

TOTAL UPGRADES	\$505,000
GENERAL	\$250,000
PREMIUM LOT:	
HIGH DEMAND FIRST LINE W/ POND VIEW AND NO NEIGHBOURS IN FRONT	\$50,000
EXTENDED CEILING HEIGHT AND INTERIOR DOORS (8' TALL):	
10' MAIN FLOOR 9' 2ND FLOOR 9' BASEMENT	\$45,000
ELEVATION:	
FRENCH CHATEAU	\$15,000
CUSTOM ENTRANCE DOOR:	
9' SOLID MAHOGANY ENTRANCE DOOR WITH SIDELIGHTS	\$15,000
5" WIDE ENGINEERED HARDWOOD ON MAIN AND UPPER FLOORS	\$20,000
SMART HOME:	
- APP-CONTROLLED EXTERIOR LIGHTS, - SECURITY CAMERAS, - VIDEO DOORBELL, - SMART LOCK, - GARAGE DOOR OPENERS - THERMOSTAT	\$10,000
3RD BATHROOM UPSTAIRS	\$15,000
ZEBRA BLINDS AND CURTAINS/DRAPES TREATMENTS	\$30,000
200 AMP ELECTRICAL PANEL	\$3,000
ARIA VENTS THROUGHOUT	\$2,000
UPGRADED LIGHT FIXTURES AND POT LIGHTS	\$10,000
AROMATECH CENTRAL HVAC AROMA DIFFUSER	\$2,000
WAINSCOTTING SPANNING ALL THREE LEVELS	\$15,000
FEATURE WALLS IN THE LIVING ROOM AND PRIMARY BEDROOM	\$7,000
QUARTZ COUNTERTOP AND UPPER CABINETS IN THE LAUNDRY ROOM	\$3,000
BUILT-IN CABINETS IN THE PRIMARY BEDROOM CLOSET	\$6,000
WALL ART	\$2,000

BASEMENT	\$89,000
FINISHED BASEMENT	\$55,000
HOME GYM WITH MIRRORED WALLS AND GYM EQUIPMENT	\$8,000
STONE FEATURE WALL WITH GAS FIREPLACE INSERT	\$10,000
BUILT-IN BAR AND BAR COUNTER	\$10,000
PING PONG AND POOL TABLE COMBO	\$3,000
EPOXY FLOORING IN UTILITY ROOM	\$1,000

GARAGE	\$31,000
EV CHARGER (220V)	\$1,000
EPOXY FLOORING	\$4,000
ABOVE HEAD STORAGE	\$5,000
FLOOR-TO-CEILING SLAT WALLS	\$12,000
CEILING TILES AND POT LIGHTS	\$3,000
CONCRETE STEPS WITH METAL RAILINGS	\$2,000
STORAGE CABINETS	\$3,000
TIRE RACK & WALL ACCESSORIES	\$1,000
EXTERIOR FRONT	\$51,000
EXTENSIVE HARDSCAPING	\$30,000
NATURAL STONE COVERED PORCH	\$7,000
FRAMELESS GLASS RAILINGS	\$6,000
RETAINING WALL WITH TWO PILLARS	\$3,000
BOULEVARD TREE BED WITH TURF (NO MAINTENANCE)	\$4,000
ARTIFICIAL CEDAR TREES	\$1,000

BACKYARD	\$84,000
MAINTENANCE-FREE BACKYARD	-
THREE-SEASON ALUMINUM PERGOLA WITH ADJUSTABLE LOUVRES AND SIDE ZIP SCREENS	\$18,000
COMPOSITE DECK	\$12,000
OUTDOOR PATIO FURNITURE SET W/ WINTER COVERS	\$7,000
COMPOSITE FENCE W/ POST LIGHTS	\$13,000
8-BURNER GRILL WITH QUARTZ COUNTERTOP	\$8,000
GAS FIRE TABLE WITH GLASS WIND WALL	\$2,000
ARTIFICIAL TURF AREA	\$8,000
ARTIFICIAL CEDAR TREES	\$10,000
NATURAL RIVER STONE FOR DRAINAGE	\$6,000

OPTIONAL FURNITURE		\$60,000
LIVING ROOM		\$7,500
SOFA SET / AREA RUG / SIDE TABLE / LAMP / TV / SOUNDBAR / WALL MOUNT		
DINING ROOM		\$3,500
DINING TABLE / 12 CHAIRS		
KITCHEN		\$5,000
4 COUNTER STOOLS / GARBAGE BIN / SMALL KITCHEN APPLIANCES / UTENSILS		
PRIMARY BEDROOM		\$15,000
KING BED / MATTRESS / 2 NIGHTSTANDS / OTTOMAN / AREA RUG / CHEST / TV / WALL MOUNT		
BEDROOM #1 (GUEST BEDROOM)		\$9,000
QUEEN BED / MATTRESS / 2 NIGHTSTANDS / AREA RUG / DESK / ERGO CHAIR / TV / 2 MONITORS / ARM / DOCKING STATION / KEYBOARD / MOUSE		
BEDROOM #2 (KIDS ROOM)		\$7,000
CRIB / MATTRESS / CHEST / ROCKING CHAIR / AREA RUG / SIDE TABLE / LAMP		
BEDROOM #3 (HOME OFFICE)		\$5,000
BOOKSHELF / DESK / ERGO CHAIR / 2 MONITORS / ARM / DOCKING STATION / KEYBOARD / MOUSE / PRINTER		
BASEMENT		\$8,000
2 SOFAS / AREA RUG / TV / WALL MOUNT / SOUND SYSTEM / COFFEE TABLE / 3 BAR STOOLS / COFFEE MAKER		