



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: AHYOUNG STEPHANIE MANGAL and BORIS MANGAL

TEL: RES.: 929-351-2063

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11 Block 56	1	LAWRENCE Elev B1	11-Oct-22

Offer	BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

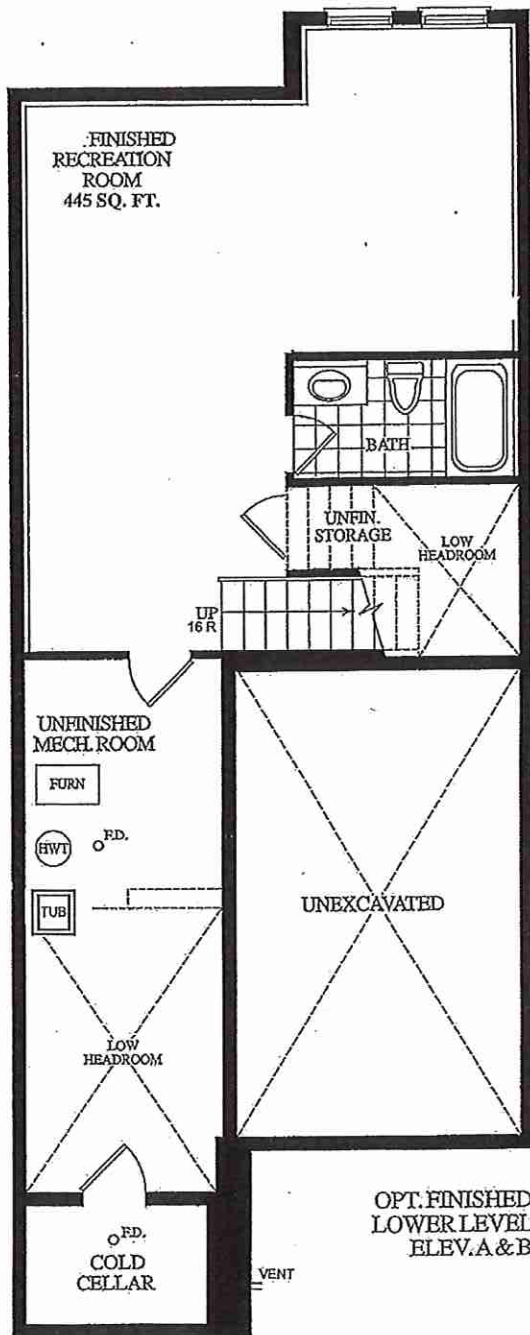
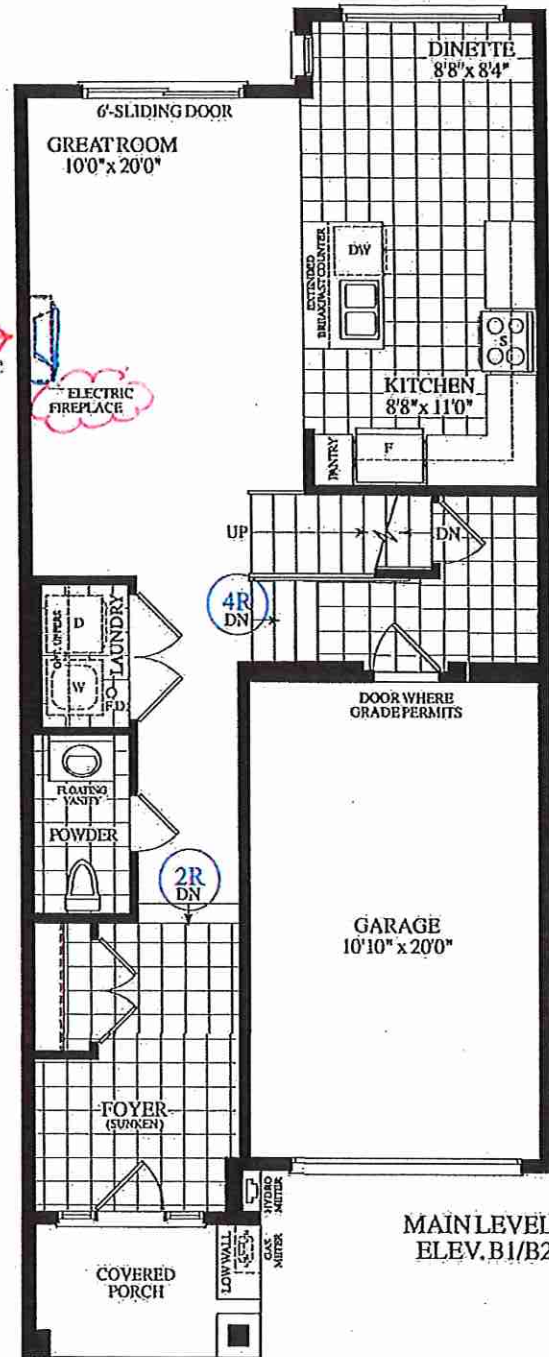
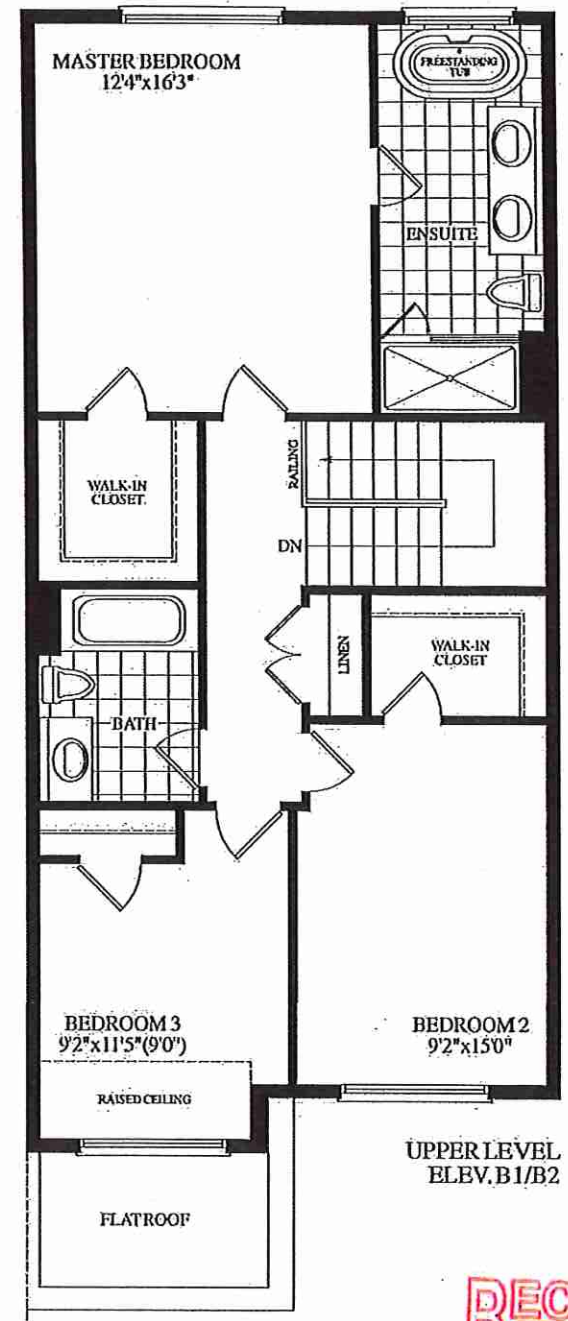
Offer	BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED.
Workshee	Note:

Date Added: 04-Oct-21 Invoice Number: 7520

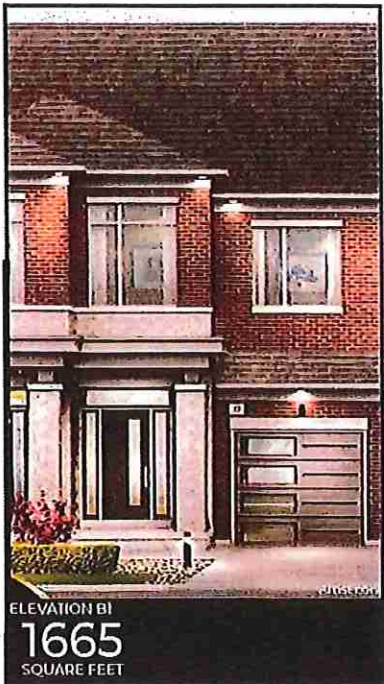
1 - BASEMENT- Install FINISHED BASEMENT - TOWNHOME
**See Attached Schedule A-1 **
Note:
10 - SECOND FLOOR- Install extended height interior doors throughout the 2nd floor doors, where applicable. To include TEN (X10) Approximate door height 96"
Note:
1 - SECOND FLOOR (UPPER HALL & BEDROOMS) Install SMOOTH CEILINGS throughout the - UPPER HALL AND BEDROOMS - TOWNHOMES
Note:
1 - GREAT ROOM- Install the Optional Electric Fireplace in the Great Room. Install the Napoleon Model # NEFL42CHS (See Sketch)
Note: **Selection of Mantle/Finishes for fireplace mantle will be discussed and chosen at the decor appointment. The above price is strictly for the electric fireplace unit**
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA PHONE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
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:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT.
Note:

This Document is Extremely Time Sensitive - Printed 4 Oct 21 at 14:59

FINISHED BASEMENT

OPT. FINISHED
LOWER LEVEL
ELEV. A & BElectric
Fireplace*SMOOTH CEILINGS-UPPER HALL/BDRMS*
Extended HEIGHT INT DOORS-2ND FLR (X10)

BLK 56 TH 11 20-07 "B" OPT. FINISHED BSMT

RECEIVED
Sent 9-21

REV. OCT. 4 2021

* LOT 11 BLOCK 56 *

Schedule 'A'-1

For finished basement areas

GROVETRAIL DEVELOPMENTS INC.

BATHROOMS:

- 1 Purchaser's choice of vanity cabinets and QUARTZ countertops in all bathrooms as per Vendor's samples.
- 2 Purchaser's extensive choice of quality imported 8"x 10" or 13" x 13" ceramic floor and wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.
- 3 Shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- 4 Temperature control valve in all shower areas, as per Vendor's samples.
- 5 Exhaust fan (as required) according to the Ontario Building Code.
- 6 Privacy lock on all bathroom door, as per Vendor's samples.
- 7 Plate mirror above vanity
- 8 Single lever chrome faucet with pop-up drain and undermount sink for all bathroom vanities with shut-off valves, as per Vendor's samples.
- 9 Durable, condensation-free, noise free plastic plumbing pipe throughout.
- 10 White plumbing fixtures in all bathrooms from Vendor's standard samples.

FLOORING:

- 11 TOWNS: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples, as per plan.
- ~~12 DETACHED: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples, as per plan.~~

ELECTRICAL:

- 13 All wiring in accordance with the Ontario Hydro Standards.
- 14 Telephone rough-in (location to be determined by the Vendor)
- 15 USB plug (location to be determined by the Vendor)
- 16 Prewired for TV cable (location to be determined by the Vendor)
- 17 Standard light fixture with LED bulb
- 18 Smoke detector with strobe lighting & carbon monoxide sensor as per Ontario Building Code.
- 19 White Decora switches and receptacles throughout as per Vendor's samples.

WALLS & CEILING

- 20 Fully drywalled taped and primed walls, as per Ontario Building Code.
- 21 Painted walls according to purchaser's choice of one colour as per Vendor's samples.
- 22 Sprayed stipple ceiling with smooth border surround.

TRIM, DOORS & STAIRS

- 23 Smooth Carrara (2-panel hollow core) style interior doors, as per Vendor's samples.
- 24 Doors & trimwork to be painted WHITE as per Vendor's samples.
- 25 Interior doors to include satin nickel lever handles and standard 3" hinges as per Vendor's samples.
- 26 TOWNS: 4 1/4" BASEBOARDS and 2 3/4" CASING in paint grade, as per Vendors samples.

~~27 DETACHED: 5 1/2" BASEBOARD and 3" CASING in paint grade, as per Vendors samples.~~

- 28 All closets (if applicable) to include wire shelving, as per Vendor's samples
- 29 STAINED OAK STAIRS, HANDRAIL and STRINGERS with METAL PICKETS (if applicable- as required per plan) from MAIN LEVEL to BASEMENT (excluding landings-any stair landings in the basement area will be finished with flooring as specified in this schedule), as per Vendor's standard samples.

DISCLAIMER: PURCHASER ACKNOWLEDGES THAT THE FINISHED BASEMENT AREA IS SOLELY DEEMED AS A RECREATION ROOM WITH A COMPLETE BATHROOM, AS PER PLAN AND NO OTHER USES ARE PERMITTED.

VENDOR WILL NOT ALLOW THE PURCHASER TO DO ANY WORK AND/OR SUPPLY ANY MATERIAL OR FINISH THE DWELLING BEFORE THE CLOSING DATE.

PURCHASER'S CHOICE OF INTERIOR COLOURS AND MATERIAL ARE FROM VENDORS SAMPLES IF NOT YET ORDERED OR INSTALLED PROVIDED THAT COLOURS AND MATERIAL ARE AVAILABLE FROM SUPPLIER. PURCHASER AGREES TO SELECT THE COLOURS AND MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION AS SCHEDULED ACCORDING TO CLOSING DATE BY THE VENDOR. OTHERWISE THE VENDOR RESERVES THE RIGHT TO SELECT THE COLOURS AND MATERIALS TO COMPLETE THE DWELLING AND THE PURCHASER AGREES TO CLOSE THE TRANSACTION WITH THE VENDOR'S CHOICE OF COLOURS AND MATERIALS.

Purchaser acknowledges that all executed documents (i.e. Agreement of Purchase and Sale, Amendments, Colour Chart Amendments etc.) are provided in hard copy format only. An administration fee of \$500.00 for each request will be charged as an adjustment on closing should the purchaser require any extra copies at any time before closing.

ALL PLANS, ELEVATIONS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION FROM TIME TO TIME BY THE VENDOR ACCORDING TO THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.

THE PURCHASER ACKNOWLEDGES THAT FINISHING AND MATERIALS CONTAINED IN ANY MODEL HOME, INCLUDING BROADROOM, FURNITURE, ELECTRICAL FIXTURES, DRAPES, CERAMIC FLOORING, WOOD FLOORING, UPGRADE KITCHEN CABINETS, STAINED FLOORS, STAIRCASES AND RAILING, ARCHITECTURAL ORNAMENTAL PLASTER, ACOUSTIC TILED CEILING AND LUMINOUS LENSES, ETC. MAY BE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE THE SAME GRADE OR TYPE OR NOT NECESSARILY INCLUDED IN THE DWELLING UNIT PURCHASED HEREIN.

GROVETRAIL DEVELOPMENTS INC.

DocuSigned by:

PURCHASER'S SIGNATURE: Stephanie Mangal

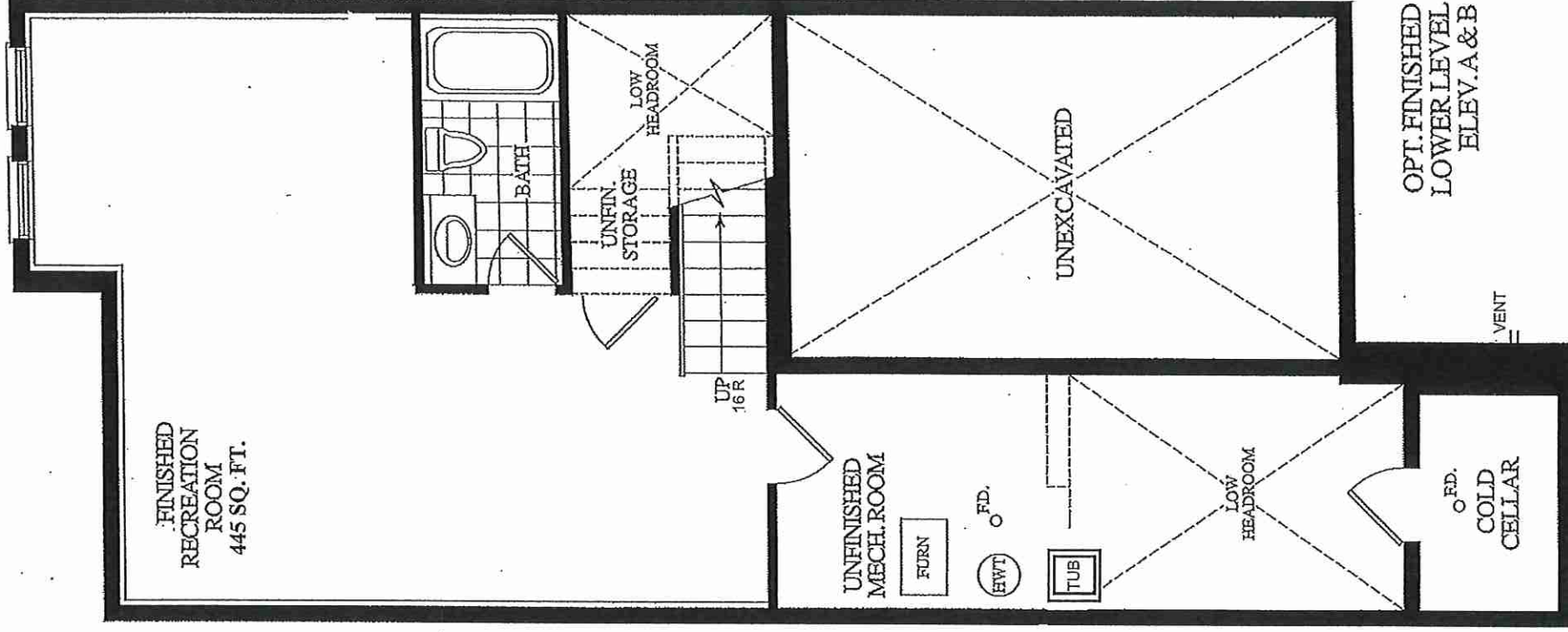
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DocuSigned by:

PURCHASER'S SIGNATURE: Boris Mangal

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LOT 11 BLOCK 54



20-07

(ENLARGED
115% - HORIZONTALLY)

RECEIVED
JUN 8-21

LOT 11 BLK 56

Harsco
NEFL42CHS
\$1,380 + TAX

* GREAT ROOM *

NEFL42CHS
5,000 BTUs
1,450 Watts (620V)
Viewing Area: 40 1/4" W x 16 1/4" H
For more detailed specifications, see page 27.

Flame Color Options

Yellow	Blue	Multi-Color	Orange

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