

Project Summary

Galiano
27' x 44' - 1188 sq. ft.

Manufactured Drywall Edition

Options and Upgrades

Flooring	Upgrade to 2x10 joist from 2x8	Included
Flooring	Upgrade to 3/4" plywood from 19/32 OSB	Included
FLOORING	Vinyl plank flooring through-out	Included
Exterior Walls	Build out living room window	Included
Exterior Walls	Hardie plank siding with smart start trim	Included
Roof and Ceiling	Black metal soffit	Included
Roof and Ceiling	82lb roof load design	Included
Roof and Ceiling	Third gable over front door	Included
Roof and Ceiling	Upgrade to 24" extended eaves	Included
Roof and Ceiling	Upgrade to span lite ceiling texture from rough-tex	Included
Windows	Two VS4660 windows added to living room and dinette	Included
Exterior Doors	Niagara glass insert at front entry	Included
Exterior Doors	Patio Door at dining room	Included
Millwork	Double bifold closet added to bedroom 2 and entryway	Included
Millwork	Walk-in closet added to master bedroom with upgraded double bifold door	Included
Interior Doors	Added slab door to utility room	Included
Interior Walls	R-12 Fibreglass batts added to select walls for sound dampening	Included
Interior Walls	Return air opening in utility room wall	Included
Cabinets	Long pulls installed on cabinets	Included
Cabinets	Upgraded countertop laminate	Included
Cabinet and Counter	Two rows of retrospace subway backsplash in kitchen	Included
Cabinets	Adjustable second shelf	Included
Cabinets	Cookie sheet divider	Included
Cabinets	Soft close cabinet and drawer hardware	Included
Cabinets	Over john cabinet added to main bath	Included
Cabinets	Drawer at bottom of vanity added to main bath	Included
Cabinets	Bank of 3 drawers added to kitchen (x2)	Included
Cabinets	Bank of 4 drawers added to ensuite (x2)	Included
Cabinets	Added GFI outside utility room and patio door (x2)	Included
Electrical	Pre-wire standard phone & exterior box	Included
Electrical	Pre wire standard cable & exterior box	Included
Electrical	Pre wire additional cable to both bedrooms (x2)	Included
Electrical	Recessed 6" LED light with dimmer in kitchen (x1)	Included
Electrical	Recessed 6" LED light on same dimmer in kitchen (x2)	Included
Electrical	One 30 amp breaker for future a/c	Included
Electrical	Decora switches throughout	Included
Plumbing	Moen pulldown faucet added to kitchen	Included
Plumbing	Moen single handle faucet upgrade to baths	Included
Heating & Ventilation	Variable speed a/c ready hi efficiency gas furnace	Included
Heating & Ventilation	Programmable thermostat	Included
Appliances	Washer/Dryer not included. Rough-ins only.	
Appliances	Ceramic top range - Stainless steel	Included
Appliances	Fridge with bottom freezer - Stainless steel	Included
Appliances	Built in dishwasher - Stainless steel	Included
Appliances	Microwave range hood combo - Stainless steel	Included
Décor	Painted drywall interior	Included
Décor	2" blinds throughout	Included



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Site Work	Delivery and set up	Included
	Pad and pad prep	Included
	All permits and development charges	Included
	Plumbing, sewer, and gas hook-ups	Included
	Electrical hook-ups	Included
	Air conditioning supply and install	Included
	Steps 3 sets of pressure treated wood steps and rails	Included
	Standard vinyl skirting	Included
	Continous gutters and downspouts installed on site	Included
	Wrap around deck	<u>Included</u>

Pricing Does Not Include Anything Not Listed Above

Total Cost of Home With Features Listed Above	\$	-
Gross GST		\$0.00
GST REBATE		-\$1,953.00
PST		\$280.00
Grand Total	-\$	<u>1,673.00</u>

Final Pricing dependant on final plan, specs, décor, and options.
does not include not listed above.

Pricing