

3769 sq ft of Finished Living Space

2193 SQ FT PLUS 1576 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)

\$1,475,000

LOT PREMIUM (incl net HST)

\$25,000

READY BY RINALDI UPGRADE PACKAGE

\$695,845

Structural Upgrades

Upgrade to 10' main floor ceiling
 Add tray ceilings to foyer, dining room, kitchen above the island & primary bedroom
 Frame, drywall and paint full height wing walls and bulkheads at the sides of the main floor gas fireplace around the built-in cabinetry
 Upgrade to TREX composite deck floorboards and rim joist at the rear covered deck
 Add 6ft privacy panel with obscure glass to one side of rear covered deck (Side adjacent to Walker Rd) (Pro-Built aluminum & 'pinhead' obscure glass)

Exterior Finish Upgrades

Upgrade to cedar renditions (wood look) aluminum soffit at the front porch and at the rear covered deck
 Upgrade to coloured mortar - honey colour

Window, Exterior Door Upgrades & Garage Door Upgrades

Upgrade from white window vinyl interior colour to black interior window vinyl colour on above grade windows
 Upgrade to basement window sizes, some include pressure treated window wells
 Upgrade standard sliding patio door in the kitchen to 9' LIFT AND SLIDE patio door
 Upgrade exterior front door to MasterGrain Edge smooth E705-2880 (clear glass). Finish is Tricorn Black (SW 6258)
 Upgrade garage doors to (2) 9'x9' Garaga Princeton P-12 black overlay with 2 3/8" thick insulated polyurethane

Plumbing & HVAC Upgrades

Add water lines and drain for wet bar in the basement rec-room and drain to servery area for prep/bar sink
 For complete list of plumbing extras, ask sales team for details.

Electrical, Lighting and Audio/Video/Alarm Upgrades

Add countertop pop-up outlets on either side of the range (2)
 Add electric in-floor low voltage heating (up to 100 sq ft) to the ensuite. Walking tiled areas only. (Complete with thermostat from standard builder's unit)
 SMART home system through Dell Smart Home Solutions - includes alarm.com system with outdoor camera, SONOS sound system
 For complete list of electrical and lighting extras, ask sales team for details.

Stair and Railing Upgrades

Upgrade to oak stairs to the basement (white oak) with integrated waterfall stair system and upgrade newel post and handrail from standard red oak to white oak

Interior Door, Trim and Millwork Upgrades

Add glass transoms (with clear glass) above main floor interior door openings
 Upgrade to frameless glass doors (x2) with black grills and glass transom above with black trim at entrance to main floor library
 Basement workout room complete with glass wall and door (black grills details and hardware)
 Add millwork accent wall to primary bedroom headboard wall. Millwork detail is installed on the drywall
 For complete list of interior finish upgrades and extras, ask sales team for details

Kitchen, Bath, Laundry Room Cabinetry & Countertop Upgrades

For complete list of cabinetry upgrades and extras, ask sales team for details, below are some of the features
 Custom designed cabinetry hood, stacked cabinets to 10' ceiling with double stacked crown to ceiling, fully panelled appliances
 Cabinetry panel posts on 2 sides of island, full depth of island countertop, island in upgraded door style, material and finish (Savoy, Rift oak, Jordanwood)
 Higher than standard quartz on island. Increase island thickness to mitered 3" edge and extra depth on stove wall
 Full height quartz backsplash in material matching island. Includes mitred edges into window sill on range wall. No quartz splash in servery
 Change two uppers to two tone in servery - rift white oak interiors, slim matte black, clear glass, glass shelves and air-hinges
 Custome designed layouts in the powder, laundry and ensuite
 Quartz countertops throughout the home (powder, laundry, ensuite, main bath, basement bath and basement bar)
 Basement Bar: Bar cabinetry, including shelf lights (2 down and 1 up). Hanstone Quartz countertop including 1 full and 1 partial waterfalls, raised section at 3", 11/4" on perimeter
 Basement Fireplace: Base cabinets and countertop beside the fireplace. 3 shelves on the right of the fireplace
 Great Room Fireplace: Base cabinets, shelves and countertops on the left and right of the fireplace in Rift White Oak Savoy door

Flooring Upgrades

Brazilian slate 12"x24" tile installed in a herringbone format in the centre of the foyer, framed and bordering along the perimeter with restoration plank engineered hardwood
 Ceiling detail in dining room and in kitchen: Pipers plank white oak 7 1/2" x 1 1/2" colour; Paisley
 Basement fireplace: Canyon stone. Colour is Edenhurst (based on Approx. 72"w x 100"h x 20"d box out dimension). Mortar to be piped for authentic style
 Kitchen servery only (backsplash); Tint 2"x6.5". Colour is Blanc. Installed in a classic brick joint format up to ceiling, up and over around the window. Grout is Alabaster
 Basement shower floor and shower walls: Impact series 12"x24" tile. Colour is Graphite. Installed in a horizontal stacked format
 For complete list of flooring upgrades and extras, ask sales team for details.

Paint Upgrades

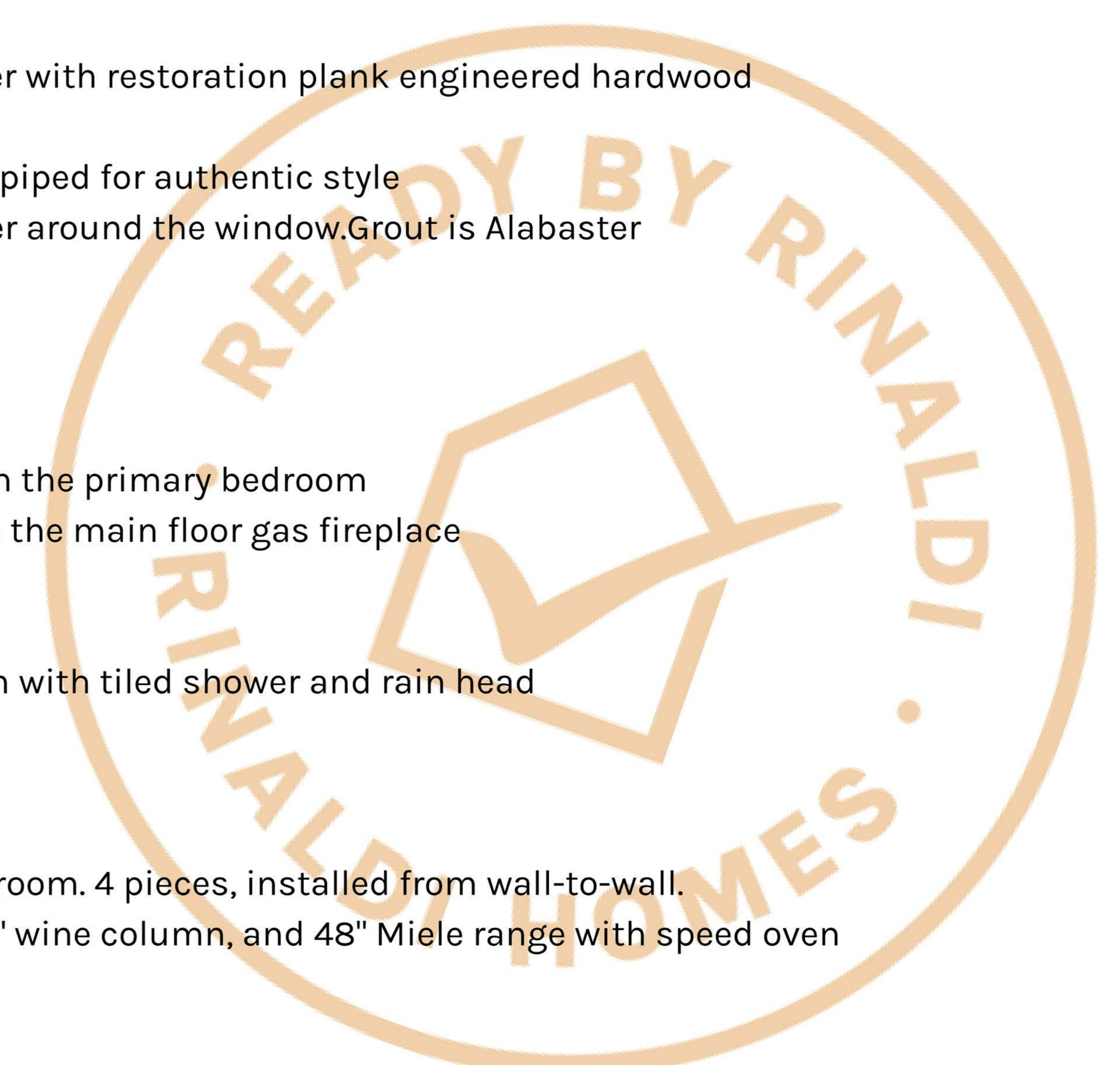
Upgrade to dark paint colour on feature wall in the library, wall behind the vanity in the 2pce bath, on the millwork detail wall in the primary bedroom
 Add San Marco Marmorino Classico textured finish to the foyer tray ceiling, primary bedroom tray ceiling, boxed out wall above the main floor gas fireplace

Basement Finishes

Fully finish basement hall, rec-room, bedroom 3, bedroom 4, workout room with vinyl plank floor - as well as finished bathroom with tiled shower and rain head

Other Upgrades

Hunter Douglas motorized window coverings (Supplied and installed by Dell Smart Home Solutions)
 Supply and install bronze mirror (5mm) behind basement bar. Supplied and installed by Glass Inc. Add mirror wall to workout room. 4 pieces, installed from wall-to-wall.
 Add full appliance package (Supplied by Goemans Appliances), including but not limited to 30" fridge and freezer columns, 24" wine column, and 48" Miele range with speed oven
 Gas fireplaces on the main and basement levels, custome designed. Ask sales team for further details
 Custom closet organizers throughout the home (melamine on the main floor, wire shelving in the basement)
 Supply and install 5'x9' custom cedar electric sauna with Harvia Cilindro heater with digital control and wifi capability in the basement bathroom
 Landscape Package includes interlocking brick driveway, stone step(s), sod and front garden plantings. Full irrigation system included.
 Add kitchen island stools



FULL PRICE
\$2,195,845

BUILDER DISCOUNT
\$100,000

NEW PRICE
\$2,095,845*

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.

