

# THE STOKER

NET ZERO

2,297 SQ.FT

4 BEDROOM, 3 BATH  
MAIN SUITE, 2 PATIOS,  
WITH ADAPTIVE  
LIVING SPACES



1,185 SQ.FT

SECONDARY SUITE  
WITH 2 BEDROOMS,  
TWO BATHS AND  
WALKOUT PATIO



# THE STOKER

2 HOUSES 6 BED + 5 BATH

Your perfect family home complete with basement suite, adaptable spaces, open living layouts, and plenty of outdoor access.

## UPPER LEVEL

Your private oasis awaits. Complete with two outdoor spaces, a flex space that can be used as a library or a gym, a laundry room, three bedrooms, and two washrooms.

Master bedroom  
Walk-in closet  
Master ensuite  
Bedroom (x2)  
Washroom

Laundry room  
Patio (covered)  
Patio (semi-covered)  
Exercise room  
Workspace/library

## MAIN LEVEL

A perfectly laid out main living space with large open concept kitchen and living, patio access, a mudroom, washroom, and a flex space (office+storage/pantry). With a fourth bedroom that can be an alternate master to age in place.

Living room  
Fireplace  
Kitchen  
Patio

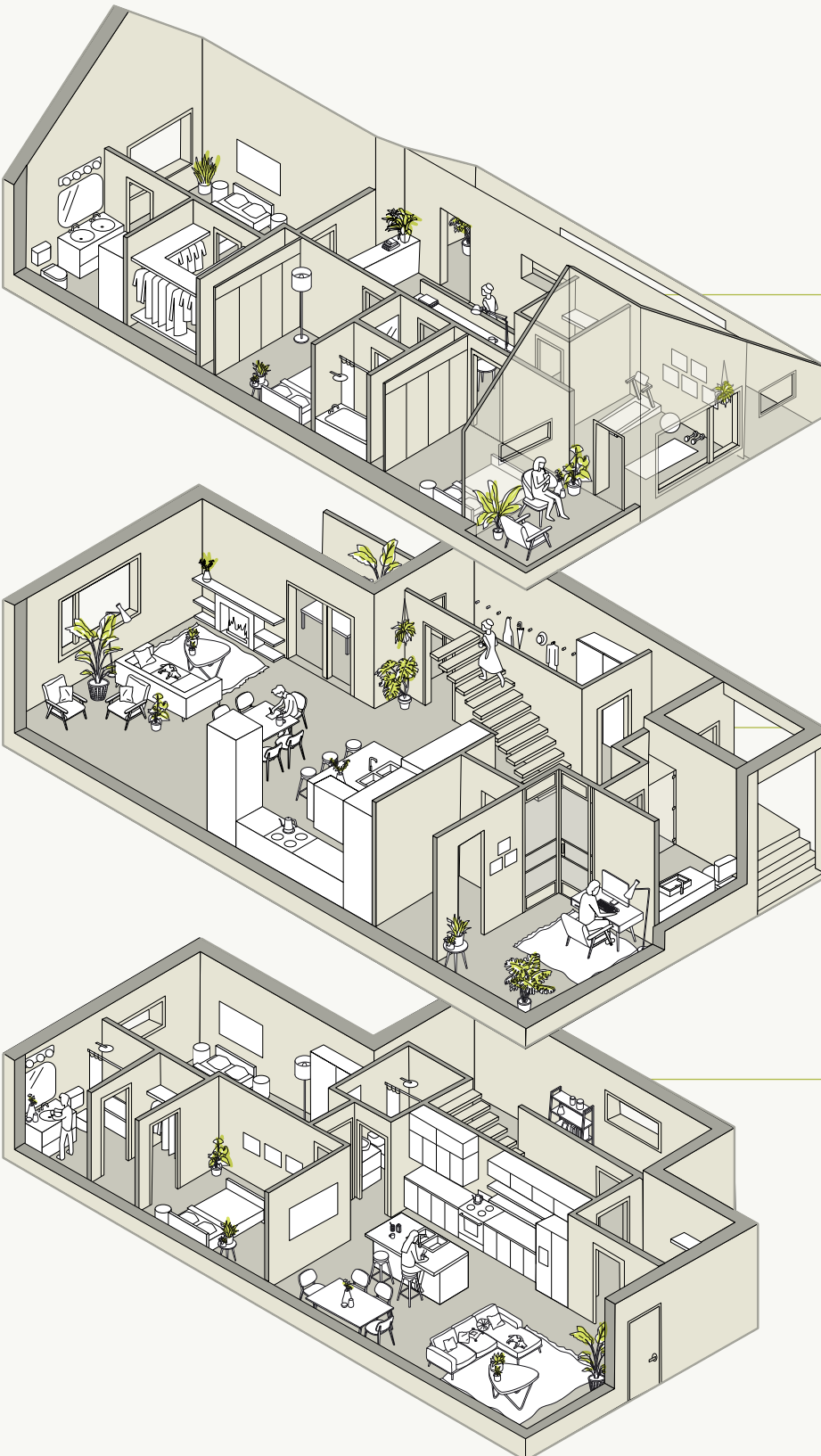
Mudroom  
Flex space  
Office/den  
Washroom

## BASEMENT

A finished basement that's set-up for hosting others. Enter through the walkout patio to find two bedrooms, two washrooms, an open concept kitchen-living area and a laundry room. You'll also find a storage and mechanical area that can easily be added to the upstairs living space.

Living room  
Walkout patio  
Kitchen  
Washroom  
Master bedroom

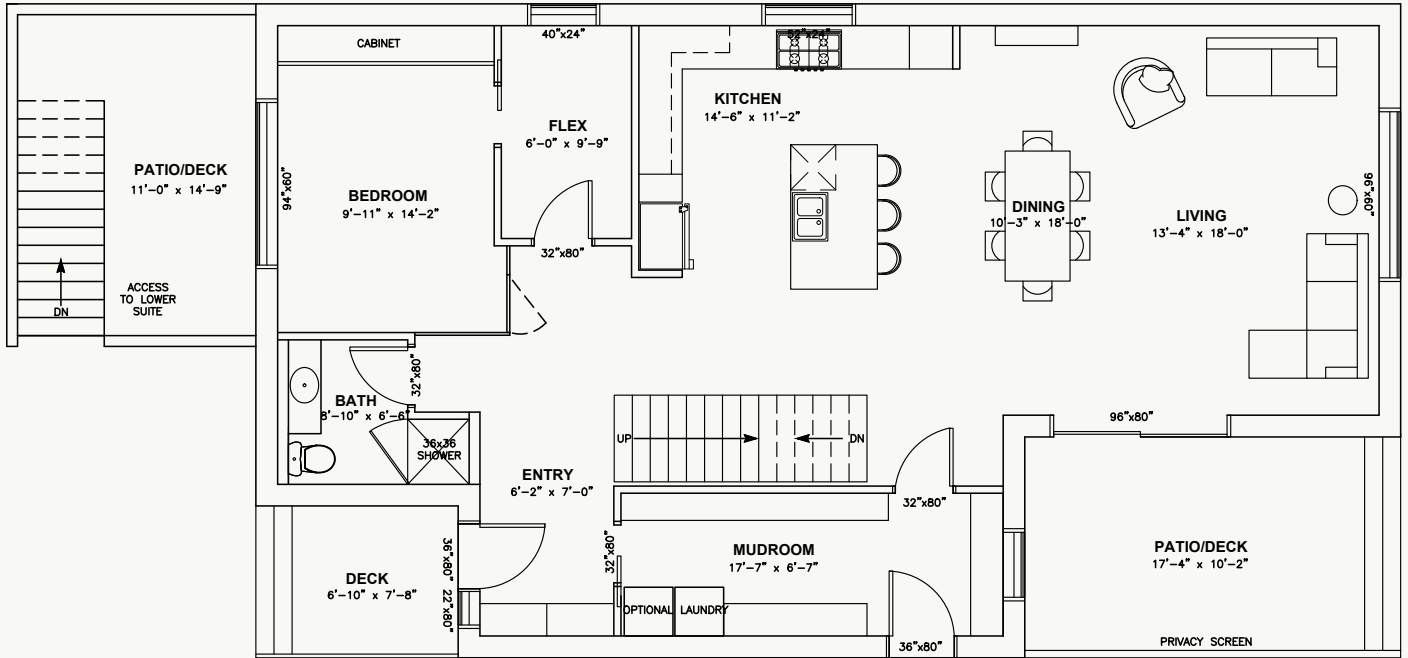
Ensuite washroom  
Walk-in closet  
Large Windows  
Mechanical/storage  
Laundry room



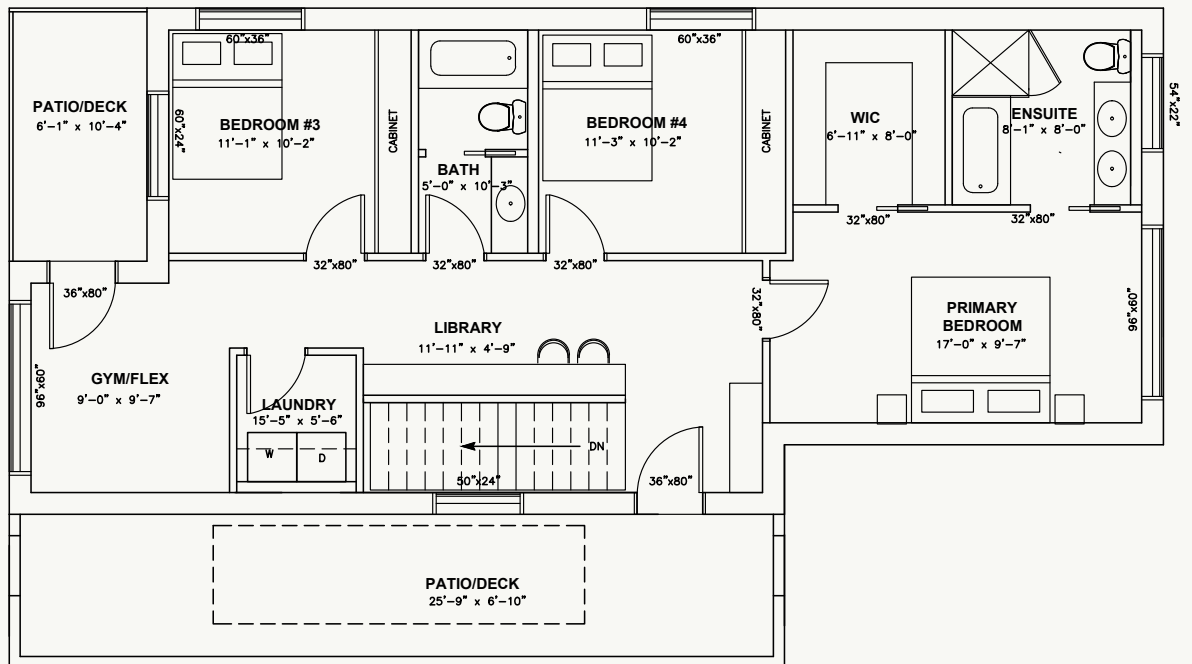
# MAIN LIVING

2,297 SQ.FT. 4 BED + 3 BATH

All the traditional elements plus designed adaptability to help your home adjust to changing lifestyles.



**A** MAIN FLOOR PLAN  
A1 SCALE=3/16"=1'-0"

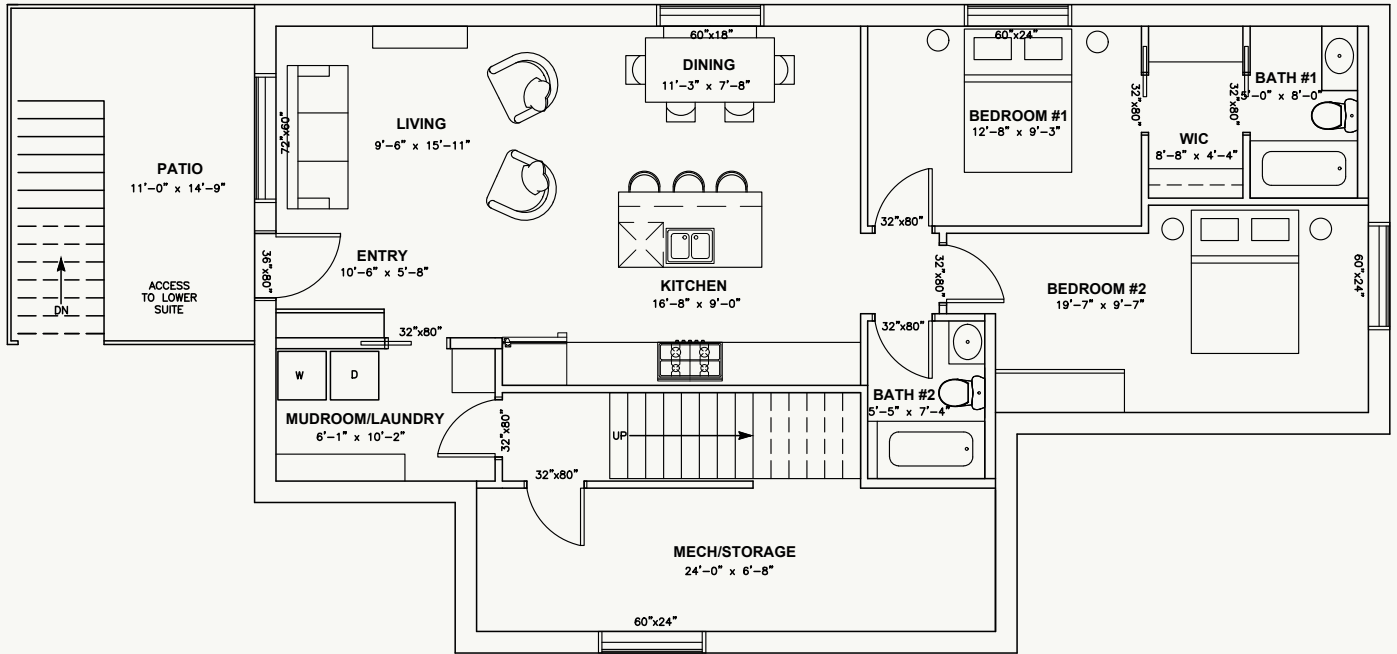


**A** SECOND FLOOR PLAN  
A2 SCALE=3/16"=1'-0"

# BASEMENT

1,185 SQ.FT. 2 BED + 2 BATH

This spacious basement suite will be sure to attract long-term tenants, suit university aged kids or in-laws.



**A** BASEMENT FLOOR PLAN  
A3 SCALE=3/16"=1'-0"

# BUDGET

2 HOUSES 6 BED + 5 BATH

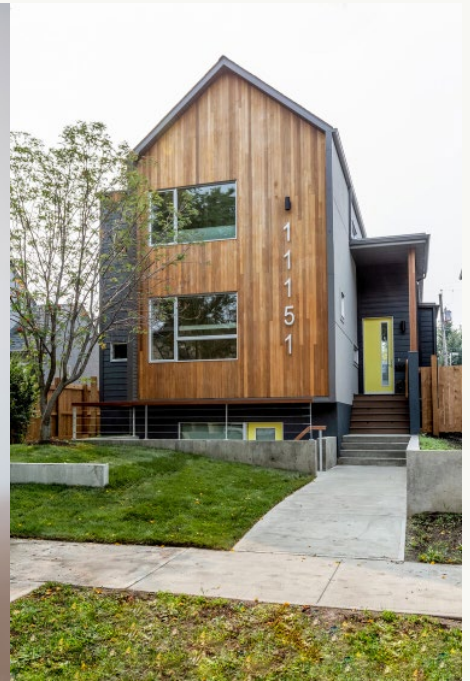
This budget reflects the 2022 commodity pricing.

Description	Total Cost
Design And Drawings	\$11,000.00
Energy Modeling & Testing	\$1,100.00
Landscape Design	\$700.00
Building Permits	\$4,413.23
Engineering	\$1,950.00
New Home Warranty	\$2,070.00
Surveys and Reports	\$3,684.00
Insurance	\$1,950.00
Abatement	\$700.00
Demolition	\$10,000.00
Excavation and Services	\$15,000.00
Footing and Foundation	\$26,054.40
Structural Piles	\$1,000.00
Weeping Tile & Radon Protection	\$4,101.33
Grading	\$3,000.00
Window Wells	\$900.00
Framing and Building Construction	\$97,671.38
Exterior Landings and Stairs	\$5,000.00
Windows and Exterior Doors	\$33,000.00
Roofing	\$4,518.59
Basement Slab	\$16,268.62
HVAC and Mech. Install	\$13,500.00
Plumbing Install	\$31,200.00
Electrical Install	\$26,774.30
AeroBarrier	\$4,500.00
Gas service	\$3,731.00
Drywall and Taping	\$43,986.35
Painting	\$17,288.55
Siding - Metal	\$33,597.05
Siding - Masonry	\$5,827.33
Siding - Parging	\$3,776.00
Gutters and downspouts	\$2,164.60
Doors and Trim	\$13,387.15
Kitchen and Vanity Cabinets	\$33,792.30
Millwork	\$5,500.00
Closets	\$2,683.12

Description	Total Cost
Flooring - Wood	\$10,230.31
Flooring - LVT	\$8,297.37
Flooring - Carpet	\$6,292.90
Tile - Floor	\$3,057.81
Tile - Walls	\$2,836.52
Countertops - Granite	\$15,040.48
Hardware	\$2,868.67
Bath Hardware	\$2,868.67
Appliances	\$12,000.00
Glass and Mirrors	\$3,150.00
Interior Stairs and Railings	\$9,000.00
Solar Panels	\$20,000.00
Sidewalks and Diveways	\$11,882.54
Landscaping	\$15,000.00
Decks - Vinyl	\$3,043.64
Decks - PT Wood	\$6,378.47
Exterior Railings	\$6,829.75
Project Management	\$30,000.00
Site Maintenance	\$4,000.00
Inspections	\$900.00
Cleaning	\$2,000.00

**\$750,764.00**

Budget continues in next column →



## ABOUT US

ArtHouse Residential is a custom infill home builder that designs and builds purposefully. We collaborate with clients to custom build purposeful, adaptive, and luxurious homes that enable a better quality of life. ArtHouse Residential specializes in a cohesive approach to the design and construction process, where we help our clients achieve their desired lifestyle, energy efficiency and financial goals.

We are a niche builder that specializes in multifamily, energy-efficient homes with flexible layouts that will age well. We like to ask ourselves: “Will this last a hundred years?” If not, it’s probably not worth doing. Building homes that last and perform well are essential to us, so we know we have to get every detail right in the design and the execution.

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