

# LOT 90 - CLOSES IN **EARLY 2024**

## MILLBANK MODERN

40' HOME IN PHASE 2

**2,483** sq.ft.

**5** Bed

**3.5** Bath

SCAN QR CODE FOR  
MORE INFORMATION  
ON THIS UNIT



FULL PRICE  
**\$1,185,863**

BUILDER DISCOUNT  
**\$95,963**

VALUE PRICE  
**\$1,049,900**

**\$95,963**

### DESIGNER UPGRADES CHOOSE YOUR FINISHES

- Exterior architectural shingles
- 200 Amp electrical panel
- 8' Main floor doors including House to Garage
- 2-sided gas fireplace in Great/Living Room
- Oak stairs with black metal spindles from Main to Second floor
- Straight railing on Second floor
- Interior and exterior potlights
- Hardwood throughout Main floor

#### Basement

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

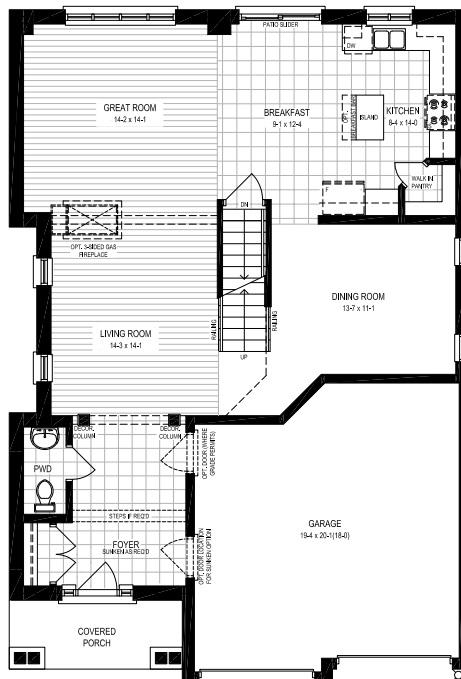
#### Bathrooms

- Ensuite: Frameless tempered glass shower, tiled walls and base
- Vanity with drawers and additional sink in Ensuite and Shared
- Undermounted sinks, Level 1 Caesarstone quartz countertops on Second floor
- Three-piece Basement rough-in

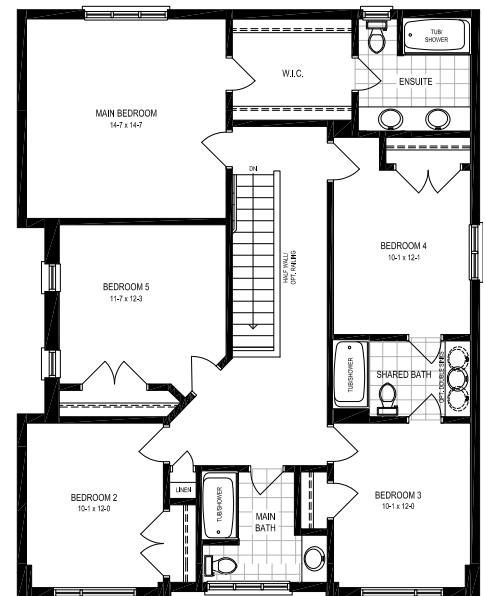
#### Kitchen

- Extended upper and corner cabinets, microwave shelf and Flush Valance lighting
- Level 2 Caesarstone quartz countertops with "waterfall" end panels on island

**M1 - MAIN FLOOR**



**S7 - SECOND FLOOR**





# SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model:	Millbank II M1/S1 Elev E	
		Community:	Brant West Ph2 Singles	
		Lot/Unit:	90	
Customer No:		006883	Block:	
			Phase:	
Municipal Address:		47 Bellhouse Avenue	Plan:	
		Brantford	Job	BW20090
Home Phone:			Sales Agents:	Sales
Work Phone:			Closing:	
Cell Phone:				
Email:				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Exterior Veneer Options				
<i>Finishes Exterior</i>				
1 Upgrade from standard shingle to Architectural Shingles		1.00	2,000.00	\$2,000.00
Fruit Cellars				
<i>Foundation</i>				
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				
<i>Finishes Exterior</i>				
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				
<i>Framing</i>				
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
UPGRADE ALL BASEMENT WINDOWS TO EGRESS IN LIEU OF STD. WINDOW				
Base Flooring				
<i>Framing</i>				
6 Other (Specify Details & Enter Price, if applicable) INSTALL ENGINEERED OSB SUBFLOOR		1.00	2,500.00	\$2,500.00 *
Fireplaces & Mantel Options				
<i>General Finish</i>				
7 Add a 2-Sided Gas Fireplace. (drywall finish - no mantel or surround) May exceed 2' of floor space. Cannot accommodate a fan kit. ADD TO GREATROOM/LIVING ROOM AS PER PLAN		1.00	7,650.00	\$7,650.00
Handrails and Stair Posts				
<i>General Finish</i>				
8 Add straight railing (from standard selection) in lieu of half wall (per foot) INSTALL ON SECOND FLOOR		17.00	175.00	\$2,975.00 *
Stairs				
<i>Framing</i>				
9 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	7,219.00	\$7,219.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Electrical & Cable Options				
Framing				
10 Add a Regular Switch ADD A SEPERATE 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 CAPPED ELECTRICAL ABOVE KITCHEN ISLAND		1.00	150.00	\$150.00
12 Install a Dimmer Switch in lieu of standard switch. AD DIMMER SWITCH 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 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				
15 Add Flush Valance lighting including wood valances & LED lights on a separate switch INSTALL IN KITCHEN		1.00	2,500.00	\$2,500.00
16 Add an Exterior Potlight on existing switch. ADD 6 EXTERIOR POTLIGHTS AS PER FRONT ELEVATION SKETCH		6.00	365.00	\$2,190.00
17 Add an interior LED Potlight. (Specify if standard fixtures are to be removed.) ADD A TOTAL OF 12 POTLIGHTS 6 IN GREAT ROOM IN LIEU OF STD. FIXTURE 4 IN KITCHEN IN LIEU OF STD. FIXTURE 2 IN MAIN HALLWAY IN LIEU OF STD. FIXTURE. KEEP ONLY FOYER & BREAKFAST LIGHT		12.00	230.00	\$2,760.00
Plumbing Options				
Framing				
18 Add a Three-piece Rough-in in Basement		1.00	1,100.00	\$1,100.00
19 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. UPGRADE SHARED BATH AND ENSUITE VANITY TO DOUBLE SINK		2.00	1,895.00	\$3,790.00 *
20 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. UPGRADE TO ENSITE SHOWER		1.00	3,466.00	\$3,466.00
21 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. ADD TO ENSITE SHOWER		1.00	1,650.00	\$1,650.00
22 Upgrade from acrylic base to tiled base - max shower size 5' x 3' ADD TO ENSUITE SHOWER		1.00	670.00	\$670.00
23 Other (Specify Details & Enter Price, if applicable) INSTALL UNDERMOUNT KITCHEN SINK		1.00	570.00	\$570.00 *
24 Add a Rough-in waterline for a Refrigerator INSTALL IN KITCHEN		1.00	272.00	\$272.00
25 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) INSTALL IN MAIN BATH, SHARED AND ENSUITE		5.00	356.00	\$1,780.00 *
Heating, Ventilation and Cooling				
Framing				
26 Add Air Conditioner (Homes from 2701 to 3200 sqft)		1.00	6,200.00	\$6,200.00
Interior Doors				
General Finish				
27 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. INCREASE HEIGHT TO 8' DOORS ON MAIN FLOOR ONLY		5.00	357.00	\$1,785.00
Flooring				
Flooring				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE	
Flooring					
28 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 (220), LIVING ROOM (205) AND DINING ROOM (188)		613.00	9.95	\$6,099.35	*
Cabinetry - Cupboard & Drawer Upgrades					
General Finish					
29 Install painted finish on cabinets in kitchen INSTALL IN KITCHEN		1.00	3,500.00	\$3,500.00	*
30 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	1,307.00	\$1,307.00	*
31 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	*
32 Install Upper Corner Cabinet. Other cabinets may be resized and adjusted to accommodate this change.		1.00	871.00	\$871.00	*
33 Install a Bank of drawers in Vanity. Min 42" vanity width required. INSTALL IN ENSUITE AND SHARED BATH		2.00	692.00	\$1,384.00	*
Cabinetry - Shelving Upgrades					
General Finish					
34 Install a Microwave shelf with electrical in upper cabinet. Appliance Spec's req'd to ensure fit. INSTALL IN KITCHEN BESIDE FRIDGE		1.00	690.00	\$690.00	
Fridge Buildout & Pantry Options					
General Finish					
35 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 IN KITCHEN		1.00	1,458.00	\$1,458.00	*
Cabinetry - Stove, Tudor Hoods, Wood Tops, etc.					
General Finish					
36 Delete upper cabinets above stove for future installation of a Chimney style hood fan by Homeowner after closing date. 6" duct is included. (no charge). Extra charges apply for extended backsplash.		1.00	0.00	\$0.00	
Kitchen Crown Moulding					
General Finish					
37 Add Medium Crown Moulding (#3), per foot INSTALL MSC TYPE F CROWN IN KITCHEN		22.00	181.00	\$3,982.00	*
Countertop					
General Finish					
38 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN MAIN BATH (7), SHARED BATH (11), ENSUITE (16)		34.00	110.00	\$3,740.00	*
39 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required.  INSTALL IN KITCHEN AND ISLAND AND FLUSH BREAKFAST BAR ON KITCHEN ISLAND (		35.00	135.00	\$4,725.00	*
40 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	*
Alternate Floor Plans					
Alternate Floor Plans					
41 Alternate Second Floor w/ 5 Bedrooms and 3 Bathrooms (S7)		1.00	0.00	\$0.00	
Discounts					
OTHER					

