



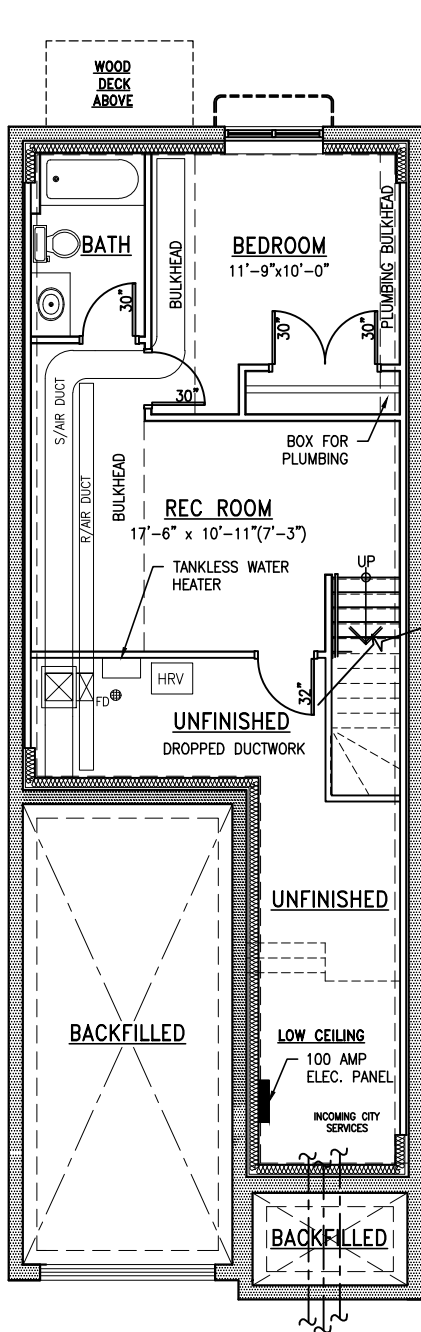
TRT1C (4836 Abbott St. East)

4 Bedroom, Middle Unit, 2190 ft²
(Incl. 40 ft² Open to Below & 410 ft² Finished Bsmt)

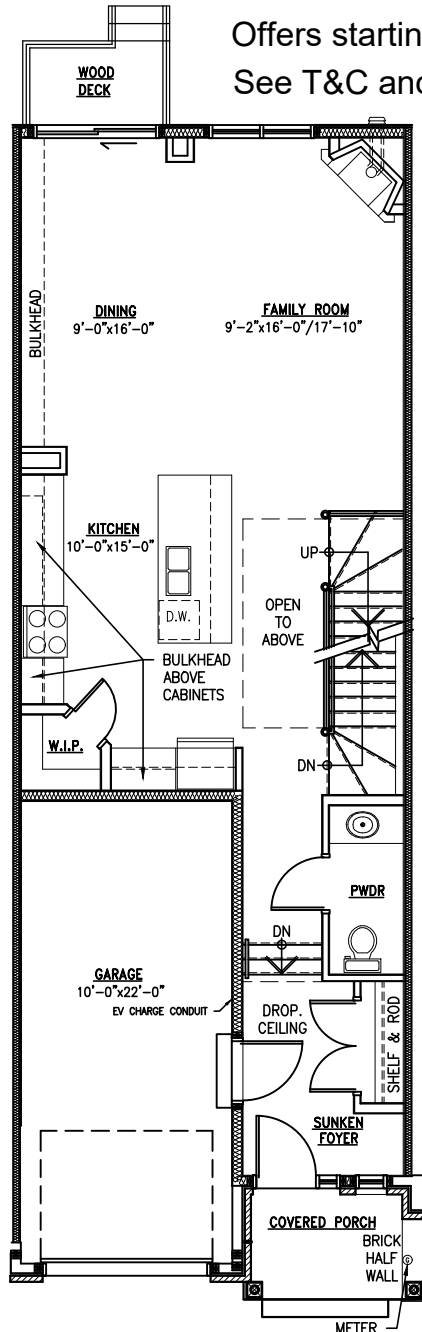
OPEN HOUSE:

Oct. 24 & 25, 2020 from 12-5pm

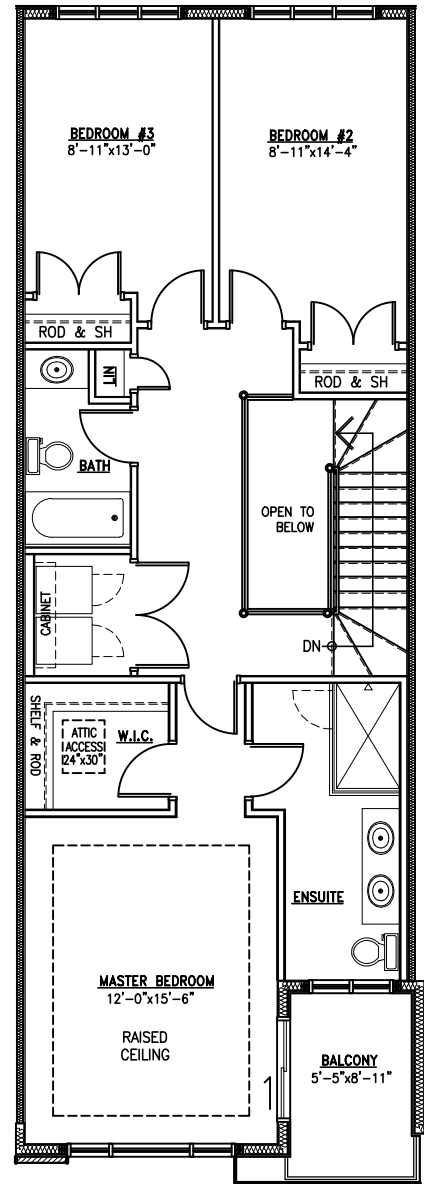
Offers starting at **\$549,900** incl. HST
See T&C and Offer Form for more information



Basement



Ground Floor



Second Floor

All measurements are approximate. Bulkhead and mechanical box locations may vary. Actual usable floor space may vary from stated floor area.

Plans and specifications are subject to change without notice. E.&O.E. October 5, 2020

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613-296-7000



TRT1C – Selections & Upgrades

GENERAL CONSTRUCTION ITEMS, DESIGN

FEATURES & NOTES

- Covered Balcony off Master Bedroom, PT floor with black aluminium & glass railings incl. full-glass sliding door & pot light/switch
- Finish approx. 410 sq.ft. in basement (carpet flooring) incl. 3-pc. Bathroom

SITE WORK / CONCRETE / EXTERIOR FINISHES / METALS & BEAMS

- Aluminium colour-matched eavestroughs

CABINETS/COUNTERTOPS

- Upgrade Kitchen countertops from std. granite to Cambria quartz HIGHGATE
- Upgrade Ensuite Bathroom countertop from std. laminate to Cambria Quartz HIGHGATE
- Add 2x glass doors to upper cabinets
- Add bulkhead trim to extend top of cabinets to ceiling/bulkhead in Laundry Room
- Increase all vanity heights to 36"

WINDOWS, EXTERIOR DOORS, OVERHEAD

GARAGE DOOR(S)

- Enlarge Bedroom #2 & #3 windows from approx. 48"x48" to approx. 72"x68"
- Add Liftmaster 8365W 1/2 HP chain drive (w/ WIFI) garage door opener with one interior wall console, two remote controls, one exterior keyless

GENERAL INTERIOR FINISHES (DRYWALL, INSULATION, RAILING, STAIRS, TRIM & INTERIOR DOORS, PAINTING)

- Metric std. carpet-grade stairs incl. red-aak stringers, stained to match hardwood
- Metric std. "modern" railing package (stained to match hardwood) incl. contemporary handrail, 1-1/4" square spindles, 3" modern bevel-top posts, and silver wall-mount handrail brackets
- Add post caps to Metric std. modern posts
- Metric std. "Traditional" trim package incl. Nivaga 7706-9 4-1/4" baseboards, Nivaga 7705-9 2-3/4" casing, and matching Nivaga shoemould
- Metric std. Monroe/Logan door slabs
- Metric std. Weiser Winston lever door hardware in satin chrome incl. privacy locks on all bathrooms & Master Bedroom
- 2x paint colours

FLOORING & TILE

- Metric std. 4-1/8" Lauzon Expert Engineered Red Oak Chocolate hardwood in Family Room, Dining Room, & Kitchen

- Metric std. New Horizons Soft Cameo 9mm HD carpet with 7lb underlay on main stairs, upper hall, all bedrooms & closets, stairs to basement, and basement Rec Room
- Metric std. 13"x13" Saran Modern Gris floor tiles in Foyer, Powder Room, Basement Bath, Laundry Room, and Main Bath
- Upgraded 12"x24" Shnier Cemento Cassero Bianco floor tiles in Master Ensuite
- Upgraded Sarana 2.3"x9.8" Greige Matte Kitchen backsplash tile with Shnier Warm Grey 12"x12" CASSDG024 glass tile accent behind hood fan, up to ceiling
- Metric std. Olympia Serpentine 8"x10" white wall tile in Basement & Main Bathroom tub/showers
- Upgraded Shnier Cemento Cassero 12"x24" Bianco Wall Tile with Shnier Classic Grey 12"x12" CASSDG014 glass tile vertical accent row in Master Ensuite shower

PLUMBING

- Metric std. Rinnai tankless on-demand hot water heater (rental)
- KITCHEN: Upgraded Moen SLEEK faucet in Spot-Resistant Stainless Steel (7864SRS) with Metric std. Blanco Essentials Double Undermount Sink
- POWDER ROOM: Upgraded Moen Rizon Widespread faucet in chrome (T6920+9000) with upgraded Gerber Logan square pedestal sink (12.555-29847); upgraded Gerber Maxwell Elongated ErgoHeight toilet
- ENSUITE: 5x3 acrylic base shower incl. 2x custom glass walls with 12" loop handle on glass swing-door, 2x ceramic tile walls, upgraded Moen Rizon chrome showerhead & valve trim (T2812); upgraded 2x Urban Quarry designer rectangular undermount (US2015W) sinks with Moen Rizon widespread chrome faucets (T6920+9000); and upgraded Gerber Maxwell Elongated ErgoHeight toilet
- MAIN & BASEMENT BATHROOMS: Metric std. MAAX Exhibit 6032 alcove tubs with upgraded Moen Rizon chrome T2813 tub/shower combos; Metric std. Gerber drop-in sinks with upgraded Moen Rizon single-hole chrome faucets (6900); and upgraded Gerber Maxwell Elongated ErgoHeight toilets

HVAC, FIREPLACES, APPLIANCES

- Metric std. 16-SEER Energy Star Certified air conditioner (incl. rough-in)
- Metric std. Napoleon Ascent 36 (B36NTRE) incl. Metric std. custom-built MDF mantle & surround
- Metric std. Broan Elite EW4830SS stainless steel chimney-style hood fan

ELECTRICAL, SMART WIRE

- Metric std 1x porch pot light & garage wall sconce
- Metric std. 5x kitchen pot lights
- Add 14x extra pot lights throughout
- Add 5x wall sconces
- Add 2x switches
- Add 1x 15A exterior receptacle at covered balcony

Plans, Specifications & Materials are subject to Availability, Substitution & Modification without Notice E & OE





Terms & Conditions and Offer Form for Sale of
4836 Abbott Street East, Kanata (TRTC)

- House to be sold by sealed offer. Reserve price is \$549,900 including HST net of New Homes Rebate assigned to Vendor if applicable, Tarion Enrolment Fee, adjustment of Realty Taxes, and Vendor's Lawyer's fee for preparation of closing documentation.
- No commissions will be paid to Realtors.
- Only offers received by email to TRTIC@MetricHomes.com and on this signed form will be accepted.
- Only offers received by 5pm on Wednesday October 28th will be accepted.
- Winning bidder will be notified by email by 12pm (noon) on Thursday October 27th and will be required to send a **non-refundable** first deposit of \$2,500 by 5pm on Thursday October 27th by EMT or Cash.
- If the first deposit is not received by that time, the house will be offered to another bidder.
- The P&S Agreement will be signed at the Metric Homes sales office either at 6pm on Friday October 30th or 10am on Saturday October 31st. An additional \$7,500 final deposit will be required at time of signing (personal cheque is sufficient).
- The P&S Agreement will be signed with **no conditions apart from lawyer's review** which must be completed by 5pm on Wednesday November 4th.
- If contract is cancelled due to lawyer's review, the \$7,500 will be refunded and the house will be offered to another bidder.

Purchase offer:

I have read and agree to the Terms & Conditions above.

I wish to offer \$ _____ and I confirm that I AM eligible for the New Home Rebates

OR

I wish to offer \$ _____ and I am NOT eligible for the New Home Rebates

Offer includes HST net of rebates if applicable, Tarion Enrolment fee, adjustment of Realty Taxes and Vendor's Lawyer fee for preparing closing documents. (Purchaser pays their legal costs)

I would be able to close on or after: _____ (YYYY-MM-DD).

Signed: _____

Name: _____

Email Address: _____ Contact Phone #: _____

