

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Likun MENG and Xing Bo LIU

TEL: RES.: 705-970-6789

LOT / PHASE 70 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 3 Elev 3		
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CABINETRY

1 - VANITY - SHARED ENSUITE 2/3 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 11Sep23 Note:	
1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 11Sep23 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 11Sep23 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 27Apr23 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 27Apr23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27Apr23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 27Apr23 Note:	
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MISCELLANEOUS

1 - PURCHASER FORFITS REMAINING BALANCE OF CREDIT FOR \$15.00 11Sep23 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Apr23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Sep23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8,260.00. BALANCE FORWARD TO BE USED AT A LATER DATE \$1,740.00. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE 27Apr23 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:	
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:	

RECEIVED

SEP 13 2023

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PURCHASERS: Likun MENG and Xing Bo LIU			TEL: RES.: 705-970-6789	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
70 / 2	65M-4737	Glenrowan 3 Elev 3		

This Document is Extremely Time Sensitive - Printed 11 Sep 23 at 10:39

Purchasers: Likun MENG & Xing Bo LIU

Property: 70

Telephone Res. / Bus: (705) 970-6789 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Glenrowan 3 Elev 3

Lock Date: 11-Sep-23

11-Sep-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Laundry Room	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Powder Room	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-E.B. LOFT CENDRA 12.5 X12.5	<input type="checkbox"/>
		<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	N/A	
Shower Stall	TILE-NEO LTE GREY 8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-NEO LTE GREY 8X10	
Ensuite Bath - Bedroom 4	TILE-NEO LTE GREY 8X10	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

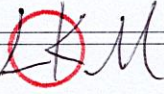
Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

** Refer to Construction Summary

Initials: 

Page 2 of 4

Purchasers:

Likun MENG & Xing Bo LIU

Telephone Res. / Bus:

(705) 970-6789 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

11-Sep-23

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11-Sep-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Living Room	N/A
Dining Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Family Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Den / Library / Study	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Landing	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Hall	LAMINATE – STANDARD NATURAL RED OAK
Master Bedroom	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #2	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #3	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #4	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade ☐

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL

Red Oak Stairs as Per Vendor's Standard

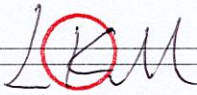
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				BIRCH WHITE					
Hearth				NERO					
				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.

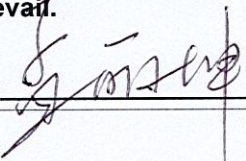
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: _____

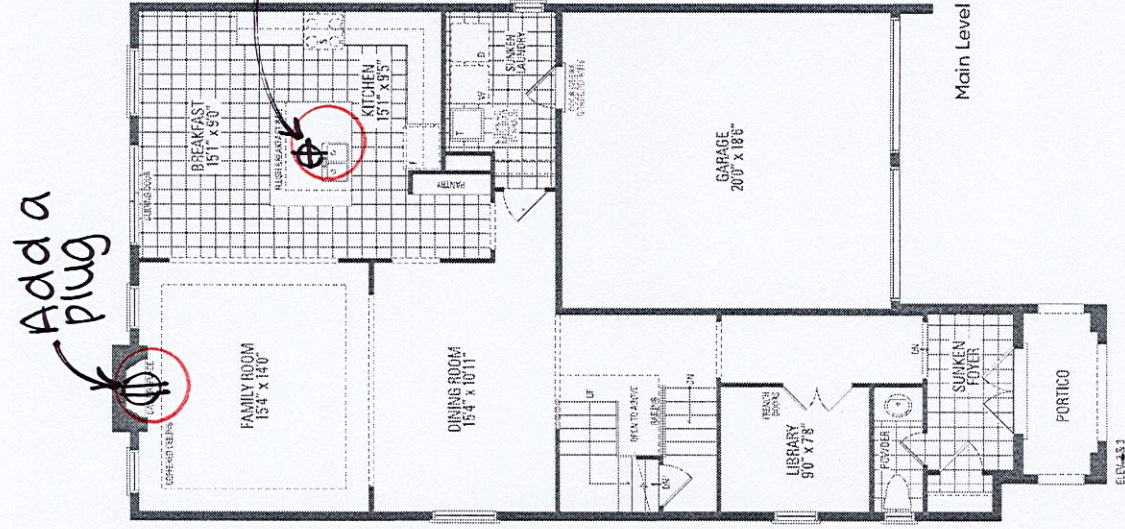
Signature: 

Date: Sept 11, 2023

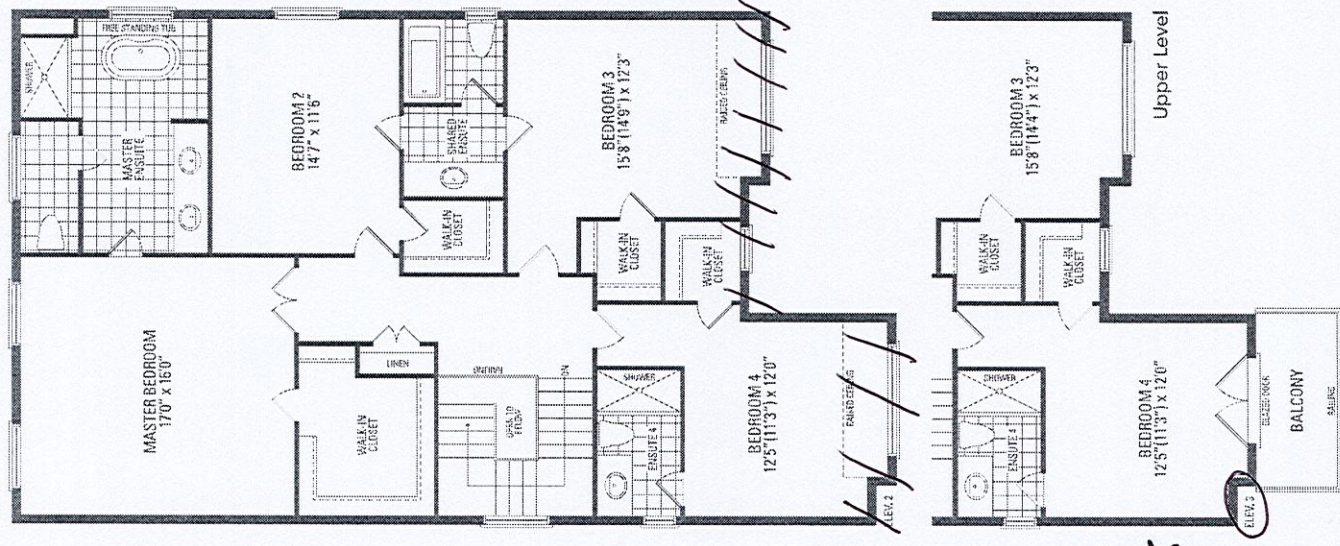
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Glenrowan 3

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



Relocate
Std. kitchen
light above
island



- * Humidifier
- * Waterline 12/1 for fridge
- * Smooth ceilings on first floor

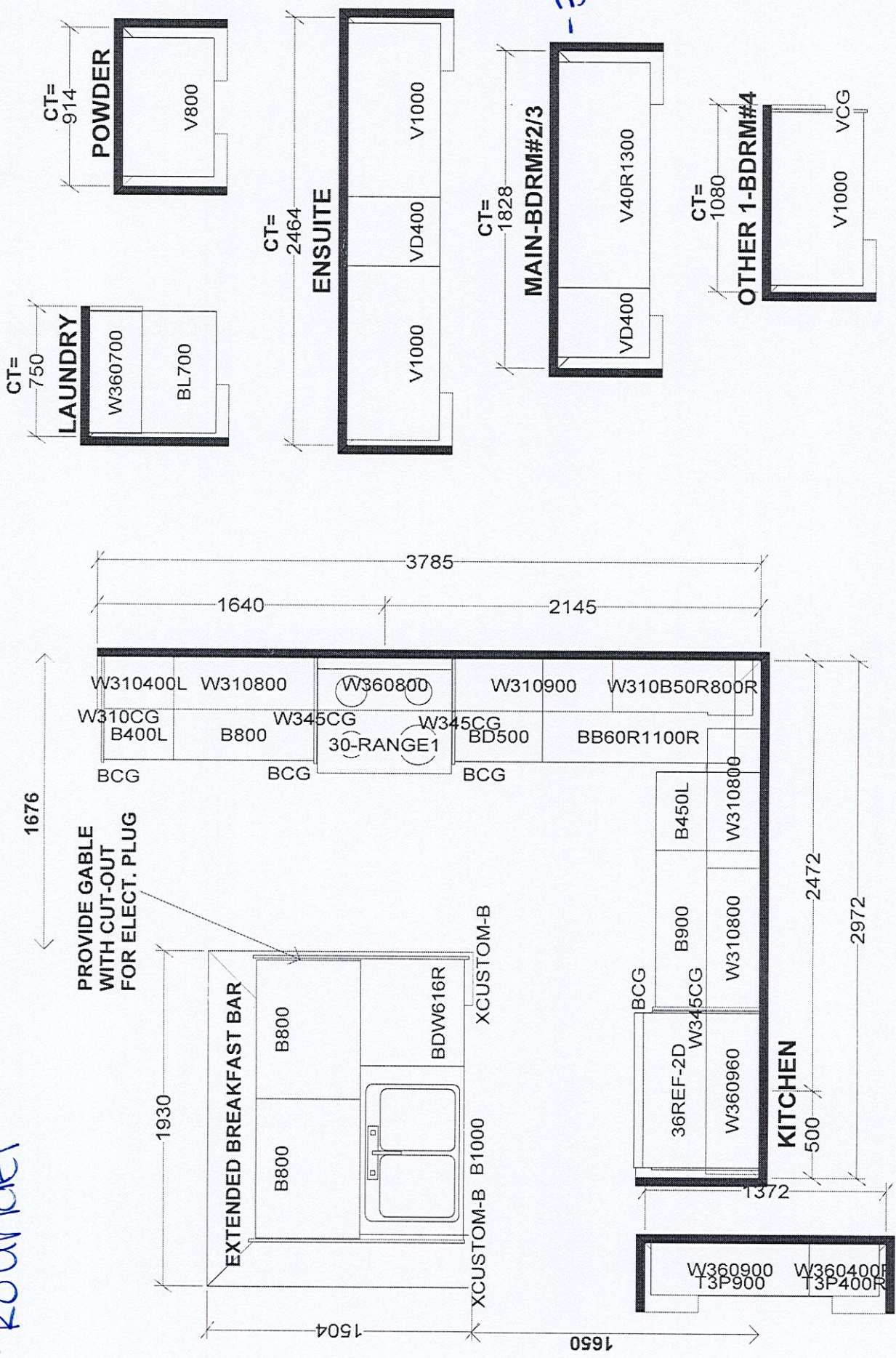
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. March 2023

LOT # 70 - Roundel

*No upgrades

-36" vanity height

-36" vanity height



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