



16-Mar-21

PRE-Sales Selection Sheet

CHECKLIST

OF 8^{C2}

LOT	057-7	20-1577 ELEV A THE ROYCROFT
PURCHASERS: ZHEN ZHEN ZHU ROBERT LEE		
CONTACT NO: 905-449-9222		
VENDOR: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4		

LOWER DECK

- ☒ FINISHED BASEMENT
- ☐ COLD CELLAR

UPGRADED / MODIFIED ELEVATION

- ☐ CORNER UPGRADE
- ☐ SIDE UPGRADE
- ☐ REAR UPGRADE
- ☐ WALK OUT DECK
- ☐ WALK OUT BASEMENT

CEILING UPGRADE - SMOOTH

- ☒ MAIN FLOOR
- ☐ SECOND FLOOR
- ☒ BASEMENT

ADDITIONAL ROUGH-INS

- ☒ 200 AMP SERVICE
- ☐ HUMIDIFIER
- ☐ WET BAR ROUGH IN
- ☒ AIRCON
- ☐ GAS ROUGH-IN
- ☐ DRYER
- ☐ STOVE
- ☐ ADDITIONAL FIREPLACE
- ☐ BBQ

HOODFAN VENTING

- ☒ 6" ROUND DUCT
- ☐ 7" ROUND DUCT

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

Date	March 16/21	Signature on	March 16/21	MARILYN ROSEN
Date	March 16/21	Purchaser	Date	March 16/21
Date	March 16/21	file by email	Date	March 16/21
Date	March 16/21	Purchaser	Date	March 16/21

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



10-Mar-21

SCHEDULE "E"

2 of 8

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

LOT	057-7	20-1577 ELEV A THE ROYCROFT
PURCHASERS:	ZHEN ZHEN ZHU ROBERT LEE	CONTACT NO: 905-449-9222
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

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



16-Mar-21

PRE-Sales Selection Sheet

3 of 8

LOT 057-7

20-1577 ELEV A THE ROYCROFT

PURCHASERS: ZHEN ZHEN ZHU
ROBERT LEE

CONTACT NO: 905-449-9222

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	KITCHEN	Qty: 1
	11A- Upper angle corner per unit Viking		
	UPPER ANGLE CABINET IN KITCHEN SKETCH # 3 PAGE 7		
1313	Optional Extras	KITCHEN	Qty: 2
	04C- Pantry 66cm deep in lieu of upper/base per foot (counter depth) Viking		
	OPTIONAL 2' PANTRY SKETCH # 3 PAGE 7		
1367	Optional Extras	KITCHEN	Qty: 1
	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 WITH 1 GABLE OPTIONAL PANTRY BESIDE FRIDGE SKETCH # 3 PAGE 7		

Drywall

440	Ceiling Upgrades	FINISHED LOWER LEVEL	Qty: 1
	Smooth Ceilings Basement		
440	Ceiling Upgrades	MAIN FLOOR	Qty: 1
	Smooth Ceilings Main Floor		

Electrical

342	Optional Extras	GREAT ROOM	Qty: 1
	Extra wall interior outlet on Existing Circuit (does not include kitchen outlets)		
	INSTALL ELECTRICAL PLUG CENTERED +/- ABOVE ELECTRIC FIREPLACE IN GREAT ROOM 70"+/- FROM FLOOR SKETCH # 3 PAGE 7		

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 Signatures on file

March 16/21 MARILYN ROSEN

Date Purchaser by email

Date APPROVED - Décor Consultant

My Rosen

Date Purchaser

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



17-Mar-21

PRE-Sales Selection Sheet

4 of 8

LOT	057-7	20-1577 ELEV A THE ROYCROFT
PURCHASERS: ZHEN ZHEN ZHU ROBERT LEE		
CONTACT NO: 905-449-9222		
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:

338	KITCHEN	Qty: 1
RELATED STANDARD KITCHEN LIGHT CENTERED +/- ABOVE ISLAND USE EXISTING STANDARD KITCHEN SWITCH SKETCH # 3 PAGE 7		
340	MAIN FLOOR	Qty: 1
Potlight Bundle - 8 x T477GR-W 4" line voltage potlights installed on main floor includes 2 switches		
4 X KITCHEN ON 1 SWITCH 4 X GREAT ROOM ON 1 SWITCH SKETCH # 3 PAGE 7		

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 17/21	Signatures on	March 17/21	MARILYN ROSEN
Date	Purchaser file by email	Date	Décor Consultant
Date	Purchaser	Date	M. Rosen
Date Approved		HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4	

C2 COUNTRY LANE
LOT 57-7
20-1577 ELEV A
THE ROYCROFT

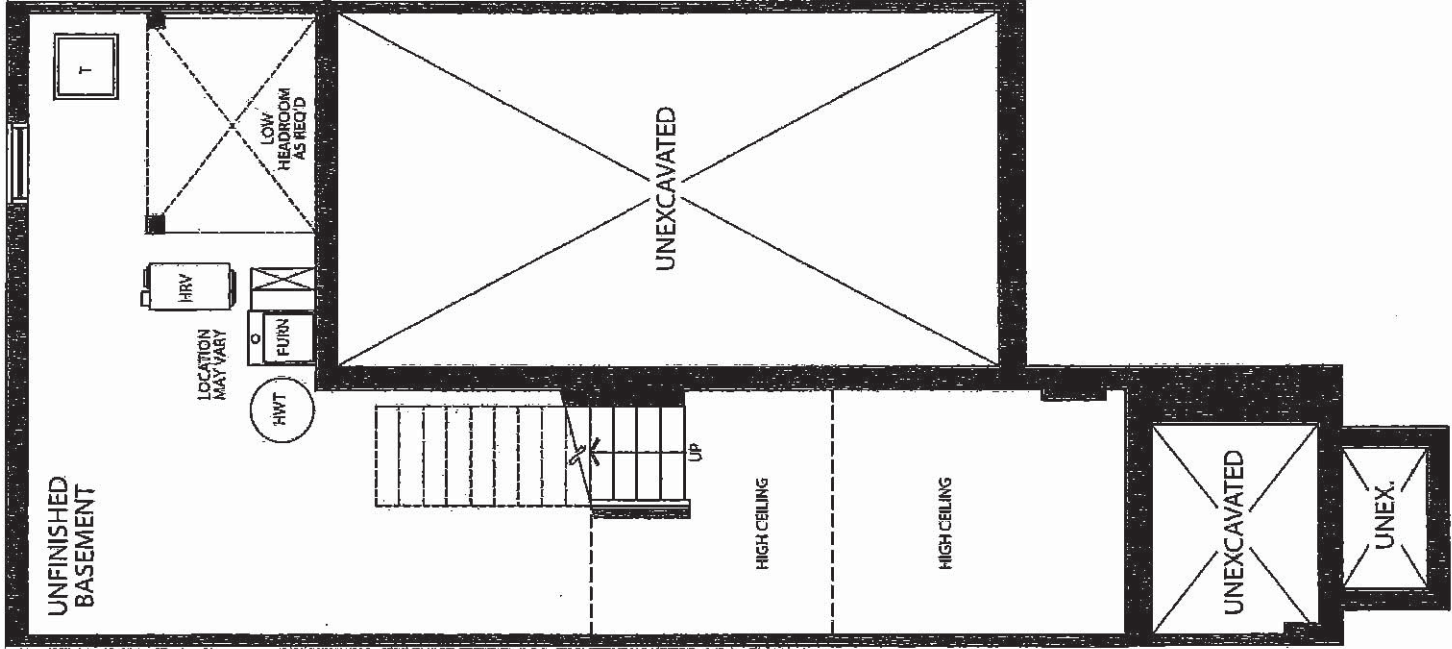
5 of 8

The Roycroft

20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch # 1



BASEMENT
ELEVATION A & B

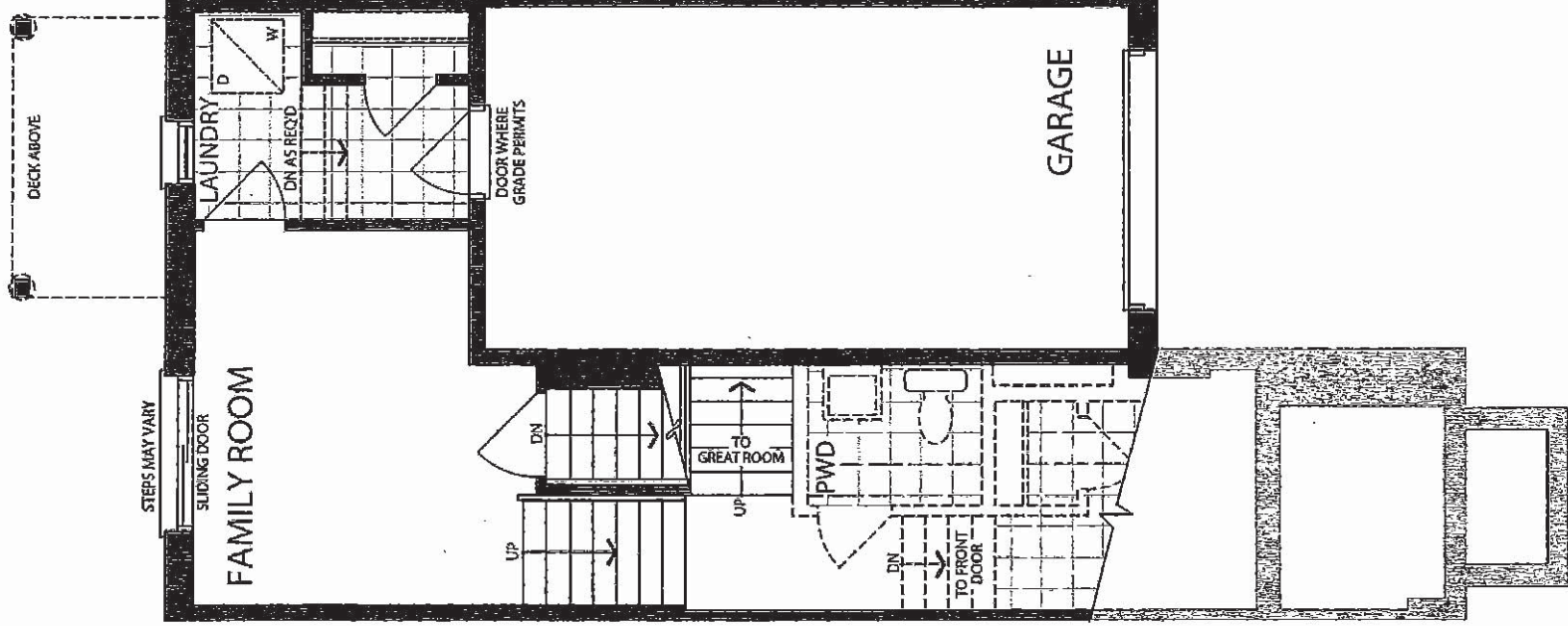
C2 COUNTRY LANE
LOT 57-7
20-1577 ELEV A
THE ROYCROFT

6 of 8
The Roycroft

20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch #2



LOWER LEVEL
ELEVATION A & B

78
The Roycroft

ELEVATION A & B: 1,577 SQ FT

Hand-drawn floor plan of a house with various rooms and handwritten annotations. The plan includes a Deck, Breakfast room, Kitchen, Great Room, Sunken Foyer, Covered Porch, and a central bathroom area. Handwritten notes specify lighting (4x pot lights, 4x pot lights on separate switch, relocate standard kitchen light), electrical (electrical plug 70" +/- from floor above fireplace, location of standard R41 and R46 cable R41 and electrical plug), and structural changes (upper angled cabinet, deep fridge upper & 1 cable, optional pantry in lieu of upper & lowers).

Legal Plan July 22, 2020

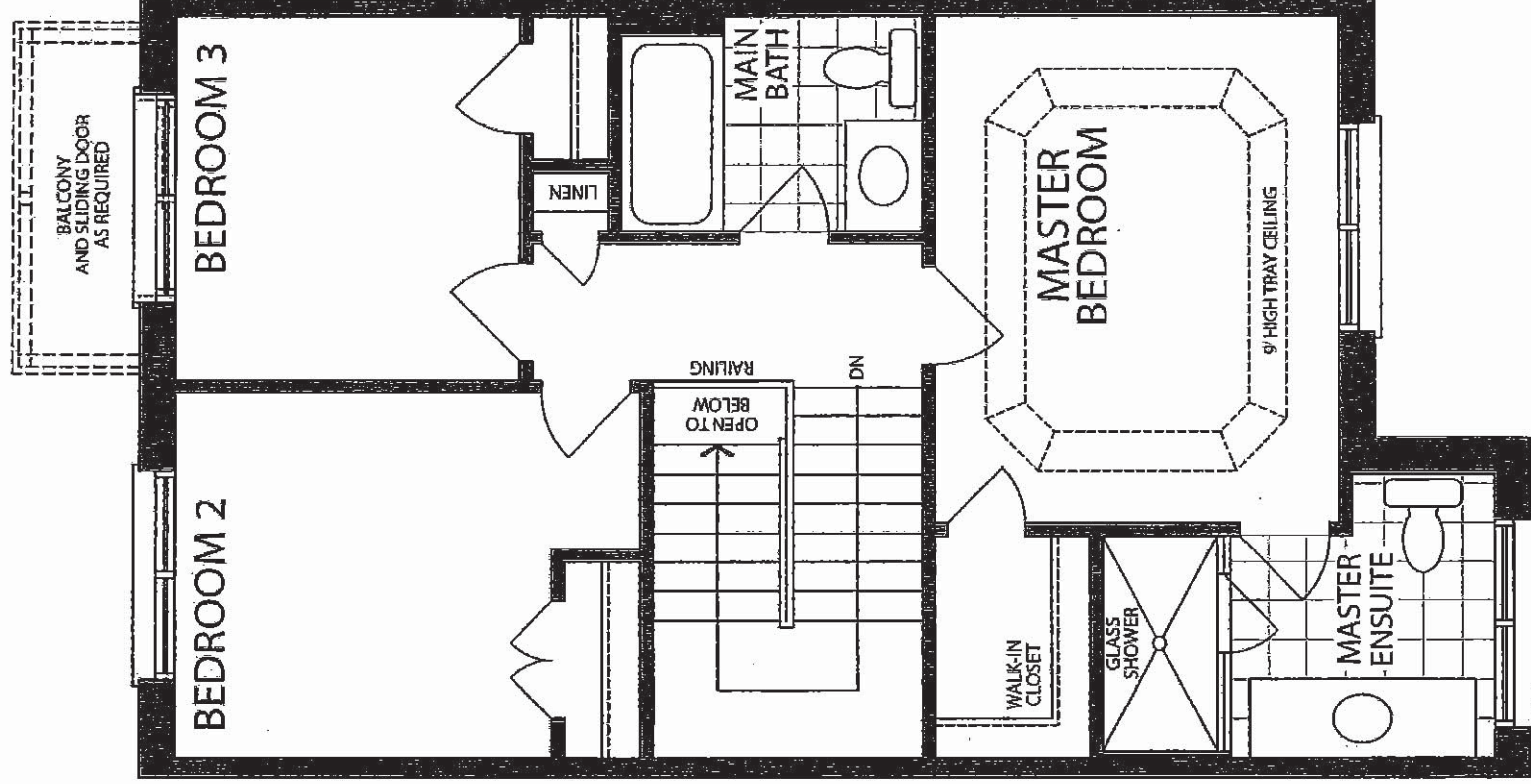
C2 COUNTRY LANE
LOT 57-7
20-1577 ELEV A
THE ROYCROFT

8 of 8 The Roycroft

20-1577 ELEV. A

ELEVATION A & B: 1,577 SQ FT

Sketch #4



UPPER LEVEL
ELEVATION A