

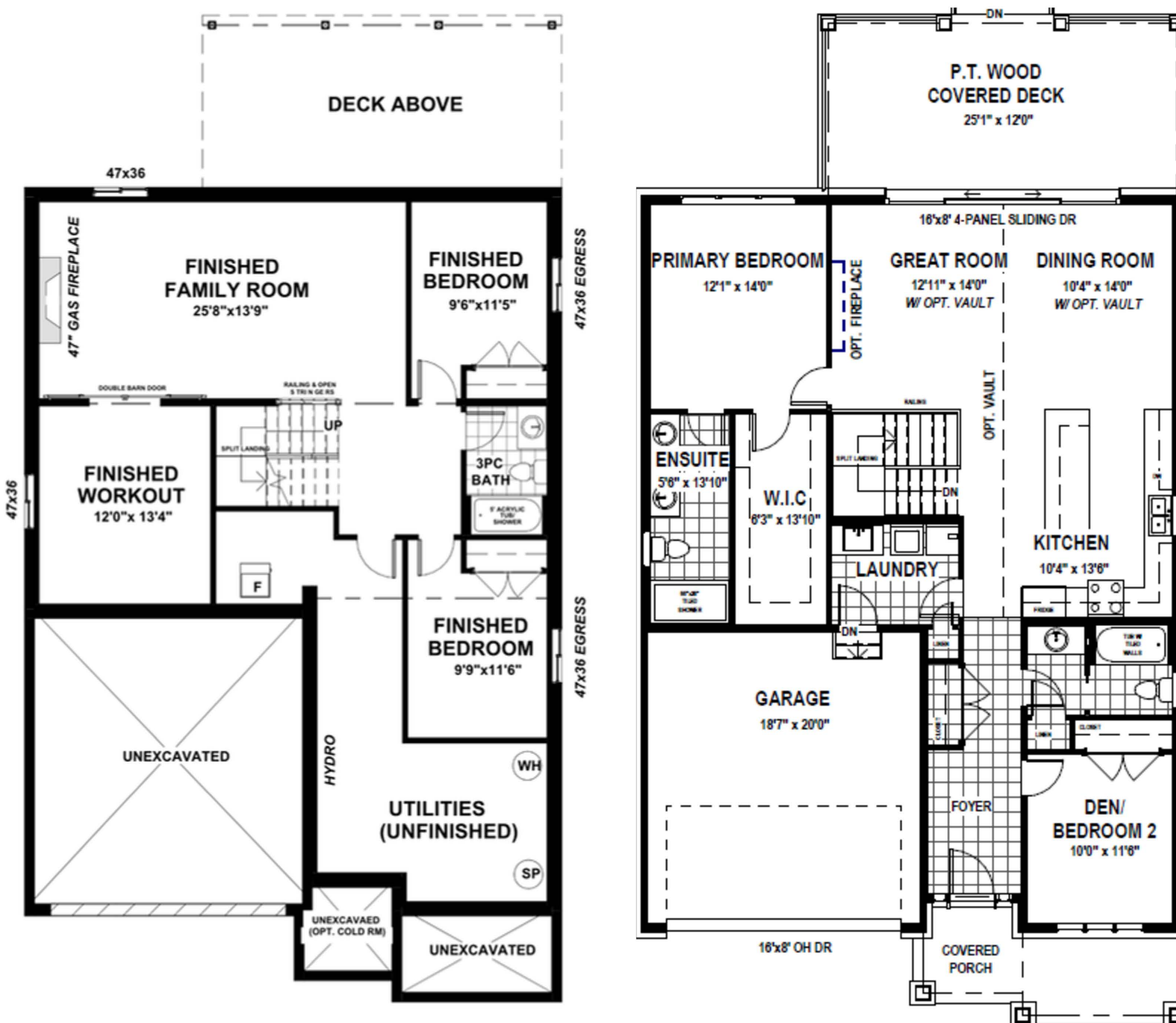
2551 sq ft of Finished Living Space

1493 SQ FT PLUS 1058 SQ FT OF FINISHED BASEMENT



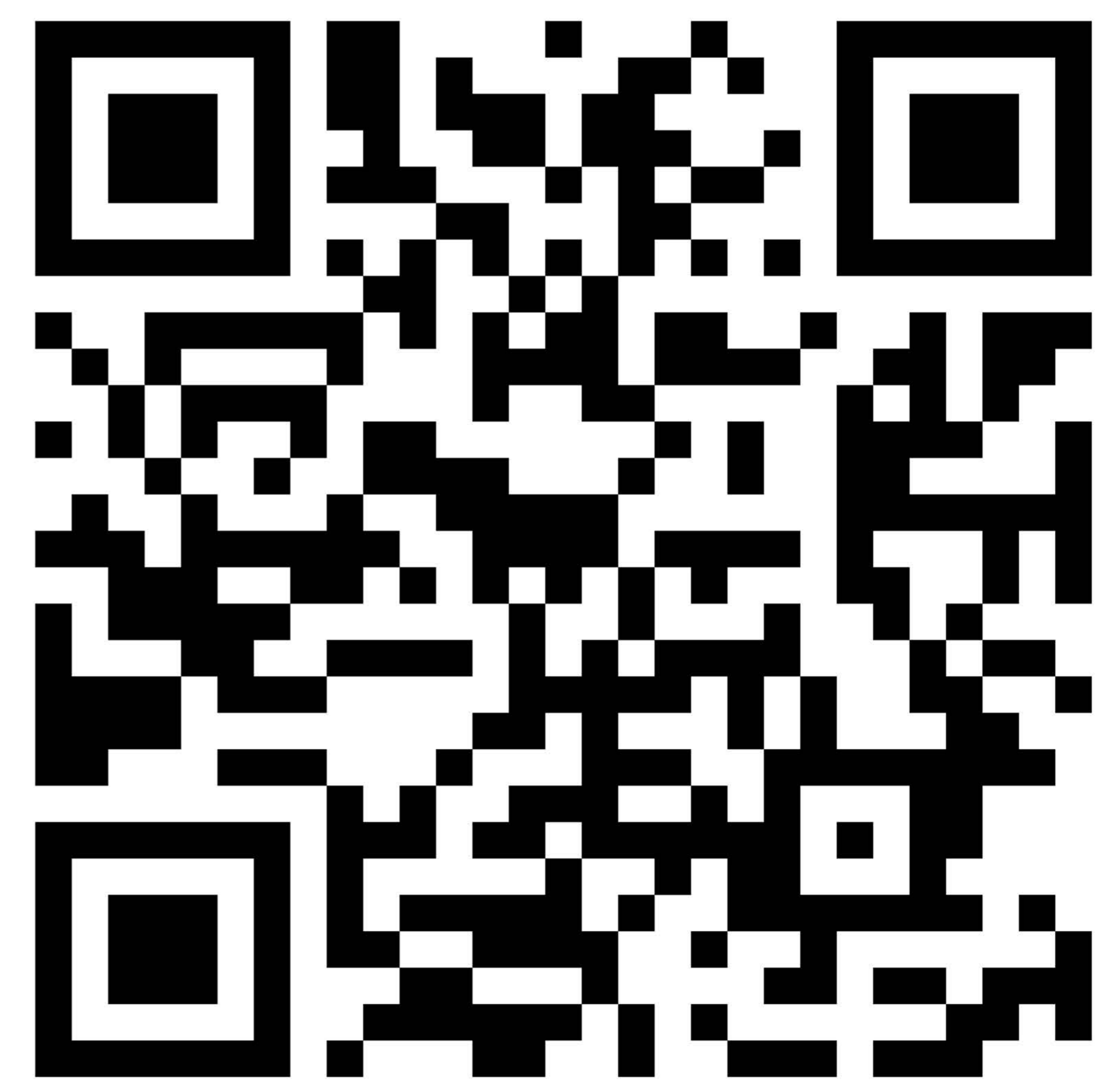
FEATURES

- 2+2 bed / 2+1 bath
- Soaring 14ft cathedral ceiling
- 16ft panoramic view patio door
- Rear covered deck with TREX
- Hardwood throughout main floor
- Custom gas fireplace in basement
- Quartz ctops in kitchen & baths
- Custom shelving in primary WIC
- Full front landscape package



SCAN THE QR CODE

to access more information
or call us at 905 688 1283



FULL PRICE \$1,436,065
BUILDER DISCOUNT \$36,165
SALE PRICE \$1,399,900

ENHANCED HST REBATE \$106,000
NEW PRICE \$1,293,900*

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

2551 sq ft of Finished Living Space

1493 SQ FT PLUS 1058 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST) **\$1,179,900**

Includes full stone skirt (front, sides and rear of home) and James Hardie premium composite board & batten siding above

LOT QUALITY PREMIUM **\$10,000**

Extra footage adjustment

READY BY RINALDI UPGRADE PACKAGE **\$246,165**

Structural Upgrades

Vaulted ceiling in living room, kitchen & dining room
 Add 4 faux wood beams to vaulted ceiling
 Upgrade rear deck surface to TREX
 Add 6' privacy panel to rear deck

Window & Exterior Door Upgrades

Upgrade to Master Grain 2 panel shaker fiberglass entry door with fir texture

Plumbing and HVAC Upgrades

Upgrade kitchen faucet to Riobel 'Njoy' (black finish)
 Add sink grids to kitchen sink
 Add wall-mount rainhead with 2-way valve to ensuite
 Add gas line for stove - Includes 110v electrical outlet
 Add gas line to BBQ
 Rough in for future irrigation system (to outside taps)

Electrical & Lighting Upgrades

Light fixture upgrade beyond standard allowance
 Add electric in-floor heat to ensuite
 Electrical walk through extras (incl. additional pot lights, extra outlets, pre-wire for wifi amplifier, undercabinet lighting & fan wiring on deck)

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

Kitchen:

Custom hoodfan enclosure
 Add 2 internal drawers to pantry cabinet
 Increase thickness of kitchen island to 2 1/2" and add extended breakfast bar on side adjacent to dining area

Laundry Room:

Add laminate countertop over washer & dryer
 Add upper cabinets and hanging rod over washer/dryer/sink

Flooring Upgrades

Upgrade primary bedroom (incl WIC) and bedroom 2 from carpet to 6" white oak engineered hardwood
 Add 12"x12" niche framed with marmaline quartz to the main bath tub surround

Stair & Railing Upgrades

Open stair stringer with waterfall edge on one side of the staircase in the basement (for last 5-6 risers)

Paint Upgrades

Add a dark colour to the basement fireplace build-out
 Paint the unfinished area of the basement floor
 Paint garage walls & ceiling with 2 coats of self priming finish paint (white)

Appliance package

Bosch refrigerator, gas range & dishwasher
 Electrolux washer & dryer
 Elica hoodfan insert

Finished Basement

Add fully finished basement rec room, hallway, bedroom 3, bedroom 4, workout room & 3 pc bath

Other Upgrades

Add melamine closet shelving organizer to primary WIC
 Fittes 'ARIA' framed floor vents (4" x 10")
 Add an Ambiance 47 Linear gas fireplace to basement rec room
 Add faux wood beam mantle to basement fireplace
 Add window coverings package
 Add mirrors in main bath, ensuite & basement Bath
 4 Island counter stools
 Add 2 single panel laminated glass doors on a barn door track to the basement rec room
 Landscape Package includes interlock driveway, stone step(s), sod & front garden plantings
 Full irrigation system



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

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