

ATTACHED
Book.



Goodfellow Reality

24-May-23

Lot 3 & 4 Block 2 - 65 & 63 Lake Drive

House Price :

1348 sq. ft. Bungalow Duplex	\$	303,300.00
Lot	\$	105,900.00
Extras as listed below	\$	28,870.00
Sub-total	\$	438,070.00
5% GST	\$	21,903.50
Total House price	\$	459,973.50
List Price	\$	459,900.00

Items included in House price:

R & B custom specifications	Incl.
National Home Warranty program	Incl.
Plans, permits, zoning memo and building location certificate	Incl.
Preconstruction interior design consultation	Incl.
All Weather windows, Dual Low E Argon	Incl.
Gas furnace c/w HRV and 200 amp service	Incl.
Light fixtures allowance	\$ 1,200.00
Acrylic or Gel coat plumbing fixtures	Incl.
Flooring allowance \$3.50 per sq. ft.	Incl.

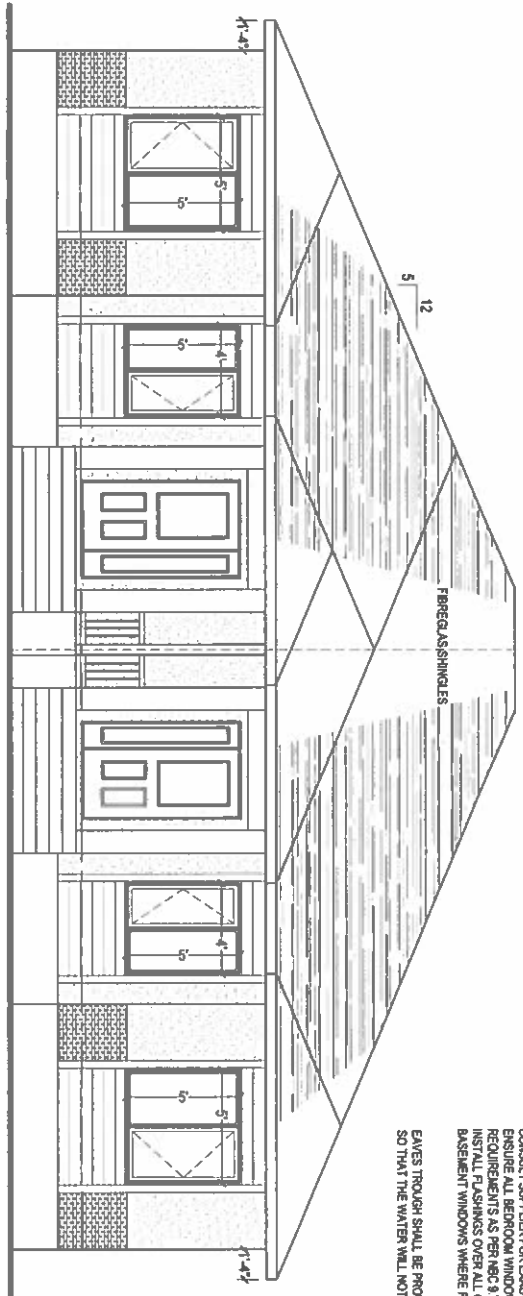
Extras to base price:

Flooring upgrade – Total Flooring \$8,218.00 allowance	\$	3,500.00
8' x 24' concrete approach and 22' x 22' garage pad	\$	11,520.00
2 Tonn York central air conditioner	\$	3,500.00
4 Pot lights living room, 3 in kitchen, 2 pendants over Island	\$	1,350.00
Cultured stone and siding front elevation	\$	6,000.00
Grading	\$	3,000.00
Total Extras	\$	28,870.00

Extras to price above:

- Decks and landscaping
- RM grade/landscape deposit

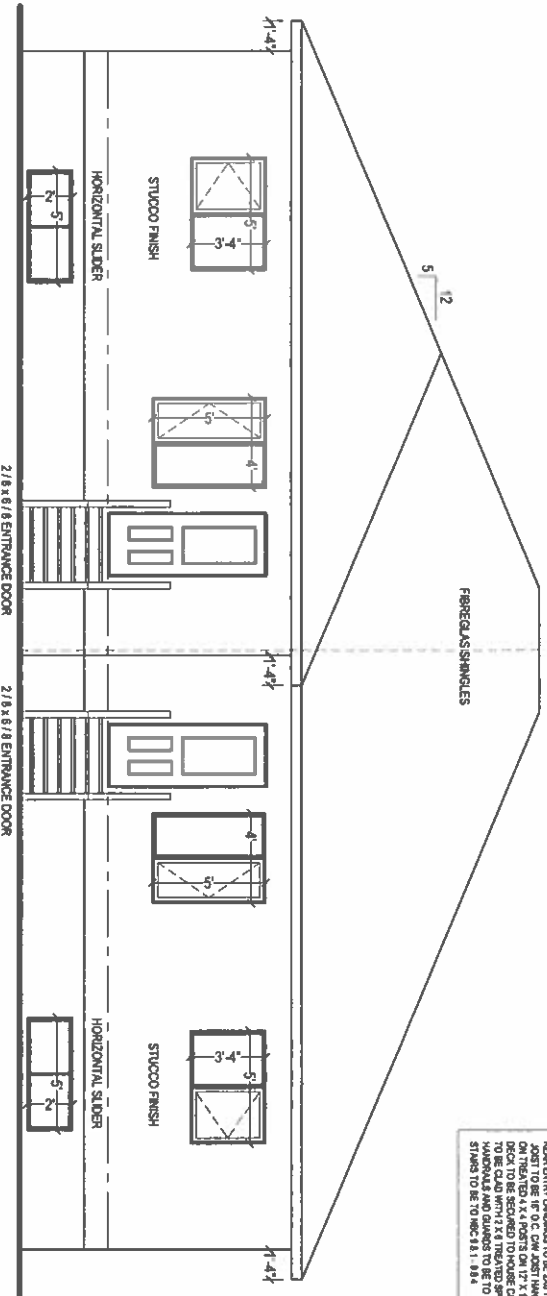
FRONT ELEVATION



WINDOW & DOOR SIZES ARE GIVEN AS NOMINAL VALUES
 CONSULT SUPPLIER FOR EXACT SIZES AND ROUGH OPENINGS
 ENSURE ALL BEDROOM WINDOWS COMPLY WITH EGRESS
 REQUIREMENTS AS PER NBC 9/1/2.
 INSTALL FLASHINGS OVER ALL OPENINGS EXCEPT
 BASEMENT WINDOWS WHERE RECESSED INTO CONCRETE FOUNDATION
 EAVES TROUGH SHALL BE PROVIDED FOR THE DRAINAGE OF WATER
 SO THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING

NOTES

REAR ELEVATION

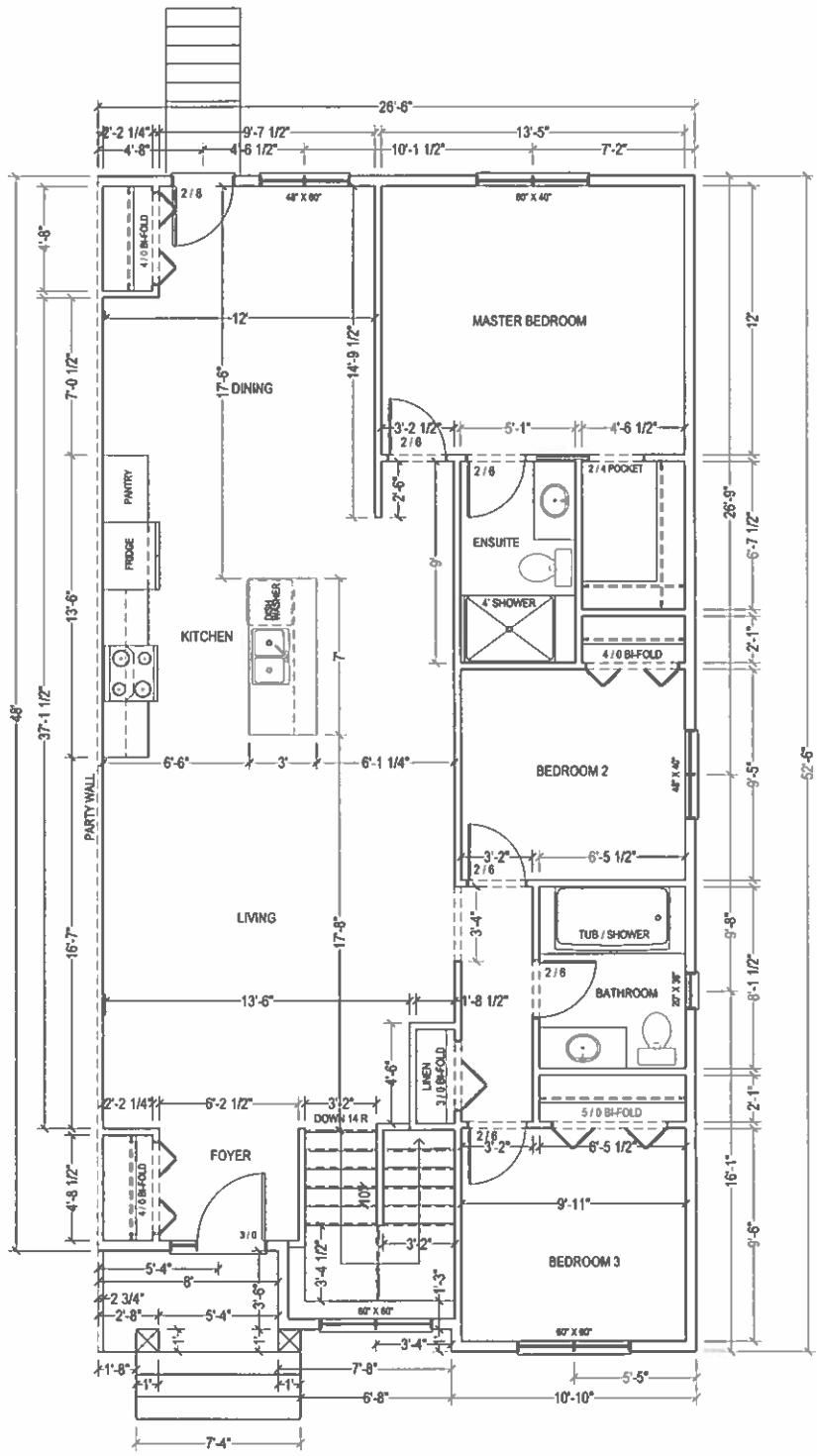


REAR ENTRY LANDING TO BE 200 TREATED JOIST & TRIMMERS
 JOIST TO BE 10" O.C. CW JOIST HANGERS
 ON TREATED 4x4 POSTS ON 12" x 12" x 4" CONCRETE BLOCK PADS
 DECK TO BE SERVED TO HOUSE CW 5/16" x 5" STRUCTURAL SCANS @ 16" O.C.
 TO BE Laid WITH 1/2" GAPS TO BE 100% TIGHT
 STAIRS TO BE TO NBC 9.1.1.99.4

PROJECT: **R&B PROPERTIES**
FAIRFIELD BUNGALOW DUPLEX
 DESCRIPTION: **FRONT & REAR**
ELEVATIONS

LINEAR DESIGN
 HOME PLAN DEVELOPMENT
 & DRAFTING SERVICE

DRAWN BY:	DLB
DATE:	MAY / 2023
SCALE:	3/16"=1'0"
JOB #	23-104
SHEET #	1 of 10

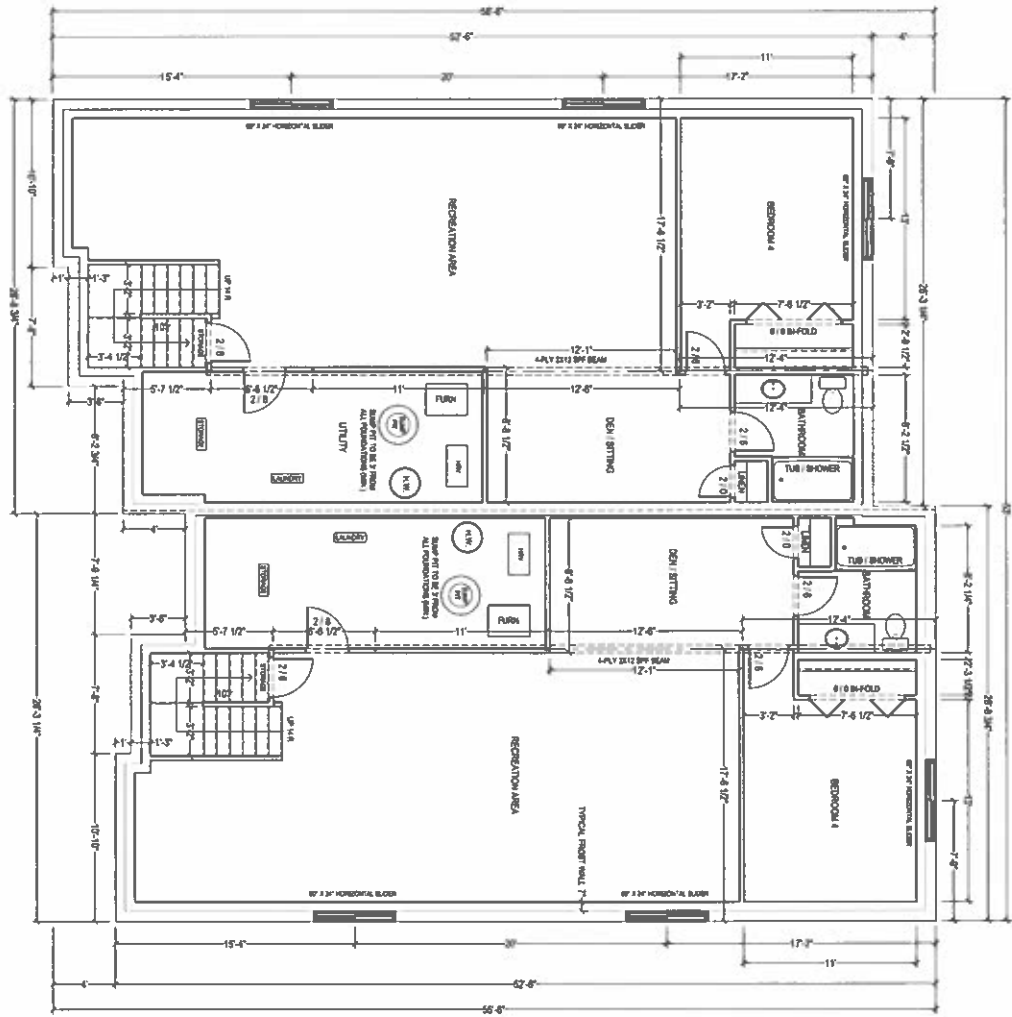


DRAWN BY: DLB
 DATE: MAY / 2023
 SCALE: 3/16" = 1'-0"
 JOB #: 23-104
 SHEET #: 4 of 10

PROJECT: R&B PROPERTIES
 FAIRFIELD BUNGALOW DUPLEX
 DESCRIPTION: MAIN FLOOR PLAN (TYPICAL)
 RIGHT UNIT = 1348 SQ. FT.

LINEAR DESIGN
 HOME PLAN DEVELOPMENT
 & DRAFTING SERVICE

NOTES
 PERMETER = 150.14 FT.



DRAWN BY: DLB
 DATE: MAY / 2023
 SCALE: 1/8" = 1'-0"
 JOB #: 23-104
 SHEET #
 6 of 10

PROJECT: R&B PROPERTIES
 FAIRFIELD BUNGALOW DUPLEX
 DESCRIPTION: LOWER LEVEL PLAN
 (OPTIONAL)

LINEAR DESIGN
 HOME PLAN DEVELOPMENT
 & DRAFTING SERVICE

NOTES