

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Wai Fan CHEUNG and Wai Fong CHEUNG

TEL: RES.: 647-766-9238

LOT / PHASE 43 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 3 Elev 2		
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CABINETRY

1 - VANITY - ENSUITE 4 - UPGRADE 2 17Aug23 Note:	
1 - VANITY - SHARED ENSUITE 2/3 - UPGRADE 2 17Aug23 Note:	
1 - VANITY - PRIMARY ENSUITE - UPGRADE 2 17Aug23 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 17Aug23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 17Aug23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	
1 - CABINETRY - KITCHEN - UPGRADE 2 17Aug23 Note:	

CABINETRY ACCESSORIES

3 - KITCHEN CABINETRY ACCESSORY - GLASS SHELVES - ANGLED - PRICE IS EACH 17Aug23 Note: FOR UPPER ANGLED CORNER CABINET	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GROUP 1 GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 2 17Aug23 Note: GLASS: WATERFALL GLL102	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 17Aug23 Note:	
1 - KITCHEN CABINETRY ACCESSORY - LEMANS CORNER BASE CABINET MECHANISM - 450MM MIN CABINET - PRICE IS EACH 17Aug23 Note:	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 17Aug23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 17Aug23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 4 - FLOOR 17Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR 17Aug23 Note:	
1 - TILE - UPGRADE 6 WALL TILE - PRIMARY ENSUITE - SHOWER 17Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR 17Aug23 Note:	

RECEIVED

AUG 23 2023

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1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM 17Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - LAUNDRY ROOM 17Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - KITCHEN/BREAKFAST 17Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - FOYER 17Aug23 Note:	

CONSTRUCTION

1 - KITCHEN – PROVISIONS FOR POT FILLER 17Aug23 Note:	
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COUNTER TOP

1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4 17Aug23 Note:	
1 - UPGRADE 12MM PORCELAIN COUNTER TOP VANITY - SHARED ENSUITE 2/3 17Aug23 Note:	
1 - UPGRADE PORCELAIN COUNTER TOP VANITY - PRIMARY ENSUITE 17Aug23 Note:	
1 - UPGRADE 12MM PORCELAIN COUNTER TOP VANITY - POWDER ROOM 17Aug23 Note:	
1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH FULL HEIGHT 17Aug23 Note: MATERIAL: PORCELAIN	
1 - UPGRADE 12MM PORCELAIN COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 17Aug23 Note:	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 17Aug23 Note:	
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FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL 17Aug23 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - - UPPER HALL 17Aug23 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 17Aug23 Note:	

MIRRORS AND GLASS

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
43 / 2	65M-4737	Glenrowan 3 Elev 2		
2 - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH 17Aug23 Note: MASTER ENSUITE & BEDROOM 4 ENSUITE				
2 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME HINGES 17Aug23 Note: MASTER ENSUITE & BEDROOM 4 ENSUITE				

PLUMBING

1 - MOEN KITCHEN POT FILLER – MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS – #S665 CHROME 17Aug23 Note:	
3 - MOEN GRAB BAR - ALIGN #YG0418 CHROME 17Aug23 Note: 1- MASTER ENSUITE SHOWER WALL 1- BEDROOM 2/3 SHARED ENSUITE BATHTUB WALL 1- BEDROOM 4 ENSUITE SHOWER WALL INSTALLED VERTICALLY - SEE SKETCH FOR INSTALLATION DIRECTIONS	
2 - TOILET - CONTRAC AVENAL TWO PIECE TOILET #4772HNW/4771HHVU SINGLE FLUSH 17Aug23 Note: BEDROOM 2/3 SHARED ENSUITE & BEDROOM 4 ENSUITE	
2 - TOILET - AVENU GLENCAIRN ONE PIECE TOILET #TL-1223HCA-EW 17Aug23 Note: POWDER ROOM & MASTER ENSUITE	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 17Aug23 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 PICKETS - PEWTER COLOUR 17Aug23 Note:	
1 - V GROOVE HANDRAIL 17Aug23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET - INCLUDES STAIRS TO LOWER LANDING 17Aug23 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:	
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This Document is Extremely Time Sensitive - Printed 23 Aug 23 at 16:09

Purchasers:

Wai Fan CHEUNG & Wai Fong CHEUNG

Property: 43

Telephone Res. / Bus:

(647) 766-9238 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Glenrowan 3 Elev 2

Lock Date:

17-Aug-23

17-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	HAMPTON 1048 FLAX	464SA
Master Ensuite Bathroom	HAMPTON 1048 FLAX	464SA
Ensuite Bath - Bedroom 2/3	HAMPTON 1049 PECAN	464SA
Ensuite Bath - Bedroom 4	HAMPTON 352 WILD MUSHROOM	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	PORCELAIN-OC01 CRYSTAL ICE LUC	#370 EDGE	
Laundry Room	N/A		
Powder Room	PORCELAIN-OC01 CRYSTAL ICE LUC	#370 EDGE	
Master Ensuite Bathroom	PORCELAIN-OC01 CRYSTAL ICE LUC	#370 EDGE	
Ensuite Bath - Bedroom 2/3	QZITE-TAJ MAHAL	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-BELLAGIO T5R7	#360 EDGE	

Kitchen Backsplash

PORCELAIN-OC01 CRYSTAL ICE LUC

** Refer to Construction Summary

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17-Aug-23

17-Aug-23

Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE-STONE BEIGE 12 1/4X24 1/4	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-STONE BEIGE 12 1/4X24 1/4	
Laundry Room	TILE-STONE BEIGE 12 1/4X24 1/4	
Powder Room	TILE-STONE BEIGE 12 1/4X24 1/4	
Master Ensuite Bathroom	TILE-STONE BEIGE 12 1/4X24 1/4	
Ensuite Bath - Bedroom 2/3	TILE-STONE BEIGE 12 1/4X24 1/4	
Ensuite Bath - Bedroom 4	TILE-STONE BEIGE 12 1/4X24 1/4	

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

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-PURITY MARFIL LUX 24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/BEIGE 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/BEIGE 8X16	
Kitchen Backsplash	PORCELAIN	

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

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				

** Refer to Construction Summary

Initials:  

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Wai Fan CHEUNG & Wai Fong CHEUNG

Property: 43

Telephone Res. / Bus:

(647) 766-9238 /

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Decor Advisor:

Ida Viola

Model and Elevation: Glenrowan 3 Elev 2

Lock Date:

17-Aug-23

17-Aug-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Living Room	N/A
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Den / Library / Study	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Upper Hall	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 6 1/2" NAUTILUS UVF
Master Bedroom	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #2	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #3	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #4	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE WHITE OAK NAUTILUS
Picket Type	EUROLINE 1	Colour	PEWTER
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE WHITE OAK NAUTILUS
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE WHITE OAK NAUTILUS

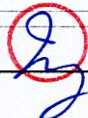
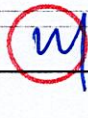
Red Oak Stairs as Per Vendor's Standard

** 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	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 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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Lock Date:	17-Aug-23	17-Aug-23	Plan #: 65M-4737

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 M3					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				CREMA MARFIL					
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

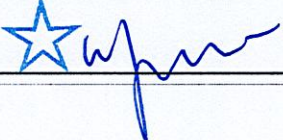
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

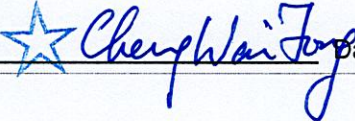
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: Aug 17th 2023

Signature: 

Date: Aug 17, 2023

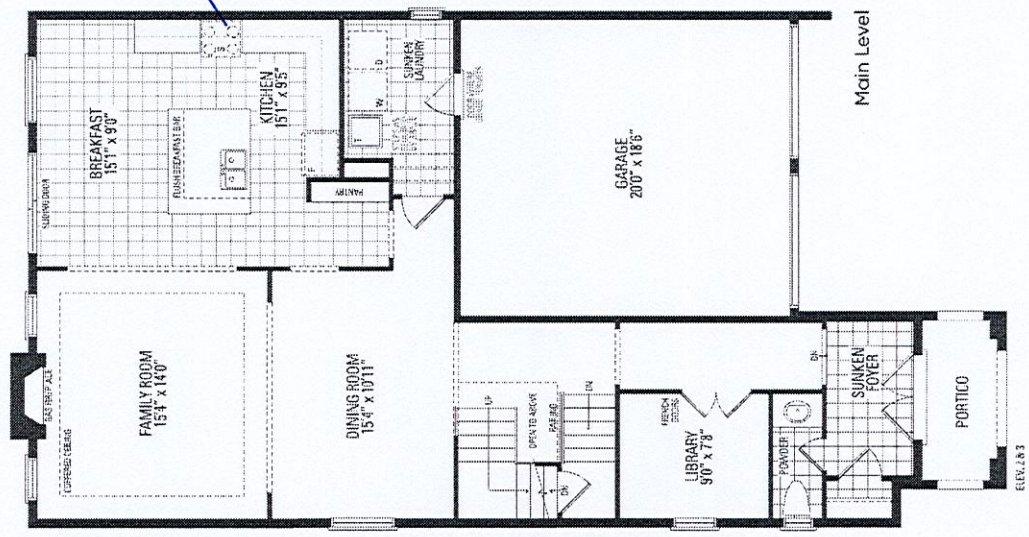
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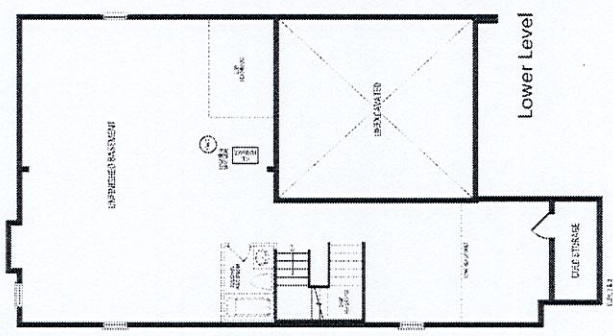
Lot 43 Roundel 2

Glenrowan 3

ELEV. 2 & 3 • 2,932 sq.ft.
Includes 11 sq. ft. of open area.



Pot filler



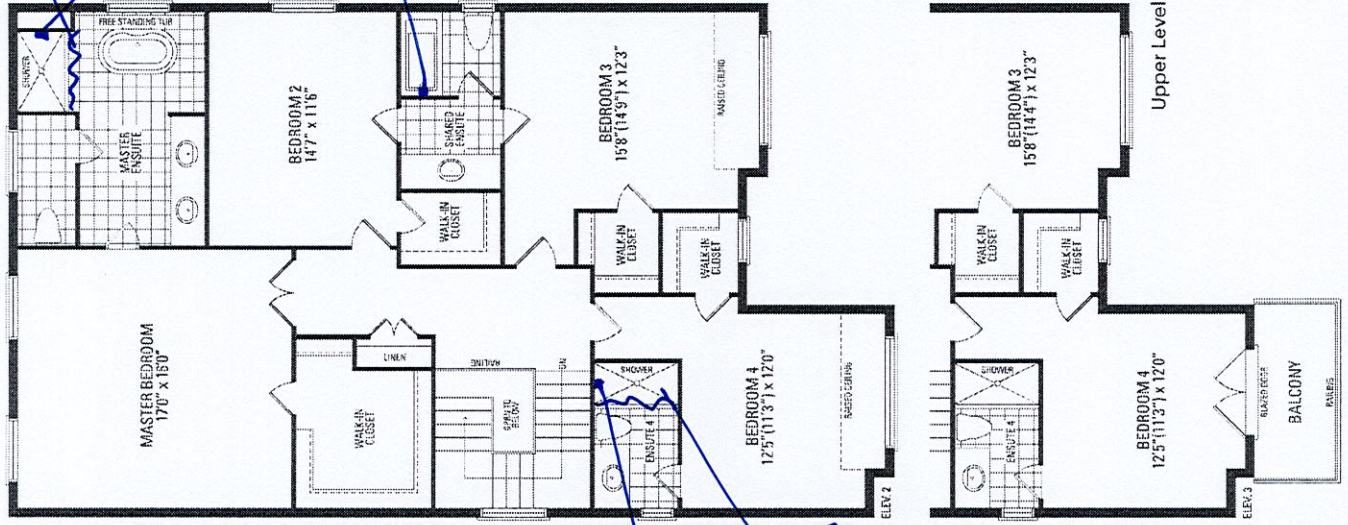
Lower Level

Frameless Glass Shower Door
Verticle Grab Bar

Verticle Grab Bar

Verticle Grab Bar

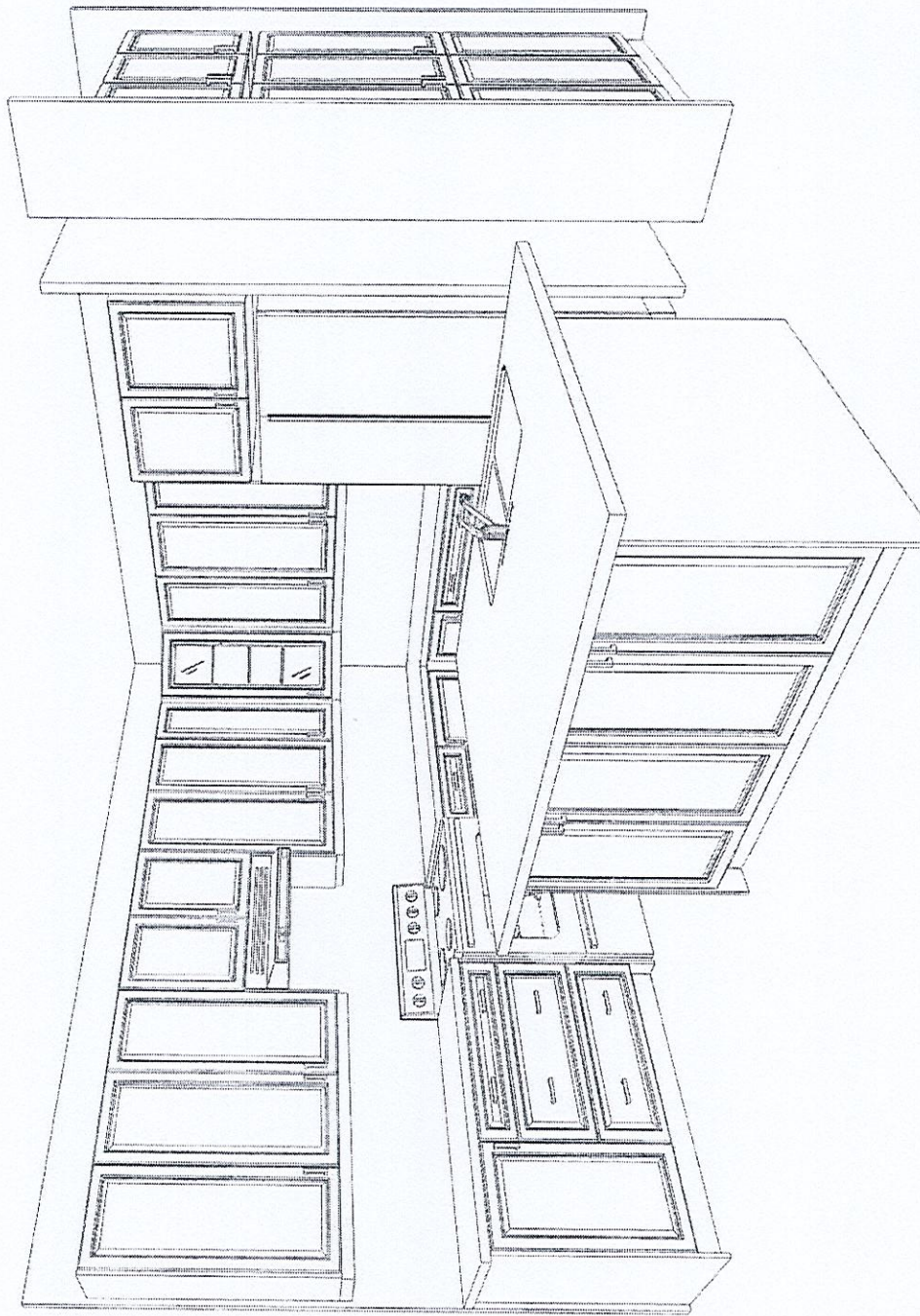
Frameless Glass Shower Door



Upper Level

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

S e l b a I n d u s t r i e s		J #
W W D T H	W H G H T	W C N T
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is a original design which must not be released or copied unless applicable fee has been paid or job order placed.		
FLOOR H G H T	DOOR H G H T	
ST C E N T	2 X 4	V E N T B O X C O V E R
JOB NUMBER: BUILDER: GREENPARK SITE: ROUNDLE, Richmond Hill MODEL: GLENROWAN 3X EL 2 LOT #: 43		DESIGNER: KS DATE: JUNE 7 21



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SELBA INDUSTRIES INC. and is an
artistic
interpretation of the general
appearance of the design. It is
not meant to be an exact rendition.



Designed: 8/21/2023
Printed: 8/21/2023

ROUNDEL PH 2 LOT 43 AUG 21 23

LAYOUT

Drawing #: 1

43 Roundel



Model: S665

Modern Chrome Two-Handle Pot Filler Kitchen Faucet

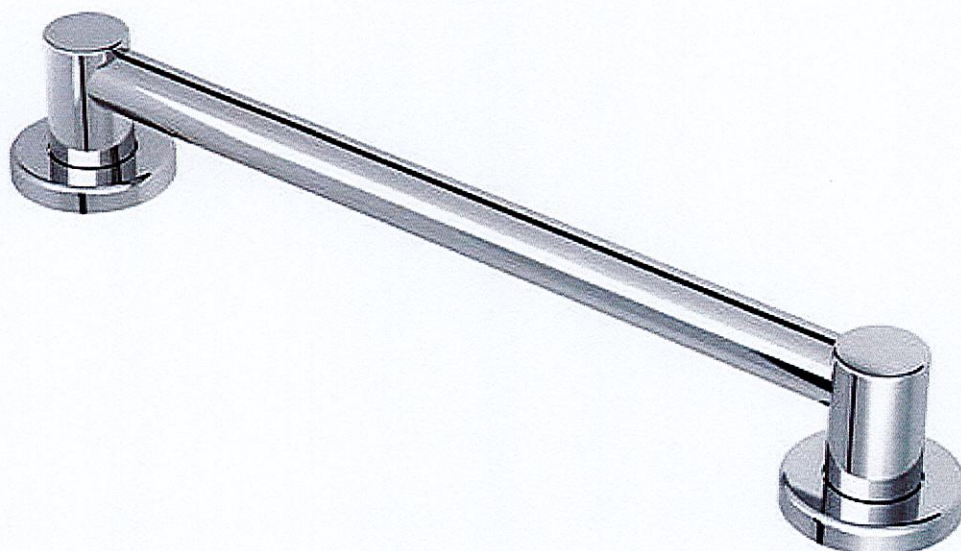
The Moen Wall Mounted Swing Arm Potfiller is the perfect blend of creative style and practical functionality. Its convenient, simple design enables you to reach all stove burners to easily fill pots for quick meal preparations. A built-in folding arm retracts completely when not in use to save space.

Where to Buy





43 Roundel



Model: YG0418CH

Align Chrome 18" Designer Grab Bar

Align faucets and accessories bring a refreshed Modern look to your home. Use them in large master baths or small powder rooms. The simple lines and contemporary style are beautiful. A full line of coordinating products is available to complete the look of your bath. The clear laminar stream produces a beautiful water presentation.

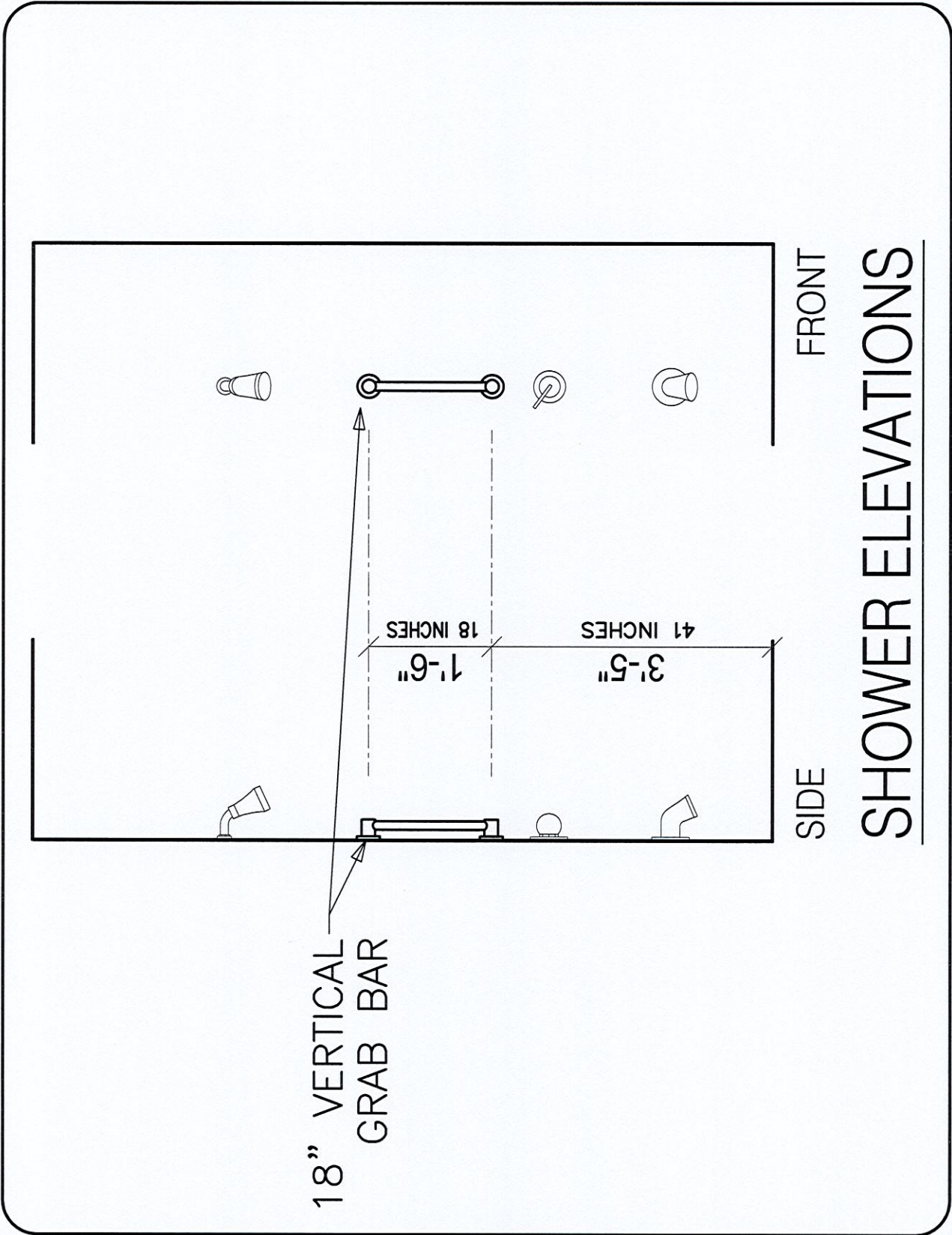


Installed Vertical as Per attached sketch

LOT 43
ROUNDEL II
RED OAKS ON BAYVIEW

GLENROWAN 3
ELEVATION 2

- REVISIONS:
- 18" VERTICAL GRAB BAR
INSTALLED 41" ABOVE
FLOOR AND IN-LINE
WITH PLUMBING
FIXTURES.



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
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SCALE
BY MB
N.T.S.
PAGE No.
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