

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: JIANG LAN XIA			TEL:	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
157 / 1	65M-4737	Evergreen Elev B		

CONSTRUCTION

1 - PROVIDE WALK-UP BASEMENT STAIR (UNCOVERED) TO THE REAR OF THE DWELLING UNIT.	
22Jun23 Note: If applicable, the Purchaser acknowledges and agrees that the location, dimension and configuration of the walk-up shall be determined by the Vendor in its sole and unfettered discretion. As a result of the installation of the walk-up, modifications to the main floor and basement floor plans may be required to allow for such walk-up to be installed,	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT (Measured from top of footing to top of foundation wall).	
22Jun23 Note: If the Purchaser has purchased or been provided with a 9ft 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. 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.	

MISCELLANEOUS

1 - including but not limited to, modifications to the room layout, window and door locations and/or size and structural components of the dwelling unit and the Purchaser hereby accepts such modifications without any change in the purchase price.	
22Jun23 Note: The walk-up is uncovered. If the walk up is not approved by the Vendor, the Vendor shall reduce the Purchase Price in the amount of \$37,290.00 (includes HST) and the Purchaser agrees to accept the Property and complete the purchase without the walk-up and agrees that such reduction of the Purchase Price in full and final settlement of any claims the Purchaser may have arising from the Vendor's decision not to construct the walk-up.	
1 - 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.	
22Jun23 Note: 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.	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED JUNE 7/23.	
22Jun23 Note:	

REDEEMED

EXTRAS AS PER OFFER

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 Fiv 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:	
1st Choice: Exterior Colour Scheme 1 - Old School Worksheet Note:	
2nd Choice: Exterior Colour Scheme 6 - Old Chicago Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 26 Jun 23 at 13:25

LOT 157
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

EVERGREEN
ELEVATION B

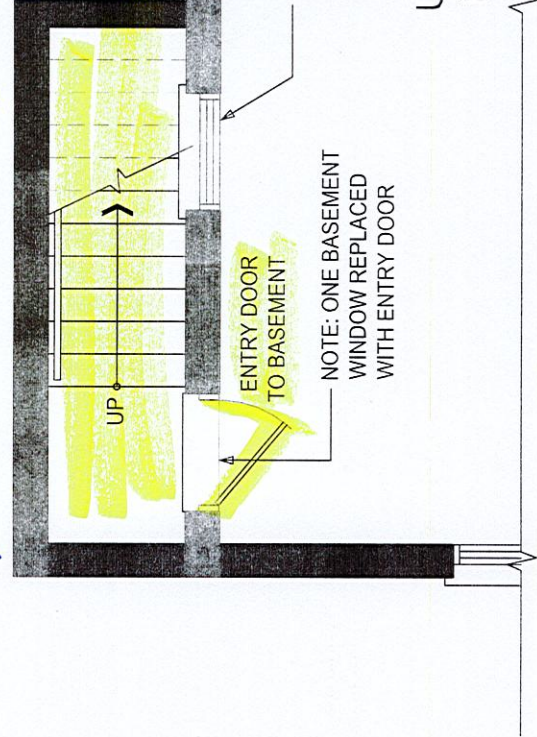
REVISIONS:

1. ADD EXTERIOR BASEMENT
WALK-UP STAIRS TO REAR
OF HOUSE.

2. 9FT BASEMENT
CEILING HEIGHT.

* WALK-UP STAIR

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS



* 9FT BASEMENT
CEILING HEIGHT

NOTE: THIS WINDOW HAS BEEN
SLIGHTLY RELOCATED DUE TO
CONFLICT WITH STAIR
FOUNDATION

UNFINISHED
BASEMENT

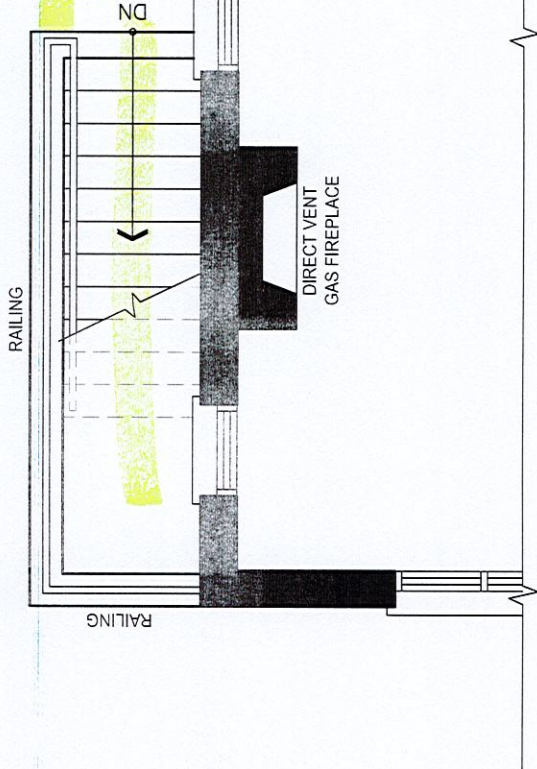
NOTE: ONE BASEMENT
WINDOW REPLACED
WITH ENTRY DOOR

ENTRY DOOR
TO BASEMENT

UP

LOWER LEVEL

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS



BREAKFAST

DIRECT VENT
GAS FIREPLACE

MAIN 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.

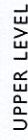
SCALE
BY MB
PAGE No.
1 OF 1

TRINITY POINT

EVERGREEN ELEV B



*BASEMENT walk up



— | ELEV. B • 3.080 SQ.FT.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.