LOT 4 · 8 DUNLOP · SHELDON'S GATE, HAMILTON · FEATURE SHEET

Scarlett HOMES

Model	The Aspen	**Base Price**	$1,209,900
Lot	4	**Street address**	8 DUNLOP
Model size	2,377 sq. ft.		

Upgrade	Qty	Unit price	Item price	Standard
Framing & Structure Upgrades				
8'6" basement ceiling	1	$15,340	**$15,340**	7'6" basement
Upgraded interior doors (exl. garage & side) to 8'0" (per door)	4	$450	**$1,800**	6'8"
Shower niches (per niche)	2	$450	**$900**	No niche
Total Framing & Structure Upgrades			**$18,040**	
Stair & Railing Upgrades				
Upgraded first level iron spindles - Upper	1	$3,290	**$3,290**	Wood spindles
Stain staircase, upper (includes sealer)	1	$2,250	**$2,250**	Natural finish, sealer only
Total Stair & Railing Upgrades			**$5,540**	
Window & Door Upgrades				
Decorative front door glass insert	2	$1,150	**$2,300**	No glass insert
Exterior window trim colour	1	$2,630	**$2,630**	White exterior trim
Oversized basement windows (egress size) - 47" x 32" (3 panel)	4	$450	**$1,800**	47" x 24" (2 panel)
Total Window & Door Upgrades			**$6,730**	
Flooring Upgrades				
Engineered hardwood floors - 2nd floor	1	$6,030	**$6,030**	Carpet or vinyl
24" x 24" tiles throughout tiled areas	1	$4,380	**$4,380**	12" x 24" or 18" x 18"
Total Flooring Upgrades			**$10,410**	
Trim & Drywall Upgrades				
Crown moulding in upper hall	1	$1,920	**$1,920**	Not included
Crown moulding in lower hall	1	$1,640	**$1,640**	Not included
Crown moulding in living room	1	$1,100	**$1,100**	Not included
Crown moulding in dining room	1	$1,100	**$1,100**	Not included
Total Trim & Drywall Upgrades			**$5,760**	
Plumbing Upgrades				
Change standard kitchen faucet to matte black	1	$370	**$370**	Standard chrome
Change standard shower faucets to matte black	2	$370	**$740**	Standard chrome
Change standard bathroom faucets to matte black	4	$250	**$1,000**	Standard chrome
Change tub filler to matte black	1	$550	**$550**	Standard chrome
Upgraded kitchen sink faucet to pulldown	1	$700	**$700**	No pulldown
Total Plumbing Upgrades			**$3,360**	
Kitchen & Cabinets Upgrades				
Granite/quartz backsplash for kitchen cabinets	1	$4,380	**$4,380**	No backsplash
Wall divider cabinet between kitchen and family room	1	$6,580	**$6,580**	Framed & capped, per plan
Kitchen hutch extension	1	$4,200	**$4,200**	Not included
Kitchen spice rack	1	$750	**$750**	No spice rack
Kitchen garbage pullout	1	$950	**$950**	No garbage pullout
Kitchen wine rack	1	$450	**$450**	No wine rack
Total Kitchen & Cabinets Upgrades			**$17,310**	
Bathroom Upgrades				
Ensuite granite counter top with undermount sink	1	$2,600	**$2,600**	Laminate counter
Granite counter top in bath 1 with undermount sink	1	$2,000	**$2,000**	Laminate counter
Total Bathroom Upgrades			**$4,600**	
Electrical Upgrades				
Soffit potlights (per exterior potlight)	4	$250	**$1,000**	Not included
Kitchen potlights (per potlight)	12	$150	**$1,800**	Single light fixture in room
Kitchen pendent light rough-in (per rough-in)	2	$250	**$500**	Not included
Family room potlights (per potlight)	8	$150	**$1,200**	Single light fixture in room
Upper hall potlights (per potlight)	4	$170	**$680**	Single light fixture in room
Lower hall potlights (per potlight)	4	$150	**$600**	Single light fixture in room
Shower potlights (per potlight)	1	$250	**$250**	None
Total Electrical Upgrades			**$6,030**	
Total Upgrades (pre-HST)			**$77,780**	
HST on Upgrades (13%)			$10,111	
Total Upgrades			**$87,891**	
The Aspen on Lot 4 with Unfinished Basement			**$1,297,791**	
DISCOUNT ON LOT 4			**$69,289**	
DISCOUNTED PRICE			**$1,228,502**	
MAXIMUM HST REBATE			**$130,000**	
ASK PRICE (Discounted Price, Less Rebate)			**$1,098,502**	

Prices are in Canadian dollars. Base price includes the net HST to qualified purchasers (all HST and RST rebates assigned to builder); HST applies to upgrades as shown. Prices and specifications are subject to change without notice and are confirmed only in the Agreement of Purchase and Sale. E. & O. E.