

New homes options and upgrades

Home Construction Upgrades

Deck Options		Upgrade Trim Package	
Increase size of deck from a 6' x 8' deck to a 8' x 12' deck	\$3,150	Custom window sills, upgrade standard trim to 6" baseboard, 4" casing on all windows and doors.	\$2,250
Increase size of deck from a 6' x 8' deck to a 8' x 8' deck	\$2,150		
Basement Bedroom		Oak or Maple Railings	
Includes closet, standard carpet, 2 colours paint, standard trim, 1 phone jack, 1 cable outlet, 1 light fixture, size approximately 12' x 12'	\$6,800	Oak or Maple railings & spindles around and down stairway to basement, stained to match flooring (as close as possible), 1 side of stairs only	\$3,950
		Wrought iron spindles upgrade	\$550
Basement Recreational Room		Basement Foyer	
Includes standard carpet, 2 colours paint, standard trim, 1 phone jack, 1 cable outlet, 2 light fixtures, size approximately 15' x 18'	\$9,400	Used to connect two or more rooms in basement. Includes standard carpet or ceramic tile, standard trim, 1 light fixture, 2 colours paint	\$2,600
Basement Bathroom		Remote Garage Door Opener	
Includes standard plumbing fixtures, standard ceramic flooring, standard trim, 1 light fixture, exhaust fan, 3 piece bathroom	\$8,900	Supply and install remote garage door opener with 1 remote and hard wired button inside the garage	\$765
French Door Option		Pocket Doors	
French door supplied and installed and painted to match other doors	\$930	Supply and install colonial paint grade c/w all hardware	\$675
Paint		Garage Door	
Standard is 2 wall colours, 1 trim colour (white), each additional colour	\$400	Upgrade to insulated door, 8' door	\$565
		Upgrade to insulated door, 16' door	\$800
		Upgrade to windows across top panel, 8' or 16' door	\$565

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Electrical Upgrades

Pot Lights		Microwave Range Hood	
Supply and install c/w all wiring and fixture, interior, exterior or shower installation (switch not included) per pot light	\$190	Install customer supplied range hood	\$325
Under Counter Valance Lights		Plugs, Switches, Cable, Bell or Network	
Supply and install valance light under counter, per light (switch extra)	\$140	Supply and install 1 additional of the above, each	\$130
Alarm System		Automatic Generator	
Alarm pre-wire, 3 door contacts, 2 motion sensors, and 1 touch pad installed	\$1,700	Supply and install a fully automatic generator, tied in to existing propane or natural gas system with automatic transfer switch	
Central Vacuum		8 KW Generator	\$7,400
Supply and install vacuum unit, supply hoses and attachments	\$2,250	10 KW Generator	\$8,700
		16 KW Generator	\$10,200

Heating, Ventilation, and Air Conditioning Options/Upgrades

Fireplace		Furnace Upgrades	
Natural gas fireplace includes standard paint grade decorative mantle	\$5,400	Upgrade your 90% efficient furnace to Energy Star, 2 stage 95% efficient	\$785
Further Upgrade additional cost to above. Mantlepiece stained to match with stonework to ceiling (choice of colours) and a custom oak mantle to the standard fireplace.	\$4,500		
Fireplace Fan			
Add fan to fireplace	\$385		

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Hepa Air Filter		Gas Lines	
Supply and install Hepa filter for removal of fine Particles (good for those with allergies)	\$1,700	Install a gas line to your dryer location	\$400
Central Air Conditioning		Install a gas line to your range location	\$400
2.0 ton unit installed as per TSSA standards, based on the size of the house	\$3,850	Install a gas line to your BBQ location	\$500

Plumbing Options/Upgrades

Dishwasher		Water Softener	
Install customer supplied dishwasher	\$375	Supply and install water softener system c/w all testing, sized for home	\$2,150
On Demand Water Heater		Basement Bathroom Rough In	
Supply and install on demand water system, includes all parts and labour	\$3,250	Rough in only for a 3 piece basement bathroom	\$1,700
Water Line to Fridge		Back Up Sump Pump	
Supply line to fridge and hook up to fridge	\$250	Supply and install battery powered back up sump pump	\$1,100
Exterior Taps		Laundry Tub	
Add an extra exterior non freeze tap	\$250	Rough in, supply and install laundry tub and faucet on main floor	\$750
Custom Tile Shower			
48" shower, custom tile work for base and walls, glass doors	\$5,650		