



# Wesco Construction Ltd. Upgrades 2019

\* Items & Prices below (unless indicated as INCLUDED) ARE UPGRADES AND CHARGED PLUS TAX in addition to base purchase price.  
 \*TBD indicates price cannot be determined until client makes the selection.

EXTERIOR / CONSTRUCTION / WHOLE HOUSE ITEMS

FRONT ENTRY 48" BUMP-OUT w or w/o BENCH	INCLUDED		
DOOR at end of front hallway to living area	TBD		
ELEC F/A FURNACE W/ CENTRAL HEAT PUMP	\$7,600.00		
BUMP-OUTS LR & DR - 16' depth x 4' wide	INCLUDED		
ALARM SYSTEM ROUGH-IN	\$300.00		
ALARM SYSTEM FULLY INSTALLED	\$1,100.00		
CENTRAL VAC ROUGH-IN	INCLUDED		
CENTRAL VAC FULLY INSTALLED	\$800.00		
TRAY CEILING - LR or DR or LR&DR or MSTR	\$2,800.00		
PIANO WINDOW(S) LIVING ROOM 42x18" or 32 w	\$375.00		*\$475.00 for 48' wide
PIANO WINDOW(S) FRONT DEN 42x18" or 32 w	\$375.00		*\$475.00 for 48' wide
ADDITIONAL WINDOW (S) OR CHANGES	TBD		
ROOF ONLY over outside deck	\$3,000.00		
3 SEASON ROOM 10x12 (built on included deck)	\$11,000.00		
EXTENDED DECK OFF 3 SEASON 6X10	\$1,440.00		
EXTENDED DECK OFF 3 SEASON 10X12	\$2,880.00		
4 SEASON ROOM 10x12 (built on included deck)	\$13,000.00		
LARGER OPEN DECK 12x14 (upgrade from incl 10x12)	\$1,152.00		
LARGER OPEN DECK Custom Size	\$24.00/sq ft		
Back DECK WOOD RAILING	INCLUDED		
Back DECK ALUMINUM RAILING - BLACK, WHITE or BEIGE	\$600.00*		*For standard 10x12 included deck
TRIPLE SLIDING PATIO or GARDEN DOORS NO BLINDS	*INCLUDED		
TRIPLE GARDEN DOORS - ADD BLINDS in GLASS	\$675.00		*Blinds not available in Sliding Patio Doors
CROWN MOULDING - Common Area	\$1200.00*		*Includes Installation on crown provided within allowance from Maritime Door & Window
CROWN MOULDING - Common Area + 2 Bedrooms	\$1500.00*		*Includes Installation on crown provided within allowance from Maritime Door & Window
<b>FRONT ENTRY</b>			
Pot Lights - In Front Hall or Over Bench in Front Hall	\$70. ea		
FLOORING FRONT HALL - Hardwood or Ceramic	INCLUDED*		* Within Allowance
<b>FRONT BEDROOM / DEN</b>			
CLOSET	\$350.00		
DBL POCKET DOORS - PLAIN,FROST,SOLID*	TBD		*Solid is Included; Clear Glass \$200+ and Frosted Glass \$250+ each door
POT LIGHTS	\$70. ea		
STANDARD SINGLE BEDROOM DOOR	INCLUDED		Included with Closet - if closet chosen w/ dbl pocket doors it is \$350 extra
<b>KITCHEN (ALL KITCHEN ITEMS PRICED WITH SUPPLIER)</b>			
ISLAND - PARALLEL TO STAIRS OR DR	N/C		
PENINSULA - i.e. U-SHAPED KITCHEN	N/C		
FLOORING - HARDWOOD OR CERAMIC	INCLUDED*		* Within Allowance
UNDER CABINET LIGHTING	\$200.00		
OVER CABINET LIGHTING	TBD		
CENTER LIGHT - Fixture or Pot Lights	TBD*		*The lighting Allowance is used for purchase of fixtures or pendants - see Schedule D. Pot Lights are purchased by Electrician at \$70. ea and include installation.
OVER SINK - Pendant or Pot Light	TBD*		
OVER ISLAND/PENINSULA - Pendants or Pots	TBD*		
BACKSPLASH - KITCHEN	TBD*		*dependent on tile choice + install. An average total would be \$650.-\$700. installed.
GARBURETOR	\$350.00		
SOLID SURFACE COUNTERTOPS	TBD*		*can run from \$5000-\$8000 depending on choice
LAMINATE COUNTERTOPS	INCLUDED		
CABINETS TO CEILING	1200*		*all kitchen choices are made with the Custom Cabinet supplier - these prices are for information only to help determine extras
PAINTED CABINETS	1200*		
<b>LIVING ROOM</b>			
FIREPLACE - Propane	TBD*		*dependent on choices & finishings of fireplace. Approx \$5000 +/- finished.

MAIN FLOOR LIVING AREA	FIREPLACE - Electric	TBD*		*dependent on choice & finishings.
	POT LIGHTS	\$70. ea		
	SPECIFIC PLUGS, ie; tv over fireplace	N/C*		*For finished living area plug/switch placement only
	<b>DINING ROOM</b>			
	BUILT-INS and POT LIGHTS	TBD & \$70 ea.		
	<b>MASTER BEDROOM / ENSUITE</b>			
	LAY-OUT - Standard or Custom	TBD		
	FLOORING TYPE - Ceramic or Other	TBD		*Ceramic is included as per Allowance
	IN-FLOOR HEATING	\$1,000.00		
	SINK(S)	INCLUDED*		
	LINEN CLOSET OR TOWER	INCLUDED*		
	SOAKER TUB (ceramic walls;showerhead;doors)	TBD		
	SOAKER TUB stand alone (where plan allows)	TBD		
	SEPARATE SHOWER custom	TBD		
	ONE PIECE ACRYLIC TUB/SHOWER	INCLUDED		
	"OR" 4' OR 5' ACRYLIC "SHOWER ONLY"	INCLUDED		
	SHOWER DOORS	\$445.00		
BACKSPLASH - VANITY	TBD*			
SOLID POCKET DOOR or SAFE & SOUND DOOR	\$100 or \$110		*solid to mean "not a hollow-core" door	
POT LIGHTS	\$70. ea			
<b>MAIN BATH &amp; HALLWAY if applicable</b>				
FULL or HALF BATH	INCLUDED		*\$800 Credit for Half Bath & No Tub where a tub is included	
IN-FLOOR HEATING; FLOORING TYPE	\$1,000.00			
SINK(S)	INCLUDED			
ONE PIECE ACRYLIC TUB/SHOWER	INCLUDED			
SHOWER ONLY custom or one piece acrylic 4' or 5'	TBD			
SHOWER DOORS	\$445.00			
BACKSPLASH - VANITY	TBD*		*dependent on tile choice. An average total installed price would be \$350.00	
POT LIGHTS	\$70. ea			
<b>MAIN LAUNDRY</b>				
WASHER & DRYER install can be for side x side or stacking			*appliances not included	
CABINETS OVER WASHER & DRYER	TBD*		*wire shelf included	

<b>BASEMENT FINISHINGS</b>			
<b>FULLY FINISHED BASEMENT PRICES: 28' Wide \$26,000; 30' Wide \$27,000; 32' Wide, 34' Wide or Double Car Garage unit \$28,000. (+ Tax)</b>			
FULLY FINISHED (Family Room, 2 BDRMS & Full BATH)	TBD from above		If not choosing fully finished basement, there is option to choose individual rooms to be finished from below.
FAMILY ROOM Only - 28 FT Unit	\$8,500.00		
FAMILY ROOM Only - 30 FT, 32 FT or Double Garage	\$9,500.00		
FIREPLACE IN Family Room - any unit	TBD		*Dependent on choice
ONE BEDROOM in 28 FT or 30 FT wide unit	\$5,000.00		
ONE BEDROOM in 32 FT or Double Garage Unit	\$5,500.00		
TWO BEDROOMS in 28 FT or 30 FT wide unit	\$10,000.00		
TWO BEDROOMS in 32 FT or Double Garage Unit	\$11,000.00		
BATHROOM - ONE PC ACRYLIC TUB/SHOWER	\$7,500.00		
"OR" 4' or 5' ACRYLIC "SHOWER ONLY"	\$7,500.00		
SHOWER DOORS	\$445.00		
POT LIGHTS DOWNSTAIRS	\$70. ea		
STORAGE ROOM FINISHED (not included in finished bsmt)	\$2,000.00		
LAUNDRY TUB IN MECHANICAL ROOM	\$450.00		

**ADDITIONAL NOTES:**

HEATING is electric baseboard with one Mini-split Heat Pump on main floor; HOT WATER TANK is a leased tank from NB POWER  
PAVED DRIVEWAY & LANDSCAPED LAWN (Front & Back) are included in the base purchase price  
FREE "ROGERS" PACKAGE FOR ONE YEAR - provided ROGERS still offers the package to new home owners & WESCO participates in program.  
Package includes INTERNET, PHONE & BASIC CABLE TV  
7 YEAR ATLANTIC NEW HOME WARRANTY  
All prices will remain in effect until March 31, 2020