

Stage #1 Highlights:

- Electrical 50" Linear Recessed Fireplace
- Smooth Ceiling (Ground Floor)
- Side Door Entrance (If Grading Permits)

Stage #2 Highlights:

- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room/Dining Room, Breakfast Area)
- Rough-In Light Centered Above Kitchen Island on a Separate Switch
- Garage Door Opener Outlet
- Flat Screen Ready Conduit with Electrical Outlet above Fireplace (Great Room)
- Upgraded Stainless Steel Chimney Style Hood Fan
- Shower Pot Light (Ensuite)
- Rough-In Lights above mirror on a Separate Switch (Powder Room, Ensuite, Main Bath, Bath 2)
- Valance Lighting Under Kitchen Uppers
- CAT-6 (Great Room, All Bedrooms)
- Upgraded Railing with Metal Pickets
- 24" Deep Upper Cabinets above Fridge

Stage #3 Highlights:

- Upgraded 5" Engineered Flooring (main floor (in all non-tiled areas, 2<sup>nd</sup> Floor hallway + Principal Bedroom)
- Staircase stained to match upgraded floors
- Upgrade 3 Floor Tile in all tiled areas on main floor (Foyer, Powder, Mud Room, Lower Landing, Kitchen/Breakfast Area)
- Valance trim
- Upgraded quartz countertops and undermount sinks (Kitchen + Ensuite only)
- Upgraded Kitchen Faucet
- Upgraded Flat Trim and Casing profile throughout
- Upgraded straight lever hardware on all interior doors
- Upgraded Kitchen Cabinet Hardware
- Upgraded Colour Change on Island
- Upgraded Kitchen Backsplash

***Approximate retail value: \$67,727.00***

*Prices and specifications are subject to change without notice. All prices are approximate. E. & O. E. October 2025.*