

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

NOV 01 2023

PURCHASER: 1000160905 ONTARIO LIMITED

TEL: RES.: 416-816-0792

LOT / PHASE 69 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 2 Elev 3		
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CABINETRY

1 - KITCHEN- MINI STACKED UPPER CABINETS -UPGRADE 5 CABINETRY  DOES NOT INCLUDE GLASS 01Nov23 Note:	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING WITH HEADER 01Nov23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 01Nov23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	
1 - KITCHEN CABINETRY - TWO COLOUR KITCHEN - FLAT FEE 01Nov23 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 5 01Nov23 Note:	
1 - VANITY - SHARED ENSUITE 2/3 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 01Nov23 Note:	
1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 01Nov23 Note:	
1 - VANITY - POWDER ROOM - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 01Nov23 Note:	
1 - VANITY - ENSUITE 4 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 01Nov23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 5 01Nov23 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 5 01Nov23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 01Nov23 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 01Nov23 Note: NEXT TO KITCHEN SINK ON ISLAND - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 5 01Nov23 Note: SEE SKETCH FOR LOCATION	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - UPGRADE 5 01Nov23 Note: PANTRY NEXT TO FRIDGE- SEE SKETCH	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 01Nov23 Note:	

CERAMIC TILE



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1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 01Nov23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 01Nov23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 01Nov23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 01Nov23    Note:	

CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 21Jun23    Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 21Jun23    Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 01Nov23    Note:	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 01Nov23    Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4 01Nov23    Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 2/3 01Nov23    Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 01Nov23    Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 01Nov23    Note:	
4 - VANITY - 3" BACKSPLASH RETURN 01Nov23    Note: ALL BATHROOM VANITIES	

DOORS AND TRIM

1 - INTERIOR HINGES - SATIN NICKEL 01Nov23    Note:	
1 - WEISER - INTERIOR LEVERS - HALIFAX 26 (POLISHED CHROME) -INCLUDES GARDEN DOOR & DEADBOLT LOCKS 01Nov23    Note:	
1 - WEISER - FRONT DOOR GRIPSET- TAVARIS 26 (POLISHED CHROME) 01Nov23    Note:	



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69 / 2	65M-4737	Glenrowan 2 Elev 3		
1 - DOORS INTERIOR - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - THROUGHOUT FIRST AND SECOND FLOOR WHERE APPLICABLE 01Nov23    Note:				
1 - TRIM - UPGRADE 4 - 7 1/4 INCH BASEBOARD AND 3 1/4 INCH CASING - STEP BEVEL 01Nov23    Note:				

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 01Nov23    Note:	
11 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 21Jun23    Note: SEE SKETCH	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 21Jun23    Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 21Jun23    Note:	
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 21Jun23    Note: SEE SKETCH	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 21Jun23    Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - - KITCHEN/BREAKFAST IN LIEU OF TILE 01Nov23    Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 01Nov23    Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH 01Nov23    Note: MASTER ENSUITE	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 21Jun23    Note:	

PAINTING

1 - UPGRADE TRIM AND DOOR PAINT TO WHITE IN LIEU OF STANDARD BIRCH WHITE 01Nov23    Note:	
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PLASTER MOULDINGS

1 - UP814 CROWN MOULDING - HALL @ STAIRS 01Nov23    Note:	
1 - UP814 CROWN MOULDING - HALL NEXT TO POWDER ROOM 01Nov23    Note:	



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1 - UP814 CROWN MOULDING - FAMILY ROOM 01Nov23    Note:	
1 - UP814 CROWN MOULDING - LIVING ROOM/DINING ROOM 01Nov23    Note:	
1 - UP814 CROWN MOULDING - FOYER 01Nov23    Note:	

PLUMBING

5 - MOEN -RIZON 6900 CHROME 01Nov23    Note: ALL BATHROOM FAUCETS	
5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 01Nov23    Note: ALL BATHROOM SINKS	
1 - TOILET - AVENU GLENCAIRN ONE PIECE TOILET #TL-1223HCA-EW 01Nov23    Note: MASTER ENSUITE	
1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 21Jun23    Note: MASTER ENSUITE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 21Jun23    Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 01Nov23    Note:	
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STAIRS AND RAILINGS

1 - PACKAGE 1 MODERN PICKETS 01Nov23    Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 01Nov23    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 Fif 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:	
(8-foot 6-inch Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendors standard basement depth) the depth is measured from the top of footing to the top of foundation wall. Worksheet    Note:	



1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SEE BELOW	466SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO - 350 PLATINUM SILVER	466SA
Master Ensuite Bathroom	DORAL - WHITE W500	466SA
Ensuite Bath - Bedroom 2/3	MONACO - 350 PLATINUM SILVER	466SA
Ensuite Bath - Bedroom 4	MONACO - 350 PLATINUM SILVER	466SA
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

BASE AND UPPER CABINETS - MISSION 400 BRIGHT WHITE / ISLAND CABINETS ONLY - MISSION 677 QUARRY

2. Counters

	Counter	Edge	Niche
Kitchen / Breakfast	QUARTZ-ARABESCATO NUOVO	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ-MISTRAL - 3" BACKSPLASH	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-LYSKAMM - 3" BACKSPLASH	#360 EDGE	
Ensuite Bath - Bedroom 2/3	QUARTZ-MISTRAL - 3" BACKSPLASH	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-MISTRAL - 3" BACKSPLASH	#360 EDGE	
Kitchen Backsplash	QUARTZ-ARABESCATO NUOVO - FULL HEIGHT		

\*\* Refer to Construction Summary

\*\*\*ALL BATHROOM VANITIES TO INCLUDE 3" BACKSPLASH RETURN



3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	HARDWOOD	
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Powder Room	TILE-LITIUM PEARL POLISHED 12X24	
Master Ensuite Bathroom	TILE-ESSENZE NERO 13X13	
Ensuite Bath - Bedroom 2/3	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Ensuite Bath - Bedroom 4	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Mud Room	TILE-LITIUM PEARL POLISHED 12X24	

\*\* Refer to Construction Summary \*\* METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED \*\*

\*\*UPGRADE GROUT #50 - TITAINUM THROUGHOUT\*\*

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BLANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 4	TILE-BLANCO LUCIDO 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ-ARABESCATO NUOVO - FULL HEIGHT	

\*\* Refer to Construction Summary - \*\*UPGRADE GROUT #50 - TITAINUM THROUGHOUT\*\*

5. Trim Carpentry

Interior Doors	LOGAN-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	UP814		Kitchen/Breakfast		
Main Hall	UP814		Den/Library		
Living Room	UP814		Lower Landing		
Dining Room	UP814				
Family Room	UP814				

\*\* Refer to Construction Summary



7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
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-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER - 6 1/2" CORK -DURAMATT
Underpad	Standard <input type="checkbox"/> Upgrade <input type="checkbox"/> N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN PACKAGE	Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	MODERN PACKAGE	Colour	MIRAGE-RED OAK-DRIFTWOOD
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-DRIFTWOOD
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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	WHITE	Mud Room	22 WARM GREY

\*\* Refer to Construction Summary



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				WHITE					
Hearth				NERO					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	<input type="text" value="NO"/>
Comment	
** Refer to Construction Summary	

12. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

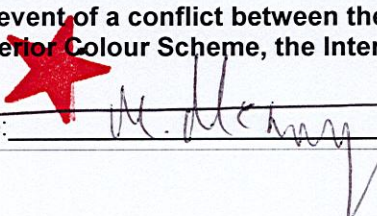
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 

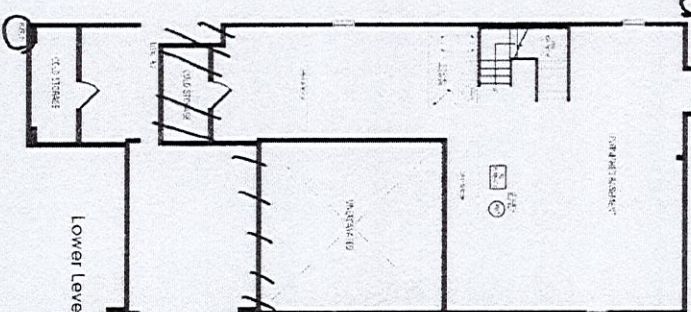
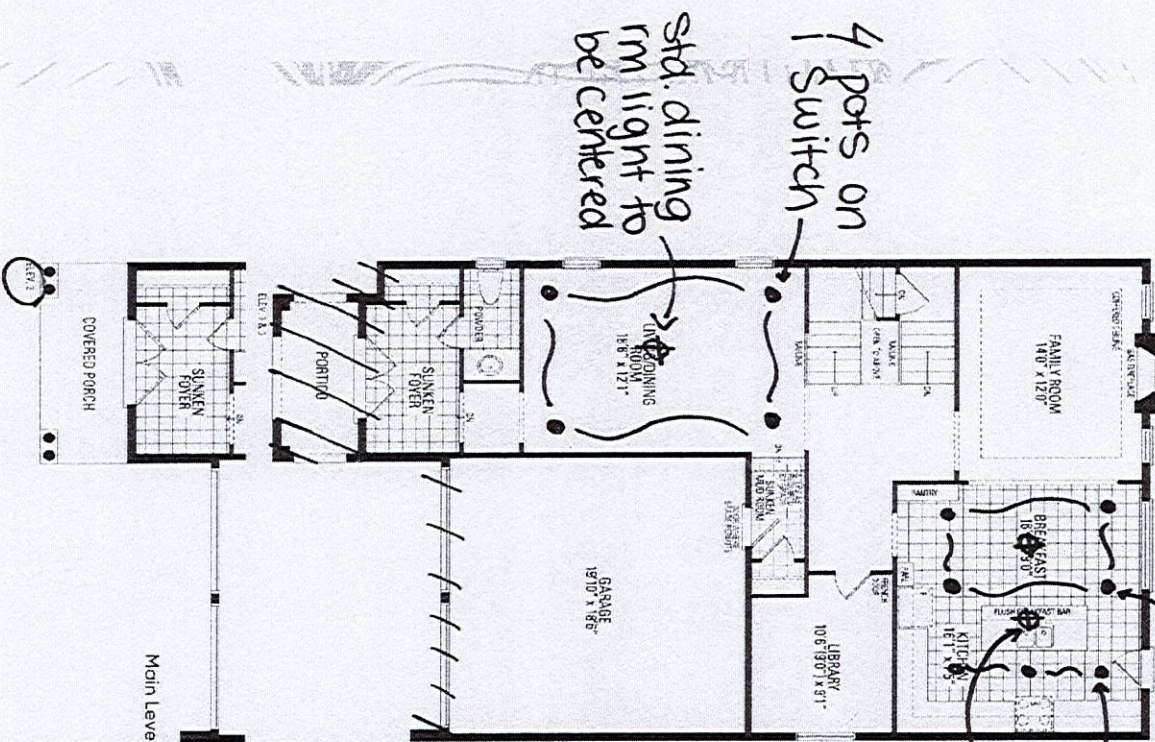
Date: Nov 1 / 23



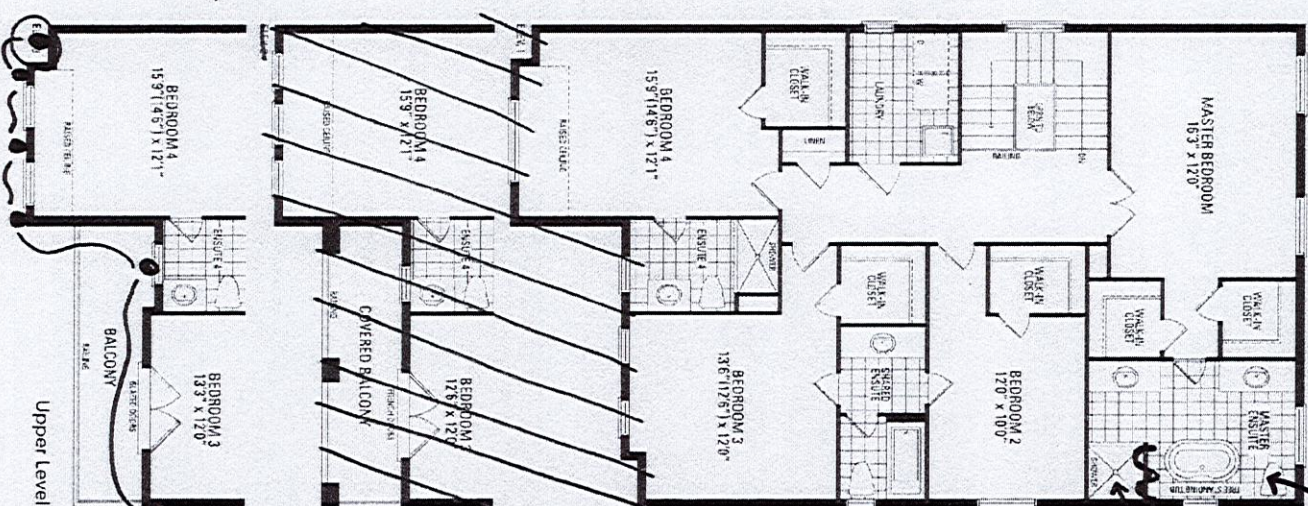
LOT #609

# Glenrowan 2

Includes 10 sq. ft. of open area.



- \* Smooth ceiling on first floor
- \* Gas line r/l for stove
- \* Waterline r/l for fridge.



Toilet - avenge -  
guncaim -  
TL-1223#CA -  
EN

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





LOT #69 Roundel: 1250

• Upgrade S:

Base/upper cabinets -

Mission 400 Brightwhite

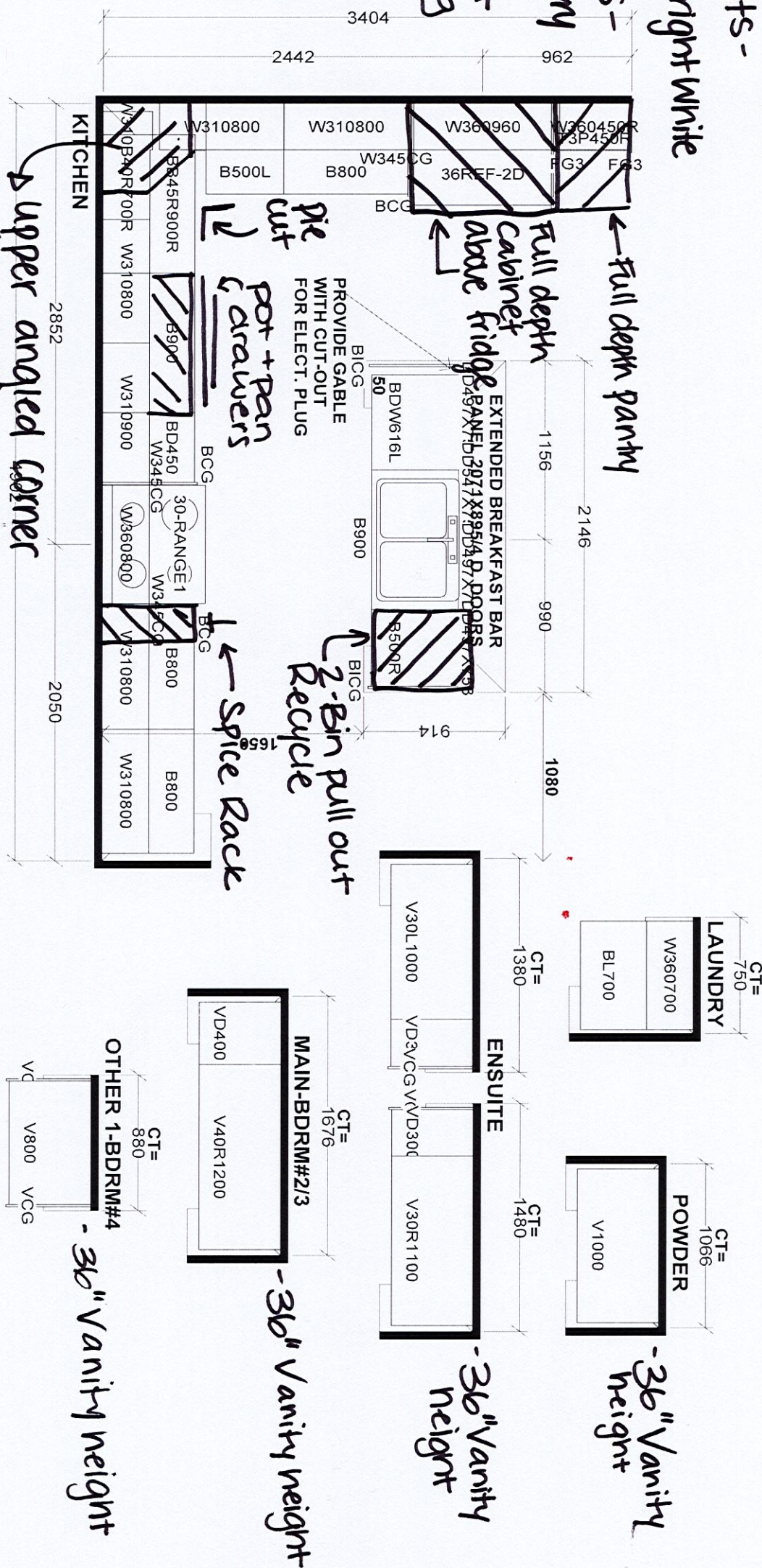
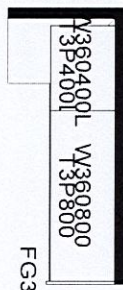
island cabinets -

Mission 677 Quarry

• Light valance +  
L.E.D lighting

• CH14 crown  
moulding w/  
header

• Mini stacked  
upper cabinets -  
(no glass)



upper angled corner  
(no glass)

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