

CONSTRUCTION SUMMARY				
Red Oaks - Roundel Homes Inc.				
PURCHASERS: Yik Yeung Ian CHOI and Yu Qi CHEN			TEL: RES.: 416-844-6470	
LOT / PHASE 25 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 03Apr23 Note:	
---------------------------------------------------------	--

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 03Apr23 Note:	
-----------------------------------------------------------------------------------------------------------------------------	--

COUNTER TOP

1 - UPGRADE COUNTER TOP VANITY - PRIMARY ENSUITE 03Apr23 Note:	
1 - UPGRADE COUNTER TOP VANITY - POWDER ROOM 03Apr23 Note:	
1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 03Apr23 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 17Nov22 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 17Nov22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 03Apr23 Note:	
---------------------------------------------------------------------------------------------------------------------------------------------	--

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 17Nov22 Note:	
-------------------------------------------------------------------------------------------------------------	--

PLUMBING

1 - KITCHEN SINK - TECO UNDERMOUNT SINK #152 03Apr23 Note:	
3 - SINK - UNDERMOUNT SINK - TECO BATH #4815 03Apr23 Note: PRIMARY ENSUITE X2 POWDER ROOM X1	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Apr23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5,010 BALANCE FORWARD \$4,990 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE 17Nov22 Note:	

STAIRS AND RAILINGS



CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Yik Yeung Ian CHOI and Yu Qi CHEN TEL: RES.: 416-844-6470

LOT / PHASE 25 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Apr23 Note:	
-----------------------------------------------------------------------------	--

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:	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

This Document is Extremely Time Sensitive - Printed 3 Apr 23 at 15:49

Purchasers:

Yik Yeung Ian CHOI & Yu Qi CHEN

Property: 25

Telephone Res. / Bus:

(416) 844-6470 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Pinetree 3 Elev 1

Lock Date:

3-Apr-23

3-Apr-23

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 1049 PECAN	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 3/4	DORAL K44 TITAN GREY	464SA

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-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-TAJ MAHAL	#360 EDGE
Master Ensuite Bathroom	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials: I.C. K

Purchasers:

Yik Yeung Ian CHOI & Yu Qi CHEN

Property: 25

Telephone Res. / Bus:

(416) 844-6470 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Pinetree 3 Elev 1

Lock Date:

3-Apr-23

3-Apr-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-E.B. LOFT CENDRA 13X13	<input type="checkbox"/>	
Laundry Room	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-E.B. LOFT CENDRA 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Mud Room	TILE-E.B. 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		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: I.C. J.C.

Purchasers: Yik Yeung Ian CHOI & Yu Qi CHEN

Property: 25

Telephone Res. / Bus: (416) 844-6470 /

Project: Roundel Homes Inc.

Decor Advisor: Ida Viola

Model and Elevation: Pinetree 3 Elev 1

Lock Date: 3-Apr-23

3-Apr-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Living Room	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Dining Room	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Family Room	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Upper Landing	HARDWOOD MIRAGE-PLATINUM MAPLE EXCLUSIVE 5" CASHMERE
Upper Hall	LAMINATE-LEXINGTON WALCOURT HICK TL LW 1315 PEFC
Master Bedroom	LAMINATE-LEXINGTON WALCOURT HICK TL LW 1315 PEFC
Bedroom #2	LAMINATE-LEXINGTON WALCOURT HICK TL LW 1315 PEFC
Bedroom #3	LAMINATE-LEXINGTON WALCOURT HICK TL LW 1315 PEFC
Bedroom #4	LAMINATE-LEXINGTON WALCOURT HICK TL LW 1315 PEFC
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	MIRAGE-PLATINUM MAPLE
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-PLATINUM MAPLE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-PLATINUM MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-PLATINUM MAPLE
Red Oak Stairs	<input checked="" type="radio"/> Yes <input type="radio"/> 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE	Mud Room	43 BIRCH WHITE
Smooth Ceilings First Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No		

** Refer to Construction Summary

Purchasers:

Yik Yeung Ian CHOI & Yu Qi CHEN

Telephone Res. / Bus:

(416) 844-6470 /

Decor Advisor:

Ida Viola

Lock Date:

3-Apr-23

Property: 25

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 1

Plan #: 65M-4737

10. Plaster Mouldings and Medallions

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

** Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify		
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
<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"/>
Fireplace Type			As Per Construction Specifications					
Mantle Type			MANTLE M1-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			BIANCO					
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				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

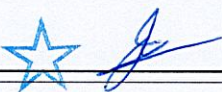
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

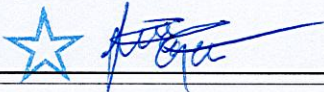
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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

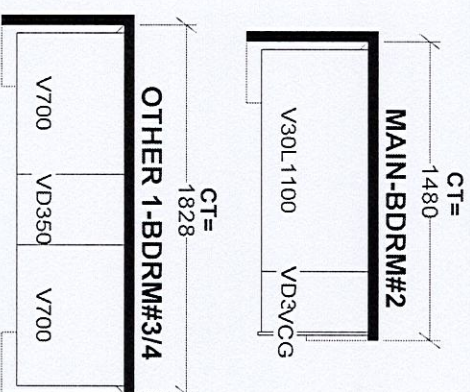
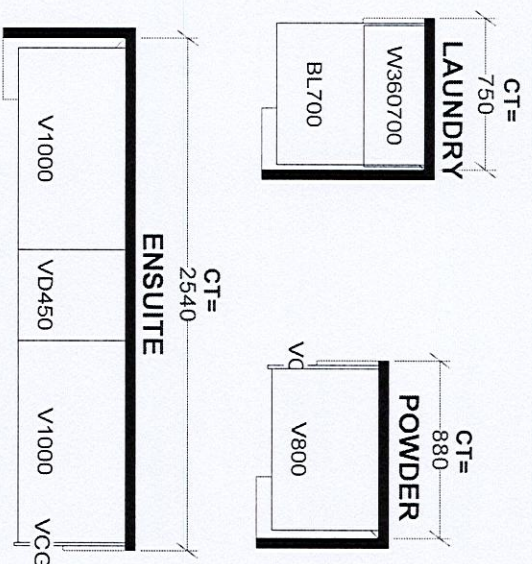
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: Apr 3, 2023

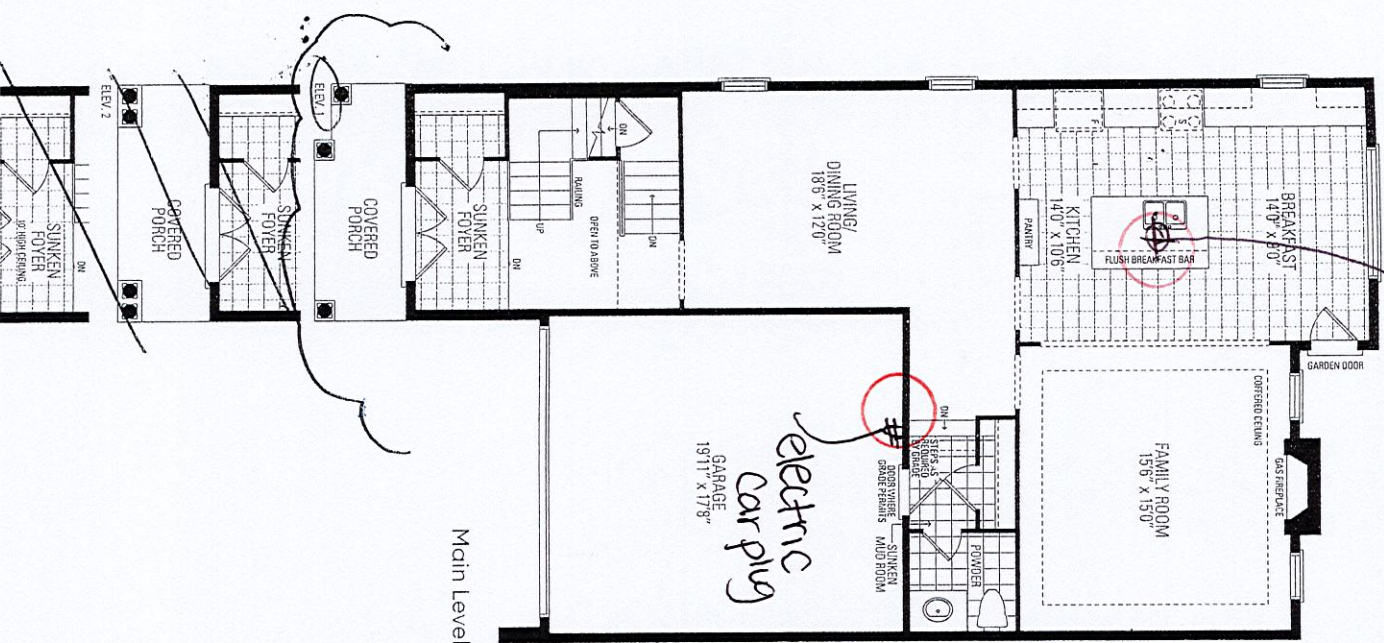
Signature: 

Date: Apr 3, 2023



Selba Industries		J #
W WIDTH _____	W HIGHT _____	W CNT _____
<i>This drawing is the intellectual property of SELBA INDUSTRIES, INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</i>		
FLOOR HIGHT _____	DOOR HIGHT _____	
ST CENT _____	2X4 _____	VENT BOX COVER _____
DESIGNER: KS		
DATE: JUNE 7 21		
JOB NUMBER: _____		
BUILDER: GREENPARK		
SITE: ROUND, Richmond Hill		
MODEL: PINETREE 3X EL 1,2,3		
LOT #:		

RELOCATE + CENTER
HEIGHT ABOVE ISLAND

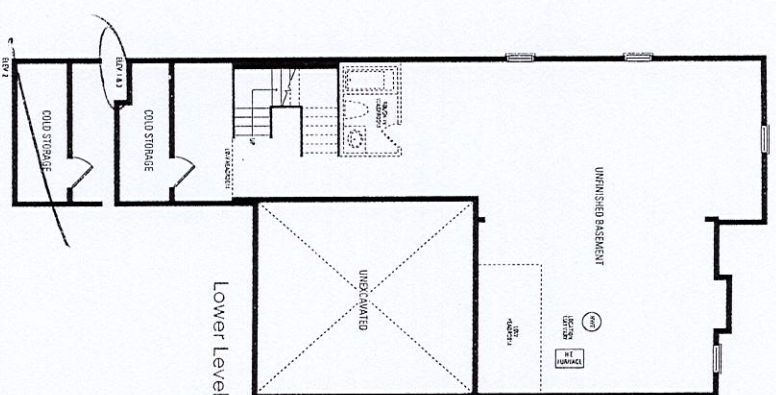


ELEV. 1 • 2,682 sq.ft. | ELEV. 2 • 2,673 sq.ft. | ELEV. 3 • 2,686 sq.ft.
Includes 38 sq.ft. of open area.

PineTree 3

Includes 38 sq.ft. of open area.

LOT 25



Frameless
glass enclosure

