

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Motong LU

TEL: RES.: 647-632-6887

LOT / PHASE 24 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 15Mar23 Note:	
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CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 15Mar23 Note:	
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COUNTER TOP

1 - UPGRADE COUNTER TOP QUARTZ -KITCHEN - IN LIEU OF STANDARD MATERIAL 15Mar23 Note:	
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ELECTRICAL

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 22Nov22 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 22Nov22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - - UPPER HALL 15Mar23 Note:	
1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 15Mar23 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 15Mar23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Mar23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,485 BALANCE FORWARD \$8,515 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE 22Nov22 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 15Mar23 Note:	
1 - EUROLINE 1 BLACK PICKETS 15Mar23 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 <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 15 Mar 23 at 10:46



Purchaser: Motong LU

Telephone Res. / Bus: (647) 632-6887 /

Decor Advisor: Giulia Di Girolamo

Lock Date: 15-Mar-23

Property: 24

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

15-Mar-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -WHITE W500	225SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL - 350 PLATINUM SILVER	225SA
Master Ensuite Bathroom	DORAL -WHITE W500	225SA
Ensuite Bath - Bedroom 2/3	DORAL -WHITE W500	225SA
Ensuite Bath - Bedroom 4	DORAL -WHITE W500	225SA
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-VIRGINA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
Laundry Room	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
Powder Room	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-FRIGIA LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-PETRA GRIS 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
Mud Room	TILE-GARDA 569 SAND 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-FOX GREY (428) 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/BEIGE(719) 8X16	
Mud Room	N/A	
Kitchen Backsplash		

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

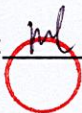
All Bathrooms	White	Whirlpool
	N/A	N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
	N/A	
	N/A	
	N/A	Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
	N/A	Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initial: 



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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Living Room	N/A	
Dining Room	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Family Room	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Upper Landing	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Upper Hall	HARDWOOD-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER-61/2"-BAUHAUS-UVF	
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #5	N/A	

Underpad

Type

Area

N/A

N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE-WHITE OAK - BAUHAUS
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-WHITE OAK - BAUHAUS
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-WHITE OAK - BAUHAUS

Red Oak Stairs

☒ Yes

☐ No

\*\* Refer to Construction Summary

THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	WARM GREY	Master Bedroom	WARM GREY
Living Room	N/A	Bedroom #2	WARM GREY
Dining Room	WARM GREY	Bedroom #3	WARM GREY
Kitchen / Breakfast	WARM GREY	Bedroom #4	WARM GREY
Family Room	WARM GREY	Bedroom #5	N/A
Powder Room	WARM GREY	Master Ensuite	WARM GREY
Laundry Room	WARM GREY	Ensuite Bath - Bedroom 2/3	WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	WARM GREY

Smooth Ceilings First Floor

☐ Yes

☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

\*\* Refer to Construction Summary

11. Fireplace

Living Room	Family Room	Other Room - Specify
<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>
<div><div>Fireplace Type</div><div></div></div>	<div><div>FLAT ON WALL</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Mantle Type</div><div></div></div>	<div><div>MANTLE M1-STANDARD</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Colour / Stain</div><div></div></div>	<div><div>BIRCH WHITE</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Surround</div><div></div></div>	<div><div>BIANCO</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Hearth</div><div></div></div>	<div><div>NO</div><div></div></div>	<div><div></div><div></div></div>

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

<div><div>Air Conditioning</div><div>NO</div></div>	<div><div>Gas Provisions Stove</div><div>YES</div></div>
<div><div>Gas Provisions Dryer</div><div>NO</div></div>	<div><div>Gas Provisions Barbecue</div><div>NO</div></div>
<div><div>Comment</div><div></div></div>	

\*\* Refer to Construction Summary

13. Electrical

<div><div>Plugs and Switches</div><div><div>White</div><div>DECOR</div></div></div>	<div><div>Above Kitchen Cabinet Light</div><div><div>Yes</div><div>No</div></div></div>
<div><div>Hood Fan</div><div>STANDARD WHITE</div></div>	<div><div>Below Kitchen Cabinet Light</div><div><div>Yes</div><div>No</div></div></div>
<div><div>Appliances</div><div><div>Built in Cooktop</div><div>Built in Oven</div><div>Gas Stove</div><div>Microwave</div></div></div>	<div><div>Gas Stove</div><div>Microwave</div></div>
<div><div>Dishwasher Rough-in</div><div>Yes</div></div>	<div><div>Gas Stove</div><div>Microwave</div></div>

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:

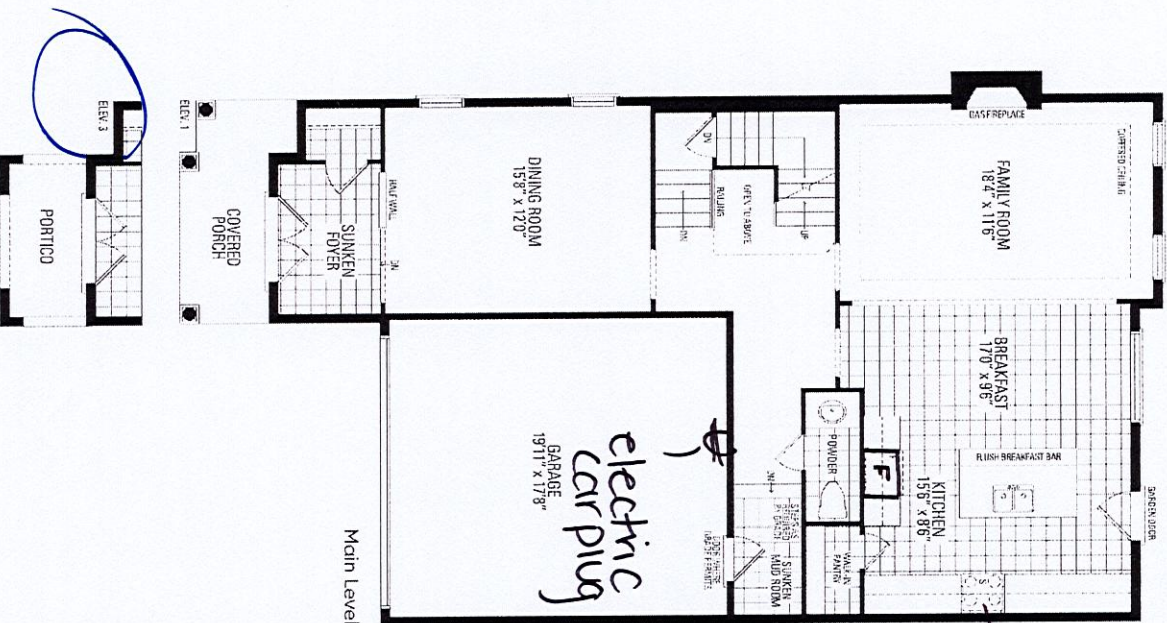
Date: March 15th. 2022



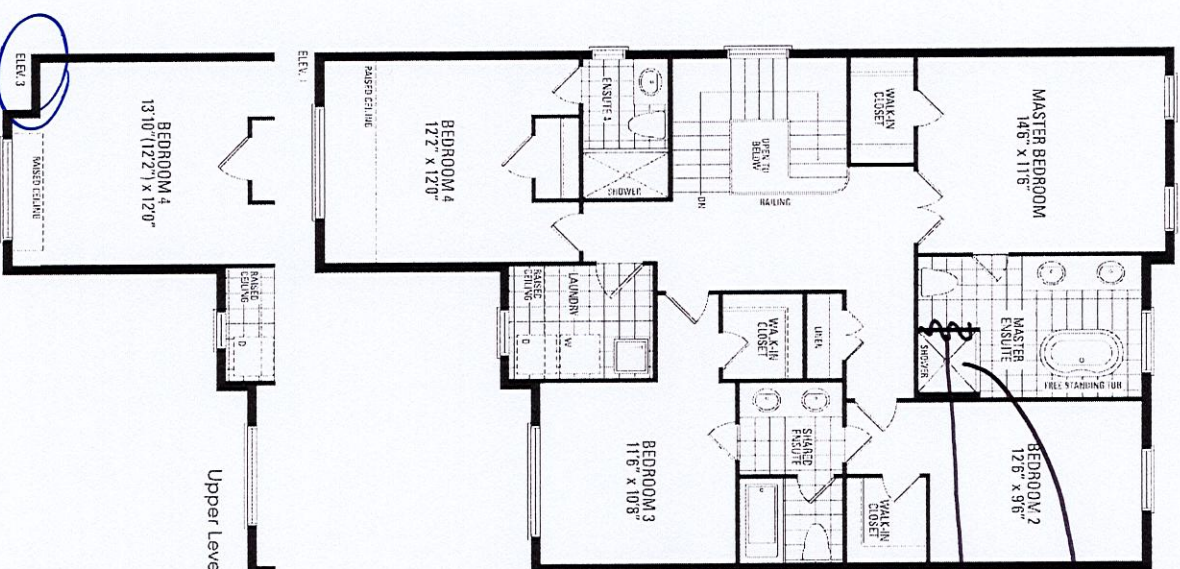
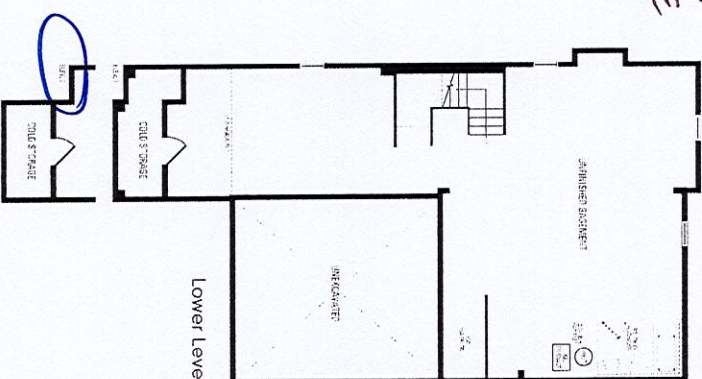
# Pinetree 2

ELEV. 1 • 2,581 sq.ft. | ELEV. 3 • 2,598 sq.ft.  
Includes 16 sq.ft. of open area.

LOT 24



GAS LINE  
ROUTED - IN  
FOR STOVE

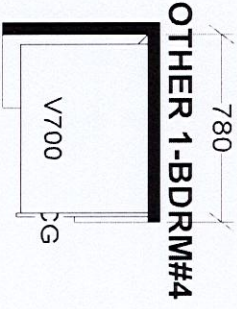
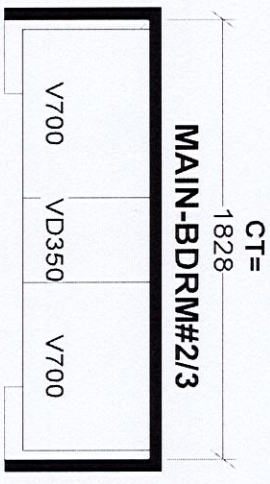
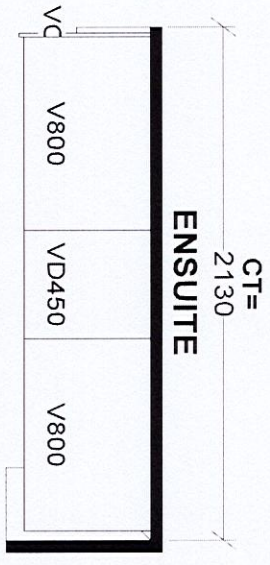
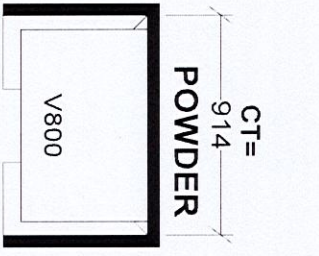
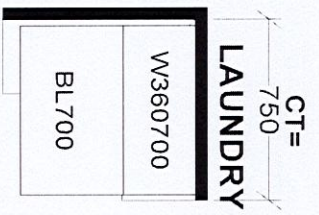
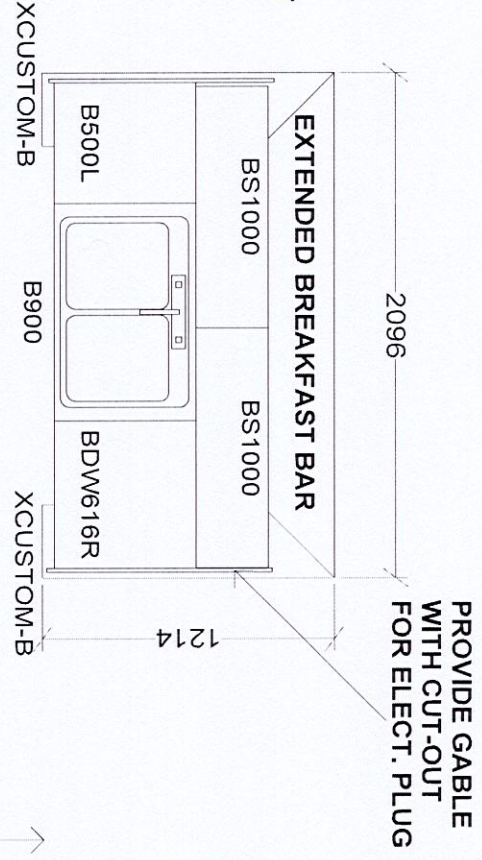
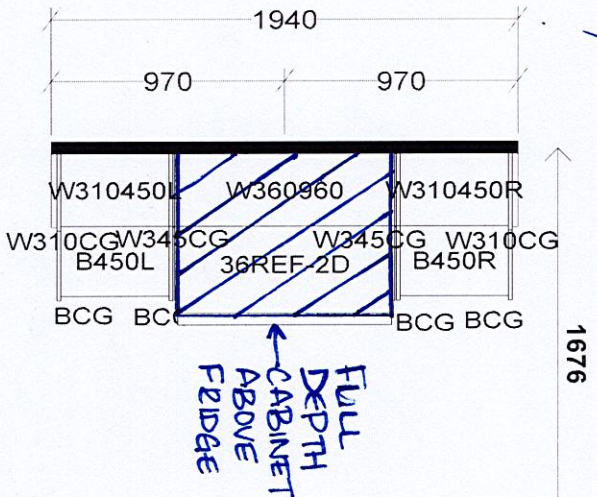


FRAMELESS GLASS  
SHOWER ENCLOSURE  
REPLACE SIDE WALL +  
REPLACE W/ GLASS

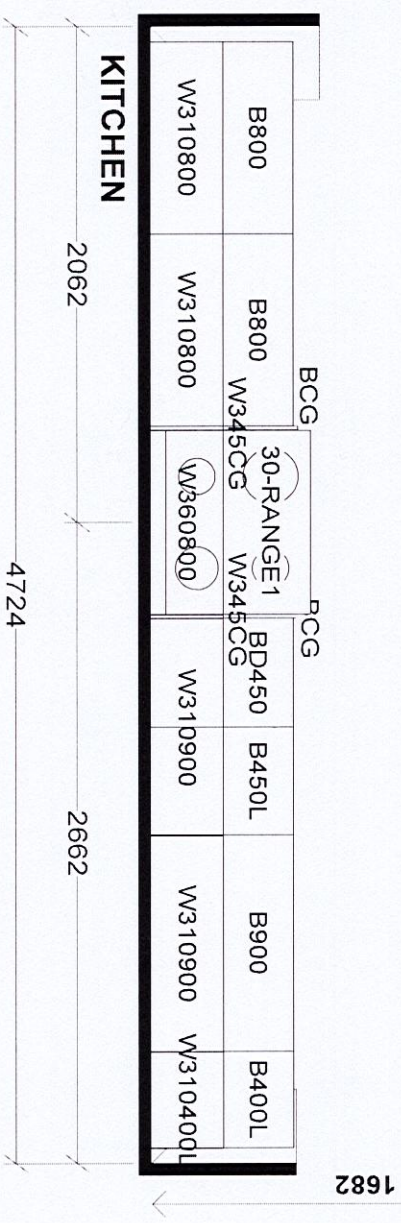
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022



W124



KITCHEN COUNTER TOP:  
QUARTZ - VIRGINIA



**Selba Industries**

W WDTH \_\_\_\_\_ W HGHT \_\_\_\_\_ W CNT \_\_\_\_\_

FLOOR HGHT \_\_\_\_\_ DOOR HGHT \_\_\_\_\_

ST CENT \_\_\_\_\_ 2X4 \_\_\_\_\_ VENT BOX COVER \_\_\_\_\_

DESIGNER: KS  
DATE: JUNE 7 21

J # \_\_\_\_\_

JOB NUMBER: \_\_\_\_\_

BUILDER: GREENPARK  
SITE: ROUNDEL, Richmond Hill  
MODEL: PINETREE 2X EL 1,2,3  
LOT #: \_\_\_\_\_

24