

CONSTRUCTION SUMMARY

RECEIVED

Red Oaks - Roundel Homes Inc.

OCT 02 2023

PURCHASER: Nine-tzu LIU

TEL: RES.: 416-357-5599

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
61 / 2	65M-4737	Pinetree 2 Elev 1		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALANCE 02Oct23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	
1 - VANITY - SHARED ENSUITE 2/3 - UPGRADE 2 02Oct23 Note:	
1 - VANITY - PRIMARY ENSUITE - UPGRADE 2 02Oct23 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 02Oct23 Note:	
1 - VANITY - ENSUITE 4 - UPGRADE 2 02Oct23 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 02Oct23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 02Oct23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 02Oct23 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 02Oct23 Note:	
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CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 16May23 Note: MASTER ENSUITE	
1 - SMOOTH CEILINGS ON FIRST FLOOR 16May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 02Oct23 Note: DOES NOT INCLUDE AREA BEHIND CHIMNEY HOOD TO CEILING	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 02Oct23 Note:	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 02Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 16May23 Note:	



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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 16May23 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) 16May23 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 16May23 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - KITCHEN/BREAKFAST IN LIEU OF TILE 02Oct23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 02Oct23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 16May23 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH 02Oct23 Note: MASTER ENSUITE	
1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES 16May23 Note: ENSUITE 4	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 16May23 Note: MASTER ENSUITE	

PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 02Oct23 Note: Kitchen	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 16May23 Note: MASTER ENSUITE ENSUITE 4	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 16May23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16May23 Note:	
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STAIRS AND RAILINGS

1 - 4 X 4 STAR POSTS 02Oct23 Note:	
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1 - V GROOVE HANDRAIL 02Oct23 Note:				
1 - EUROLINE 0 BLACK PICKETS 02Oct23 Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 02Oct23 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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. 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:	

This Document is Extremely Time Sensitive - Printed 2 Oct 23 at 10:35



1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA -SATIN SNOW	464SA
Laundry Room	ELISSE	N/A
Powder Room	SONATA-FOSSIL	464SA
Master Ensuite Bathroom	SONATA-FOSSIL	464SA
Ensuite Bath - Bedroom 2/3	SONATA-FOSSIL	464SA
Ensuite Bath - Bedroom 4	SONATA-FOSSIL	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		
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	QUARTZ-MISTRAL - FULL HEIGHT		

\*\* Refer to Construction Summary



3. Ceramic Flooring		At a 45
Entrance Vestibule	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>
Laundry Room	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Powder Room	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Mud Room	TILE-FORM LIGHT GREY 12X12	<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-FOX GREY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-FOX GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-FOX GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL - FULL HEIGHT	

\*\* 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					







Purchaser:	Nine-tzu LIU	Property:	61
Telephone Res. / Bus:	(416) 357-5599 /	Project:	Roundel Homes Inc.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Pinetree 2 Elev 1
Lock Date:	2-Oct-23	2-Oct-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
	<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"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M1-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				BIANCO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

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.

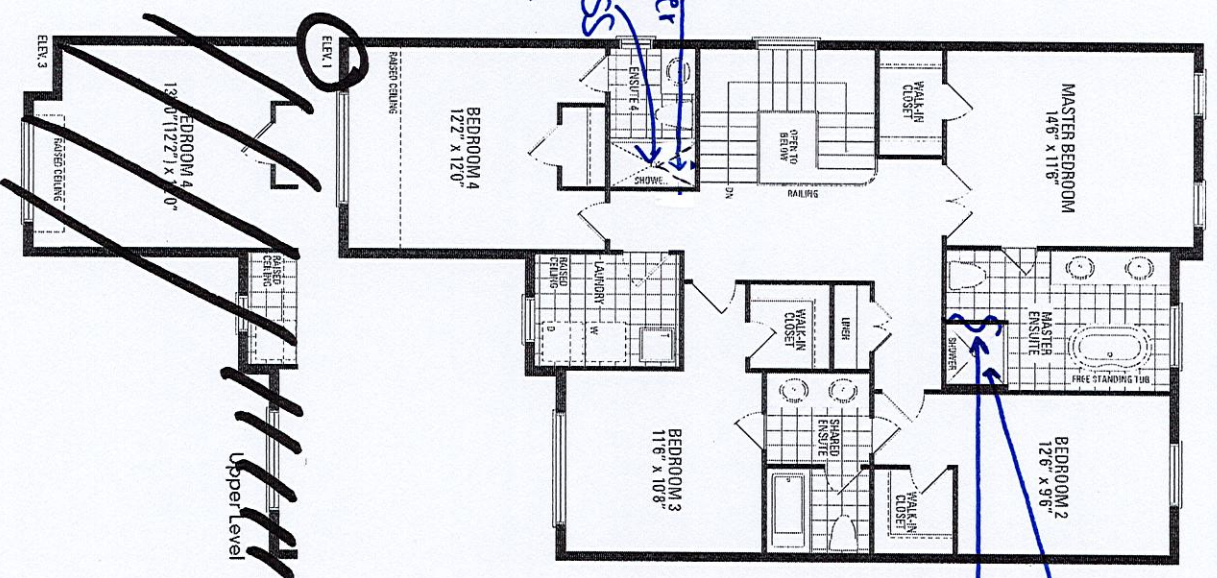
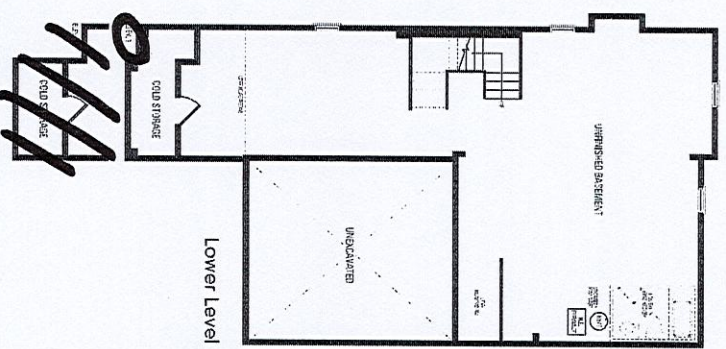
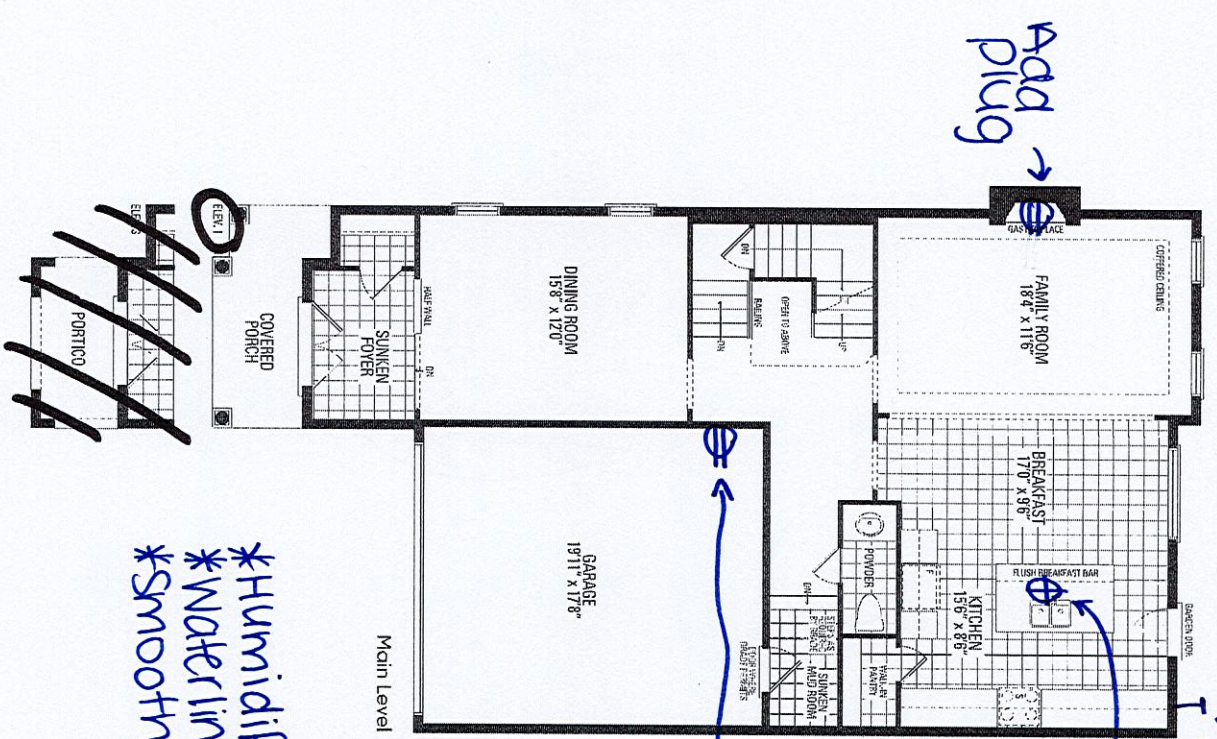
Signature  Lin Nine-Tzu

Date: 02 Oct 2023



# gasline Pinetree 2

ELEV. 1 • 2,581 sq.ft. | ELEV. 2 • 2,598 sq.ft.  
Includes 16 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. March 2023



- upgrade 2:  
Sonata - satin  
Snow
- light valance

- ALL Bathroom Vanities:
- upgrade 2:
- Sonata-Fossil



Selba Industries		J # _____
W WIDTH _____	W HGHT _____	W CNT _____
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.		
FLOOR HGHT _____	DOOR HGHT _____	
ST CENT _____	2X4 _____	VENT BOX COVER _____
JOB NUMBER: _____ BUILDER: GREENPARK SITE: ROUNDLE, Richmond Hill MODEL: PINETREE 2X EL 122 LOT #: _____		DESIGNER: KS DATE: JUNE 7 21