



SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: ZHIXING MENG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
48	1	ELMWOOD (45-05A-04) ELEV A OPT MAIN 4 BEDROOM	10-Mar-22

Offer	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Date Added: 09-Aug-21 Invoice Number: 7468

5 - BASEMENT - Increase FIVE (x5) Basement Windows, From STANDARD 30 IN (W) X 24IN (H) TO LARGER 36 IN (W) X 24 IN (H) EA. (with Possible Window Wells) (See Sketch) Note:	
1 - BASEMENT - Install OPT. WALK UP BASEMENT - To Include Applicable Wood Deck Above - Approx. 10' x 5' AS PER VENDORS SPECIFICATIONS (AS PER SKETCH) Note: 45' Detached Model	
1 - FRONT EXTERIOR - DOORS - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Delete Transom Window Above) in lieu of builder standard height single front door (See Sketch) Note:	
1 - GARAGE - Re-locate Central Vac Trunk Rough-In from basement to Garage Vendor to Determine Location Note:	
1 - BEDROOM #4 - Delete standard Two (2) Windows and Install ONE (1) WINDOW (Approx. 48" (W) x 52" (H) Centred on Side Elevation of Bedroom #4 (See Sketch) Note: Priced as per Steve C.	
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE. Note:	
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 9, 2021 Note:	
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:	

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45' LOTS

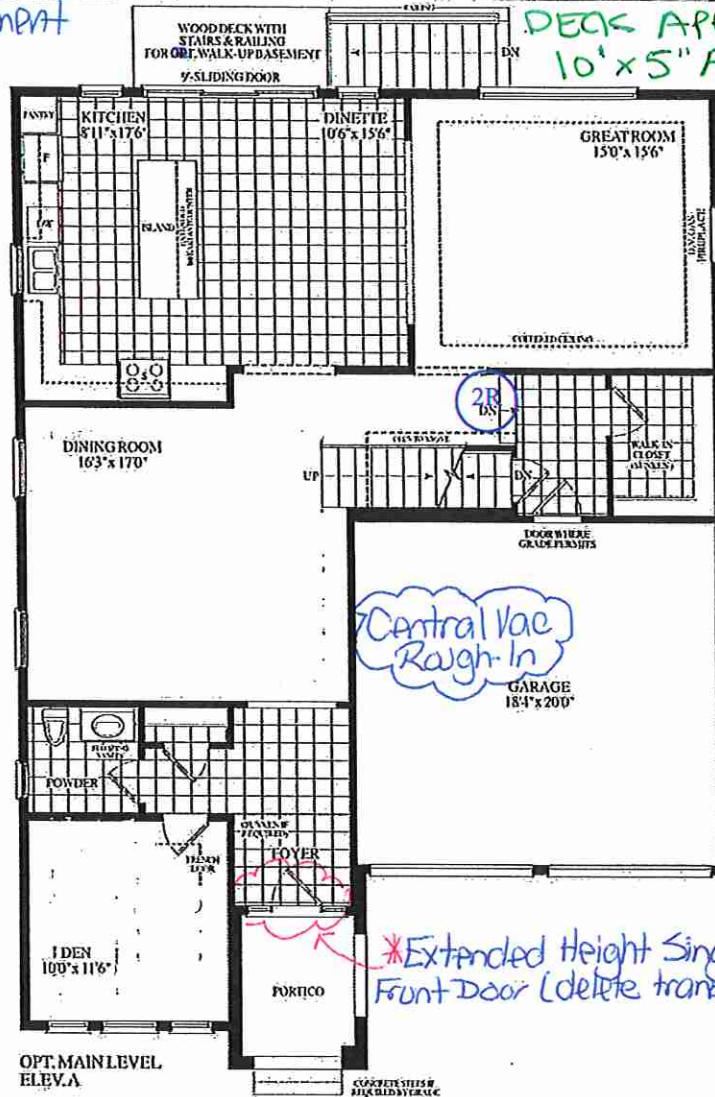
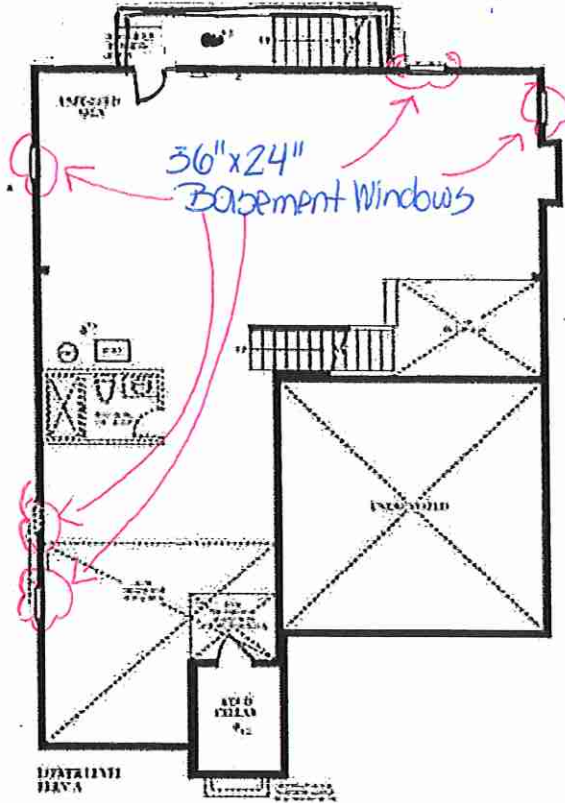
THE ELMWOOD (45-05)

LOT 48

* Walk-up Basement

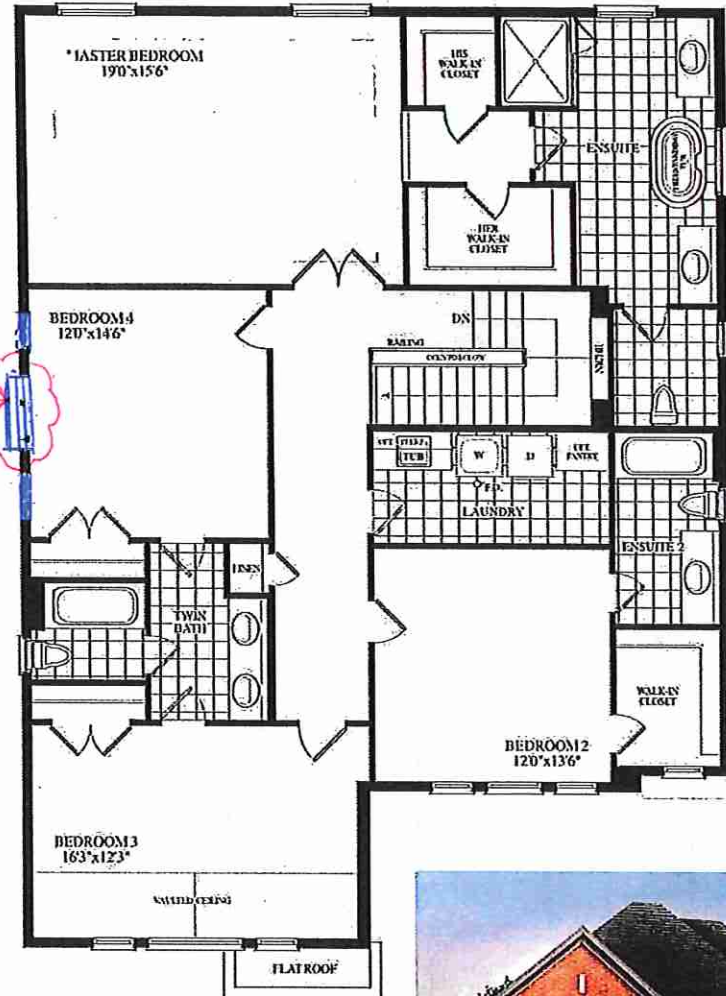
DECK APPROX
10' x 5" ABOVE WALK-UP

August 9, 2021



* New Window
Approx 48" x 52"
8'-0" - 4'-9" x 5'-3"

* Extended Height Single
Front Door (delete transom window)



UPPER LEVEL (4 BEDROOM)
ELEV. A
FOR OPT. MAIN LEVEL

45-05 "A"
Lot 48
OPT. MAIN FLOOR



RECEIVED
AUG 31 2021

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.

Constructi

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
General

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: ZHIXING MENG
Vendor: Grovetrail Developments Inc.
Lot #: 48
Phase: 1
Plan No.: AS PER SCHEDULE C
Street: Tipp Drive
in the: City of Richmond Hill
Date of Offer: Thursday April 01, 2021

~~DELETE:~~
MODEL TYPE: ELMWOOD (45-05A-050) ELEV A OPT MAIN OPT 5 BEDROOM 4 BATH
PURCHASE PRICE: TWO MILLION FORTY SIX THOUSAND AND NINE HUNDRED AND XX/100 DOLLARS \$2,046,900

INSERT:
MODEL TYPE: ELMWOOD (45-05A-04) ELEV A OPT MAIN 4 BEDROOM
PURCHASE PRICE: TWO MILLION THIRTY FOUR THOUSAND AND NINE HUNDRED AND XX/100 DOLLARS \$2,034,900

SCHEDULE "B"

Purchaser ZHIXING MENG
And
Vendor Grovetrail Developments Inc.
Lot Number 48 Tipp Drive, Phase 1, Plan AS PER SCHEDULE C
in the City of Richmond Hill
Date of Offer April 01, 2021
Dated Required: March 10, 2022
Model: ELMWOOD (45-05A-04) ELEV A OPT MAIN 4 BEDROOM ()

Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTREAT TIME OF COLOUR CHART

