

Upgrade Sheet: *889 Roshan Drive*

1) Basement

- Perimeter drywall made paint ready complete with perimeter outlets
- Basement concrete floor painted
- 6' Patio door
- Basement windows and patio door trimmed on interior

2) Exterior

- Accent stone on exterior
- Screens provided on all operable windows
- Exterior coloured windows and doors
- Front entry system upgrade
- Garden doors in the Great Room
- Upgraded overhead garage doors
- Accent pot lighting on exterior
- Feature decorative dormer above garage

3) Interior

- Hardwood and Ceramic tile throughout
- Engineered floor system
- Maple stringers to basement complete with upgraded rail system
- Upgraded fireplace
- Transoms above interior doors
- Transom windows in the Great Room
- Feature window in Kitchen
- Tray ceilings with coving in Great Room
- Tray ceiling with coving in Dining Room
- Tray ceiling with coving in Master Bedroom
- Feature tray ceiling with coving in Foyer
- Decorative columns with archway in Foyer
- Decorative archway to Dining Area
- Accent pot lighting in Great Room
- Hardware upgrade on interior doors
- Upgraded trim package
- Granite tops in Kitchen and bathrooms
- Upgraded cabinetry complete accent upper cabinet lighting
- Built in fan above range
- Ceramic tiled shower complete with glass front in ensuite
- Corner soaker tub in ensuite
- Make up counter in ensuite
- Accent pot lighting in ensuite
- Custom designed closet organizer in Master walk in closet
- Complete active alarm system (owner responsible for account setup)