



MILLENNIUM HOMES LIMITED
“Good Design Available to Everyone”
EXTRA PRICING GUIDE
All prices are + GST

RE: Civic 18 Parr Blvd., Plan 51M-650, Township of Springwater

A. INTERIOR

1	9' ceilings (8' ceilings are standard)	\$ 2.50 psf (per square foot)
2	10' ceilings	\$ 5 psf
3	Cathedral ceiling (minimum \$4,000; add brick in gable end)	\$14 psf of floor area covered
4	Upgrade trim to paint grade 5 1/2" baseboard and 3" casing	\$ 1.50 psf
5	3/4" x 3 1/4" oak hardwood flooring (after carpet allowance). The hardwood flooring is installed perpendicular to the floor joists. Floor joists run front to back of house. Hardwood will run side to side of house.	\$12 psf
6	Hardwood can be installed parallel to floor joists by installing a 10 mm underlay.	\$ 2 psf of floor area covered
7	Upgrade carpet to ceramic (after carpet allowance)	\$ 7 psf
8	First upgrade underpad	\$ 5.50 per square yard
9	Second upgrade underpad	\$ 6.50 per square yard
10	Interior 5 1/4" MDF Crown mould	\$10 per linear foot
11	Gas fireplace complete with stained oak surround and mantel, no marble, no hearth. (\$3,500 for one sided corner fireplace)	\$3,000
12	Capped Natural Gas line to appliance (BBQ, stove, dryer)	\$10 per linear foot
13	Natural Gas valve with end cap. Others to supply & install flexible hose from the appliance to the end pipe where the cap was removed.	\$125 per appliance
14	Water pump in separate master tub	\$1,000
15	8' high interior door instead of the standard 6'-8" high door	\$ 500
16	Pastel colored paint is included. Dark paint for the interior walls.	\$1,000 approximate for the house
17	Interior pot light without transformer	\$ 125
18	Pocket door framing and hardware when replacing a standard 6'-8" series 800 door	\$ 400
19	Upgrade a standard interior series 800 door to a paint grade French door with beveled glass	\$ 400
20	200 amp. Electrical service (100 amp. is standard)	\$ 900
21	2 pc. Main Floor Powder Room (fixtures & larger septic system) plus square footage charge	\$3,000

B. BASEMENT

1	Finish the basement in same quality as the standards set out in Schedule "A" for the main floor. Carpet or vinyl flooring from Vendor's samples. 2" x 4" exterior wall framing against the concrete wall foundation with R12 insulation to within 12" of the basement floor. Washroom square footage included but washroom fixtures not included.	\$32 psf
2	Washroom fixtures: The same white tub, toilet and sink as the main upstairs washroom. Mirror included. No vanity. Vanity to be paid for out of the Kitchen, Washroom and Laundry Room cabinet allowance or as an extra thereto. Light fixtures to be supplied by the purchaser, installed by the Vendor. Sewage ejection pump and venting included.	\$4,000
3	Basement Laundry (sewage ejection pump, venting) if no finished washroom in the basement.	\$1,500

C. EXTERIOR

1	25 year Renaissance XL shingles as per the Model (Lot 25)	\$ 1 psf of building covered
2	Deck (pressure treated lumber). 16' x 12' Deck is included as standard	\$ 20 psf
3	Deck Roof where it is a simple roof extension	\$ 30 psf
4	Front Porch Roof where it is a simple roof extension with 2 brick columns	\$ 35 psf
5	Brick in peak of gable roof	\$ 10 psf of wall covered
6	Artificial Arisscraft stone (after allowing for the brick)	\$ 20 psf of wall covered
7	Double exterior French Doors to replace existing window in master bedroom	\$ 800
8	Exterior pot light without transformer	\$ 125
9	Transom window pane above standard window	\$ 125
10	Shutters (per pair for maximum 6' high window)	\$ 300
11	Upgrade front door & 2 side lights to stained glass (varies)	\$1,000 to \$2,000

D. GARAGE

The standard garage is 28' x 28' x 9'-6" high including a stairway from the garage to the basement, 2 – 10' x 8' white insulated metal garage doors. 1 window, 1 rear man door.

1	Larger garage floor area with standard 9'-6" ceiling	\$ 25 psf
2	Additional 10' x 8' white insulated metal garage door	\$1,500

E. & O. E. Subject to Change without Notice. Subject to the vendor reviewing the specific house plan being priced.
 Sales 2006 Extra Pricing Guide. Revised 15 March 06.