

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

AUG 17 2023

TEL: RES.: 647-518-8886

PURCHASER: SHULIAN ZHANG

LOT / PHASE 44 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 2 Elev 3 with Guest Suite		
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 15Aug23 Note: NEXT TO FRIDGE ONLY	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 15Aug23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 15Aug23 Note:	
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ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 08May23 Note:	
1 - ABOVE KITCHEN SINK - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 08May23 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 15Aug23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 15Aug23 Note:	

PLUMBING

1 - PRIMARY ENSUITE - TOE TESTER - ADD TOE TESTER TO SHOWER 08May23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Aug23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$475.00 BALANCE FORWARD \$9,525.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 08May23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - INCLUDES STEPS TO LOWER LANDING 15Aug23 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:	
10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including <i>Worksheet</i> Note:	
Guest suite to be built in lieu of library on main floor as per sketch attached. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 15 Aug 23 at 11:34

Purchaser:

SHULIAN ZHANG

Telephone Res. / Bus:

(647) 518-8886 /

Decor Advisor:

Ida Viola

Lock Date:

15-Aug-23

Property: 44

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 2 Elev 3 with Guest Suite

15-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K43 SUMMIT WHITE	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2/3	DORAL K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL K43 SUMMIT WHITE	464SA
Guest Ensuite	DORAL K43 SUMMIT WHITE	464SA
Stove Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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	Niche
Kitchen / Breakfast	QUARTZ-MISTRAL	#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		
Guest Ensuite	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-CONCRETE WHITE 13X13	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	☐
Laundry Room	TILE-PETRA CENDRA 12.5X12.5	☐
Powder Room	TILE-CONCRETE WHITE 13X13	☐
Master Ensuite Bathroom	TILE-PETRA CENDRA 12.5X12.5	☐
Ensuite Bath - Bedroom 2/3	TILE-PETRA CENDRA 12.5X12.5	☐
Ensuite Bath - Bedroom 4	TILE-PETRA CENDRA 12.5X12.5	☐
Guest Ensuite	TILE-CONCRETE WHITE 13X13	☐
Mud Room	TILE-CONCRETE WHITE 13X13	☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Guest Ensuite	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash	N/A	

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. 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				

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7. Other 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	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
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
Guest Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK

Red Oak Stairs as Per Vendor's Standard

** 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 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Guest Suite	22 WARM GREY
		Guest Ensuite	22 WARM GREY
		Mud Room	22 WARM GREY

** Refer to Construction Summary

10. 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
	☐	☐	☐	☐	☒	☐	☐	☐	☐
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	NO
Comment	
** Refer to Construction Summary	

12. 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.

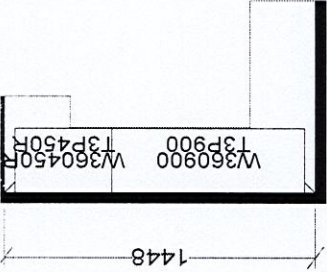
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

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: 

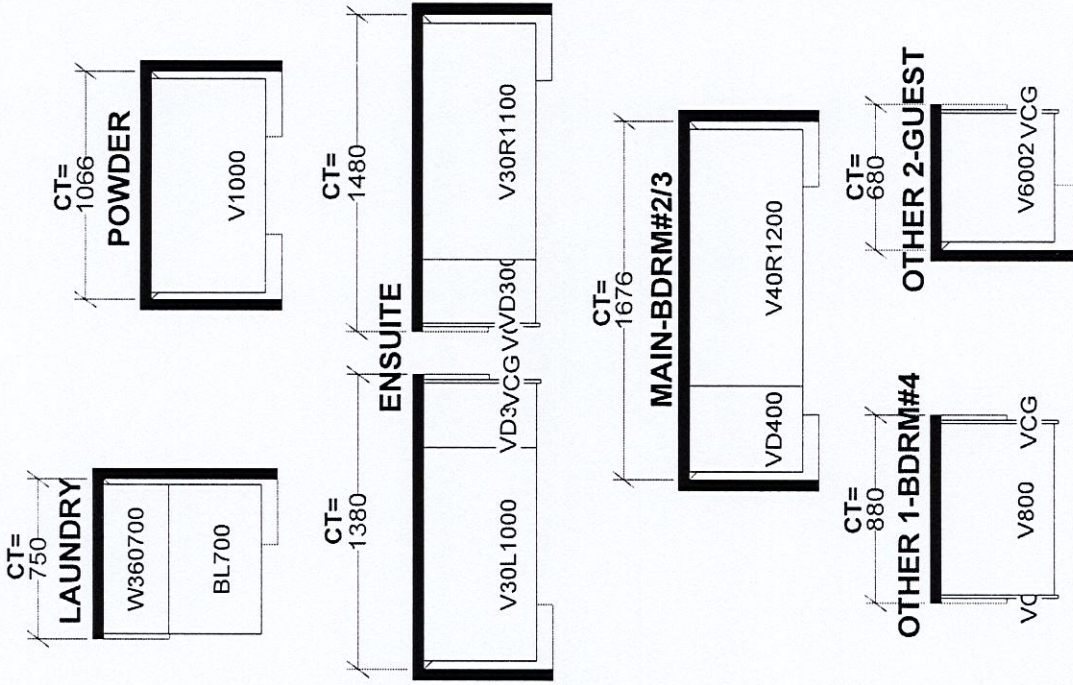
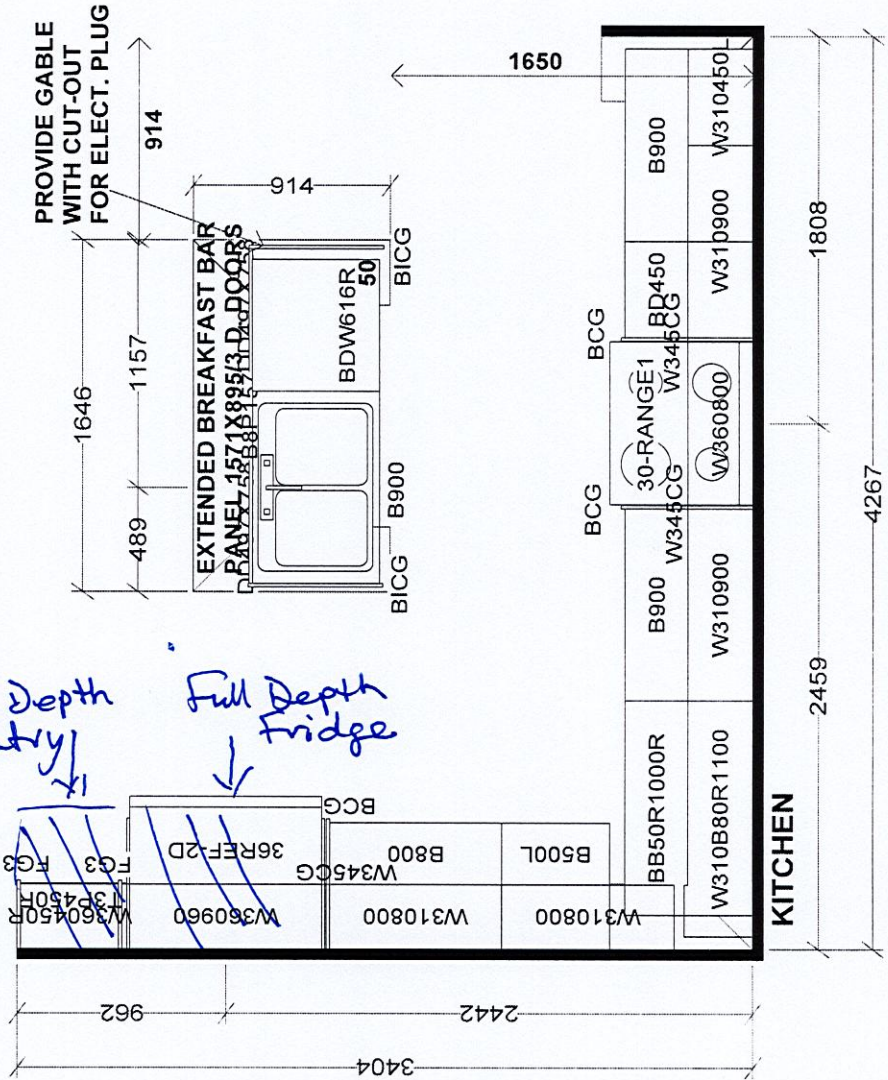
Date: 2023.08.15

Lot 144 Roundel 2



Full Depth
Pantry

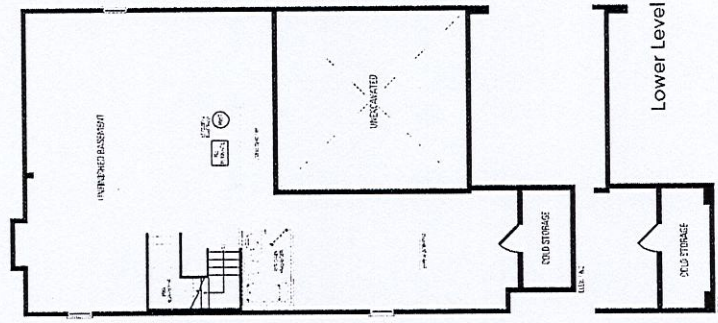
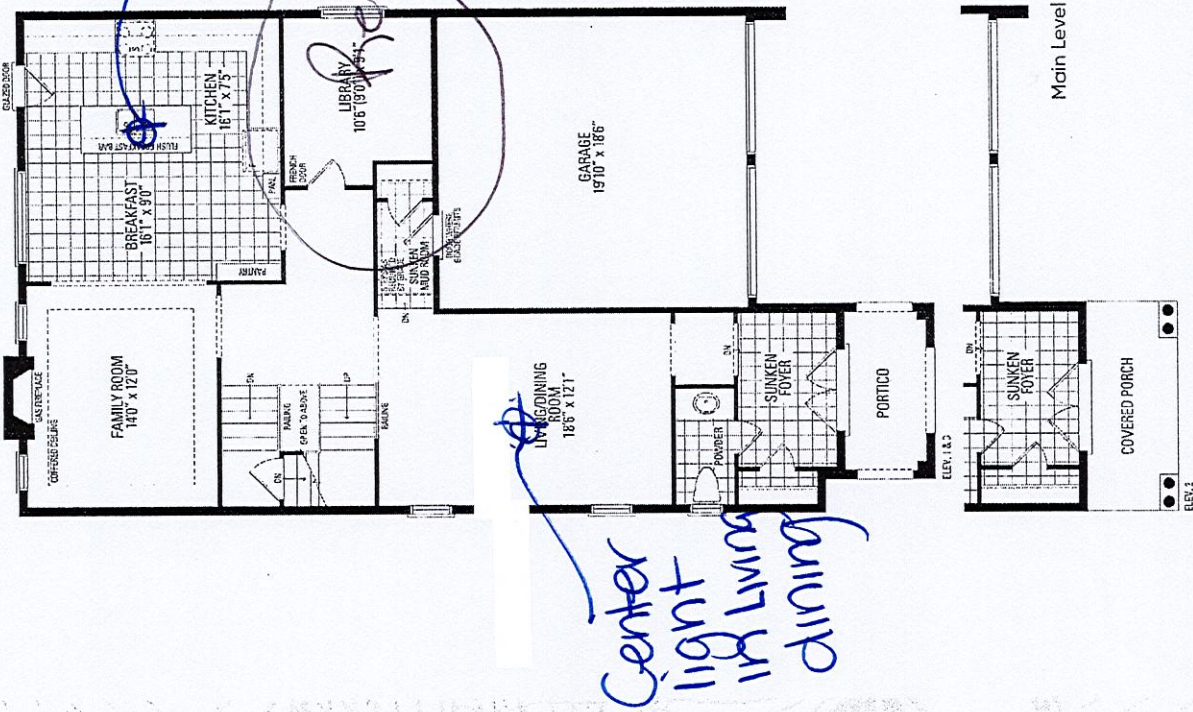
Full Depth
Fridge



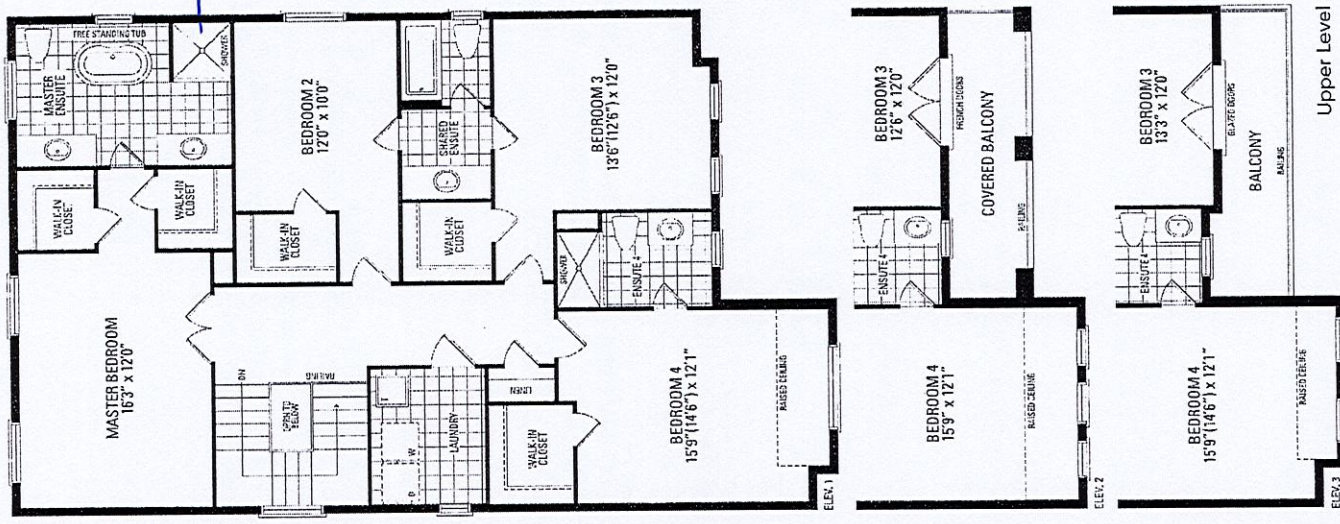
Selba Industries		J #	
W WIDTH _____ W HGT _____ W CNT _____		JOB NUMBER: _____	
FLOOR HGT _____ DOOR HGT _____		BUILDER: GREENPARK	
ST CENT _____ 2X4 _____ VENT BOX COVER _____		SITE: ROUNDEL PH.2, Richmond Hill	
DESIGNER: KS		MODEL: GLENROWAN 2X OPT GUEST EL 1,2,3	
DATE: APR 24 23		LOT #:	

Glenrowan 2

ELEV. 1 • 2,827 sq.ft. | ELEV. 2 • 2,818 sq.ft. | ELEV. 3 • 2,829 sq.ft.
Includes 10 sq.ft. of open area.

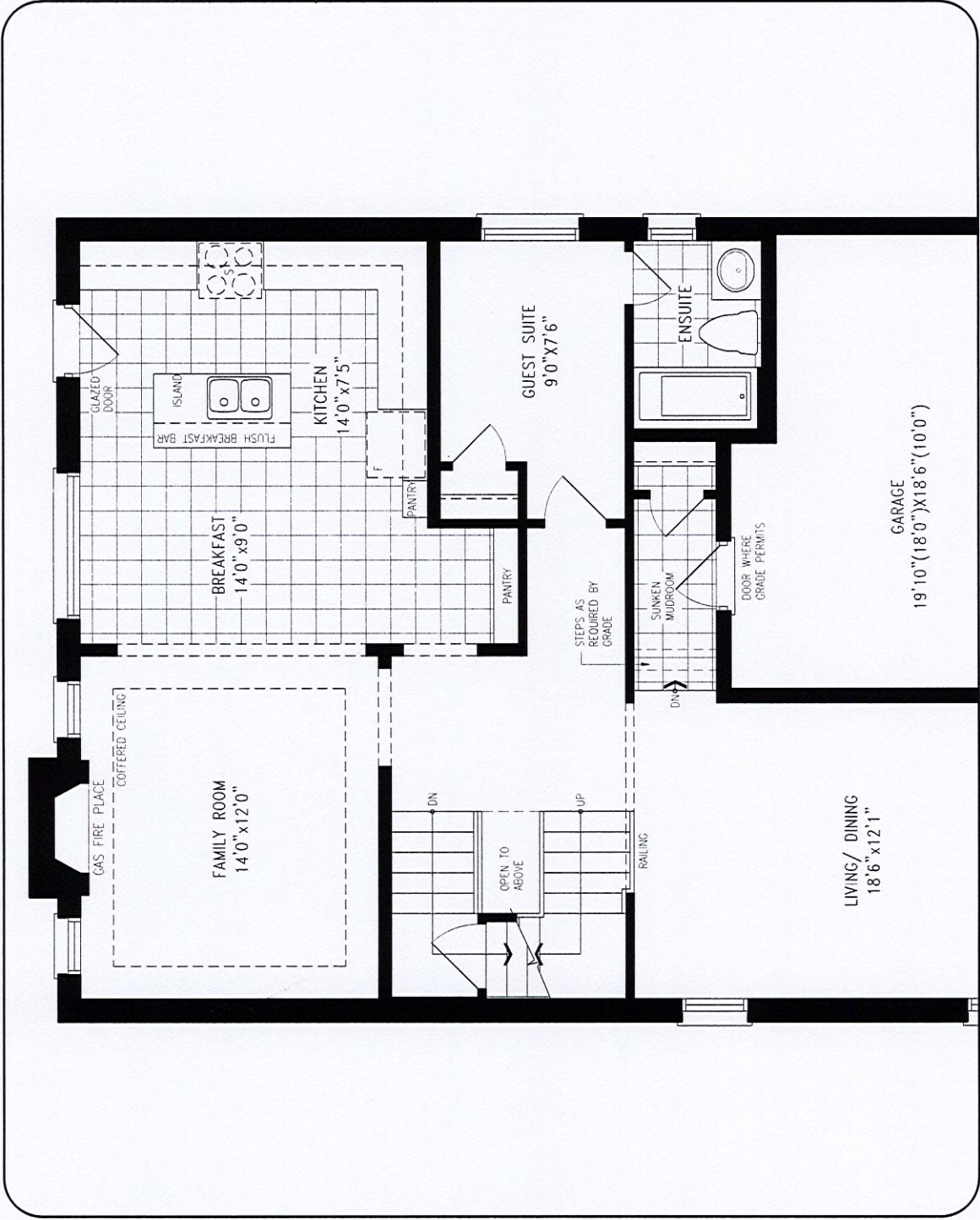


Lot 44 Roundel
ph 2



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

Lot 44 Randel 2



MAIN LEVEL

GLENROWAN 2
ROUNDEL
PHASE 2

ALTERNATE GUEST
SUITE
ELEV. 1 2,844 SQ.FT.
ELEV. 2 2,835 SQ.FT.
ELEV. 3 2,846 SQ.FT.

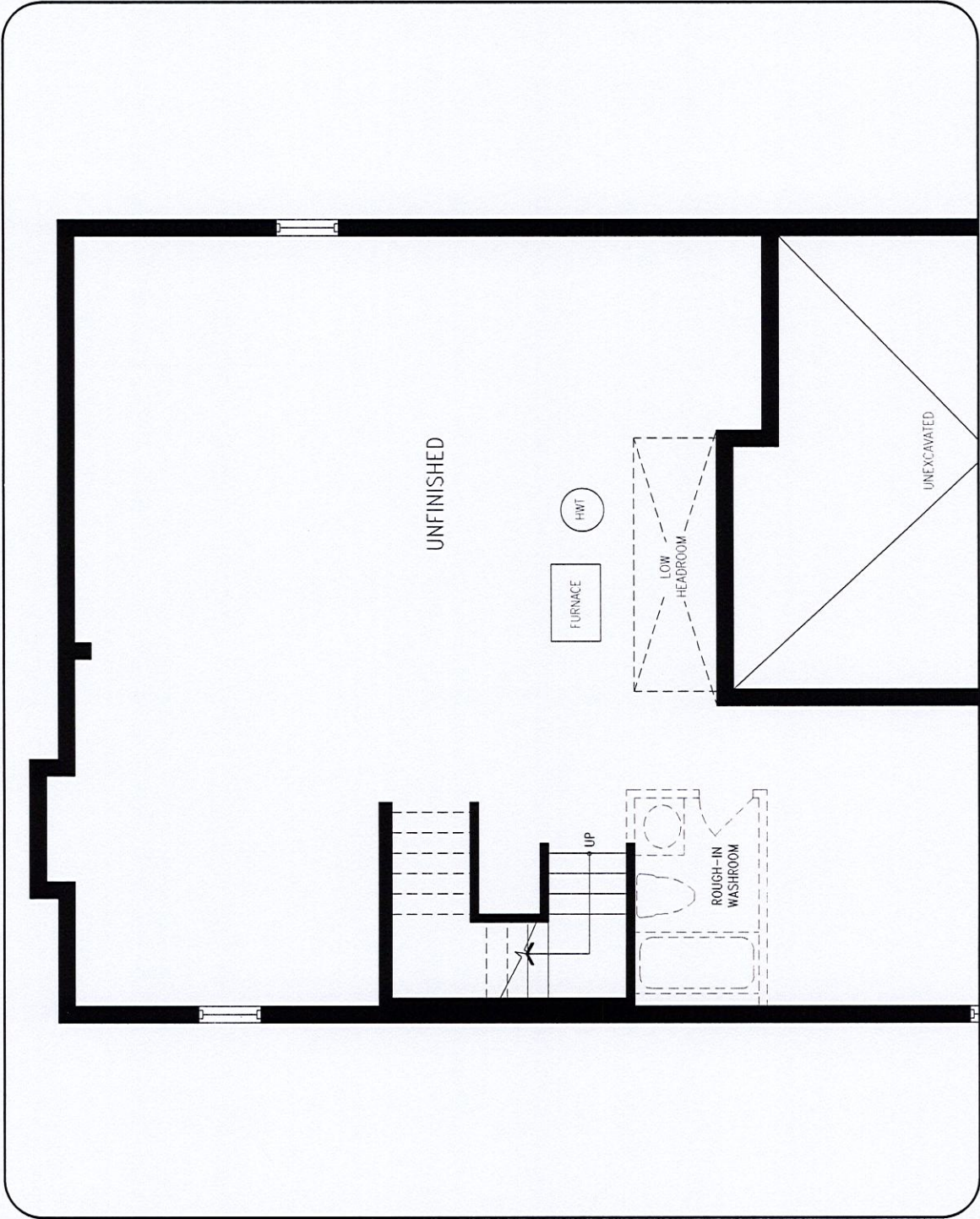
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY N.T.S.
PAGE No.
VG 1 OF 2



Lot 44 Roundel 2



LOWER LEVEL

GLENROWAN 2
ROUNDEL
PHASE 2

ALTERNATE GUEST
SUITE

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