



11-Mar-21

PRE-Sales Selection Sheet
CHECKLIST

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C2

LOT	057-6	20-1577 ELEV A THE ROYCROFT
PURCHASERS: SUTHAJINI THARMALINGAM CONTACT NO: 647-986-5531		
VENDOR: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4		

LOWER DECK

3RD FLOOR BALCONY

WAFFLE CEILING IN GREAT ROOM

- ☒ FINISHED BASEMENT
- ☐ COLD CELLAR

UPGRADED / MODIFIED ELEVATION

- ☐ CORNER UPGRADE
- ☐ SIDE UPGRADE
- ☐ REAR UPGRADE

CEILING UPGRADE - SMOOTH

- ☐ MAIN FLOOR
- ☐ SECOND FLOOR

ADDITIONAL ROUGH-INS

- ☒ 200 AMP SERVICE
- ☐ WET BAR ROUGH IN

GAS ROUGH-IN

- ☒ STOVE
- ☒ BBQ

HOODFAN VENTING

- ☒ 6" ROUND DUCT
- ☐ 7" ROUND DUCT

- ☐ WALK OUT DECK
- ☐ WALK OUT BASEMENT

- ☐ BASEMENT

- ☐ HUMIDIFIER
- ☒ AIRCON

- ☐ DRYER
- ☐ ADDITIONAL FIREPLACE

FULL BASEMENT STAIRS:

PAINT GRADE

UPPER BASEMENT STAIRS:

N/A

LOWER BASEMENT STAIRS:

N/A

STAIRS TO LOWER LEVEL:

ALL OAK

STAIRS TO UPPER LEVEL:

N/A

MAIN STAIRS:

ALL OAK

MEDIA STAIRS (if applicable):

N/A

March 16/21	Signature on file	March 16/21	MARILYN ROSEN
Date	Purchaser	Date	Décor Consultant
by e-mail		- APPROVED -	
Date	Purchaser	M. Rosen	

Date Approved HEATHWOOD HOMES (WHITBY)
LIMITED - PHASE 4



10-Mar-21

SCHEDULE "E"

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Addendum forms part of, and is to be read with the attached offer to Purchase for:

LOT	057-6	20-1577 ELEV A THE ROYCROFT
PURCHASERS:	SUTHAJINI THARMALINGAM	CONTACT NO: 647-986-5531
VENDOR:	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4	

The following items are included in the Agreement of Purchase and Sales, and are from Vendors standard samples:

Appliances

2 - FIVE APPLIANCES: SS FRIDGE, STOVE, DISHWASHER, WHITE FRONT LOADER WASHER/DRYER- TOWNHOMES Qty: 1

X_Credits

38 - TEN THOUSAND DOLLARS (\$10,000) AT DÉCOR (NO CASH VALUE)- TOWNHOMES Qty: 1

38 - ONE THOUSAND DOLLARS (\$1,000) AT DÉCOR AS A SECOND TIME HEATHWOOD HOMEOWNER (NO CASH VALUE) Qty: 1

MARCH 16/21	Signature on file	MARCH 16/21	MARILYN ROSEN
Date	Purchaser by email	Date	Décor Consultant
- APPROVED -		M. Rosen	
Date	Purchaser		



10-Mar-21

PRE-Sales Selection Sheet

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LOT	057-6	20-1577 ELEV A THE ROYCROFT
PURCHASERS:	SUTHAJINI THARMALINGAM	CONTACT NO: 647-986-5531
VENDOR:	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4	HST #

It is herein understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale in accordance with the agreement and except for such changes noted below, all other terms and conditions in the Agreement of Purchase and Sale shall remain as stated herein: It is further understood that and agreed that all changes and additions shall be installed as per builder's specifications, location and available selections. The Purchaser hereby agrees to purchase the following extras:

AMOUNT:

Cabinetry		
1260	Optional Extras 11A- Upper angle corner per unit Viking SKETCH # 3 PAGE 8	KITCHEN Qty: 1
1367	Optional Extras 04H- 66cm deep fridge enclosure (counter depth) Includes [1] 66cm deep cabinet and [1] 66cm deep gable (1-wall beside fridge) (note: this is not a zero clearance enclosure. Standard heights and widths will be used) DEEP FRIDGE UPPER SKETCH # 3 PAGE 8	KITCHEN Qty: 1
1448	Optional Upgrade Optional Pantry VIKING I/II/III OPTIONAL PANTRY BESIDE FRIDGE SKETCH # 3 PAGE 8	Pantry Qty: 1
Electrical		
352	Potlights (NON-INSULATED) T477GR-W 4" line voltage trim with flush adjustable gimbal ring (with LED Bulb) 6 X POT LIGHTS IN GREAT ROOM CENTERED +/- IN WAFFLE CEILING USE EXISTING SWITCH FOR SWITCHED PLUG SKETCH # 3 PAGE 8	GREAT ROOM Qty: 6
342	Optional Extras Extra wall interior outlet on Existing Circuit (does not include kitchen outlets) LOCATE ABOVE ELECTRIC FIREPLACE IN GREAT ROOM 70"+/- FROM FLOOR SKETCH # 3 PAGE 8	GREAT ROOM Qty: 1
342	Optional Extras Extra wall interior outlet on Existing Circuit (does not include kitchen outlets) ADD ADDITIONAL PLUG BESIDE RG6 R/I IN GREAT ROOM FURNITURE NICHE SKETCH # 3 PAGE 8	GREAT ROOM Qty: 1

1. This Sales Selection Sheet when properly executed forms part of our Agreement of Purchase and Sale.
2. All extras and upgrades listed above are subject to Construction Progress and Architectural and Municipal requirements.
3. In the event the Vendor is unable to incorporate the work approved above in the construction of the house for any reason whatsoever, the Vendor will not be liable to the Purchaser in any way. The monies paid for any changes or optional extras not proceeded with shall be returned to the Purchaser, without interest. The cost of options or extras is non-refundable in all other circumstances. If for any reason whatsoever the Agreement of Purchase and Sale is not completed, the total cost of work approved above will be retained by the Vendor.
4. The Vendor reserves the right to substitute above materials and equipment with that of equal or better quality.
5. Purchaser acknowledges that items may not be exactly as shown. Variations from the Vendor's samples may occur in finished materials due to normal production processes. Vendor is not responsible for shade difference which may occur from different dye lots or wood grains. Variations from the Vendor's samples will occur with natural materials such as wood, marble, granite, hardwood and brick.
6. The Vendor reserves the right to select Grout & Thresholds that best suits the Tile selected.
7. Selections will not be processed unless signed by Heathwood Homes Head Office.
8. The selections made on this schedule are final and cannot be changed once submitted.
9. The Purchaser has checked and acknowledges the accuracy of this schedule.

MARCH 16/21	MARCH 16/21	MARILYN ROSEN
Date	Purchaser	Décor Consultant
Date	Purchaser	
Date Approved		HEATHWOOD HOMES (WHITBY)
		LIMITED - PHASE 4



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10-Mar-21

LOT	057-6	20-1577 ELEV A THE ROYCROFT
PURCHASERS: SUTHAJINI THARMALINGAM CONTACT NO: 647-986-5531		
VENDOR: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4 HST #		

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AMOUNT:

344	Optional Extras	KITCHEN	Qty: 1
	Ceiling rough-in (Capped)		
	CAPPED CEILING CENTERED +/- ABOVE KITCHEN ISLAND	SKETCH # 3 PAGE 8	
347	Optional Extras	KITCHEN	Qty: 1
	Additional switch		
	ADDITIONAL SWITCH FOR CAPPED CEILING ABOVE ISLAND LOCATE WITH STANDARD KITCHEN SWITCH	SKETCH # 3 PAGE 8	
379	Optional Extras	KITCHEN	Qty: 1
	Extra wall interior outlet (120V/15A) on a Separate Circuit (on arcfault)		
	FOR FUTURE MICROWAVE SHELF	SKETCH # 3 PAGE 8	
Heating / Air			
329	Optional Extras	DECK	Qty: 1
	ROUGH-IN GAS LINE FOR BBQ AT MAIN FLOOR UP TO 40' (Quick Connect Not Included)		
	ON DECK OFF BREAKFAST ROOM	SKETCH # 3 PAGE 8	
331	Optional Extras	KITCHEN	Qty: 1
	ROUGH-IN GAS LINE FOR GAS STOVE AT MAIN FLOOR (See specs) (Hook-up not included)		
	Leave standard 120 volt electrical outlet on a separate circuit.		
	SKETCH # 3 PAGE 8		
Structured Wiring			
427	Optional Extra	BEDROOM 3	Qty: 1
	TV cable line Rough-in RG 6		
	ADDITIONAL RG6 R/I IN BEDROOM 3	SKETCH # 4 PAGE 9	

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March 16/21	Signature	March 16/21	MARILYN ROSEN
Date	Purchaser	DATE	Décor Consultant
	on file by e-mail		M. Rosen
Date	Purchaser		

Date Approved: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4



10-Mar-21

PRE-Sales Selection Sheet

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LOT	057-6	20-1577 ELEV A THE ROYAL CROFT
PURCHASERS: SUTHAJINI THARMALINGAM		CONTACT NO: 647-986-5531
VENDOR: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4		HST #

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AMOUNT:

420	Optional Extra	GREAT ROOM	Qty: 1
Conduit Pipe to above fireplace Rough-in			
LOCATE 70" +/- ABOVE ELECTRIC FIREPLACE TO NEW RG6 CABLE R/I SKETCH # 3			
PAGE 8			
418	Optional Extra	GREAT ROOM	Qty: 1
Relocation of TV/Phone			
RELOCATE STANDARD RG6 CABLE R/I TO GREAT ROOM FURNITURE NICHE BESIDE			
ELECTRIC FIREPLACE SKETCH # 3 PAGE 8			
Waffle Ceiling			
471	Optional Extra	GREAT ROOM	Qty: 1
Install Waffle Ceiling in main floor great room			
INCLUDES COFFERED CEILING SKETCH # 3 PAGE 8			

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March 16/21	Signature on	March 16/21	MARILYN ROSEN
Date	Purchaser	Date	APPROVED
File by e-mail		DÉCOR CONSULTANT	
Date	Purchaser	M. Rosen	

Date Approved HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4

C2 COUNTRY LANE
LOT 57-6
20-1577 ELEV A
THE ROYCROFT

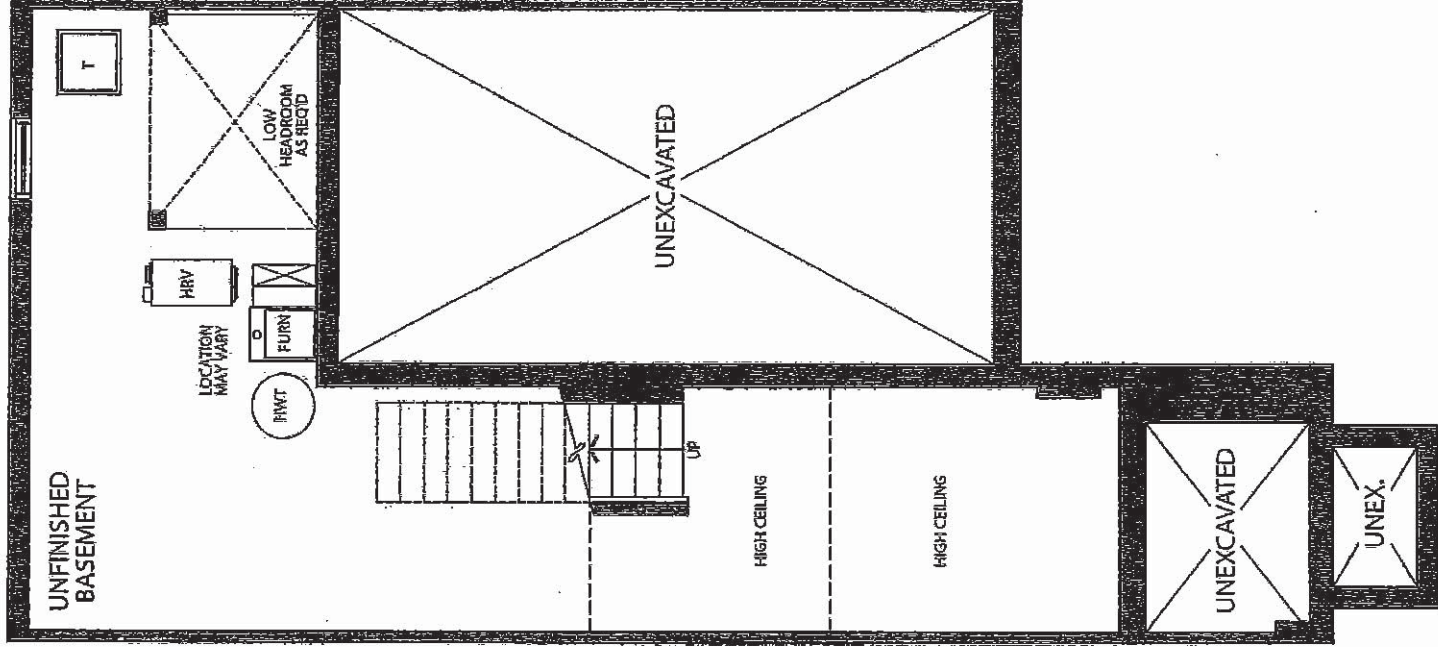
6049

The Roycroft

20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch # 1



BASEMENT
ELEVATION A & B

C2 COUNTRY LANE
LOT 57-6
20-1577 ELEV A
THE ROYCROFT

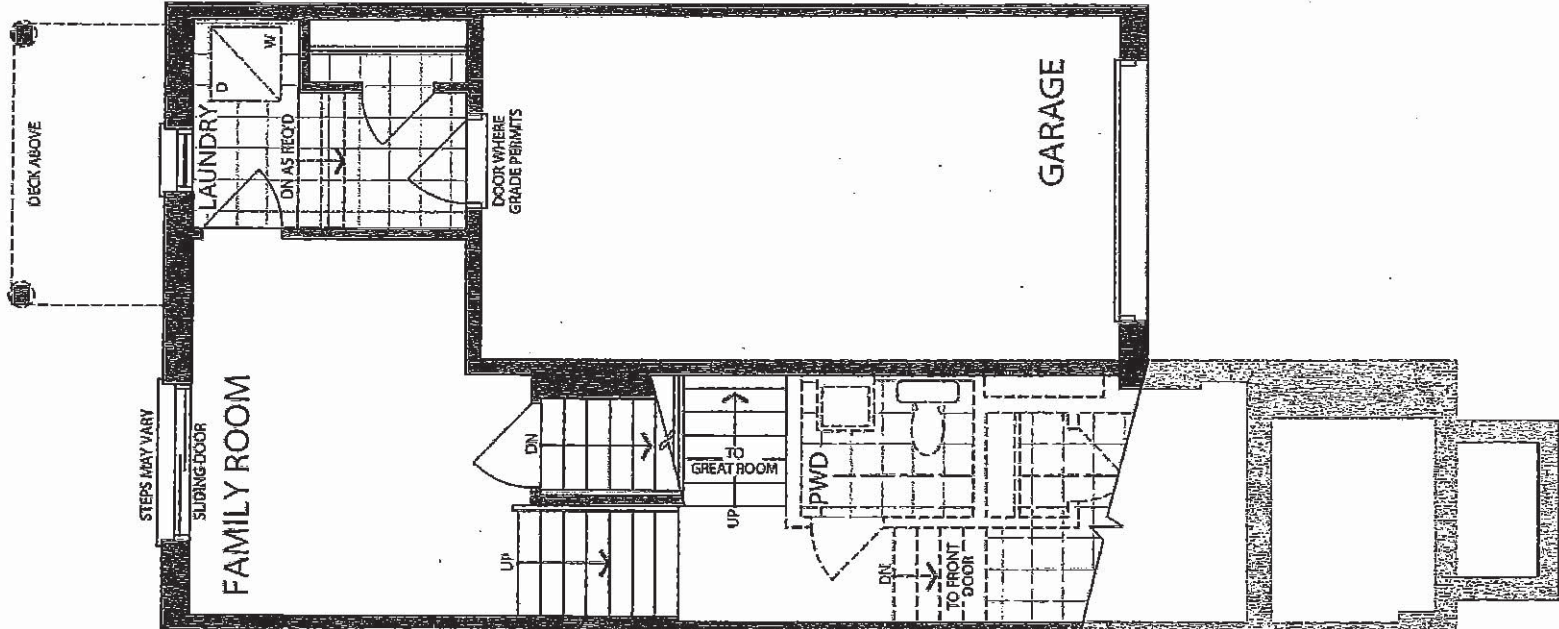
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The Roycroft

20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch #2



LOWER LEVEL
ELEVATION A & B

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ELEVATION A & B: 1,577 SQ FT

CLAPPED CEILING CENTERED +/-
ABOVE ISLAND ON
SEPARATE SWITCH

R/GAS LINK FOR BBQ

UPPER ANGLE
CORNER CABINET

WAFFLE CEILING
IN GREAT ROOM

-6x POT LIGHTS
ON EXISTING SW
FOR SWITCHES

CONDUITS R66
AND ELECTRICAL PLUG,
70"4/- ABOVE FIREPLACE

RELOCATE
RG 6 CABLE RY/
AND NEW ELECTRICAL PLUG
IN FURNITURE NICHE

Legal Plan July 22, 2020

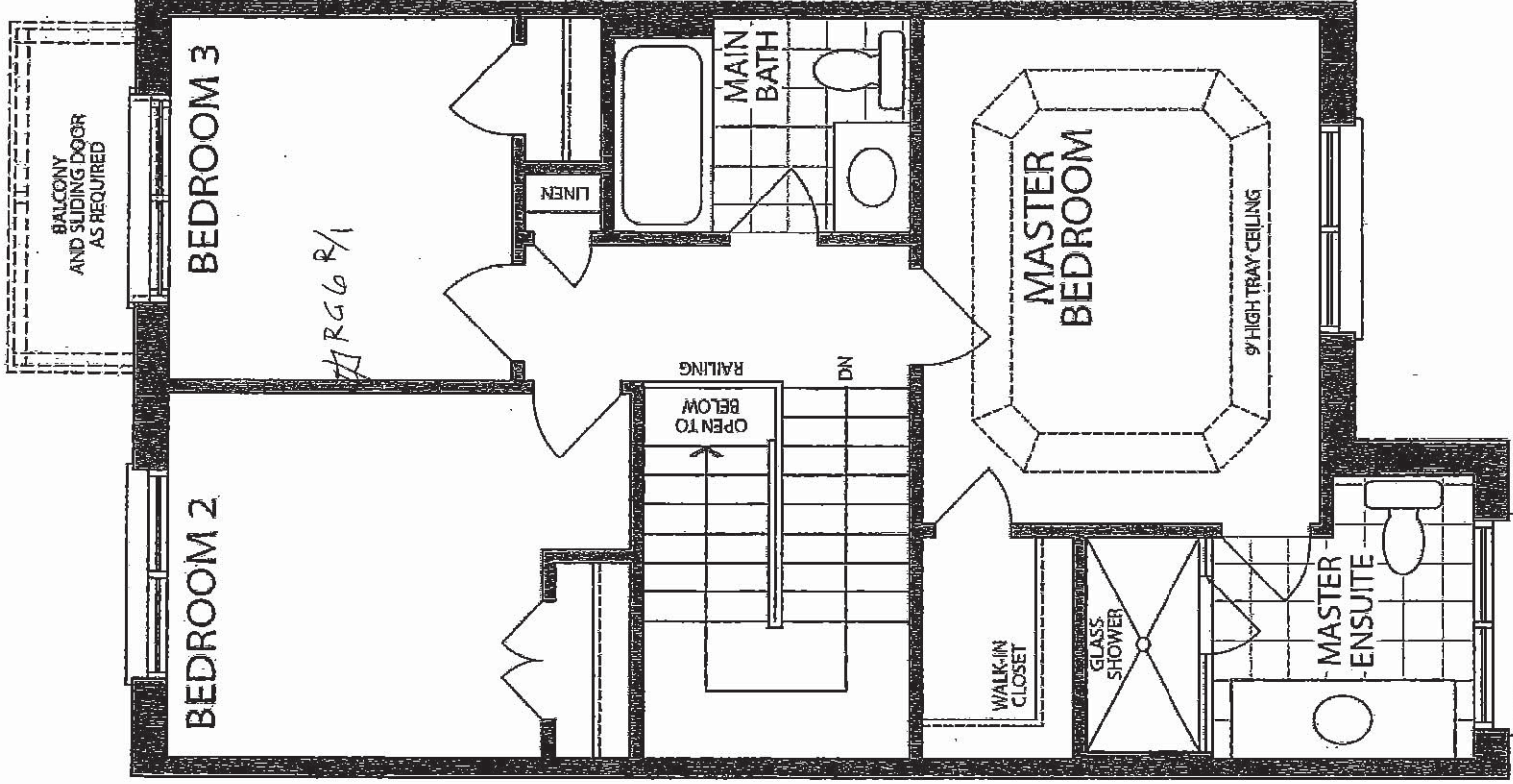
C2 COUNTRY LANE
LOT 57-6
20-1577 ELEV A
THE ROYCROFT

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20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch #4



UPPER LEVEL
ELEVATION A