

LOT / PHASE 139 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev C		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - STANDARD LEVEL CABINETY 24Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETY.	
1 - KITCHEN CABINETY BASE - COOKTOP CABINET PROVISION WITH POT DRAWERS (2 DRAWERS) - STANDARD LEVEL CABINETY 24Jul23 Note: PRICES SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETY SELECTED.	
1 - KITCHEN CABINETY - BUILT-IN MICROWAVE/OVEN COMBO - PROVISION ONLY -- STANDARD LEVEL CABINETY NEXT TO FRIDGE 24Jul23 Note: PRICES SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETY SELECTED.	

CONSTRUCTION

2 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS ENSUITE 2/3 AND ENSUITE 4 24Jul23 Note: SEE SKETCH FOR LOCATION	
1 - PROVISION FOR SHAMPOO NICHE APPROX. *** 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS PRIMARY ENSUITE 24Jul23 Note: SEE SKETCH FOR LOCATION	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME FRAMED DOORS IN LIEU OF TUB *INCLUDES SHOWER POT LIGHT. ENSUITE BATH 4 24Jul23 Note: DO NOT INSTALL TOE TESTER (NO TOE TESTER PER PURCHASERS DIRECT REQUEST).	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME FRAMED DOORS IN LIEU OF TUB *INCLUDES SHOWER POT LIGHT. ENSUITE BATH 2/3 24Jul23 Note: DO NOT INSTALL TOE TESTER (NO TOE TESTER PER PURCHASERS DIRECT REQUEST).	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL If the Purchaser has purchased or been provided with a 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 29May23 Note: 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.	

COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 24Jul23 Note:	
2 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION ENSUITE 2/3 AND ENSUITE 4 24Jul23 Note: SUPPLY & INSTALL	

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: CHRISTOPHER CHERT-WAN LUI and JACKIE ZHUOJUN LUI				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
139 / 1	65M-4737	Elm 2 Elev C		
1 - SHAMPOO NICHE --- 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION				
PRIMARY ENSUITE 24Jul23 Note: SUPPLY & INSTALL				

ELECTRICAL

1 - INSTALL SHOWER LIGHT AT STANDING SHOWERS: ENSUITE 2/3 AND ENSUITE 4 25Jul23 Note: (STANDING SHOWER IN LIEU OF TUB AT ENS 2/3 AND ENS 4)	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY B/I OVEN/MICRO PROVISION - NEXT TO FRIDGE 24Jul23 Note:	
1 - PLUG - 15 AMP ARC FAULT - DEDICATED PLUG --- INSTALLED AT VENDORS STANDARD PLUG HEIGHT. BEDROOM #4 --- SEE SKETCH 24Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG -- INSTALL PLUG APPROXIMATELY 5FT HIGH & CENTERED ON WALL -- CONSTRUCTION PERMITTING PRIMARY BEDROOM -- SEE SKETCH 24Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG --- INSTALL PLUG APPROXIMATELY 8FT HIGH AND CENTERED ON WALL - CONSTRUCTION PERMITTING. UPPER HALL --- SEE SKETCH 24Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG --- INSTALL PLUG APPROXIMATELY 9 FT HIGH & CENTERED ON WALL - CONSTRUCTION PERMITTING DINING RM -- SEE SKETCH 24Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG --- INSTALL PLUG APPROXIMATELY 5FT HIGH & CENTERED ON WALL - CONSTRUCTION PERMITTING. FAMILY RM -- SEE SKETCH 24Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
4 - PLUG - ELECTRICAL PLUG WITH GFI BY TOILET --- CONSTRUCTION PERMITTING -POWDER RM -PRIMARY ENSUITE -ENSUITE 2/3 -ENSUITE 4 24Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	

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1 - ADDITIONAL LIGHT AND SWITCH - NO FIXTURE INCLUDED				
CENTER ADDITIONAL LIGHT ABOVE KITCHEN ISLAND - CONSTRUCTION PERMITTING				
(STANDARD KITCHEN AREA WORK LIGHT AND BREAKFAST AREA LIGHT TO REMAIN INSTALLED ON SEPARATE SWITCHES).				
24Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.				
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)				
24Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION				

MISCELLANEOUS

1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	
24Jul23 Note:	
1 - Failure by the Purchaser to do so, will result in all provisions and/or rough-ins as described above to be installed as per the Vendor's standard, and the Purchaser shall be responsible to accommodate any and all provisions at his own expense after	
24Jul23 Note: closing. Purchaser further acknowledges and accepts that if the appliance specifications change from what was originally submitted, the Vendor will not be responsible or guarantee changes to width of stove openings, built in cut outs, electrical requirements, gas services, or plumbing. All appliance installations are the sole responsibility of the Purchaser and shall be completed at his own expense after closing.	
1 - Purchaser acknowledges that kitchen cabinet sizing and/or customizations to accommodate ranges/cooktops, built-in fridges, built in oven/microwaves may or may not include provisions for plumbing, electrical and or gas services, and will be fabricated as	
24Jul23 Note: per the appliance specifications submitted by the Purchaser to the Vendor's Décor Representative. Any specifications or upgrades required for plumbing, electrical and or gas services, must be submitted to the Vendor's Décor Representative prior to finalizing the Colour Chart.	
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.	
29May23 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.	

PLUMBING

1 - NOTE: STANDING SHOWERS IN LIEU OF TUBS AT ENSUITE BATH 2/3 AND ENSUITE 4	
DELETE TOE TESTERS AT ENS 2/3 & ENS 4 - PER PURCHASERS DIRECT REQUEST	
25Jul23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
24Jul23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER MAY 13/23.	
29May23 Note:	
REDEEMED	

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139 / 1	65M-4737	Elm 2 Elev C		

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 <i>Worksheet Note:</i>	
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. <i>Worksheet Note:</i>	
1st Choice: Exterior Colour Scheme 10 - Tohoe <i>Worksheet Note:</i>	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 25 Jul 23 at 9:35

July 24/25
LOT 139
TRINIMONT
ELM 2 ELEV. C

FAMILY RM:

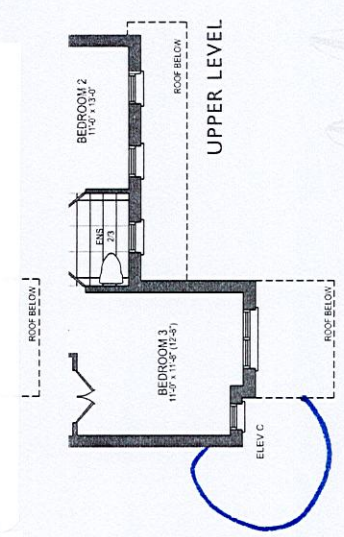
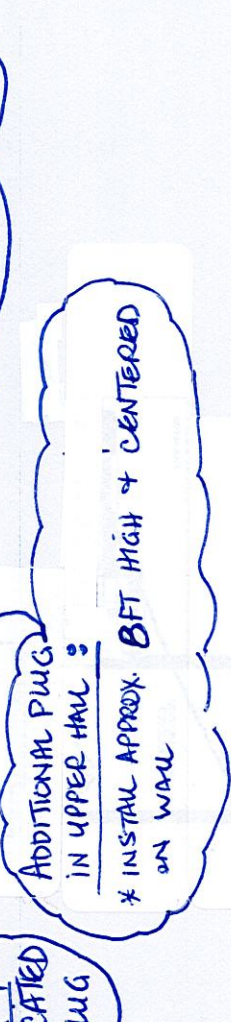
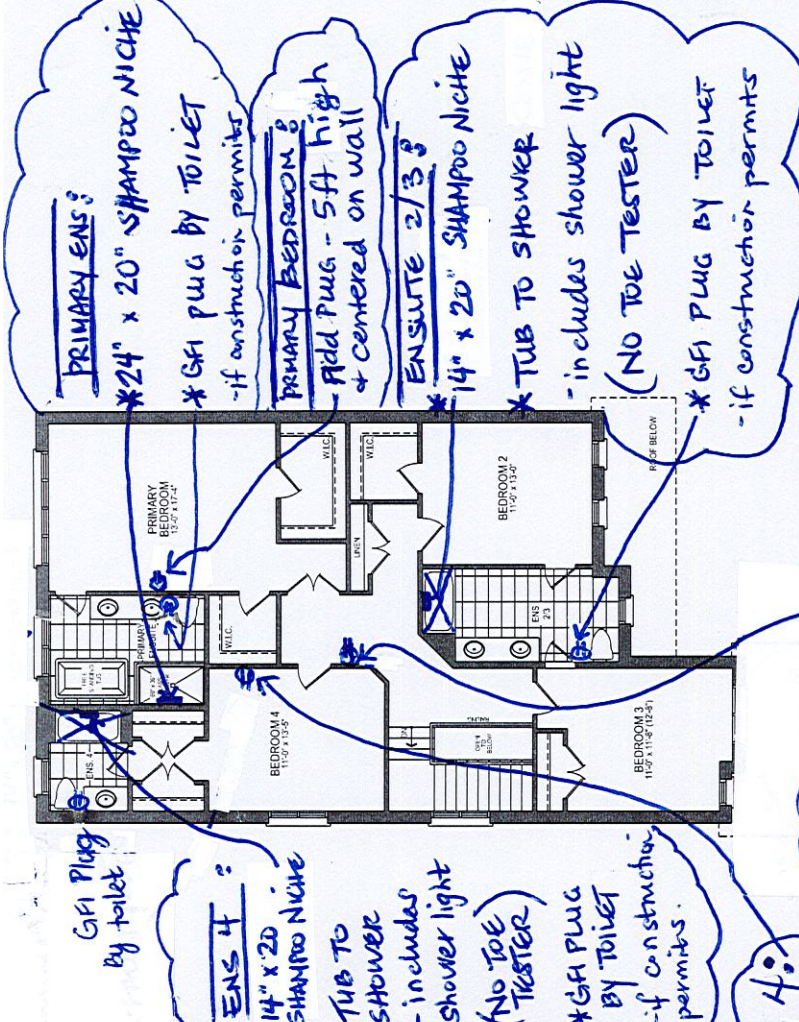
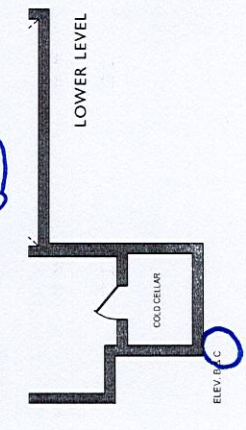
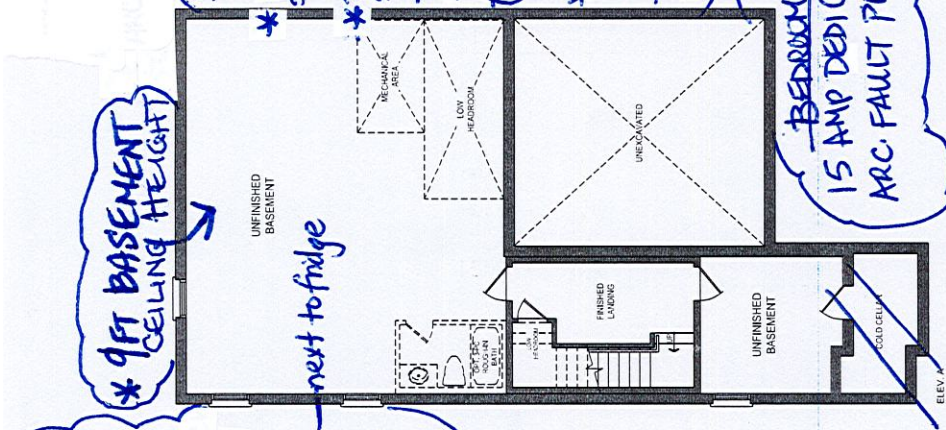
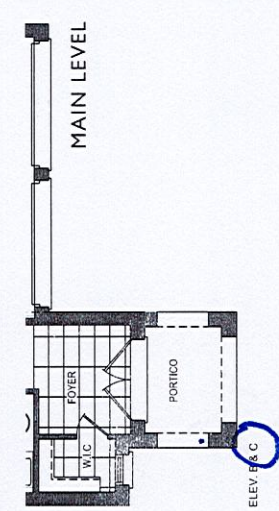
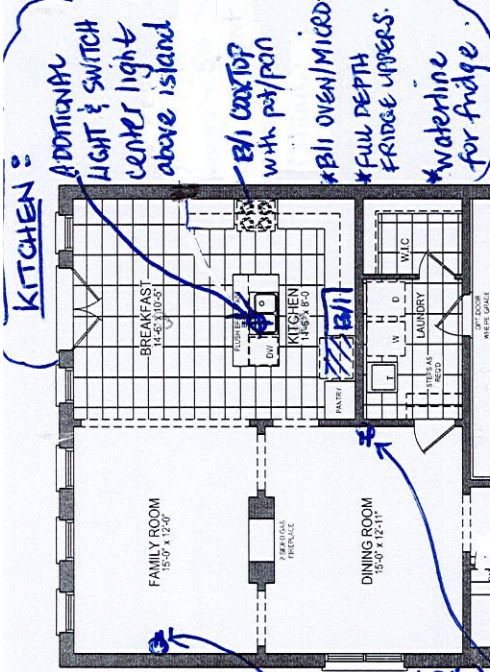
ADD PLUG - INSTALL PLUG APPROX 5 FT HIGH & CENTERED ON WALL

DINING RM:

ADD PLUG - INSTALL PLUG APPROX. 9 FT HIGH & CENTERED ON WALL

POWDER RM:

GFI PLUG BY TOILET - if construction permits



The Elm 2 ELEV. A • 2,838 SQ.FT. | ELEV. B • 2,838 SQ.FT. | ELEV. C • 2,858 SQ.FT.
 includes 96 sq.ft. of finished lower level area.

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.

CL

July 24/23

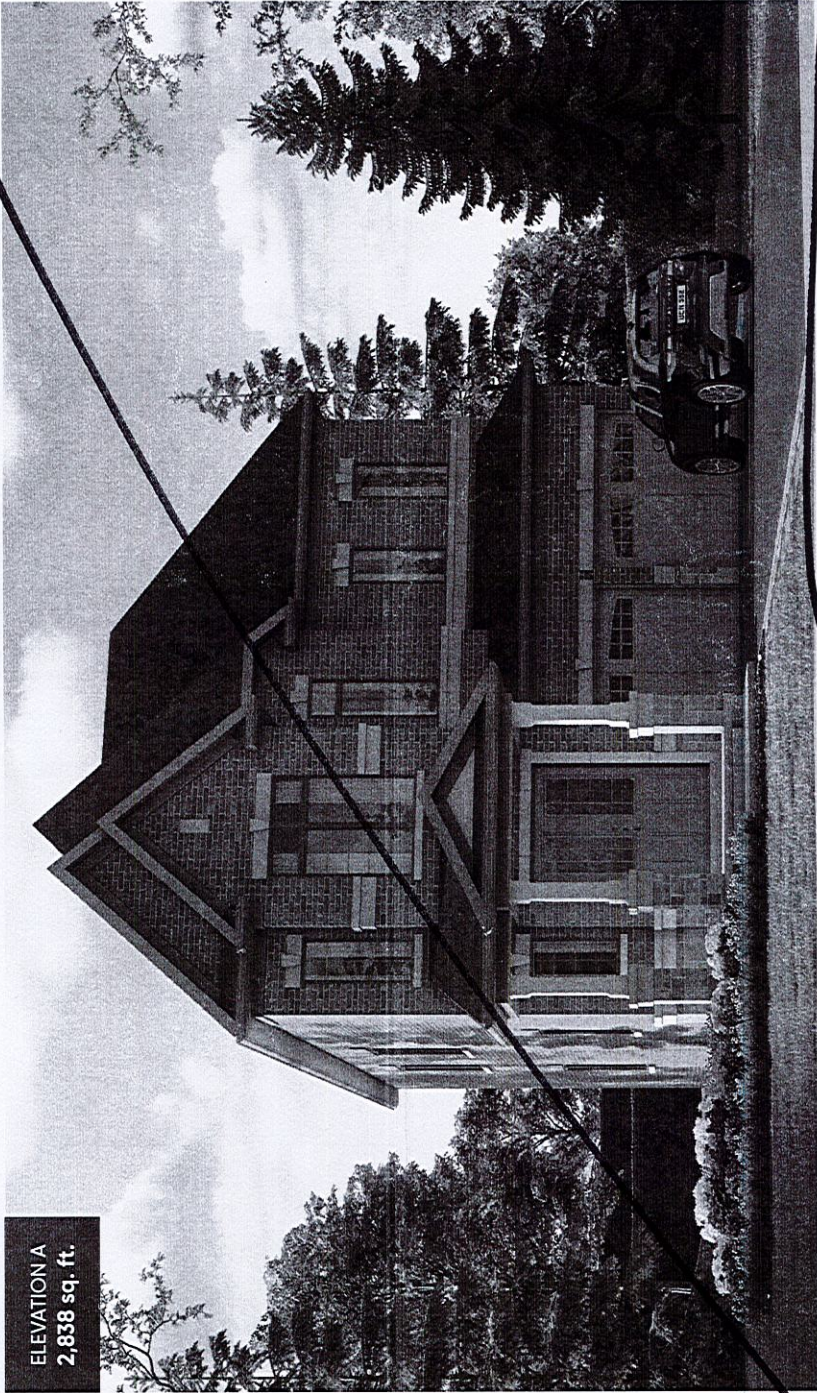
LOT 139

TRINIMONT

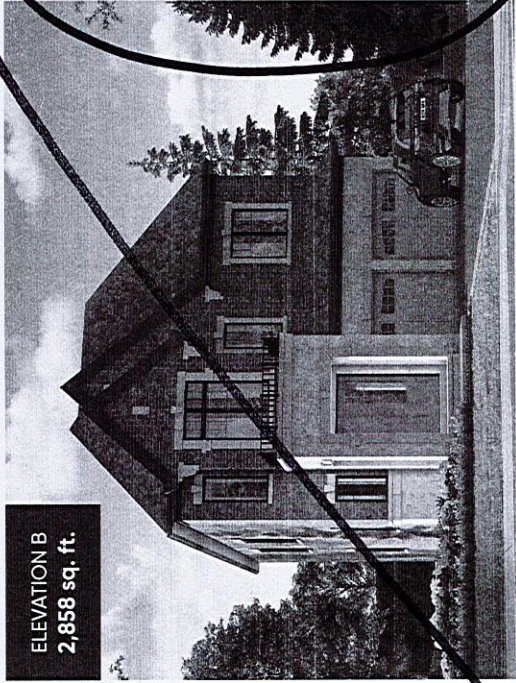
ELM 2 ELEV C.

The Elm 2

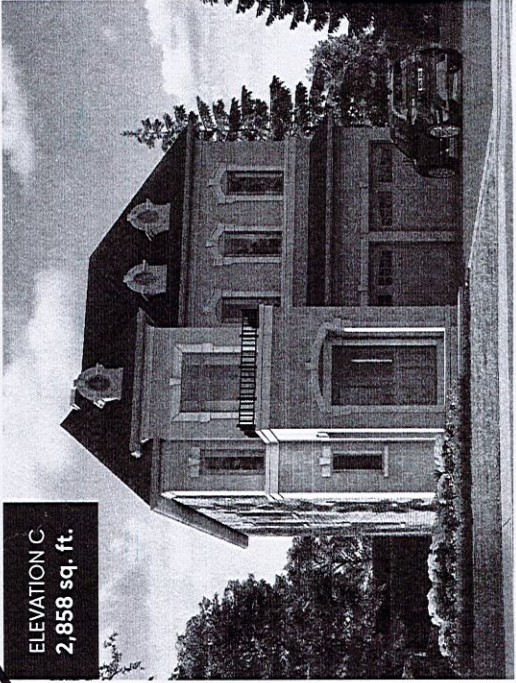
38' LOT



ELEVATION A
2,838 sq. ft.



ELEVATION B
2,858 sq. ft.



ELEVATION C
2,858 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.