



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: KEVIN,Y TRAN and TIFFANY,SIN,TO YIP // NGAN-SUNG YIP // T

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
49	1	DUNCAN (45-04A-O-4-S) ELEV A OPT MAIN 4 BEDROOM SI	10-May-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
Worksheet	Note:

Date Added: 30-Aug-21 Invoice Number: 7478

1 - FRONT EXTERIOR - DOORS - Install EXTENDED HEIGHT DOUBLE FRONT DOORS (Delete Transom Window Above) in lieu of standard height double front doors (See Sketch) Note:	
19 - 2ND FLOOR - INTERIOR DOORS - Install EXTENDED HEIGHT INTERIOR DOORS (Door Height Approx. 92") (Stabard Door Only) - To be installed throughout entire 2nd floor, where applicable (x19 Doors) (See Sketch) Note:	
1 - GARAGE - Re-Locate Central Vac Trunk Rough-In to Garage in lieu of Basement Vendor to Determine Location Note:	
1 - ENSUITE #2 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #2. (To Include; 2x2 Mosaic Floor, 6" Curb w/Stone, shower pot light and FRAMELESS GLASS ENCLOSURE) (See Sketch) Note: **Color of Mosaics and Stone for Curb to be Determining During Decor Appointment**	
1 - MASTER ENSUITE - Delete Full Wall and Interior Door and Toilet area of master ensuite **No Water Closet at Toilet Area**(See Sketch) Note:	
1 - MASTER ENSUITE - Delete Full Wall and Delete Void Space beside shower stall. Install FRAMELESS GLASS SHOWER ENCLOSURE. Shower Door to be installed centred with glass panels on either side. (To Include; 2x2 Mosaics,6" Curb w/Stone) (See Sketch) Note: **Color of Mosaics and Stone for Curb to be Determining During Decor Appointment**	Priced as per Steve C.
1 - 2ND FLOOR - CEILINGS - Install SMOOTH CEILINGS throughout 2nd floor, where applicable. To Include; UPPER HALL AND BEDROOMS (Master Bedroom, Bedroom #2, Bedroom #3, and Bedroom #4) where applicable (See Sketch) Note:	
1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE (INCLUDES APPLICABLE ELECTRICAL OUTLET) at kitchen (See Sketch) Note:	
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 & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 18,2021 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:	

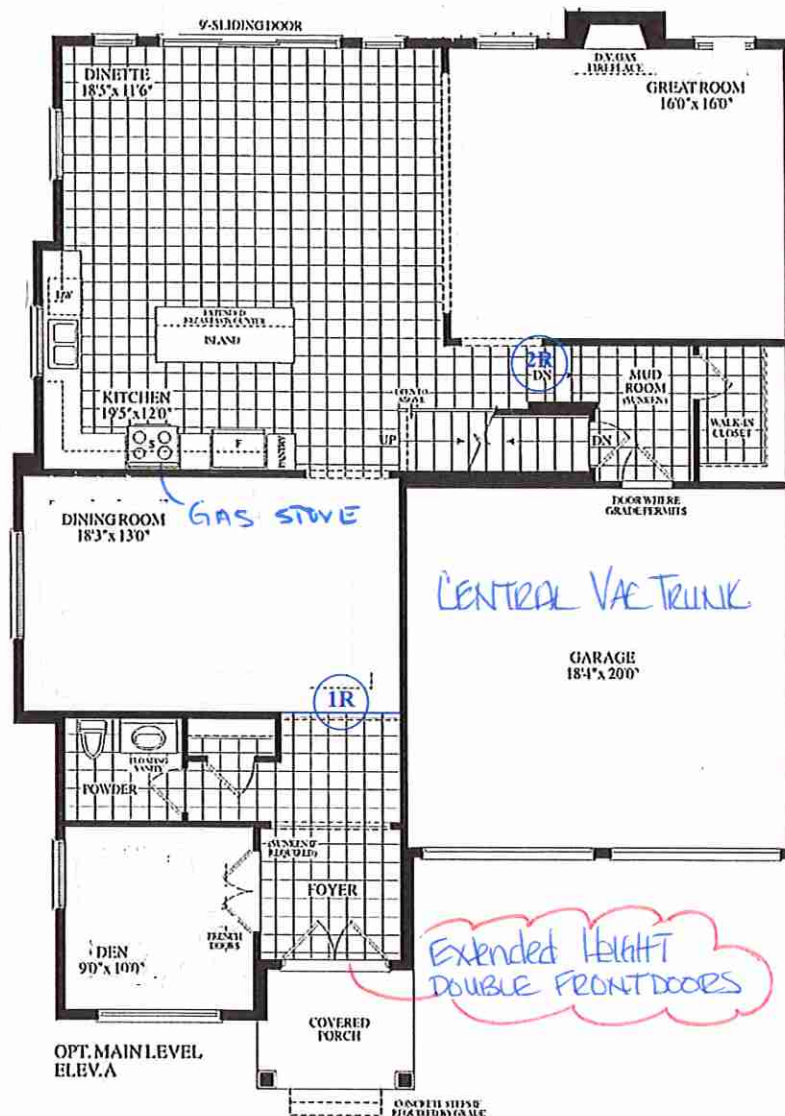
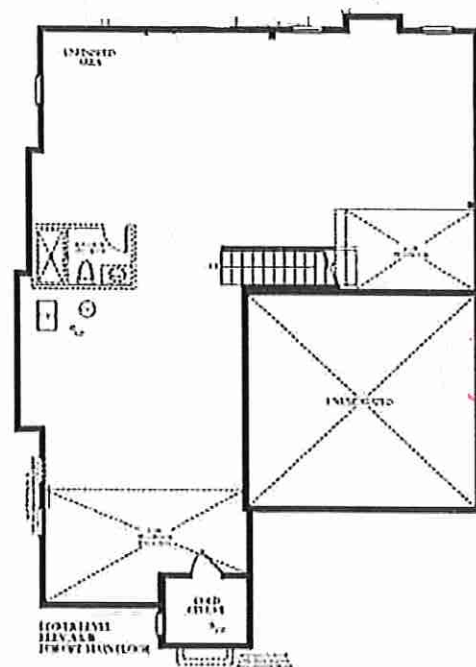
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45' LOTS

THE DUNCAN (45:04 SIDE UPGRADE)
OPTIONAL LAYOUT

Lot 49



OPT. MAIN LEVEL
ELEV. A

* EXTENDED HEIGHT 2ND FLOOR INT. DOORS
* SMOOTH CEILING 2ND FLOOR



UPPER LEVEL
ELEV. A



ELEVATION A
3310
SQUARE FEET

RECEIVED
AUG 3-21

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.

Lot 49 45-04 Elev. A

SCHEDULE "B"

Purchaser

Purchaser

Purchaser

Purchaser

And

Vendor

Lot Number

Date of Offer

Dated Required:

Model:

KEVIN, Y. TRAN

TIFFANY, SIN, TO YIP

NGAN-SUNG YIP

TIN SANG YIP

Grovetrail Developments Inc.

49 Tipp Drive, Phase 1, Plan AS PER SCHEDULE C

in the City of Richmond Hill

June 08, 2021

May 10, 2022

DUNCAN (45-04A-O-4-S) ELEV A OPT MAIN 4 BEDROOM SIDE UPGRADE ()

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 CENTRE AT TIME OF COLOUR CHART	

