

Building Envelope

1. **Wood Metal Clad Windows \$8,000**
 - Triple Glazed, Low E, Douglas Fir Stain Grade with metal clad exterior. This is the upgrade cost when compared to a builder grade vinyl window.

2. **Longboard Siding & Soffit \$16,000**
 - Compared to stucco / alum soffit. Maintenance free, do not have to re-stain every 5 years to stain it. Hail proof.

3. **Engineered Unvented Roof \$ 1,000**
 - Compared to traditional flat roof. The roof was engineered by a Building Envelope Consultant. This is an unvented roof filled with spray foam insulation.

4. **Flat Roof with Parapet Walls \$5,000**
 - Framing Costs when compared to traditional gable roof. This is what gives you the 9 ft ceiling in basement, 10' ceiling in main, and 10' to 12 ft ceilings on the upper.

5. **Roof Spray Foam Insulation \$5,000**
 - Compared to traditional flat roof with fiberglass insulation. The spray foam provides a continuous vapour barrier, and no moisture can get into the roof space.

6. **Sound Attenuation Insulation \$1,600**
 - Sound attenuation insulation between floors and bedroom/washroom walls.

7. **Torch Down Membrane \$8,000**
 - Base cap plus torch down membrane on top. Tougher and lasts longer when compared to an asphalt shingled roof.

Total Building Envelope Upgrades \$44,600.00

HVAC

1. **Multi Zone w/ Wi-Fi \$4,500**
 - Compared to a no-zone furnace. The temperature can be adjusted in 4 zones in the house. This saves on heating costs. (i.e.: not heating the basement while you're sleeping, etc.)
2. **On Demand Boiler (hydronic) \$3,600**
 - Compared to a hot water tank. This provides more energy efficiency (water only boiling on demand) A hot water tank costs \$1,000
3. **Hydronic Heating \$6,000**
 - Hydronic equipment for the lower level. Infrared heat provides thermal mass and greater heat recovery and energy efficiency.
4. **Sauna Rough In \$800**
 - Future Sauna Electrical Rough In @ lower-level bathroom
5. **Master Ensuite In Floor Heat \$1,600**
 - Electrical in floor heat at master bedroom ensuite bathroom

Total HVAC Upgrades \$16,500.00

Electrical

1. **LED Engine Portlights \$2,000**
 - LED Engines (not lightbulbs) 50,000 hrs usage
2. **Undercabinet Lighting \$2,000**
 - LED linear lighting under cabinets in main floor cabinets kitchen and bar cabinets downstairs
3. **Security System \$4,000**
 - Glass break sensor (sound), magnetic door and window contacts, and motion detectors

4. Network (cat 6) \$5,000
 - Ethernet plugs throughout (2 behind each tv, kitchen island, counter, every bedroom, etc)
5. Access Points (Wi-Fi) \$1,000
 - Built in Wi-Fi access points on each floor (provides excellent connectivity in each level)
6. Multi-room Ceiling Speakers \$5,000
 - Ceiling Speakers in 3 levels, wired for multi zone (can listen to different music in each room)
7. Network Equipment \$1,000
 - Network Rack (ethernet /cat 5 throughout) server room rack under basement stairs

Total Electrical Upgrades \$20,000.00

Architectural / Interior Design

1. Designer Light Fixtures \$10,400
 - Master 3,500, 2 bedrooms 3,600 (1,800 each), bathrooms \$1,800 and kitchen island \$1,500
2. Hunter Douglas Shades \$6,000
 - Bidirectional operation (up down, down up) with honeycomb (black out, warmer) lifetime warranty
3. Murphy Bed \$1,000
 - Lower-level murphy bed
4. Mudroom Mirror \$1,000
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5. Custom Doors \$12,000

- Custom doors Upgrade (8-foot, solid wood core, custom design)
- 6. Three-point locking hardware at front and rear doors \$1,200
 - Front door and Back are three-point locking

Total Architectural / Interior Design Upgrades \$31,600.00

BUILT-IN MILLWORK

1. Custom / Site Finished Built-in Millwork \$12,000
 - Horizontal Grain Panels and Drawers. Built in Site Finished. Vertical Operation Hardware. Blue-motion soft closing hardware. This is the cost difference between a basic millwork package and custom millwork package
2. TV/Fireplace Millwork Enclosure \$8,000
 - Main floor living room tv / fireplace / bookshelf millwork enclosure. Custom designed and site finished

Total Built-In Millwork Upgrades \$20,000.00