LOT 6 · 16 DUNLOP · SHELDON'S GATE, HAMILTON · FEATURE SHEET

Scarlett HOMES

Model	The Aspen	**Base Price**	$1,209,900
Lot	6	**Street address**	16 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**	
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**	
Electrical Upgrades				
Soffit potlights (per exterior potlight)	4	$250	**$1,000**	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			**$3,730**	
Total Upgrades (pre-HST)			**$28,500**	
HST on Upgrades (13%)			$3,705	
Total Upgrades			**$32,205**	
The Aspen on Lot 6 with Unfinished Basement			**$1,242,105**	
DISCOUNT ON LOT 6			**$42,205**	
DISCOUNTED PRICE			**$1,199,900**	
MAXIMUM HST REBATE			**$130,000**	
ASK PRICE (Discounted Price, Less Rebate)			**$1,069,900**	

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.