



The Enclave

AT LORA BAY

DESIGNER UPGRADES
PRICE LIST

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INTERIOR UPGRADES

- Led pot lights \$250 / unit
- Plumbing fixture upgrades priced as requested
- Whole Home generator 16kw \$14,500
- Electric Garage Heater rough-in TBD
- Electric Garage Heater supply & install TBD
- Rear patio awning manual TBD
- Rear patio awning power TBD
- Power Humidifier \$600
- Rough-in for Gas BBQ TBD
- Rough-in for Gas Stove TBD
- Optional upper level laundry with laminate counter-top \$16,000 -
[depending on layout] \$28,000
 - Units 8,10,14,16
- Alternate master at Rear Plans
 - Units 1, 2, 3, 4, 5, 6, 7,11,12,13 \$5,400
 - Glass water closet enclosure to above plan \$3,750

FLOORING UPGRADES

- Porcelain Tile to be selected from Ciot from a wide range of product approved by builder, upgrades will be priced separately for any product other than what is approved
- Hardwood Upgrades [complete upper floor delete carpet add hardwood]
 - Units 1-4 \$22,066
 - Units 5,6,7,11,12,13 \$19,734
 - Units 8,10,14,16 \$14,760
 - Units 9,15 \$19,338
- Electrically Heated Floors main and upper floor
 - Main Floor Powder Room \$1,900
 - Main Floor or Upper Master \$2,500
 - Upper Main Bath \$2,200

KITCHEN UPGRADES

- Counter-top Upgrades
 - add waterfall edge to kitchen Islands \$2,100 per side
 - Upgrade from CaesarStone® premium level 1 to Super Natural or Ultra available separate pricing sheet to be supplied
- Kitchen Cabinet Upgrades [many custom options available some items below]
 - Integrated fridge panel (2 door) \$2,555
 - Integrated dishwasher panel \$840
 - Crown to ceiling and valance \$1,200
 - Designer panels upper or lower ends \$810 ea.
 - Garbage pull out (wood 15 ") \$400
 - Spice pull out \$450
 - Add drawer bank \$525
- Optional Finished Pantry [open to kitchen with full doors]
 - Units 1-4 \$19,096
 - Units 5,6,7,11,12,13 \$10,560

[with base & uppers including counter-top]

 - Units 1-4 \$20,564
 - Units 5,6,7,11,12,13 \$11,244

[upgrade to custom painted open shelving]

 - Units 1-4 \$9,638
 - Units 5,6,7,11,12,13 \$6,166

BASEMENT UPGRADES

- Finished basements all specs as per standard features with carpet flooring & tile in bathroom [All basements include a Bathroom & Wet Bar as per drawings]
 - Unit 1-4 \$97,500
 - Units 5,6,7 & 11,12,13 \$88,800
 - Units 8,10,14,16 \$76,140
 - Units 9,15 \$72,500
- Hydronic heated basement concrete slab [equipment / storage room not included] The rental hot water heater will be used to supply slab heat and may need to upgraded from standard
 - Units 1-4 \$24,650
 - Units 5,6,7,11,12,13 \$20,240
 - Units 8,10,14,16 \$22,050
 - Units 9,15 \$17,875

* HST not included in above prices. Prices subject to change without notice.

