

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

APR 13 2023

TEL: RES.: 416-270-7068

PURCHASER: Yan Na HUANG

LOT / PHASE 85 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 14Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST 14Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - FOYER 14Apr23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 14Apr23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS SECOND FLOOR 19Jan23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 19Jan23 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 19Jan23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19Jan23 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) 19Jan23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Jan23 Note:	
---	--

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 14Apr23 Note:	
--	--

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 19Jan23 Note:	
--------------------------------	--

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE WITH DOOR – INCLUDES CHROME KNOB AND HINGES 19Jan23 Note:	
--	--

PLUMBING



CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Yan Na HUANG

TEL: RES.: 416-270-7068

LOT / PHASE 85 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

1 - 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- WITH TOE TESTER MASTER ENSUITE 19Jan23    Note:	
---	--

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 19Jan23    Note:	
---	--

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Jan23    Note:	
---	--

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 14Apr23    Note:	
--	--

1 - EUROLINE 1 BLACK PICKETS 14Apr23    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 18 Apr 23 at 11:16



Purchaser: Yan Na HUANG

Property: 85

Telephone Res. / Bus: (416) 270-7068 /

Project: Roundel Homes Inc.

Decor Advisor: Ida Viola

Model and Elevation: Pinetree 3 Elev 1

Lock Date: 14-Apr-23

14-Apr-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	DORAL W500	464SA
Ensuite Bath - Bedroom 2	DORAL W500	464SA
Ensuite Bath - Bedroom 3/4	DORAL W500	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	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	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	

\*\* Refer to Construction Summary

Initial:



Purchaser: Yan Na HUANG

Telephone Res. / Bus: (416) 270-7068 /

Decor Advisor: Ida Viola

Lock Date: 14-Apr-23

Property: 85

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 1

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LOOP MARMO BIANCO 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LOOP MARMO BIANCO 12X24	<input type="checkbox"/>	
Laundry Room	E.B.PETRA GRIS 12.5X12.5	<input type="checkbox"/>	
Powder Room	E.B.PETRA GRIS 12.5X12.5	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LOOP MARMO BIANCO 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>	
Mud Room	E.B.PETRA GRIS 12.5X12.5	<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-FOX GREY 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS LIGHT GREY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash		

\*\* 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

Initial:



Purchaser: Yan Na HUANG

Telephone Res. / Bus: (416) 270-7068 /

Decor Advisor: Ida Viola

Lock Date: 14-Apr-23

Property: 85

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 1

Plan #: 65M-4737

7. Outer Flooring		
Main Hall	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Dining Room	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Landing	HARDWOOD - MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC	
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC	
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC	
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC	
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 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 DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes		<input type="radio"/> No

\*\* Refer to Construction Summary

Smooth Ceilings 1st & 2nd Floor



Purchaser: Yan Na HUANG

Telephone Res. / Bus: (416) 270-7068 /

Decor Advisor: Ida Viola

Lock Date: 14-Apr-23

Property: 85

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 1

14-Apr-23

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 M2-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	YES
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 checked="" type="radio"/> Yes <input 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.

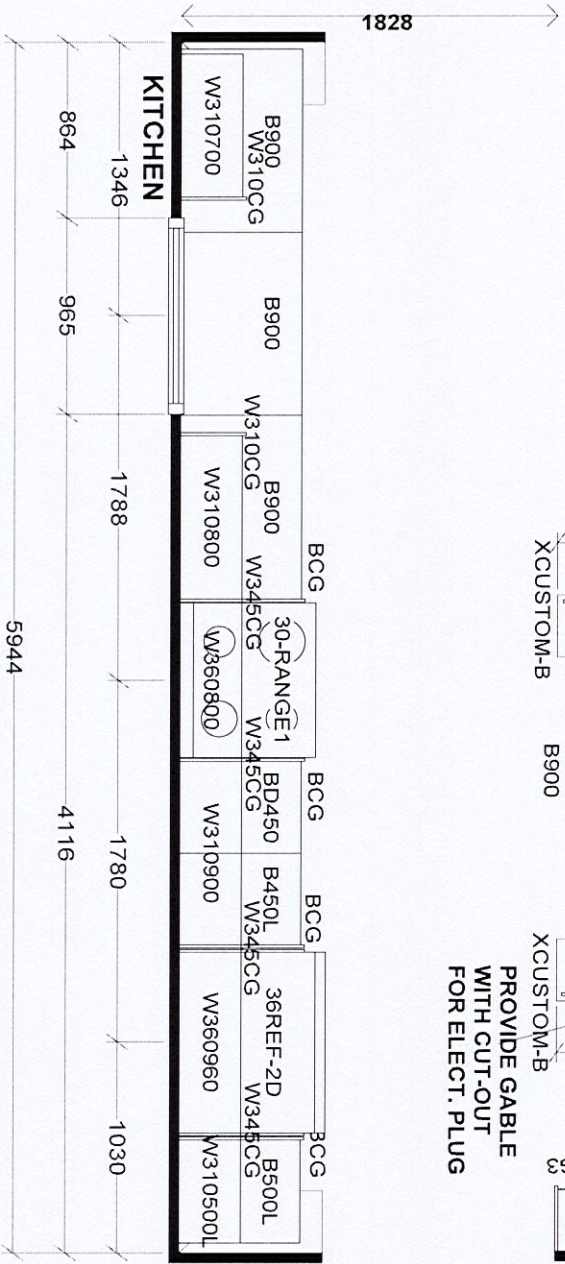
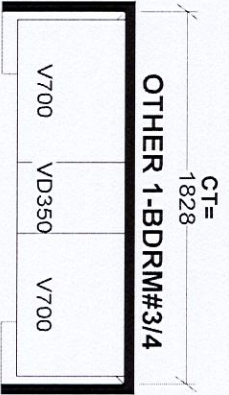
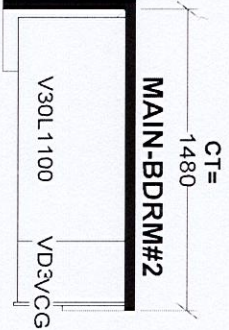
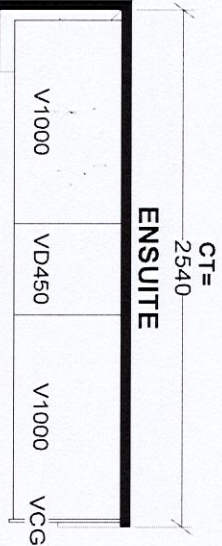
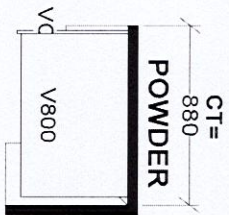
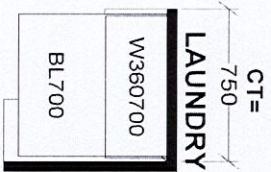
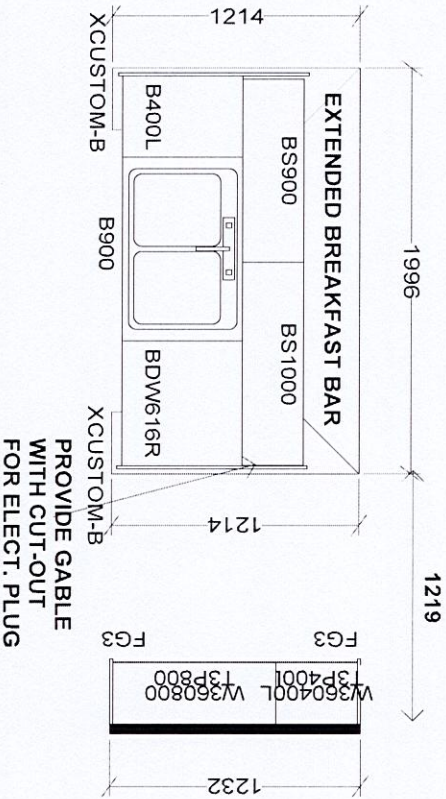
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date:



Lot 85 Roundel  
→ NO upgrades



<b>Selba Industries</b>			
W WDTH	W HGHT	W CNT	J #
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.			
FLOOR HGHT	DOOR HGHT	DESIGNER: KS	JOB NUMBER:
ST CENT	2X4	VENT BOX COVER	SITE: ROUNDEL, Richmond Hill
DATE: JUNE 7 21			MODEL: PINETREE 3X EL 1,2,3
			LOT #:

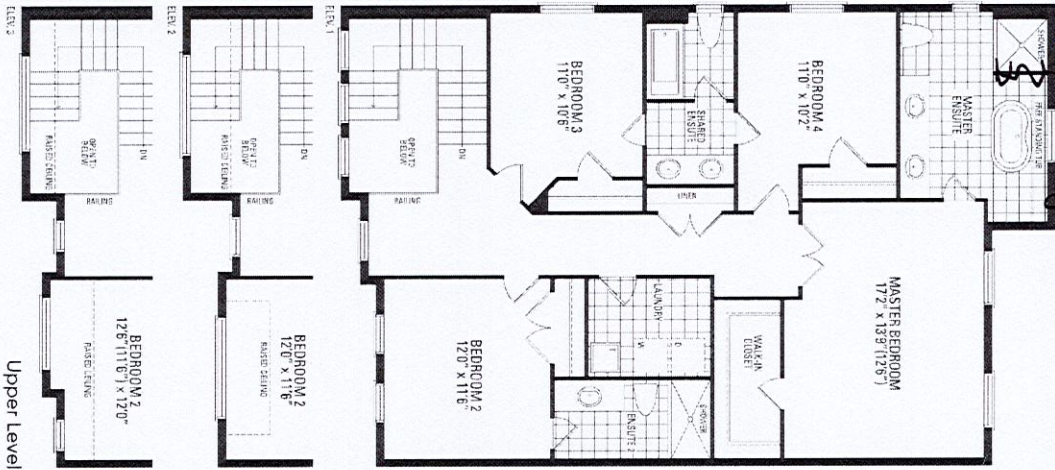
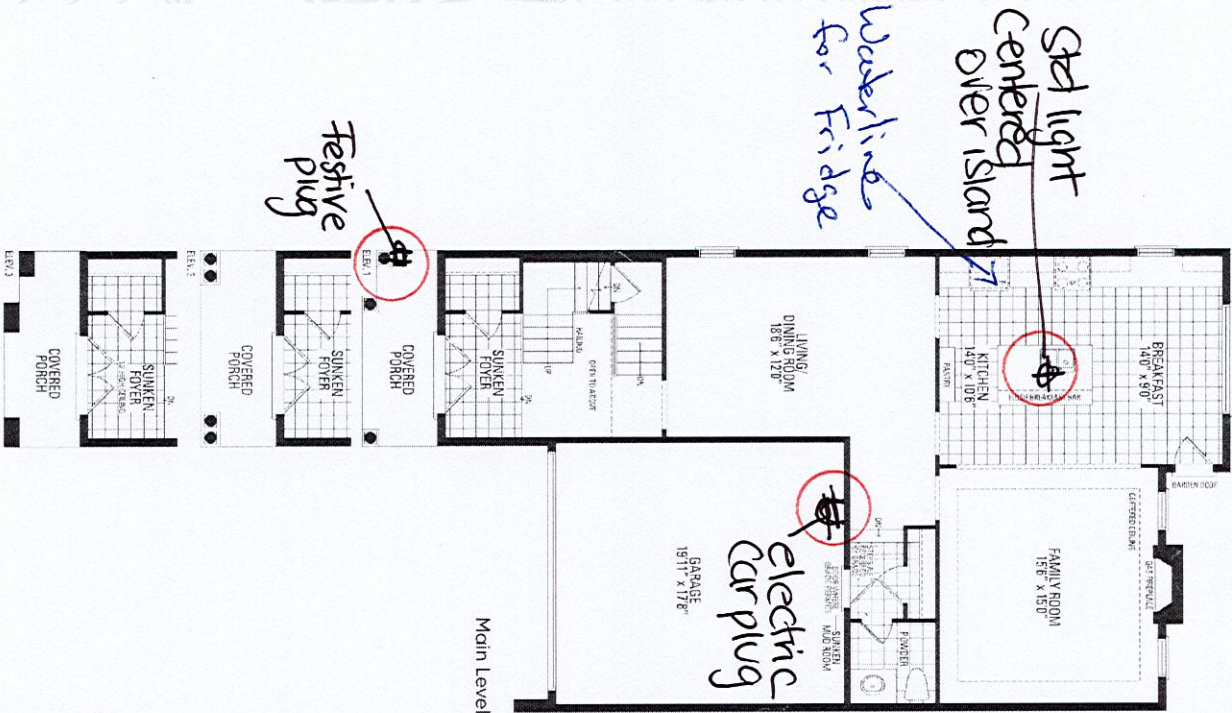


Lot 85 Roundel

# Pinetre 3

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.

★ Frameless glass enclosure ★



\* Smooth Ceilings \*  
1st & 2nd Floors

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