

CONSTRUCTION SUMMARY				
Legacy Hill - Trinigroup Development Inc.				
PURCHASERS: Calvin Yat Yiu YU and Ying Alice TSANG				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
103 / 1	65M-4818	Rose 3 Elev 2		

CONSTRUCTION

1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 17Oct23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 17Oct23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 17Oct23 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 29May24 Note: MASTER ENSUITE - SEE SKETCH	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 29May24 Note: SEE SKETCH	
7 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 29May24 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 29May24 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29May24 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 29May24 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	

PLUMBING

2 - HOSE BIB - EXTERIOR FROST FREE 29May24 Note: REAR OF HOUSE & GARAGE	
1 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH 29May24 Note: MASTER ENSUITE - SEE SKETCH	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29May24 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 17Oct23 Note:	
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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:	
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RECEIVED

DEC 18 2024

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This Document is Extremely Time Sensitive - Printed 17 Dec 24 at 16:18

Purchasers:Calvin Yat Yiu YU & Ying Alice TSANG

Property: 103

Telephone Res. / Bus: /

Project: Trinigroup Development Inc.

Decor Advisor: Ida Viola

Model and Elevation: Rose 3 Elev 2

Lock Date: 17-Dec-24

17-Dec-24

Plan #: 65M-4818

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 1048 FLAX	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 1048 FLAX	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	467SA
Ensuite Bath - Bedroom 2/3	MONACO 1048 FLAX	464SA
Ensuite Bath - Bedroom 4	MONACO 1048 FLAX	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	GRANITE-NERO IMPALA	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
Master Ensuite Bathroom	LAMINATE-PEWTER P-999CA		
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46		
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46		
Kitchen Backsplash	N/A		

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Plan #: 65M-4818

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-EB LOFT GRIS 12.5 X 12.5	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-EB LOFT GRIS 12.5 X 12.5	☐
Laundry Room	TILE-EMOTIONS GRIS 12 1/4 X 12 1/4	☐
Powder Room	TILE-EB LOFT GRIS 12.5 X 12.5	☐
Master Ensuite Bathroom	TILE-EMOTIONS GRIS 12 1/4 X 12 1/4	☐
Ensuite Bath - Bedroom 2/3	TILE-EMOTIONS GRIS 12 1/4 X 12 1/4	☐
Ensuite Bath - Bedroom 4	TILE-EMOTIONS GRIS 12 1/4 X 12 1/4	☐
Mud Room	TILE-EB LOFT GRIS 12.5 X 12.5	☐
		☐
		☐

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

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-FOX GREY (428) 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-FOX GREY (428) 8X16	
Ensuite Bath - Bedroom 4	TILE-FOX GREY (428) 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 - STANDARD 3 1/4" NATURAL RED OAK
Living Room	N/A
Dining Room	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Family Room	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Den / Library / Study	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Upper Landing	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Upper Hall	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC
Master Bedroom	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC
Bedroom #2	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC
Bedroom #3	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC
Bedroom #4	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC
Bedroom #5	N/A
Flex	LAMINATE-LEXINGTON BRUSSELS OAK TL LW1316 PEFC

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL 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	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	Mud Room	22 WARM GREY
		Flex	22 WARM GREY

** Refer to Construction Summary

Initials:

C.Y.

A.T.

Purchasers:Calvin Yat Yiu YU & Ying Alice TSANG

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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				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				BIANCO					
Hearth				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: 

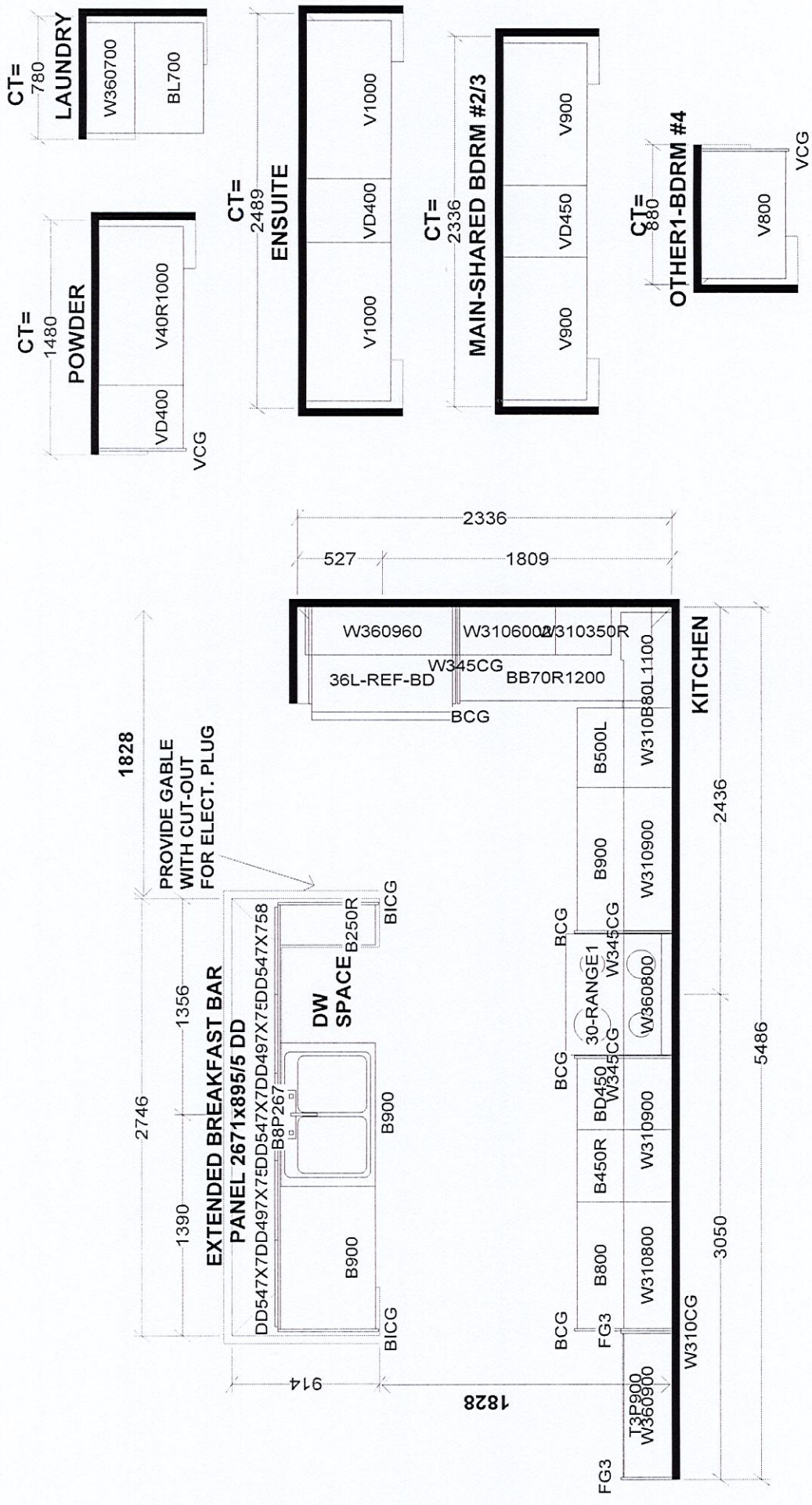
Date: Dec 17, 2024

Signature: 

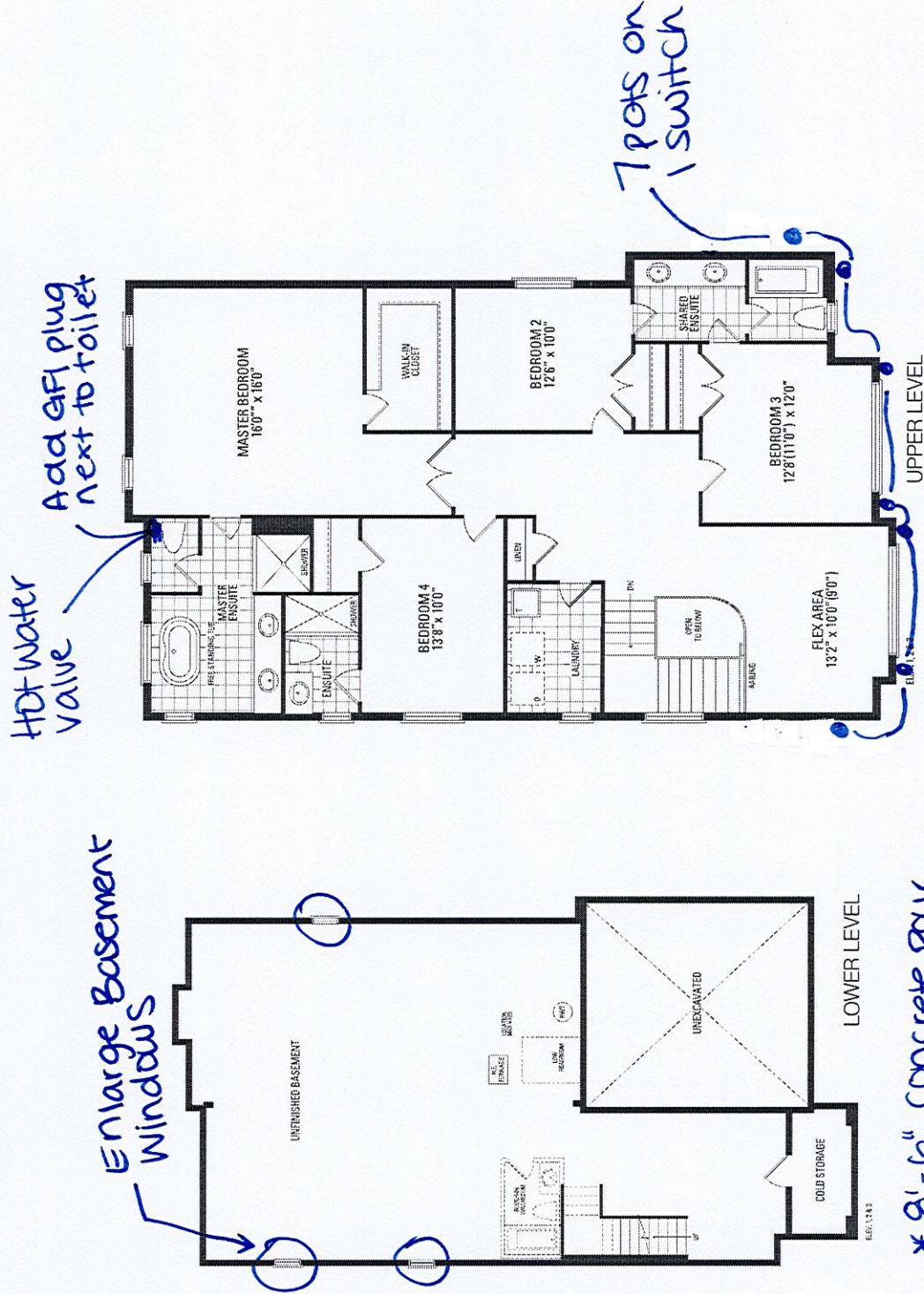
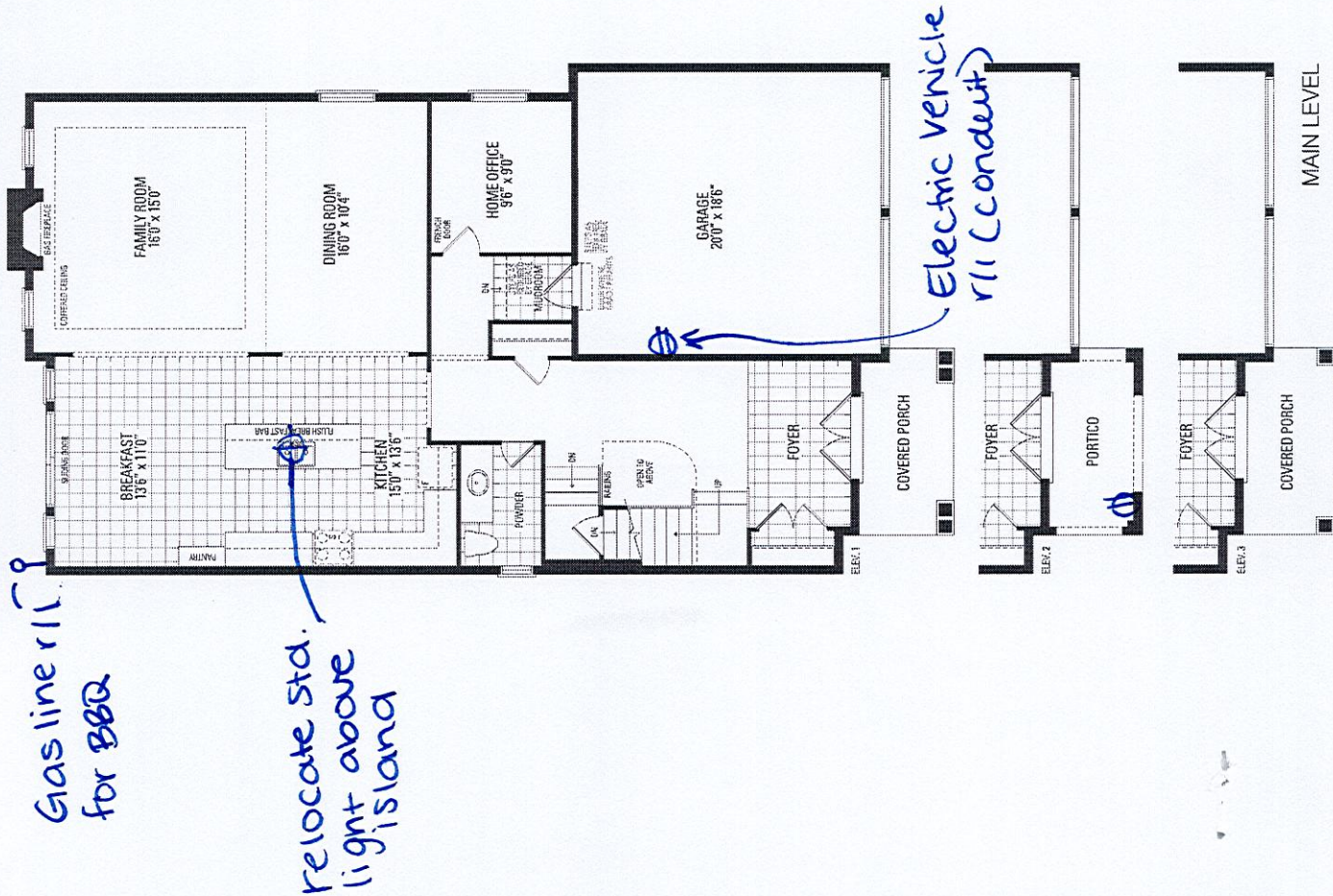
Date: Dec 17, 2024

Page 4 of 4

Lot 103 Legacy



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 WIDTH _____ W HGHT _____ W CNT _____		JOB NUMBER: _____	
FLOOR HGHT _____ DOOR HGHT _____		BUILDER: GREENPARK HOMES	
ST CENT _____ 2X4 _____ VENT BOX COVER _____		SITE: TRINI GROUP, Richmond Hill	
DESIGNER: KS		MODEL: ROSE 3X EL 1,2,3	
DATE: OCT 19 23		LOT #: _____	



- * 8'-6" concrete pour
- * Gas line r/i for stove
- * Gas line r/i for BBQ
- * Hose bib - frost-free (rear + garage)
- * Water line r/i for fridge