

<div>CONSTRUCTION SUMMARY</div> <div>Red Oaks - Roundel Homes Inc.</div> <div>PURCHASERS: Willie W. L.WOO and Sebastian Chek Chuen WOO</div>					<div>RECEIVED</div> <div>SEP 18 2023</div> <div>TEL: RES.: 416-219-8852</div>		
LOT / PHASE		REG. PLAN #		HOUSE TYPE			
58 / 2		65M-4737		Pinetree 11 Elev 3			

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2	
13Sep23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2	
13Sep23 Note: NEXT TO STOVE - SEE SKETCH	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2	
13Sep23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH	
13Sep23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM	
13Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM	
13Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER	
13Sep23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT	
13Sep23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR	
09May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL	
13Sep23 Note:	

ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM	
09May23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
09May23 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)	
09May23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR	
09May23 Note:	

CONSTRUCTION SUMMARY

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LOT / PHASE 58 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 11 Elev 3		
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1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

09May23 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

13Sep23 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - KITCHEN/BREAKFAST IN LIEU OF TILE

13Sep23 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

09May23 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

13Sep23 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9,805.00. BALANCE FORWARD TO BE USED AT A LATER DATE\$30,195.00. ORIGINAL PROMOTIONAL PACKAGE OF \$40,000.00 AS PER SCHEDULE PE

09May23 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

13Sep23 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 FOR

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

Worksheet Note:

ADDITIONAL BATHROOM ADDED TO UPPER LEVERL: SECOND FLOOR LAUNDRY ROOM REPLACED WITH BEDROOM 2 PRIVATE ENSUITE. HALL SHIFTED BY 12 INCHES TO ACCOMMODATE. LAUNDRY RELOCATED TO BASEMENT. SEE SKETCH DATED MARCH 28, 2023 ATTACHED.

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 13 Sep 23 at 14:03

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Willie W. L.WOO & Sebastian Chek Chuen WOO

(416) 219-8852 /

Giulia Di Girolamo

13-Sep-23

Property: 58

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 11 Elev 3

13-Sep-23

Plan #: 65M-4737

1. Cabinetry

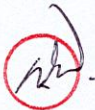
	Style and Colour	Hardware
Kitchen / Breakfast	SONATA - SATIN SNOW	468SA
Laundry Room	N/A	N/A
Powder Room	DORAL - WHITE W500	464SA
Master Ensuite Bathroom	DORAL - WHITE W500	464SA
Main Bathroom	DORAL - WHITE W500	464SA
Ensuite Bath - Bedroom 2	DORAL - WHITE W500	464SA
Stove Opening	STANDARD	NOTE: If not 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-CALCUTTA MARBLE 4925K-07		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Main Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	N/A		

** Refer to Construction Summary



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3. Ceramic Flooring		At a 45
Entrance Vestibule	TILE-MAINSTONE SILVER POLISHED 24X24	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>
Laundry Room	N/A	<input type="checkbox"/>
Powder Room	TILE-MAINSTONE SILVER POLISHED 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-ESSWENZE NERO 13X13	<input type="checkbox"/>
Main Bathroom	TILE-CONCEPT WHITE 13X13	<input type="checkbox"/>
Mud Room	TILE-MAINSTONE SILVER POLISHED 24X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-CONCEPT WHITE 13X13	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

** 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-GREOLANDIA BLANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-GREOLANDIA BLANCO LUCIDO 8X16	
Mud Room	N/A	
Ensuite Bath - Bedroom 2	TILE-GREOLANDIA BLANCO LUCIDO 8X16	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors

Interior Trim

CARRARA-SMOOTH

As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

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Telephone Res. / Bus:

Decor Advisor:

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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF
Living Room	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF
Dining Room	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF
Family Room	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE-MAINSTONE SILVER POLISHED 24X24
Upper Landing	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A
Kitchen/Breakfast Area	HARDWOOD-VINTAGE-NSS-SMOOTH-WHITE OAK CHARACTER-5"-SANDBAR-UVF

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-WHITE OAK-SANDBAR
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-WHITE OAK-SANDBAR
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-WHITE OAK-SANDBAR
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-WHITE OAK-SANDBAR

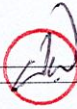
Red Oak Stairs as Per Vendor's Standard

** 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	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	25 OYSTER	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	N/A
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	N/A	Main Bathroom	25 OYSTER
Den/Library	N/A	Mud Room	25 OYSTER
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 2	25 OYSTER

** Refer to Construction Summary

Initials: 

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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Plan #: 65M-4737

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

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

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

BIRCH WHITE

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: 13th Sept 23

Signature:

Date:

Page 4 of 4

Printed 2023-09-13 12:21:17

LOT #58

PINETREE 11

ELEV. 1 - 2,642 sq. ft.

ELEV. 2 - 2,667 sq. ft.

ELEV. 3 - 2,706 sq. ft.

MAIN LEVEL

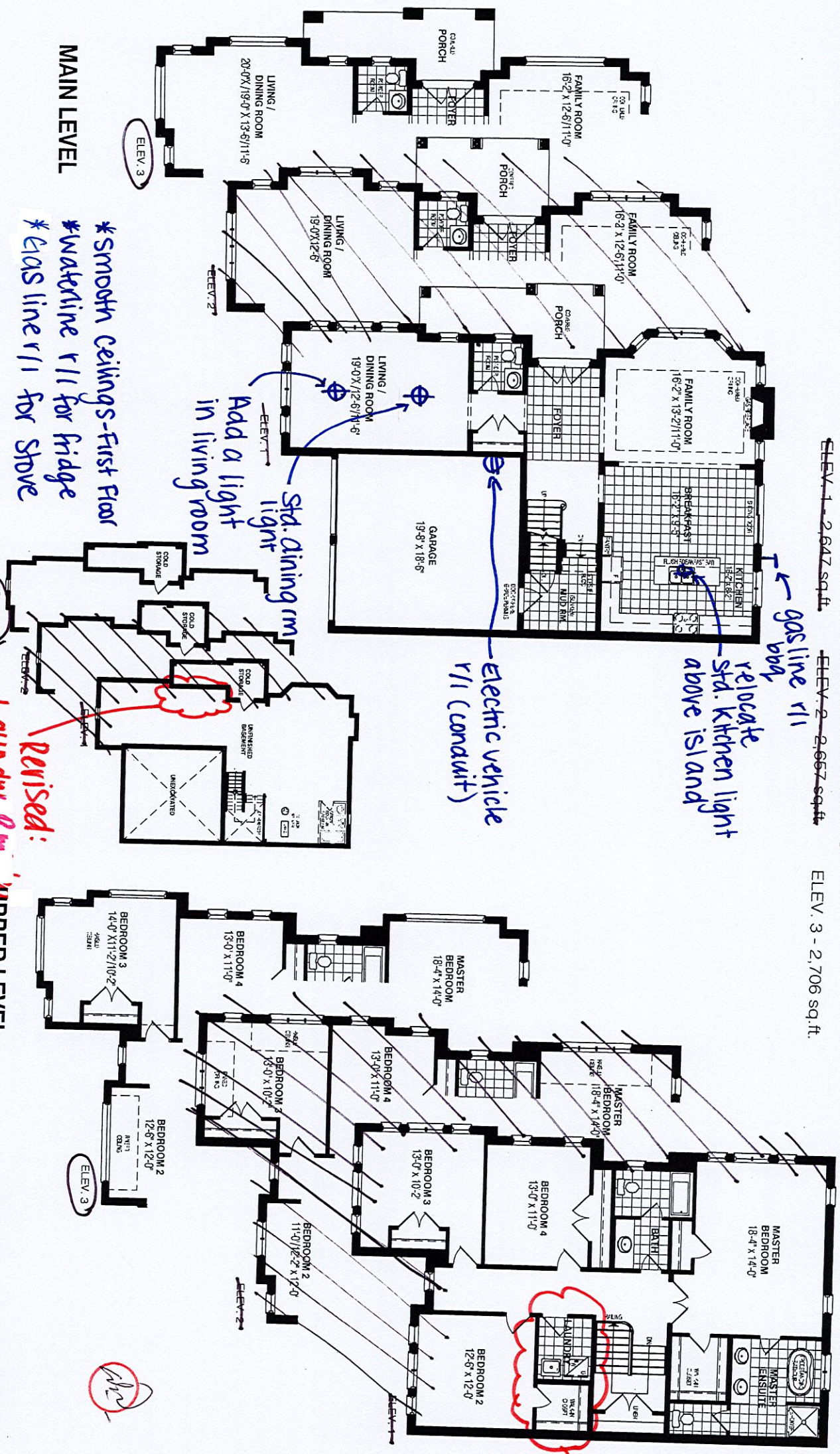
*Smooth Ceilings-First Floor
 *Waterline r/i for fridge
 *Gas line r/i for stove

LOWER LEVEL

Revised:
 Laundry Rm relocated to basement

UPPER LEVEL

Revised:
 See purchaser Alteration Form



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 AREA. ALL RENDERINGS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING SUBJECT TO MODIFICATIONS. ROOM LINE AND ADJOINING MODEL TYPES MAY VARY DUE TO SITING. E & O.E. MARCH 1, 2023



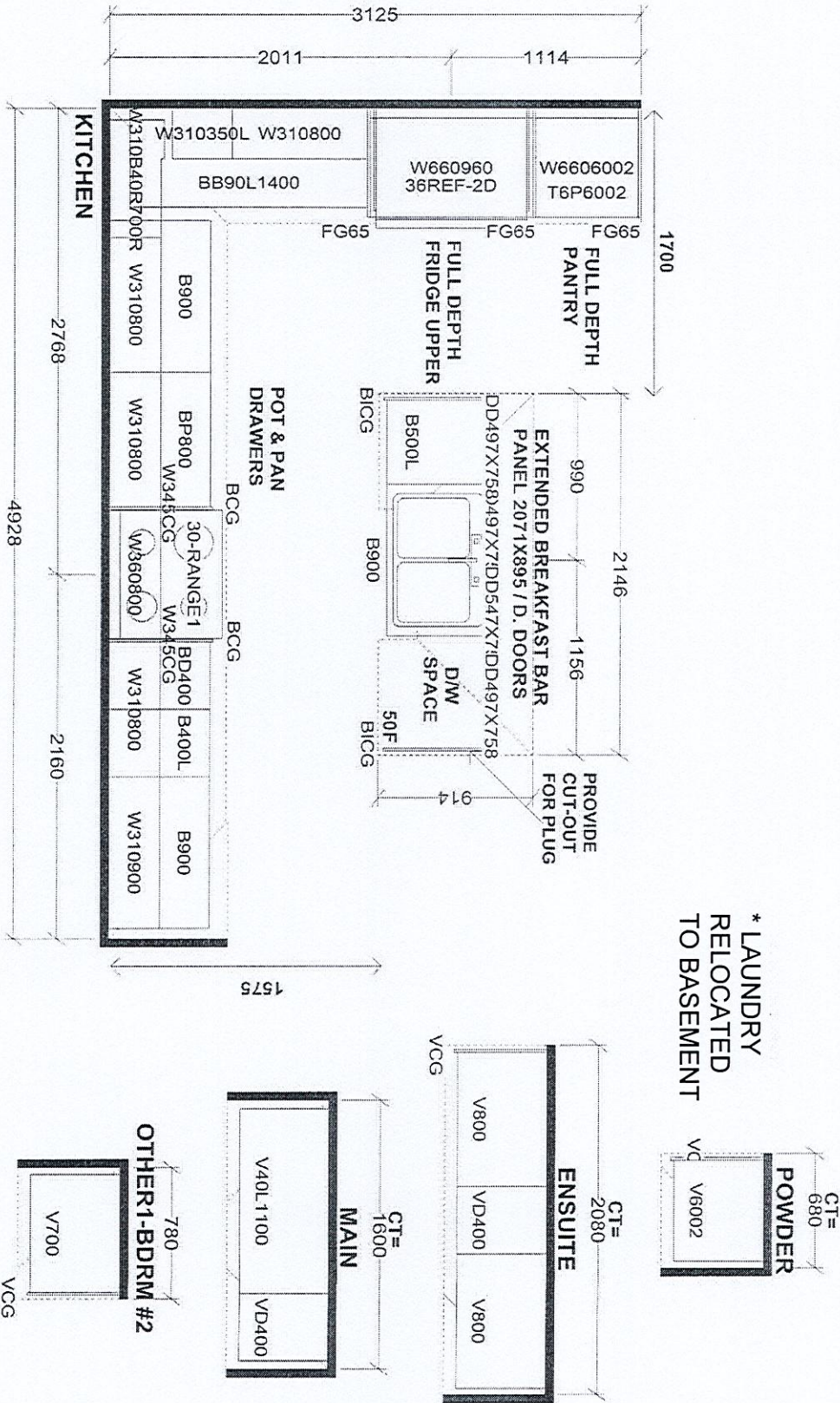
ALL RENDERINGS ARE ARTIST'S CONCEPT

Roundel Lot # 58

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

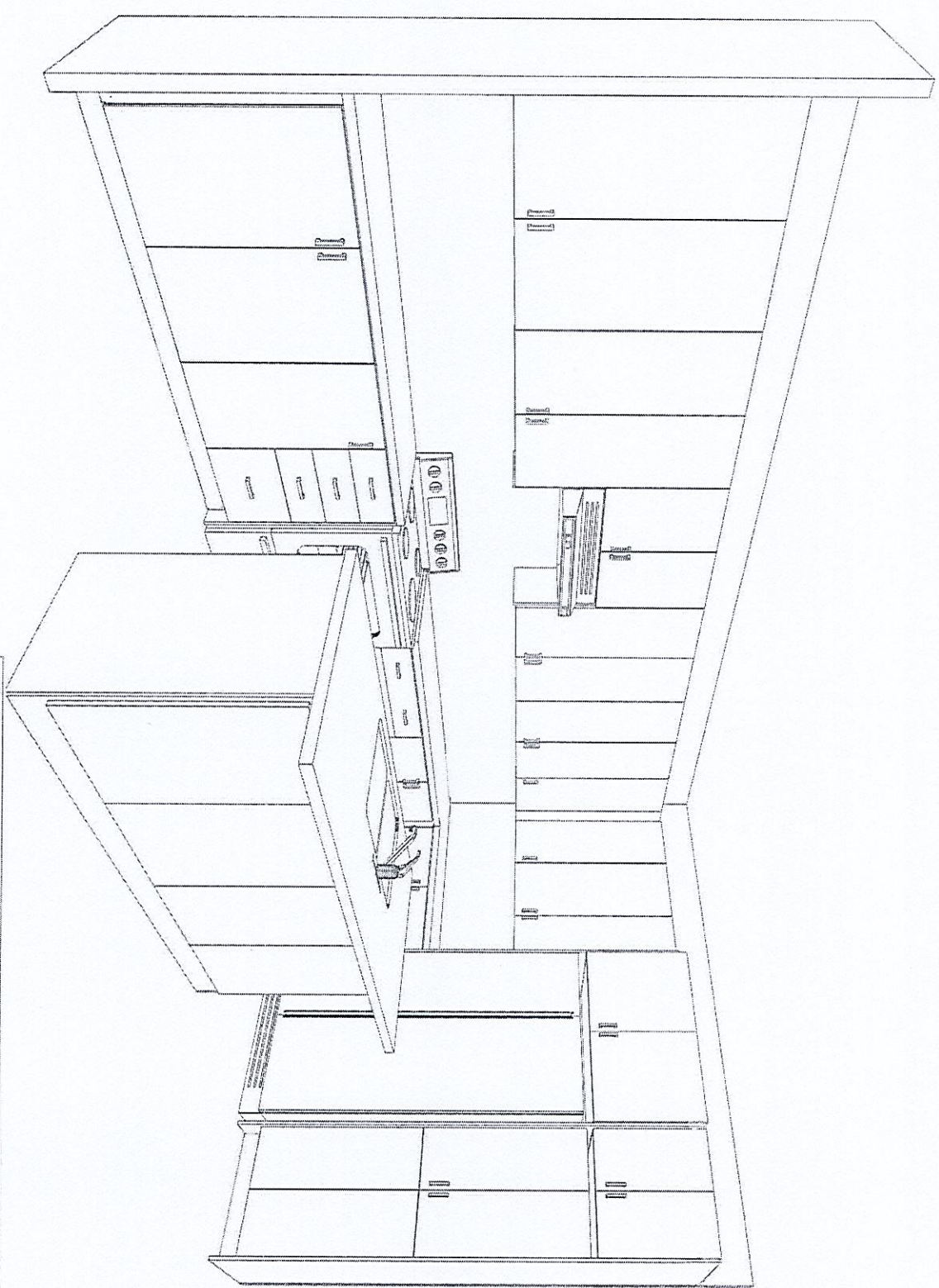
FILE NAME: ROUNDDEL LOT 58 SEPT 15 23
BM/SEPT 15 23

PROTOTYPE FOR EXTRAS



Selba Industries J#			
W WIDTH	W HGT	W CNT	JOB NUMBER:
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER	SITE: ROUNDDEL PH.2
			MODEL: PINETREE 11X EL 3
			DESIGNER: KS
			DATE: APR 18 23
			LOT #: 58

Roundel Lot # 58



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Designed: 9/15/2023
Printed: 9/15/2023

ROUNDDEL LOT 58 SEPT 15 23

LAYOUT

Drawing #: 1

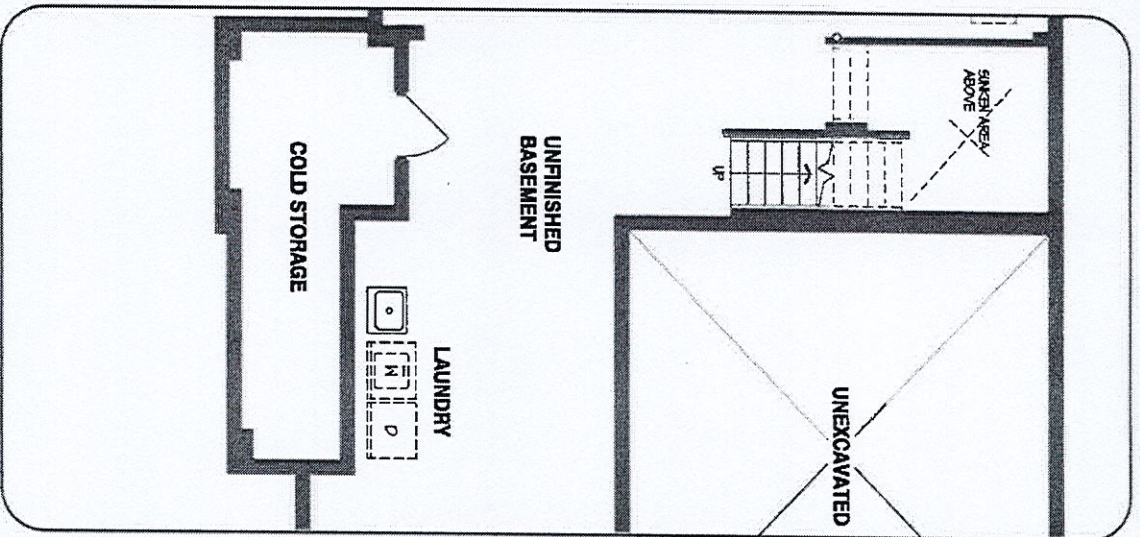
SKETCH MARCH 28, 2023

PURCHASER ALTERATION FORM

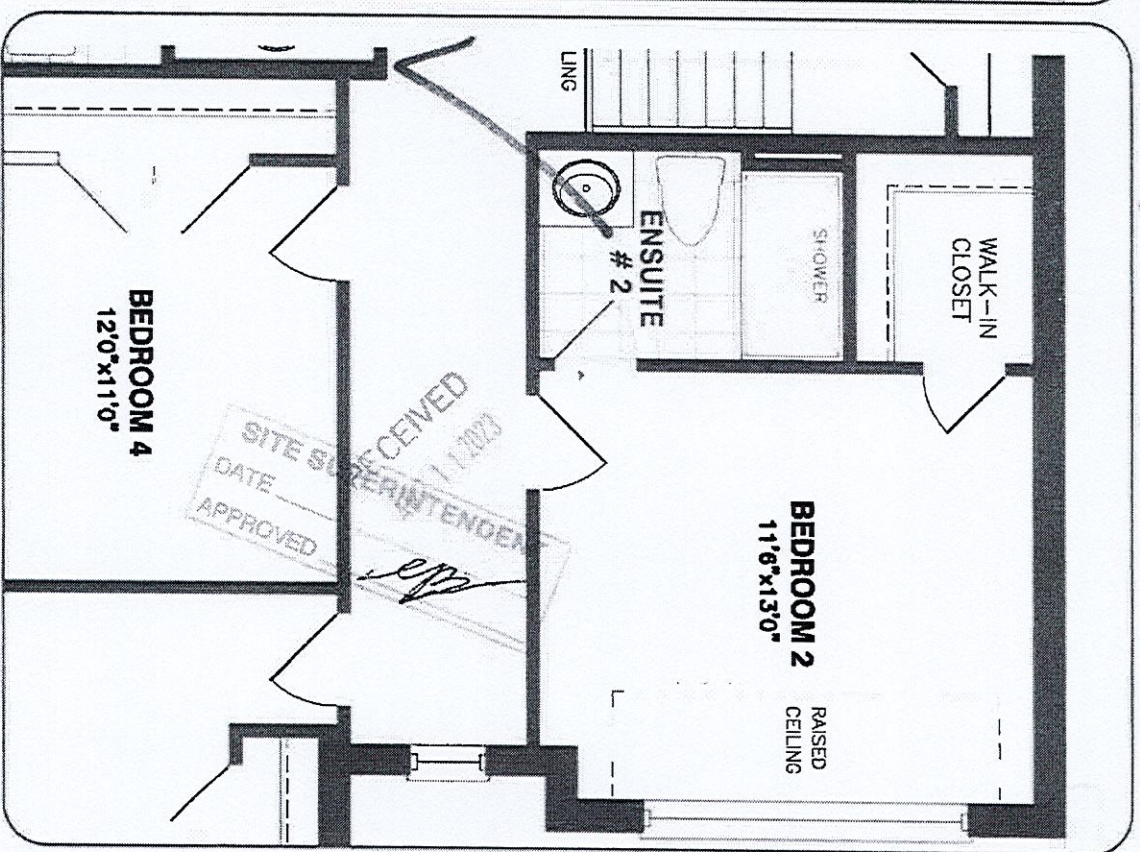
LOT 58
ROUNDEL -PHASE II
RED OAKS ON BAYVIEW

PINETREE II
ELEVATION 3

- REVISION:
- ADDITIONAL BATHROOM ADDED TO UPPER LEVEL
 - SECOND FLOOR LAUNDRY ROOM REPLACED WITH BEDROOM 2 PRIVATE ENSUITE. HALL SHIFTED BY 12" TO ACCOMMODATE.
 - LAUNDRY RELOCATED TO BASEMENT.



LOWER LEVEL



UPPER LEVEL

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.

SCALE
N.T.S.
PAGE NO. 1 OF 1
DESIGN BY MB

