



# LOT 6 REGAL PLACE, WATERLOO

1'-0" higher foundation  
 Waffle ceiling in dining room  
 Built in microwave pantry  
 5 - 4" insulated halogen pots in kitchen  
 Rough-in 3 pendant lights with switch over island  
 8 - 4" insulated halogen pots in great room  
 8 - 4" insulated halogen pots in living room  
 1 - 4" insulated halogen pots in living room with separate switch  
 6 - 4" insulated halogen pots in master bedroom  
 Coffered ceiling in master bedroom and bedroom 2  
 Coffered ceiling in living room and great room  
 Sloped ceiling in bedroom 3  
 Crown moulding in foyer, hall, living and great room  
 Window transoms in great room, breakfast, living room and Master bedroom  
 3/4" prefinished hardwood in bedroom hallway

3/4" prefinished hardwood in great room  
 Recessed gas fireplace in living room  
 Ceramic shower in ensuite  
 Clear glass door on ensuite shower  
 6 Professional appliances, Microwave, 36" gas range, beverage cooler, Fridge, Dishwasher and Range vent  
 Gas line to range  
 Handheld shower on soaker tub  
 Hot water circulation pump  
 Passage door in garage with window  
 Heated Ensuite floor  
 Upgraded Gas fireplace unit to Napoleon BGD 36CF and surround to Virginia LedgeStone in lieu of ceramic on face and floor of mantel  
 Upgraded underpad  
 Lever handles  
 Waterline to fridge  
 42" Wide front door  
 Add ceramic tile on wall in lieu of tub enclosure

Rear concrete patio  
 Front concrete walk  
 Upgrade stair to maple  
 Upgrade handrail to empress 2  
 Standard iron spindles and square chamfered with cap newel post  
 Larger treads on staircase  
 Cabinetry upgrades  
 Plug for T.V. in Family room  
 Additional cable Prewire  
 Bathroom fan in ensuite  
 8- 4" insulated pots in hallway  
 2 additional exterior pot lights  
 2-4" pot lights at bottom of stair  
 1 - 4" insulated pot light above stair  
 Upgrade casing to include backband  
 Wood soffit within front porch area  
 Landscaping

**TOTAL: \$1,596,170.00**

WWW.NEWLIFESTYLEHOMES.CA