

CONSTRUCTION SUMMARY Red Oaks on Bayview - Trinimont Developments Inc.		RECEIVED MAY 29 2023	TEL:
PURCHASER: KEVIN YU			

LOT / PHASE 6 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Hawthorn 3 Elev B		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 CABINETY 18May23 Note:	
2 - KITCHEN CABINETY BASE - 2 PULLOUT WIRE SPICE RACKS INSTALL ON EITHER SIDE OF STOVE OPENING (TO FLANK STOVE OPENING). 18May23 Note:	
1 - KITCHEN CABINETY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 CABINETY NEXT TO SPICE RACK 18May23 Note: SEE SKETCH	

CERAMIC TILE

1 - STANDARD GREY GROUT THROUGHOUT PER PURCHASERS DIRECT REQUEST. 18May23 Note:	
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ELECTRICAL

1 - ***NOTE: SEE SKETCH FOR APPROXIMATE LOCATION OF 10 STANDARD POTLIGHTS AT MAIN FLOOR LEVEL. 1 - FOYER 1 - LIVING RM 1 - DINING RM 1 - MAIN HALL 2 - KITCHEN 2 - BREAKFAST AREA 1 - GREAT RM 1 - DEN 14Dec22 Note: STANDARD LIGHTS ARE TO REMAIN INSTALLED ON SEPARATE SWITCH AS VENDORS STANDARD INSTALLATION.	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 06Oct22 Note:	
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE- SEE SKETCH 06Oct22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 06Oct22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH (IN LIEU OF 3 1/4 INCH) - UPPER HALL 18May23 Note:	
1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH (IN LIEU OF 3 1/4 INCH) - FIRST FLOOR IN STANDARD HARDWOOD AREAS 18May23 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18May23 Note:	
4 - TOE TESTER - ADD TOE TESTER TO ALL SHOWERS 06Oct22 Note:	
MASTER ENSUITE, ENS 3, ENS 4, ENS 5	

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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18May23 Note:	
REDEEMED 1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,061 BALANCE FORWARD \$5,939 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE 06Oct22 Note:	

EXTRAS AS PER OFFER

1st Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:	
3rd Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
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. Worksheet Note:	
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 Worksheet Note:	
Walk out basement Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 18 May 23 at 16:22

Purchaser:KEVIN YU

Telephone Res. / Bus: /

Decor Advisor:Ida Viola

Lock Date:18-May-23

Property: 6

Project: Trinimont Developments Inc.

Model and Elevation: Hawthorn 3 Elev B

18-May-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON 1048 FLAX	464SA
Laundry Room	ELISSE (BASE CABINET ONLY)	STD
Powder Room	HAMPTON 1048 FLAX	464SA
Master Ensuite Bathroom	HAMPTON 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	HAMPTON 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3	HAMPTON 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 4	HAMPTON 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 5	HAMPTON 350 PLATINUM SILVER	464SA
Great Room Built-Ins	GREAT RM - STANDARD FLOATING SHELVES - DORAL K02 SESAME	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

VENDORS STANDARD FEATURES - REFER TO CONSTRUCTION SPECIFICATIONS:

-UPGRADE 2 CABINETS IN KITCHEN WITH 41" UPPERS AND CM1 CROWN MOULDING ABOVE.

-LIGHT VALENCE SHIELD

-UPGRADE 2 CABINETS - BATHROOM (STANDARD FEATURE)

REFER TO CONSTRUCTION SUMMARY FOR KITCHEN ACCESSORIES PURCHASED

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE - NERO IMPALA	360
Laundry Room	LAMINATE - WHITE	STD
Powder Room	GRANITE-NERO IMPALA	360
Master Ensuite Bathroom	GRANITE-NERO IMPALA	360
Ensuite Bath - Bedroom 2	GRANITE-NERO IMPALA	360
Ensuite Bath - Bedroom 3	GRANITE-NERO IMPALA	360
Ensuite Bath - Bedroom 4	GRANITE-NERO IMPALA	360
Ensuite Bath - Bedroom 5	GRANITE-NERO IMPALA	360
Great Room Built-Ins	N/A	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-IROC WHITE 12X24 - STD GREY GROUT	☐	SEE BELOW
Main Hall	HARDWOOD	☐	
Kitchen / Breakfast / servery w.i.p	TILE-IROC WHITE 12X24 - STD GREY GROUT	☐	
Laundry Room	TILE-IROC WHITE 12X24 - STD GREY GROUT	☐	
Powder Room	TILE-IROC WHITE 12X24 - STD GREY GROUT	☐	
Master Ensuite Bathroom	TLE-AXIS BIANCO WHITE 12X24 NAT-STD GREY GROUT	☐	2X2 White shower floor tile
Ensuite Bath 2	TILE-VIENNA BIANCO 12X24 - STD GREY GROUT	☐	N/A
Ensuite Bath 3	TILE-VIENNA BIANCO 12X24 - STD GREY GROUT	☐	2X2 White shower floor tile
Ensuite Bath 4	TILE-VIENNA BIANCO 12X24 - STD GREY GROUT	☐	2X2 White shower floor tile
Ensuite Bath 5	TILE-VIENNA BIANCO 12X24 - STD GREY GROUT	☐	2X2 White shower floor tile
Mud Room	TILE-IROC WHITE 12X24 - STD GREY GROUT	☐	

** Refer to Construction Summary - REFER TO CONSTRUCTION SPECIFICATIONS

2X2 WHITE SHOWER FLOOR TILE AT MASTER ENSUITE, ENSUITE BATH 3, ENSUITE BATH 4, ENSUITE BATH 5

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE - BIANCO MATTE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath 2	TILE - BIANCO MATTE 8X16	
Ensuite Bath 3	TILE - BIANCO MATTE 8X16	
Ensuite Bath 4	TILE - BIANCO MATTE 8X16	
Ensuite Bath 5	TILE - BIANCO MATTE 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

ALL SHOWER THRESHOLDS / JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN)

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary --

3 1/4" BB CASING WITH 7 1/4" BASEBOARDS - STEP BEVEL (STANDARD FEATURE)

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7. Other Flooring		
Main Hall	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Living Room	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Dining Room	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Family Room	SEE BELOW - GREAT RM	
Den / Library / Study	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Basement Landing(If Applies)	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
Lower Landing (If Applies)	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Upper Landing	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Upper Hall	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Master Bedroom	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
Bedroom #2	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
Bedroom #3	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
Bedroom #4	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
Bedroom #5	LAMINATE - LEXINGTON -W -CHARLEROI OAK - TL LW1314 PEFC	
GREAT RM	HARDWOOD- MIRAGE SWEET MEM- BUBBLE BATH WHITE OAK - CHARACTER BRUSHED DURAMATT- 6 1/2"	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Colour

MIRAGE - BUBBLE BATH

Picket Type

EUROLINE 1 BLACK IRON - STANDARD

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE - BUBBLE BATH

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE - BUBBLE BATH

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

**Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

VENDORS STANDARD FEATURE - V/GROOVE - EUROI INF 1 BLACK IRON PICKETS / STAINED STAIRS

9. Wall Paint Flat Finish

Main & Upper Hall

22 WARM GREY

Living Room

22 WARM GREY

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

GREAT RM - 22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

N/A

Trim Paint-Semi Gloss

BIRCH WHITE

Mud Room

22 WARM GREY

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

22 WARM GREY

Bedroom #5

22 WARM GREY

Master Ensuite

22 WARM GREY

Ensuite Bath - Bedroom 2

22 WARM GREY

Ensuite Bath - Bedroom 3

22 WARM GREY

Ensuite Bath - Bedroom 4

22 WARM GREY

Ensuite Bath - Bedroom 5

22 WARM GREY

Basement LandingArea

22 WARM GREY

Smooth Ceilings First Floor

☒ Yes

☐ No

** Refer to Construction Summary

SMOOTH CEILINGS ON 1ST AND 2ND FLOOR STANDARD FEATURE

Initial: 

Page 3 of 4

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify GREAT RM		
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
☐	☐	☒	☐	☐	☒	☐	☒	☐
Fireplace Type						As Per Construction Specifications		
Mantle Type						MANTLE M2-STANDARD		
Colour / Stain						AS PER CONSTRUCTION SPECIFICATIONS		
Surround						GRIGIO CARNICO		
Hearth						NO		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	YES
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes ☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ No	☐ Yes ☒ No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary

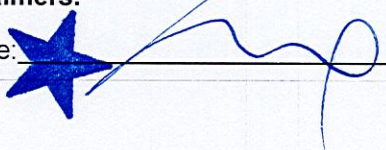
14. General Comments

** Refer to Construction Summary

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 agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:

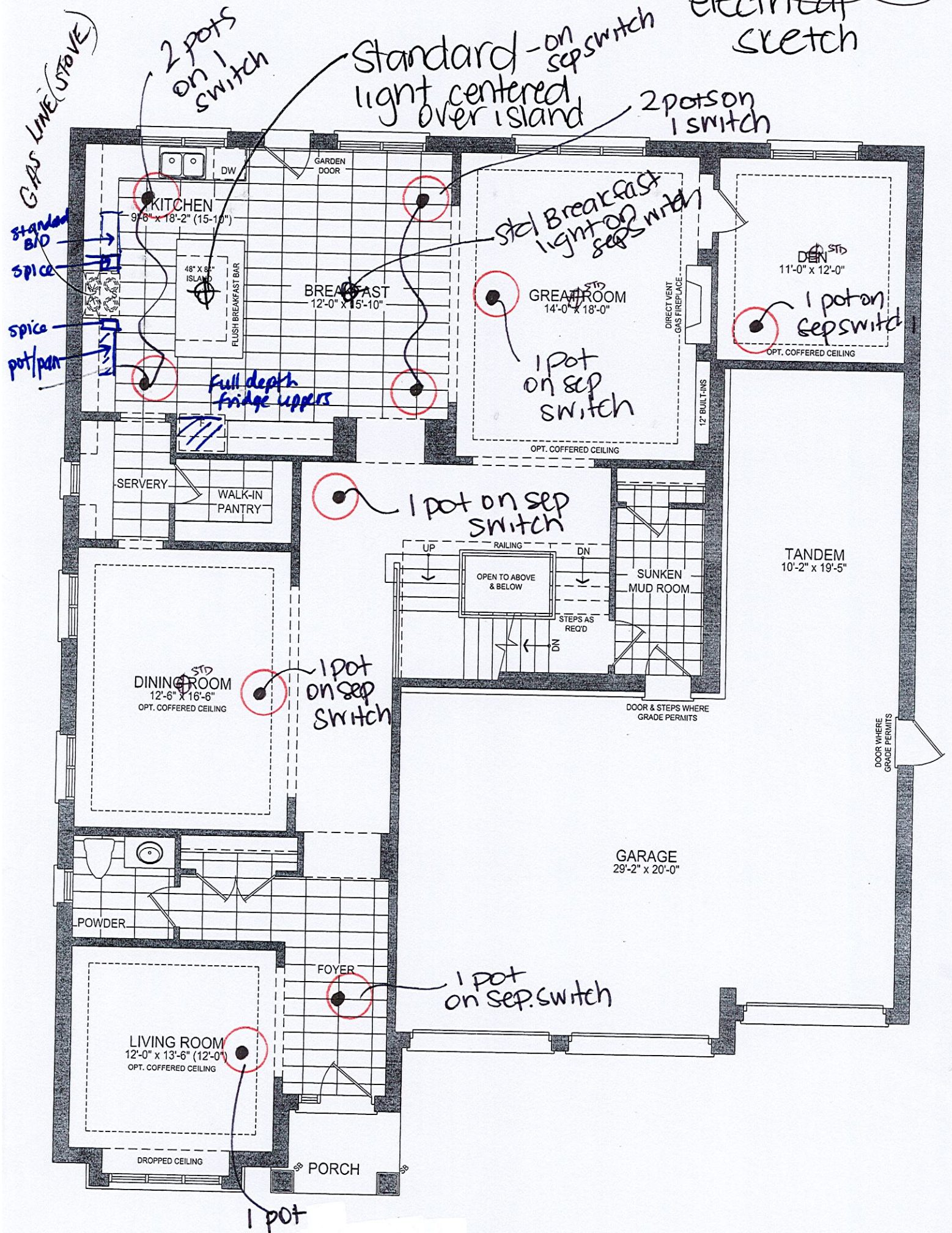


Date:

May 18/23

LOT 6 TRINIMONT

Lot 6 trinimont electrical sketch



60-3 GROUND FLOOR PLAN EL. B - 10' CEILING



Lot 6
trinitmont

MASTER BEDROOM
24'-0" x 16'-0"
OPT. TRAY CEILING

HIS W.I.C.

HERS W.I.C.

MASTER ENSUITE

FREE STANDING TUB

48" X 96" GLASS SHOWER

D RIP AREA

HIGH LEVEL WINDOW

W.I.C.

LAUNDRY

WALK-IN LINEN

BEDROOM 5
14'-0" x 14'-0"

RAILING

OPEN TO BELOW

DN

BEDROOM 2
16'-8" x 13'-6"

W.I.C.

W.I.C.

ENS. 4

36" X 50" SHOWER

ENS. 5

36" X 50" SHOWER

BEDROOM 3
17'-8" x 13'-10"

RAISED CEILING

SLOPED CEILING

ENS. 2

72" X 36" SHOWER

ENS. 3

BEDROOM 4
12'-0" x 13'-0"

CATHEDRAL CEILING

W.I.C.

TOE TESTER

TOE TESTER

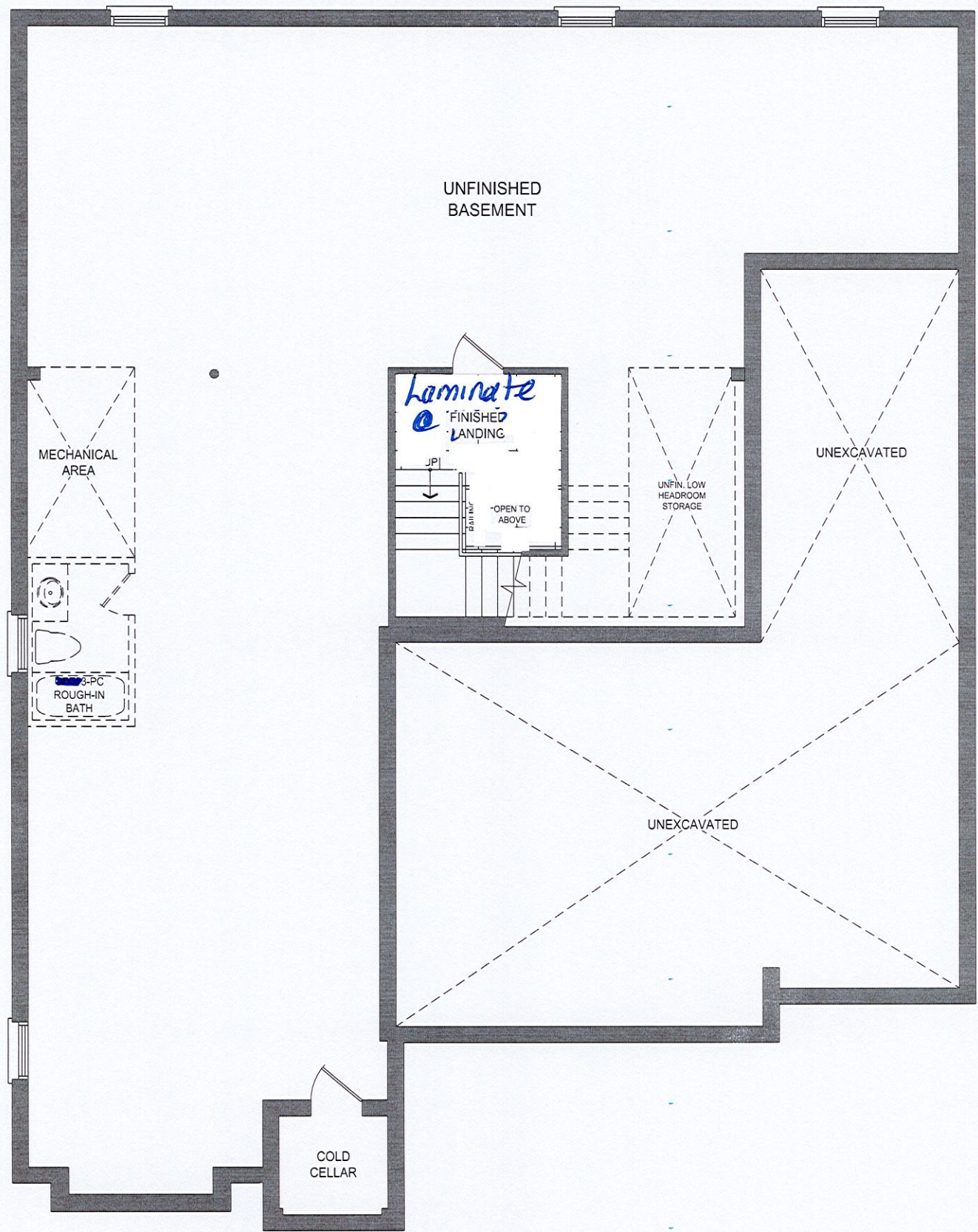
6 exterior POTS

↳ exterior
pots

60-3 SECOND FLOOR PLAN EL. B - 9' CEILING



LOT 6 TRINIMONT.



60-3 BASEMENT PLAN EL. B

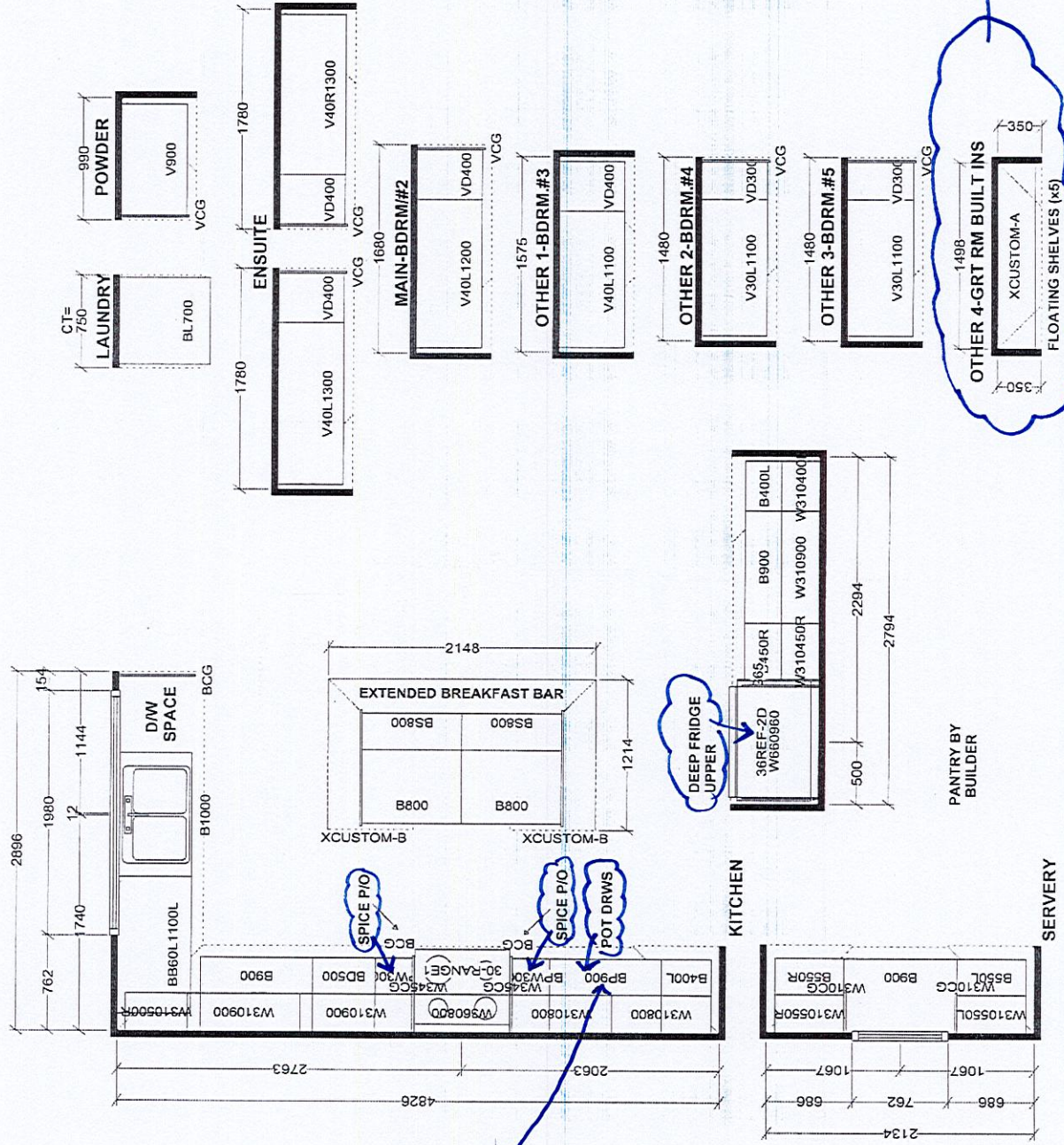
Full depth fridge upper.

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

FILE NAME: TRINIMONT LOT 6 MAY 24 23

BIANCA
MAY 24 23

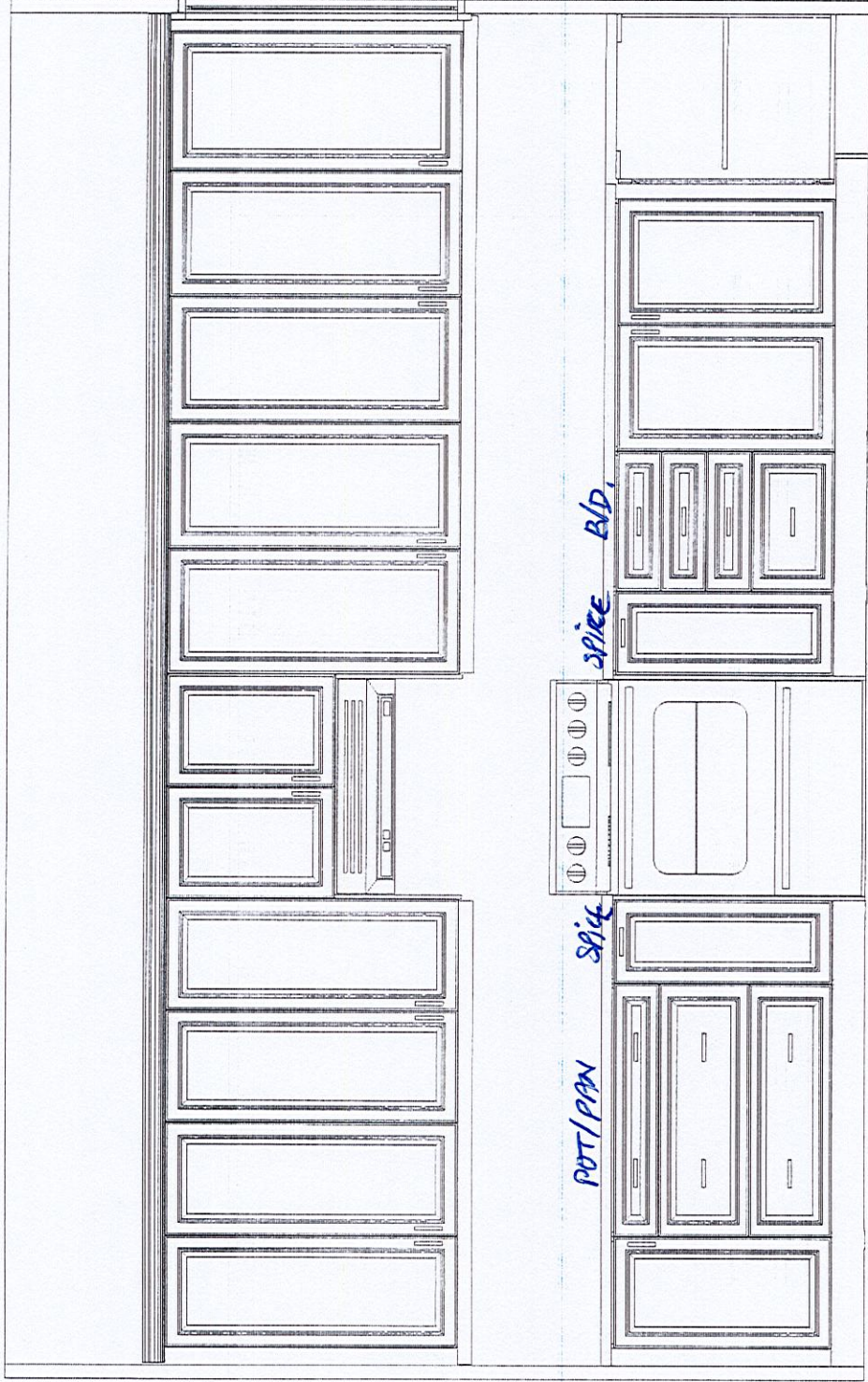
PROTOTYPE FOR EXTRAS



GREAT KM:

BUILT-IN FLOATING SHELVES.
(x5)

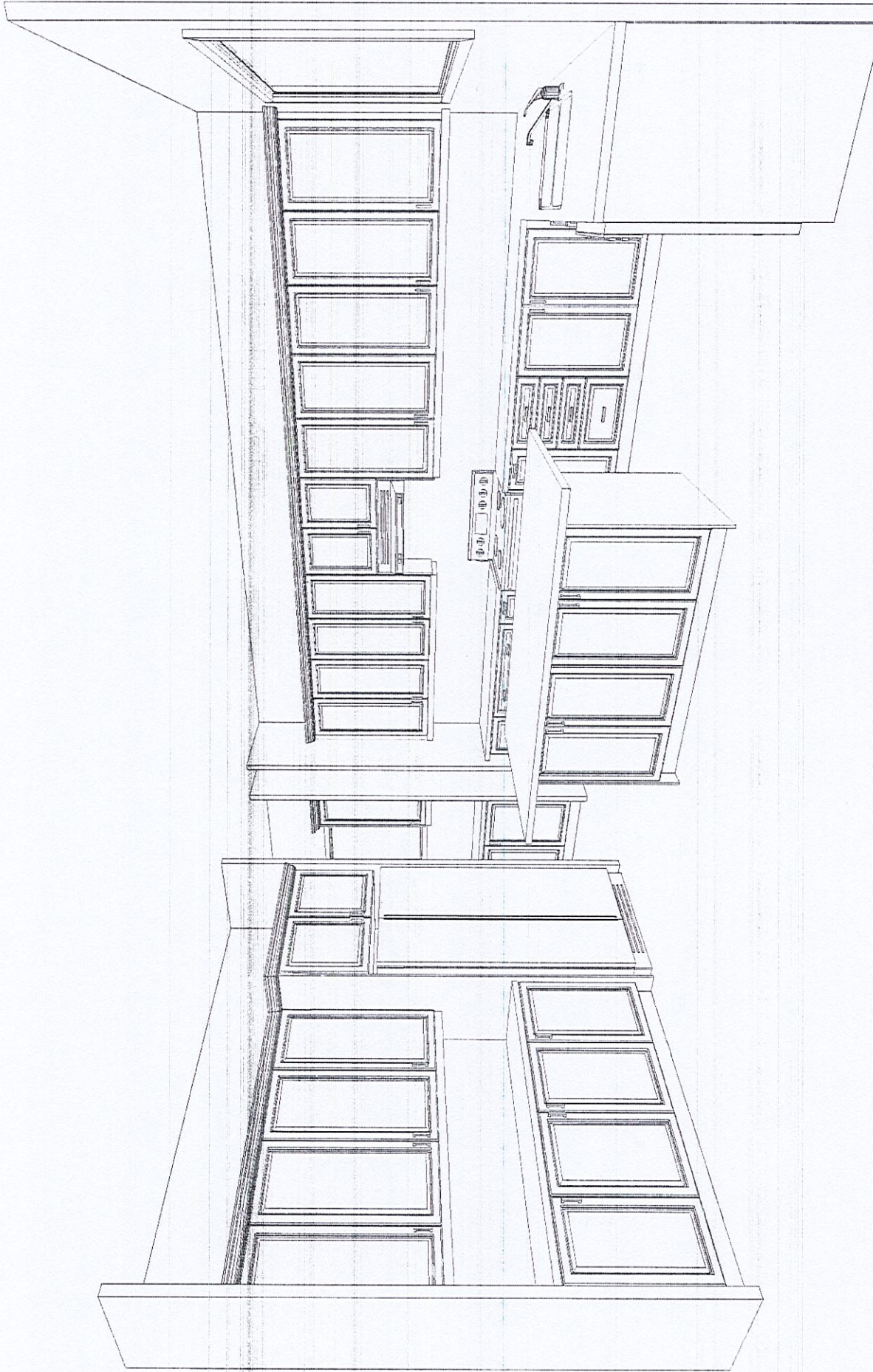
W WIDTH		W HGT	W CNT	J o b N u m b e r J # This drawing is the intellectual property of SELBIA INDUSTRIES INC. and is an original design which must not be released or copied in any form without the written approval of Selbia Industries Inc. or your job order placed
FLOOR HGT		DOOR HGT		
ST CNT		2x4	VENT BOX COVER	
		DESIGNER: KS	LOT # 4: 6	



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