Scarlett HOMES

Upgrade Price Guide

Sheldon's Gate, Hamilton West Mountain

What we charge for upgrades, compared to our standard in every Scarlett Home. Prices are averages across our Sheldon Gates models, rounded for easy reference; exact pricing for your model and selections is confirmed on your Feature Sheet.

Upgrade	Standard feature included	Priced	Avg Price*
Framing & Structure Upgrades			
10' height ceiling on main floor	9'0" main floor	Per Sq. Ft.	**$21,000**
9' height ceiling on second floor	8'0" second floor	Per Sq. Ft.	**$19,000**
8'6" basement ceiling	7'6" basement	Per Sq. Ft.	**$17,000**
Change neo-angled shower to framed shower, with glass	Per plan	Per Shower	**$7,600**
Change front pillars to all stone - canopy above main floor	Stucco Columns	Per Column	**$2,500**
Change front pillars to all stone - canopy above second floor	Stucco Columns	Per Column	**$4,500**
Stucco triple trim around windows	Single trim	Per House	**$1,500**
Stucco double trim around windows	Single trim	Per House	**$1,100**
Upgraded interior doors (exl. garage & side) to 8'0" (per door)	6'8"	Per Door	**$450**
Shower niches (per niche)	No niche	Per Niche	**$450**
Stair & Railing Upgrades			
Upgraded first level iron spindles - Upper	Wood spindles	Per Sq. Ft.	**$3,600**
Stain staircase, upper (includes sealer)	Natural finish, sealer only	Yes / No	**$2,300**
Stain staircase, lower (includes sealer)	Natural finish, sealer only	Yes / No	**$2,000**
Stain staircase, side stairs (includes sealer)	Natural finish, sealer only	Yes / No	**$1,500**
Second set stairs to basement in oak (if applicable to model)	Pine or carpet grade	Yes / No	**$2,000**
Side set stairs to basement in oak (if applicable to model)	Pine or carpet grade	Yes / No	**$2,000**
Window & Door Upgrades			
Change sliding door to terrace door	Patio door standard	Yes / No	**$1,800**
Additional basement windows	4 standard	Per Window	**$1,100**
Oversized basement windows (egress size) - 47" x 32" (3 panel)	47" x 24" (2 panel)	Per Window	**$450**
Kitchen & Cabinets Upgrades			
Wall unit in family room with electric fireplace	Fireplace mantle	Per Sq. Ft.	**$17,000**
Kitchen hutch extension	Not included	Per Sq. Ft.	**$4,200**
Wall divider cabinet between kitchen and family room	Framed & capped, per plan	Yes / No	**$7,100**
Floor to ceiling cabinets	Granite	Per Sq. Ft.	**$5,300**
Granite/quartz backsplash for kitchen cabinets	No backsplash	Yes / No	**$4,700**
Cabinet oven built in unit including wiring your oven	Stove unit opening	Yes / No	**$1,500**
Hutch granite backsplash	No backsplash	Yes / No	**$1,800**
Glass doors on family room wall unit	No glass	Per Door	**$180**
Hood fan supplied and installed	No hoodfan	Per Hoodfan	**$750**
Gas Line Upgrades			
Stove gas line roughin with valve	Not included; electric only	Per Gas Line	**$1,400**
Fireplace gas line roughin with valve	Not included; electric only	Per Gas Line	**$1,400**
Exterior barbeque line roughin with valve	Not included	Per Gas Line	**$1,800**
Trim & Drywall Upgrades			
Waffle ceiling in family room	Not included	Per Linear Ft.	**$6,500**
Smooth ceilings thoughout entire house (kitchen, bath & laundry are smooth)	California knockdown	Per Linear Ft.	**$4,700**
7 1/4 inch on main floor and upper halls (excluding bedrooms)	5" baseboards	Per Linear Ft.	**$4,700**
Crown moulding in upper hall	Not included	Per Linear Ft.	**$2,100**
Crown moulding in lower hall	Not included	Per Linear Ft.	**$1,800**
Crown moulding in primary bedroom	Not included	Per Linear Ft.	**$1,800**
Crown moulding in living room	Not included	Per Linear Ft.	**$1,200**
Crown moulding in dining room	Not included	Per Linear Ft.	**$1,200**

Flooring Upgrades			
Engineered hardwood floors - 2nd floor	Carpet or vinyl	Per Sq. Ft.	**$6,500**
24" x 24" tiles throughout tiled areas	12" x 24" or 18" x 18"	Per Sq. Ft.	**$4,700**
Plumbing Upgrades			
Change standard kitchen faucet to matte black	Standard chrome	Per Faucet	**$370**
Change standard shower faucets to matte black	Standard chrome	Per Faucet	**$370**
Change standard bathroom faucets to matte black	Standard chrome	Per Faucet	**$250**
Change tub filler to matte black	Standard chrome	Per Faucet	**$550**
Upgraded kitchen sink faucet to pulldown	No pulldown	Per Faucet	**$700**
Fridge waterline for ice maker	Not included	Per Waterline	**$300**
Bathroom Upgrades			
Upper valance and upper cabinets in ensuite	No Valance or uppers	Yes / No	**$4,000**
Ensuite granite counter top with undermount sink	Laminate counter	Per Sq. Ft.	**$2,600**
Granite counter top in bath 1 with undermount sink	Laminate counter	Per Sq. Ft.	**$2,000**
Granite counter top in bath 2 with undermount sink	Laminate counter	Per Sq. Ft.	**$2,000**
Granite counter top in bath 3 with undermount sink	Laminate counter	Per Sq. Ft.	**$2,000**
Electrical Upgrades			
Soffit potlights (per exterior potlight)	Not included	Per Light	**$250**
Family room potlights (per potlight)	Single light fixture in room	Per Light	**$150**
Kitchen undercabinet lights and switch	Not included	Per Light	**$2,200**
Upper hall potlights (per potlight)	Single light fixture in room	Per Light	**$170**
Kitchen pendent light rough-in (per rough-in)	Not included	Per Light	**$250**
Kitchen potlights (per potlight)	Single light fixture in room	Per Light	**$150**
Kitchen potlights (per potlight)	Single light fixture in room	Per Light	**$150**
Master bedroom potlights (per potlight)	Single light fixture in room	Per Light	**$170**
Soffit light receptable for Christmas lights in exterior soffit with seperate switch	No receptacle or switch	Per Light	**$200**
Dimmer switch in family room, kitchen, dinette & dining room	No dimmer	Per Dimmer	**$300**
Canopy potlight with separate switch (per light)	No potlight	Per Light	**$250**
Shower potlights (per potlight)	None	Per Light	**$250**
USB receptacle upgrade in kitchen (per receptacle)	Standard receptable	Per Receptable	**$120**
Rough-in 60-amp hookup wire for backyard hot tub	Not included	Per Hookup	**$820**
Rough-in 60-amp hookup wire for electric car charger	Not included	Per Hookup	**$820**
Conduit for future electric car charger	Not included	Per Conduit	**$500**
Garage Upgrades			
Upgraded wood grain finish steel insulated garage door	4 standard colours	Per Door	**$1,700**
Garage door opener with WIFI (per door)	No automatic opener	Per Door	**$1,300**
Upgraded garage door with windows LowE	No window	Per Door	**$1,100**

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.