

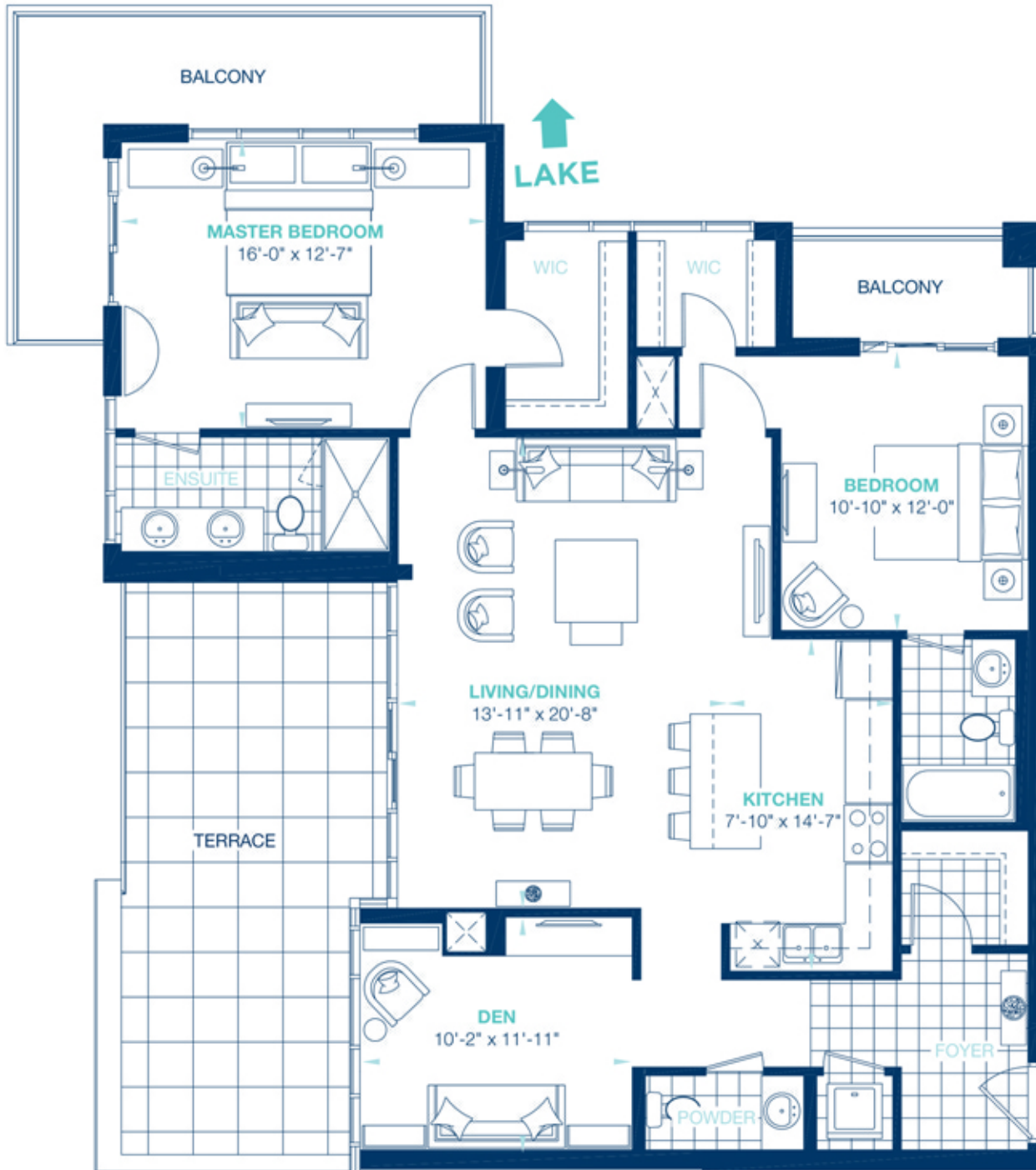
# AQUABLU

LAKESHORE CONDOS

## THE SETAI - \$974,900

TWO BEDROOM + DEN  
+ 3 PARKING SPACES  
1,840 SQ.FT.

SUITE AREA: 1438 SQ.FT. / BALCONY AREA: 132 SQ.FT. / TERRACE AREA: 270 SQ.FT.



FLOOR 4

LIVE ON THE LAKE IN 2017!

LOADED WITH OUTSTANDING DESIGNER FEATURES:

**OVER \$80,000 IN INCLUDED UPGRADES!!**

SEE NEXT PAGE FOR FULL LIST OF INCLUDED UPGRADES



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Waterline rough in for fridge	TOTAL	\$150.00
Sliding glass doors to tub enclosure	TOTAL	\$1,000.00
Recessed shower light, in both ensuites, separate switch	TOTAL	\$460.00
Capped light source over breakfast bar, separate switch	TOTAL	\$150.00
Kitchen pulls - Upgrade 2	TOTAL	\$500.00
Powder room pulls - Upgrade 1 (price included in kitchen pull upgrade)	TOTAL	
Conduit and outlet for wall mounted electronics, living room only @ 64" AFF	TOTAL	\$450.00
Additional USB outlet to den	TOTAL	\$120.00
Deep fridge uppers (59cm) with one gable end	TOTAL	\$357.00
Stainless steel hoodfan	TOTAL	\$300.00
Add bank of drawers to ensuite, between sinks	TOTAL	\$381.00
Increase height of all bathroom vanities to 36"	TOTAL	\$600.00
STD. ceramic tile to tub ceiling	TOTAL	\$120.00
2 way switch for foyer light (mark on floor plan)	TOTAL	\$155.00
Kitchen Backsplash	TOTAL	\$2,244.00
Valence lighting in kitchen (LV21T), separate switch	TOTAL	\$1,535.00
Upper angle corner cabinet	TOTAL	\$445.00
Base pie cut corner cabinet	TOTAL	\$583.00
100cm uppers	TOTAL	\$2,121.00
L1 hardwood - living/dining, bedroom, master bedroom, den & kitchen	TOTAL	\$14,230.00
L2 tile - foyer and laundry room	TOTAL	\$581.00
L1 tile - ensuite bathroom (floor, shower and ceiling)	TOTAL	\$1,069.00
L1 tile - powder room	TOTAL	\$154.00
Level 2 granite w/undermount sink, edge #13 - kitchen and island	TOTAL	\$7,193.00
Choice quartz w/undermount sink, edge #19 - ensuite	TOTAL	\$975.00
Choice quartz w/ undermount sink, edge #19 - main bath	TOTAL	\$450.00
Choice quartz w/ undermount sink, edge #19 - powder room	TOTAL	\$441.00
Upgraded Cabinetry - L8 (Royal 1) powder room	TOTAL	\$216.00
Upgraded Cabinetry - L7 (Classic Plus) kitchen	TOTAL	\$3,081.00
Upgraded Faucets in ensuite x 2 - MOEN 69000/TS6205 (BN Finish)	TOTAL	\$1,249.88
Upgraded Faucet in kitchen - MOEN 7185E (SRS Finish)	TOTAL	\$757.78
Upgraded Shower Faucet in ensuite - MOEN 62320/3372/TS5205/TS2212EP/3669EP/A725 (BN Finish)	TOTAL	\$1,763.67
Third additional parking space (A32)	TOTAL	\$25,000.00
Upgraded kitchen sink - 1-CPUZ-3319-D1010 Chef Pro 16 gauge Stainless Steel	TOTAL	\$1,329.00
Decorative fridge overlay panels - Classic Cabinetry	TOTAL	\$1,411.00
Upgraded Faucets in powder room - MOEN 90 Degrees Model S6705 (BN)	TOTAL	\$635.43
Lighting Collection 3B to replace standard lighting fixtures in condo	TOTAL	\$1,300.00
Lighting Collection 3B pendant to be installed over breakfast bar	TOTAL	\$180.00
	TOTAL	
<b>Additional parking space included in purchase price (2 included)</b>		N/C
<b>Additional storage locker included in purchase price</b>		N/C
	<b>Subtotal</b>	<b>\$73,687.76</b>
	<b>H.S.T (13%)</b>	<b>\$9,579.41</b>
	<b>Total without Credits</b>	<b>\$83,267.17</b>
	<b>TOTAL</b>	<b>\$83,267.17</b>