



# MODEL HOME FOR SALE

## CITYVIEW WILL PAY THE TAXES ON ALL UPGRADES!

### FOX HOLLOW, ELEVATION A

**BASE PRICE** **\$489,990**  
**LOT PREMIUM (WALKOUT LOT)** **\$12,500**

#### Retail Value Of Upgrades In Model Home (Before Taxes)

Interlocking Driveway	\$8000
Interlocking walkway to rear yard with stone steps	\$8000
Garage man door	\$1200
Landscaping	\$7,500
Stone elevation at rear	\$5,500
Cold cellar	\$2,500
Garden doors off breakfast and basement walk out	\$1,700
200 amp service	\$900
Pot lights throughout (includes fixtures, switched separately and on dimmers)	\$16,000
Wall sconces throughout (includes fixtures, switched separately and on dimmers)	\$2,200
Switch (automatic) lights in closets	\$500
Maple hardwood flooring	\$19,900
Porcelain tiles (honed and polished) in kitchen/breakfast/laundry	\$3,900
Hardwood inlay at kitchen island base	\$500
Ceiling fixtures above kitchen island	\$600
Foyer porcelain tiles framed in maple hardwood border	\$1,070
Ensuite, main bath, basement bath wall tile	\$4,500
Ensuite upgraded vanity cabinetry with bank of drawers, granite counter top and 2 under mount sinks and upgraded faucets	\$3,500
Designer hardware on square back plate	\$800
Maple handrail, posts, nosing and wrought iron pickets	\$4,800
Handrail varnished with stained posts and nosing	\$975
Maple stairs (stringers, risers, treads)	\$4,457
Maple stringers and risers varnished with stained treads	\$1,200
Upgraded carpet stair runner	\$700
Painted accent walls	\$500
Interior tall wood doors (includes french, double french and pocket doors)	\$5,500
Oak front door	\$1,800
Vanity mirrors in all bathrooms	\$650
Water Softener	\$1,800
Central Vac System	\$2,800
Upgraded Plumbing Fixtures	\$700
Furniture style tub skirt	\$2,500
Ensuite tub deck in granite	\$2,200
Plaster crown moulding	\$5,000
Ensuite corner air tub	\$3,600
Ensuite frameless glass shower walls	\$1,800
Ensuite shower pot light	\$285





## 60 - 90 DAY CLOSING

Decorative wainscotting	\$5,800
Coffered ceiling with pot lights	\$10,000
Decorative pillars in dining room	\$1,600
Cabinetry built in unit surrounding fireplace	\$16,500
Upgraded fireplace insert raised with tiled surround and hearth	\$3,000
Wall to wall upper cabinets in laundry room	\$1,200
Base cabinet with counter top, upgraded sink and faucet in laundry room	\$550
Kitchens/island cabinetry in millstone with glazed finish	\$12,000
Larger island base with furniture baseboard	\$1,500
Island with decorative end panels and back panel	\$1,480
Extra granite overhang on island	\$500
Wood canopy with fan insert	\$3,000
Furniture crown moulding to 9' ceiling	\$2,800
Self closing/Full extension drawers in kitchen	\$2,240
Self closing doors on kitchen uppers	\$500
Pull out organizer in kitchen pantry	\$1,200
Kitchen valance lighting	\$400
Pot filler over cooktop	\$1,350
Glass kitchen backsplash	\$2,100
Upgraded kitchen sink	\$780
Upgraded kitchen island faucet and accessories	\$2,500
Appliances	\$13,500
Finished basement area (upgraded carpet/underpad/trim and baseboard)	\$24,000
Partially finished basement area with painted floor, track lighting	\$19,000
Finished basement bathroom	\$6,500
Basement bathroom upgraded wall, floor tile	\$350
Basement bathroom shower with frameless glass wall and door	\$2,100
Basement bathroom shower pot light, shower rail system	\$520
Basement bathroom steam generator with digital control and steamhead	\$8,000
Upgraded trim and baseboards on main floor	\$3,800
Speaker system	\$2,800
5/8" tongue and groove spruce subfloors	\$1,200
Security - alarm system	\$1,000
Main bath vanity and granite counter top with under mount sink and upgraded faucet	\$1,500
Upgraded kitchen hardware	\$500
Two kitchen upper cabinets with clear glass door inserts	\$500
Great room window grills	\$250
Bathroom vanity fixtures	\$300
Ensuite shower faucet system (handheld, large rain head)	\$350
Ensuite shower pot light	\$285
Ensuite upgraded accessories	\$300

**Total (Including Upgrades) \$790,282**

**Sale Price \$599,990**

**SAVINGS OF \$190,292**

**Close before July 1st and save an additional \$25,500 on applicable HST**