

Preliminary upgrades

CONSTRUCTION SUMMARY

Legacy Hill - Trinigroup Development Inc.

PURCHASER: Shuaijie LIU

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
46 / 1	65M-4818	Villa 6 Elev 1		

CONSTRUCTION

1 - MASTER ENSUITE - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 30Apr25 Note: INCLUDED IN OFFER	
1 - WAFFLE CEILING - 6 BOX FAMILY ROOM 30Apr25 Note: INCLUDED IN OFFER - SEE SKETCH	
1 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 30Apr25 Note: INCLUDED IN OFFER	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 30Apr25 Note: INCLUDED IN OFFER	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 30Apr25 Note: INCLUDED IN OFFER	

ELECTRICAL

1 - FAMILY ROOM - WAFFLE CEILING STANDARD LIGHT LOCATION TO BE DETERMINED - CALL DECOR CENTER PRIOR TO INSTALL 30Apr25 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 30Apr25 Note: INCLUDED IN OFFER	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 30Apr25 Note: INCLUDED IN OFFER	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE FOR 5 FOOT SHOWER – INCLUDES CHROME KNOB & HINGES 30Apr25 Note: INCLUDED IN OFFER	
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PLUMBING

1 - MASTER ENSUITE - TOE TESTER - ADD TOE TESTER TO SHOWER 30Apr25 Note: INCLUDED IN OFFER	
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SCHEDULE "PE"
PURCHASER'S EXTRA

Trinigroup Development Inc. c.o.b. Greenpark Vendor		Shuaijie LIU Purchaser(s) Telephone Number: Cell: (647) 405-0319		
Lot Number 46	House Type Villa 6 Elev 1	Reg. Plan # 65M-4818	Phase	Date Ordered 15-Apr-2025

IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRA'S:

DESCRIPTION

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 but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.

(8'6" Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.

Enlarged basement windows (may require windows wells) - window is 30 Inches x 24 inches

Waffle ceiling - 6 box - Family Room

Master Ensuite - Frameless glass shower enclosure - includes chrome knob and hinges

Provision for frameless glass shower enclosure - remove side wall and replace with glass to accommodate frameless glass shower enclosure

Electric vehicle rough-in provision only for future electric car (conduit from basement into junction box in garage with pull string, no wire)

Relocate standard kitchen light to be centered over island

Toe Tester - Add toe tester to shower

All promotional items and incentives available at the time of purchase have been given to the Purchaser at the time of sale. No further credits available. Any unused portion of the credit will be forfeited by the Purchaser.

Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code.

Paid: Included in the purchase price

Signature: Shuaijie LIU 24-4-25

Purchaser: Shuaijie LIU

Vendor: [Signature]

Construction Scheduling Approval

Per: _____

Date: _____

Greenpark	Metropark	Purchaser	Construction	Site Office	Purchaser's Lawyer
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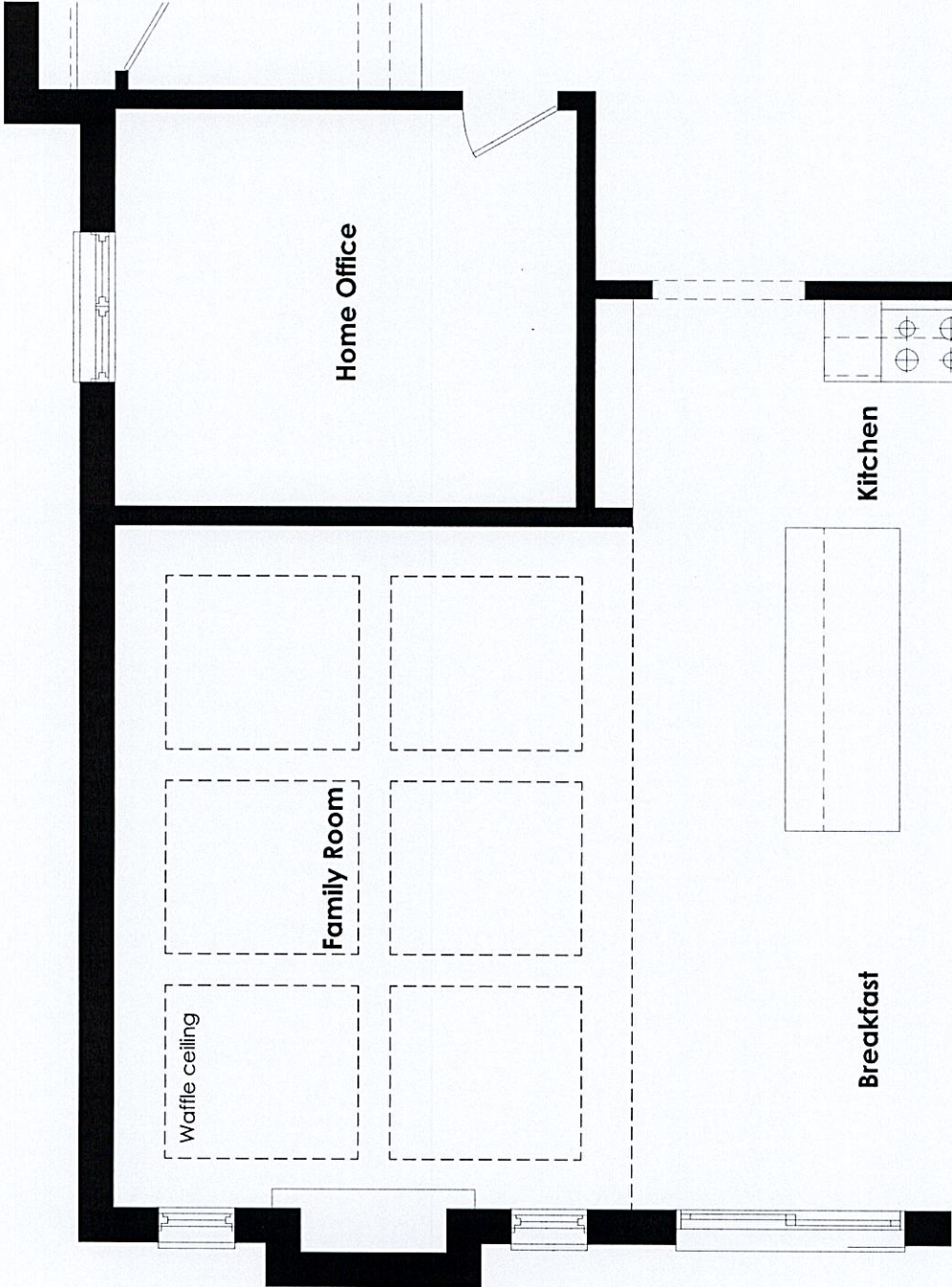
LOT 46
TRINIGROUP

LEGACY HILL
CITY OF RICHMOND HILL

VILLA 6
ELEVATION 1

REVISIONS:

- REVISE FAMILY ROOM
COFFERED CEILING TO WAFFLE
CEILING.



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

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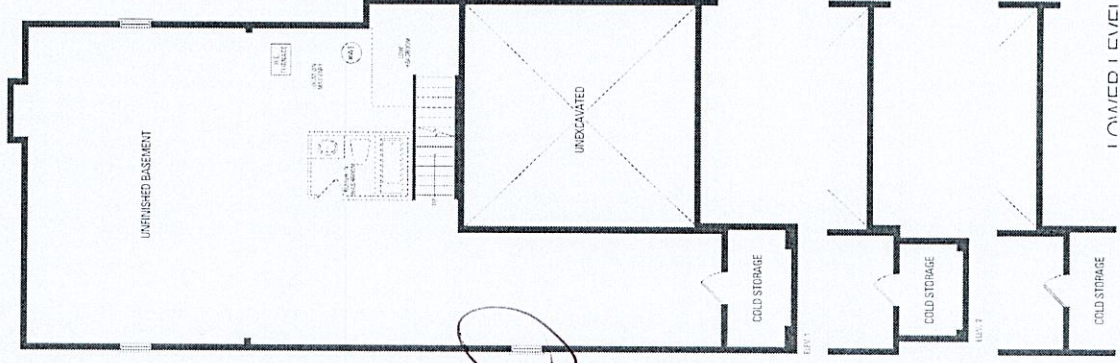
Villa 6 36° Lot

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

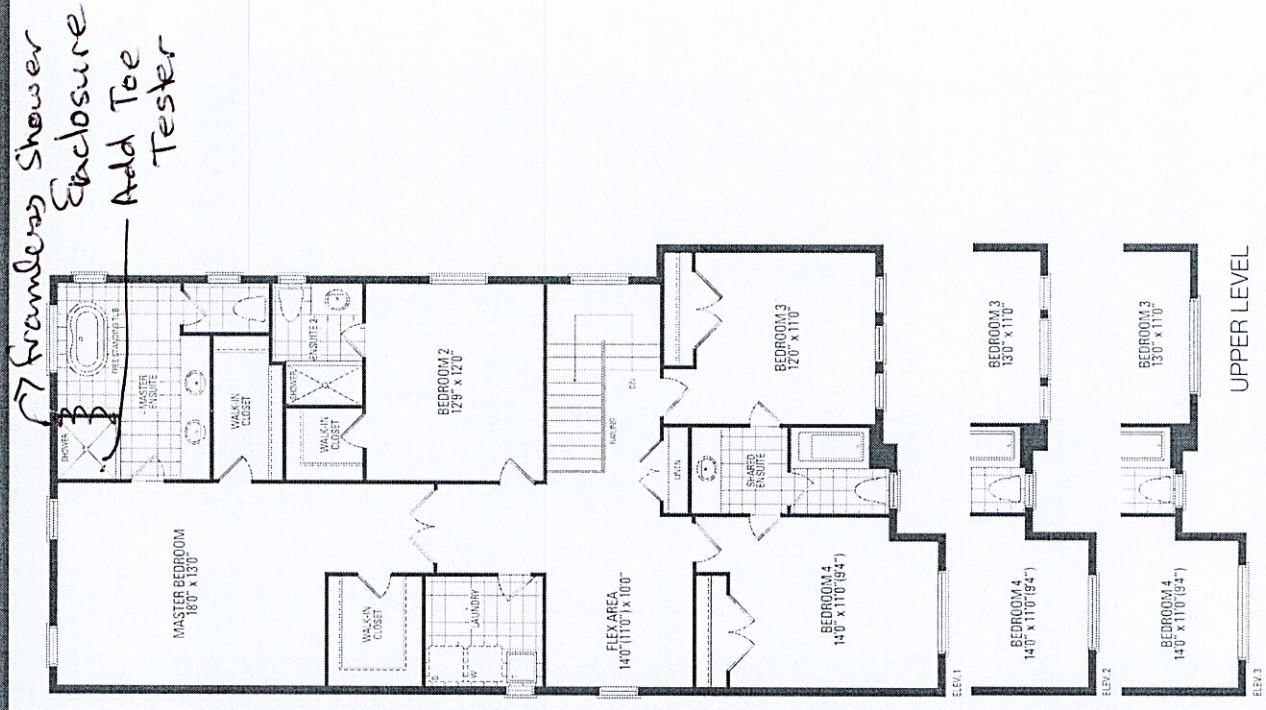


Relocate Std. _____
light above island

- Waffle Ceilings (see sketch)



10 Ft Ceiling 1st floor
8' 6" Power.



→ frameless Shower Enclosure
Add Toe Tester