

CONSTRUCTION SUMMARY		RECEIVED
Red Oaks - Roundel Homes Inc.		
PURCHASERS: Karen Marina CHANG and Eliza Kouk Ying CHANG		SEP 12 2023 TEL: RES.: 416-831-6725

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
71 / 2	65M-4737	Glenrowan 3 Elev 2		

CABINETRY

1 - VANITY - ENSUITE 4 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT	
07Sep23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH	
07Sep23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 WALL TILE - SHARED ENSUITE 2/3 - TUB AREA	
07Sep23 Note:	
1 - TILE - UPGRADE 2 WALL TILE - PRIMARY ENSUITE - SHOWER	
07Sep23 Note:	
1 - TILE - UPGRADE 2 WALL TILE - ENSUITE 4 - SHOWER	
07Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR	
07Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR	
07Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 4 - FLOOR	
07Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM	
07Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM	
07Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST	
07Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER	
07Sep23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT	
07Sep23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR	
02May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL	
07Sep23 Note:	
1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH	
07Sep23 Note:	

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4 - VANITY - 3" BACKSPLASH RETURN 07Sep23 Note: ALL BATHROOM VANITIES				
1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 2/3 07Sep23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 07Sep23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 07Sep23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4 07Sep23 Note:				
DOORS AND TRIM				
1 - TRIM - UPGRADE 4 - 7 1/4 INCH BASEBOARD AND 3 1/4 INCH CASING - STEP BEVEL 07Sep23 Note:				
ELECTRICAL				
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 02May23 Note: MASTER ENSUITE ENSUITE 2/3 ENSUITE 4				
1 - POT LIGHT - SHOWER POT LIGHT 02May23 Note: ENSUITE 2/3				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02May23 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02May23 Note:				
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 02May23 Note: SEE SKETCH				
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 02May23 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02May23 Note:				
HARDWOOD FLOORING				
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 07Sep23 Note:				
HEATING AND AIR CONDITIONING				
1 - HUMIDIFER 02May23 Note:				

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PLUMBING

5 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 07Sep23 Note: ALL BATHROOM SINKS	
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 02May23 Note: PRICE INCLUDES TO TESTER MASTER ENSUITE	
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 02May23 Note: ENSUITE 4	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 02May23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 02May23 Note:	
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STAIRS AND RAILINGS

1 - 4 X 4 BOX POSTS 07Sep23 Note:	
1 - V GROOVE HANDRAIL 07Sep23 Note:	
1 - EUROLINE CONTEMPORARY PICKETS 07Sep23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Sep23 Note:	

EXTRAS AS PER OFFER

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 bu Worksheet Note:	
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 7 Sep 23 at 15:16

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Karen Marina CHANG & Eliza Kouk Ying CHANG

(416) 831-6725 /

Giulia Di Girolamo

7-Sep-23

Property: 71

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 3 Elev 2

7-Sep-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -K43 SUMMIT WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL -K43 SUMMIT WHITE	464SA
Master Ensuite Bathroom	DORAL -K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL -K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 4	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	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Ensuite Bath - Bedroom 2/3	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Kitchen Backsplash	QUARTZ-MISTRAL -FULL HEIGHT		

** Refer to Construction Summary

**ADD 3" BACKSPLASH RETURN TO ALL BATHROOM VANITIES

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Model and Elevation: Glenrowan 3 Elev 2

Lock Date: 7-Sep-23

7-Sep-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED 24X24	☐
Laundry Room	TILE-LITIUM PEARL POLISHED 24X24	☐
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	☐
Master Ensuite Bathroom	TILE-SUITE ICE 12X24	☐
Ensuite Bath - Bedroom 2/3	TILE-SUITE ICE 12X24	☐
Ensuite Bath - Bedroom 4	TILE-SUITE ICE 12X24	☐
		☐
		☐
		☐

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-TILE-SUITE ICE 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-TILE-SUITE ICE 12X24	
Ensuite Bath - Bedroom 4	TILE-TILE-SUITE ICE 12X24	
Kitchen Backsplash	QUARTZ-MISTRAL - FULL HEIGHT	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3 1/4" CASING WITH 7 1/4" BASEBOARD - STEP BEVEL

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

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Lock Date: 8-Sep-23

7-Sep-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Family Room	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Upper Landing	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-6 1/2" BRUSHED- DURAMATT
Upper Hall	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312
Master Bedroom	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312
Bedroom #2	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312
Bedroom #3	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312
Bedroom #4	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312
Bedroom #5	N/A
Underpad	Standard ☐ Upgrade ☐ N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE/ 4X4 BOX POSTS	Colour	MIRAGE-WHITE OAK- ROCKING HORSE
Picket Type	EUROLINE CONTEMPORARY	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-WHITE OAK- ROCKING HORSE
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-WHITE OAK- ROCKING HORSE
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	N/A	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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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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	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				BIRCH WHITE					
Hearth				CREMA MARFIL					
				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

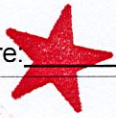
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

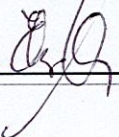
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 

Signature: _____

Date: 7/9/2023

Page 4 of 4

Glenrowan 3

Add plug

- relocate std. light above island

Electric
Vehicle r/l
(conduit)

- Add light

→ 6 pot lights
on 1 switch

Add to
Fester -

*Smooth ceilings-First Floor

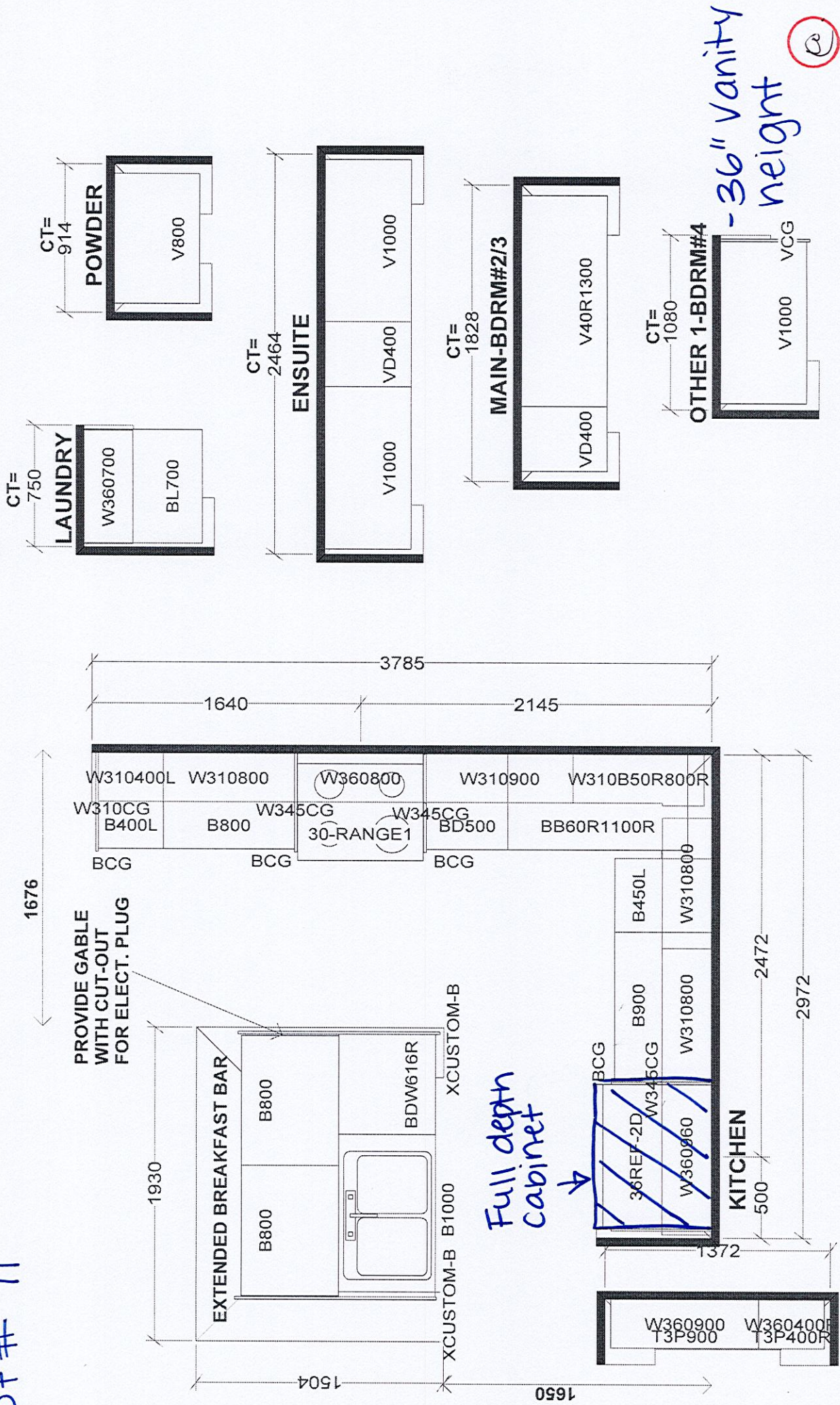
* Gas line r/1 for stove

* Humidifer

*Waterline r/1 for fridge

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. March 2023

Roundel Lot # 71



Selba Industries		J #
W WIDTH	W HGT	W CNT
FLOOR HGT	DOOR HGT	
ST CNT	2X4	VENT BOX COVER
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.		
JOB NUMBER: GREENPARK		
BUILDER: GREENPARK		
SITE: ROUNDEL, Richmond Hill		
MODEL: GLENROWAN 3X EL 1,2,3		
LOT #:		
DESIGNER: KS		
DATE: JUNE 7 21		

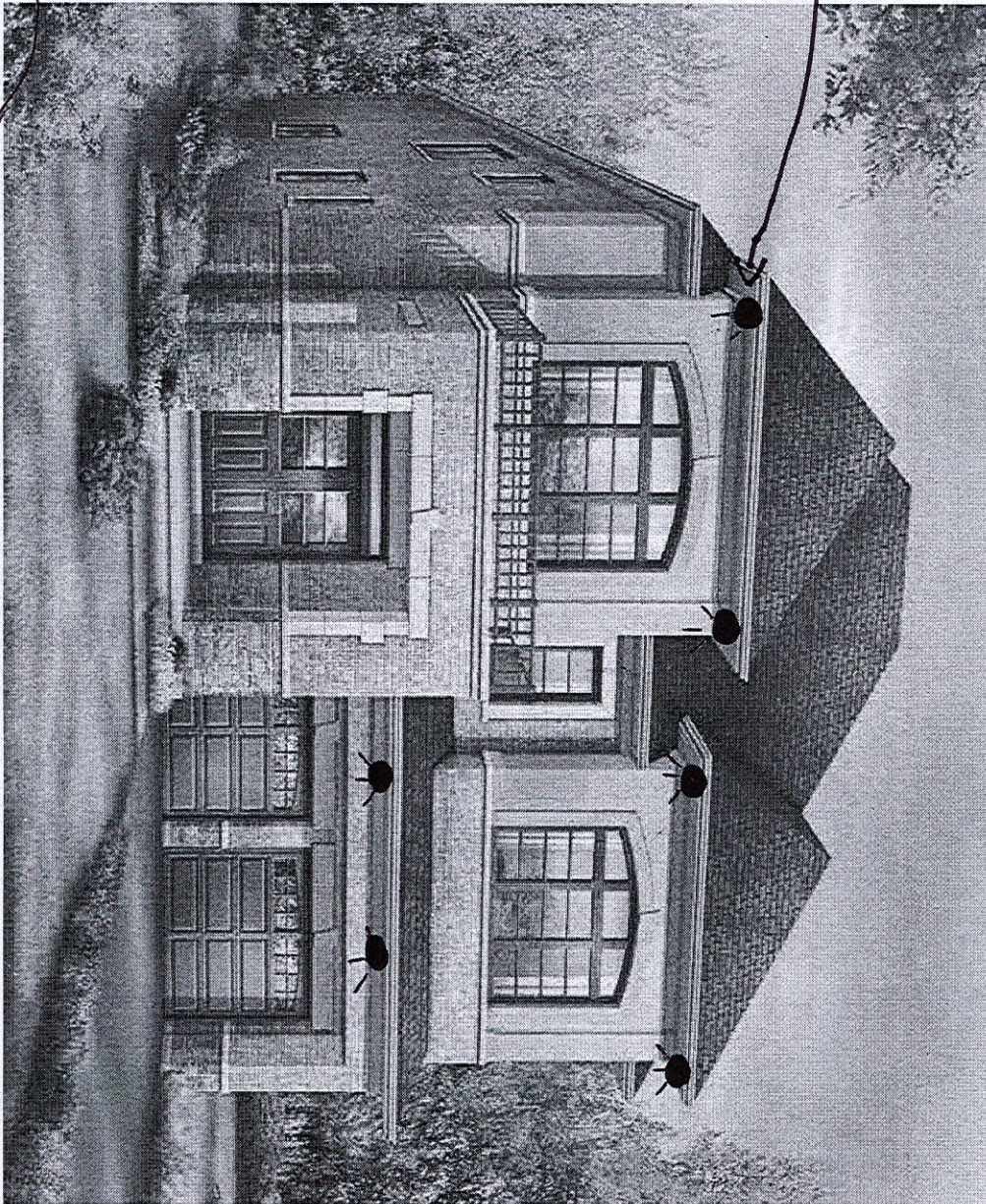
-36" vanity height

LOT #71

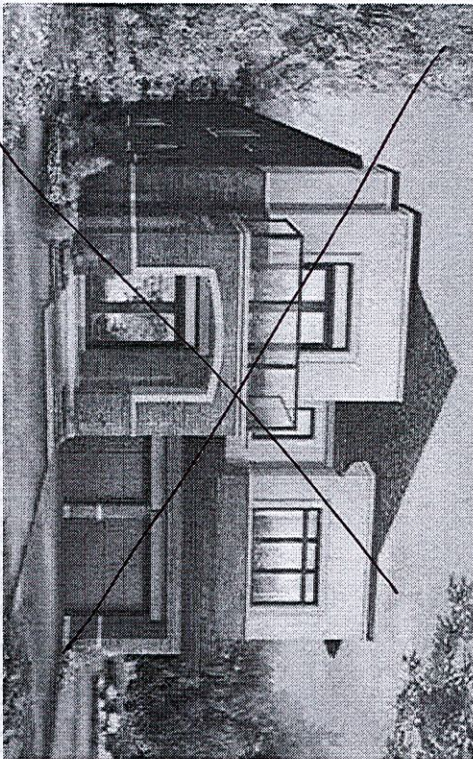
Glenrowan 3 | 41' Lot



6 pot lights
on 1 switch



ELEVATION 2 • 2,932 sq.ft.



ELEVATION 3 • 2,932 sq.ft.



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