



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: BAMINI MAHENDRALINGAM and JEGAN MAHENDRALINGAM

TEL: BUS.: 647-859-2423

LOT / PHASE 179 / 3	REG. PLAN # S-C-2007-004	HOUSE TYPE The Berkeley (40-4) Elev B		CLOSING DATE 27-Sep-18
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Agreement of Purchase and Sale

2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM OR FAMILY ROOM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE <i>Worksheet</i> <i>Note:</i>	



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1) CONSTRUCTION

1 - EXTEND WALL BY FRIDGE (SEE PLAN) 20Nov17 Note: 11,357/34061	
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10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 20Nov17 Note: 11,357/34086	
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3) HEATING / AIR CONDITIONING

1 - KITCHEN - CENTRE DUCT IF POSSIBLE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN 20Nov17 Note: 11,357/34064	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL) 20Nov17 Note: 11,357/34076	
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5) ELECTRICAL

1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH IN LIVING ROOM (SEE PLAN) 20Nov17 Note: 11,357/34067	
1 - KITCHEN - CENTRE STANDARD CEILING LIGHT IN KITCHEN OVER THE ISLAND (SEE PLAN) 20Nov17 Note: 11,357/34066	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - MAIN STAIR LANDING (UPGRADE FROM CARPET) 20Nov17 Note: 11,357/34087	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 20Nov17 Note: 11,357/34075	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CERAMIC TILE - - MAIN STAIR HALL (UPGRADE FROM CERAMIC) 20Nov17 Note: 11,357/34073	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET- - DINING ROOM (UPGRADE FROM CARPET) 20Nov17 Note: 11,357/34070	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - LIVING ROOM (UPGRADE FROM CARPET) 20Nov17 Note: 11,357/34069	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 20Nov17 Note: 11,357/34068	

9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 20Nov17 Note: 11,357/34083	
1 - DELETE UPPERS OVER STOVE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN 20Nov17 Note: 11,357/34063	

CABINETRY - VANITY



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CABINETRY - VANITY

4 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (2 X MASTER ENSUITE AND 2 X MAIN BATH) 20Nov17 Note: 11,357/34065	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR 20Nov17 Note: 11,357/34072	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDING) 20Nov17 Note: 11,357/34071	

WINDOWS AND DOORS - EXTERIOR

1 - BASEMENT WINDOW - MOVE DOWN STANDARD WINDOW ON SIDE WALL IN BASEMENT (SEE PLAN FOR LOCATION) 20Nov17 Note: 11,357/34082	
1 - WINDOW - BASEMENT - 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (ADDED TO REAR) 20Nov17 Note: 11,357/34080	
1 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 20Nov17 Note: 11,357/34079	
1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 20Nov17 Note: 11,357/34078	
1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT (CHANGE PLAN TO ACCOMMODATE A SIDE DOOR ENTRANCE WITH STACKABLE WASHER AND DRYER ***SIDE WINDOW REMOVED*** 20Nov17 Note: 11,357/34060	

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HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

BAMINI MAHENDRALINGAM & JEGAN MAHENDRALING
/ (647) 859-2423
Caroline Rajcsanyi

Property: 179Phase: 3 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Berkeley (40-4) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Toronto Maple - Poppy Seed	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Slab PVC - Stainless	Mercury Vesta - 4988K-07	9671 Handle
Ensuite Bathroom	Lv1 - Camden Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Opt. Breakfast Bar	NA	Kitchen Hood Fan	Purchaser to supply after closing/standard electrical i
		Kitchen Upper Height	100 cm

Stove opening – if not specified will be set to builders standard opening of approximately 30 in width
Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)
- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Counter top Edge

Kitchen	Double Edge (1 1/2") Double Bevelled	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal	Bedroom 4	Lv1 -TXP135 Lv1 - T04
Family Room	N/A		
Main Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Charcoal	Basement Landing	1-12x12, Venina, White
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor	Underpad 2nd Floor	Underpad Main Stairs
NA	Lv1 Underpad-standard	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-12x12, Venina, White			
Main Hall	N/A			
Kitchen/Breakfast	1-12x12, Venina, White	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	1-12x12, Venina, White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-12x12, Venina, White			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine Charco	1-8x10, Serpentine Charcoal	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	1-13x13, Serpentine White	1-8x10, Serpentine White	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

MAIN BATH TILE: FLOOR 13 X 13 SERPENTINE CHARCOAL, TUB WALL 8 X 10 SERPENTINE CHARCOAL

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PLUMBING / FAUCETS

Powder Room
Main Bath
Master Ensuite
2nd Ensuite
R.I. Bath

Standard
Standard
Standard
N/A
NA

Laundry

Standard

Kitchen Sink
Kitchen Faucet

*Undermount
Standard

Drain for 2nd floor Laundry
Waterline for fridge

☐ Yes
☐ Yes

☒ No
☒ No

Supply and install all toilet paper holders, towel bars and soap dishes

☒ Yes
☐ No

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

*Stained as Floor

*Stained as Floor

*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

Opt. Garage Door

*Yes-Grade Permitting

Opt. Side Door

*Yes-Grade Permitting

Stair Type

*Oak

Interior Doors

Standard - Classique

Int. Door Hardware

*Pewter Knob

Ext. Door Hardware

*Pewter Exterior package

Trim Style

Standard - 2 1/4in Case & 3in Baseboard

Cold Cellar

☐

Smooth Ceiling 1st Floor

☐ Yes
☒ No

Smooth Ceiling 2nd Floor

☐ Yes
☒ No

Supply and Install Standard Mirrors

☒ Yes
☐ No

Basement Windows Upgrade

☒ Yes
☐ No

Misc.

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

☐ *Yes
☒ No

Hood Fan Duct

☒ 6 inch
☐ 8 inch
☐ 10 inch

Gas Provisions for BBQ

☐ Yes
☒ No

Gas Provisions for Dryer

☐ Yes
☒ No

Gas Provisions for Stove

☐ Yes
☒ No

Humidifier

☐ Yes
☒ No

Exterior Colour Scheme:

Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.

b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.

c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final notwithstanding that the Purchaser may have completed a colour selection schedule

d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: B. Mahendralingam Date: Nov 20/17

Signature: [Signature] Date: Nov 20/17

Builder's Agent: [Signature] Date: Nov 20/17

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Lot 179
The Berkeley Elev B Elevation
(40-4)



Bm. mahendrasingam.

Sag mahendrasingam

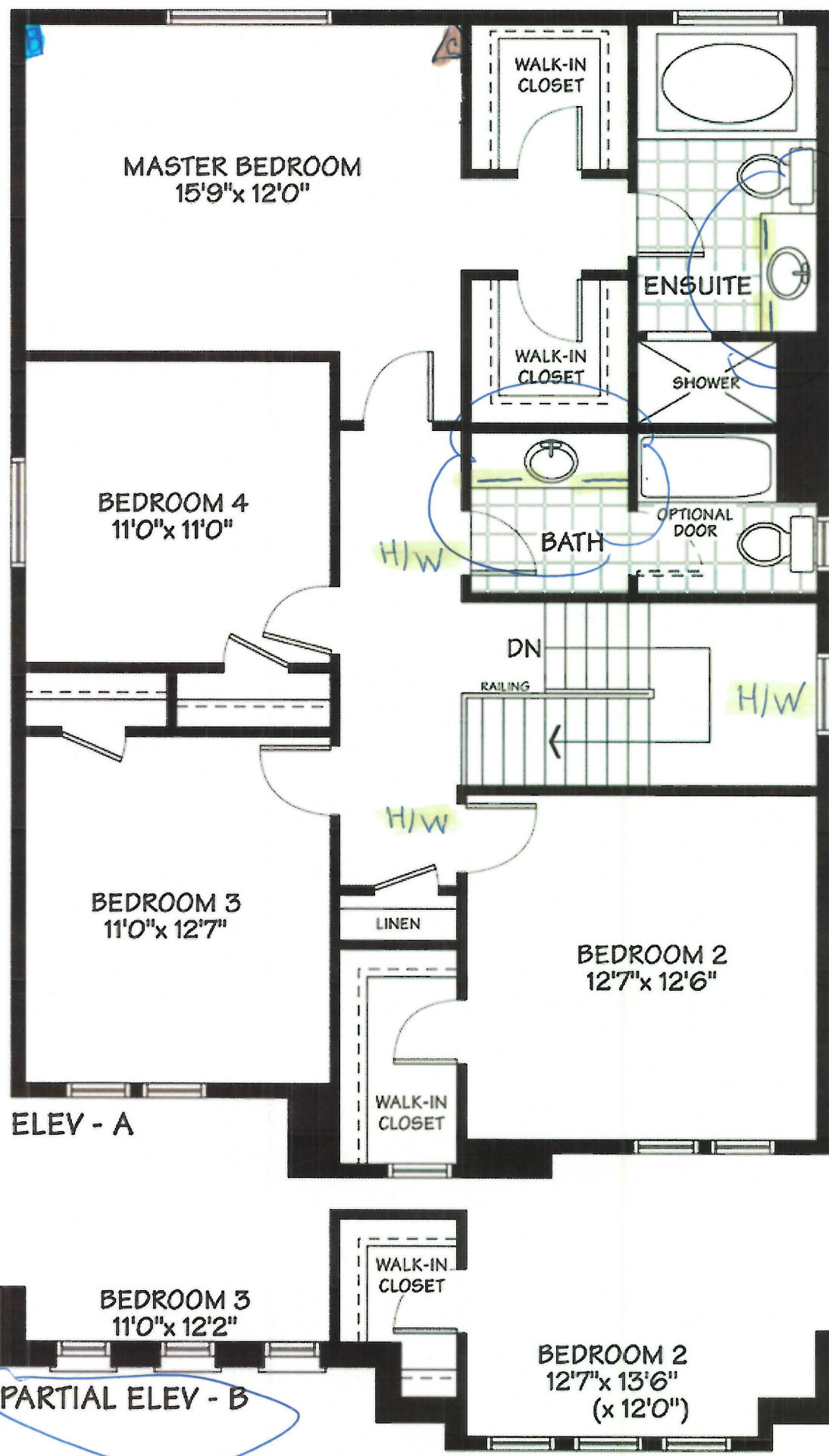
Jm Bm.

Nov. 20, 2017.

Nov 20, 2017

Lot 179
The Berkeley ElevB
(40-4)

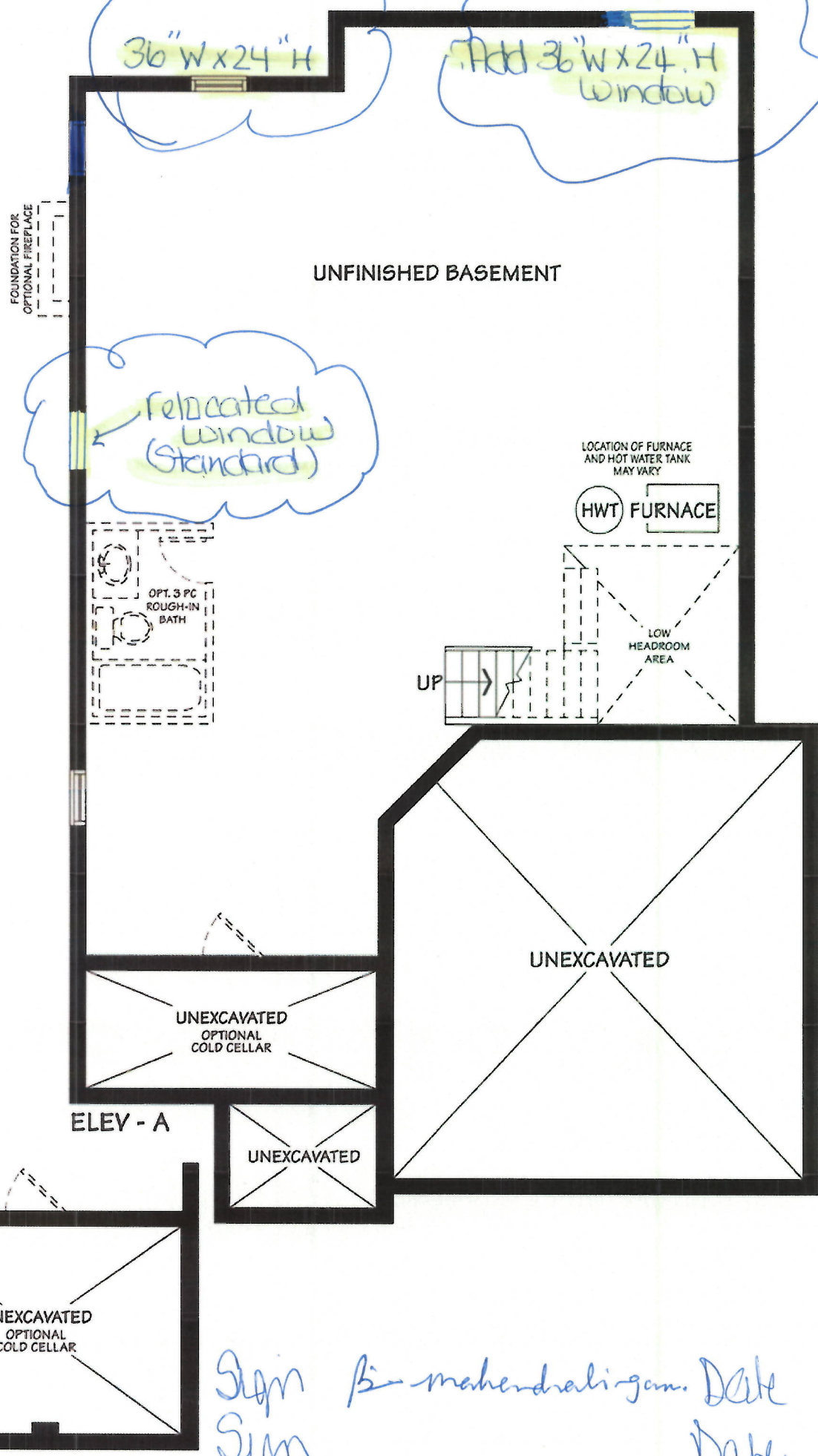
Bell
Cable.



Sign *B. Mahendralingam* Date Nov. 20, 2017
Sign *Sign Mahendralingam* Date Nov 20, 2017

SECOND FLOOR

Lot 179.
The Berkeley
Elev B. (40-45)



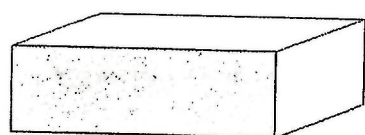
Schedule "D"

Sign *B. mahendralingam.* Date *Nov. 20, 2017.*
Sign _____ Date _____

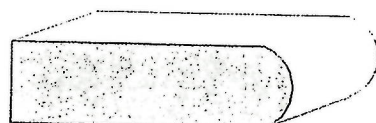
BASEMENT

Lot 179
The Berkeley Elevator
(40-4)?

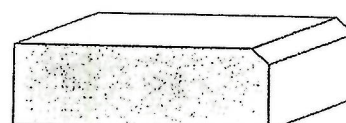
STANDARD EDGE



Single Straight polished 3/4"

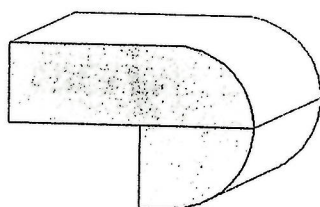


Single Bullnose 3/4"

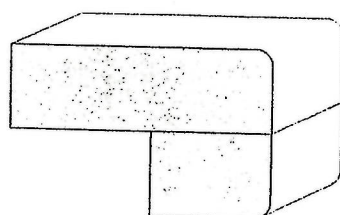


Single Bevel 1/4" top bevel 3/4" thick

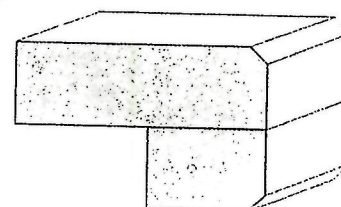
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

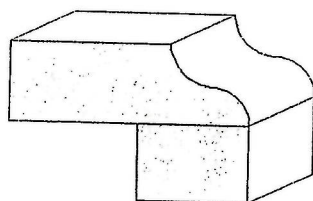


Double Pencil 1.5" thick

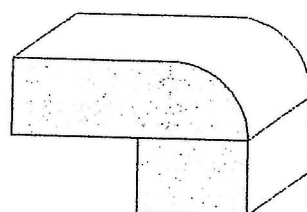


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign by mahendralingam.

Sign by mahendralingam

Date Nov. 20, 2017.

Date NOV 20, 2017.