LOT 16 · 64 ALEXSIA STREET · SHELDON'S GATE, HAMILTON · FEATURE SHEET

Scarlett HOMES

Model	The Dallas	**Base price**	$1,354,900
Lot	16	**Street address**	64 ALEXSIA STREET
Model size	2,685 sq. ft.		

Upgrade	Qty	Unit price	Item price	Standard
Framing & Structure Upgrades				
8'6" basement ceiling	1	$17,340	**$17,340**	7'6" basement
All stone except for top of canopy	1	$4,710	**$4,710**	Per plan, Stucco & Stone
Change front pillars to all stone - canopy above second floor	1	$4,500	**$4,500**	Stucco Columns
Total Framing & Structure Upgrades			**$26,550**	
Stair & Railing Upgrades				
Stain staircase, upper (includes sealer)	1	$2,250	**$2,250**	Natural finish, sealer only
Total Stair & Railing Upgrades			**$2,250**	
Window & Door Upgrades				
Decorative front door glass insert	2	$1,150	**$2,300**	No glass insert
Factory finish front door colour	2	$400	**$800**	White door
Additional window in dinette area	1	$800	**$800**	
Total Window & Door Upgrades			**$3,900**	
Kitchen & Cabinets Upgrades				
Wall unit in family room with electric fireplace	1	$17,960	**$17,960**	Fireplace mantle
Glass doors on family room wall unit	4	$180	**$720**	No glass
Glass shelves on family room wall unit	4	$150	**$600**	No glass
Microwave Shelf	1	$460	**$460**	No microwave shelf
Kitchen spice rack	1	$750	**$750**	No spice rack
Kitchen light valance	1	$1,190	**$1,190**	No light valance
Upgraded millwork handles	62	$16	**$899**	Standard handles
Wall divider cabinet between kitchen and family room	1	$7,430	**$7,430**	Framed & capped, per plan
Granite/quartz backsplash for kitchen cabinets	1	$4,950	**$4,950**	No backsplash
Hood fan supplied and installed	1	$750	**$750**	No hoodfan
Upgraded kitchen sink faucet	1	$700	**$700**	Standard chrome
Fridge waterline for ice maker	1	$300	**$300**	Not included
Total Kitchen & Cabinets Upgrades			**$36,709**	
Gas Line Upgrades				
Stove gas line roughin with valve	1	$1,400	**INCLUDED**	Not included; electric only
Total Gas Line Upgrades			**-**	
Flooring Upgrades				
Engineered hardwood floors - 2nd floor	1	$5,032	**$5,032**	Vinyl
Engineered hardwood floors upgrade main floor (Mercier Mystic)	1	$5,148	**$5,148**	Standard hardwood
Tile upgrades (48" x 24" main floor except powder)	1	$9,871	**$9,871**	12" x 24"
Total Flooring Upgrades			**$20,051**	
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
Granite counter top in bath 2 with undermount sink	1	$2,000	**$2,000**	Laminate counter
Total Bathroom Upgrades			**$6,600**	
Electrical Upgrades				
Soffit potlights (per exterior potlight)	10	$250	**$1,500**	Not included
Family room potlights (per potlight)	10	$150	**$1,500**	Single light fixture in room
Kitchen potlights (per potlight)	10	$150	**$1,500**	Single light fixture in room
Kitchen undercabinet lights and switch	5	$2,200	**$11,000**	Not included
Upper hall potlights (per potlight)	3	$170	**$510**	Single light fixture in room
Total Electrical Upgrades			**$16,010**	
Garage Upgrades				
Upgraded wood grain finish steel insulated garage door	1	$1,700	**$1,700**	4 standard colours
Garage door opener with WIFI (per door)	1	$1,250	**$1,250**	No automatic opener
Upgraded garage door with windows LowE	1	$1,050	**$1,050**	No window
Total Garage Upgrades			**$4,000**	
Total Upgrades (pre-HST)			**$116,070**	
HST on Upgrades (13%)			$15,089	
Total Upgrades			**$131,159**	
The Dallas on Lot 16 with Unfinished Basement			**$1,486,059**	
DISCOUNT ON LOT 16			**$156,686**	
DISCOUNTED PRICE			**$1,329,373**	
MAXIMUM HST REBATE			**$130,000**	
ASK PRICE (Discounted Price, Less Rebate)			**$1,199,373**	

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.