LOT 2 · 1184 West 5th Street · HAMILTON · FEATURE SHEET

Scarlett HOMES

Model	The Tennessee	**Base price**	$1,359,900
Lot	2	**Street address**	1184 West 5th Street
Model size	2,855 sq. ft.	**Basement size**	1057

Upgrade	Qty	Unit price	Item price	Standard
Framing & Structure Upgrades				
10' height ceiling on main floor	1	$23,690	**$23,690**	9'0" main floor
9' height ceiling on second floor	1	$21,060	**$21,060**	8'0" second floor
Upgrade tub to full glass	1	$6,000	**$6,000**	Tub
Change front pillars to all stone - canopy above main floor	1	$2,500	**$2,500**	Stucco Columns
Black Mortar	1	$600	**$600**	Grey Mortar
Stucco triple trim around windows	1	$1,710	**$1,710**	Single trim
Stucco accent colour	1	$790	**$790**	No accent
Upgraded interior doors (exl. garage & side) to 8'0" (per door)	6	$450	**$2,700**	6'8"
Shower niches (per niche)	4	$450	**$1,800**	No niche
Total Framing & Structure Upgrades			**$60,850**	
Staircase & Railing Upgrades				
Upgraded first level iron spindles - Upper	1	$3,950	**$3,950**	Wood spindles
Stain staircase, upper (includes sealer)	1	$2,250	**$2,250**	Natural finish, sealer only
Stain staircase, lower (includes sealer)	1	$2,000	**$2,000**	Natural finish, sealer only
Stain staircase, side stairs (includes sealer)	1	$1,500	**$1,500**	Natural finish, sealer only
Second set stairs to basement in oak (if applicable to model)	1	$2,000	**$2,000**	Pine or carpet grade
Side set stairs to basement in oak (if applicable to model)	1	$2,000	**$2,000**	Pine or carpet grade
Total Staircase & Railing Upgrades			**$13,700**	
Window & Door Upgrades				
Additional basement windows	1	$1,100	**$1,100**	4 standard
Exterior window trim colour	1	$3,160	**$3,160**	White exterior trim
Decorative front door glass insert	2	$1,150	**$2,300**	No glass insert
Factory finish front door colour	2	$400	**$800**	White door
Oversized basement windows (egress size) - 47" x 32" (3 panel)	5	$450	**$2,250**	47" x 24" (2 panel)
Total Window & Door Upgrades			**$9,610**	
Kitchen & Cabinets Upgrades				
Wall unit in family room with electric fireplace	1	$19,090	**$19,090**	Fireplace mantle
Wall divider cabinet between kitchen and family room	1	$7,900	**$7,900**	Framed & capped, per plan
Floor to ceiling cabinets	1	$5,920	**$5,920**	Granite
Decorative hoodfan cover	1	$4,200	**$4,200**	Cabinets above
Granite/quartz backsplash for kitchen cabinets	1	$5,270	**$5,270**	No backsplash
Upgraded quartz in kitchen island + counters	1	$1,750	**$1,750**	Standard quartz selection
Upgraded quartz in kitchen backsplash	1	$1,250	**$1,250**	Standard quartz selection
Upgraded quartz on wall divider	1	$500	**$500**	Standard quartz selection
Glass doors on family room wall unit	8	$180	**$1,440**	No glass
Total Kitchen & Cabinets Upgrades			**$47,320**	
Trim Upgrades				
Waffle ceiling in family room	1	$7,240	**$7,240**	Not included
7 1/4 inch on main floor and upper halls (excluding bedrooms)	1	$5,270	**$5,270**	5" baseboards
Crown moulding in upper hall	1	$2,300	**$2,300**	Not included
Crown moulding in lower hall	1	$1,970	**$1,970**	Not included
Crown moulding in primary bedroom	1	$1,970	**$1,970**	Not included
Crown moulding in main floor bedroom	1	$1,580	**$1,580**	Not included
Crown moulding in dining room	1	$1,320	**$1,320**	Not included
Wainscotting & Chair Rail - Quote based off design	1	$7,400	**$7,400**	Not included
Total Trim Upgrades			**$29,050**	
Flooring Upgrades				
Engineered hardwood floors - 2nd floor	1	$7,240	**$7,240**	Carpet or vinyl
Main Hall + Kitchen (Floors) - Upgraded 24" x 48" Tile	1	$3,400	**$3,400**	N/A - included
Main Floor Bathroom (Floors) - Upgraded 24" x 48" Tile	1	$350	**$350**	N/A - included
Second Floor Ensuite (Floors) - Upgraded 24" x 24" Tile	1	$350	**$350**	12" x 24"; Standard selections
Second Floor Laundry (Floors) - Upgraded 12" x 24" Tile	1	$150	**$150**	12" x 24"; Standard selections
Total Flooring Upgrades			**$11,490**	
Plumbing Upgrades				
Upgraded kitchen sink faucet to pulldown: (9159-CZ-DST)	1	$770	**$770**	No pulldown
Ensuite - 4-Setting Wall Mount Hand Shower	1	$466	**$466**	No hand shower
Diverter Required for Hand Shower Above	1	$500	**$500**	No hand shower
Kitchen Sink (Matte Black, Vogt Villach GS Low Divide Black)	1	$650	**$650**	Standard in basement
Soap dispenser counter hole cut	1	$300	**$300**	No cut
Soap dispenser (RP1002CZ)	1	$120	**$120**	Not included
Rough-in for Potfiller	1	$650	**$650**	Not included
Potfiller	1	$900	**$900**	Not included
Fridge waterline for ice maker	1	$300	**$300**	Not included
Change standard shower faucets to matte black	2	$370	**$740**	Standard chrome
Change tub filler to matte black	3	$550	**$1,650**	Standard chrome
Change standard bathroom faucets to matte black	6	$250	**$1,500**	Standard chrome
Total Plumbing Upgrades			**$8,546**	
Bathroom Upgrades				
Upper valance and upper cabinets in ensuite	1	$4,000	**$4,000**	No Valance or uppers
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
Main floor bathroom (Shower walls) - Upgraded 12" x 24" Tile	1	$200	**$200**	12" x 24"; Standard selections
Main floor bathroom (Shower - Decorative Strip)	1	$1,200	**$1,200**	No strip
Ensuite (Shower Walls) - Ugraded 24" x 24" Tile	1	$380	**$380**	12" x 24"; Standard selections
Ensuite (Shower - Decorative Strip)	1	$850	**$850**	No strip
Ensuite (Shower Floor Envelope Cut) - Upgraded 24" x 24"	1	$900	**$900**	Mosaic tile; Standard selections

Upgraded quartz in Ensuite	1	$525	**$525**	Standard quartz selection
Upgraded quartz in bath beside laundry	1	$325	**$325**	Standard quartz selection
Main floor tub - Pheonix upgrade	1	$580	**$580**	Same as 2nd floor
Main floor toilet - Carlaw One-Piece; 4.8LFP	1	$560	**$560**	Same as basement
Ensuite toilet - "Right Height"	1	$105	**$105**	Same as basement
Upgraded bathroom sinks on main floor and 2nd floor	6	$100	**$600**	Same as basement
Ensuite potlights	5	$170	**$850**	Not included
Black shower glass trim - Ensuite	1	$375	**$375**	Chrome trim
Black shower glass trim - Bath 1 beside laundry	1	$225	**$225**	Chrome handle
Black shower square handles - Ensuite	1	$375	**$375**	Chrome trim
Black shower square handles - Bath 1 beside laundry	1	$225	**$225**	Chrome handle
Total Bathroom Upgrades			**$18,875**	
Electrical Upgrades				
Soffit potlights (per exterior potlight)	12	$250	**$3,000**	Not included
Family room potlights (per potlight)	9	$150	**$1,350**	Single light fixture in room
Kitchen undercabinet lights and switch	1	$2,200	**$2,200**	Not included
Upper hall potlights (per potlight)	7	$170	**$1,190**	Single light fixture in room
Master bedroom potlights (per potlight)	4	$170	**$680**	Single light fixture in room
Kitchen pendent light rough-in (per rough-in)	2	$250	**$500**	Not included
Kitchen potlights (per potlight)	13	$150	**$1,950**	Single light fixture in room
Lower hall potlights (per potlight)	8	$150	**$1,200**	Single light fixture in room
Master bedroom potlights (per potlight)	4	$170	**$680**	Single light fixture in room
Shower potlights (per potlight)	3	$250	**$750**	None
Shower potlights (per potlight)	17	$250	**$4,250**	None
Dimmer switch in family room, kitchen, dinette & dining room	4	$300	**$1,200**	No dimmer
Canopy potlight with separate switch (per light)	1	$250	**$250**	No potlight
Floor outlet for reclining couch	1	$350	**$350**	Not included
USB receptacle upgrade in kitchen (per receptacle)	4	$120	**$480**	Standard receptable
Total Electrical Upgrades			**$20,030**	
Garage Upgrades				
Garage door opener with WIFI (per door)	2	$1,250	**$2,500**	No automatic opener
Garage door keypad	2	$250	**$500**	No keypad
Upgraded garage door with windows LowE	1	$1,050	**$1,050**	No window
Total Garage Upgrades			**$4,050**	
Total Upgrades (pre-HST)			**$223,521**	
HST on Upgrades (13%)			$29,058	
Total Upgrades			**$252,579**	
The Tennessee on Lot 2 with Unfinished Basement			**$1,612,479**	
Finished Basement				
Finished Basement, 2 bedrooms, vinyl floor	1057	$110	**$116,270**	Not included
Laundry in basement (washer, dryer)	1	$2,000	**$2,000**	Not included
Laundry in tub in basement	1	$950	**$950**	Not included
Change neo-angled shower to framed shower	1	$6,000	**$6,000**	Not included
Tile backsplash in basement	1	$1,580	**$1,580**	Not included
Cabinet oven built in unit including wiring your oven	1	$1,500	**$1,500**	Not included
Kitchen in basement	1	$17,770	**$17,770**	Not included
Finished Basement Cost			**$146,070**	
HST on Finished Basement (13%)			$18,989	
Total Upgrades			**$165,059**	
The Tennessee on Lot 2 with Finished Basement			**$1,777,538**	
DISCOUNT ON LOT 6			**$149,197**	
DISCOUNTED PRICE			**$1,628,341**	
MAXIMUM HST REBATE			**$130,000**	
ASK PRICE (Discounted Price, Less Rebate)			**$1,498,341**	

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.