

22 Admiral's Pricing Analysis		1,640 sq ft bungalow	
Competitive New Build - Base List Price			<b>670,000</b>
Comparison to New Build - estimated retail cost of premium features			
Metal Roof			<b>24,000</b>
10' x 16' roofed area for future deck			<b>18,000</b>
Garage	insulated	3,000	
	drywall	3,000	
	paint	2,000	
	trim	1,500	
	oversize	10,000	
	9 x 8's insulated & side mount opener	<u>5,000</u>	
			<b>24,500</b>
Ensuite	feature wall	3,500	
	tub with LED	5,000	
	F.P LED	5,000	
	glass shower loaded	10,000	
	extra big	<u>7,500</u>	
			<b>31,000</b>
Great Room feature wall	feature wall		<b>5,000</b>
Hide a hose central vac			<b>3,800</b>
Kitchen cabinet upgrades			<b>10,000</b>
Trim package, big, matte black, window sills etc			<b>6,000</b>
Hardwood bedrooms			<b>12,000</b>
Kitchen sink rectilinear			<b>1,900</b>
Lighting fixtures			<b>12,000</b>
Pot lights			<b>5,000</b>
Main Bath upgrades, glass shower, grab bars etc			<b>10,000</b>
Basement bath fully loaded			<b>15,000</b>
Front gardens x 2			<b>1,000</b>
Basement wall foam and whole house air tightness detailing (.73 ACH @ 50)			<b>20,000</b>
Sun tunnel x 2			<b>6,000</b>
Coloured exterior on windows			<b>2,000</b>
Hot water recirc. lines, pump, timer etc			<b>3,000</b>
Furnace upgrade Napoleon 9700			<b>2,000</b>
ERV (top of line) vs HRV			<b>1,500</b>
A/C 16 seer			<b>5,000</b>
Kitchen appliances			<b>9,000</b>
Grey water drain rough-in and separate toilet supplies			<b>2,000</b>
Finished basement 1,120 sq ft			<b>90,000</b>
Basement walk out / up well with concrete stairs			<b>7,000</b>
Garage man door to side			<b>1,800</b>
Premium Lot Features	Huge 60' frontage pie-shaped		
	Basement Walk Up		
	Last lot on street to be built (no noise/dust)		
	Premium cul de sac - quiet location		

