

Pricing Detail

Model Home Lot #22, 422 Bradwell Chase

Lot #22		\$ 225,000.00
Creekside Model (Revised - 2425 sq. ft.)	\$ 558,500.00	
2 1/2 Bay Garage	\$ 15,450.00	
Lower Level Finishing - 1575 sq. ft.	\$ 63,360.00	
Extras as attached	<u>\$ 146,495.00</u>	<u>\$ 783,805.00</u>
Total Construction		\$ 1,008,805.00
Appliances - including installation		\$ 16,285.00
Development Charges		\$ 29,561.00
Total before tax		<u>\$ 1,054,651.00</u>
Model Home Discount		<u>\$ (42,700.00)</u>
		\$ 1,011,951.00
HST 13%		\$ 131,553.63
HST New Housing Rebate		\$ (24,000.00)
Total		<u><u>\$ 1,119,504.63</u></u>

Revised January 2018

**Pricing Detail - Extras
(above standards and allowance)**

Summary - Model Home Lot #22, 422 Bradwell Chase

1)	8'4" foundation walls	\$	3,360.00
2)	GAF timberline deck armor	\$	1,175.00
3)	Natural stone exterior	\$	15,035.00
4)	Patterned concrete porches	\$	3,600.00
5)	Covered porch screening	\$	2,520.00
6)	Bristol interlocking stone drive, walks etc.	\$	2,350.00
7)	Landscaping	\$	2,560.00
8)	Shingle siding	\$	1,150.00
9)	Garage wall panel detail	\$	3,140.00
10)	Shaped Garage Door Frames/Lintels	\$	1,820.00
11)	Coachman Garage Doors	\$	3,780.00
12)	Wainscoting in entry area	\$	3,160.00
13)	Closet shelving	\$	9,675.00
14)	Glass panel pantry door and 1 3/4" shaker doors	\$	525.00
15)	Backlit crown in dining room	\$	510.00
16)	Mirror panel wall	\$	3,360.00
17)	Bistro cottage ceiling	\$	480.00
18)	Beams with hurricane braces	\$	4,480.00

19)	Study panel and beam ceiling matching trim	\$	6,160.00
20)	Montigo fireplace with natural stone, wood box and inset panel detailing	\$	6,670.00
21)	Brick wall in games room	\$	1,515.00
22)	Media room barn doors	\$	2,080.00
23)	Laminate flooring games room and exercise room	\$	1,760.00
24)	Cabinetry and surfacing (over allowance)	\$	39,990.00
25)	Inset panel boxed window detailing	\$	2,080.00
26)	Window treatments	\$	3,310.00
27)	Additional back banding	\$	480.00
28)	Hickory hardwood	\$	3,695.00
29)	Central vacuum	\$	1,550.00
30)	Hickory stair detailing	\$	2,410.00
31)	Lighting		
	main floor (\$12,765.00- \$10,000.00)	\$	2,765.00
	lower level (\$2,915.00 - \$2,000.00)	\$	915.00
32)	Electrical	\$	610.00
	2 Switched soffit receptacles \$170.00		
	1 Switched floor receptacle \$220.00		
	2 Additional Fridge receptacle \$220.00		
33)	Ceramic tile extras	\$	2,055.00
35)	Speakers and volume controls	\$	1,575.00
36)	Crown moldings in ensuite and guest bath	\$	1,200.00

37) Ensuite in floor heating	\$	1,870.00
38) Ensuite plumbing fixtures and fittings	\$	615.00
39) Fencing	\$	510.00
Total Extras	\$	<u>146,495.00</u>