



121 East

OUR LUXURY FEATURES COME STANDARD WITH EVERY HOME

A VALUE OF UP TO \$130,000

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INTERIOR

3" Colonial casing, doors and archways in all finished areas, primed and painted - Valued at \$2,500

5 ¼" Colonial style baseboards throughout finished area, primed and painted - Valued at \$2,500

Your choice of premium latex paint on interior walls (choice of 3 colours from samples) - Valued at \$8,000

Smooth ceilings on all levels - Valued at \$7,500

Elegant smooth finished doors (6'8" on ground & second; 8' on main) throughout - Valued at \$2,500

Your choice of 3 walls to be wallpapered from builder's standard samples - Valued at \$2,000

Custom hand crafted applied moulding on dining room ceiling - Valued at \$5,000

Elegant drop ceiling above kitchen island with applied moulding - Valued at \$5,000

Illuminating skylight on second level - Valued at \$3,000

1 5/16" wooden oak pickets with 2 5/8" solid oak handrail on staircase - Valued at \$5,000

Ceilings extending up to 10', basement (8'), ground (9'), main (10') and second (8') - Valued at \$3,000

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FLOORING

12" x 24" porcelain tiles in front & rear foyer, mudroom, and baths - Valued at \$2,000

24" x 24" porcelain tiles in main ensuite bathroom - Valued at \$3,000

5 ½" pre-finished hardwood flooring in kitchen, living/dining room, den, and hallways - Valued at \$15,000

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KITCHEN

Extended-height upper cabinets (as per plan) - Valued at \$1,500

Premium quartz countertops - Valued at \$3,800

Double under-mount stainless steel sinks with chrome single lever pull out spray - Valued at \$800

Your choice of backsplash above kitchen countertop - Valued at \$2,500

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LAUNDRY ROOM

- Single under-mount sink with Moen faucet - Valued at \$800
- Premium quartz countertops - Valued at \$3,800
- Upper cabinets with custom hand crafted applied moulding - Valued at \$1,500
- Lower under sink storage cabinets - Valued at \$1,500

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BATHROOMS

- Luxurious Italian cabinetry with quartz countertops - Valued at \$4,000
- 12" x 24" porcelain wall tile in all shower enclosures including ceilings (as per plan) - Valued at \$3,000
- Recessed lights in all shower stalls - Valued at \$800
- 42" tall mirrors above all bathroom vanities (width will vary) - Valued at \$2,000
- Master ensuite soaker tub with Moen Rizon mounted faucets - Valued at \$4,000
- Frameless glass shower door in master ensuite - Valued at \$1,500

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ELECTRICAL

- Upgraded interior light fixtures in all rooms, hallways, and walk-in closets (as per plan) - Valued at \$3,000
- 200-amp circuit breaker - Valued at \$3,000
- 20 pot lights shared on ground and main level - Valued at \$6,000

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HEATING

- Natural gas fireplace with wooden mantle and porcelain surround (as per plan) - Valued at \$5,500

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PEACE OF MIND SECURITY

- Rough-in security at front & rear door, door to garage and first-floor windows - Valued at \$400
- Rough-in security keypads at front door - Valued at \$400
- Rough-in for front-door surveillance camera - Valued at \$400
- Rough-in for motion sensors on main floor - Valued at \$400
- Fiberglass front entry door with multi-point lock system - Valued at \$1,200

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EXTERIOR CONSTRUCTION

- Convenient rear-gas connection on balcony for BBQ - Valued at \$800
- Fully fenced backyard - Valued at \$10,000
- Private stone patio - Valued at \$5,000
- Stunning rear wood decks - Valued at \$5,000

