



CARSON REID *Prestige Collection*

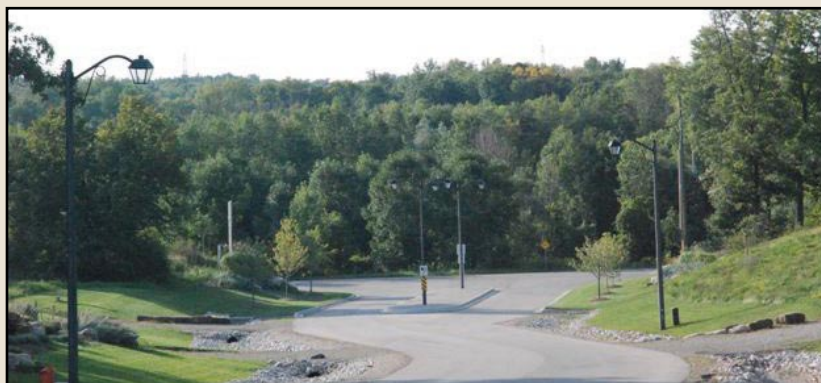
www.bridlewoodstates.ca

**145 Stokes Trail
Campbellville, ON L0P 1B0**

\$1,467,329

HST included

The Carriage Manor 2 Customized Model home located in **Carson Reid's Bridlewood Estates**. This magnificent two storey stone manor home offers approximately 4265 sq.ft. of finished upscale living space and sits on a gorgeous and tranquil 1.5 acre lot with an elevated ravine view. Built by renowned builder Carson Reid, this home is a part of an upscale new development in picturesque Campbellville. Executive Living at it's best, in a quite, private neighborhood ideally located close to many fine golf courses, hiking trails and conservation areas, yet is only minutes from the conveniences of town and 401 access.



Building Type: House

Bedrooms: 5

Bathrooms: 4

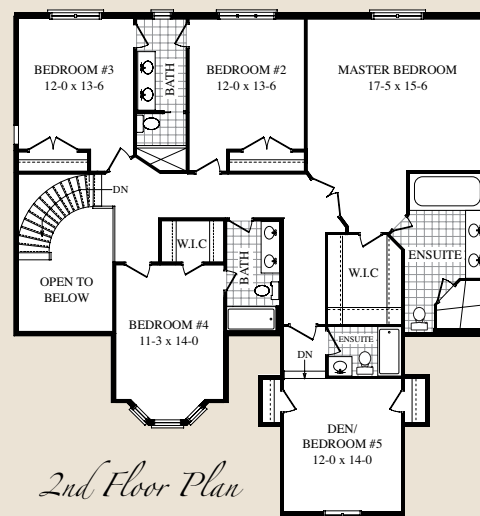
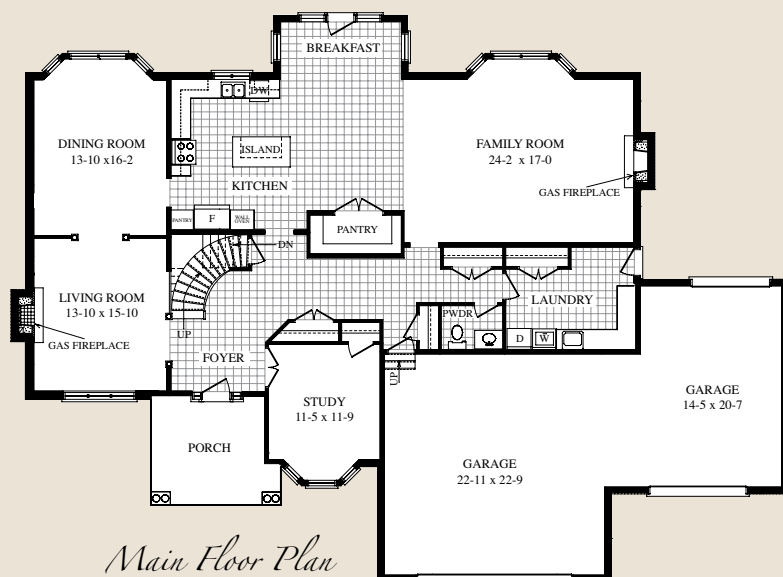
Bathrooms (Partial): 1

Storeys: 2

Land Size: 37.35m x 133.9m

1.5 acres

View: Elevated Ravine View



Contact: Lindsay J. McLaren

Remax Real Estate Centre Inc. Brokerage, (905) 878-7777 lmclaren.com email: lmclaren@remaxcentre.ca

CARRIAGE MANOR #2 - Base Price

\$1,279,900.00

Lot Premium	50,000.00	Drywall perimeter of basement (\$21/sq. ft. x 195 ft)	4,095.00
Add 22 sq ft to front porch and roof	2,090.00	Hardwood in lieu of carpet in Den 141 sq. ft at \$ 10./sq.ft	1,520.00
Add 66 sq ft to 2nd floor (66x\$95) 2ft to upper foyer & master	6,270.00	12 pot lights under eaves (12 x \$80)	960.00
Add 80 sq ft to main floor (80 x \$105) 2 ft to foyer and dinette	8,400.00	2 extra pot lights in Family Room w/separate switch	320.00
Add 67 sq ft to width of garage	4,020.00	R/I for 2nd 40 gallon water heater in same location as primary heater	200.00
Curved staircase from first floor to second floor	1,900.00	Insulate garage walls and balance of ceiling	1,100.00
Bay window in Dining Room	2,000.00	Swing door instead of pocket door in shared bath	N/C
Bay window in Family Room	2,000.00	Install floor ceramics on angle 1400 sq ft. x \$ 1.25	1,750.00
10'-0" wide front garage door instead of 9'-0"	300.00	Add 2 ft to front garage with single door 37 x 60.00	2,220.00
10'-0" high ceilings in main floor	12,800.00	Add 4 (4" halogen) pot lights in living room on switch that was for plug	680.00
Coffer ceiling in Master Bedroom	2,000.00	Door to bedroom # 4	200.00
Large ceramic shower in ensuite w/2 glass walls and door	3,350.00	Split bathroom from sink area	550.00
Switch and 2 insulated 4" halogen pot lights in Master Bedroom	400.00	Increase ceramic shower fro 4' x 3' to 5' x 3'	150.00
Art niche in upstairs hallway	250.00	Concrete stairs from garage to basement	3,300.00
Block on top of foundation	3,600.00	Curved staircase to basement with finished stairway and with 3x3 landing at bottom	3,800.00
Triple Terrace door in dinette instead of double	450.00	2 walls approx 12ft long, L-Shaped and door to form utility room around furnace area 24 x \$21.00	504.00
Transom window in study	600.00	Finished bathroom w/sink, toilet 3x3 shower w/ceramic in basement	5,300.00
Higher living room window	300.00	Upgrade cabinets	25,000.00
Transoms in family room and dining room bays	1,600.00	Crown mould in living room, dining & family rooms	1,660.00
Transoms over triple terrace doors	600.00	Arch between living room and dining room	420.00
Transoms over the 2 side dinette windows	400.00	Side bar diverter in ensuite shower	610.00
Higher kitchen windows	200.00	Iron spindles on main stair railing	600.00
Higher window in bed #3	400.00	Rear patio	2,800.00
Higher window in Master bedroom	200.00	Wood on front porch ceiling	2,500.00
Wider window in bed #2	350.00	Larger front sidewalk	1,500.00
Higher window in bed #2	300.00	Extra landscaping in front yard	2,500.00
Double French Doors to study instead of standard doors	600.00	Hardwood in family room	4,060.00
3x3 Ceramic shower instead of a 3x3 acrylic shower	800.00	Upgraded hardwood in study, living/dining room & family room	3,300.00
4 x 3 Ceramic shower instead of 4 x 3 acrylic shower	950.00	Doors on three showers	1,200.00
Rough in extra basement sink (drain only)	260.00	Water softener	1,800.00
Water line to fridge	100.00	Carbon filtration system for drinking	350.00
4" Halogen pot insulated x 2 in the family room (w/separated switch)	100.00	Security system	500.00
Outlet for future ceiling fan x 6	720.00	Water Heater	1,500.00
Install purchaser's ceiling fan x 6	420.00		
8 ft x 7 ft rollup garage door at rear of garage centered on wall	400.00		
Central vacuum system	1,350.00		

TOTAL

1,467,329.00
(HST Included)

145 Stokes Trail
Campbellville, ON L0P 1B0

\$1,467,329

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Prestige Collection

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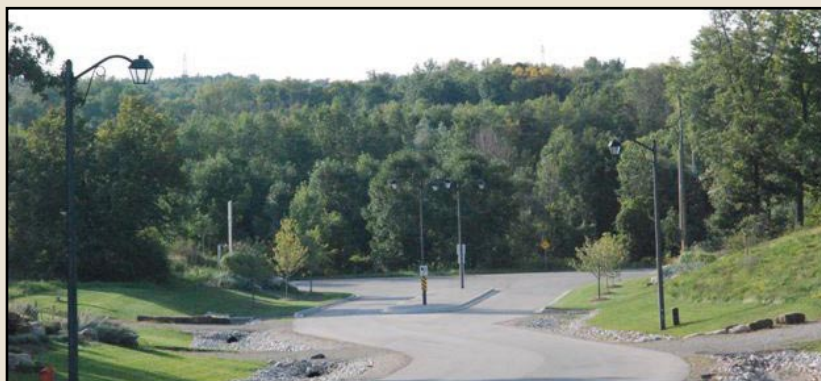
www.bridlewoodstates.ca

**Lot 15 Kingsbury Circle
Campbellville, ON L0P 1B0**

\$1,424,290

HST included

The Carriage Manor 2 Customized Model home located in **Carson Reid's Bridlewood Estates**. This magnificent two storey stone manor home offers approximately 4200 sq.ft. of finished upscale living space and sits on a gorgeous and tranquil one acre lot with a beautiful view. Built by renowned builder Carson Reid, this home is a part of an upscale new development in picturesque Campbellville. Executive Living at it's best, in a quite, private neighborhood ideally located close to many fine golf courses, hiking trails and conservation areas, yet is only minutes from the conveniences of town and 401 access.



Building Type: Fully detached

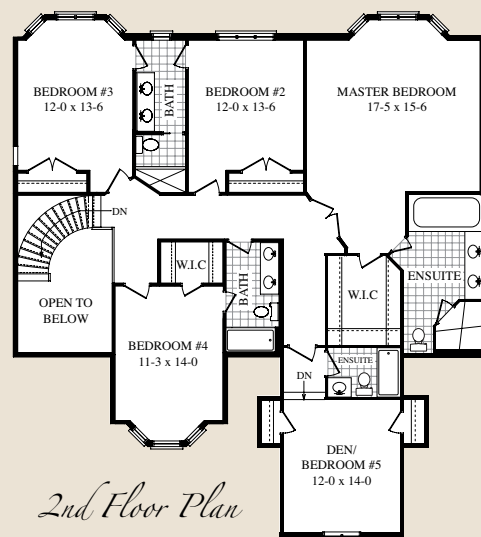
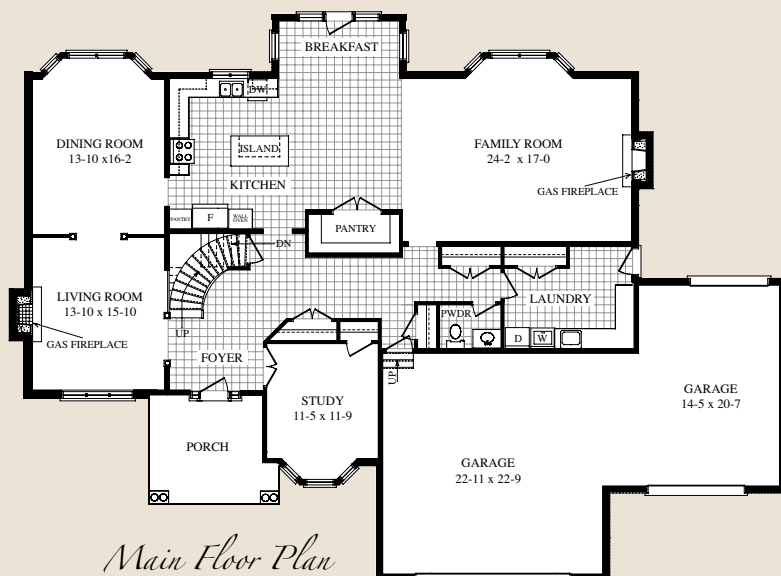
Bedrooms: 5

Bathrooms: 4

Bathrooms (Partial): 1

Storeys: 2

Land Size: 1 Acre



Contact: Lindsay J. McLaren

Remax Real Estate Centre Inc. Brokerage, (905) 878-7777 lmclaren.com email: lmclaren@remaxcentre.ca

CARRIAGE MANOR #2 - Base Price

\$1,254,900.00

Lot Premium	15,000.00
Add 80 sq ft to main floor	8,400.00
Add 52 sq ft to second floor	4,940.00
Add 14 sq ft of open space to second floor	1,330.00
Add 67 sq ft to width of garage	4,020.00
Add 22 sq ft to front porch and roof	2,090.00
Gas fireplace in Living Room	3,500.00
Curved main stair	1,900.00
Bay window in dining room.	2,000.00
Bay window in family room	2,000.00
10'-0" wide front garage door instead of 9'-0"	300.00
Coffer ceiling in Master bedroom	2,000.00
Stone on second floor wall over front porch instead of siding	770.00
Sloped ceiling in bed #4	2,000.00
46 x 30 skylight in front entry	2,600.00
22 x 22 skylight in 2 bathrooms	3,000.00
Bay window in bedroom #3	2,000.00
Bay window in master bedroom	2,000.00
Large ceramic shower in ensuite with 2 glass walls and door	3,350.00
Switch and 2 insulated 4" halogen pot lights in master bedroom	400.00
Block on top of foundation	3,600.00
Triple terrace door in dinette instead of a double	450.00
Transom windows in study	600.00
Higher larger living room window	650.00
Transoms in family room and dining room bays	1,600.00
Transoms over triple terrace doors	600.00
Transoms over the 2 side dinette windows	400.00
Higher kitchen window	200.00
Higher windows in bed #3 bay	400.00
Higher windows in master bedroom bay	400.00
Wider window in bed #2	350.00
Higher window in bed #2	300.00
2 Extra halogen pot lights in kitchen	320.00
Double French doors to study instead of standard doors	600.00
8 x 7 standard door at rear of garage	400.00
Stone on fireplace in family room	2,400.00
Wood on porch ceiling	2,500.00
Hardwood in study	1,800.00
Hardwood in family room	4,280.00

Upgrade to 4 1/4" Mirage hardwood in the living room, dining room, study & family room	2,700.00
Door from bedroom 4 to shared bathroom	200.00
3 pc bathroom at bedroom #5	4,500.00
Ceramic shower in shared bath between bedroom 2 & 3	800.00
One lite white lami doors in dinette to pantry	600.00
Freezer plug in pantry	70.00
Eliminate columns from foyer to living room	-900.00
Move main stair back 1'-0" and reduce kitchen and reduce bedroom 3 by 1'-0"	N/C
Larger window in bedroom 5 with an extended segmental	750.00
Heighten window over front door	N/C
Large square newel post & iron railing on main stair	1,200.00
2 Columns on 1/2 walls between living room & dining room with an arched header	1,320.00
Crown moulding in living & dining room	1,040.00
Backsplash in kitchen	1500.00
Upgraded ceramic	24,600.00
Upgraded cabinets	8,100.00
Wiring & built ins for double ovens	800.00
Upgraded granite in kitchen & laundry	1,500.00
Rear patio	5,000.00
Upgrade front sidewalk & rear patio	2,200.00
Landscaping berms in front yard	3,000.00
Appliances	21,500.00
Water softener	1,800.00
Upgraded well pump to 20 gallons per minute	810.00
Carbon filtration system for drinking	350.00
Security system	500.00

Extensions

3'-0" to width of garage
2'-0" to width of foyer & dinette (80 sq ft)
2'-0" to width of upper open foyer and master bedroom (52 sq ft)

TOTAL

\$ 1,424,290.00
(INCLUDES HST)

Lot 15 Kingsbury Circle
Campbellville, ON L0P 1B0

\$1,424,290

HST included



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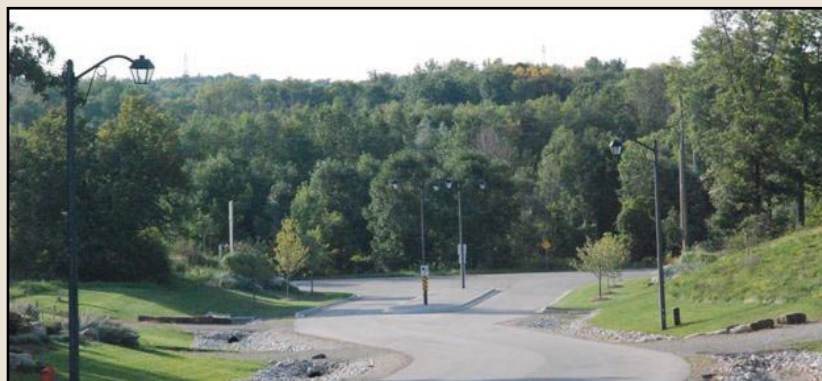
CARSON REID *Prestige Collection*

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**Lot 18 Stokes Trail
Campbellville, ON L0P 1B0**

\$1,336,620
HST included

The Equestrian model home located in **Carson Reid's Bridlewood Estates**. This magnificent bungalow stone manor home offers approximately 3550 sq.ft. of finished upscale living space and sits on a gorgeous and tranquil one acre lot with a beautiful view. Built by renowned builder Carson Reid, this home is a part of an upscale new development in picturesque Campbellville. Executive Living at it's best, in a quite, private neighborhood ideally located close to many fine golf courses, hiking trails and conservation areas, yet is only minutes from the conveniences of town and 401 access.



Building Type: Fully detached

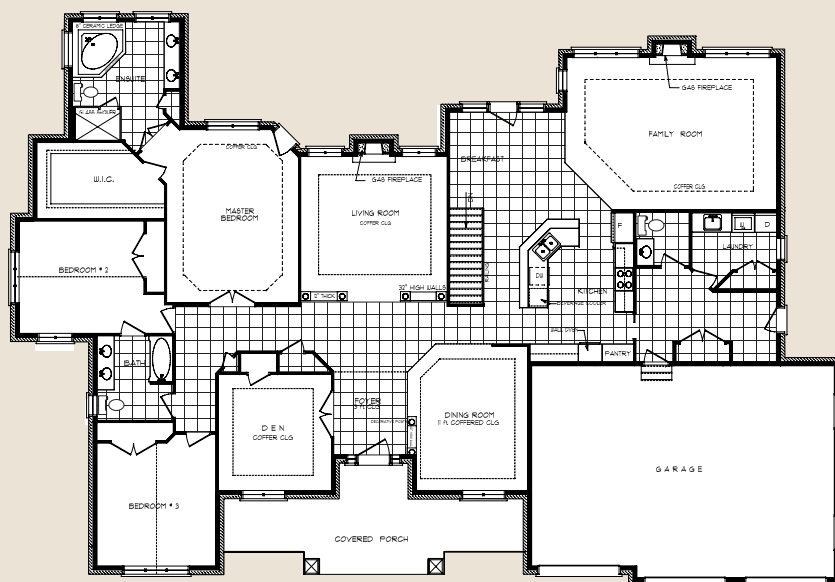
Bedrooms: 3

Bathrooms: 2

Bathrooms (Partial): 1

Storeys: 1

Land Size: 1 Acre



Contact: Lindsay J. McLaren

Remax Real Estate Centre Inc. Brokerage, (905) 878-7777 lmclaren.com email: lmclaren@remaxcentre.ca

Equestrian Base Price	\$1,148,000.00
Lot Premium	20,000.00
Add 660 sq ft to main floor	69,300.00
Enlarge garage (148)	8,880.00
Gas fireplace in Living Room	3,500.00
Stone on gas fireplace in family room	2,800.00
2 smaller windows in living room instead of 1 larger window	N/C
Eliminate single door to den and add double French doors.	800.00
Sloped ceiling in Bed # 3	2,000.00
Sloped ceiling in Bed #2 with a 6x6 window with grills & a raised segmental window above it	3,000.00
Coffer ceiling in living room and family room	4,000.00
Coffer ceiling in master bedroom & dining room	4,000.00
Coffer ceiling in den	2,000.00
Larger ceramic shower in ensuite bathroom with door & glass wall	3,500.00
3 Extra 4" Halogen pot lights in family room	510.00
Block on top of foundation	3,600.00
Add a window in family room	700.00
Triple terrace door in dinette with a transom window instead of a single door and window	1,050.00
Transom window over door in master bedroom	300.00
3 raised segmental windows in family room	1,800.00
2 raised segmental windows in living room	1,200.00
Transom window in bed # 3	400.00
Higher windows in den and dining room	400.00
3'-6" wide front door	950.00
Add door from bed 2 to bathroom	200.00
Linen closet in ensuite and reduce vanity	N/C
Double door from master bedroom to ensuite	200.00
White Lami Double French doors from master bedroom to ensuite	600.00
Upgraded sidelights at front door	1,600.00
Crown moulding in dining room, den, foyer, hall & living room	2,300.00
Hardwood in front foyer instead of ceramic	320.00
Hardwood in bedroom hallway and family room	6,800.00
3 - Eyeball 4" halogen pots over island	510.00
Extend overhang out 2'-0" at rear of house	-----
2 - Pots at front of house on a separate switch	220.00
8 - 4" halogen insulated pots in mater bed with 2 switches	1,480.00
8 - 4" halogen insulated pots in living room with 2 switches	1,480.00
Upgrade cabinetry with a built in oven & range top	10,000.00
Appliances	18,000.00
Waterline to fridge	100.00
Rear Patio	4,000.00
Security system	1,500.00
Ceramic kitchen backsplash	600.00
Maple railing with iron pickets & small empress handrail	910.00
Upgrade carpet	2,300.00
Upgrade well pump to 20 gallons per minute	810.00
TOTAL	\$ 1,336,620.00 (Includes HST)

Lot 18 Stokes Trail
Campbellville, ON L0P 1B0

\$1,336,620

HST included



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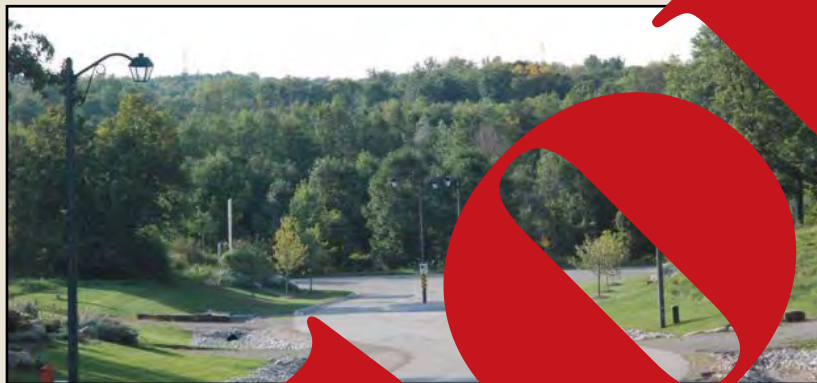
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**Lot 22 Stokes Trail
Campbellville, ON L0P 1B0**

\$1,229,170

HS

The Equestrian model home located in **Carson Reid's Bridlewood Estates** is a magnificent new stone manor home offers approximately 3550 sq.ft. of finished upscale living space and a gorgeous and tranquil one acre lot with a beautiful view. Built by renowned builder Carson Reid, this home is part of an upscale new development in picturesque Campbellville. Executive Living at it's best, in a quite, private setting and ideally located close to many fine golf courses, hiking trails and conservation areas, yet is only minutes from the conveniences of town and 401 access.



Building Type: Fully detached

Rooms: 3

Bathrooms: 2

Bathrooms (Partial): 1

Storeys: 1

Land Size: 1 Acre



Contact: Lindsay J. McLaren

Remax Real Estate Centre Inc. Brokerage, (905) 878-7777 lmclaren.com email: lmclaren@remaxcentre.ca

Equestrian Base Price	1,118,000.00
Lot Premium	40,000.00
Add 660 sq ft to main floor	69,300.00
Enlarge garage (148)	8,880.00
Gas fireplace in Living Roo	3,500.00
Stone on gas fireplace in family roo	2,800.00
2 smaller windows in living room instead of 1 larger window	N/C
Eliminate single door to den and add double French doors.	800.00
Sloped ceiling in Bed # 3	2,000.00
Sloped ceiling in Bed #2 with a 6x5 window with grills and a raised segmental window above it	3,000.00
Coffer ceiling in living room and family room	4,000.00
Coffer ceiling in master bedroom & dining room	4,000.00
Coffer ceiling in den	2,000.00
Larger ceramic shower in ensuite bathroom with door & glass wall	3,500.00
3 Extra 4" Halogen pot lights in family room	510.00
Block on top of foundation	3,600.00
Add a window in family room	700.00
Triple terrace door in dinette with a transom window instead of a single door and window	1,050.00
Transom window over door in master bedroom	300.00
3 raised segmental windows in family room	1,800.00
2 raised segmental windows in living room	1,200.00
Raised segmental window in bed # 3	750.00
Higher windows in den and dining room	400.00
3'-6" wide front door	950.00
Add door from bed 2 to bathroom	200.00
Linen closet in ensuite and reduce vanity	N/C
Double door from master bedroom to ensuite	200.00
White Lami Double French doors from master bedroom to ensuite	600.00
Upgraded sidelights at front door	1,600.00
Crown moulding in dining room, den, foyer, hall & living room	2,300.00
Hardwood in front foyer instead of ceramic	320.00
Hardwood in bedroom hallway and family room	6,800.00
3 – Eyeball 4" halogen pots over island	510.00
Extend overhang out 2'-0" at rear of house	-----
2 – Pots at front of house on a separate switch	220.00
8 – 4" halogen insulated pots in mater bed with 2 switches	1,480.00
8 – 4" halogen insulated pots in living room with 2 switches	1,480.00
Upgrade cabinetry with a built in oven & range top	10,000.00
Appliances	18,000.00
Waterline to fridge	100.00
Rear Patio	4,000.00
Security system	1,500.00
Ceramic kitchen backsplash	600.00
Maple railing with iron pickets & small empress handrail	910.00
Upgrade carpet	2,300.00
Upgrade well pump to 20 gallons per minute	810.00
Rear concrete patio	3,200.00
TOTAL	\$ 1,330,170.00 (Includes HST)

Lot 22 Stokes Trail
Campbellville, ON L0P 1B0

\$1,330,170

HST included



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