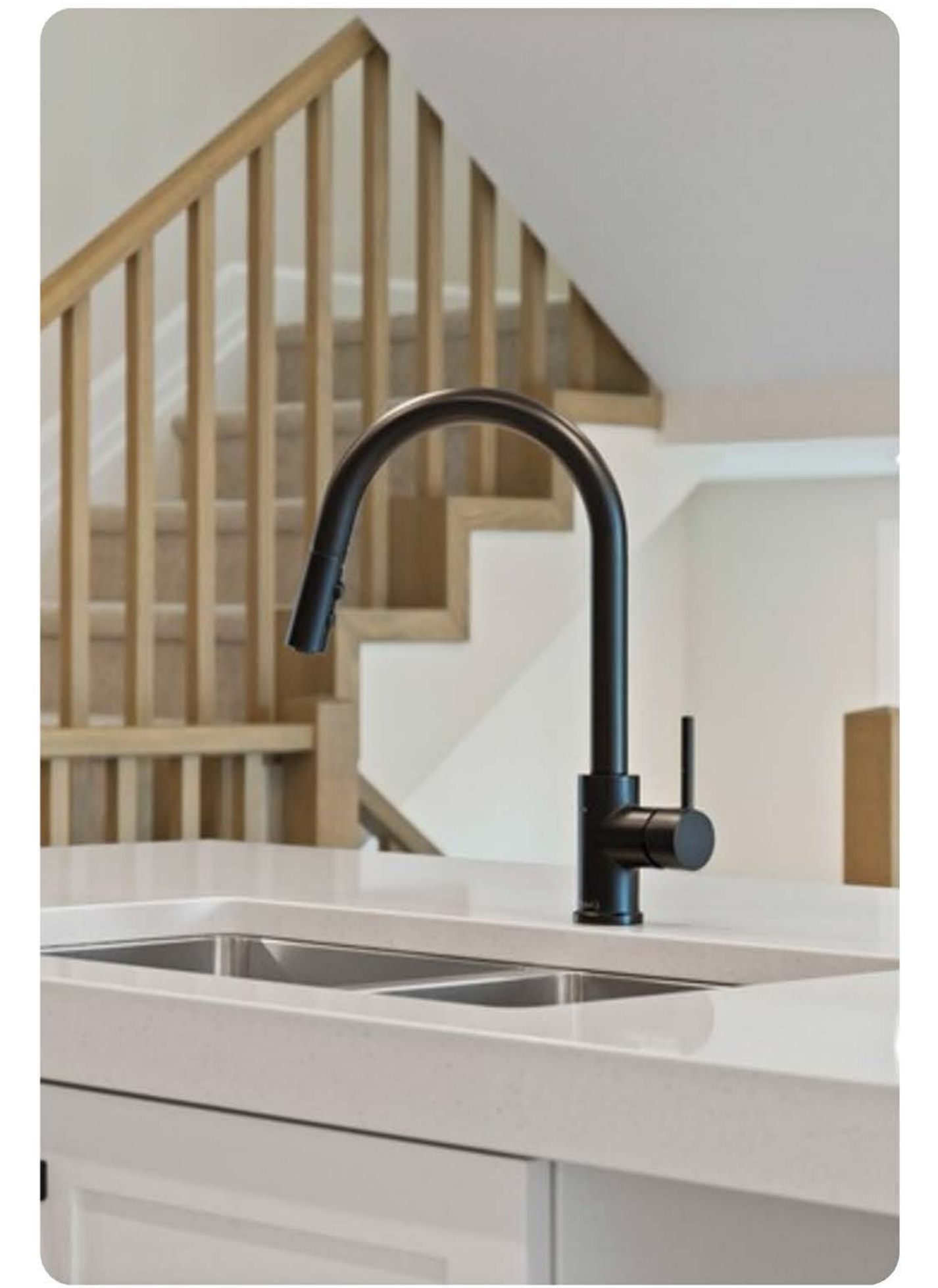
**2517 sq ft of Finished Living Space**

**2026 SQ FT PLUS 491 SQ FT OF FINISHED BASEMENT**



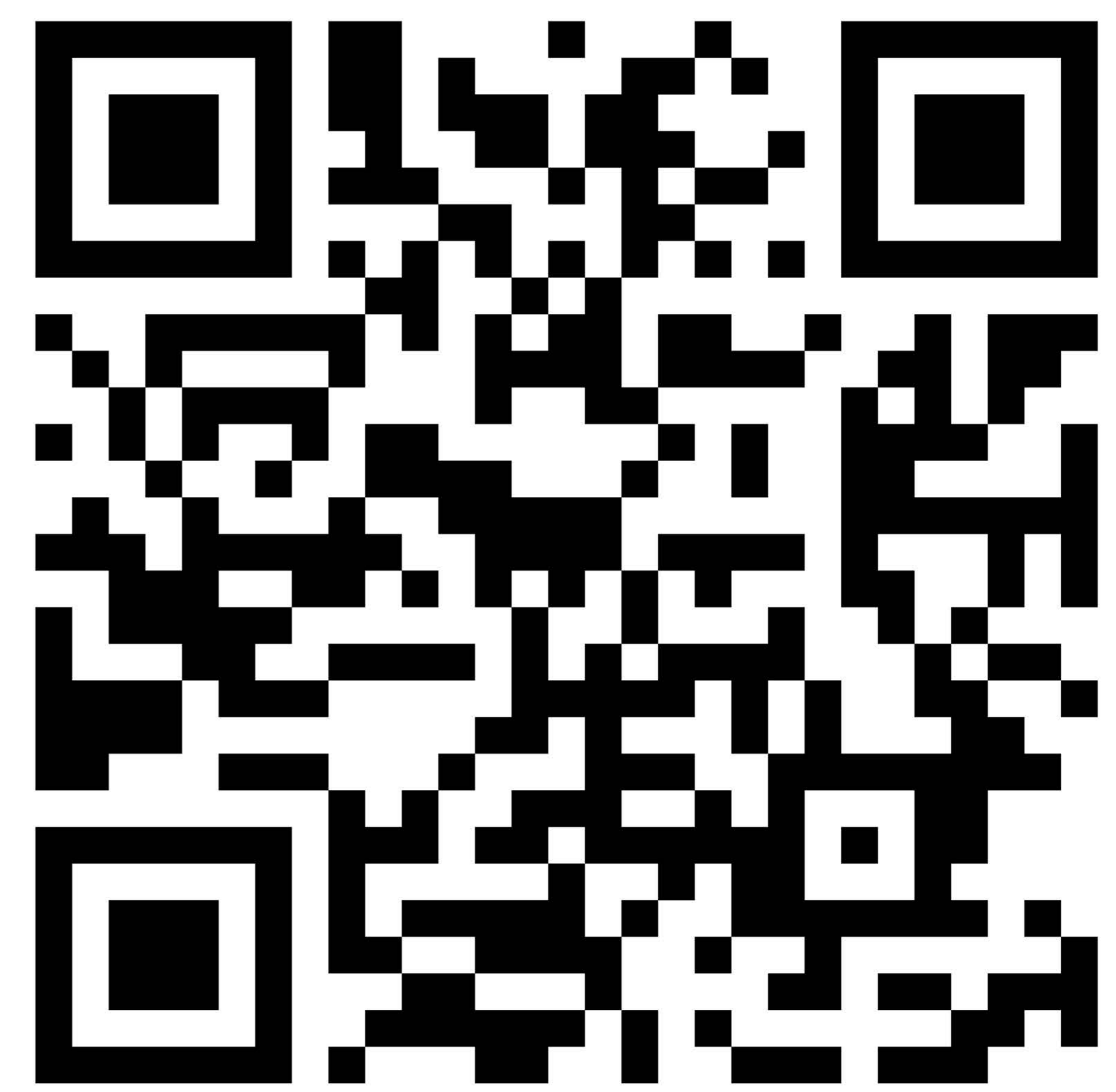
**FEATURES**

- 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**  
**\$994,720**

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

**SALE PRICE**  
**\$919,720**

**ENHANCED HST REBATE**  
**\$84,570**

**NEW PRICE**  
**\$835,150\***

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

## 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 1/4")

Add option to increase thickness of island and waterfalls to 2 1/2" 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 carpet 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

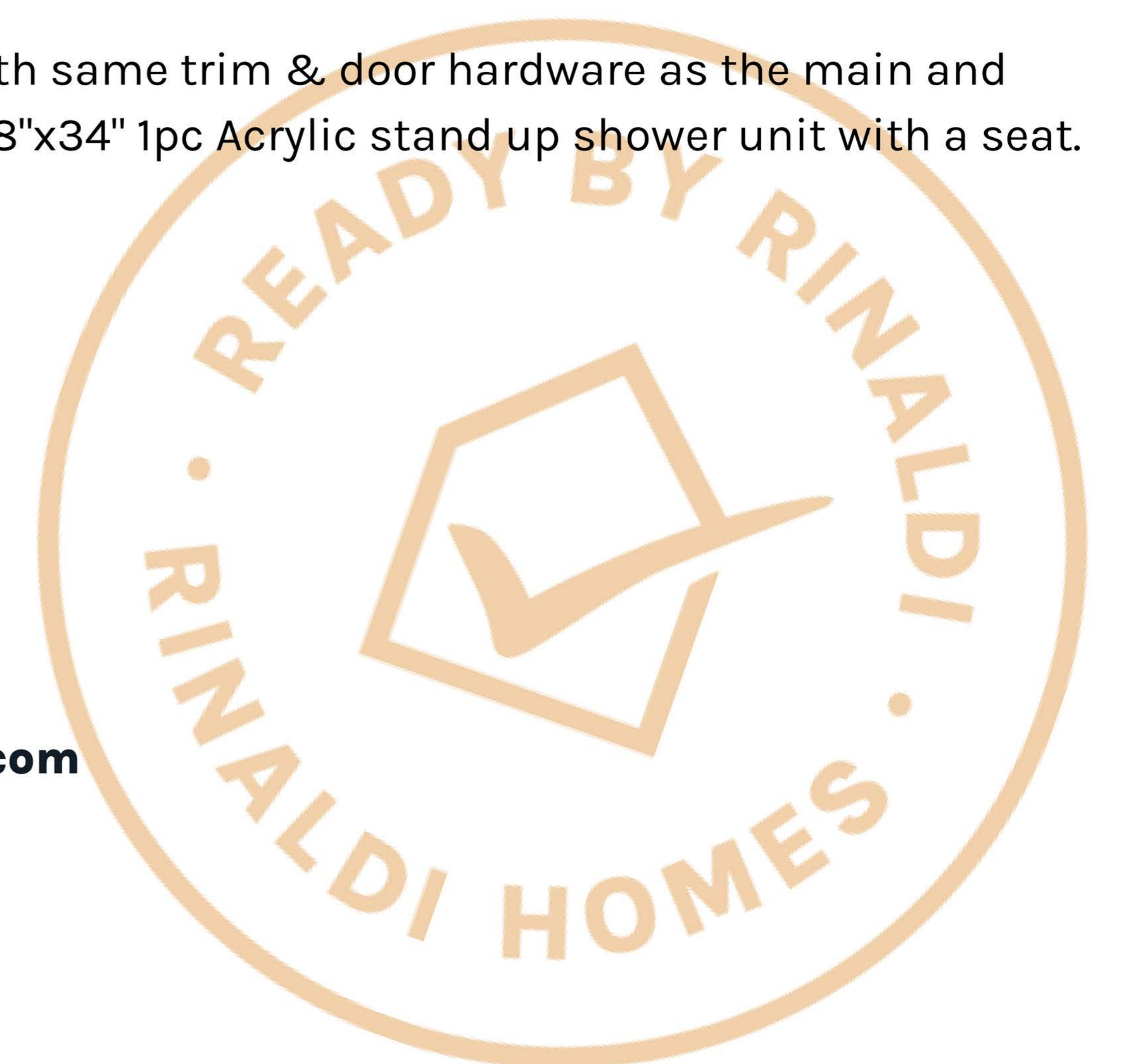
Window coverings

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



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