

Lindsay 2017 Developments Inc. / Sugarwood

Lot/Unit: 182 Block 95 Phase/Building: 1 Model/Floor Plan: Mitchell Lake(2002)Elev B
3Bed 2.5Bath

COUNTER TOP

Inv.5829	1 - As per Schedule "PE": Quartz Kitchen countertops with undermount sink (as per plan-builders standard line)	
Line 74093	Note:	
12Sep22 / 12Sep22		

ELECTRICAL

Inv.5829	1 - To supply and install the standard PHONE (CAT 5) Rough-in, in the Living/Dining Room, Master Bedroom and Bedroom #2.. see sketch #2 and #3	
Line 74094	Note:	
12Sep22 / 12Sep22		
Inv.5829	1 - To supply and install the standard T.V Rough-in, in the Living/Dining Room and Master Bedroom.. see sketch #2 and #3	
Line 74095	Note:	
12Sep22 / 12Sep22		
Inv.5829	1 - To supply and install a capped electrical on a separate switch over the breakfast bar in the kitchen.. see sketch #2 for details	
Line 74127	Note:	
12Sep22 / 12Sep22		

HARDWOOD

Inv.5829	1 - To supply and install 3 1/2" Elements Oak to the lower landing of the staircase in lieu of the standard.. see colour chart for details	
Line 74124	Note:	
12Sep22 / 12Sep22		

PLUMBING

STAIRS AND RAILINGS

Inv.5829	1 - To supply and install the standard oak pickets in lieu of the turned oak pickets.. see colour chart for details	
Line 74125	Note:	
12Sep22 / 12Sep22		

TILE

Inv.5829	1 - To supply and install the 13x13" cinq grey tile to the main hallway in lieu of the standard carpet.. see colour chart and sketch #2 for details	
Line 74126	Note:	
12Sep22 / 12Sep22		



CONSTRUCTION SUMMARY

Lindsay 2017 Developments Inc. / Sugarwood

Lot/Unit: 182 Block 95 Phase/Building: 1 Model/Floor Plan: Mitchell Lake(2002)Elev B
3Bed 2.5Bath

EXTRAS AS PER OFFER

5 APPLIANCE PACKAGE: STAINLESS STEEL FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE WASHER / DRYER (BUILDERS STANDARD LINE) <i>Worksheet</i> Note:	
QUARTZ KITCHEN COUNTERTOPS WITH UNDERMOUNT SINK (AS PER PLAN - BUILDERS STANDARD LINE) <i>Worksheet</i> Note:	

Invoice

Sugarwood - Phase 1

PURCHASERS: MATTEO NAPOLEONI and DINA NAPOLEONI

Printed: 12-Sep-22 6:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
182 Block 95		1	Mitchell Lake(2002)Elev B 3Bed 2.5Bath	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
2 74093	1	<i>Kitchen</i> - As per Schedule "PE": Quartz Kitchen countertops with undermount sink (as per plan-builders standard line) <input checked="" type="checkbox"/> Note:		Each
3 74094	1	<i>As Indicated</i> - To supply and install the standard PHONE (CAT 5) Rough-in, in the Living/Dining Room, Master Bedroom and Bedroom #2.. see sketch #2 and #3 Note:		Each
4 74095	1	<i>As Indicated</i> - To supply and install the standard T.V Rough-in, in the Living/Dining Room and Master Bedroom.. see sketch #2 and #3 Note:		Each
5 74124	1	<i>As Indicated</i> - To supply and install 3 1/2" Elements Oak to the lower landing of the staircase in lieu of the standard.. see colour chart for details Note:	\$ 450.00	Each
6 74125	1	<i>As Indicated</i> - To supply and install the standard oak pickets in lieu of the turned oak pickets.. see colour chart for details Note:	\$ 350.00	Each
7 74126	1	<i>As Indicated</i> - To supply and install the 13x13" cinq grey tile to the main hallway in lieu of the standard carpet.. see colour chart and sketch #2 for details Note:	\$ 750.00	Each
8 74127	1	<i>Kitchen</i> - To supply and install a capped electrical on a separate switch over the breakfast bar in the kitchen.. see sketch #2 for details Note:	\$ 300.00	Each

Sub Total	\$1,850.00
HST	\$240.50
Total	\$2,090.50

This is your direction to install the above extras in accordance with the following terms and conditions:

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of the Vendor.
- Purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall form part of the agreement of purchase and sale entered into between them. All other terms and conditions of the agreement of purchase and sale shall remain in full force and effect."
- In the event that the agreement of purchase and sale and/or any schedules or amendments thereto or any third-party agreement(s) entered into by the purchaser in connection with the agreement of purchase and sale that includes promotional items, upgrade incentives, cash back incentives, stipulated monetary credits against the purchase price and/or décor credits (the "Inducements") and such Inducements are stipulated as being specific to the purchaser and/or are stipulated as having no cash value and/or as non-transferrable, then in such instance where there is an assignment:
 - to the extent that the Inducements have not been utilized by the purchaser, then such Inducements shall be terminated and null and void; or
 - if the purchaser has utilized such Inducements for the purchase of upgrades or Extras or has used them in any manner, then the assignee shall reimburse the Vendor on the Closing Date with the stipulated value of such Inducements (the "Cash Value"). In such event Schedule B, Part 1 of the Addendum to the agreement of purchase and sale shall be deemed to be amended to include the Cash Value of the applicable Inducements.

Vendor Initials: _____

Purchaser Initials: MN D-N

TAX#:1

PREPARED BY: Samantha Castelli

LOCKED BY: Samantha Castelli

PE 5.829-1

InvoiceSQL.rpt 02Feb22

V.A.

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	<u>Sept 13/22</u>

Invoice

Sugarwood - Phase 1

PURCHASERS: MATTEO NAPOLEONI and DINA NAPOLEONI

Printed: 12-Sep-22 6:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
182 Block 95	1	Mitchell Lake(2002)Elev B 3Bed 2.5Bath	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

Paid By	Amount	Date
Visa	\$2,090.50	12-Sep-22
Total Payment:	\$2,090.50	

PURCHASER:

Matteo Napoleoni
MATTEO NAPOLEONI

12-Sep-22
DATE

VENDOR:

PER: Lindsay 2017 Developments Inc.

PURCHASER:

D. Napoleoni
DINA NAPOLEONI

12-Sep-22
DATE

DATE: September 13 / 2022

TAX#:1

PREPARED BY: Samantha Castelli

LOCKED BY: Samantha Castelli

PE 5.829-2

InvoiceSQL.rpt 02Feb22

Vendor Initials:

Purchaser Initials: MN DN

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Sep 13/22 ds

TRANSACTION RECORD
BREGAS MANAGEMENT
105B WINGES RD
WOODBRI DGE ON

Purchase

Sep 12 2022 18:03:07
VISA *****7899
TID: 14021979 Entry: Chip (C)
Sequence: 001 299
Auth#: 092289 Response: 01-027
Batch: 001

Amount \$ 2 090.50

Total \$ 2 090.50

A0000000031010 VISA CREDIT
TVR 0080008000 TSI F800

Approved
VERIFIED BY PIN

Merchant copy

RECU/RECEIVED

13 -09- 2022

LOT 182

Lindsay PH.1

Invoice Sugarwood - Phase 1			
PURCHASERS: MATTEO NAPOLEONI and DINA NAPOLEONI			Printed: 12-Sep-22 6:04 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
182 Block 95	I	Mitchell Lake(2002)Elev B 3Bed 2.5Bath	
ITEM	QTY	EXTRA /CHANGE	PRICE INTERNAL USE

PURCHASER ACKNOWLEDGEMENT

KINGSMEN DÉCOR CENTRE

Purchaser's order for upgrades MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds will not be identical to the samples. We will make every attempt to come as close to the samples as possible but cannot be responsible for results, which differ from the samples.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails will not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results, which differ from the samples. Note: The stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The Purchaser is responsible for choosing the stain on these areas to their satisfaction.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of wood floors.

APPLIANCES: All Fridge Openings to be 36" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The Purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.


KITCHEN CABINETS: The kitchen you purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT****

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART****

TAX#:1
 PREPARED BY: Samantha Castelli
 LOCKED BY: Samantha Castelli
 PE 5,829-3
 InvoiceSQL.rpt 02Feb22


 M.N. S.W.

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	Sept 13/22

Purchasers: MATTEO NAPOLEONI & DINA NAPOLEONI **Property:** 182 Block 95 of Plan -
Telephone Res. / Bus: (647) 991-1992 / **Project:** Lindsay 2017 Developments Inc.
Decor Advisor: Samantha Castelli **Model and Elevation:** Mitchell Lake(2002) Elev B 3Bed 2.5Bath
Layout Changes: ☐ Yes ☒ No **Sketch Attached:** ☒ Yes ☐ No **Exterior Colour Scheme:** _____

1. Cabinetry

	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#3 Charleston 3DL Navy Blue	#1 C/S #9141 Ice Snow	135 Knob
Kitchen Island	#3 Charleston 3DL Navy Blue	#1 C/S #9141 Ice Snow	135 Knob
Laundry Room	/	/	/
Powder Room	#3 Charleston 3DL Orchid	Calcutta Marble 4925k-07	135 Knob
Main Bathroom	#3 Charleston 3DL Orchid	Calcutta Marble 4925k-07	135 Knob
Master Ensuite Bathroom	#3 Charleston 3DL Orchid	Black Alicante 4926k-07	135 Knob
Second Ensuite Bathroom (If Applicable)	/	/	/

Appliances

Custom Size Fridge

☐ Yes ☒ No

Valance Lighting

☐ Yes ☒ No

Microwave / Range Hood

☐ Yes ☒ No

Cooktop / Rangetop

☐ Yes ☒ No

Built in Wall Oven

☐ Yes ☒ No

Slide-in Range

☐ Yes ☒ No

Comment

2. Flooring

	Selection
Foyer	13x13" Cinq Grey
Main Hall	**13x13" Cinq Grey
Back Hall	/
Breakfast	/
Laundry Room	/
Kitchen	13x13" Cinq Grey
Powder Room	13x13" Cinq Grey
Main Bathroom	13x13" Cinq Grey
Master Ensuite	13x13" Cinq Grey
Bathroom (If Applicable)	/
Mud Room	/
Master Ens. Shower Floor	2x2" Ontario Snow White Matte
Living Room	Modern Story 1: 810 Rocky Top
Dining Room	Modern Story 1: 810 Rocky Top
Family / Great Room	/
Den / Library / Study	/
Basement Landing (If Applies)	/
Lower Landing (If Applicable)	* 3 1/2" Elements Oak Natural
Upper Landing	/
Upper Hall	Modern Story 1: 810 Rocky Top
Master Bedroom	Modern Story 1: 810 Rocky Top
Bedroom #2	Modern Story 1: 810 Rocky Top
Bedroom #3	Modern Story 1: 810 Rocky Top
Bedroom #4	/
Bedroom #5	/
Master Ens. Shower Jamb	Anatolia Marmiline SNOW



Flooring Continued on Page 2

Initial:

MN D.N

Page 1 of 3

Purchasers: MATTEO NAPOLEONI & DINA NAPOLEONI Property: 182 Block 95 of Plan -
Telephone Res. / Bus: (647) 991-1992 / Project: Lindsay 2017 Developments Inc.
Decor Advisor: Samantha Castelli Model and Elevation: Mitchell Lake(2002) Elev B 3Bed 2.5Bath
4. Flooring - Continued -

Upgrade Underpad	Type	Area
	Standard	Main and Second Floor
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		

3. Plumbing Fixtures / Faucets


Kitchen	Standard	Second Ensuite		Powder Room	Standard
Master Ensuite	Standard			Other Room	
Main Bathroom	Standard				

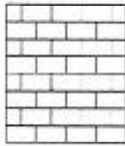
Comment


NOTE: To supply and install the standard undermount kitchen sink, with the standard faucet. To supply and install all topmount sinks, with the standard faucets in all bathrooms.


4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	8x10" Cinq Grey	<input type="checkbox"/>	<input type="checkbox"/>	
Master Ensuite				
Tub Deck	/	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Apron	/	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Surround	/	<input type="checkbox"/>	<input type="checkbox"/>	
Shower Stall	8x10" Cinq Black	<input type="checkbox"/>	<input type="checkbox"/>	
Second Ensuite	/	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Backsplash		<input type="checkbox"/>	<input type="checkbox"/>	
Comment				


horizontal stacked


brick pattern


vertical stacked


diagonal/diamond

5. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Over Mantle									
Colour / Stain									
Surround									
Hearth									
Comment									

Initial:

MN D.N

Page 2 of 3

Purchasers: MATTEO NAPOLEONI & DINA NAPOLEONI **Property:** 182 Block 95 of Plan -
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Decor Advisor: Samantha Castelli **Model and Elevation:** Mitchell Lake(2002) Elev B 3Bed 2.5Bath

6. Trim Carpentry

Door Hardware Standard Handle

Interior Trim Standard

Comment

Interior Doors

☐ 2 Panel Arch Top

☒ 2 Panel Square Top

☐ 6 Panel



Initial for Door Style MN DN

7. Railings and Pickets

Railing Package **Straight Oak Pickets

Railing Colour Elements Natural

Wood Stairs ☐ No ☒ Oak

Comment

Picket Colour Elements Natural

Tread Colour Elements Natural

8. Plaster Mouldings and Medallions

Foyer

Main Hall

Living Room

Dining Room

Family Room

Comment

Kitchen/Breakfast

Den/Library

Lower Landing

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9. Wall Paint

Kingsmen White

Smooth Ceilings ☐ First Floor

☐ First Floor incl. Second Floor Hall

☐ First and Second Floor

☒ Throughout

☐ Not Applicable

Trim Paint Kingsmen White

10. Additional Comments

11. Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. MN DN Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Kingsmen Group Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser: Matteo Napoleoni Date: 09/12/22

Signature: D. Napoleoni Date: 09/12/22 Vendor: [Signature]

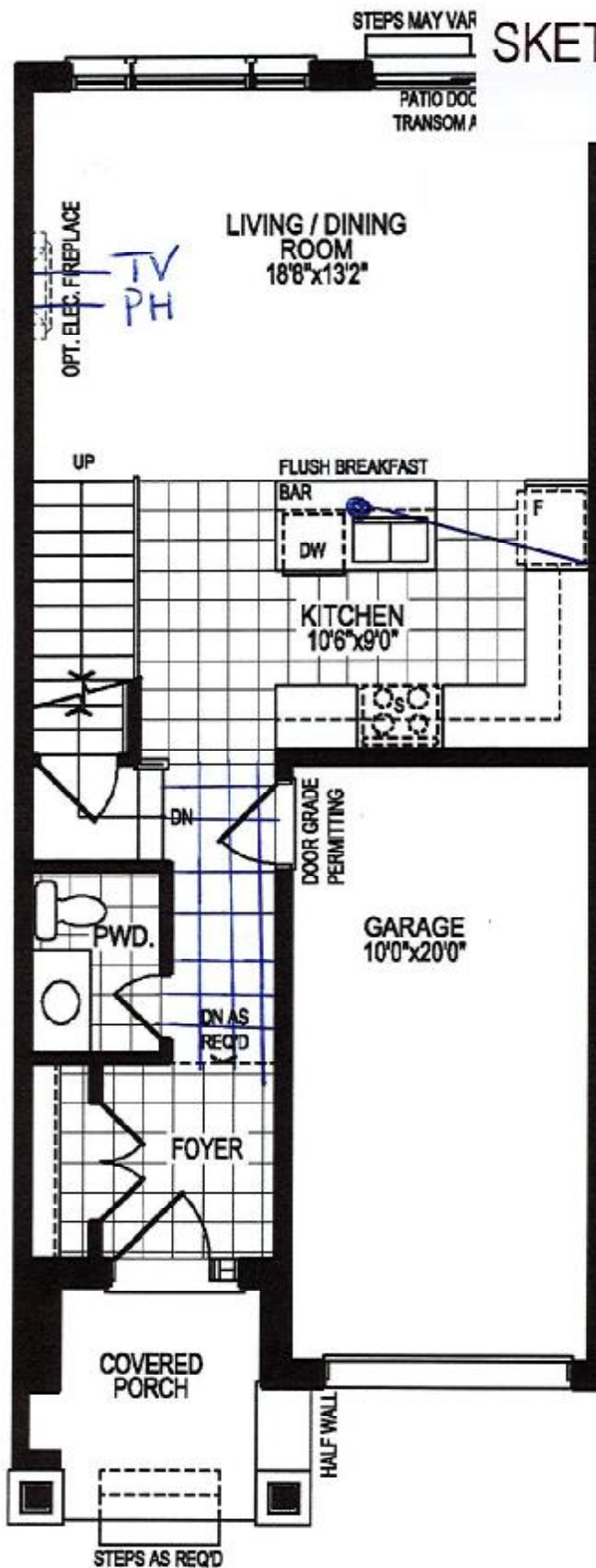
Lindsay 2017 Developments Inc.

September 13/2022 Page 3 of 3

Lindsay PH.1 Lot 182

SCHEDULE "B-1"
Floor Plan

Townhouse No. 182 Block 95
Phase 1
Model: Mitchell Lake(2002)Elev B 3Bed 2.5Bath
Standard



SKETCH #2

Capped Elec. on
a separate switch.



GROUND FLOOR PLAN, ELEV. 'A'

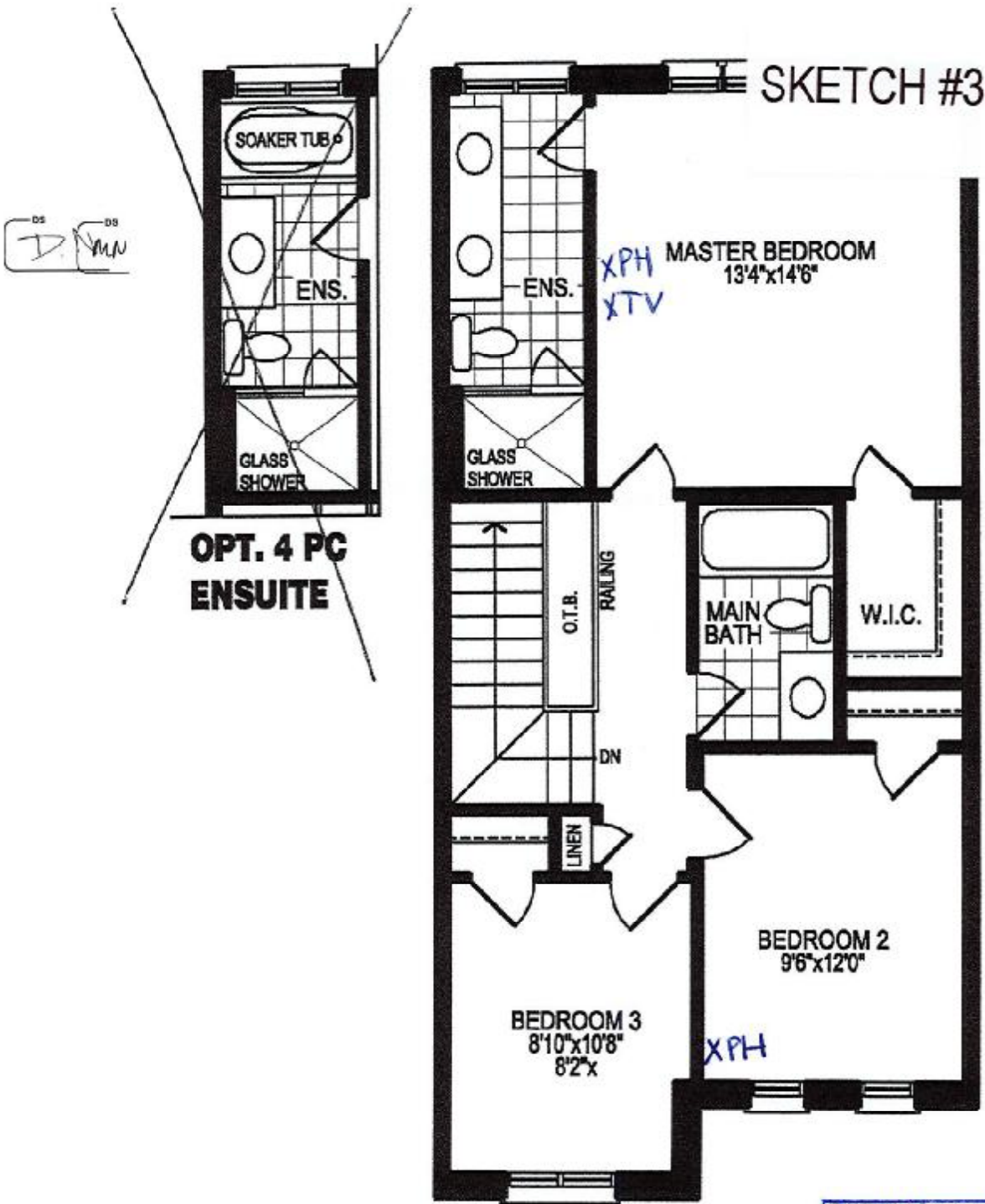
The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

SCHEDULE "C-1" - Page 1 of 5

Lindsay pri-1 Lot 182

SCHEDULE "B-1"
Floor Plan

Townhouse No. 182 Block 95
Phase 1
Model: Mitchell Lake(2002)Elev B 3Bed 2.5Bath
Standard



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SECOND FLOOR PLAN, ELEV. 'A'

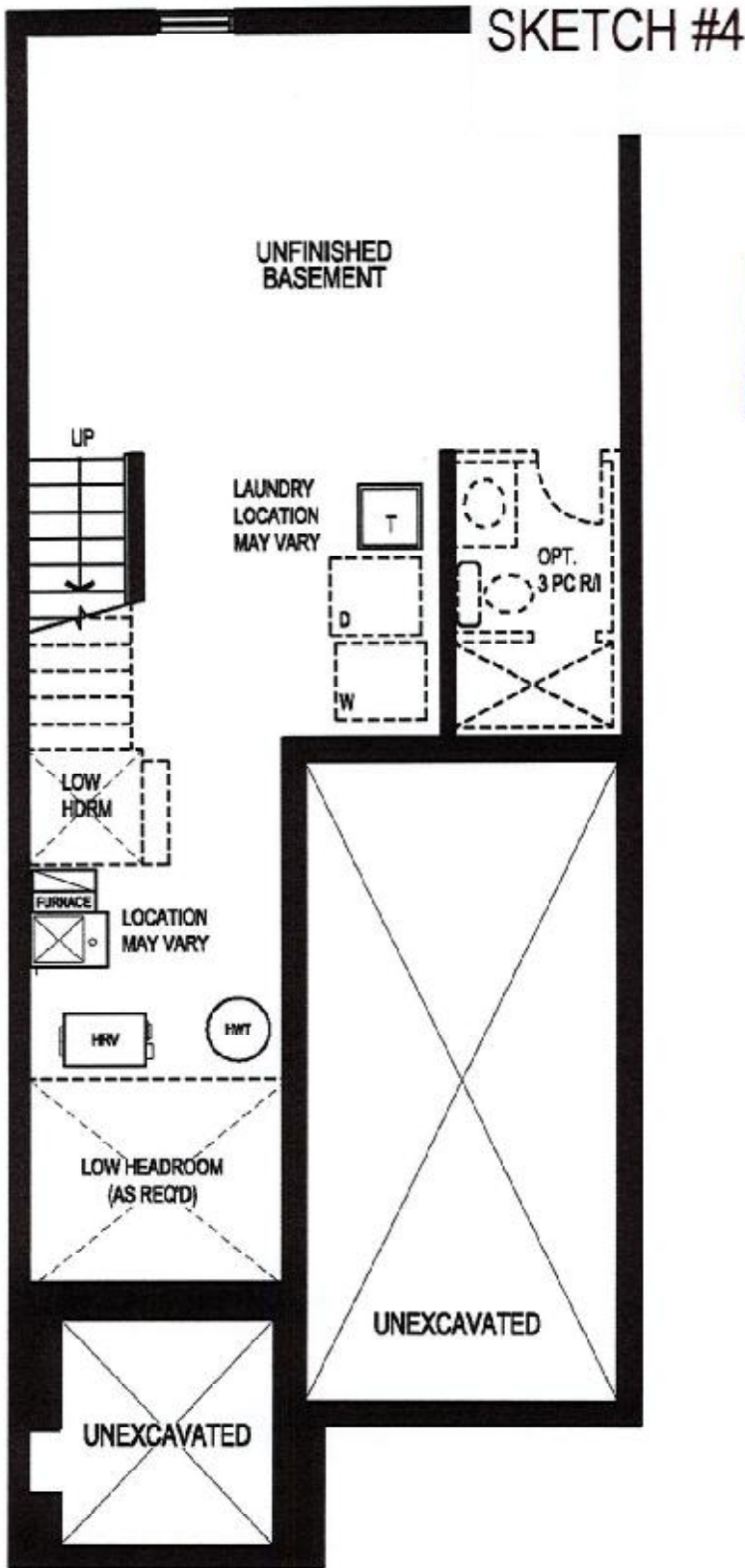
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MN PN
SCHEDULE "C-1" - Page 2 of 5

Initials: MN PN

SCHEDULE "B-1"
Floor Plan

Lindsay ph. 1 wt 182
Townhouse No. 182 Block 95
Phase 1
Model: Mitchell Lake(2002)Elev B 3Bed 2.5Bath
Standard



REQD/RECEIVED
13-09-2022

BASEMENT FLOOR PLAN, ELEV. 'A'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.