

CONSTRUCTION SUMMARY

SEP 26 2023

Red Oaks - Roundel Homes Inc.

PURCHASERS: Tsz-Ho Peter HO and Yin Ling CHAN // Ka Ki HO // Ka Lok Liam

TEL: RES.: 647-668-3360

LOT / PHASE 49 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 19Sep23 Note:	
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CABINETRY ACCESSORIES

1 - ***INSERT*** - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 22Sep23 Note:	
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1 - DELETE - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 22Sep23 Note: AS PER PE#29196	
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1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 19Sep23 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - SHARED ENSUITE 3/4 - FLOOR 19Sep23 Note:	
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1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR 19Sep23 Note:	
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1 - TILE - UPGRADE 2 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 19Sep23 Note:	
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1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 2 - FLOOR 19Sep23 Note:	
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1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 19Sep23 Note:	
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1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 19Sep23 Note:	
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1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 19Sep23 Note:	
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1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 19Sep23 Note:	
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COUNTER TOP

1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 3/4 19Sep23 Note:	
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1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 19Sep23 Note:	
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1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 19Sep23 Note:	
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1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 2 19Sep23 Note:	
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1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 19Sep23 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 17May23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 17May23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 17May23 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) 17May23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 17May23 Note:	
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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 19Sep23 Note:	
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MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT 19Sep23 Note:	
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PLUMBING

4 - TOILET - CONTRAC AVENAL TWO PIECE TOILET #4772HNW/4771HHVU SINGLE FLUSH 19Sep23 Note:	
ALL TOILETS	
6 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 19Sep23 Note:	
ALL VANITY SINKS	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 19Sep23 Note:	
1 - ENSUITE 3/4 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 17May23 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Sep23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,390.00 BALANCE FORWARD \$5,610.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 17May23 Note:	

STAIRS AND RAILINGS



CONSTRUCTION SUMMARY Red Oaks - Roundel Homes Inc. PURCHASERS: Tsz-Ho Peter HO and Yin Ling CHAN // Ka Ki HO // Ka Lok Liam TEL: RES.: 647-668-3360				
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
49 / 2	65M-4737	Pinetree 3 Elev 3		

1 - EUROLINE 1 BLACK PICKETS	
19Sep23 Note:	
1 - V GROOVE HANDRAIL	
19Sep23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
19Sep23 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:	

This Document is Extremely Time Sensitive - Printed 22 Sep 23 at 11:04

Purchasers:

Tsz-Ho Peter HO & Yin Ling CHAN // Ka Ki HO //

Property: 49

Telephone Res. / Bus:

(647) 668-3360 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Pinetree 3 Elev 3

Lock Date:

19-Sep-23

19-Sep-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500	464SA
Master Ensuite Bathroom	DORAL W500	464SA
Ensuite Bath - Bedroom 2	DORAL W500	464SA
Ensuite Bath - Bedroom 3/4	DORAL W500	464SA
		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-FUSHION WHITE	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-FUSHION WHITE	#360 EDGE	
Ensuite Bath - Bedroom 2	QUARTZ-FUSHION WHITE	#360 EDGE	
Ensuite Bath - Bedroom 3/4	QUARTZ-FUSHION WHITE	#360 EDGE	
Kitchen Backsplash	N/A		

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Ida Viola

19-Sep-23

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Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED 24X24	
Laundry Room	TILE-EVEREST WHITE 12X24	
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	
Master Ensuite Bathroom	TILE-EVEREST WHITE 12X24	
Ensuite Bath - Bedroom 2	TILE-EVEREST WHITE 12X24	
Ensuite Bath - Bedroom 3/4	TILE-EVEREST WHITE 12X24	
Mud Room	TILE-LITIUM PEARL POLISHED 24X24	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-GROENLANDIA LUCIDO 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-GROENLANDIA LUCIDO 8X16	
Ensuite Bath - Bedroom 3/4	TILE-GROENLANDIA LUCIDO 8X16	
Mud Room		
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	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	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
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

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE - DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
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	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

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19-Sep-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

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

GRIGIO CARNICO

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

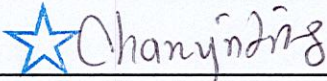
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

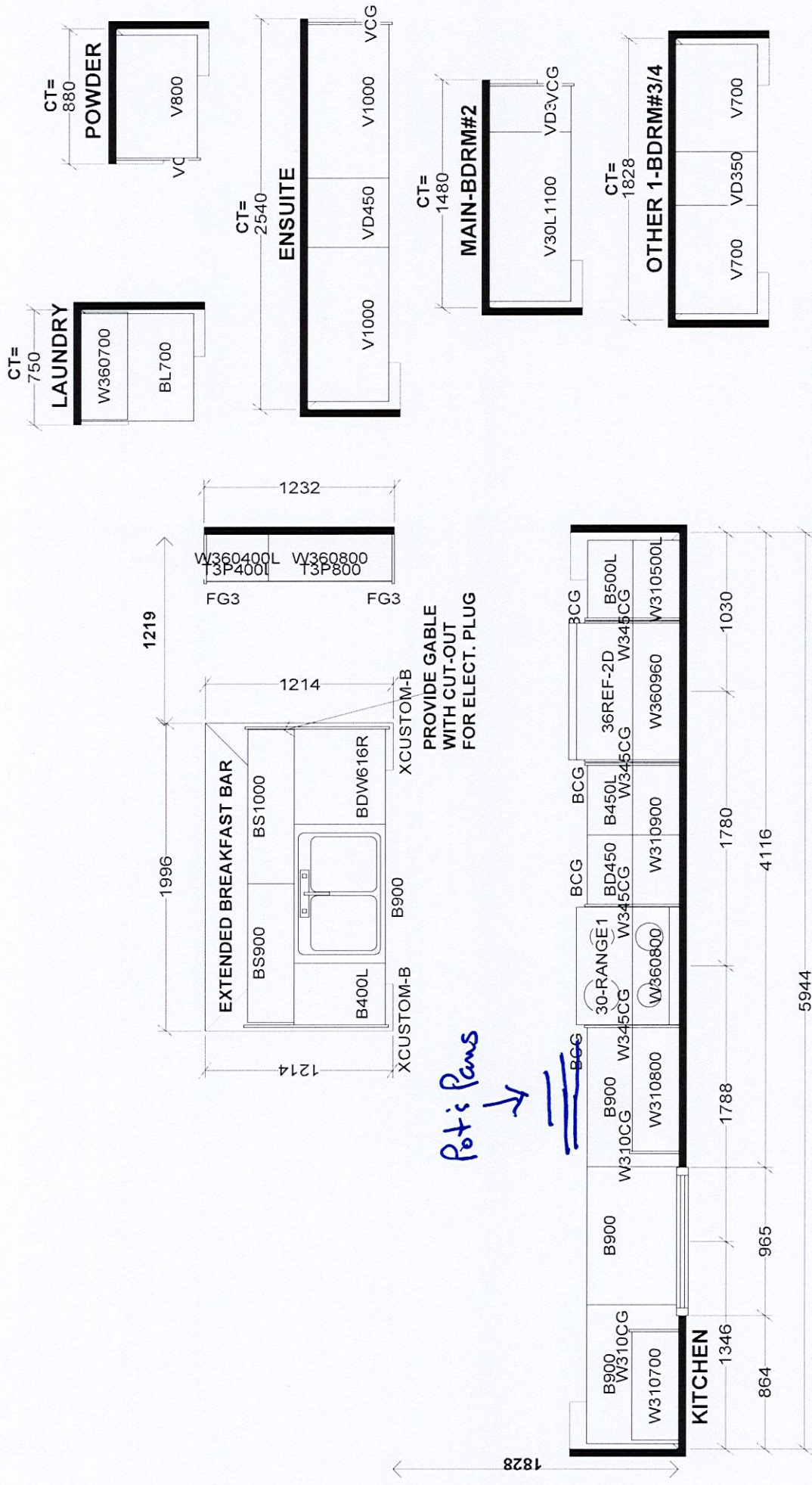
Signature: 

Date: 19/9/2023

Signature: 

Date:

Lot 49 Roundel 2



Selba Industries		J #	
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.			
W W D T H	W H G H T	W C N T	J O B N U M B E R :
F L O O R H G H T		D O O R H G H T	B U I L D E R : G R E E N P A R K
S T C E N T	2 X 4	V E N T B O X C O V E R	S I T E : R O U N D E L , R i c h m o n d H i l l
D E S I G N E R : K S		M O D E L : P I N E T R E E 3 X E L 1,2,3	
D A T E : J U N E 7 21		L O T # :	

Lot 49 Roundel 2

Center light
over Island

Add Plug
above
Fireplace

Tub
to Shower

RT For
Electric Car.

Center
Light

Pinetree 3

ELEV. 1 • 2,682 sq.ft. | ELEV. 2 • 2,673 sq.ft. | ELEV. 3 • 2,686 sq.ft.
Includes 38 sq.ft. of open area.



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