

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Zahra BEHZADI and Habib BAHRAM

TEL: RES.: 647-505-7183

LOT / PHASE 30 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 20Mar23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 20Mar23 Note:	

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16Feb23 Note:	
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HARDWOOD FLOORING

1 - KITCHEN/BREAKFAST- GROUP A 5 INCH HARDWOOD IN LIEU OF TILE 20Mar23 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - - UPPER HALL 20Mar23 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 20Mar23 Note:	

PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 20Mar23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Mar23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$270.00 BALANCE FORWARD TO BE USED AT A LATER DATE \$9,730.00. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00. AS PER SCHEDULE PE DATED 02/15/23. 16Feb23 Note:	

STAIRS AND RAILINGS

1 - EUROLINE 2 BLACK PICKETS 20Mar23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 20Mar23 Note:	

This Document is Extremely Time Sensitive - Printed 20 Mar 23 at 16:01

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Zahra BEHZADI & Habib BAHRAM

(647) 505-7183 /

Giulia Di Girolamo

20-Mar-23

Property: 30

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO -350 PLATINUM SILVER	465SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO -350 PLATINUM SILVER	465SA
Master Ensuite Bathroom	MONACO -350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 2/3	MONACO -350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 4	MONACO -350 PLATINUM SILVER	465SA

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

26

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	GRANITE-NERO IMPALA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	

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Purchasers:	Zahra BEHZADI & Habib BAHRAM	Property:	30
Telephone Res. / Bus:	(647) 505-7183 /	Project:	Roundel Homes Inc.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Pinetree 2 Elev 3
Lock Date:	20-Mar-23	20-Mar-23	Plan #: 65M-4737

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-NANTES WHITE POLISHED 24X24	<input type="checkbox"/>	
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Powder Room	TILE-NANTES WHITE POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Mud Room	TILE-LOFT CENDRA 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-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

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

Initials: zb

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Upper Hall	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
Kitchen	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-RIO-MAPLE-5"-EXCLUSIVE-CASHMERE	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-MAPLE-RIO
Picket Type	EUROLINE 2	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-RIO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-RIO

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		
PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	
<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	
Fireplace Type			FLAT ON WALL			
Mantle Type			MANTLE M1-STANDARD			
Colour / Stain			BIRCH WHITE			
Surround			GRIGIO CARNICO			
Hearth			NO			

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

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

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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.

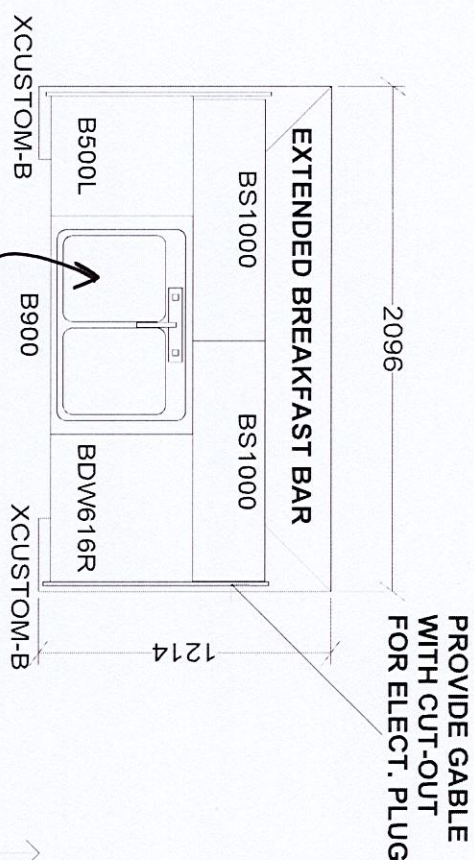
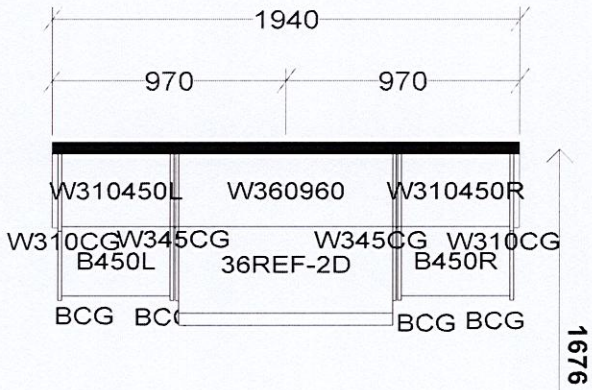
Signature:  Zahra Behzadi

Date: _____

Signature: March 20 2023

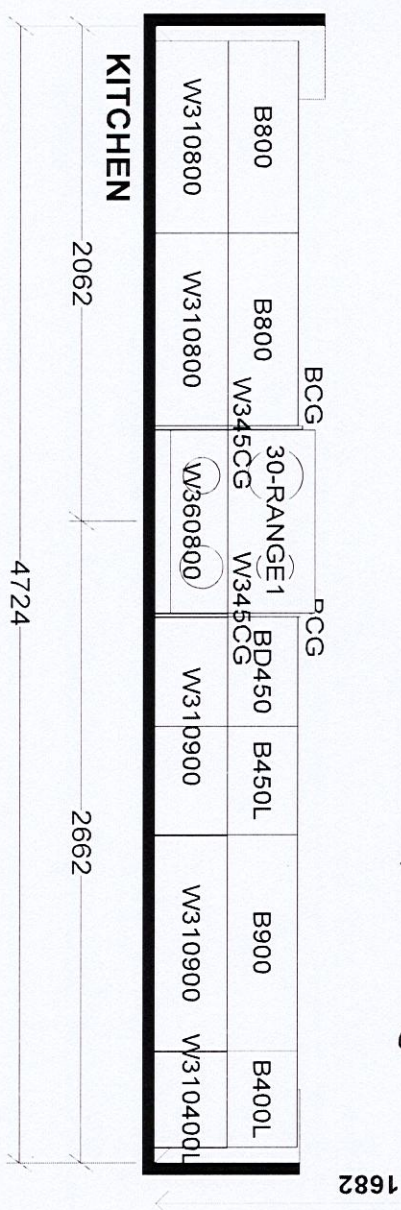
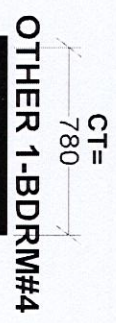
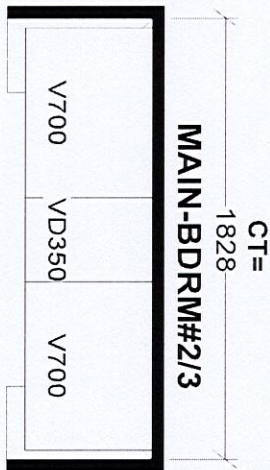
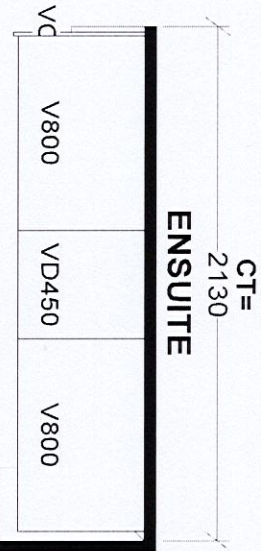
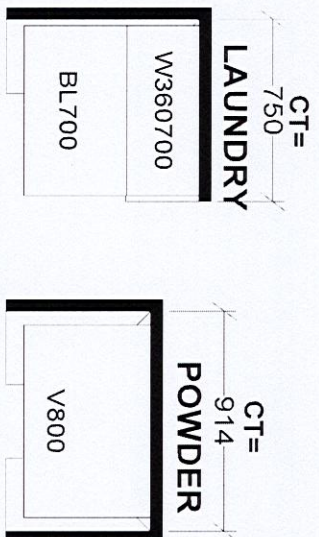
Date: _____

LOT # 30



* NO upgrades

Blanco Quartzus
R15 u super single #401518



Selba Industries

W W DTH W H GHT W C N T

FLOOR H G H T D O O R H G H T

S T C E N T 2 X 4 V E N T B O X C O V E R

DESIGNER: KS
DATE: JUNE 7 21

J #

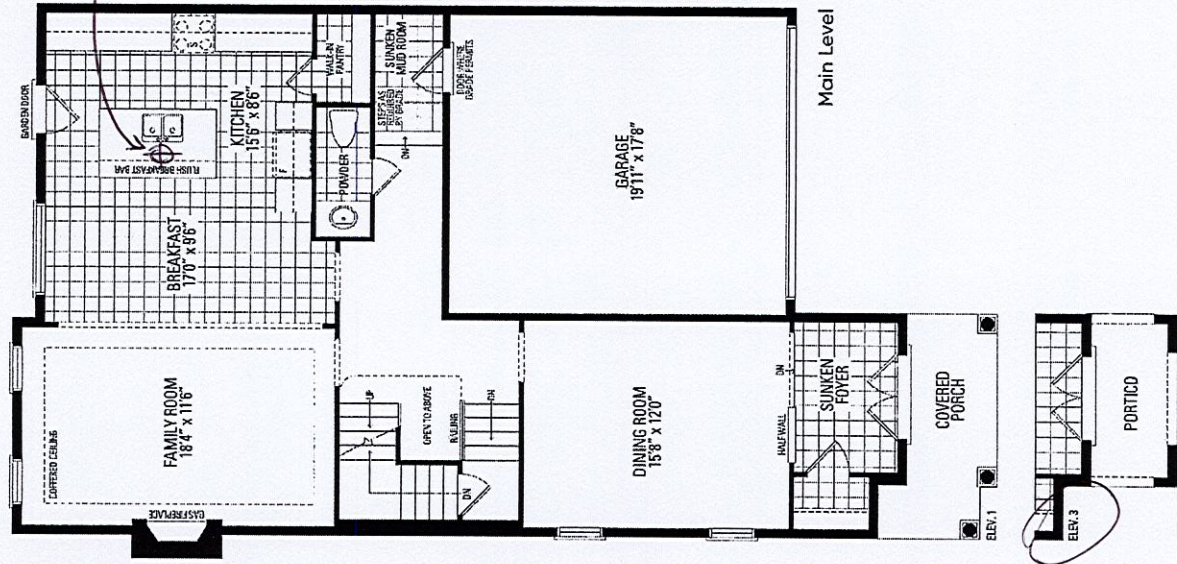
JOB NUMBER:
BUILDER: GREENPARK
SITE: ROUNDEL, Richmond Hill
MODEL: PINETREE 2X EL-4-2-3
LOT #: LOT # 30

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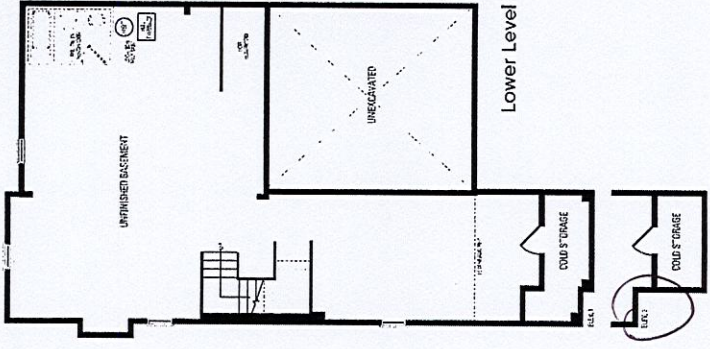
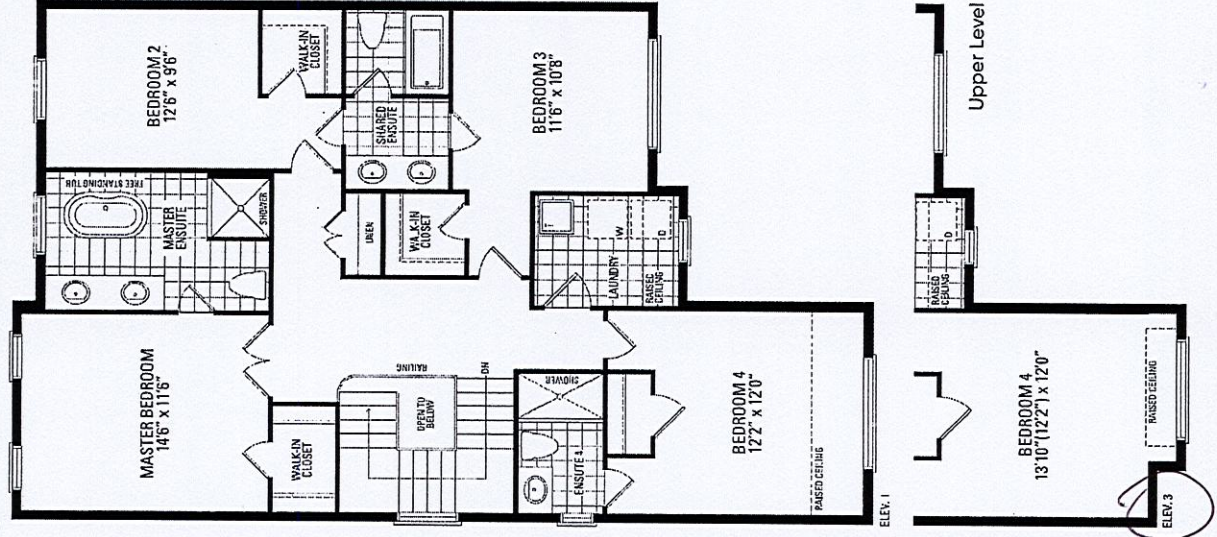
LOT #30

Pinetree 2

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



Add a light + switch above island



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