

PREMIUM
COLLECTION
BY LOSANI HOMES



LOT 21 - MOVE IN **DECEMBER 2024**

BORDEAUX MODERN CUSTOM

50' PREMIUM HOME IN SEASONS

3,366 sq.ft. | 4 Beds | 3.5 Baths

SCAN QR CODE FOR
PREVU
3D IMMERSIVE MODEL TOURS

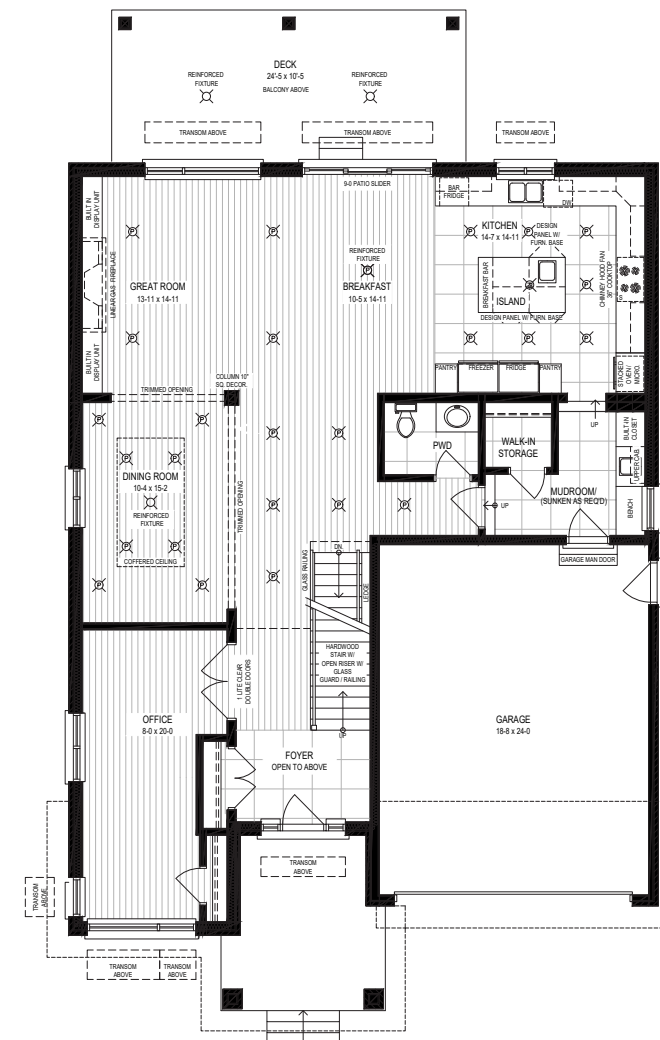


FULL PRICE
\$2,046,263

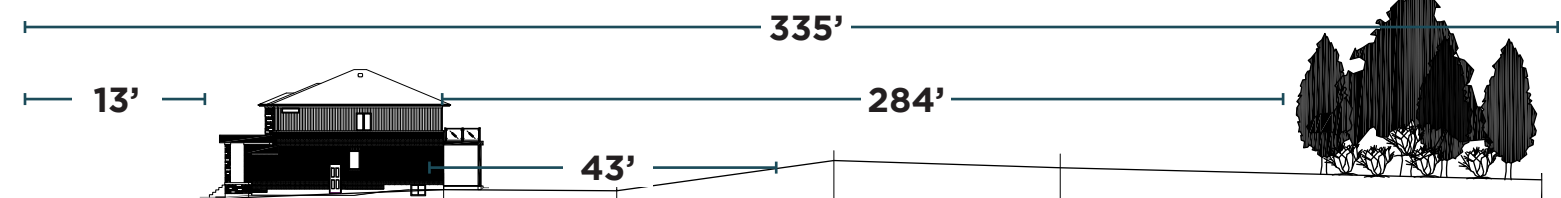
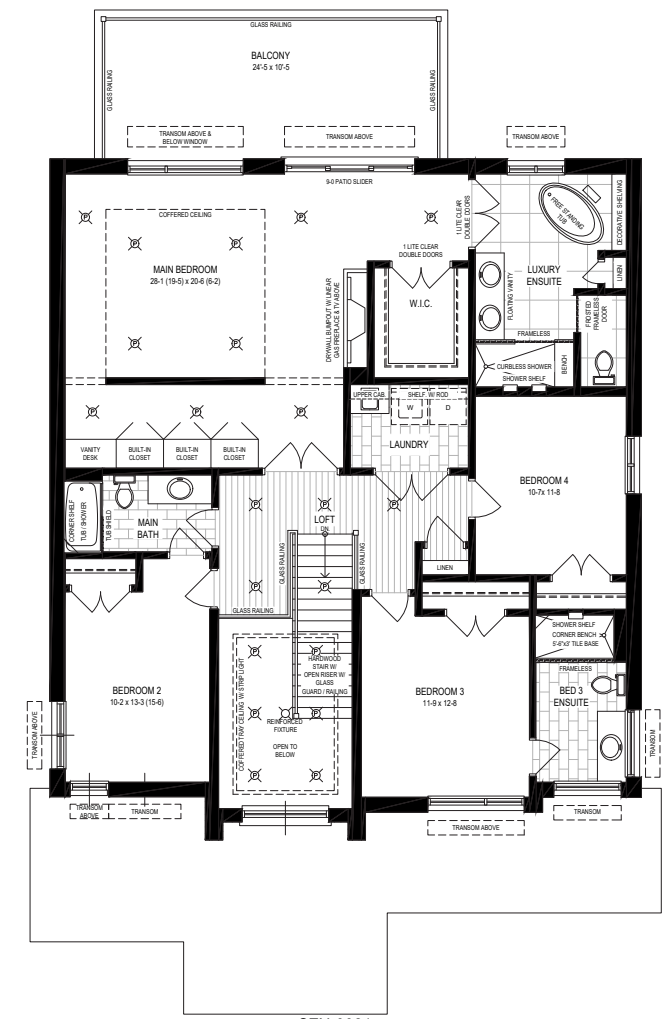
BUILDER DISCOUNT
\$216,363

VALUE PRICE
\$1,929,900

MAIN FLOOR INCLUDES 10' CEILINGS



SECONDARY FLOOR INCLUDES 9' CEILINGS



\$596,263 IN DESIGNER UPGRADES

OPTIONAL FINISHED BASEMENT AVAILABLE

- Designer finishes
- Premium Ravine Lot
- Premium Exterior Package
- Rear covered patio
- Balcony from Main Bedroom
- Glass railing on stairs & Main Bedroom balcony
- Install 8' exterior Garage door into sideyard
- Level 4 interior doors
- 10' Ceiling Package with Premier Trim and custom windows
- Coffered ceiling in Dining Room and Master Bedroom
- Stairs upgraded to Solid Maple with open risers, and stringer
- Bar sink in Mudroom and on Kitchen island
- Security cameras
- Reinforcement for future ceiling fan or heavy fixture in Dining Room, Foyer, Rear Porch, and over Breakfast Bar
- 200 Amp electrical panel
- Air conditioning unit
- Luxury hardwood flooring throughout home
- Interior and exterior potlights
- Custom-built in unit on either side of Great Room fireplace
- Linear glass fireplace in Great room and Master Bedroom
- Additional extended height cabinetry throughout home

Basement

- Full height Basement
- Finished Vestibule
- Egress slider window

Bathrooms

- Luxury Ensuite: Frameless tempered glass shower, additional sink in vanity with drawers, tiled curbless shower and bench with Level 1 quartz and without a half wall, and a freestanding bathtub
- Bedroom 3 Ensuite: Frameless tempered glass shower with upgraded tile base
- Main: Glass panel tub shield
- Powder Room: Painted vanity
- Undermounted sinks
- Comfort height toilets
- Three-piece Basement rough-in

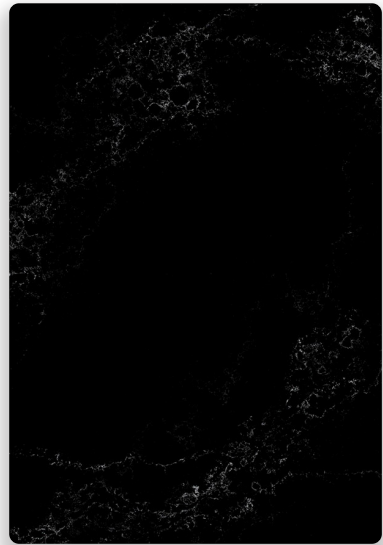
Kitchen

- Two 2' pantries
- Gas line for stove, decorative kickbase on island, painted finish cabinetry and Level 4 Caesarstone quartz countertops
- Upgraded Appliance Package

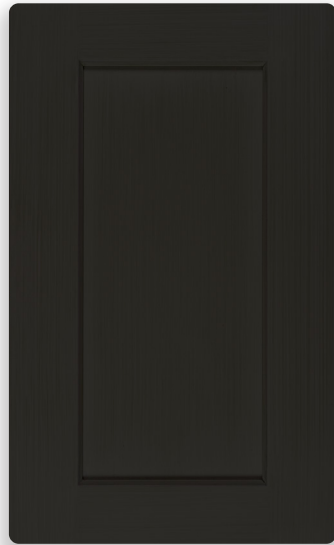
Laundry

- Undermount sink with base cabinet and level 2 backsplash

KITCHEN FINISHES



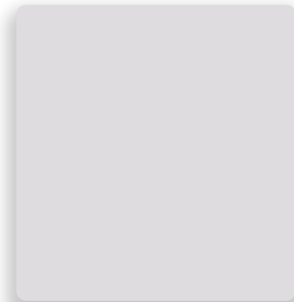
CAESARSTONE
EMPRIA BLACK



MAPLE CABINET
BLACK STAIN



MDF CABINET
PAINTED CHANTILLY
LACE



INT. PAINT
SNOWFIELD

FLOORING

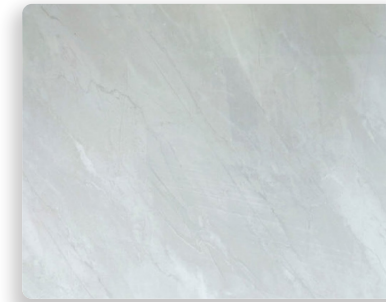


24 x 24 LANSDOWN
GREY TILE



GREY MINK | HANDSCRAPED
AND DISTRESSED HICKORY

LUXURY ENSUITE FINISHES



24 x 24 LANSDOWN
GREY TILE



2 x 2 SNOW WHITE
MATTE TILE

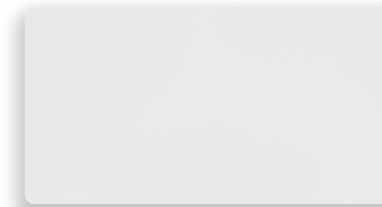


SLAB CABINET
BLACK STAIN

MAIN BATHROOM FINISHES



CAESARSTONE
BLIZZARD



4 x 16 CANVAS
WHITE TILE



KITCHEN
FAUCET



ENSUITE FAUCET



BAR FAUCET



FREESTANDING
TUB FILLER

SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model:	Custom Bordeaux II
		Community:	Simply Grand Seasons Singles
Customer No:	006709	Lot/Unit:	21
		Block:	
Municipal Address:	111 Daugaard Avenue	Phase:	
	Paris	Plan:	
		Job	SZN0021
Home Phone:		Sales Agents:	
Work Phone:			
Cell Phone:		Closing:	December 2024
Email:			

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Price List Options & Fees				
Price List Options				
1 Lot Quality Premium		1.00	120,000.00	\$120,000.00 *
2 Premium Exterior Package as per Price List <i>Includes brick to underside of 2nd storey windows (2-storey plans only).</i>		1.00	25,000.00	\$25,000.00 *
3 Premium Exterior Package as per Price List		1.00	2,000.00	\$2,000.00 *
Exterior Columns & Pillars				
Finishes Exterior				
4 Other (Specify Details & Enter Price, if applicable) <i>Rear Covered Patio w/Balcony From Master Bedroom</i>		1.00	38,790.00	\$38,790.00 *
5 Other (Specify Details & Enter Price, if applicable) <i>Install Glass Railing on Rear Balcony</i>		1.00	10,203.90	\$10,203.90 *
Garage Doors				
Drywall				
6 Other (Specify Details & Enter Price, if applicable) <i>Install 8' High Exterior Garage Door</i>		1.00	2,085.00	\$2,085.00 *
Exterior Doors				
Finishes Exterior				
7 Install an approx 8' high full glass door in lieu of std full glass entry door (includes sidelites if shown). Only available with 9' ceilings. Transoms or other items above the door may be affected. <i>With Transom Above Due to 10ft Ceilings</i>		1.00	1,053.00	\$1,053.00
8 Install a 9' wide (3 panel), standard 6'8" high Patio Slider in lieu of 6' wide door. Operable door determined by Vendor. <i>8' High Due to 10ft Package Main Floor Patio Doors</i>		1.00	1,140.00	\$1,140.00
9 Other (Specify Details & Enter Price, if applicable) <i>Install 9' wide, 8' High Patio Door Slider in Master Bedroom. Operable door determined by vendor</i>		1.00	5,720.00	\$5,720.00 *
10 Add a single Exterior Door from garage to sideyard (where grade and zoning permits up to maximum of 2 risers)		1.00	1,342.00	\$1,342.00
11 Upgrade Garage to House door to 8' height (option to add garage to house door must be purchased separately) Only available with 9' ceilings. <i>Garage Man Door and Sideyard Door</i>		2.00	775.00	\$1,550.00 *
Window Options				
Framing				
12 Increase window height by max. of approx. 12" higher than standard (Only with 9' ceilings). Increases in height tied to mfr's std sizes. Specify room. See sketch. Subject to glazing allowance. <i>2nd Floor Windows Taller</i>		9.00	310.00	\$2,790.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Window Options				
13 Add a Custom Transom (5' to 8') <i>Install in Bedroom 2 (3), bedroom 3 (1), bed 3 ensuite(2), main bedroom window over and below (2), great room, kitchen, front door</i>		11.00	1,961.00	\$21,571.00 *
14 Other (Specify Details & Enter Price, if applicable) <i>Custom 9' Transom Above Main Floor and 2nd Floor PAtio Doors</i>		2.00	2,300.00	\$4,600.00 *
15 Install an approx. 47" x 35" EGRESS slider window, in lieu of standard basement window. (Window well may be required as per grade & subject to glazing allowance) <i>Basement Future Bedroom Side Window</i>		1.00	1,139.00	\$1,139.00
Ceiling Height (Except at dropped ceiling areas)				
Framing				
16 10 Ft Ceiling Pkg. with Trad Premier Trim, 8' 2-Panel Smooth Int. Main Floor Doors, Taller Main Floor Windows & Patio Door (2-Storey or bungalow loft 1600 to 2200 sqft) Stair layout may be adjusted. (except where dropped ceilings are required) Cabinet changes ordered separately.		1.00	18,360.00	\$18,360.00
17 9 Ft Ceilings - Two Storey or bungalow loft between 1600 and 2200 sqft -each level (stair layout may be adjusted for extra steps req'd). Window, cabinet and door height changes ordered separately. <i>(except where dropped ceilings are required) 2nd Floor</i>		1.00	6,337.00	\$6,337.00
Drywall and Insulation				
Drywall				
18 Install a Coffered Ceiling (10' by 13' or Approx. 130 sqft. Must have min 9' ceiling). Main floor only. Second floor requires custom pricing. Does not include Cornice moulding. <i>Install in Dining Room</i>		1.00	781.00	\$781.00
19 Install Smooth Ceiling in lieu of standard, price per sqft <i>Throughout Main Floor, Second Floor and Basement Vestibule</i>		2,248.00	3.48	\$7,823.04 *
20 Other (Specify Details & Enter Price, if applicable) <i>Install Tray Ceiling in Upper Hall with Cove Lighting Recessed into Trusses Hidden By A Drywall Build Out See Sketch</i>		1.00	4,000.00	\$4,000.00 *
21 Other (Specify Details & Enter Price, if applicable) <i>Install Coffered Ceiling in Main Bedroom</i>		1.00	2,800.00	\$2,800.00 *
Standard Plan Alterations				
Framing				
22 Other (Specify Details & Enter Price, if applicable) <i>Install Flat Roof Over Garage/Entry/Office</i>		1.00	27,000.00	\$27,000.00 *
23 Finished Vestibule in Basement - Includes Carpet Grade Stair to Basment, Up to 2 Doors, and 110 sqft of Living Space <i>Premier Modern Trim</i>		1.00	6,142.00	\$6,142.00
24 Relocate Laundry Room from main floor to second floor. Includes moving mechanical and electrical connections for washer and dryer. Max room of 50 sqft. Remaining area to be upgraded separately.		1.00	1,011.00	\$1,011.00
Basement Options				
Framing				
25 Full Height Basement to approx. 8' 4" (except where dropped ceilings are required) - Upgrade Two Storey between 1600 sqft and 2200 sqft		1.00	7,334.00	\$7,334.00
Interior Columns				
General Finish				
26 Other (Specify Details & Enter Price, if applicable) <i>Install 10" Square Shaker Column in dining Room Between Two Trimmed Openings with Modern Premier Trim on the Base</i>		1.00	555.00	\$555.00 *
Closets				
Framing				
27 Add a Closet - max 5' with 34" door and standard wire shelf <i>Install in Main Floor Office</i>		1.00	929.00	\$929.00
Fireplaces & Mantel Options				
General Finish				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Fireplaces & Mantel Options				
28 Add a direct-vent Astria Compass DLX45TEN Linear Gas Fireplace. Includes fan kit, accent lighting & multi-function remote control. (Drawing req'd showing dimensioned location). Encroaches approx 18". <i>Install in Great room and main bedroom</i>		2.00	8,495.00	\$16,990.00 *
Handrails and Stair Posts				
General Finish				
29 Other (Specify Details & Enter Price, if applicable) <i>Install Glass Railing From Main to Second Floor, Railing of Basement Stairs and Second Floor Staircase</i>		1.00	36,668.50	\$36,668.50 *
Stairs				
Framing				
30 Upgrade stairs from Main floor to second floor to Solid Maple with Open Risers ILO standard carpet grade		1.00	21,485.00	\$21,485.00 *
31 Upgrade stairs to basement to Solid Maple ILO standard unfinished stairs (finished basement vestibule and removing the door at the top of the stairs priced separately)		1.00	11,085.00	\$11,085.00 *
32 Other (Specify Details & Enter Price, if applicable) <i>Install Maple Stringer Stained to Match Staircase</i>		1.00	355.00	\$355.00 *
Electrical & Cable Options				
Framing				
33 Other (Specify Details & Enter Price, if applicable) <i>In Kitchen For Side by Side Fridge/Freezer Install Additional 240 Volt 15 AMP Receptacle</i>		1.00	646.00	\$646.00 *
34 Install a Dimmer Switch in lieu of standard switch. <i>Install For MAster Bedroom Lights inside Coffered CEiling</i>		1.00	95.00	\$95.00
35 Add a Regular Switch <i>Install sep switch for front exterior potlights, seperate switch for covered porch potlights</i>		2.00	100.00	\$200.00 *
36 Other (Specify Details & Enter Price, if applicable) <i>Install a Security Camera with 4 Turrest Style Cameras, 4 Back Boxes, 1-4 Channel NVR, 1-22" Monitor, 4-CAT5 Wiring See Pink "C" on Main Floor Plan For Cameras Locations</i>		1.00	3,355.00	\$3,355.00 *
37 FOR SINGLES ONLY-Install a 200 Amp Panel (where applicable)		1.00	1,260.00	\$1,260.00
38 Install a Three Way Switch. See sketch for location of switches and light. <i>Install For Main Bedroom Lights to Be on 4 Way Switch, 1st Switch on Middle Bed Wall At Approx 24" AFF, 2nd switch Is at Entrance Doors and 3rd switch at Luxury Ensuite Door See Sketch</i>		1.00	215.00	\$215.00 *
39 Add a Regular Switch <i>Install For Capped Electrical Over Kitchen Island, Install For Dining Room Potlights outside coffered ceiling see sketch, Install For Foyer Reinforced Fixture, Great Room Built-Ins Puck Lights</i>		4.00	100.00	\$400.00 *
40 Reinforcement for Future Ceiling Fan or Heavy Fixture (up to 100 lbs) <i>Install for Dining Room Light, Foyer Light and Install Breakfast Light as Reinforced Capped electrical, 2 Lights in Rear Covered Porch</i>		3.00	137.00	\$411.00 *
41 TV Ready Wall Mount Package: Includes 1 of the standard cable outlets, conduit & 2 standard duplex receptacles. Specify input and output locations for conduit. <i>Install TV Ready Wall in Great Room Approx 60" AFF Above Fireplace with 2nd Location in Built-in units</i>		1.00	478.00	\$478.00
42 Add a Separate Circuit Wall Receptacle <i>Install For Future Under Counter Beverage Fridge See Sketch</i>		1.00	205.00	\$205.00
43 Add CAT 6 Network Cable (Internet) <i>Install in Bedroom #2 and #3 See Sketch</i>		2.00	231.00	\$462.00 *
44 Add a Cable TV Outlet <i>Install in Bedroom #2 and #3 See Sketch</i>		2.00	189.00	\$378.00 *
Lighting				
Framing				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Lighting				
45 Add an interior LED Potlight. (Specify if standard fixtures are to be removed.) <i>1 Additional For Main Floor, Package Exceeded. Install 6 in Foyer in Open to Below, Standard Fixture to Remain as Reinforced Fixture on Sep Switch, Install 5 in second floor hallway/staircase on standard switch, delete standard fixture, install 4 in main bedroom coffered ceiling with switch on middle bedroom wall at approx 24" AFF see "s" on sketch on dimmer switch, install 6 in main bedroom on sep 3 way switch one switch at the main bedroom entrance doors and one at luxury ensuite walls see sketch</i>		22.00	225.00	\$4,950.00 *
46 Add interior LED 6 Potlight Package on Main Floor ONLY. (Specify if standard fixtures are to be removed.) <i>Install 7 in kitchen on standard switch, relocate standard fixture as capped electrical over kitchen island on sep switch, install 4 in great room on standard switch, delete standard fixture, install 4 in dining room coffered ceiling on standard switch, standard fixture to remain on same switch, Install 4 in Dining room on sep switch outside of coffered ceiling see sketch, Install 6 in main hallway on standard switch, delete standard light</i>		4.00	1,250.00	\$5,000.00 *
47 Add an Exterior Coach Light on existing switch. <i>Install modern coach lights one on both sides of front door, each side of garage door and each side of rear patio doors, and one on each side of main bedroom patio doors see sketch</i>		3.00	200.00	\$600.00 *
48 Add an Exterior Potlight on existing switch. <i>Install 5 on front elevation on standard switch see sketch</i>		5.00	357.00	\$1,785.00 *
49 Add a Puck Light in cabinetry (each) <i>Install in Great Room Built in on Both Sides, 1 in Each Shelf on Sep Swtich</i>		6.00	310.00	\$1,860.00 *
50 Add LED Lighting to Valance where Valance is Standard Kitchen		1.00	1,500.00	\$1,500.00
Plumbing Options				
Framing				
51 Install 40"W x 40"H Overlay Mirror Style # 1 in lieu of included mirror (cutout for electrical sold separately and not always possible due to location of the cutout) <i>Install in Powder Room</i>		1.00	425.00	\$425.00
52 Upgrade to matte Black hardware for FRAMELESS tempered glass shower enclosure (in lieu of standard chrome or brushed nickel). <i>Install in Luxury Ensuite and Bedroom #3 Ensuite</i>		2.00	455.00	\$910.00 *
53 Add additional Bathroom Sink in vanity (where space permits - min 5-1/2' vanity required). Includes additional standard faucet, standard light fixture over second sink and additional receptacle. <i>Install in Luxury Ensuite</i>		1.00	1,895.00	\$1,895.00
54 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) <i>Install in powder room, install in main bath, install in bed 3 ensuite, install in luxury ensuite x2</i>		5.00	356.00	\$1,780.00 *
55 Add a Three-piece Rough-in in Basement		1.00	960.00	\$960.00
56 Add bench in tiled shower 33"-36" x 2' straight - with level 1 quartz surface <i>Install in Luxury Ensuite</i>		1.00	1,607.00	\$1,607.00
57 Other (Specify Details & Enter Price, if applicable) <i>Install Corner Bench with Quartz Top in Bed 3 Ensuite Opposite Plumbing Wall</i>		1.00	1,607.00	\$1,607.00 *
58 Install an acrylic shower base with tiled walls in lieu of standard tub/shower, sized as per plan (nominal up to 5' x 3'). Includes a Tension Rod. Door sold separately. <i>Install in Bed 3 Ensuite</i>		1.00	1,650.00	\$1,650.00
59 Install FRAMELESS tempered glass shower (straight, max. 60 length). NOT on acrylic shower or tub enclosure walls. (Specify chrome or brushed nickel hardware) May include top header for support. <i>Install in Bed 3 Ensuite</i>		1.00	3,466.00	\$3,466.00
60 Upgrade from acrylic base to tiled base - max shower size 5' x 3' <i>Install in Bed 3 Ensuite</i>		1.00	670.00	\$670.00
61 Glass Panel Tub Shield - 30 x 62 <i>Install in Main Bathroom</i>		1.00	1,201.00	\$1,201.00
62 Add Fusion Corner Shower Shelf 8-1/4" x 8-1/4" to a tiled shower wall (PRO2B) - Black Stainless Steel <i>Install in Main Bathroom Opposite Plumbing Wall</i>		1.00	283.00	\$283.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Plumbing Options				
63 Add Fusion Shower Niche 24" high x 12" wide with Shelf to a tiled shower interior wall (PRO2412TVB) - Black Stainless Steel <i>Install Two in Luxury Ensuite Shower on 7' Wall See Sketch, Install 1 in Bed 3 Ensuite Shower on 5' Wall See Sketch</i>		3.00	679.00	\$2,037.00 *
64 Add a Bar sink, stainless steel, chrome faucet <i>Install in Mudroom, Install in Kitchen Island Across From Main Sink</i>		2.00	1,449.00	\$2,898.00 *
65 Upgrade to single bowl undermount laundry sink (SMC 2218). (Only applicable to solid surface countertops)		1.00	565.00	\$565.00
Plumbing Faucets				
General Finish				
66 Install the specified Kitchen Faucet (Specify Model, Finish & Price) in lieu of standard. <i>Install Single Handle Pulldown Kitchen Faucet Nio S75005 Matte Black In Kitchen</i>		1.00	803.44	\$803.44 *
67 Other (Specify Details & Enter Price, if applicable) <i>Install Doux Freestanding Tub Filler Faucet in Luxury ensuite S3105/TS50100 Matte Black</i>		1.00	3,525.57	\$3,525.57 *
68 Other (Specify Details & Enter Price, if applicable) <i>Install 9" Rainshower with immersion in luxury ensuite and ensuite for bedroom #3 S1311 BL</i>		1.00	1,307.34	\$1,307.34 *
69 Other (Specify Details & Enter Price, if applicable) <i>Laundry Room Sink Install Single Handle Pulldown Bar/Prep Faucet 7664 Matte Black</i>		1.00	680.10	\$680.10 *
70 Other (Specify Details & Enter Price, if applicable) <i>Install Black Drain in Luxury Ensuite and Ensuite Bedroom #3 SDS44-MBL. and install black drain in main bathroom tub/shower 6040QK-MBL</i>		1.00	550.00	\$550.00 *
71 Other (Specify Details & Enter Price, if applicable) <i>In Bar Sink in Kitchen Island and Mudroom Bar Sink Install Single Handle Pulldown Bar/Prep Faucet S55005 Matte Black</i>		2.00	693.45	\$1,386.90 *
72 Other (Specify Details & Enter Price, if applicable) <i>Install Two Handle Adjustable Widespread 8" Lav Faucet Matte Black TS6925/69000 In Luxury Ensuite and Ensuite For Bedroom #4 and Main Bathroom</i>		4.00	717.56	\$2,870.24 *
73 Other (Specify Details & Enter Price, if applicable) <i>Install 16" Overhead Shower Arm For Luxury Ensuite Shower Head 151380 Matte Black</i>		1.00	90.35	\$90.35 *
74 Other (Specify Details & Enter Price, if applicable) <i>Install 16" Overhead Shower Arm 151380 Matte Black For Ensuite For Bedroom #4</i>		1.00	152.71	\$152.71 *
75 Other (Specify Details & Enter Price, if applicable) <i>Install Doux Posi-Temp Tub/Shower FAcuet with 3 Function Transfer Valve/Trim and Slide Bat with Hand Shower in Luxury Ensuite and Ensuite for Bedroom #4 TS2203EP/62320/UTS9204/U36CI/3887EP/A725 (Install Doux Shower head ILO Velocity Shower Head)</i>		2.00	2,181.40	\$4,362.80 *
76 Install the specified Lavatory Faucet (Specify Room, Model, Finish & Price) in lieu of standard. <i>In Powder Room Doux Single Handle Lav Faucet S6910 Matte Black</i>		1.00	581.77	\$581.77 *
77 Install specified tub/shower faucet. Note-For any ceiling mounted shower heads, ceiling tile of tub area or shower stall is ordered separately. (Specify Room, Faucet model code, Finish) <i>Main Bathroom Install Eco-Performance Tub/Shower FAcuet TS2203EP/62320 Matte Black Doux</i>		1.00	607.45	\$607.45 *
Plumbing Fixtures				
General Finish				
78 Install a comfort height Toilet in lieu of standard, in specified bathroom(s). <i>Install in Luxury Ensuite, Ensuite Bedroom 4, Main Bathroom, Powder Room</i>		4.00	190.00	\$760.00 *
79 Install Diverter Valve and matching Trim Kit <i>Install in Luxury Ensuite and Bedroom 4 Ensuite</i>		2.00	387.00	\$774.00 *
80 Install the specified Shower (Pricing as per Tub and Shower Guide) in lieu of standard. <i>In Luxury Ensuite Install Approx 7'x3' Curbless Shower with No Half Wall At Bench, Vanity to Be Installed Away From Shower, No Half Wall Required</i>		1.00	5,106.90	\$5,106.90 *
81 Install specified Shower Door (Specify Brand/Model, Size, Finish & Price) in lieu of standard. <i>In Luxury Ensuite Install Frameless Tempered Glass Shower (straight approx 82")</i>		1.00	6,560.00	\$6,560.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Plumbing Fixtures				
82 Install the Hessa Freestanding Bathtub in lieu of standard. <i>Install in Luxury Ensuite</i>		1.00	3,160.00	\$3,160.00
Heating, Ventilation and Cooling				
Framing				
83 Add Air Conditioner (Homes over 3200 sqft)		1.00	7,900.00	\$7,900.00
Gas Lines and Rough-ins				
Framing				
84 Add a Gas line for stove. If home will have more than 3 gas appliances, 29-0005 'Incr. gas line' must also be ordered. Std home has 2 gas appliances-gas Furnace and Hot Water Tank.		1.00	850.00	\$850.00
85 Increase size of Gas line where more than 3 gas fired appliances are installed in the house. Standard home is equipped with 2 gas appliances (Gas fired Furnace and Hot Water Tank).		1.00	709.00	\$709.00
Interior Doors				
General Finish				
86 Install 8' interior door in lieu of standard height doors. Due to site conditions not all doors may not be upgraded. (each door) Only offered with for 9' ceilings. <i>Install Throughout 2nd Floor</i>		22.00	357.00	\$7,854.00 *
87 Install a Level 4 door in lieu of standard (each door) <i>Install 8401 DWL 1-lite Clear in Main Floor Office (2) Install 8401 DWL 1-lite Diffused 2nd Floor Main BEdroom WIC (2), Install 8401 DWL 1-lite Diffused Luxury Ensuite (2)</i>		6.00	599.00	\$3,594.00 *
88 Other (Specify Details & Enter Price, if applicable) <i>Install Frameless Frosted Glass Door to Luxury Ensuite Toilet Room</i>		1.00	2,373.00	\$2,373.00 *
89 Add a Standard Door to an existing opening <i>Install Double Doors to Main Floor Office</i>		1.00	454.00	\$454.00
90 Add a Standard Door where no opening exists. Subject to approval. May require bulkheads to accommodate relocated mechanical and structural items. <i>Install Double Doors to Main Floor Office</i>		1.00	943.00	\$943.00
91 Install a Level 1 door in lieu of standard (each door) <i>Install Logan Door Throughout (basement vestibule 1, main floor 6, second floor 18)</i>		25.00	90.00	\$2,250.00 *
Hardware Upgrades				
General Finish				
92 Upgrade Front Entry Hardware from included Modern to Level 2 (Specify Brand/Model & Finish). <i>Install San Clemente Iron Black</i>		1.00	210.00	\$210.00
93 Upgrade whole House Interior Hardware level 1; Include hinges (specify Brand/Model & Finish) Detached Homes. <i>Install DAylon Interior Handles Black</i>		1.00	400.00	\$400.00
Flooring				
Flooring				
94 Install 4th Upgrade Tile in lieu of standard tile (per sqft) <i>Install in Foyer (83), Install in Powder Room (35) Install in mudroom (106) Install in luxury ensuite floor (155)</i>		379.00	14.00	\$5,306.00 *
95 Install 3rd Upgrade Tile in lieu of standard tile (per sqft) <i>Install in main bath floor (45) , Install in laundry room floor (50) install in ensuite bed 3 floor (60) walls (96), Luxury ensuite shower walls (100)</i>		35.00	10.50	\$367.50 *
96 Extra for glue down installation of engineered flooring on ground floor (per sqft). Mandatory with slab on grade. <i>Install for Basement Vestibule</i>		83.00	4.76	\$395.08 *
97 Install Level 1 Hardwood in lieu of carpet (per sqft). Shoe mould will be included in trim where hardwood is installed. Glue down charges applied separately when installed on concrete. <i>Install in Office (212) Install in Dining room (187) Install in Upper Hall (138) Install in Main Bedroom and WIC (567), Install in Bedroom 2 (171) Install in Bedroom 3 (187) Install in Bedroom 4 (160) Install Basement Vestibule (85)</i>		1,707.00	12.90	\$22,020.30 *
98 Install Level 1 Hardwood in lieu of standard tile (per sqft). Shoe mould will be included in trim where hardwood is installed. <i>Install in Main Hallway Up to Staircase (211) Install in BReakfast Area (160)</i>		371.00	3.95	\$1,465.45 *
99 Install Level 1 Hardwood in lieu of "Bonus Hardwood" (per sqft). Shoe mould will be included in trim where hardwood is installed. <i>Install in Great Room</i>		256.00	3.35	\$857.60 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Flooring				
100 Install 2nd Upgrade Tile in lieu of standard tile (per sqft) <i>Install in Main Bath Tub/Shower Walls</i>		88.00	7.00	\$616.00 *
Cabinetry - Cupboard & Drawer Upgrades				
General Finish				
101 Install painted finish on cabinets in kitchen <i>Install For Kitchen Uppers and Mudroom Cabinets</i>		1.00	2,500.00	\$2,500.00
102 Upgrade to painted vanity over 48" wide (per vanity) <i>Ensuite for Bed 3, Laundry Room Cabinets</i>		2.00	340.00	\$680.00 *
103 Add Extra Cabinetry - Add Upper only, per foot <i>Install Upper CAbinets Over Laundry Room Base Cabinet</i>		3.00	300.00	\$900.00 *
104 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. <i>Install For Additional CAbinets in Kitchen (8) Laundry Room Above Sink Base (3)</i>		11.00	95.00	\$1,045.00 *
105 Add additional colour for kitchen cabinets (i.e. island or base cabinets)		1.00	380.00	\$380.00
106 Other (Specify Details & Enter Price, if applicable) <i>Custom Maple Built-In Closet in Master Bedroom with Custom Desk with Matching Wood Framed Maple Mirror. Unit 1 Beside Desk with Pull-Out Shelves, Centre Unit with Angled Shoe Shelves, End Unit with Hanging Rod and 1 Bottom ADJ. Shelf. Second Row Cabinets Include 1 Pullout Shelf Each</i>		1.00	17,050.00	\$17,050.00 *
107 Other (Specify Details & Enter Price, if applicable) <i>Luxury Ensuite Includes a Custom Maple Floating Vanity with Matching Maple Wood Framed Mirror Above. Includes 4 Drawers.</i>		1.00	7,800.00	\$7,800.00 *
108 Other (Specify Details & Enter Price, if applicable) <i>Install Soft Close Doors and Drawers in Powder Room, Ensuite 3 and Main Bathroom</i>		3.00	325.00	\$975.00 *
109 Other (Specify Details & Enter Price, if applicable) <i>Powder Room Cabinet Door Style Upgraded to Romano</i>		1.00	270.00	\$270.00 *
110 Other (Specify Details & Enter Price, if applicable) <i>Laundry Room Includes Custom Shelf with Hanging Rod Extended From Upper Cabinet</i>		1.00	1,100.00	\$1,100.00 *
111 Other (Specify Details & Enter Price, if applicable) <i>Custom Upgraded Kitchen with Upgraded Romano Cabinet with Prestige Interior. Includes Extended Height Uppers, Under Cabinet Valance, Corner Upper Cabinet, 2 Bin Garage Pullout, Apron Front 36" Rangetop, Built-In Microwave Wall Oven Tower with Deep Drawer Below, 24" Bar Fridge, Built-In Full Fridge, Full Freezer, 2 Sets of Pot and Pan Drawers, 2 Pantry's with 4 Pullout Shelves in Each, Soft Close Doors and Drawers, Island with Bar Sink, Furniture Base, Design Panels, And Accessible Cabinets on Back Side, Electrical Receptacle on Cooktop Side of Island</i>		1.00	26,500.00	\$26,500.00 *
112 Upgrade Cabinetry - Add Cabinets only, with electrical, Built-in Oven, Microwave & Cooktop. APPLIANCE SPECS REQ'D FOR PROCESSING. Appliances to be installed by Homeowner after closing.		1.00	2,500.00	\$2,500.00
113 Other (Specify Details & Enter Price, if applicable) <i>Install Custom Maple Floating Decor Shelf Behind Soaker Tub Black Stain Maple Approx 2.5" Thick</i>		1.00	800.00	\$800.00 *
114 Upgrade to Powder room cabinets, in lieu of pedestal, if space permits (Max 42")		1.00	1,190.00	\$1,190.00
115 Other (Specify Details & Enter Price, if applicable) <i>Install Custom Maple Built-In Unit on Either Side of the Great Room Fireplace (Includes 3 Built-In Shelves with 4 Puck Lights In Each Unit)</i>		1.00	18,000.00	\$18,000.00 *
116 Other (Specify Details & Enter Price, if applicable) <i>Install Built-In Cabinets in Mudroom; 24" Pantry Beside Sink Base and Uppers, Bench with 2 Drawers Below</i>		1.00	7,000.00	\$7,000.00 *
Miscellaneous Cabinetry Options				
General Finish				
117 Increase kick height at vanity <i>Install in Main Bathroom, Ensuite Bed 3, Powder Room</i>		3.00	350.00	\$1,050.00 *
118 Other (Specify Details & Enter Price, if applicable) <i>Upgraded Barzotti HArDware on All Cabintrey</i>		1.00	5,000.00	\$5,000.00 *
Cabinetry - Laundry Cupboard & Drawer Upgrades				
General Finish				
119 Add a 32" melamine Laundry cabinet base with stainless steel sink		1.00	1,900.00	\$1,900.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Cabinetry - Stove, Tudor Hoods, Wood Tops, etc.				
General Finish				
120 Delete upper cabinets above stove for future installation of a Chimney style hood fan by Homeowner after closing date. 6" duct is included. (no charge). Extra charges apply for extended backsplash.		1.00	0.00	\$0.00
Kitchen Crown Moulding				
General Finish				
121 Add Large Crown Moulding (#12) with Riser and Bead detail, per foot <i>Install Custom Two Step Shaker Crown with Riser Board Main Floor in Kitchen (40) and Mudroom (6) (3.5+2.5+Riser)</i> <i>Install Standard Sized Two Step Shaker Crown with Riser Board on Second Floor in Main Bedroom Custom Closet (11) and Laundry Room (4) (2.5+1.5+Riser)</i>		61.00	128.00	\$7,808.00 *
Backsplash				
General Finish				
122 Backsplash - Level 2 (sqft - Minimum 25 sqft for Townhomes & 30 sqft for Detached Homes) <i>Install in Laundry Room Backsplash</i>		16.00	45.00	\$720.00 *
Countertop				
General Finish				
123 Install Level 3 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Install Caesarstone Slab Backsplash in Kitchen Up to Ceiling/Bulkhead Above Cooktop (70) Install Caesarstone Slab Backsplash in Mudroom Above Sink (9)</i>		79.00	170.00	\$13,430.00 *
124 Install Level 3 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Island with Breakfast Bar on Breakfast Area Side (8) Install in Main Bath (9) Install in Powder Room (6) Luxury Ensuite (12) Mudroom Counter (6) Top of Mudroom Bench (7)</i>		48.00	170.00	\$8,160.00 *
125 Install Level 3 Caesarstone quartz in Lieu of Level 1 Caesarstone quartz. Purchaser acknowledges a seam may be required. <i>Install for Kitchen Countertop (50) and Island (15)</i>		65.00	60.00	\$3,900.00 *
126 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Install in Ensuite for Bed 3 (10) Install Laundry Sink Base (6)</i>		16.00	135.00	\$2,160.00 *
Trim Options				
Framing				
127 Add Cased Opening / Archway in standard trim selection (up to 8' high x 8' wide) <i>Install Two Trimmed Openings in Dining Room, One Between Dining Room and Great Room and one Between Dining Room and Main Hallway, Connected with a 10" Square Shaker Column See Sketch</i>		3.00	330.00	\$990.00 *
128 Upgrade Trim Package from Standard to Premier Traditional (Single Detached Homes over 3000 sqft). <i>Delete From 10ft Ceiling Package</i>		-1.00	3,160.00	\$-3,160.00 *
129 Upgrade Trim Package from Standard to Premier Modern (Single Detached Homes over 3000 sqft). <i>Throughout Main Floor, 2nd Floor and Basement Vestibule</i>		1.00	3,495.00	\$3,495.00
Discounts				
OTHER				
130 Discount - Other <i>Purchaser(s) acknowledge this home is Spec to Finish. No changes can be made to the structure or color selections, including but not limited to electrical, plumbing, lighting, windows, staircase material and design, flooring, etc. All Interior colours and finishes are final upon firm and binding Agreement of Purchase and Sale.</i>		1.00	-200,580.94	\$-200,580.94 *
Bonuses and Extras				
Price List Options				
131 PICK A POSEY - Upgraded Appliance Package		1.00	30,100.00	\$30,100.00 *

Total Upgrades Including Taxes	\$509,900.00
Base Price of House	1,320,000.00
Lot Premium (if Applicable)	0.00

Total Selling Price Including GST	\$ 1,829,900.00
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Purchaser: _____

Date: _____

Purchaser: _____

FINANCE CONDITION _____

Witness: _____

LAWYER CONDITION _____

Builder: _____

SALE OF PROPERTY _____

THE PURCHASER MUST NOTIFY THE VENDOR IN WRITING THAT THESE CONDITIONS HAVE NOT BEEN SATISFIED BEFORE _____ FAILING WHICH THIS AGREEMENT IS DEEMED TO BE FIRM & BINDING.