

TRINITY POINT

CONSTRUCTION SUMMARY

Preliminary

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED




OCT - 7 2022

TEL:

PURCHASERS: JOHN PHILLIP YANG and PEGGY PUI KEI LI

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
7 / 1	65M-4737	Mahogany Elev A		

CONSTRUCTION

<div>1 - REVISE SHARED ENSUITE BETWEEN BEDROOM 2 AND 3 INTO TWO SEPARATE PRIVATE ENSUITES.</div> <div>***SEE SKETCH</div> <div>07Oct22 Note:</div>	
<div>1 - INCREASE CEILING HEIGHT TO 11FT- FIRST FLOOR</div> <div>06Oct22 Note: SEE SKETCH ATTACHED</div>	
<div>1 - INCREASE BASEMENT CEILING HEIGHT TOT 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL</div> <div>06Oct22 Note:</div>	

MISCELLANEOUS

<div>1 - If the Purchase selects an increased ceiling height over the Vendor's standard ceiling height, then the Purchaser acknowledges that as a result of the increased ceiling height various modifications to the interior and exterior of the dwelling unit may be made, including but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.</div> <div>06Oct22 Note:</div>	
<div>1 - The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the purchaser</div> <div>06Oct22 Note:</div>	
<div>1 - If the Purchaser has purchased or been provided with a 9 foot basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall.</div> <div>06Oct22 Note: The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.</div>	

PROMOTIONAL

<div>1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER</div> <div>06Oct22 Note:</div>	
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EXTRAS AS PER OFFER

<div>EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice.</div> <div>Worksheet Note:</div>	
<div>1st Choice: Exterior Colour Scheme 4 - Westmont</div> <div>Worksheet Note:</div>	
<div>2nd Choice: Exterior Colour Scheme 2 - Manchester</div> <div>Worksheet Note:</div>	
<div>3rd Choice: Exterior Colour Scheme 5 - Amprior</div> <div>Worksheet Note:</div>	
<div>The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten</div> <div>Worksheet Note:</div>	

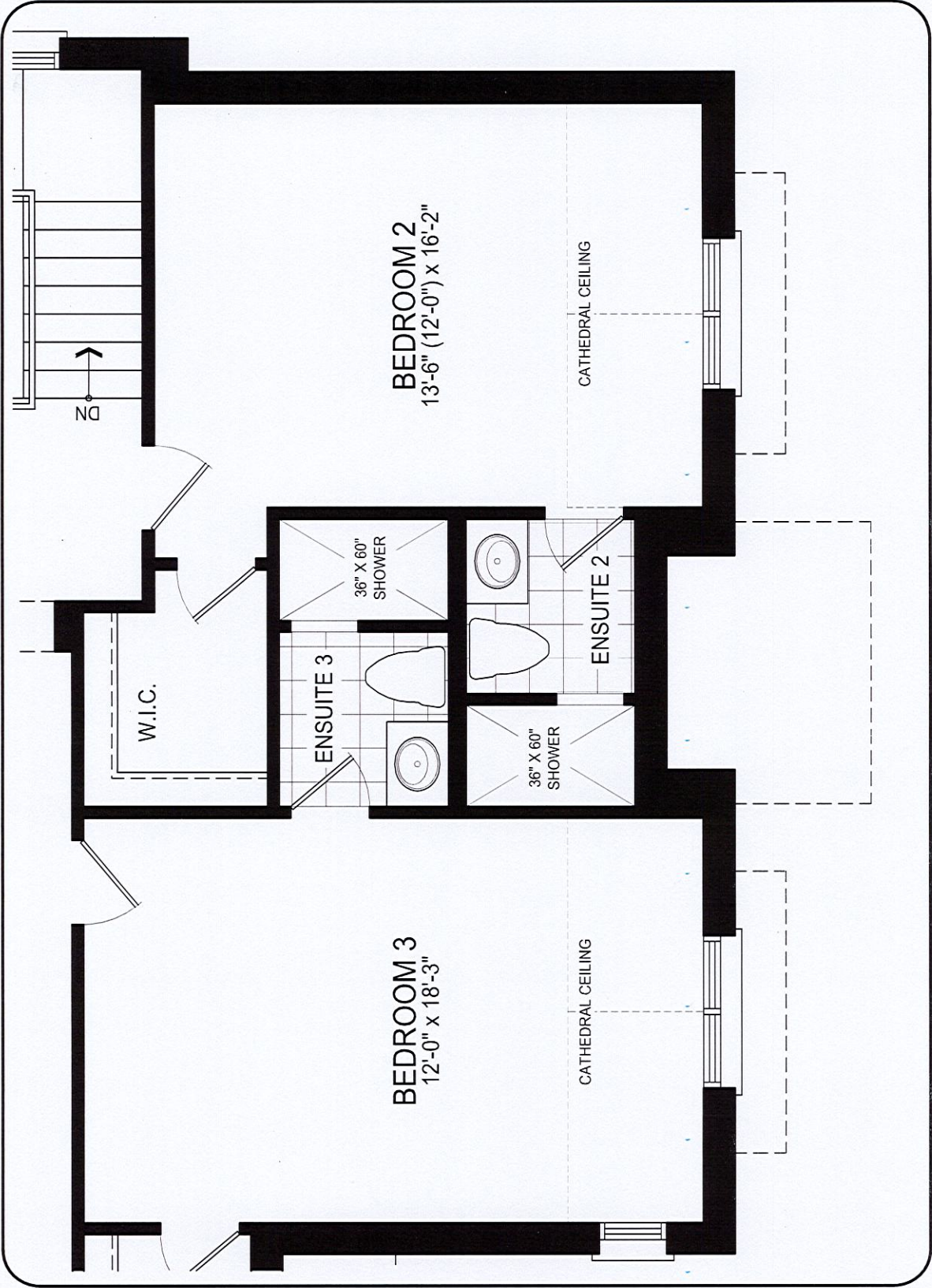
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LOT 7
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAHOGAN Y
ELEVATION A

REVISIONS:

- 1. REVISE SHARED ENSUITE
BETWEEN BEDROOM 2 AND 3
INTO TWO SEPARATE
PRIVATE ENSUITES.



UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.

BY
PAGE No.
MB 1 OF 1

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