

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

JAN 27 2023

PURCHASERS: Man Chi CHEUNG and Sze Wai WONG

TEL:

LOT / PHASE 167 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Terracotta 2 (5 Bedroom) Elev 3A		
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CABINETRY

1 - CABINETRY PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 14Dec22 Note: ACROSS FROM KITCHEN SINK - SEE SKETCH	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD LEVEL CABINETRY 14Dec22 Note: AT KITCHEN ISLAND - SEE SKETCH	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - STANDARD LEVEL CABINETRY 14Dec22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 14Dec22 Note:	
1 - KITCHEN BASE CABINETRY – BAR FRIDGE PROVISION 14Dec22 Note: NEXT TO BAR SINK- SEE SKETCH FOR LOCATION	

CONSTRUCTION

1 - SMOOTH CEILINGS ON SECOND FLOOR 23Jan23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 14Dec22 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 14Dec22 Note: AT KITCHEN ISLAND - SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG - FOR BAR FRIDGE 14Dec22 Note: NEXT TO BAR SINK - SEE SKETCH FOR LOCATION	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 14Dec22 Note: ACROSS FROM KITCHEN SINK - SEE SKETCH	
1 - POT LIGHT - SHOWER POT LIGHT 14Dec22 Note: ENSUITE 4/5	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 14Dec22 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN 14Dec22 Note: STANDARD LIGHT TO REMAIN ON A SEPARATE SWITCH	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM 14Dec22 Note: STANDARD LIGHT TO REMAIN ON A SEPARATE SWITCH	
8 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM/LIVING ROOM 14Dec22 Note: STANDARD LIGHT TO REMAIN ON A SEPARATE SWITCH	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FOYER 14Dec22 Note: STANDARD LIGHT TO REMAIN ON A SEPARATE SWITCH.	



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6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 14Dec22 Note: SEE SKETCH FOR REQUESTED LOCATION - IF CONSTRUCTION PERMITS	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 14Dec22 Note: SEE SKETCH FOR LOCATION - IF CONSTRUCTION PERMITS	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 14Dec22 Note:	
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MIRRORS AND GLASS

2 - SHOWER DOOR HANDLE - CHROME D-RING HANDLE IN LIEU OF KNOB 14Dec22 Note: MASTER ENSUITE ENSUITE 2/3	
1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES 14Dec22 Note: ENSUITE 2/3	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 14Dec22 Note:	

PLUMBING

2 - MOEN CHATEAU POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL183EP/U361CI/UT2721/3669EP/A725/62320 ***INCLUDES TO TESTER 14Dec22 Note: MASTER ENSUITE ENSUITE 2/3 *** INCLUDES TOE TESTERS ***	
1 - MOEN - VICHY - POSI-TEMP TUB/SHOWER FAUCET T2663EP / 62320 - CHROME FINISH 14Dec22 Note: ENSUITE 4/5	
1 - HOSE BIB - EXTERIOR FROST FREE 14Dec22 Note: 1 @ EXTERIOR	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 14Dec22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Dec22 Note:	
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TEL:

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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 <i>Worksheet</i> Note:	
PORCH REDUCED BY 12 INCHES ON LEFT SIDE TO ACCOMMODATE LOT CONDITIONS. <i>Worksheet</i> Note:	
FOYER SUNKEN 1 RISER AND INSET STEP ADDED TO PORTICO TO ACCOMMODATE GRADING CONDITIONS. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 27 Jan 23 at 10:48

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: **Man Chi CHEUNG**
Purchaser: **Sze Wai WONG**
Vendor: **Roundel Homes Inc. c.o.b. Greenpark**
Lot #: **167** 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 8, 2022, as attached.

REVISIONS:

ELEVATION 3A:

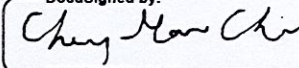
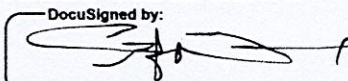
- PORCH REDUCED BY 12 INCHES ON LEFT SIDE TO ACCOMMODATE LOT CONDITIONS.

- FOYER SUNKEN 1 RISER AND INSET STEP ADDED TO PORTICO TO ACCOMMODATE GRADING CONDITIONS.

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

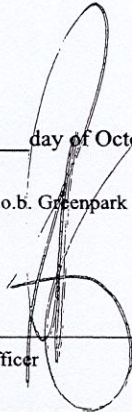
Witness (Sign & Print Name)

Witness (Sign & Print Name)

DocuSigned by:

12-oct-22
02B350E03D12443
Purchaser - Man Chi CHEUNG
DocuSigned by:

12-oct-22
680600000000408...
Purchaser - Sze Wai WONG

Accepted at Vaughan, Ontario this 12 day of October, 2022

Roundel Homes Inc. c.o.b. Greenpark

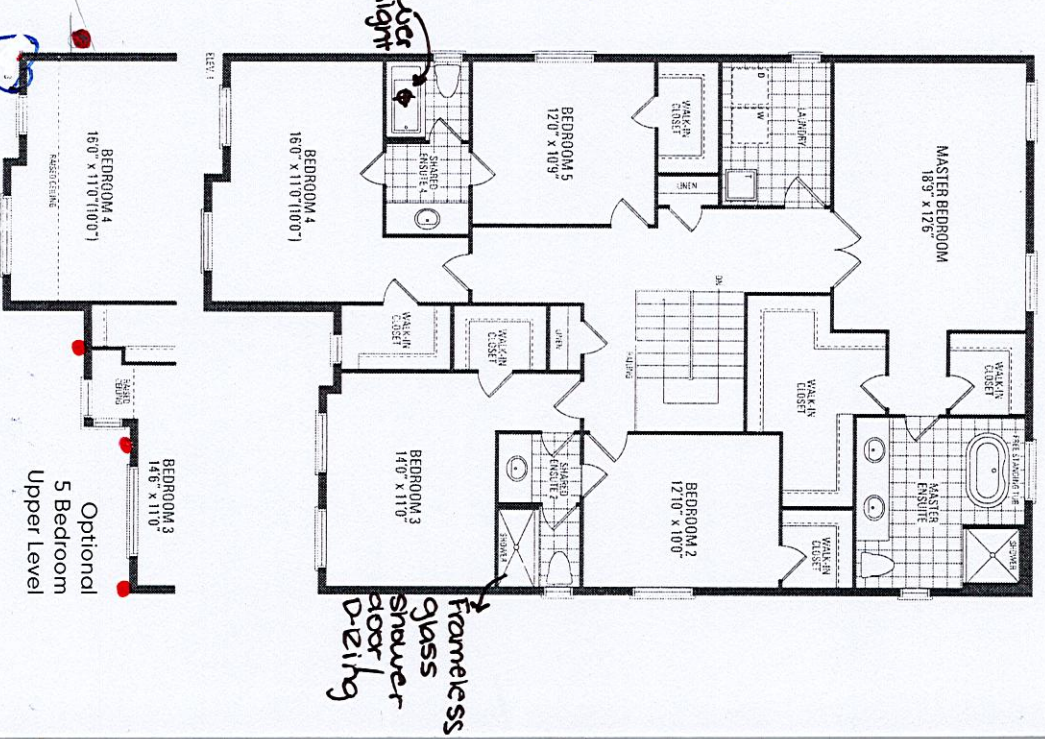
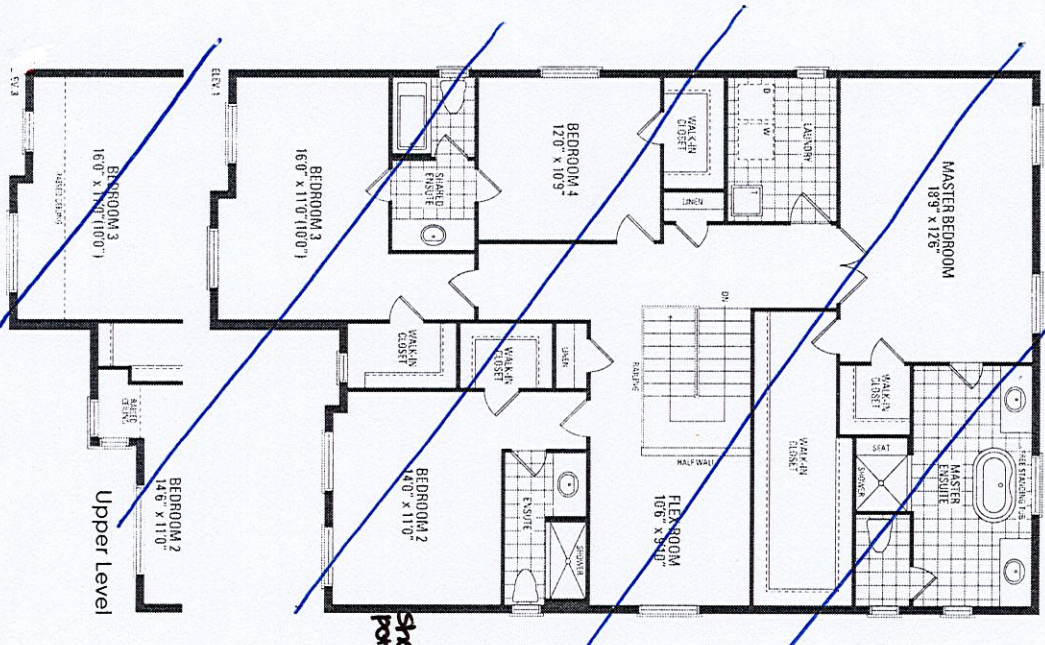
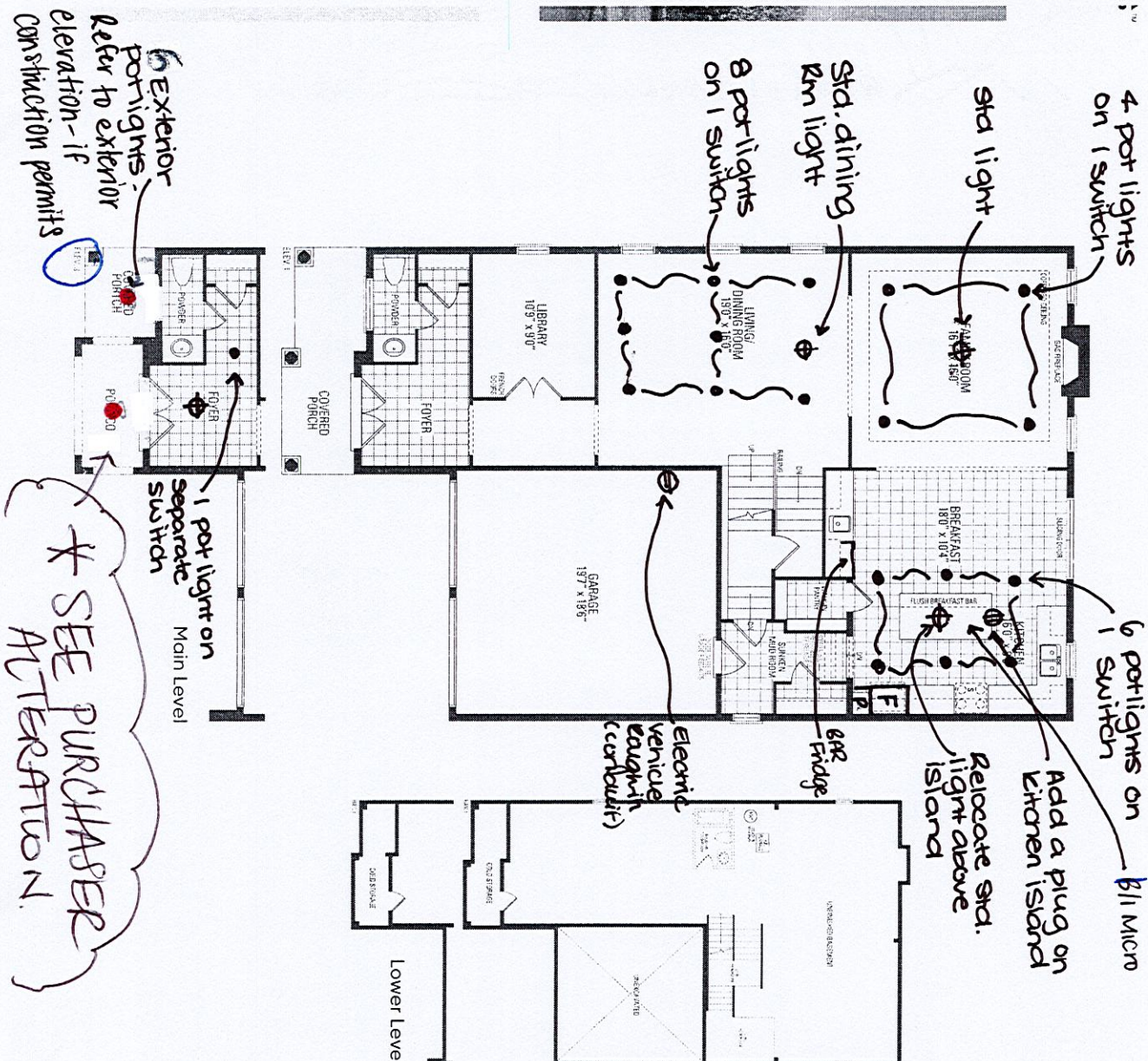
Per: 
Authorized Signing Officer

Lot #167

Dec 14, 22

Terracotta 2

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



*Smooth ceilings - First + Second Floor
*Waterline rough-in for fridge
*Humidifier

TERACOTTA 2
ELEVATION 3A

ELEVATION 3A:

- PORCH REDUCED BY 12
INCHES ON LEFT SIDE
TO ACCOMMODATE LOT
CONDITIONS.
- FOYER SUNKEN 1 RISER
AND INSET STEP ADDED
TO PORTICO TO
ACCOMMODATE GRADING
CONDITIONS.

DocuSigned by:

12-Oct-22

— Documented by:

9/2-Oct-22

Dec 14, 27

MAIN LEVEL

FRONT ELEVATION 3A

- ↳ exterior pot lights

ACUAL FINAL GRADING AND
RISERS TO PORCH CAN VARY
FROM ILLUSTRATION

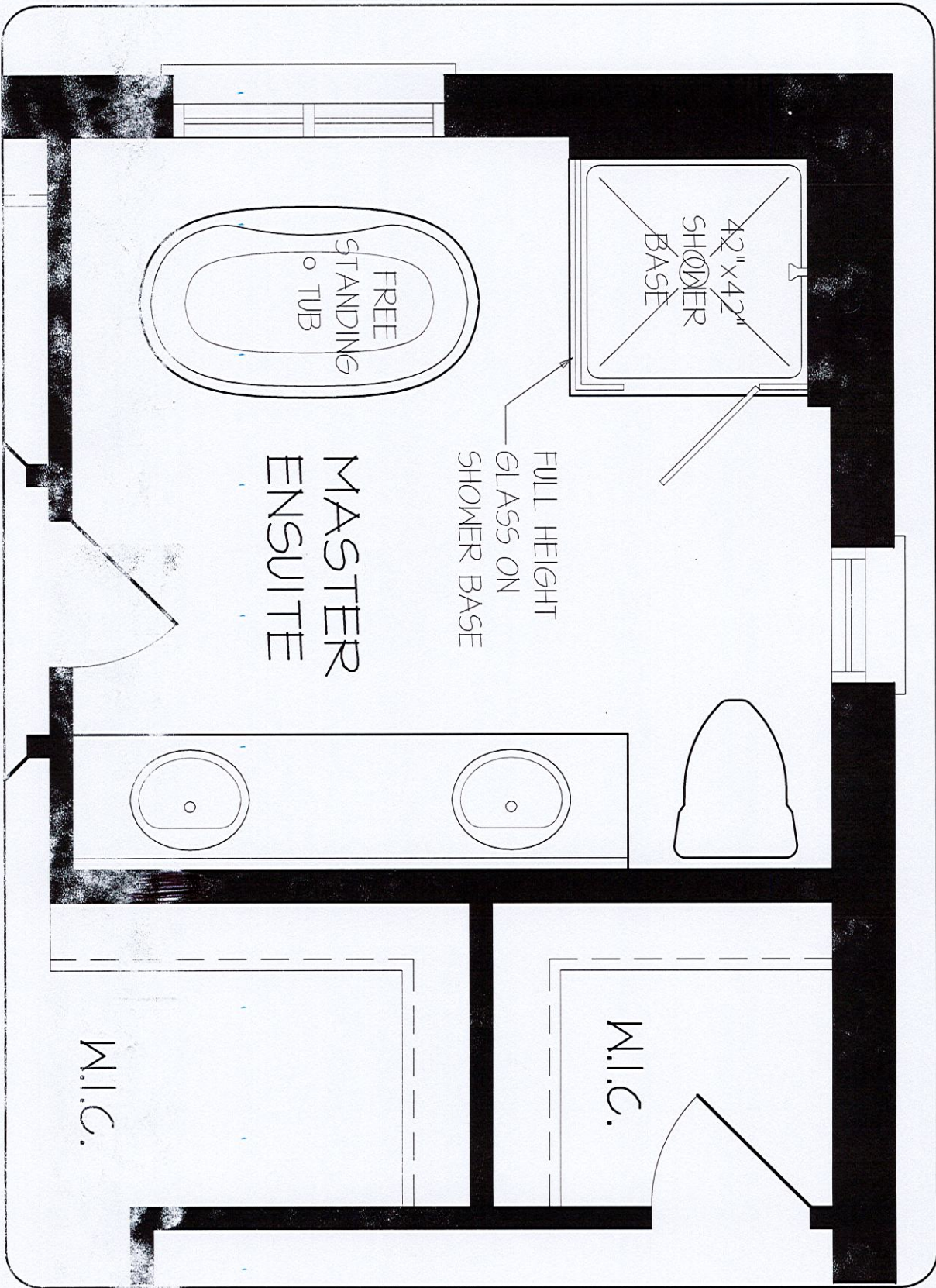
LOT 167
ROUNDEL
RED OAKS ON BAYVIEW

TERRACOTTA 2
ELEVATION 3A

REVISIONS:

- 5 BEDROOM PLAN
- ADD FRAMELESS GLASS SHOWER TO MASTER ENSUITE.

ST
Dec 14, 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 PUNCH ASSET'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DISTRICT
LOT

SCALE

N.T.S.

1 OF 1

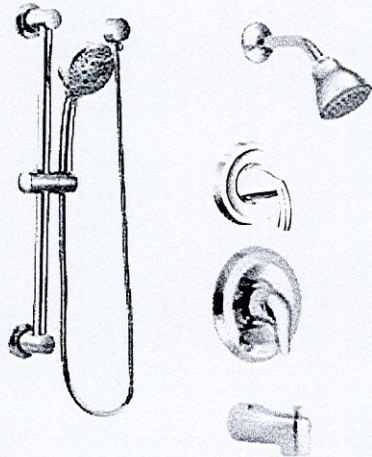
LOT #167
Terracotta 2
(5 Bed) Elev 3A

Chateau®

Traditional | Transitional | Modern

The Chateau collection delivers Moen performance and reliability
with a simple understated appeal.

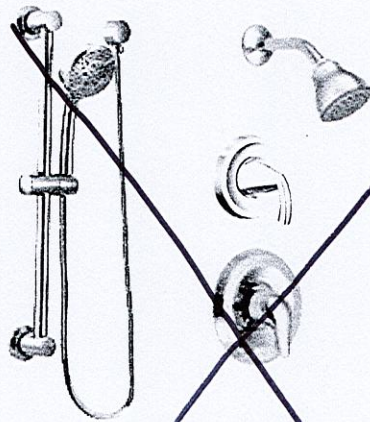
LOT 167



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

Model TL183EP / U361CI / UT2721 /
62320 / 3669EP / A725
Not available in BC

Chrome

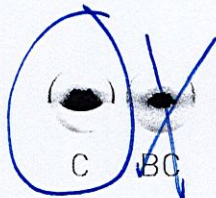


**Posi-Temp® Shower only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower ***

Model TL182EP / U361CI / UT2721 / 62320 /
3669EP / A725
Not available in BC

Chrome

MASTER ENSUITE
ENSUITE 2/3



FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Brushed Chrome (BC). To order Chrome (C) model, use model number only.

* Please see the 2020 Shower Design Guide for installation

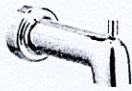
LOT #167
Terracotta 2
(5 Bed) Elev 3A

Vichy™

Traditional | Transitional | Modern

*With its cylindrical shapes, contoured edges and slim handle,
Vichy gives modern style a soft touch.*

LOT 167



**Eco-Performance Posi-Temp®
Tub/Shower Faucet**

Model T2663EP / 62320

Chrome

Ensuite 4/5



**Eco-Performance Posi-Temp®
Shower Only**

Model T2662EP / 62320

Chrome



C

FINISH OPTIONS:

To order, use model number only

** T90331 / 140680