

CONSTRUCTION SUMMARY				
Legacy Hill - Trinigroup Development Inc.				
PURCHASERS: Queenie CAO and Thomas Leung Chak LAM				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
54 / 1	65M-4818	Villa 6 Elev 2		

CABINETRY

1 - KITCHEN - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 16May24 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Apr25 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE FLOOR 28Apr25 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - POWDER ROOM 28Apr25 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - KITCHEN/BREAKFAST AREA 28Apr25 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - FOYER 28Apr25 Note:	

CONSTRUCTION

1 - MASTER ENSITE- PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 16May24 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 21Dec23 Note:	

DOORS AND TRIM

1 - TRIM - 7 1/4 INCH BASEBOARD AND 3 1/4 INCH BB CASING - STEP 28Apr25 Note:	
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ELECTRICAL

1 - KITCHEN - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 16May24 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16May24 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 28Apr25 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS 28Apr25 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH 28Apr25 Note: upgraded From chrome knob	
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RECEIVED

APR 30 2025

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LOT / PHASE 54 / 1	REG. PLAN # 65M-4818	HOUSE TYPE Villa 6 Elev 2		
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 16May24 Note:				

PLUMBING

1 - DELTA - WALL MOUNT POT FILLER - CONTEMPORARY #1165LF - CHROME 16May24 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28Apr25 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8,170.00 BALANCE FORWARD \$1,830.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$30,000.00AS PER SCHEDULE PE. 16May24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$20,000.00 BALANCE FORWARD \$10,000.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$30,000.00 AS PER SCHEDULE PE. 21Dec23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - INCLUDES EXTRA STEP 28Apr25 Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL 28Apr25 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 Thi Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 30 Apr 25 at 10:29

Purchasers: Queenie CAO & Thomas Leung Chak LAM

Property: 54

Telephone Res. / Bus: /

Project: Trinigroup Development Inc.

Decor Advisor: Ida Viola

Model and Elevation: Villa 6 Elev 2

Lock Date: 28-Apr-25

28-Apr-25

Plan #: 65M-4818

1. Cabinetry	Style and Colour	Hardware
Kitchen / Breakfast	SABRA 291 CLEAR	464SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 291 CLEAR	464SA
Master Ensuite Bathroom	SABRA 291 CLEAR	464SA
Ensuite Bath - Bedroom 2	SABRA 291 CLEAR	464SA
Ensuite Bath - Bedroom 3/4	SABRA 291 CLEAR	464SA

Stove Opening

TL

QC

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-GRIGIO SARDO	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38		

Kitchen Backsplash N/A

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Lock Date: 30-Apr-25

28-Apr-25

Plan #: 65M-4818

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-PURITY CALACUTTA LUX 24X24	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-STONE BEIGE 12X24	☐
Laundry Room	TILE-LOFT CENDRA 12.5 X 12.5	☐
Powder Room	TILE-PURITY CALACUTTA LUX 24x24	☐
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED 24X24	☐
Ensuite Bath - Bedroom 2	TILE-LOFT CENDRA 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3/4	TILE-LOFT CENDRA 12.5 X 12.5	☐
Mud Room	TILE-LOFT CENDRA 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-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash		

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3 1/4" CASING WITH 7 1/4" BASEBOARD - ONE STEP

** 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					

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Plan #: 65M-4818

7. Other Flooring

Main Hall	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Living Room	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Dining Room	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Family Room	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Den / Library / Study	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD - NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" SANDBAR UVF
Upper Hall	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC
Master Bedroom	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC
Bedroom #2	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC
Bedroom #3	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC
Bedroom #4	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC
Bedroom #5	N/A
Flex	LAMINATE - AVENUE MELROSE OAK TL AV232 PEFC

Underpad

Standard ☐

Upgrade ☐

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	43 BIRCH WHITE
		Flex	43 BIRCH WHITE

** Refer to Construction Summary

Initials:

QC

TL

Page 3 of 4

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Lock Date: 28-Apr-25

28-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 M2-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

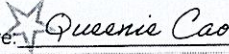
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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:  Queenie Cao

Date: 25/04/30

Signature:  Thomas Lam

Date: 25/04/30

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The floor plan shows a house with overall dimensions of 4267 (width) by 2286 (depth). The layout includes:

- LAUNDRY:** Located at the top left, with a width of 750 and a depth of 750. It contains a unit labeled BL700.
- POWDER:** Located at the top right, with a width of 980 and a depth of 980. It contains a unit labeled V900.
- ENSUITE:** A large room in the center, with a width of 2870 and a depth of 2870. It contains two units labeled V1100 and VD550.
- MAIN-BDRM.#2:** Located at the bottom right, with a width of 980 and a depth of 980. It contains a unit labeled V900.
- OTHER 1-BDRM.#3/4:** Located at the bottom left, with a width of 1676 and a depth of 1676. It contains two units labeled VD400 and V40R1200.
- KITCHEN:** Located at the bottom, with a width of 1676 and a depth of 1676. It contains two units labeled T3P800 and W360800.
- Breakfast Bar:** An extended breakfast bar is located between the kitchen and the main bedroom, with a width of 2480 and a depth of 914. It contains a unit labeled B800.
- Other Rooms:** The plan also shows a living area with a fireplace (FP), a dining area (DIN), and a kitchen area (KITCHEN) with a refrigerator (REF) and a range hood (RANGE1).

Selba Industries		J # _____	
_____		_____	
<i>This drawing is the intellectual property of</i> 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 WDTH _____ W HGT _____ W CNT _____		JOB NUMBER: _____	
FLOOR HGT _____ DOOR HGT _____		BUILDER: GREENPARK HOMES	
_____		SITE: TRINI GROUP, Richmond Hill	
_____		MODEL: VILLA 6X EL 1,2,3	
_____		LOT #:	
_____		DESIGNER: KS	
_____		DATE: OCT 19 23	
ST CNT _____ 2X4 _____	VENT BOX COVER _____		

Villa 6 36' Lot

Elev. 1: 3,038 sq.ft. Elev. 2: 3,047 sq.ft. Elev. 3: 3,047 sq.ft.



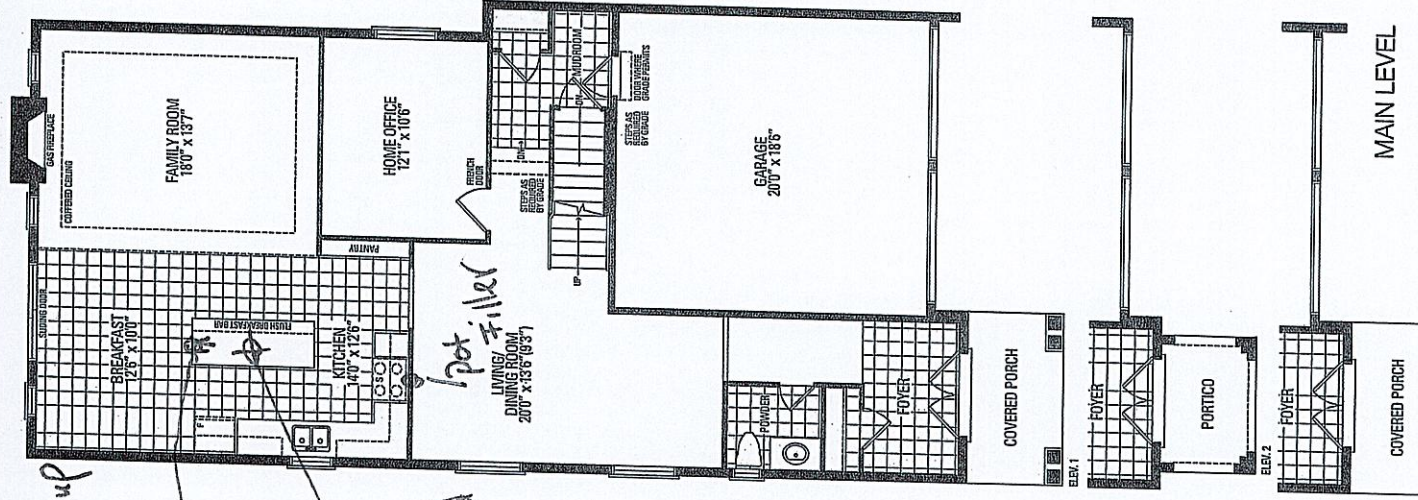
of 54 Trinigroup

Add Plug
to Island

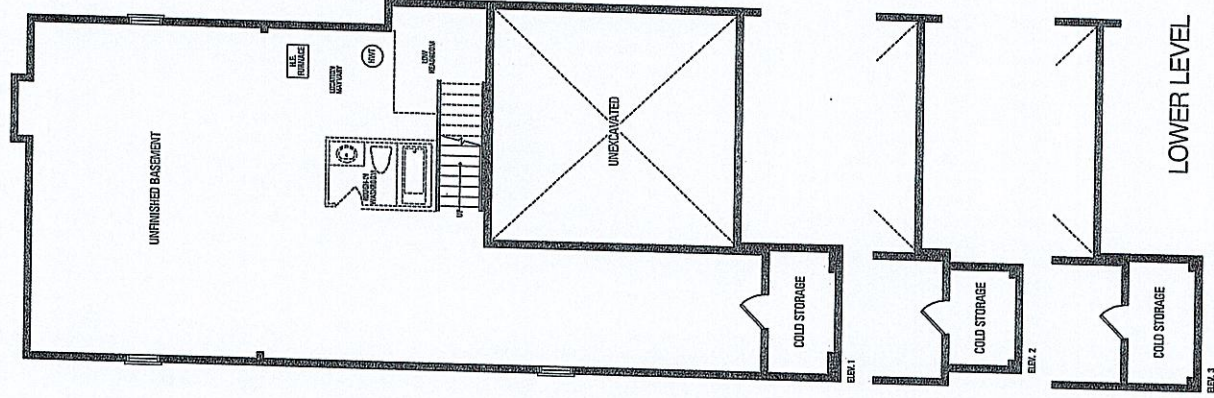
Add Light
above Island

* 10 ft Ceiling 1st Floor *

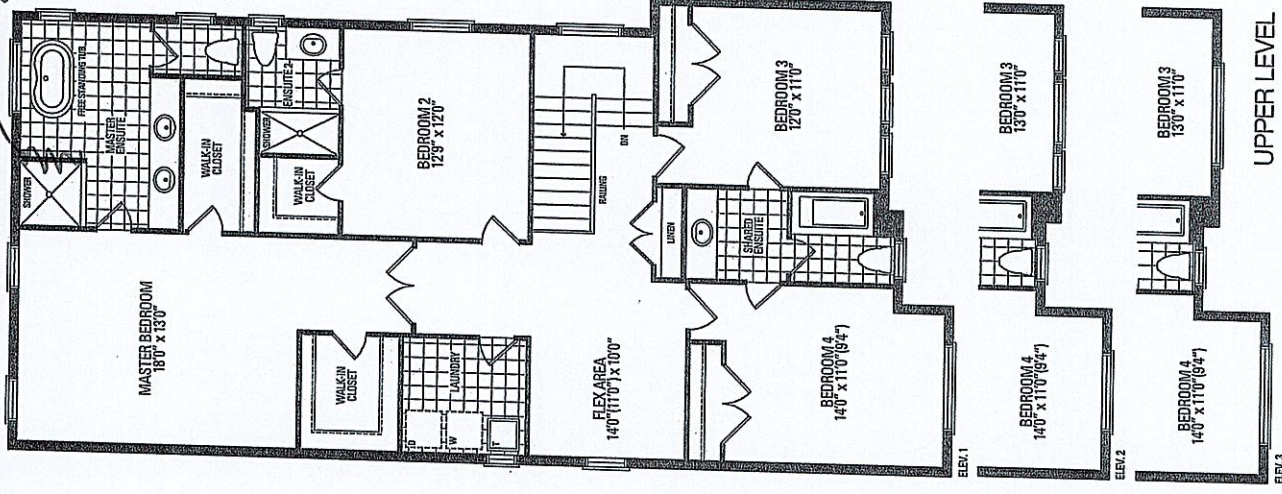
Frameless Glass
Enclosure



MAIN LEVEL



LOWER LEVEL



UPPER LEVEL