

PREMIUM
COLLECTION
BY LOSANI HOMES



LOT 17 - MOVE IN SUMMER 2023

CORSICA MODERN CUSTOM

46' PREMIUM HOME IN SEASONS

3,272 sq.ft. | 4 Beds | 3.5 Baths

SCAN QR CODE FOR
MORE INFORMATION
ON THIS UNIT



FULL PRICE
\$1,457,797

BUILDER DISCOUNT
\$107,897

VALUE PRICE
\$1,449,900

\$127,797 IN FINISHES UPGRADES

OPTIONAL FINISHED BASEMENT AVAILABLE

Designer finishes

- Premium Ravine Lot
- Oak stairs Main floor to Second floor, with straight railing in lieu of half wall
- Air conditioning unit rough in
- Interior potlights in Kitchen and Great Room
- 8' Door from House to Garage
- Install 8' interior doors on main floor
- Black metal geometric spindles on staircase
- Install hardwood throughout main floor(except foyer)

Bathroom

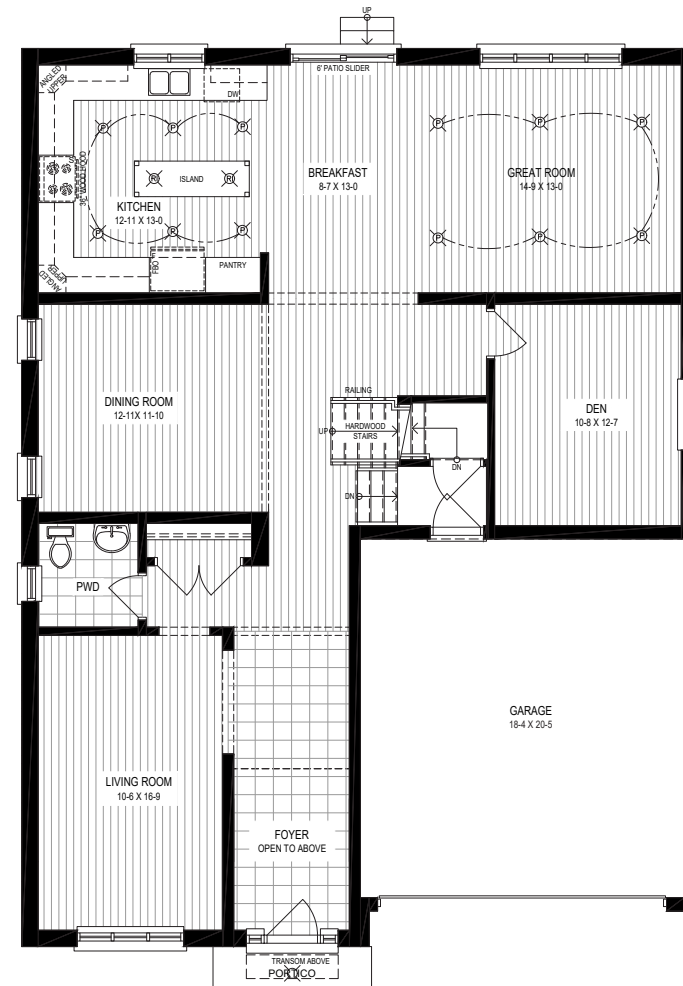
- Luxury Ensuite with upgraded Frameless tempered glass shower, tiled floors and walls, additional sink in vanity and Level 1 Caesarstone quartz with upgraded edge profile
- Undermount sinks in Main and Shared
- Additional sink in vanity in Shared Bath

- Level 1 Caesarstone quartz with upgraded edge profile in Main and Shared Bathrooms
- Three-piece Basement rough-in

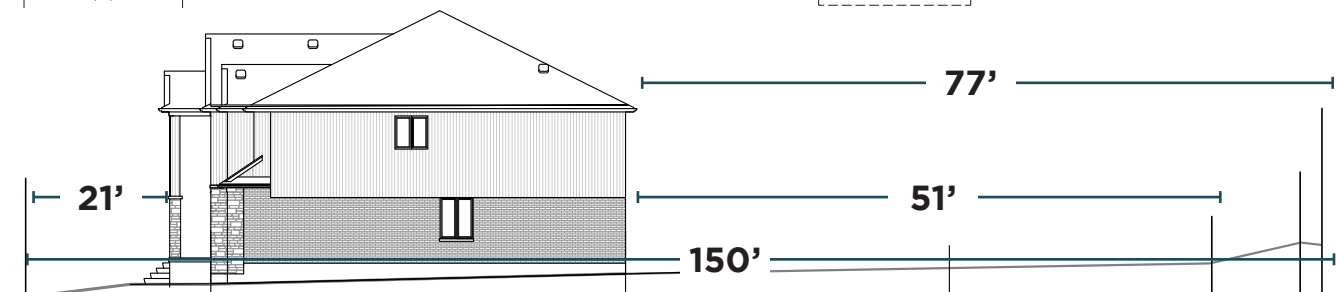
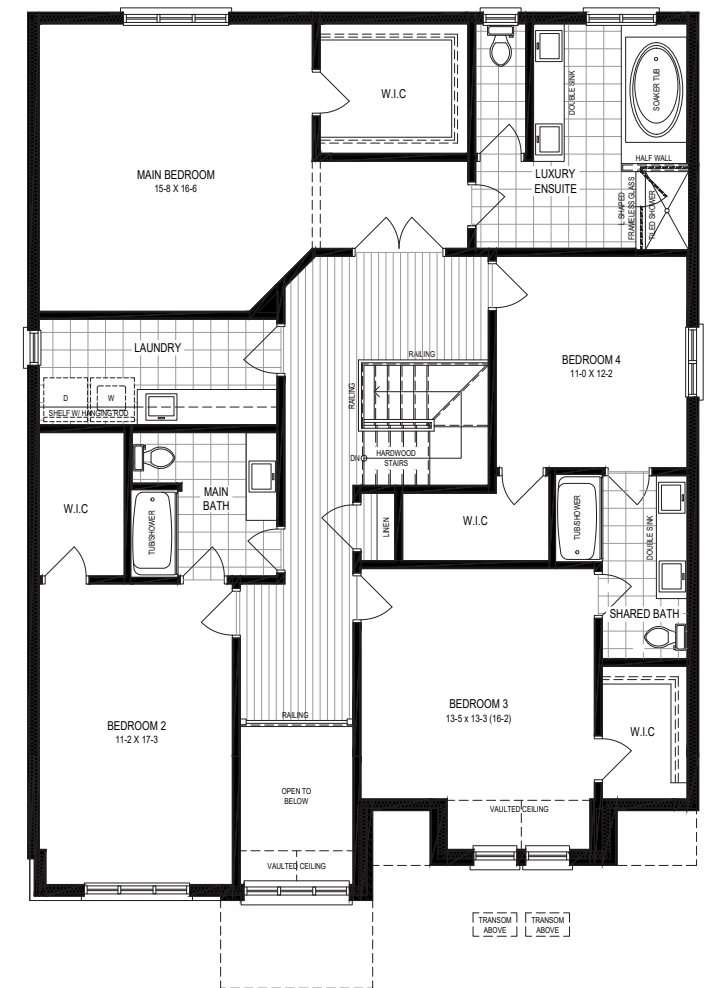
Kitchen

- Level 1 Caesarstone quartz countertops with upgraded edge profile
- Install Upper Corner Cabinet
- Add standard fridge buildout
- Chimney style hood fan above stove

MAIN FLOOR INCLUDES 9' CEILINGS



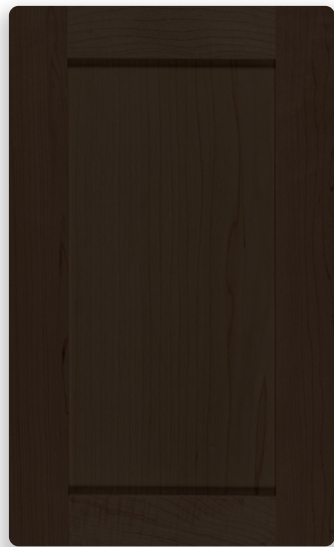
SECONDARY FLOOR



KITCHEN FINISHES



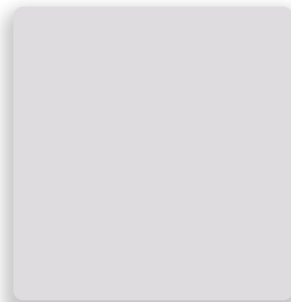
CAESARSTONE
STATUARIO MAXIMUS



ISLAND CAB.
CHARCOAL



SHAKER CABINET
PAINTED CHANTILLY
LACE



INT. PAINT
SNOWFIELD

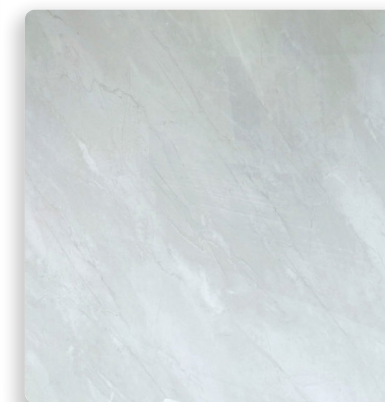
LUXURY ENSUITE FINISHES



12 x 24 LINNEA
WHITE TILE



CAESARSTONE
OCEAN FOAM



12 x 24 LANSDOWN
GREY TILE

PLUMBING PACKAGE

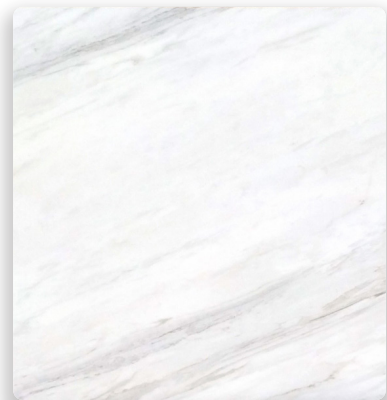


KITCHEN
FAUCET

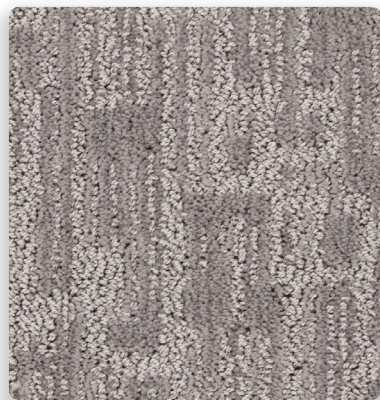


ALL BATHROOM
FAUCETS

FLOORING



TIMBER SNOW TILE

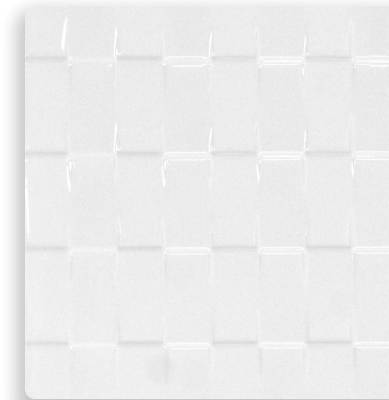


GARDEN TERRACE
CARPET



BLACK POWDER | DISTRESSED
HICKORY HARDWOOD

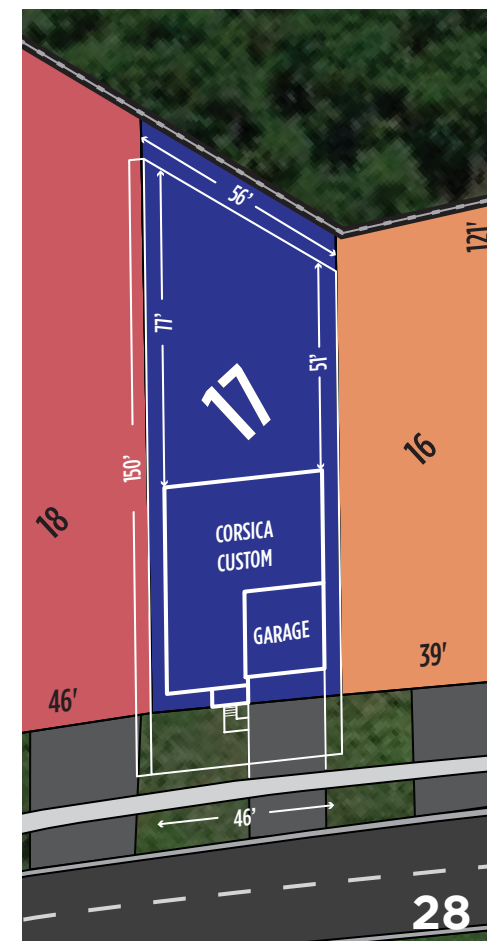
MAIN BATHROOM FINISHES



8 x 10 UNIWALL
WHITE TILE



12 x 24 ATICA SNOW TILE



SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model:	Corsica D
		Community:	Simply Grand Seasons Singles
Customer No:	006711	Lot/Unit:	17
		Block:	
Municipal Address:	119 Daugaard Avenue	Phase:	
	Paris	Plan:	
		Job	SZN0017
Home Phone:		Sales Agents:	
Work Phone:			
Cell Phone:		Closing:	February 22, 2023 12:00:00AM
Email:			

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Price List Options & Fees				
Price List Options				
1 Lot Quality Premium		1.00	70,000.00	\$70,000.00 *
Exterior Doors				
Finishes Exterior				
2 Add a single Exterior Door from house to garage max 3 risers. Garage man door will only be supplied where grade permits.		1.00	1,600.00	\$1,600.00
Drywall and Insulation				
Drywall				
3 Other (Specify Details & Enter Price, if applicable) MOVE DOOR TO MASTER BEDROOM WALK IN CLOSET		1.00	0.00	\$0.00
Base Flooring				
Framing				
4 Other (Specify Details & Enter Price, if applicable) Install Engineered OSB Subfloor		1.00	2,500.00	\$2,500.00 *
Handrails and Stair Posts				
General Finish				
5 Install 4" Victorian Oak Post - No Bullnose, in lieu of standard, (each)		5.00	575.00	\$2,875.00 *
6 Add straight railing (Dorset Oak) in lieu of half wall (per foot)		16.00	175.00	\$2,800.00 *
Stairs				
Framing				
7 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	9,639.00	\$9,639.00 *
Electrical & Cable Options				
Framing				
8 Add a Regular Switch FOR CAPPED ROUGH IN OVER ISLAND		1.00	100.00	\$100.00
9 Add a rough-in capped box (for future installation of light fixture) OVER ISLAND		2.00	110.00	\$220.00
10 Other (Specify Details & Enter Price, if applicable) Modern Plumbing Package Includes Kitchen Faucet Sleek by Moen, Rizon by Moen Fixtures Throughout, Rain Shower Head in Ensuite		1.00	3,200.00	\$3,200.00 *
Lighting				
Framing				
11 Add an interior LED Potlight. (Specify if standard fixtures are to be removed.) 6 IN KITCHEN, 6 IN GREAT ROOM		12.00	225.00	\$2,700.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Lighting				
12 Add an Exterior Potlight on existing switch.		6.00	357.00	\$2,142.00 *
Plumbing Options				
Framing				
13 Install FRAMELESS tempered glass shower (L-Shaped, max. 96" length) . NOT on acrylic shower or tub enclosure walls. (Specify chrome or brushed nickel hardware) May include top header for support. <i>Add to Luxury Ensuite</i>		1.00	4,263.00	\$4,263.00
14 Add a Three-piece Rough-in in Basement		1.00	960.00	\$960.00
15 Add additional Bathroom Sink in vanity (where space permits - min 5-1/2' vanity required). Includes additional standard faucet, standard light fixture over second sink and additional receptacle. <i>LUXURY ENSUITE AND SHARED BATH</i>		2.00	1,895.00	\$3,790.00 *
16 Install an acrylic shower base with tiled walls in lieu of standard tub/shower, sized as per plan (nominal up to 5' x 3'). Includes a Tension Rod. Door sold separately. <i>LUXURY ENSUITE</i>		1.00	1,650.00	\$1,650.00
17 Upgrade from acrylic base to tiled base - max shower size 5' x 3' <i>LUXURY ENSUITE</i>		1.00	670.00	\$670.00
18 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) <i>main, shared, luxury ensuite</i>		5.00	356.00	\$1,780.00 *
19 Other (Specify Details & Enter Price, if applicable) <i>Install Undermount Kitchen Sink</i>		1.00	570.00	\$570.00 *
20 Upgrade to single bowl undermount laundry sink (SMC 2218). (Only applicable to solid surface countertops)		1.00	565.00	\$565.00
Plumbing Faucets				
General Finish				
21 Install the specified Kitchen Faucet (Specify Model Code, Finish & Price) in lieu of standard. <i>upgrade to Sleek single handle Pulldown Pre rinse faucet in chrome 5925</i>		1.00	574.00	\$574.00 *
Plumbing Fixtures				
General Finish				
22 Install the specified Kitchen Sink (Specify Brand/Model, Finish & Price) <i>Upgrade to Teco Stainless Steel Apron sink in kitchen. Model # 190 See Specs</i>		1.00	2,030.00	\$2,030.00 *
Heating, Ventilation and Cooling				
Framing				
23 Add Air Conditioner (Homes over 3200 sqft)		1.00	7,900.00	\$7,900.00
Interior Doors				
General Finish				
24 Install a Level 1 door in lieu of standard (each door). Does not include Garage Man Door entry. <i>Install Logan Door Throughout</i>		22.00	90.00	\$1,980.00 *
25 Install 8' interior door in lieu of standard height doors. Due to site conditions not all doors may not be upgraded. (each door) Only offered with for 9' ceilings. <i>INSTALL ON MAIN FLOOR</i>		5.00	357.00	\$1,785.00 *
26 Upgrade Garage to House door to 8' height (option to add garage to house door must be purchased separately)		1.00	678.00	\$678.00
Hardware Upgrades				
General Finish				
27 Upgrade Front Entry Hardware in lieu of included (Specify Brand/Model & Finish) Level 2. <i>Halifax Black</i>		1.00	270.00	\$270.00
28 Upgrade whole House Interior Hardware level 1; Include hinges (specify Brand/Model & Finish) Detached Homes. <i>Daylon Black</i>		1.00	400.00	\$400.00
Flooring				
Flooring				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Flooring				
29 Install ceramic Herringbone pattern for floor or wall tiles. See sketch for details of direction. (per sqft) <i>INSTALL 3" X 6" BACKSPLASH IN HERRINGBONE PATTERN</i>		85.00	9.15	\$777.75
30 Install "Bonus Hardwood" in lieu of standard carpet (per sqft). Shoe mould will be included in trim where hardwood is installed. Glue down charges applied separately when installed on concrete. <i>great room, living room, dining room, hall, den and upper hall (1080) Install in master bedroom (402)</i>		1,482.00	9.95	\$14,745.90 *
31 Install "Bonus Hardwood" in lieu of standard tile (per sqft). Shoe mould will be included in trim where hardwood is installed. <i>INSTALL IN KITCHEN/BREAKFAST</i>		301.00	3.00	\$903.00 *
32 Install 4th Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 4 tile in Shared bath (55) And Powder Room (35)</i>		90.00	14.00	\$1,260.00 *
33 Install 3rd Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 3 Tile in Laundry room</i>		90.00	10.50	\$945.00
34 Install 3rd Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 3 Floor tile in Main Bath</i>		60.00	10.50	\$630.00
35 Install 3rd Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 3 Floor tile on Luxury Ensuite floor and around Soaker Tub</i>		177.00	10.50	\$1,858.50
36 Install 3rd Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 3 tile in Luxury Ensuite Shower including Ceiling</i>		96.00	10.50	\$1,008.00
37 Install 4th Upgrade Tile in lieu of standard tile (per sqft) <i>Install Level 4 Floor tile In foyer 24" x 24"</i>		121.00	14.00	\$1,694.00
38 Add standard wall tiles, where no wall tile exists (per sqft). Upgrades to tile level and pattern are priced and ordered separately. <i>Install tile on ceiling on ensuite shower, main bath tub/shower and shared bath tub/shower</i>		48.00	14.83	\$711.84 *
Cabinetry - Cupboard & Drawer Upgrades				
General Finish				
39 Upgrade to Apron Front custom application for kitchen sink (sink ordered separately)		1.00	565.00	\$565.00
40 Add a Pot and Pan drawer (Set of 2). Other cabinets may be resized and adjusted to accommodate this change. <i>Install in Kitchen on Either Side of the Stove and 1 Set in Bottom of Pantry</i>		3.00	675.00	\$2,025.00 *
41 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. <i>Install in Kitchen</i>		35.00	95.00	\$3,325.00 *
42 Add a Piano hinge door. Other cabinets may be resized and adjusted to accommodate this change.		1.00	700.00	\$700.00
43 Install a Microwave cabinet in base cabinets. Other cabinets may be resized and adjusted to accommodate. APPLIANCE SPECS REQ'D FOR PROCESSING. Appliances installed by Homeowner after closing. <i>Install in Island with Deep Drawer Below</i>		1.00	940.00	\$940.00
44 Install a Bank of drawers in Vanity. Min 42" vanity width required. <i>INSTALL IN ENSUITE AND SHARED BATH</i>		2.00	500.00	\$1,000.00 *
45 Add tray slots in bottom units (melamine), each <i>Install in top of pantry beside fridge</i>		6.00	50.00	\$300.00 *
46 Install Upper Corner Cabinet. Other cabinets may be resized and adjusted to accommodate this change.		2.00	450.00	\$900.00
47 Install painted finish on cabinets in kitchen		1.00	2,500.00	\$2,500.00
48 Upgrade to painted vanity over 48" wide (per vanity) <i>In luxury Ensuite & Shared bath</i>		2.00	340.00	\$680.00
49 Other (Specify Details & Enter Price, if applicable) <i>add painted cabinets to laundry room</i>		1.00	2,000.00	\$2,000.00 *
50 Barzotti - Install Altdeusch Glass Door w/Matching Cabinet Finish Interior in lieu of standard door (each) <i>INSTALL AT EACH CORNER CABINET. CLEAR GLASS W/CHARCOAL INTERIOR</i>		2.00	525.00	\$1,050.00
51 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. <i>Add to laundry room upper cabinets</i>		7.00	95.00	\$665.00
52 Add Extra Cabinetry - Add Base, Upper & Countertop, per foot <i>Add upper and Base cabinets to Laundry Room with countertop</i>		7.00	555.00	\$3,885.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Cabinetry - Cupboard & Drawer Upgrades				
53 Add Decorative Base to Kick (per. In. ft.) <i>Add to kitchen island Shaker Furniture Base</i>		12.00	51.00	\$612.00 *
54 Install Soft Close for cabinet doors in lieu of standard. (Per Kitchen)		1.00	500.00	\$500.00
55 Install Tricar Soft Close Drawers (Standard Melamine box only). Per Kitchen		1.00	1,600.00	\$1,600.00
Cabinetry - Shelving Upgrades				
General Finish				
56 Upgrade standard shelf to a pull-out shelf for pantry or base cabinet (specify location) each <i>Install in pantry beside fridge</i>		2.00	195.00	\$390.00 *
Miscellaneous Cabinetry Options				
General Finish				
57 Other (Specify Details & Enter Price, if applicable) <i>Install custom laundry shelf & hanging rod over washer and dryer</i>		1.00	990.00	\$990.00 *
58 Other (Specify Details & Enter Price, if applicable) <i>Add a 2 bin garbage pullout in an approx 18" cabinet in kitchen</i>		1.00	930.00	\$930.00 *
59 Add recessed valance (lighting ordered separately) on underside kitchen uppers, per Linear foot <i>Install in Kitchen</i>		30.00	33.00	\$990.00 *
60 Barzotti - Upgrade Cabinet Hardware to Level 1. Priced per Kitchen. (Specify Style Number) <i>INSTALL FOR KITCHEN, LAUNDRY, BATHROOMS. BLACK HANDLES THROUGHOUT</i>		1.00	1,044.00	\$1,044.00 *
61 Other (Specify Details & Enter Price, if applicable) <i>Upgrade to custom shiplap island desig panels w/4 corner cap posts & 3 sides of shilpap</i>		1.00	3,155.00	\$3,155.00 *
Fridge Buildout & Pantry Options				
General Finish				
62 Add standard fridge buildout with 2 gables (approx 24" deep) Maximum width of build out is 36". This item is charged twice for buildout in excess of 36".		1.00	750.00	\$750.00
63 Add a 3' Pantry in place of upper and base cabinets <i>Install beside fridge with 2 pull out shelves</i>		1.00	2,000.00	\$2,000.00
Cabinetry - Laundry Cupboard & Drawer Upgrades				
General Finish				
64 Add a 32" melamine Laundry cabinet base with stainless steel sink		1.00	1,900.00	\$1,900.00
Cabinetry - Stove, Tudor Hoods, Wood Tops, etc.				
General Finish				
65 Add Baffle Box fan insert for wood hood with 30" stove (gas or electric)		1.00	1,125.00	\$1,125.00
66 Other (Specify Details & Enter Price, if applicable) <i>ADD A 36" BARZOTTI CUSTOM SHIPLAP BOX WOOD HOOW FOR 30" STOVE</i>		1.00	2,644.00	\$2,644.00 *
Kitchen Crown Moulding				
General Finish				
67 Add Large Crown Moulding (#12), per foot <i>INSTALL BRENLOW COVE MOULDING IN KITCHEN (38) AND LAUNDRY ROOM (8)</i>		46.00	70.00	\$3,220.00 *
Backsplash				
General Finish				
68 Backsplash - Level 1 (sqft - Minimum 25 sqft for Townhomes & 30 sqft for Detached Homes) <i>INSALL LEVEL 1 BACKSPLASH IN KITCHEN INCLUDING BEHIND CHIMNEY HOOD FAN</i>		85.00	37.50	\$3,187.50
Countertop				
General Finish				
69 Install Level 4 Caesarstone quartz in Lieu of Level 1 Caesarstone quartz. Purchaser acknowledges a seam may be required. <i>Upgrade Kitchen to Level 4 caesarstone</i>		73.00	95.00	\$6,935.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Countertop				
70 Install Level 4 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Install in luxury ensuite (15) Add back ledge and side splash to countertop (2)</i>		17.00	205.00	\$3,485.00 *
71 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Add to laundry room counter. Add backledge and side splash to countertop</i>		10.00	110.00	\$1,100.00 *
72 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. <i>Main bath and shared bath. Add backledge and side splash to both countertops</i>		24.00	110.00	\$2,640.00 *

Trim Options

Framing				
73 Upgrade Trim Package from Standard to Tudor (Single Detached Homes from 2001 to 3000 sqft).		1.00	3,450.00	\$3,450.00

Discounts

OTHER				
74 Discount - Other <i>Purchaser(s) acknowledge this home is Spec to Finish. No changes can be made to the structure or color selections, including but not limited to electrical, plumbing, lighting, windows, staircase material and design, flooring, etc. All Interior colours and finishes are final upon firm and binding Agreement of Purchase and Sale.</i>		1.00	-131,774.49	\$-131,774.49 *

Model Specific & Other Items

OTHER				
75 Upgrade to Metal spindles/pickets (Specify Style, Pattern, Colour & Price) <i>Install Metal Geometric Black Spindles on staircase</i>		1.00	3,377.00	\$3,377.00 *
76 Upgrade to Metal spindles/pickets (Specify Style, Pattern, Colour & Price) <i>Install Metal Geometric Spindles on Railing on 2nd Floor At Staircase and At Open to Below</i>		16.00	183.75	\$2,940.00 *

Total Upgrades Including Taxes	\$89,900.00
Base Price of House	1,260,000.00
Lot Premium (if Applicable)	0.00

Total Selling Price Including GST \$ 1,349,900.00

Purchaser: _____	Date: _____
Purchaser: _____	<input type="checkbox"/> FINANCE CONDITION _____
Witness: _____	<input type="checkbox"/> LAWYER CONDITION _____
Builder: _____	<input type="checkbox"/> SALE OF PROPERTY _____

THE PURCHASER MUST NOTIFY THE VENDOR IN WRITING THAT THESE CONDITIONS HAVE NOT BEEN SATISFIED BEFORE _____ FAILING WHICH THIS AGREEMENT IS DEEMED TO BE FIRM & BINDING.