Scarlett HOMES

Upgrade	Standard feature included	Priced	The Venice	Avg Price*
Framing & Structure Upgrades				
10' height ceiling on main floor	9'0" main floor	Per Sq. Ft.	$21,010	$21,000
9' height ceiling on second floor	8'0" second floor	Per Sq. Ft.	$18,680	$19,000
8'6" basement ceiling	7'6" basement	Per Sq. Ft.	$16,340	$17,000
Change neo-angled shower to framed shower, with glass	Per plan	Per Shower	$7,600	$7,600
All stone except for top of canopy	Per plan, Stucco & Stone	Per House	$4,440	$4,500
Change front pillars to all stone - canopy above main floor	Stucco Columns	Per Column	$2,500	$2,500
Change front pillars to all stone - canopy above second floor	Stucco Columns	Per Column	$4,500	$4,500
Stucco triple trim around windows	Single trim	Per House	$1,520	$1,500
Stucco double trim around windows	Single trim	Per House	$1,050	$1,100
Upgraded interior doors (exl. garage & side) to 8'0" (per door)	6'8"	Per Door	$450	$450
Shower niches (per niche)	No niche	Per Niche	$450	$450
Stair & Railing Upgrades				
Upgraded first level iron spindles - Upper	Iron spindles included	Per Sq. Ft.	INCLUDED	INCLUDED
Stain staircase, upper (includes sealer)	Stain included	Yes / No	INCLUDED	INCLUDED
Stain staircase, lower (includes sealer)	Natural finish, sealer only	Yes / No	$2,000	$2,000
Stain staircase, side stairs (includes sealer)	Natural finish, sealer only	Yes / No	$1,500	$1,500
Second set stairs to basement in oak (if applicable to model)	Pine or carpet grade	Yes / No	$2,000	$2,000
Side set stairs to basement in oak (if applicable to model)	Pine or carpet grade	Yes / No	$2,000	$2,000
Window & Door Upgrades				
Change sliding door to terrace door	Patio door standard	Yes / No	$1,800	$1,800
Additional basement windows	4 standard	Per Window	$1,100	$1,100
Oversized basement windows (egress size) - 47" x 32" (3 panel)	47" x 24" (2 panel)	Per Window	$450	$450
Kitchen & Cabinets Upgrades				
Wall unit in family room with electric fireplace	Fireplace mantle	Per Sq. Ft.	$16,930	$17,000
Kitchen hutch extension	Not included	Per Sq. Ft.	$4,200	$4,200
Wall divider cabinet between kitchen and family room	Framed & capped, per plan	Yes / No	$7,000	$7,100
Decorative hoodfan cover	Cabinets above	Per Unit	$4,200	$4,200
Floor to ceiling cabinets	Granite	Per Sq. Ft.	$5,250	$5,300
Cabinet oven built in unit including wiring your oven	Stove unit opening	Yes / No	$1,500	$1,500
Granite/quartz backsplash for kitchen cabinets	No backsplash	Yes / No	$4,670	$4,700
Glass doors on family room wall unit	No glass	Per Door	$180	$180
Hood fan supplied and installed	No hoodfan	Per Hoodfan	$750	$750
Gas Line Upgrades				
Stove gas line roughin with valve	Not included; electric only	Per Gas Line	$1,400	$1,400
Fireplace gas line roughin with valve	Not included; electric only	Per Gas Line	$1,400	$1,400
Exterior barbeque line roughin with valve	Not included	Per Gas Line	$1,800	$1,800
Trim & Drywall Upgrades				
Waffle ceiling in family room	Not included	Per Linear Ft.	$6,420	$6,500
Smooth ceilings thoughout entire house (kitchen, bath & laundry are smooth)	California knockdown	Per Linear Ft.	$4,670	$4,700
7 1/4 inch on main floor and upper halls (excluding bedrooms)	5" baseboards	Per Linear Ft.	$4,670	$4,700
Crown moulding in upper hall	Not included	Per Linear Ft.	$2,040	$2,100
Crown moulding in lower hall	Not included	Per Linear Ft.	$1,750	$1,800
Crown moulding in primary bedroom	Not included	Per Linear Ft.	$1,750	$1,800
Crown moulding in living room	Not included	Per Linear Ft.	$1,170	$1,200
Crown moulding in dining room	Not included	Per Linear Ft.	$1,170	$1,200

Flooring Upgrades

Engineered hardwood floors - 2nd floor	Eng. hardwood included	Per Sq. Ft.	**INCLUDED**	**INCLUDED**
24" x 24" tiles throughout tiled areas	12" x 24" or 18" x 18"	Per Sq. Ft.	**$4,670**	**$4,700**

Plumbing Upgrades

Change standard kitchen faucet to matte black	Standard chrome	Per Faucet	**$370**	**$370**
Change standard shower faucets to matte black	Standard chrome	Per Faucet	**$370**	**$370**
Change standard bathroom faucets to matte black	Standard chrome	Per Faucet	**$250**	**$250**
Change tub filler to matte black	Standard chrome	Per Faucet	**$550**	**$550**
Upgraded kitchen sink faucet to pulldown	No pulldown	Per Faucet	**$700**	**$700**
Fridge waterline for ice maker	Not included	Per Waterline	**$300**	**$300**

Bathroom Upgrades

Upper valance and upper cabinets in ensuite	No Valance or uppers	Yes / No	**$4,000**	**$4,000**
Ensuite granite counter top with undermount sink	Granite counter top included	Per Sq. Ft.	**INCLUDED**	**INCLUDED**
Granite counter top in bath 1 with undermount sink	Granite counter top included	Per Sq. Ft.	**INCLUDED**	**INCLUDED**
Granite counter top in bath 2 with undermount sink	Granite counter top included	Per Sq. Ft.	**INCLUDED**	**INCLUDED**
Granite counter top in bath 3 with undermount sink	Granite counter top included	Per Sq. Ft.	**INCLUDED**	**INCLUDED**

Electrical Upgrades

Soffit potlights (per exterior potlight)	Not included	Per Light	**$250**	**$250**
Family room potlights (per potlight)	Single light fixture in room	Per Light	**$150**	**$150**
Kitchen undercabinet lights and switch	Not included	Per Light	**$2,200**	**$2,200**
Upper hall potlights (per potlight)	Single light fixture in room	Per Light	**$170**	**$170**
Kitchen pendent light rough-in (per rough-in)	Not included	Per Light	**$250**	**$250**
Kitchen potlights (per potlight)	Single light fixture in room	Per Light	**$150**	**$150**
Kitchen potlights (per potlight)	Single light fixture in room	Per Light	**$150**	**$150**
Master bedroom potlights (per potlight)	Single light fixture in room	Per Light	**$170**	**$170**
Soffit light receptable for Christmas lights in exterior soffit with seperate switch	No receptacle or switch	Per Light	**$200**	**$200**
Dimmer switch in family room, kitchen, dinette & dining room	No dimmer	Per Dimmer	**$300**	**$300**
Canopy potlight with separate switch (per light)	No potlight	Per Light	**$250**	**$250**
Shower potlights (per potlight)	None	Per Light	**$250**	**$250**
USB receptacle upgrade in kitchen (per receptacle)	Standard receptable	Per Receptable	**$120**	**$120**
Rough-in 60-amp hookup wire for backyard hot tub	Not included	Per Hookup	**$820**	**$820**
Rough-in 60-amp hookup wire for electric car charger	Not included	Per Hookup	**$820**	**$820**
Conduit for future electric car charger	Not included	Per Conduit	**$500**	**$500**

Garage Upgrades

Upgraded wood grain finish steel insulated garage door	4 standard colours	Per Door	**$1,700**	**$1,700**
Garage door opener with WIFI (per door)	No automatic opener	Per Door	**$1,250**	**$1,300**
Upgraded garage door with windows LowE	No window	Per Door	**$1,050**	**$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.