

CONSTRUCTION SUMMARY
Legacy Hill - Trinigroup Development Inc.

PURCHASER: Yan Wing CHAN TEL:

LOT / PHASE 67 / 1	REG. PLAN # 65M-4818	HOUSE TYPE Rose 6 Elev 3 (5 Bedroom)		
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CABINETRY

1 - ADD APPROX. 2 FEET OF UPPER CABINETS – STANDARD LEVEL CABINETRY ADD APPROX. 2 FEET OF BASE CABINETS – STANDARD LEVEL CABINETRY WITH STANDARD VENDOR GRANITE COUNTERTOP 20Oct23 Note: AS PER SEE SKETCH	
1 - KITCHEN CABINETRY – REDESIGN KITCHEN LAYOUT – FEE 20Oct23 Note: RELOCATE FRIDGE, STOVE AND PANTRY AS PER SKETCH	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 09Apr25 Note:	
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CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 24” WIDE X 20” HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 15May24 Note: MASTER ENSUITE	
1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 20Oct23 Note:	
1 - MASTER ENSUITE – REMOVE WATER CLOSET WALLS AND DOOR, AND ROTATE TOILET REVISE SHOWER SIZE TO 42X72 WITH CURB AND FRAMELESS GLASS ENCLOSURE 20Oct23 Note: AS PER SKETCH	
1 - KITCHEN - RELOCATE FRIDGE AND STOVE AS PER SKETCH 20Oct23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 11Oct23 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 11Oct23 Note:	
2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 11Oct23 Note:	

COUNTER TOP

1 - MASTER ENSUITE -SHAMPOO NICHE 24” WIDE X 20” HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 15May24 Note: SUPPLY & INSTALL	
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ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 15May24 Note: MASTER ENSUITE	
1 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 15May24 Note: MASTER ENSUITE	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 15May24 Note: SEE SKETCH	

RECEIVED

APR 14 2025

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 15May24 Note: SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 15May24 Note: @COVERED PORCH - 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) 15May24 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	
1 - KITCHEN - RELOCATE FRIDGE AND STOVE AS PER SKETCH 20Oct23 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - KITCHEN/BREAKFAST AREA 09Apr25 Note:	
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS 09Apr25 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 09Apr25 Note:	

MIRRORS AND GLASS

1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE AS PER SKETCH SHOWER TO INCLUDE CHROME CLIPS AND CHROME KNOB 20Oct23 Note:	
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MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT 09Apr25 Note:	
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PLUMBING

1 - DELTA - SHOWER KIT - ROUND SHOWER KIT #DF-TKIT1-PBR/R2200-WS CHROME 15May24 Note: MASTER ENSUITE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 15May24 Note:	
1 - MASTER ENSUITE – REMOVE WATER CLOSET WALLS AND DOOR, AND ROTATE TOILET REVISE SHOWER SIZE TO 42X72 WITH CURB AND FRAMELESS GLASS ENCLOSURE 20Oct23 Note: AS PER SKETCH	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Oct23 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - INCLUDES EXTRA STEPS 09Apr25 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 <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 9 Apr 25 at 10:06

Purchaser: Yan Wing CHAN
Telephone Res. / Bus: /
Decor Advisor: Ida Viola
Lock Date: 9-Apr-25

Property: 67
Project: Trinigroup Development Inc.
Model and Elevation: Rose 6 Elev 3 (5 Bedroom)
Plan #: 65M-4818

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	468SA
Laundry Room	N/A	N/A
Powder Room	DORAL K44 SUMMIT WHITE	468SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	468SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 4	DORAL K38 RIVERSIDE	468SA
Ensuite Bath - Bedroom 5	DORAL K44 TITAN GREY	468SA

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-NEW CALEDONIA	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE TIGRIS 4783-60		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		CALACATTA QUARTZITE
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE TIGRIS 4783-60		
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46		
Ensuite Bath - Bedroom 5	LAMINATE-WHITE TIGRIS 4783-60		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

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Plan #: 65M-4818

3. Ceramic Flooring

Entrance Vestibule	TILE-FRIGIA LIGHT GREY 13X13	At a 45
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	HARDWOOD	☐
Laundry Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Powder Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Master Ensuite Bathroom	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 2/3	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 4	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 5	TILE-FRIGIA LIGHT GREY 13X13	☐
Mud Room	TILE-FRIGIA LIGHT GREY 13X13	☐
		☐
		☐

** 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-EXTRA LIGHT GREY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 5	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash		

** 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				

** Refer to Construction Summary

Initial: 

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Decor Advisor: Ida Viola

Model and Elevation: Rose 6 Elev 3 (5 Bedroom)

Lock Date: 9-Apr-25

9-Apr-25

Plan #: 65M-4818

7. Other Flooring

Main Hall	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Living Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Dining Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Family Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Den / Library / Study	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Upper Landing	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF
Upper Hall	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
Master Bedroom	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
Bedroom #2	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
Bedroom #3	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
Bedroom #4	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
Bedroom #5	LAMINATE-AVENUE MELROSE OAK TL AV 232 PEFC
KITCHEN/BREAKFAST	HARDWOOD-VINTAGE NORTHERN SOLID SAWN SCULPTED WHITE OAK CHARACTER 7 3/4" SANSBAR UVF

Underpad

Standard ☐Upgrade ☐

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE SANDBAR WHITE OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE SANDBAR WHITE OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE SANDBAR WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE SANDBAR WHITE 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	22 WARM GREY
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	Ensuite Bath - Bedroom 5	22 WARM GREY
		Mud Room	22 WARM GREY

** Refer to Construction Summary

Initial: 

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9-Apr-25

Plan #: 65M-4818

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				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				NO					

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

Comment

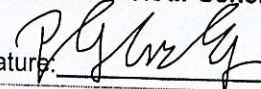
** Refer to Construction Summary

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: 

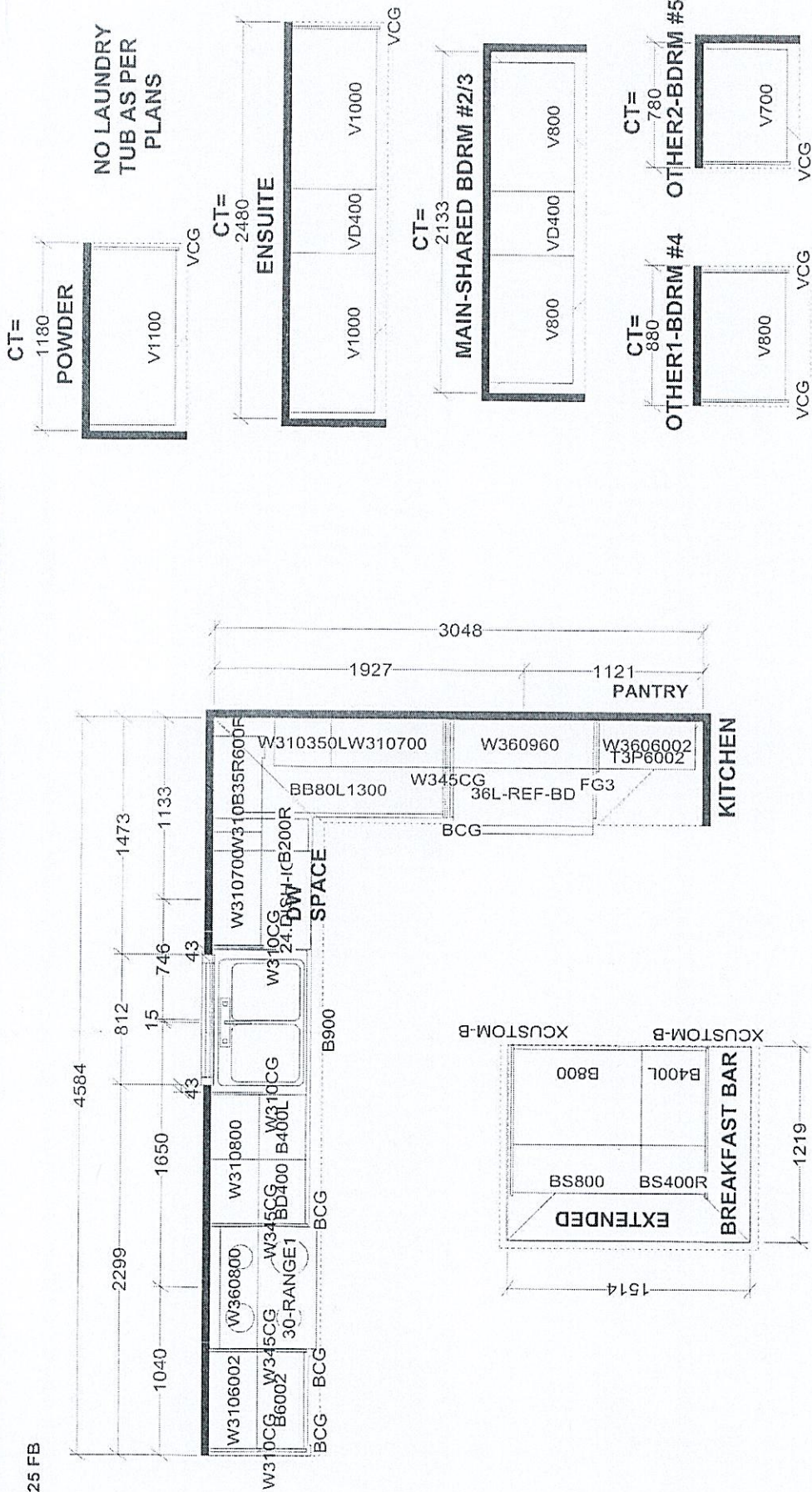
Date: April 14, 2025



FILE NAME:
TRINIGROUP LOT 67

JAN 29 25 FB

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT



Selba Industries		J #
W WIDTH	W HGT	W CNT
FLOOR HGT		
DOOR HGT		
ST CENT	2X4	VENT BOX COVER
DESIGNER: KS		DATE: OCT 19 23
LOT #: 67		
JOB NUMBER:		
BUILDER: GREENPARK HOMES		
SITE: TRINI GROUP, Richmond Hill		
MODEL: ROSE 6X OPT 5 BD EL 1,2,3		

LOT#67

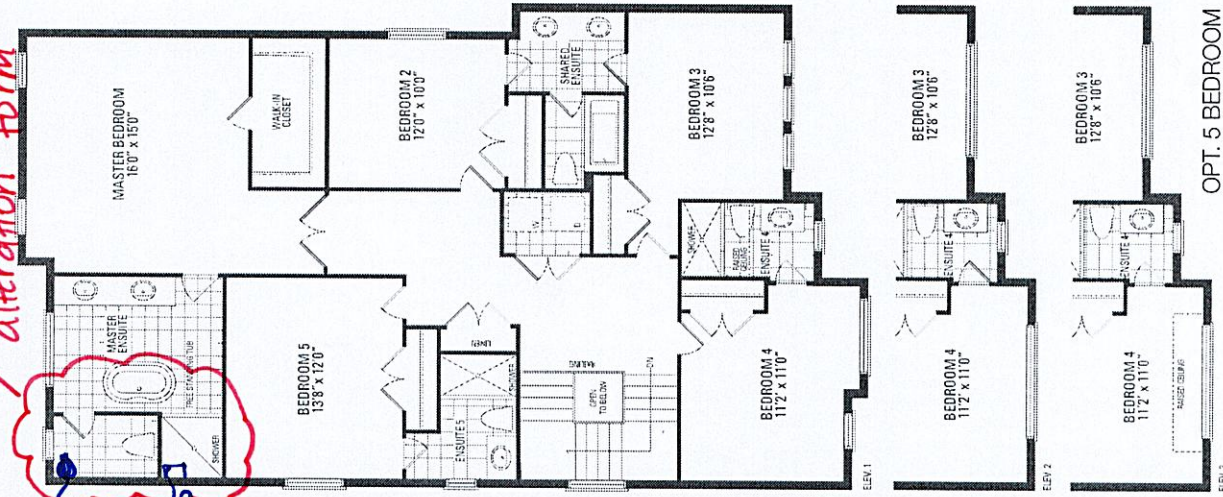
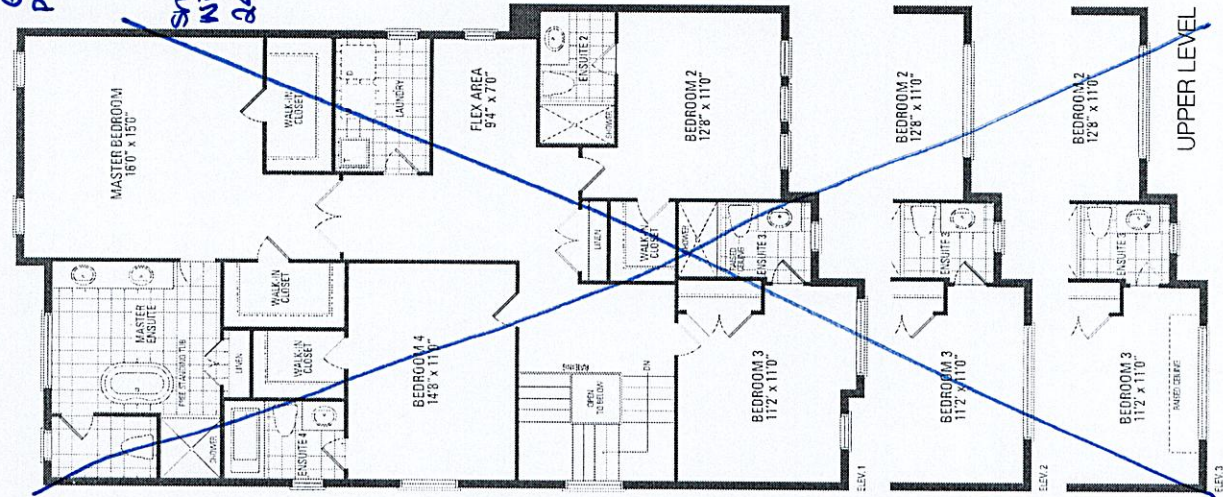
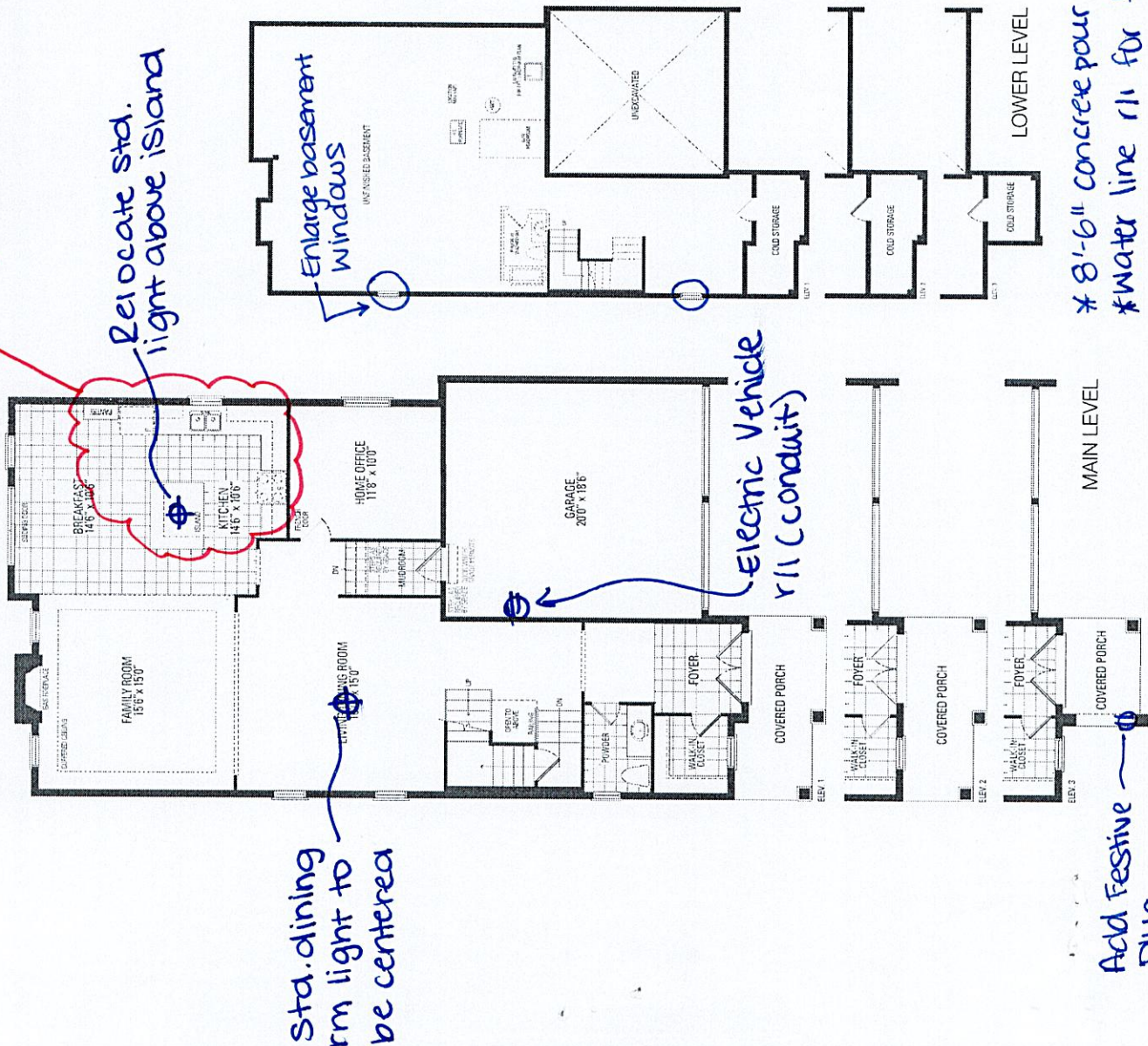
Rose 6 40' Lot

Elev. 1: 3,215 sq.ft. Elev. 2: 3,197sq.ft. Elev. 3: 3,197 sq.ft.

Includes 11" sq.ft. of Open Area

Refer to purchaser alteration form

Refer to purchaser alteration form



YWC

* 8'-6" concrete pour

* water line r/l for fridge

* 10'-ceiling height - 1st Floor

LOT 67
TRINIGROUP

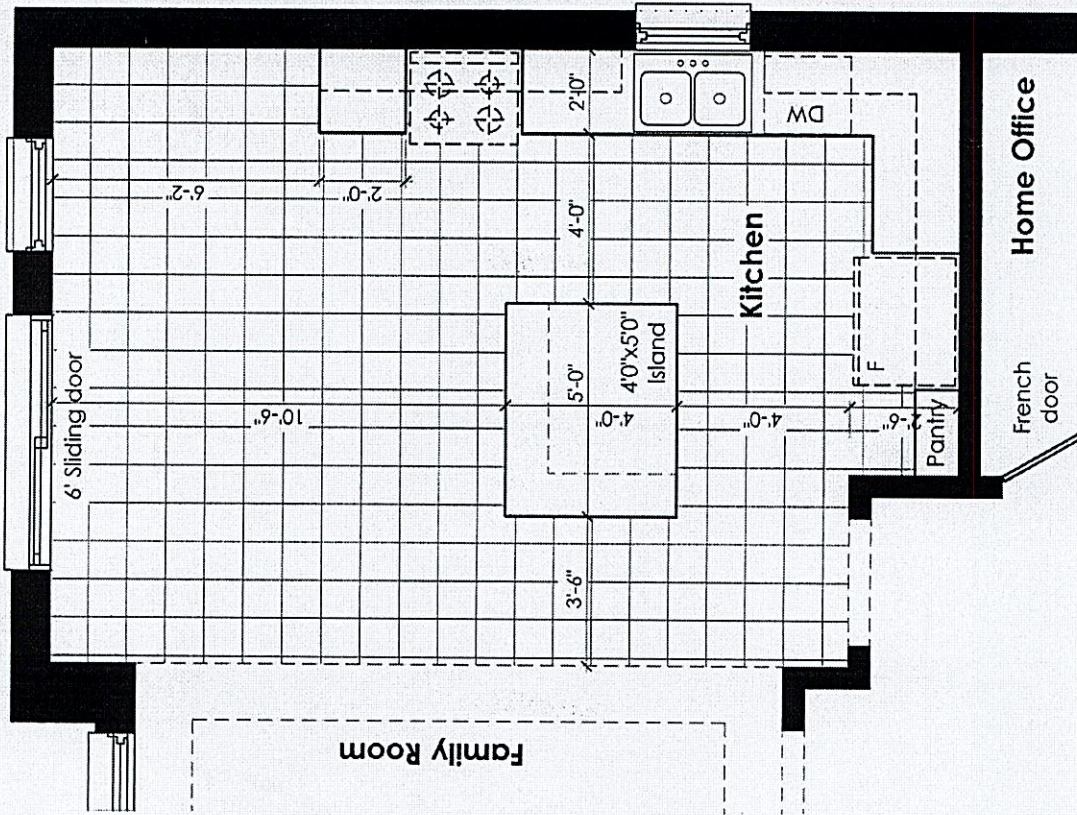
LEGACY HILL
CITY OF RICHMOND HILL

ROSE 6
ELEVATION 3

REVISIONS:

- RELOCATE FRIDGE AND STOVE.
- EXTEND BASE AND UPPERS BESIDE STOVE.
- RELOCATE PANTRY BESIDE FRIDGE.

Emily



MAIN 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.

REGION
DESIGN
INC.

SCALE

N.T.S.

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BY

MB



LOT 67
TRINIGROUP

LEGACY HILL
CITY OF RICHMOND HILL

ROSE 6
ELEVATION 3

REVISIONS:

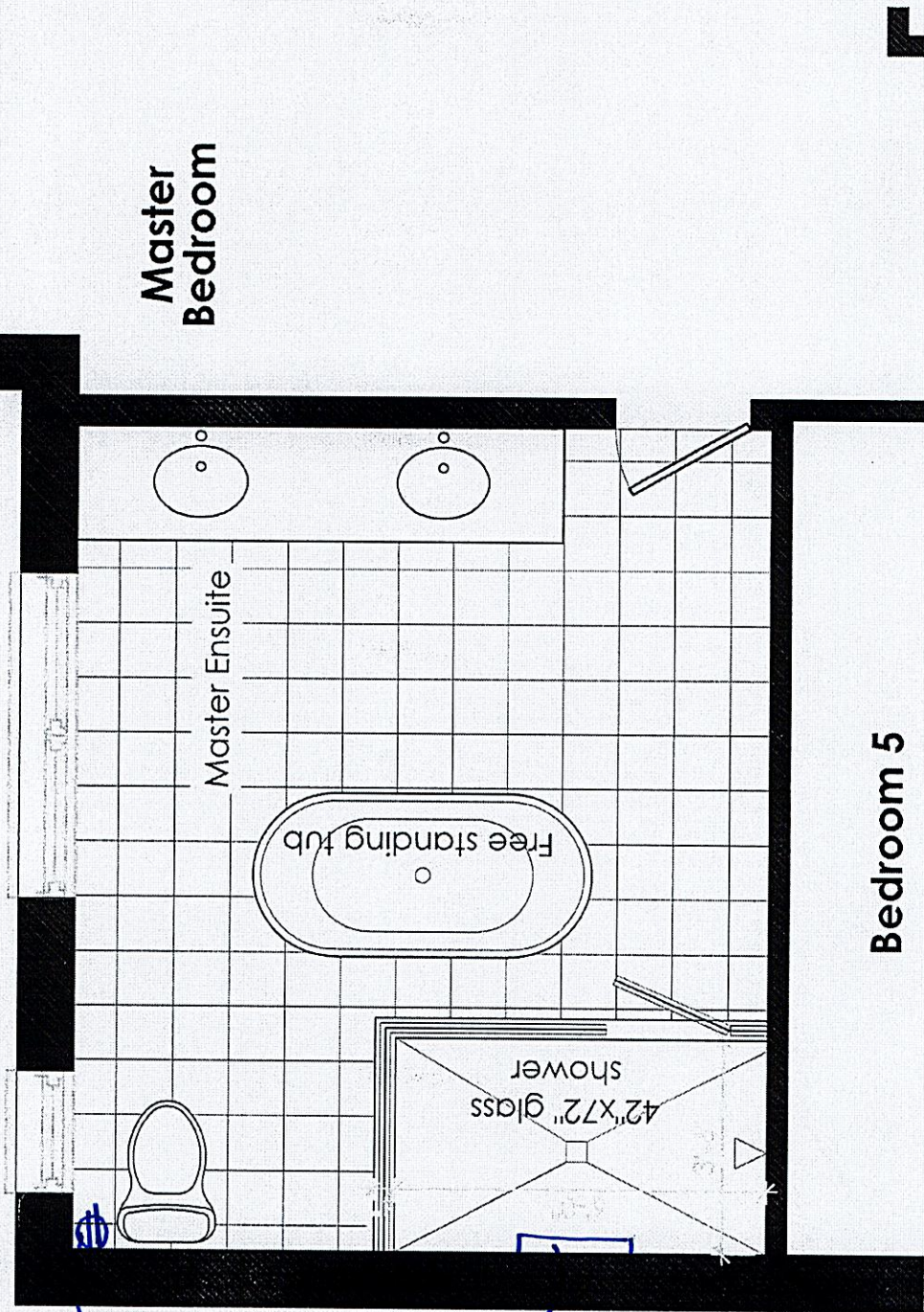
- REMOVE WATER CLOSET WALLS & DOOR AND ROTATE TOILET.
- REVISE SHOWER SIZE TO 42X72 WITH CURB AND FRAMELESS GLASS.

Kw
MAY 15/24

OPTION 1:

Add
GFI
plug

Shampoo
Niche
24" x 20"



Master
Bedroom

Master Ensuite

Free standing tub

42'x72" glass
shower

Bedroom 5

UPPER LEVEL

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Greenpark™