

CONSTRUCTION SUMMARY
Red Oaks - Roundel Homes Inc.

RECEIVED

DEC 19 2022

TEL:

PURCHASERS: Hui CHENG and Yuhe FAN

LOT / PHASE 169 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Terracotta 2 (4 Bedroom) Elev 1		
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CABINETRY

1 - KITCHEN - VALENCE SHIELD 18Nov22 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 18Nov22 Note: SHIFT COOKTOP LOCATION CLOSER TO SINK WALL (to accommodate built-in micro/oven tower on stove wall) ***SEE SKETCH**	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD NEXT TO FRIDGE 18Nov22 Note: *FRIDGE SHIFTED TO END OF RUN. *PANTRY DELETED IN ITS ENTIRETY.	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 18Nov22 Note: ***FRIDGE TO BE SHIFTED TO END OF RUN. ***PANTRY DELETED IN ITS ENTIRETY.	

CONSTRUCTION

1 - COOKTOP AND EXHAUST VENT LOCATION ABOVE STOVE TO BE SHIFTED ***SEE SKETCH 19Dec22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 18Nov22 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 18Nov22 Note: B/I TOWER NEXT TO FRIDGE ***COOKTOP LOCATION SHIFTED / FRIDGE LOCATION SHIFTED *** SEE SKETCH ***	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 18Nov22 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 18Nov22 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION (6 POTLIGHTS) KITCHEN/BREAKFAST AREA 18Nov22 Note: STANDARD BREAKFAST AREA LIGHT TO REMAIN INSTALLED ON A SEPARATE SWITCH. KITCHEN WORK AREA LIGHT TO BE RELOCATED AND CENTERED ABOVE KITCHEN ISLAND ON SEPARATE SWITCH. NOTE: 4 POTLIGHTS ON 1 SWITCH @ BREAKFAST AREA // 2 POTLIGHTS ON 1 SWITCH @ KITCHEN WORK AREA ***SEE SKETCH***	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - SEE SKETCH (4 POLIGHTS ON 1 SWITCH) FAMILY RM 18Nov22 Note: STANDARD LIGHT TO REMAIN INSTALLED ON A SEPARATE SWITCH.	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 18Nov22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 18Nov22 Note:	

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6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - SEE SKETCH 18Nov22 Note:	
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1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 18Nov22 Note:	
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2 - POT LIGHT - LED - FIRST FLOOR INSTALLATION (2 POTLIGHTS ON 1 SWITCH) ---- SEE SKETCH --- 18Nov22 Note: LIVING ROOM / DINING ROOM STANDARD LIGHT TO BE CENTERED IN LIVING /DINING RM	
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HEATING AND AIR CONDITIONING

1 - EXHAUST VENT LOCATION / COOKTOP TO BE SHIFTED ***SEE SKETCH 19Dec22 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES 18Nov22 Note:	
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PLUMBING

1 - MASTER ENSUITE - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 18Nov22 Note:	
NO TOE TESTER	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Nov22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Nov22 Note:	
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EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
FOYER SUNKEN 2 RISERS WITH LOW HEADROOM BELOW IN BASEMENT. Worksheet Note:	
COLD STORAGE REMOVED FROM BASEMENT. Worksheet Note:	
INSET STEP ADDED TO PORCH. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 19 Dec 22 at 15:57

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
General

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes(s) shall be made to the below-mentioned Agreement of Purchase and Sale (the "Agreement"), and except for such changes(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: Hui CHENG
Purchaser: Yuhe FAN
Vendor: Roundel Homes Inc. c.o.b. Greenpark
Lot #: 169 Phase: 1 Plan No.: 65M-4737
Street: Klinck Drive
in the : City of Richmond Hill
Date of Offer: Wednesday October 05, 2022

DELETE:
N/A

INSERT:
To the Agreement of Purchase and Sale:

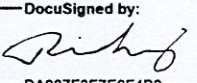
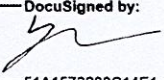
PURCHASER ALTERATION FORM, dated April 29, 2022 as attached.

REVISIONS:

TO ACCOMMODATE GRADING CONDITIONS:

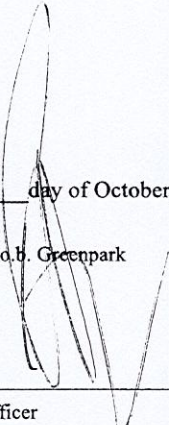
*FOYER SUNKEN 2 RISERS WITH LOW HEADROOM BELOW IN BASEMENT.
*COLD STORAGE REMOVED FROM BASEMENT.
*INSET STEP ADDED TO PORCH.

Dated at Richmond Hill, Ontario this 5th day of October, 2022.

_____	DocuSigned by:  05-Oct-22
Witness (Sign & Print Name)	Purchaser - Hui CHENG
_____	DocuSigned by:  05-Oct-22
Witness (Sign & Print Name)	Purchaser - Yuhe FAN

Accepted at Vaughan, Ontario this 6-14 day of October, 2022

Roundel Homes Inc. c.o.b. Greenpark

Per: 
Authorized Signing Officer

LOT 169 ROUNDEL

RED OAKS ON BAYVIEW

TERRACOTTA 2 ELEVATION 1

REVISIONS:

TO ACCOMMODATE GRADING
CONDITIONS:

- FOYER SUNKEN 2 RISERS
WITH LOW HEADROOM
BELOW IN BASEMENT.
- COLD STORAGE REMOVED
FROM BASEMENT.
- INSET STEP ADDED TO
PORCH.

DocuSigned by:

Rich

DA987F3F7E6F4B3...

05-Oct-22

DocuSigned by:

gn

51A1573280C14E1...

05-Oct-22

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

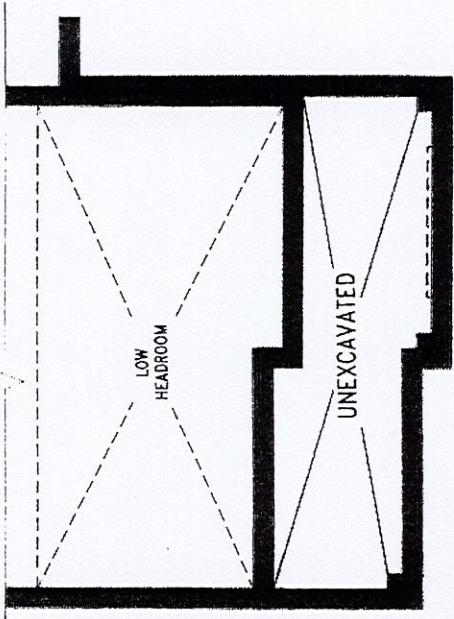
SCALE

N.T.S.

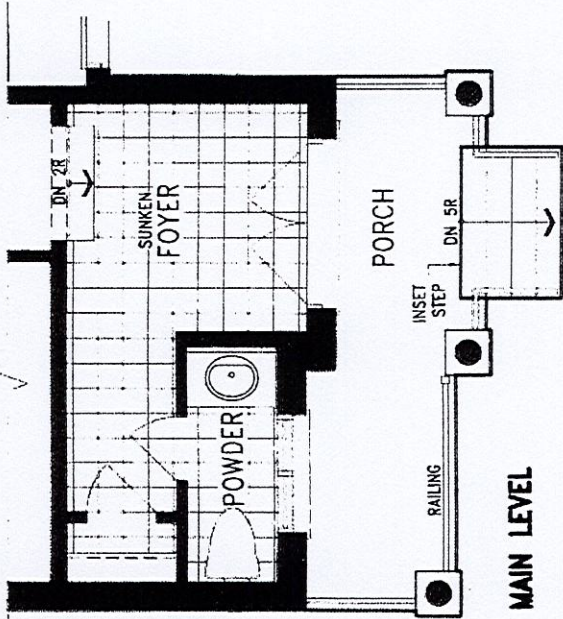
BY PAGE No.

VG 1 OF 1

Greenpark™



LOWER LEVEL



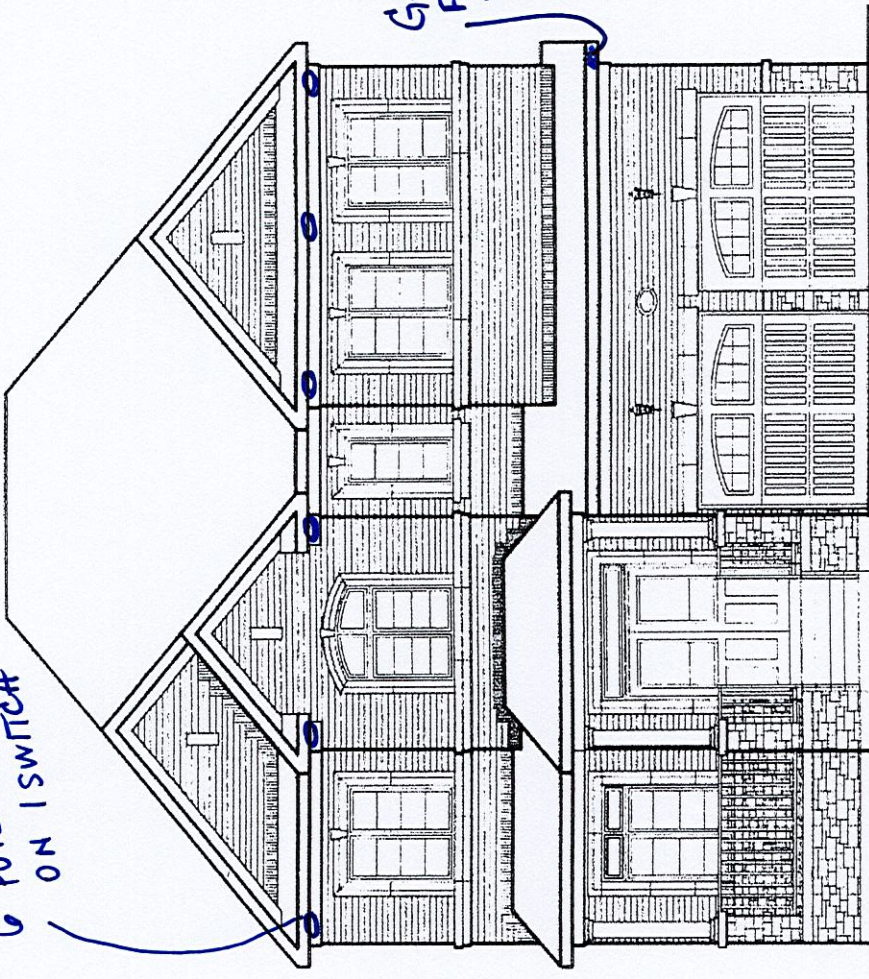
MAIN LEVEL

6 POTLIGHTS
ON 1 SWITCH

GFI
Festive
plug

ACTUAL FINAL GRADING AND
RISERS TO PORCH CAN VARY
FROM ILLUSTRATION

FRONT ELEVATION 1



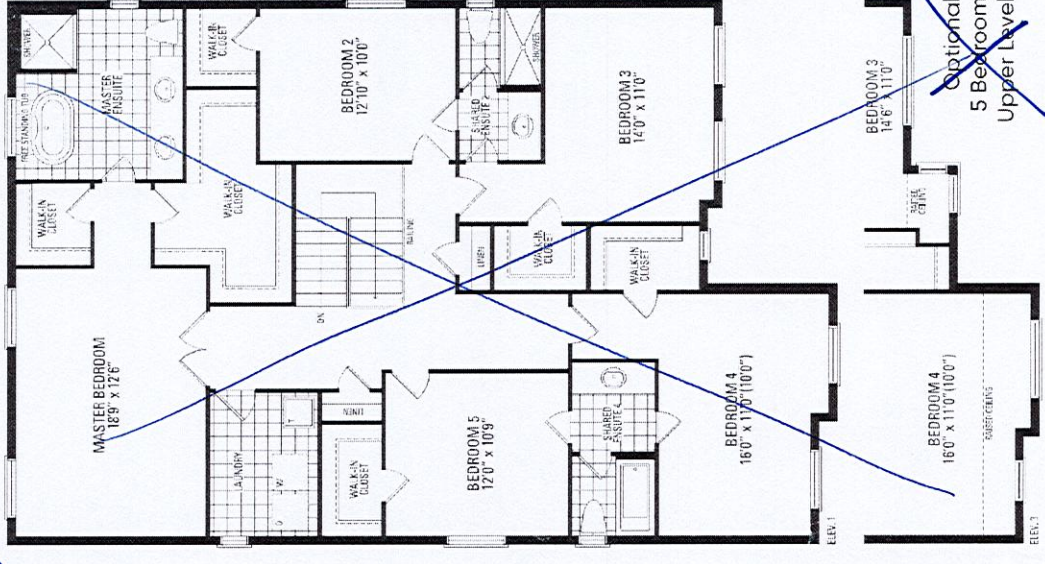
Lot 169 Roundel

Terracotta 2

ELEV. 1 • 3,373 sq.ft. | ELEV. 3 • 3,382 sq.ft.

*SEE PURCHASER ALTERATION.

Handers
Glass
6 door



4 BEDROOM PLAN

* SMOOTH CEILINGS @ MAIN FLOOR.

* 6 potlights @ exterior - see exterior sketch *

4 POTLIGHTS ON 1 SWITCH

relocate center light above island

2 POTLIGHTS ON 1 SWITCH

Gas Line for stove

Cooktop

Gas Oven/Micro

Full Depth

Grids

Water Line for fridge

Electric Car Plug

Center light

2 potlights

4 potlights

Add Plug over fireplace

revised

SUNKEN FOYER

COVERED PORCH

FOYER

PORTICO

COVERED PORCH

FOYER

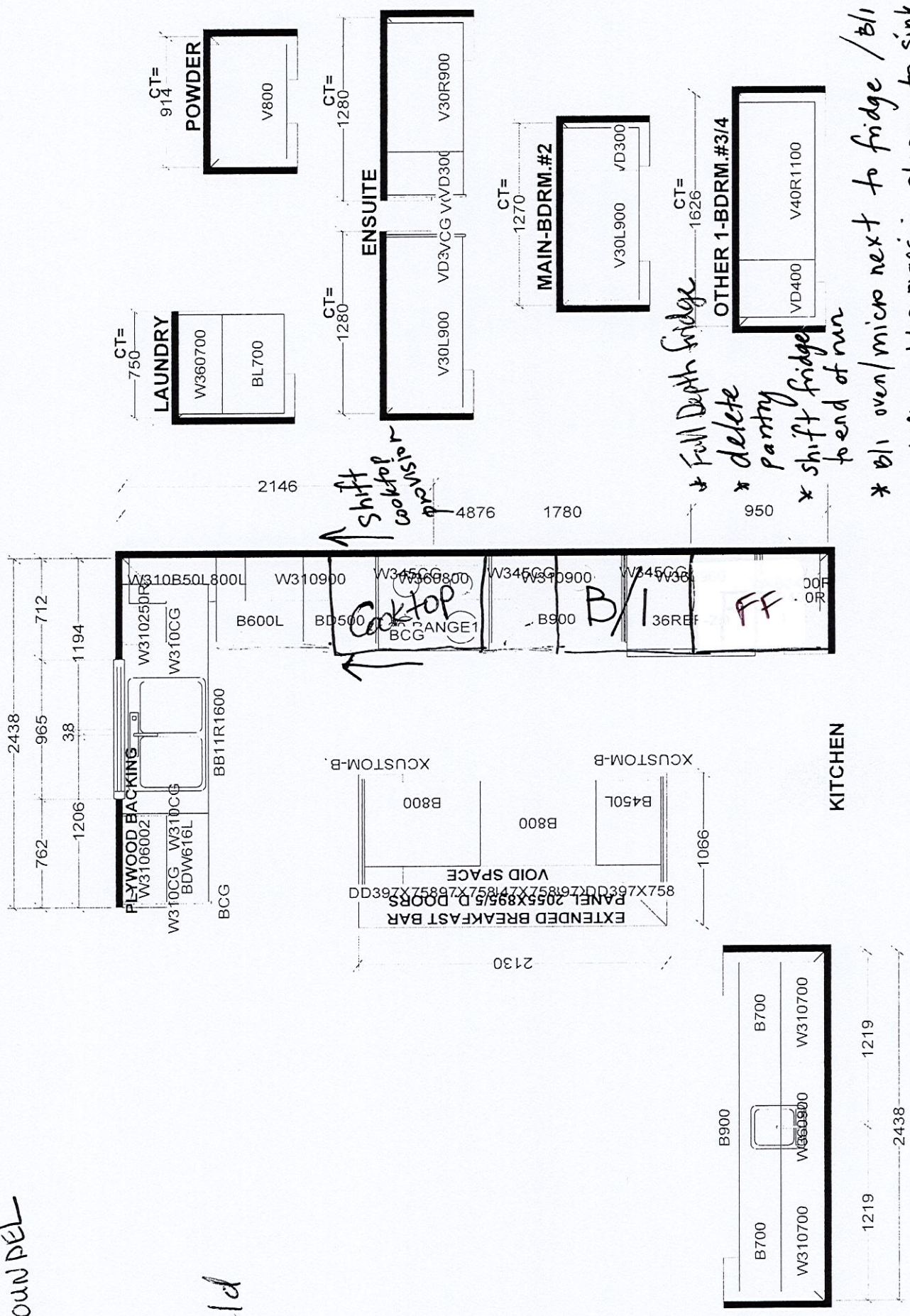
PORTICO

COVERED PORCH

FOYER

LOT 169 Roundel

*Valence shield



Selba Industries #

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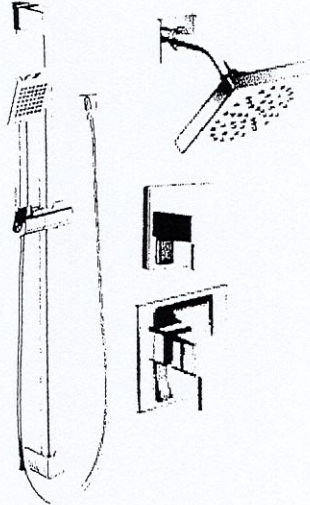
W WIDTH	W HGT	W CNT	JOB NUMBER:
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER	SITE: ROUNDDEL, Richmond Hill
			MODEL: TERRACOTTA 2X EL 1,2,3
			DESIGNER: KS
			DATE: JUNE 7 21
			LOT #:

90°™

it | Transitional | Modern

*Its corners and straight lines create an urban
look for today's contemporary baths.*

LOT #169



**Posi-Temp® Shower Only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower ***

Model TS2712EP / U361CI / UTS4172 /
62320 / S3879EP / A721

Chrome

MASTER ENS. SHOWER