

85 North Point Trail

December 10, 2024

### General Details

- 1,319 ft<sup>2</sup> 2 Storey Home, with 640 ft<sup>2</sup> unfinished basement
- ICF 6" x 8' basement walls
- 505 ft<sup>2</sup> Insulated garage with floor drain
- Insulated 9x7 garage door with electric opener
- 2x10 fir main level floor joists, 5/8" OSB T&G sheathing
- 16" open web 2nd level floor joists, 5/8" OSB T&G sheathing
- 2x6x8' exterior walls with R22 insulation, house wrap
- 2x4x8' typical interior walls (8' ceilings)
- Engineered roof trusses, 24" o/c, R50 ceiling insulation
- Triple pane pvc windows, pre-finished white ext. doors
- 5 year New Home Warranty

### Exterior finish

- Aluminium soffit and fascia
- Vinyl siding with vinyl shakes & brick accents as per plan
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- 104 ft<sup>2</sup> front patio (Brown Treated Wood with Aluminum Railing)
- 1,015 ft<sup>2</sup> Concrete driveway and sidewalks as per plan
- Landscaped including topsoil and grass seeded (Approx 6,250 ft<sup>2</sup>)

### Interior Finish

- **Cabinetry allowance \$13,500.00**  
(any product/style cabinets available up to allowance amount)
- Painted mdf 1x3 trim, painted hollowcore doors  
(standard white paint included, custom colors may be extra)
- Smooth ceilings and walls, square corner beads
- Painted drywall, 3 colors latex paint included
- **Flooring allowance \$8,000.00**
- 1 shelf and rod per coat and bedroom closet, pantry c/w 5 rows

### Plumbing & Mechanical

- 2 pc main floor powder room
- 4 pc 2nd floor bathroom with 1 pc acrylic tub/shower
- Bathroom rough in only for basement
- Single lever SS kitchen and bath faucets
- Double compartment SS kitchen sink
- Nutone NCS330 range hood (black or white)
- Central vac rough in only
- Cold Climate Air to Air heat pump with 10kw/heat bank
- VanEE 60H HRV (Air Exchanger)
- 40 gallon electric hot water tank, 6 year warranty
- 1 lawn hydrant

### Electrical

- 200 amp electrical service
- White Decora outlets and switches
- (4) exterior slim LED (1) Exterior Wall Light
- (12) interior LED ceiling lights
- 2 TV location, 2 telephone location
- Typical wiring as per code
- Light fixtures supplied by Pinnaco

### Misc. info

- Floor plan dimensions may vary from plans
- Exterior colors and trim design may not be exactly as shown on drawings
- Allowances include applicable taxes

**Purchase Price (inc net gst) \$369,900.00**

*Price is Per Unit*

*all gst rebates assigned to vendor*

### Options

|                                     |                                |                 |
|-------------------------------------|--------------------------------|-----------------|
| <input type="checkbox"/>            | Central vac pan                | \$165.00        |
| <input type="checkbox"/>            | Fridge water line              | \$125.00        |
| <input checked="" type="checkbox"/> | 4kw "SPIDER" garage heater     | <b>INCLUDED</b> |
| <input checked="" type="checkbox"/> | Garage insulated and drywalled | <b>INCLUDED</b> |
| <input type="checkbox"/>            | Nest Wifi Thermostat GEN III   | \$345.00        |
| <input type="checkbox"/>            | Garage taping, painting, trim  | \$2,650.00      |
| <input type="checkbox"/>            | Basement finishing as per plan | \$27,500.00     |

*Note: Basement finish price is based on being selected before construction is complete.*

(check marked items are confirmed options)  
(pricing includes installation and applicable taxes)