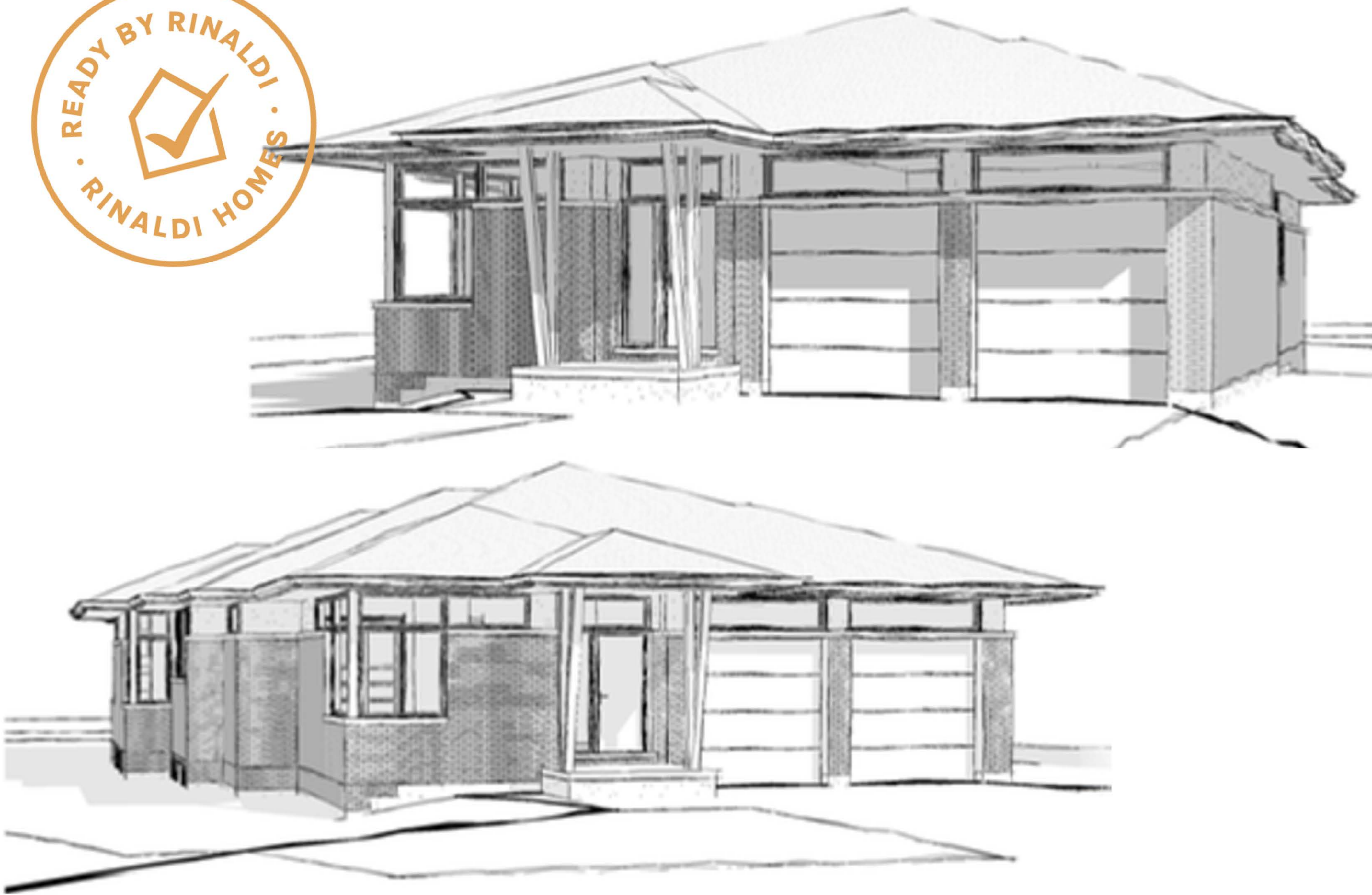


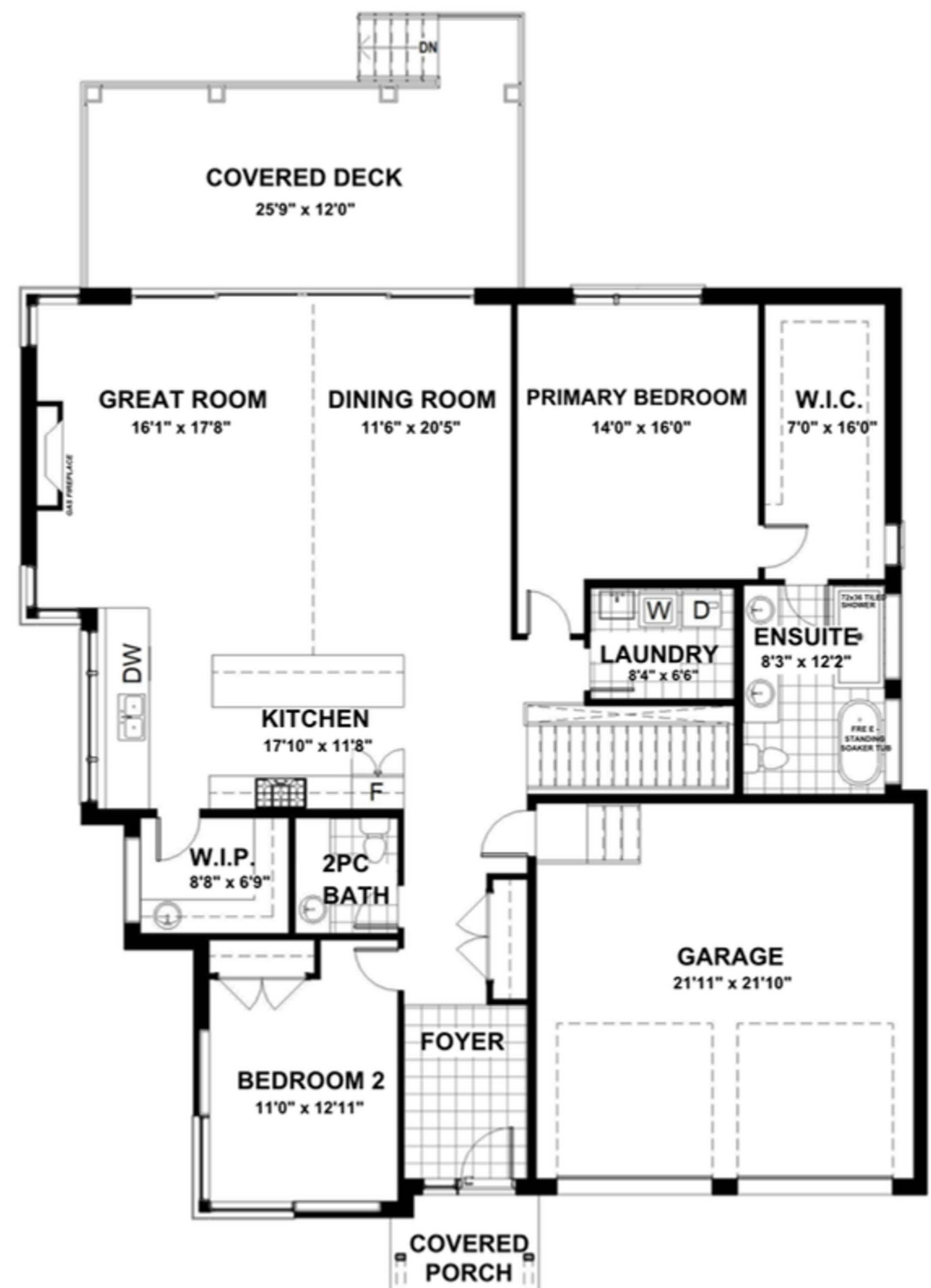
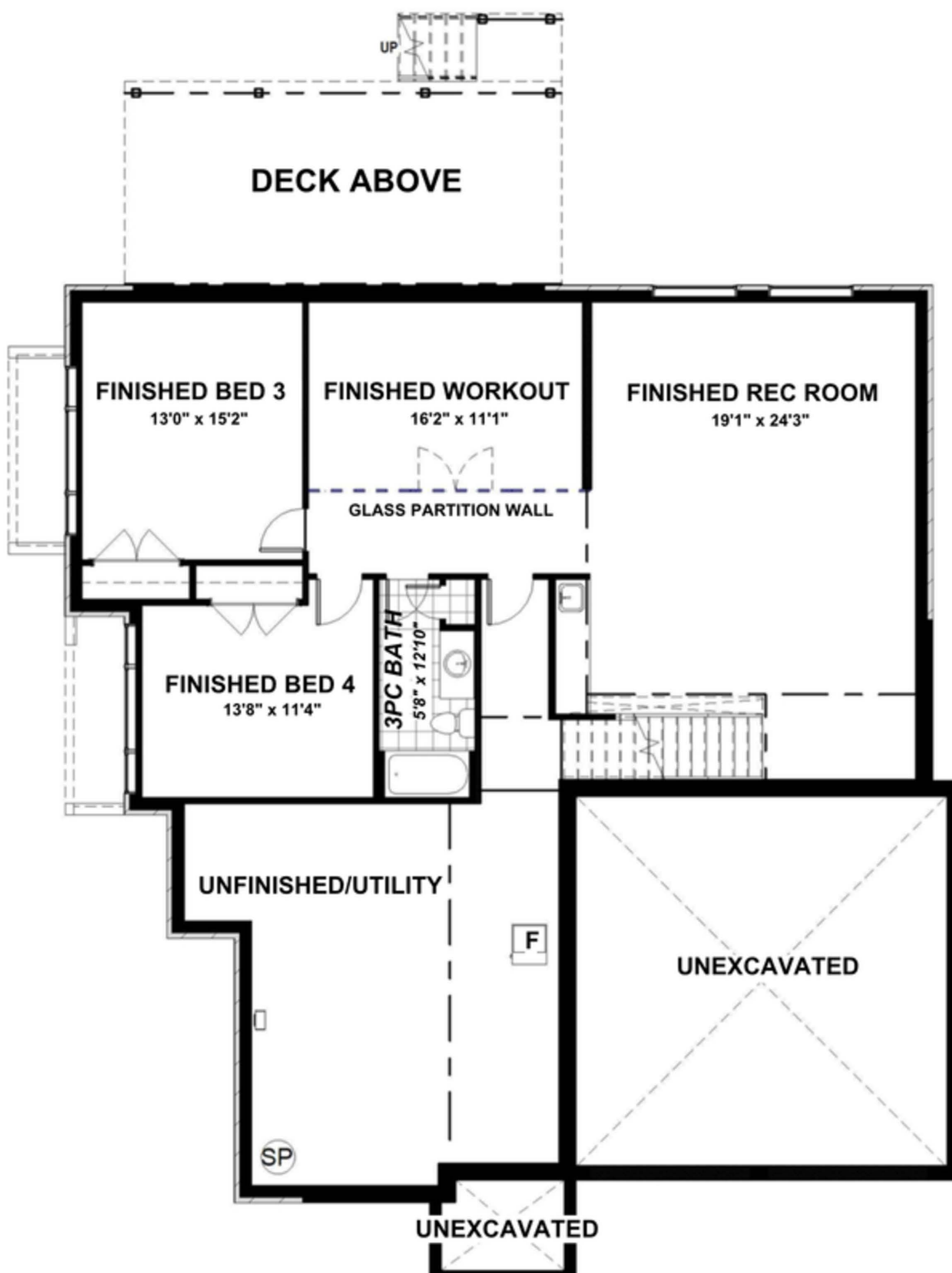
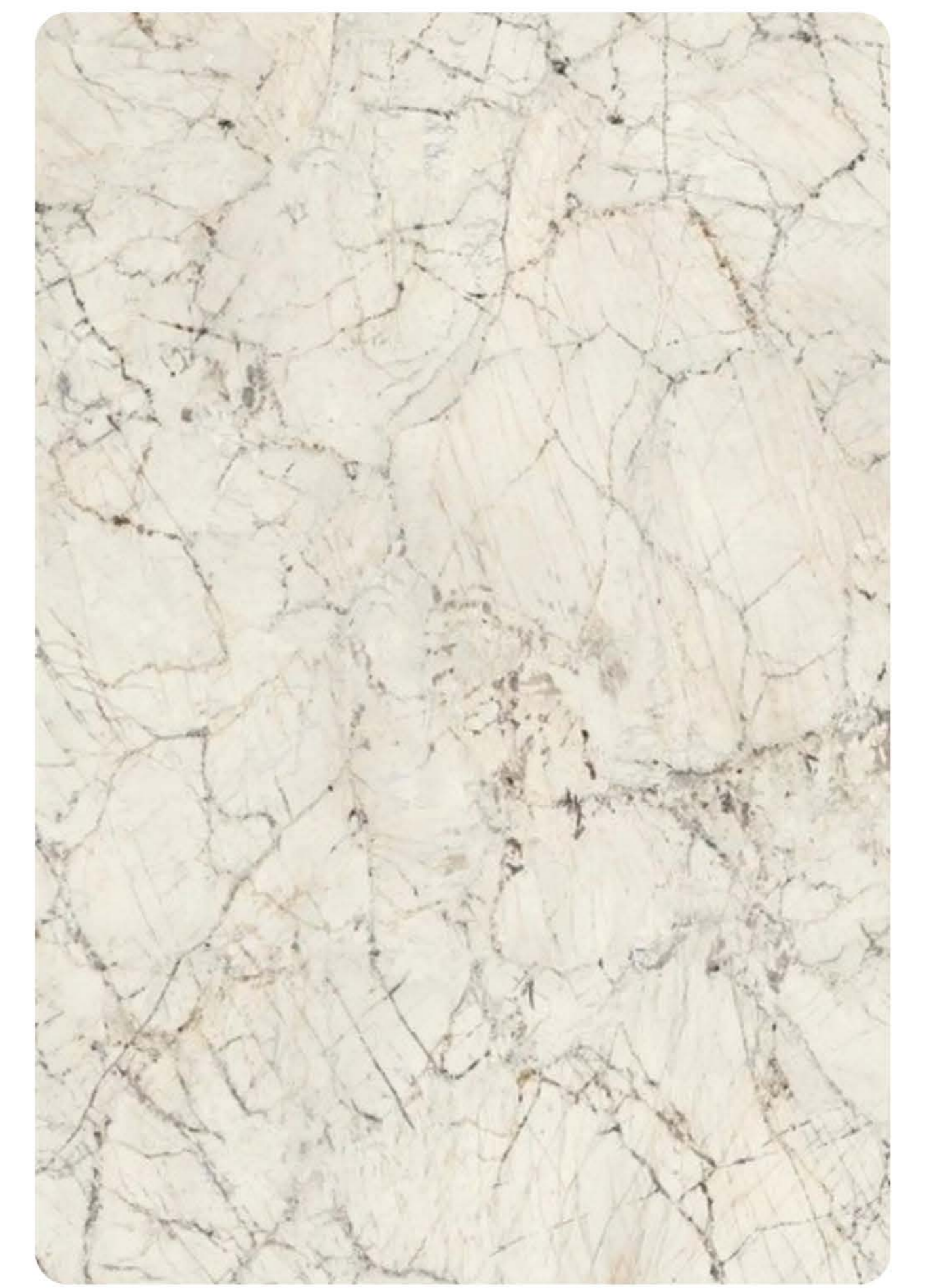
3363 sq ft of Finished Living Space

1999 SQ FT PLUS 1364 SQ FT OF FINISHED BASEMENT



FEATURES

- 2+2 bed / 2+1 bath
- Grand 10ft ceilings throughout main
- 16ft panoramic view patio door
- Rear covered deck with TREX
- Hardwood throughout main floor
- Custom gas fireplace in basement
- Over 11ft kitchen island
- Premium shelving in primary WIC
- Full front landscape package



FULL PRICE
\$1,996,525

BUILDER DISCOUNT
\$100,000

NEW PRICE
\$1,896,525*

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3363 sq ft of Finished Living Space

1999 SQ FT PLUS 1364 SQ FT OF FINISHED BASEMENT



BASE PRICE (incl net HST)

\$1,399,900

LOT QUALITY PREMIUM

\$25,000

READY BY RINALDI UPGRADE PACKAGE

\$571,625

Structural Upgrades

Upgrade to 10' main floor ceiling
Upgrade to TREX composite deck boards and rim joist at the rear covered deck

Exterior Finish Upgrades

Upgrade to cedar renditions (wood look) aluminum soffits, porch ceilings & area above sill ledge
Add a custom metal privacy screen to rear deck as per order from Ironworks

Window & Exterior Door Upgrades

Upgrade from white vinyl window interior colour to black interior vinyl window colour on above grade windows
Upgrade to 120"x36" (RSO) 3 lite awning window in basement bedrooms with pressure treated window wells (x2)
Upgrade standard sliding patio door in great room/dining room to LIFT AND SLIDE patio door
Upgrade exterior front door to Artema AR-955 rift cut oak door. Finish: Auburn

Plumbing & HVAC Upgrades

Central Air Conditioning (Carrier - 13 Seer)
Flow through humidifier
Add waterlines and drain for wet bar in basement rec room and to pantry for prep sink
Add wallmount rain head to ensuite shower c/w thermostatic valve & trim
Upgrade from deck mount faucet to floormount tub filler in the ensuite
Upgrade from standard acrylic one piece tub surround to tub with tiled walls in the basement bath
Plumbing fixture upgrades as per order from The Ensuite
Add gas line to range (incl 110V outlet) and BBQ

Electrical & Lighting Upgrades

Add electric in-floor low voltage heating (up to 100 sq ft) to the ensuite and primary WIC. Walking tiled areas only, c/w thermostat from standard builder's unit
Upgrade to screwless switch and plate covers
Upgrade to Prado electrical outlets in the kitchen island, kitchen porcelain backsplash & ensuite (x6)
For complete list of electrical upgrades and extras, ask sales team for details.

Kitchen and Bathroom Cabinetry Upgrades

Kitchen:
Includes appliance panels and hardware for fridge, dishwasher, beverage fridge & warming drawer
Includes micro slatted back panel arranged in a grid on island back & micro slatted uppers left of fridge (flip up uppers)
Includes integrated under cabinet lighting on uppers left of fridge
Upgrade kitchen perimeter countertop including riser on sink wall, window sill and partial waterfall on right end and pantry countertop - Silestone 'Nolita' *suede finish
Upgrade to a counter to ceiling backsplash on fridge wall - Laminam 'fusion white natural' *matte finish. Includes one edge mitered & returned on hallway side (3/4")
Upgrade island countertop - Laminam 'fusion white natural' *matte finish. Includes 2 1/2" thickness and 2 1/2" mitered waterfalls
Add a panelled wall on right side of fridge into pantry up to broom cabinet
2 internal drawers in cabinet pantry, broom cabinet on left, garbage under sink, 2 floating shelves and u/c lighting in bottom shelf & under upper cabinets
For complete list of cabinetry upgrades and extras, ask sales team for details.

Flooring Upgrades

Upgraded hardwood through main hall, kitchen, dining room, great room, bedroom #2 & primary bedroom: Harmony white oak engineered hardwood 3/4" x 6". Colour: soho
Upgrade foyer and powder room tile to: Cassio Matte 24x24, colour-bianco. Stacked install. Grout-alabaster
Add tile to the wall behind the vanity/counter in the powder room. Tile: Supreme Memories Medley Nat 24x48. Horizontal stacked install, floor to ceiling. Grout-warm grey
Add a tiled backsplash to the pantry. Tile: Pam Matte 4x12, colour-ape pam cream. Vertical stacked (to ceiling above floating shelf). Grout-alabaster
Upgrade ensuite floor tile, plumbing fixture wall tile, shower floor tile (envelope cut), primary WIC and laundry tile to: Cassio Matte 24x24, colour-bianco. Stacked install. Grout-alabaster.
Upgrade rec room, workout room, lower hallway, basement bathroom, bedroom 3 and bedroom 4 vinyl floor to: engineered vinyl Essential Glue Down, colour-lake simco
Upgrade basement tub surround tile to: Cassio Matte 24x24, colour-bianco. Stacked install Grout-alabaster
Add a tiled backsplash to the basement bar. Tile: Supreme Memories Medley Nat 24x48, colour-fla mem pul med pulpis ivory. Horizontal stacked install to ceiling. Grout-warm grey
For complete list of flooring upgrades and extras, ask sales team for details.

Interior Door, Trim and Millwork Upgrades

Upgrade to Flat Stock trim package (3 1/2" casing w/ 5" base boards; MDF)
Basement workout room glass wall & door c/w 12mm clear tempered glass, matte black hardware, 36" back to back ladder pull and 1 1/2" deep u-channel. Hinged door with hydraulic hinges. Approx 192"x88"
Add stained oak slats to primary bedroom headboard wall c/w concealed door & concealed hinges
Add fauxwood shelves (x3) to left of basement fireplace buildout. Two ledges extend to front of buildout above and below fireplace (3 shelves approx 42"w x 12"d, 2 ledges approx 137"l x 4"d)

Paint Upgrades

Paint garage walls (2 coats of self priming finish)
Paint basement floor in the unfinished furnace/utility room with latex paint
Add a dark paint colour to great room fireplace build-out
Add a dark paint colour to primary bedroom accent wall

Basement Finishes

Fully finish basement hall, rec-room, bedroom3, bedroom 4, workout room vinyl plank floor (from builder's standard samples). Includes same trim, door style & interior door hardware as the main floor.
Custom metal frame hanging glass shelf over bar.
Fully finish basement bathroom with vinyl plank flooring (from builder's standard samples). Includes 5ft acrylic one piece tub/shower. Includes same trim, door style & interior door hardware as the main floor.

Other Upgrades

Upgrade to Fittes (Aria) wall and floor vents
Powered Hunter Douglas window coverings (supplied & installed by Dell Smart Home Solutions)
Mirrors in powder room, ensuite & basement bath
Add kitchen island stools
Add Fisher & Paykel luxury appliance package (supplied by Goemans Appliances)
Add Heat & Glo 6k Modern gas fireplace to basement rec room in framed & boxed out wall. Includes Folio front (black), forge smoked embers (crushed glass media) and driftwood log set.
Add Skope E195-2 electric fireplace to great room in framed & boxed out wall. Quartz sills are not included as part of this upgrade. They are priced separately by Kirkstone
Add quartz sills to the great room fireplace. Supplied & installed by Kirkstone
Full irrigation system
Landscape Package includes interlocking brick driveway, stone step(s), sod and front garden plantings
For complete list of all other upgrades and extras, ask sales team for details.



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