

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C
Valuation ID: BT6WP39.1

(In Canadian Dollars)

Owner Information

Name: XM8 ONLINE	Date Entered: 08/29/2023
Street: -	Date Calculated: 08/29/2023
City, Province Postal Code: -, - T2G 5E1	Created By: User DAVID.SOL@IBIGROUP.C
Country: Canada	User: 8D XM8Profile

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 1600
Use: Single Family Detached	Year Built: 2000
Home Quality Grade: Custom	Cost per Finished Sq. Ft.: \$193.06
Site Access: Average - No Unusual Constraints	

Foundation

Foundation Shape: 6-7 Corners - L Shape	Foundation Type: 100% Basement
Percent of lowest level that is finished: 100%	Basement Quality Adjustment: None
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)
Walk-out Basement: No	

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish:
	70% Stucco - Traditional Hard Coat, 30% Brick Veneer

Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: 40% Carpet, 40% Hardwood - Plank, 20% Tile - Ceramic	Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Medium - (11'x10')	Bathrooms: 1 Half Bath, 3 Full Bath
Bedrooms: 1 Medium - (10'x10'), 1 Large - (14'x12'), 4 Extra Large - (16'x14')	Living Areas: 1 Small - (14'x10'), 2 Large - (20'x14'), 1 Extra Large - (22'x16')
Dining Rooms: 1 Medium - (18'x12')	Entry/Foyer: 1 Small - (8'x6')
Laundry Rooms: 1 Small - (7'x5'), 1 Medium - (10'x8')	Hallways: 1 Large - (15'x6'), 1 Extra Large - (15'x8')
Nooks: 1 Medium - (10'x10')	Utility Rooms: 2 Medium - (10'x8')
Walk-In Closets: 2 Medium - (10'x8')	

Room Details

Kitchen (Above Ground Room):	Size: Medium
Quality Adjustment: None	Counters: 100% Quartz
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood - Built-in Hardwood, 1 Space Saver Microwave, 1 Cook Top, 1 Built-in Oven, 1 Built-in Refrigerator, 1 Built-in Freezer	Room Features: Chair Rail
Cabinets: Peninsula Bar, 10 Glass Cabinet Doors	
Bath (Above Ground Room):	Size: Medium
Quality Adjustment: None	Vanity Tops: 100% Quartz
Type: Full Bath	
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub, 1 Extra Sinks, 1 Brass Faucets	

Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Extra Sinks, 1 Brass Faucets	Size: Medium Vanity Tops: 100% Quartz
Bath (Above Ground Room): Quality Adjustment: None Type: Half Bath	Size: Small Vanity Tops: 100% Quartz
Bath (Basement Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Extra Sinks, 1 Brass Faucets	Size: Medium Vanity Tops: 100% Quartz
Bedroom (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Bedroom (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Large
Bedroom (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: X-Large
Bedroom (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
Bedroom (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
Bedroom (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	Size: Small
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	Size: Large
Living Area (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding, 1 Decorative Beams	Size: Large
Living Area (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding, 1 Decorative Beams	Size: X-Large
Dining Room (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Entry/Foyer (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Small
Laundry Room (Above Ground Room):	

Laundry Room (Basement Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Hallway (Basement Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cornice or Crown Molding	
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Basement Room):	
Quality Adjustment: None	Size: Medium
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Walk-In Closet (Basement Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener	
Fireplace #1:	
Type: Masonry Fireplace	Fireplace Details: 1 Brick Hearth, 1 Custom Mantel, 1 Stone Face

Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	Interior Doors and Millwork: 1 Built-in Bookcase/Entertain. Center
Other Interior Features: 1 Laundry Tub	

Specialty Windows

2 Specialty Window Medium (12 - 23 SF)
--

Estimated Cost Breakdown

Appliances: \$20,574.95	Electrical: \$20,517.64
Exterior Finish: \$44,391.77	Floor Covering: \$35,907.59
Heating/AC: \$15,911.71	Interior Finish: \$200,277.15
Plumbing: \$34,397.65	Roofing: \$11,143.40
Rough Framing: \$51,527.75	Specialty Features: \$4,952.07
Windows: \$16,179.98	Permits: \$5,742.85
Other Fees and Taxes: \$156,265.90	

Estimated Replacement Cost

Calculated Value:

\$617,790.40
(\$601,888.00 - \$633,692.00)

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

The following slab items are excluded from this value: Foundation

23.7.15 PL:ABCAXV_AUG23