

## LOT 3N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR UPGRADES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- 44 interior potlights with LED light bulbs throughout (in pre-selected locations as per builder).
- Dramatic custom coffered ceiling in foyer, kitchen & breakfast area.
- 24"x 24" porcelain tile flooring in entry, powder room, kitchen/ breakfast areas, mud room and finished basement foyer.
- 7 1/4" Colonial style baseboard, painted white throughout with doorstep to tiled and hardwood floor areas.
- Upgraded straight brushed nickel levers to all interior doors.
- Heated floors (excluding shower floor) with temperature control settings in Primary Ensuite.
- Upgraded Moen faucets in bathrooms and kitchen.
- Undercounter beverage fridge.
- Appliances for an elevated culinary experience, including
- 36' Wolf Gas Range, Sub-Zero 42' Refrigerator, Sirius Hood Fan Insert, Cove Dishwasher, Silver Washer & Dryer.
- Clear frameless glass enclosure & frameless clear glass dual swing shower door with chrome hinges & knob to ensuite.
- Upgraded countertop in kitchen w/ upgraded sink.
- Finished basement with wet bar and 3-piece bathroom.
- Upgraded hardwood in standard areas.
- Upgraded countertop and backsplash in Kitchen.
- Powder Room upgrades including cabinets, countertop, and tiles.
- Primary Ensuite upgrades including cabinets, countertops, and tiles.
- Secondary Bathroom upgrades including countertops and tiles.

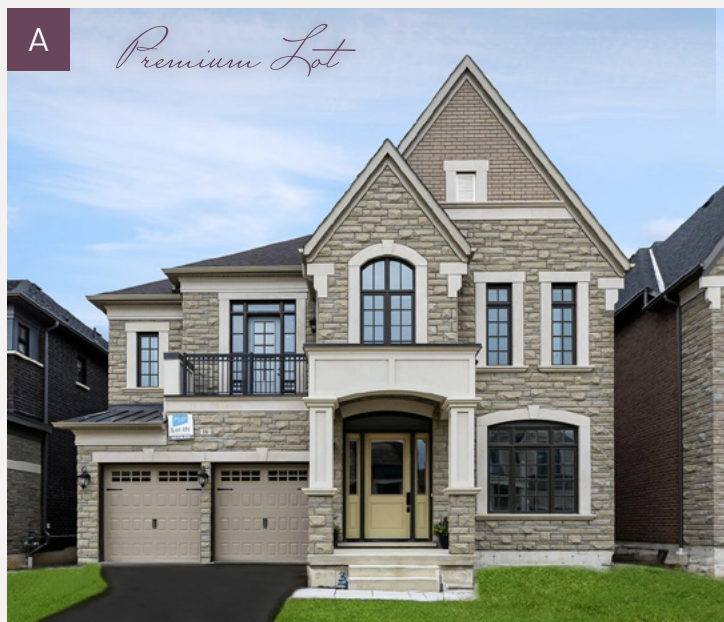
APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$246,000**



**LOT 6N** 16 HEART LAKE CIRCLE

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR UPGRADES



**UPGRADED STRUCTURAL AND COLOUR FEATURES**

- 47 additional interior pot lights throughout (in pre-selected locations, as per builder).
- Detailed coffered ceiling in Foyer.
- 2 ambient wall sconces, coffered ceiling and tasteful French doors added to Home Office.
- Upgraded 74" electric fireplace and waffle ceiling in Great Room.
- Expanded throughway from Servery to Kitchen.
- Built-in ready Mudroom included.
- Main floor hallway complete with 4" drywall niche.
- Tasteful Loggia with flat roof, finished to match exterior of the home.
- Primary Bedroom complete with modern single-sided gas fireplace and 2 wall sconces.
- Premium lot with extra depth.
- Upgraded square oak railing posts with upgraded grooved oak handrail.
- Upgraded Kitchen cabinets with extended uppers in two-tone (fridge wall and island to be different colours).
- Built-in 30" Wolf double wall ovens with drawer below & 24" Wolf microwave drawer added in the island.
- Upgraded appliances and 36" Wolf gas cooktop with pot drawers below.
- Upgraded hardwood in standard areas and added to Kitchen and Breakfast area in lieu of tiles.
- Upgraded countertop and slab backsplash in Kitchen.
- Powder Room upgrades including cabinets, countertop, sink, toilet and faucet.
- Primary Ensuite upgrades including cabinets, countertops, shower floor and shower wall.
- Ensuities 2, 3 & 4 upgrades including countertops and shower tiles.
- Upgraded interior doors, casing and baseboards.



APPROXIMATE VALUE OF *upgraded* LOT PREMIUM,  
STRUCTURAL & COLOUR FEATURES | **\$295,000**



## LOT 17N

*purchase price includes*  
**STRUCTURAL AND COLOUR UPGRADES**

### UPGRADED STRUCTURAL AND COLOUR FEATURES

- 37 additional interior potlights (in pre-selected locations, as per builder)
- Loggia with flat roof & 2 skylights (finishes to match exterior finishes of the house)
- Skylight with flare ceiling on 2nd floor
- Coffered ceiling and double french doors in Office
- Primary ensuite upgraded to include a pocket door to the water closet
- Shared bathroom upgraded to include a pocket door to toilet/bathtub area
- Upgraded and extended Kitchen cabinets in two tone colour palette
- Kitchen includes upgraded 36" range and 42" hood with dummy door front on hood cabinet
- Upgraded backsplash and sink in Kitchen
- Upgraded tiles in Foyer, Powder Room, Mud Room, Kitchen/Breakfast area and Basement Foyer
- Powder Room includes upgraded cabinets and faucet
- Primary Ensuite includes upgraded tiles on shower floor and wall and upgraded faucet
- Upgraded cabinets and countertops in Shared Bath and Ensuite 2
- Upgraded interior trim, interior doors and interior door handles throughout (where applicable)

APPROXIMATE VALUE OF *upgraded* STRUCTURAL & COLOUR FEATURES

**\$190,000**



ARTIST CONCEPT

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## LOT 23N

*purchase price includes*  
STRUCTURAL AND COLOUR UPGRADES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Upgraded Kitchen Cabinets with Extended Uppers in Two-Tone (fridge wall and island to be different colour).
- Built-In 30" Wolf Speed Oven.
- Upgraded Countertop and Slab Backsplash in Kitchen.
- Upgraded Kitchen Sink.
- Upgraded Appliances and 36" Wolf Range.
- Powder Room Upgrades Including Cabinets, Countertop, Handles and Floor Tiles.
- Upgraded Hardwood in Standard Areas on Main and Second Floor.
- Upgraded Interior Door Style & Trim.
- Primary Ensuite Upgrades Including Floor Tiles, Cabinets, Countertops, Handles, Shower Floor and Wall Tiles.
- Shared Bathroom & Ensuite 2 Upgrades Including Countertops, Handles and Cabinets.
- 42 Additional Interior Pot Lights Throughout (in pre-selected locations, as per builder).
- Expanded Throughway from the Servery to Kitchen.
- Open-Concept Living & Dining Rooms with Upgraded Coffered Ceiling.
- Large Skylight with Flare on 2nd Floor.
- Built-In Ready Mudroom Included.
- Interior 2nd Floor Doors Upgraded to 8'.

APPROXIMATE VALUE OF *upgraded* STRUCTURAL AND COLOUR FEATURES

**\$149,000**





## LOT 41N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Served upgraded to include sink & faucet
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Living Room, Foyer, Kitchen, Great Room and Breakfast
- 35 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)
- Design-forward black metal pickets
- Wall-sconce rough-in, in Primary Ensuite

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$167,000**



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## LOT 42N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Served upgraded to include sink & faucet
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Foyer, Main Hall and Great Room
- Waffle ceiling in Office
- Design-forward black metal pickets
- 58 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)
- Decorative wall-sconce rough-in, in Primary Bedroom
- Under cabinet LED strip lighting in Kitchen

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$146,000**



## LOT 48N

*purchase price includes*  
LOT PREMIUM AND STRUCTURAL UPGRADES

## STRUCTURAL UPGRADES

- 34 Additional Interior Pot Lights Throughout (in pre-selected locations, as per builder)
- Tasteful Loggia with Flat Roof Finished to Match Exterior of The Home
- Relocated Light Fixture in Kitchen Over Island
- Capped Rough-in (with switch) for Future Light Above Tub in Primary Ensuite
- Waffle Ceiling in Office
- Double French Doors in Office
- Pocket Door in Primary Ensuite
- Curved Niche in Main Foyer
- Pocket Door in Main Bath

APPROXIMATE VALUE OF *upgraded* STRUCTURAL FEATURES & LOT PREMIUM

**\$128,000**



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LOT 62N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Foyer Main Hall
- Waffle ceiling in Great Room and Office
- 43 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)
- Decorative wall-sconce rough-in, in Primary Bedroom
- Design-forward black metal pickets

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$140,000**



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## LOT 65N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Foyer
- Waffle ceiling in Great Room and Office
- Design-forward black metal pickets
- 48 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)
- Decorative wall-sconce rough-in, in Foyer

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$160,000**



ARTIST CONCEPT

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## LOT 75N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Served upgraded to include sink & faucet
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Living Room
- Waffle ceiling in Great Room
- Design-forward black metal pickets
- 42 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$153,000**





## LOT 77N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

### UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Served upgraded to include sink & faucet
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Living Room
- Waffle ceiling in Great Room
- Design-forward black metal pickets
- 42 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$143,000**



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## LOT 83N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR FEATURES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- Interior 2<sup>nd</sup> floor doors upgraded to 8'
- Tasteful Loggia with flat roof finished to match exterior of the home
- Coffered ceiling in Foyer
- Waffle ceiling in Great Room and Office
- Design-forward black metal pickets
- 51 Additional ambiance-enhancing interior and exterior pot lights throughout (in pre-selected locations, as per builder)

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$101,000**





## LOT 89N

*purchase price includes*  
LOT PREMIUM, STRUCTURAL AND COLOUR UPGRADES

## UPGRADED STRUCTURAL AND COLOUR FEATURES

- 25 interior potlights with LED light bulbs throughout (in pre-selected locations as per builder).
- Dramatic custom coffered ceiling in foyer, kitchen & breakfast area.
- 24"x 24" porcelain tile flooring in entry, powder room, kitchen/ breakfast areas, mud room and finished basement foyer.
- 7 1/4" Colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas.
- Upgraded straight brushed nickel levers to all interior doors.
- Heated floors (excluding shower floor) with temperature control settings in Primary Ensuite.
- Upgraded Moen faucets in bathrooms and kitchen.
- Appliances for an elevated culinary experience, including Wolf Wall Oven, Sub-Zero 36' Refrigerator, Sirius Hood Fan Insert, Cove Dishwasher, Silver Washer & Dryer.
- 48" x 48" flared skylight in second floor hallway.
- 4-box Waffle ceiling in Great Room.
- Clear frameless glass enclosure & frameless clear glass dual swing shower door with chrome hinges & knob to ensuite.
- Tasteful Loggia with Flat Roof, Finished to Match Exterior of the Home, with Skylights (as per plan).
- Upgraded hardwood in standard areas.
- Upgraded countertop and backsplash in Kitchen.
- Powder Room upgrades including cabinets, countertop, and tiles.
- Primary Ensuite upgrades including cabinets, countertops, and tiles.
- Secondary Bathroom upgrades including countertops and tiles.

APPROXIMATE VALUE OF *upgraded* LOT PREMIUM, STRUCTURAL & COLOUR FEATURES

**\$175,000**



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**Fernbrook  
HOMES**