



08-Jun-21

# PRE-Sales Selection Sheet CHECKLIST

7 of 16

LOT	003-3	20-2212 ELEV B THE ROSLYN
PURCHASERS: VENEET KESHAR NAINA NAINA		CONTACT NO: 647-236-4724 226-503-2508
VENDOR: HEATHWOOD HOMES (UPCOUNTRY) LIMITED		

- ☒ 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:         | <u>N/A</u>         |
| UPPER BASEMENT STAIRS:        | <u>ALL OAK</u>     |
| LOWER BASEMENT STAIRS:        | <u>PAINT GRADE</u> |
| STAIRS TO LOWER LEVEL:        | <u>ALL OAK</u>     |
| STAIRS TO UPPER LEVEL:        | <u>N/A</u>         |
| MAIN STAIRS:                  | <u>ALL OAK</u>     |
| MEDIA STAIRS (if applicable): | <u>N/A</u>         |
- |           |                      |               |  |
|-----------|----------------------|---------------|--|
| June 8/21 | <i>Signatures on</i> | June 8/21     | MARILYN ROSEN                          |
| Date      | Purchaser            | Date          | Décor Consultant                       |
|           | <i>file by email</i> | - APPROVED -  |  |
|           |                      | -06- 0 8 2021 | <i>M. Rosen</i>                        |
| Date      | Purchaser            | Date Approved | HEATHWOOD HOMES<br>(UPCOUNTRY) LIMITED |



07-Jun-21

# SCHEDULE "E"

8 of 16

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

LOT	003-3	20-2212 ELEV B THE ROSLYN
PURCHASERS: VENEET KESHAR NAINA NAINA		CONTACT NO: 647-236-4724 226-503-2508
VENDOR: HEATHWOOD HOMES (UPCOUNTRY) LIMITED		

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
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## Heating/Air Conditioning

19	- SUPPLY AND INSTALL CENTRAL AIR CONDITIONING	Qty: 1
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## X\_Credits

38	- TEN THOUSAND DOLLARS (\$10,000) AT DÉCOR ( NO CASH VALUE) - TOWNHOMES	Qty: 1
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June 7/21  
Date  
Purchaser  
file by email

Date Purchaser

June 7/21  
Date  
MARILYN ROSEN  
Décor Consultant

APPROVED

-06- 0 7 2021

M. Rosen



29-Jun-21

PRE-Sales Selection Sheet

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LOT	003-3	20-2212 ELEV B THE ROSLYN	
PURCHASERS: VENEET KESHAR		CONTACT NO: 647-236-4724	
NAINA NAINA		226-503-2508	
VENDOR: HEATHWOOD HOMES (UPCOUNTRY) LIMITED		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:

Appliances

792	Cyclone 30" Wall Mount Chimney Hood SS	KITCHEN	Qty: 1
	SCB51930		
	SPEC PAGES 15 AND 16		

Drywall

920	Ceiling Upgrades		Qty: 1
	Smooth Ceilings Main Floor		
920	Ceiling Upgrades		Qty: 1
	Smooth Ceilings Second Floor		

Electrical

284	Optional Extras	GREAT ROOM	Qty: 1
	Extra wall interior outlet on Existing Circuit (does not include kitchen outlets)		
	INSTALL ABOVE GREAT ROOM FIREPLACE CENTERED 70" FROM FLOOR +/- SKETCH # 7 PAGE 1-3		
281		KITCHEN	Qty: 1
	RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED +/- ABOVE KITCHEN ISLAND SEKTC# 7 PAGE 1-3		
314	Optional Extras	KITCHEN	Qty: 1
	Extra wall interior outlet (120V/15A) on a Separate Circuit (on arcfaul)		
	INSTALL FOR FUTURE UPPER CABINET MICROWAVE SHELF BESIDE FRIDGE SKETCH # 7 PAGE 1-3		

- 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.

29 <sup>th</sup> June 21	Naina	June 29, 21	Decor Consultant
Date	Purchaser	Date APPROVED	
29 <sup>th</sup> June 21	Veneet Keshar	-07- 0 6 2021	M. Rosen
Date	Purchaser	Date Approved	HEATHWOOD HOMES (UPCOUNTRY) LIMITED



29-Jun-21

PRE-Sales Selection Sheet

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LOT	003-3	20-2212 ELEV B THE ROSLYN
PURCHASERS:	ENEET KESHAR NAINA NAINA	CONTACT NO: 647-236-4724 226-503-2508
VENDOR:	HEATHWOOD HOMES (UPCOUNTRY) LIMITED	HST #

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282	Décor Package	MAIN FLOOR	Qty: 1
	Potlight Bundle - 8 x T477GR-W 4" line voltage potlights installed on main floor includes 2 switches		
	INSTALL 4 X POT LIGHTS IN KITCHEN ON SEPARATE SWITCH AND 4 X POT LIGHTS IN GREAT ROOM ON SEPARATE SWITCH SKETCH # 7 PAGE 13		

Heating / Air

277	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.		
	STANDARD 240V 40 AMP TO REMAIN SKETCH # 7 PAGE 13		

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29 <sup>th</sup> June 21	Naina
Date	Purchaser
29 <sup>th</sup> June 21	Venue Keshar
Date	Purchaser

June 29, 21	Decor Consultant
Date APPROVED -	
-07- 0 6 2021	
Date Approved	HEATHWOOD HOMES (UPCOUNTRY) LIMITED

CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

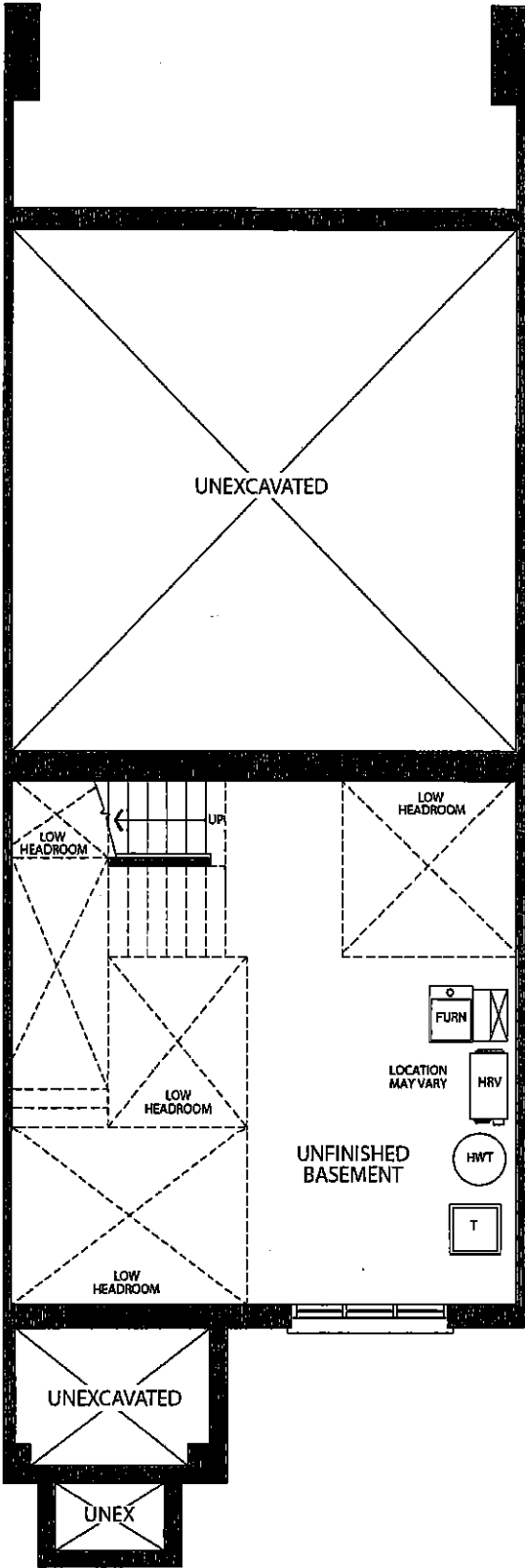
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The Roslyn

20-2212 ELEV. B

ELEVATION B: 2,217 SQ FT

Sketch #5



BASEMENT  
ELEVATION B

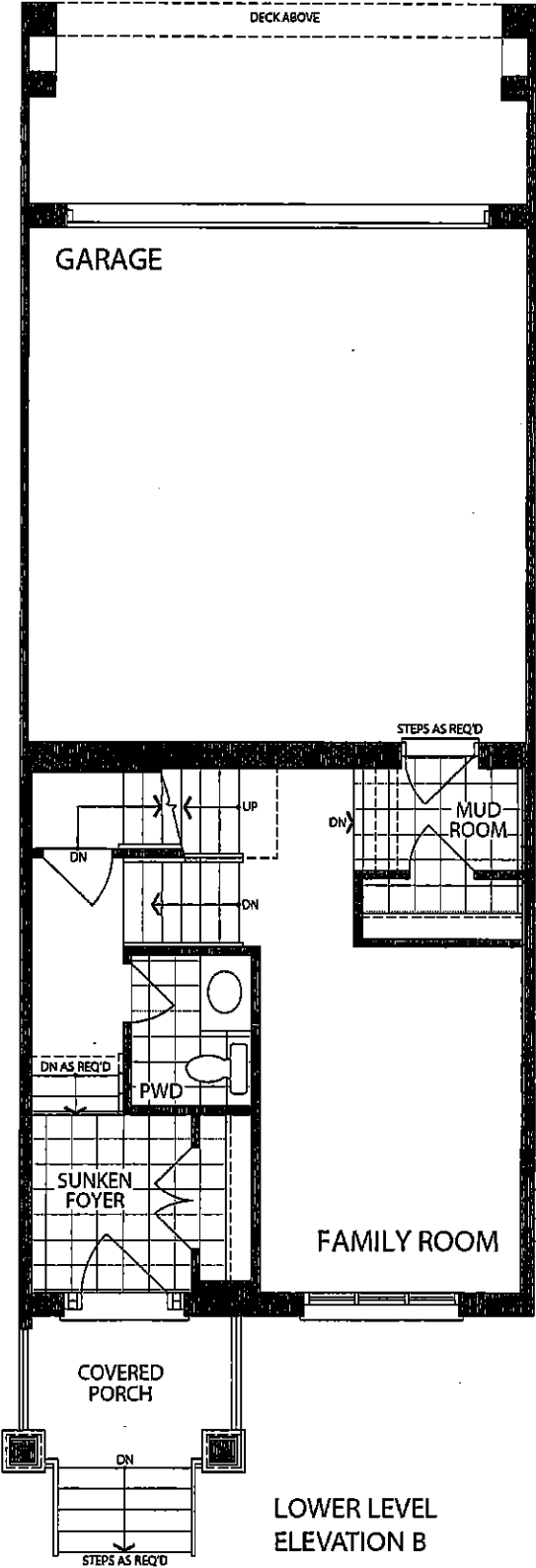
CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

12 of 16  
*The Roslyn*

20-2212 ELEV. B

ELEVATION B: 2,217 SQ FT

Sketch #6



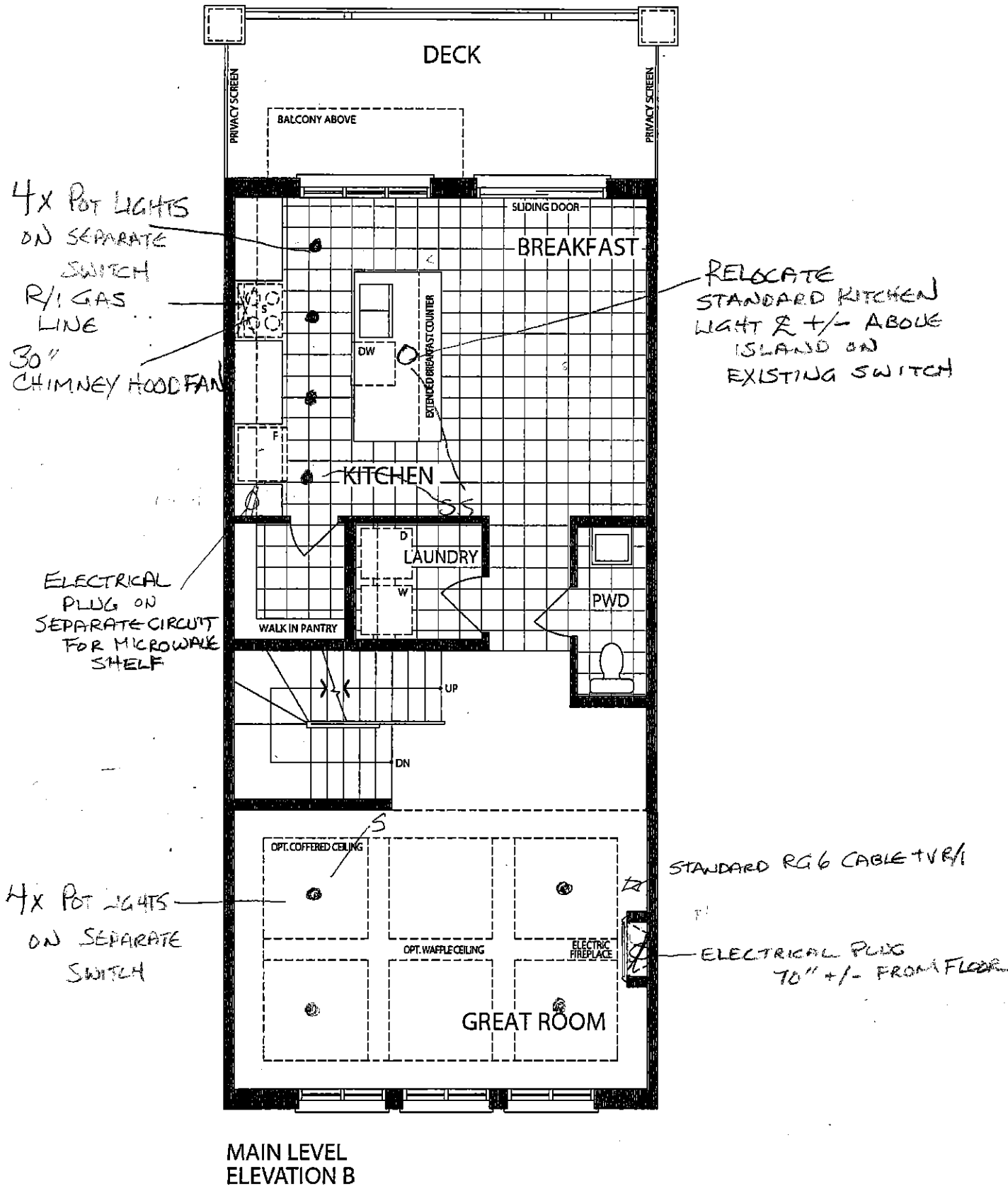
CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

13 of 16  
The Roslyn

20-2212 ELEV. B

ELEVATION B: 2,217 SQ FT

Sketch #7

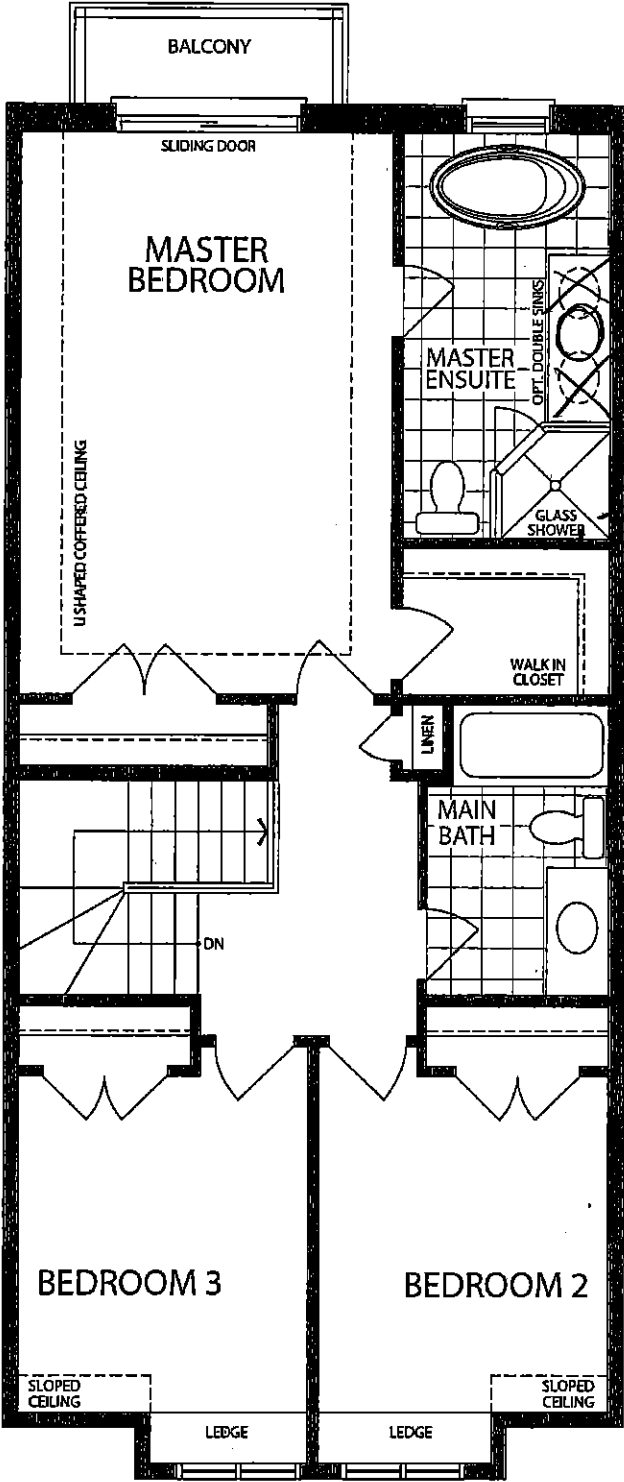


CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

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*The Roslyn*

20-2212 ELEV. B                      ELEVATION B: 2,217 SQ FT

Sketch #8



UPPER LEVEL  
ELEVATION B

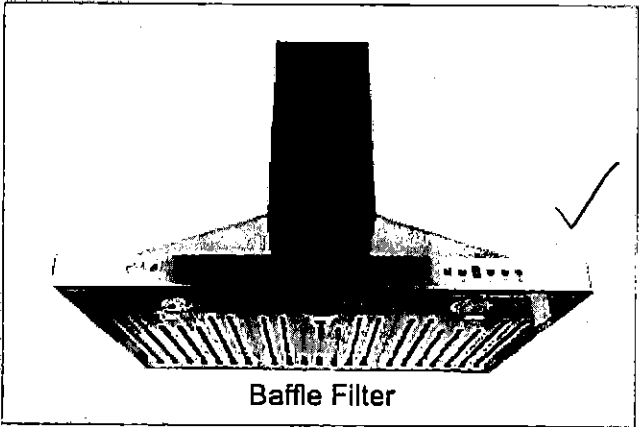
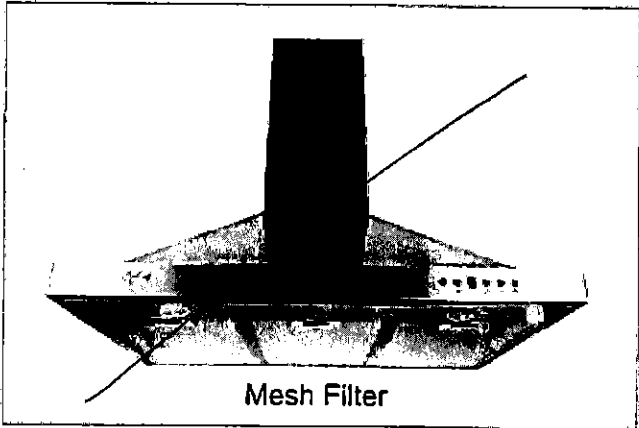


CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

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SC(B)519 | ALITO Collection


Cyclone®  
Breathe Better



Wall Mount

Strong and sturdy with attractive lines and an imposing frame, the SC(B)519 is fitted with a time-delay OFF feature up to nine minutes, a 550 CFM fan, two bright front mounted LED lights and a digital three-speed push button control panel.

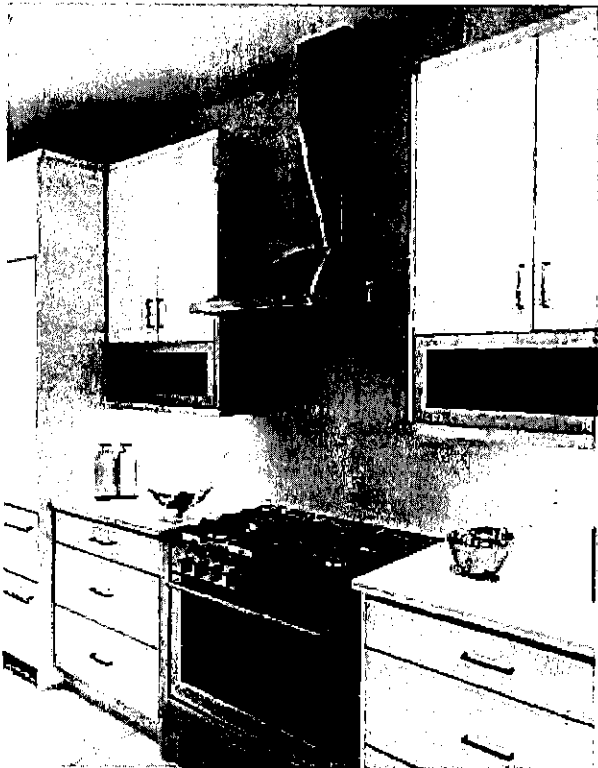
Green Features

  
3 Speed Push Button  
Control Panel

  
Long-Lasting  
LED Lights

  
Time-Delay  
OFF Feature

  
Grease Cup



Model	Colour	Ducting	Filters	Size	CFM
SC51924	Stainless Steel	8"	Mesh	24"	550
SC51930	Stainless Steel	6"	Mesh	30"	550
SC51936	Stainless Steel	6"	Mesh	36"	550
SCB51924	Stainless Steel	6"	Baffle	24"	550
SCB51930	Stainless Steel	6"	Baffle	30"	550
SCB51936	Stainless Steel	6"	Baffle	36"	550

Cyclone Range Hoods Inc.

1361 Huntingwood Drive, Unit 16, Toronto, ON, M1S 3J1, Canada.

Toll Free: 1-888-293-5662 Tel: (416) 293-0933 Fax: (416) 293-4793 Website: [www.CycloneRangeHoods.com](http://www.CycloneRangeHoods.com)

CU COUNTRY LANE  
LOT 3-3  
20-2212 ELEV B  
THE ROSLYN

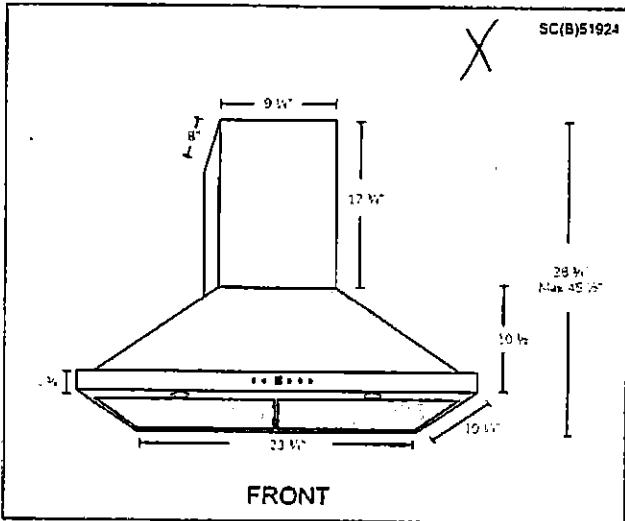
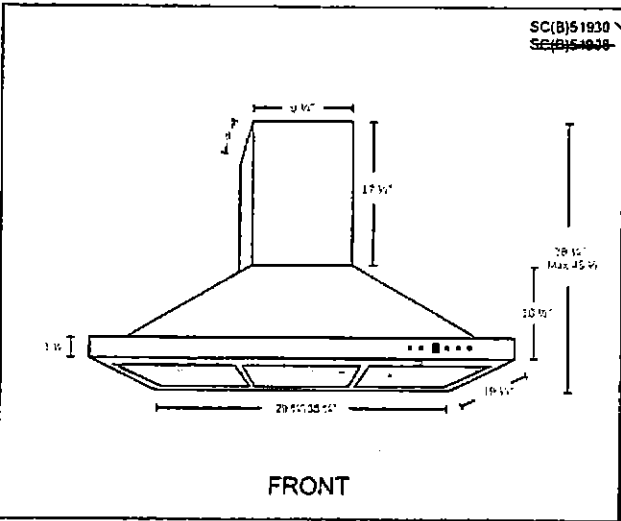
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SC(B)519 | ALITO Collection



Features

- Wall mount range hood
- 6" round duct adapter
- Non-stick aluminum fan blades
- 3 speed push button control
- 2 LED lights (2 x 1.4W, 4000K)
- Quick release aluminum mesh filters
- Standard chimney fits up to 9 ft. ceiling
- Up to 9 minutes time-delay OFF feature
- Plug-in connection



Options

- Filters:
  - SC519 - Quick Release Aluminum Mesh Filters
  - SCB519 - Quick Release Stainless Steel Baffle Filters
- Chimney Flues:
  - A1.CH10 - short (7'-8' ceilings)
  - A1.CH18 - standard (8'-9' ceilings)
  - A1.CH30 - extended (9'-11' ceilings)
- Widths: 24", 30", 36"

Specifications

- |                                      |                                |   |
|--------------------------------------|--------------------------------|---|
| • Air Flow Volume: 550 CFM           | • Current: 2.5 Amps            | • Finishes: Stainless Steel                 |
| • Electrical Connection: 120 V/60 Hz | • Fan Speed: 1599 RPM          | • Ducting: 6" Round                         |
| • Power Consumption: 300 Watts       | • Fan Type: Centrifugal Blower | • Noise Level: Min. 2 Sones<br>Max. 6 Sones |



Toronto • Vancouver • Boston  
[www.CycloneRangeHoods.com](http://www.CycloneRangeHoods.com)