

GRAND PLUS FEATURES



- Extend 2nd floor in *Cynthia Marie*
- Extend front of *Senator* by 2' (both floors) and move the powder room to off the foyer
- Extend second floor of *Colebrook* and *Richmond* over garage
- Extend family room 6' in *Senator*
- Add covered mudroom porch with half-glass door and two windows in *Richmond*
- Add three fixed Velux skylights with solar powered blinds in *Senator* and *Richmond*
- Add private full bath to one bedroom in *Senator* and *Richmond*
- Add finished basement with half bath (+/- 600 sq ft), 4 hopper windows, and structural beam
- Upgrade to insulated garage doors with top glass panel
- Upgrade to picture frame window surround in place of sills and aprons
- Add tray ceilings in master bedroom (except *Colebrook*)
- Add second set of stairs in rear of *Richmond* and *Senator*
- Upgrade newel posts in foyer
- Add coat rack and seat in mudroom
- Contrast trim painted white/white
- Add refrigerator end panels with deeper cabinet over refrigerator
- Add wall oven cabinet with cook top cabinet
- Upgrade from 36" kitchen upper cabinets to 42"
- Upgrade kitchen hardware
- Upgrade to furniture style vanities in master bathroom of *Senator*
- Upgrade to taller baseboard and wider interior trim
- Add crown molding in foyer, dining room, kitchen, and living room
- Add wainscoating in foyer and dining room with chair rail
- Add tile walls and a semi-frameless glass door to master bathroom shower
- Upgrade granite vanity tops to 3 cm thick (Type A or B) except basement bath
- Upgrade to pull down kitchen faucet
- Upgrade to chrome Brantford faucets for vanities, bathtubs, and showers in full baths
- Upgrade to brushed nickel Brantford faucets in master bath with 8" spread for vanities
- Upgraded venting for hood if needed (600 CFM max)
- Add overhead lights in bedrooms and six additional recessed lights
- Add 12' X 16' rear Trex deck with stairs and vinyl rails and posts
- Add cultured stone part way up alongside garage doors
- Upgrade to premium colors for vinyl siding
- Paint colors in 3 rooms
- Paint garage walls and ceilings
- Upgrade carpet pad throughout
- Increase appliance allowance to \$5,000