

# LOT 88 - CLOSES IN **EARLY 2024**

## HUGHSON FARMHOUSE

33' HOME IN PHASE 2

**2,170** sq.ft.

**4** Bed

**3.5** Bath

SCAN QR CODE FOR

**PREVU**

3D IMMERSIVE MODEL TOURS



FULL PRICE  
**\$954,900**

BUILDER DISCOUNT  
**\$5,000**

VALUE PRICE  
**\$949,900**

**\$83,275**

### DESIGNER UPGRADES CHOOSE YOUR FINISHES

- Finished in-law suite
- Exterior architectural shingles
- 8' Main floor doors including House to Garage
- Direct-vent gas fireplace with drywall buildout and paint grade mantel
- Oak stairs with black metal spindles for Main to Second floor stairs
- Exterior and interior potlight(s) on Main floor
- Air conditioning unit rough-in

#### Basement

- Fruit cellar with solid core door and light
- Egress slider window

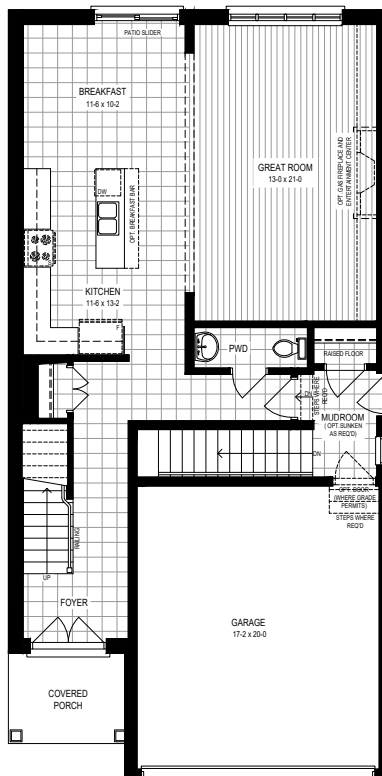
#### Bathrooms

- Ensuite 1: Frameless tempered glass shower with tiled walls and base
- Ensuite 2: Acrylic base shower with glass door and tiled walls
- Level 1 Caesarstone quartz countertops and undermount sinks in Ensuities and Main
- Three-piece Basement rough-in

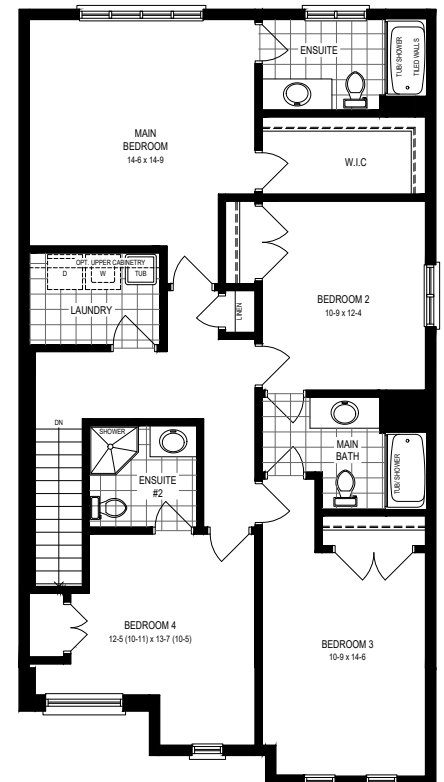
#### Kitchen

- Extended height upper cabinets, microwave space saver, pot and pan drawer, and refrigerator buildout
- Flush Valance lighting
- Level 2 Caesarstone quartz countertops with "waterfall" end panels

### M1 - MAIN FLOOR



### S2 - SECOND FLOOR



**43**

Experience the future of home buying with our revolutionary preVU technology. Scan the QR code to fully immerse yourself in a 3D tour of your dream home (where applicable).



SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model:	Hughson M1/S1 Elev F
		Community:	Brant West Ph2 Singles
Customer No:	006882	Lot/Unit:	88
		Block:	
Municipal Address:	36 Holder Drive	Phase:	
	Brantford	Plan:	
		Job	BW20088
Home Phone:		Sales Agents:	Sales
Work Phone:			
Cell Phone:		Closing:	
Email:			

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Exterior Veneer Options				
Finishes Exterior				
1 Upgrade from standard shingle to Architectural Shingles		1.00	2,000.00	\$2,000.00
Fruit Cellars				
Foundation				
2 Add a Fruit Cellar Under Porch (No Shelving). Includes solid core door, and keyless light (pull chain) fixture.		1.00	2,750.00	\$2,750.00
Exterior Doors				
Finishes Exterior				
3 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
4 Upgrade Garage to House door to 8' height (option to add garage to house door must be purchased separately) Only available with 9' ceilings.		1.00	775.00	\$775.00
Window Options				
Framing				
5 Add an approx 47" x 35 EGRESS slider window for the basement. (Window well may be required as per grade & subject to glazing allowance)		3.00	1,683.00	\$5,049.00
Base Flooring				
Framing				
6 Other (Specify Details & Enter Price, if applicable) INSTALL ENGINEERED OSB SUBFLOOR		1.00	2,500.00	\$2,500.00 *
Fireplaces & Mantel Options				
General Finish				
7 Singles Only - Install a Direct-vent Gas Fireplace with standard surround, drywall buildout & paint grade mantel, that encroach into the room approx. 26" x 66". Fan Kit and Thermostat sold separately.		1.00	4,150.00	\$4,150.00
Handrails and Stair Posts				
General Finish				
8 Install 4" Victorian Oak Post - No Bullnose, in lieu of standard, (each) ADD TO STAIRCASE		1.00	575.00	\$575.00
Stairs				
Framing				
9 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	7,295.00	\$7,295.00 *
Electrical & Cable Options				
Framing				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Electrical & Cable Options				
10 Add a Regular Switch ADD A REGULAR SWITCH FOR CAPPED ELECTRICAL ABOVE ISLAND		1.00	145.00	\$145.00
11 Add a rough-in capped box (for future installation of light fixture) ADD 2 CAPPED ELECTRICAL ABOVE ISLAND IN KITCHEN ON A SEPERATE SWITCH		2.00	150.00	\$300.00
12 Install a Dimmer Switch in lieu of standard switch. ADD TO GREAT ROOM		1.00	100.00	\$100.00
13 FOR SINGLES ONLY-Install a 200 Amp Panel (where applicable)		1.00	2,000.00	\$2,000.00
14 TV Ready Wall Mount Package: Includes 1 of the standard cable outlets, conduit & 2 standard duplex receptacles. Specify input and output locations for conduiit. ADD IN GREAT ROOM ABOVE FIREPLACE		1.00	600.00	\$600.00
15 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				
16 Add Flush Valance lighting including wood valances & LED lights on a separate switch INSTALL IN KITCHEN		1.00	2,500.00	\$2,500.00
17 Add an interior LED Potlight. (Specify if standard fixtures are to be removed.) ADD 13 POTLIGHTS IN TOTAL ON MAIN FLOOR. 9 IN GREAT ROOM AND 4 IN KITCHEN		13.00	230.00	\$2,990.00
18 Add an Exterior Potlight on existing switch.		3.00	365.00	\$1,095.00
Plumbing Options				
Framing				
19 Add a Three-piece Rough-in in Basement		1.00	1,100.00	\$1,100.00
20 Other (Specify Details & Enter Price, if applicable) INSTALL UNDERMOUNT KITCHEN SINK		1.00	570.00	\$570.00 *
21 Upgrade from acrylic base to tiled base - max shower size 5' x 3' AT ENSUITE		1.00	670.00	\$670.00
22 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. IN ENSUITE		1.00	1,650.00	\$1,650.00
23 Upgrade Neo-angle shower to framed shower with acrylic base, tile surround and clear glass door with chrome hardware. INSTALL IN ENSUITE #2		1.00	399.00	\$399.00
24 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) INSTALL IN MAIN BATH, ENSUITE AND ENSUITE #2		3.00	356.00	\$1,068.00 *
25 Add a Rough-in waterline for a Refrigerator INSTALL IN KITCHEN		1.00	272.00	\$272.00
26 Install FRAMELESS tempered glass shower (straight, max. 60 length). NOT on acrylic shower or tub enclosure walls. (Specify chrome or brushed nickel hardware) May include top header for support. INSTALL IN ENSUITE SHOWER		1.00	3,620.00	\$3,620.00
Heating, Ventilation and Cooling				
Framing				
27 Add Air Conditioner (Homes from 2201 to 2700 sqft)		1.00	5,500.00	\$5,500.00
Interior Doors				
General Finish				
28 Install 8' interior door in lieu of standard height doors. Due to site conditions not all doors may be upgraded. (each door) Only offered with for 9' ceilings. UPGRADE MAIN FLOOR DOORS ONLY TO 8'		4.00	357.00	\$1,428.00
Flooring				
Flooring				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE	
Flooring					
29 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. INSTALL IN GREAT ROOM		310.00	9.95	\$3,084.50	*
Cabinetry - Cupboard & Drawer Upgrades					
General Finish					
30 Install painted finish on cabinets in kitchen INSTALL IN KITCHEN		1.00	3,500.00	\$3,500.00	*
31 Add a Pot and Pan drawer (Set of 2). Other cabinets may be resized and adjusted to accommodate this change. INSTALL IN KITCHEN		1.00	1,350.00	\$1,350.00	*
32 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. INSTALL IN KITCHEN		20.00	95.00	\$1,900.00	*
Cabinetry - Shelving Upgrades					
General Finish					
33 Install a Microwave Space Saver Provision over the stove in lieu of standard. INSTALL IN KITCHEN		1.00	690.00	\$690.00	
Fridge Buildout & Pantry Options					
General Finish					
34 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". INSTALL KITCHEN		1.00	1,460.00	\$1,460.00	*
Kitchen Crown Moulding					
General Finish					
35 Add Medium Crown Moulding (#3), per foot INSTALL MSC TYPE F CROWN IN KITCHEN		23.00	181.00	\$4,163.00	*
Countertop					
General Finish					
36 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required.  INSTALL IN KITCHEN AND ISLAND (37), INSTALL FLUSH BREAKFAST BAR ON ISLAND (7), INSTALL ON ISLAND WATERFALL PANELS (18)		62.00	135.00	\$8,370.00	*
37 Upgrade solid surface countertop with "Waterfall" panel end gable to floor (In addition to SqFt area of material)" INSTALL ON 2 ENDS OF ISLAND		2.00	583.00	\$1,166.00	*
38 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN MAIN BATH (9), ENSUITE 1 (9), ENSUITE 2 (6)		24.00	110.00	\$2,640.00	*
Alternate Floor Plans					
Alternate Floor Plans					
39 Alternate Second Floor w/ 3 Bathrooms (S3)		1.00	0.00	\$0.00	
Discounts					
OTHER					
40 Discount - Other Purchaser(s) acknowledge this home is Spec to Drywall. No changes can be made to the structure including but not limited to electrical, plumbing, lighting, windows, staircase material and design, etc. All Interior colours and finishes are final upon firm and binding Purchaser (s) to select all interior colours and finishes at their design appointment upon firm and binding Agreement of Purchase and Sale.		1.00	-95,573.50	\$-95,573.50	*
Model Specific & Other Items					
OTHER					
41 Upgrade to Metal spindles/pickets (Specify Style, Pattern, Colour & Price) INSTALL METAL BLACK STRAIGHT SPINDLES THROUGHOUT STAIRCASE		1.00	849.00	\$849.00	*
Bonuses and Extras					
Price List Options					

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Bonuses and Extras				
42 PICK A POSEY - Upgraded Appliance Package		1.00	5,500.00	\$5,500.00 *

Total Upgrades Including Taxes	\$-5,000.00
Base Price of House	954,900.00
Lot Premium (if Applicable)	0.00
<b>Total Selling Price Including GST</b>	<b>\$ 949,900.00</b>

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_ ☐ FINANCE CONDITION \_\_\_\_\_

Witness: \_\_\_\_\_ ☐ LAWYER CONDITION \_\_\_\_\_

Builder: \_\_\_\_\_ ☐ 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.