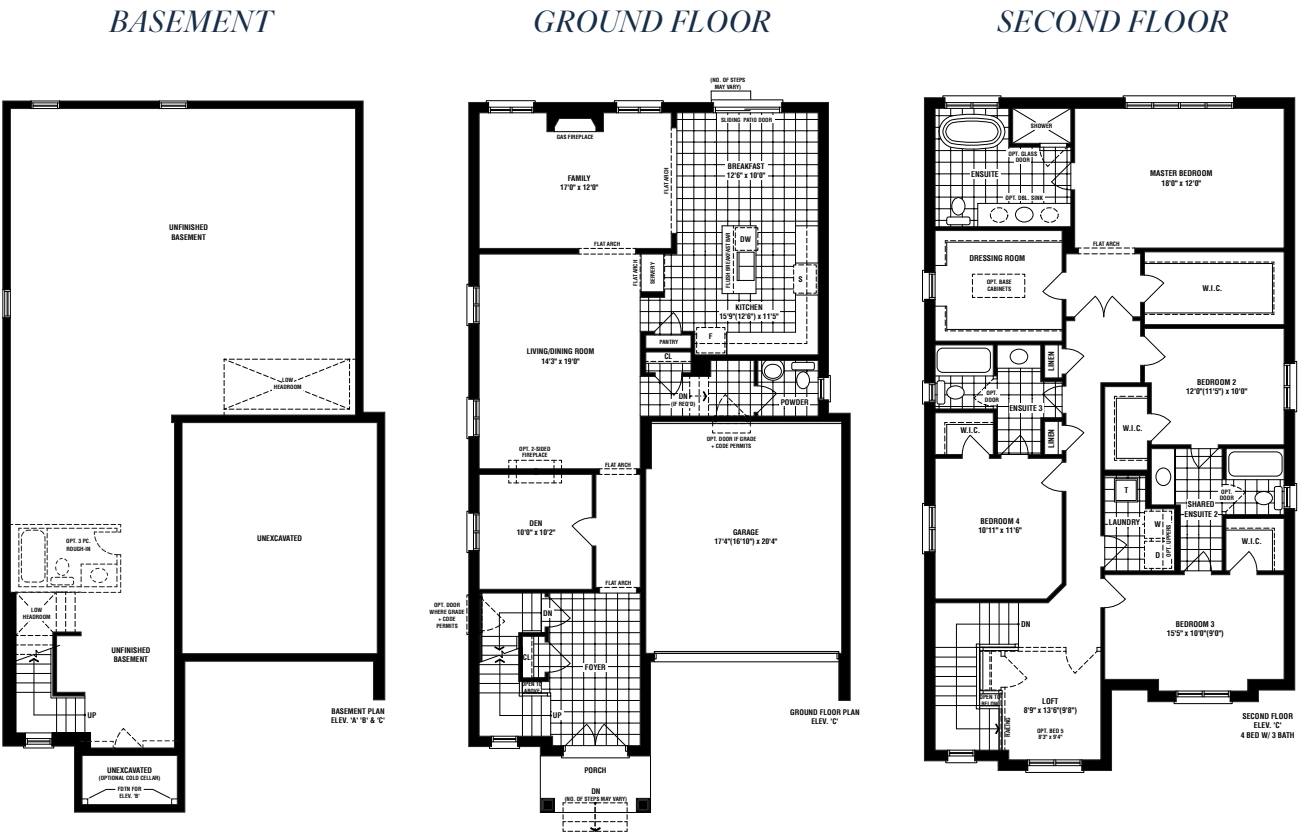


Corso 3,096 SQ.FT.

311 Trillium Court, Shelburne ON - LOT 40



UPGRADE FEATURES*

STRUCTURAL FEATURES	
• Optional door from garage into the house	\$3,000.00
• Walk out basement	\$30,000.00
HARDWOOD FOR MAIN FLOOR & UPPER HALL	\$5,100.00
STAIN STAIRCASE	
• Upgrade pickets & railing	\$4,300.00
• Upgrade pickets & railing	\$1,500.00
KITCHEN UPGRADES	
• Upgrade cabinets	\$5,150.00
• Upgrade cabinetry features (pots & pan drawers, upper corner diagonal, base folding door, garbage pull out drawer, soft closers, glass insert, deep fridge uppers	\$6,250.00
• Upgrade Caesarstone countertop	\$10,210.00
• Backskplash	\$1,950.00
BATHROOM UPGRADES	
• Frameless glass shower	\$3,000.00
• Additional sink for primary ensuite vanitiy	\$1,380.00
• Upgrade cabinetry & cabinetry features	\$1,000.00
• Upgrade Caesarstone countertops for all bathrooms	\$5,125.00
UPGRADE PLUMBING	
• Upgrade faucets and sinks for kitchen and bathrooms	\$7,200.00
UPGRADE TILES THROUGHOUT	\$8,200.00
APPLIANCES	
• Stainless steel appliances in kitchen & white front load washer/dryer	\$10,000.00
• Chimney hoodfan	\$1,500.00
• Waterline for fridge	\$300.00
• Gas line for future gas stove	\$660.00
• Gas line for future gas dryer	\$900.00
TOTAL VALUE OF UPGRADES & FEATURES	\$106,725.00
BASE PRICE OF HOME	\$999,000.00
TOTAL VALUE OF HOME WITH UPGRADES	\$1,105,725.00
SALE PRICE	\$999,990.00

*All of the interior colours have been selected by a professional with over 25 years experience in interior design and colour coordination.