

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.			AUG 23 2023	
PURCHASER: YUN FENG QIN				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
158 / 1	65M-4737	Birch 3 Elev A		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 17Aug23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
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CONSTRUCTION

1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME FRAMED DOORS IN LIEU OF TUB - ENSUITE 2/3 17Aug23 Note: INCLUDES SHOWER POT LIGHT DO NOT INSTALL TOE TESTER , AS PER PURCHASER'S DIRECT REQUEST	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 17Aug23 Note:	
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 9 foot basement concrete pour (being an increase from the Vendor's standard basement depth) 30May23 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 to the ceiling height in the basement and the ceiling height will not be uniform.	

ELECTRICAL

1 - NOTE: SHOWER LIGHT AT ENSUITE 2/3 STANDING SHOWER 23Aug23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI - PRIMARY ENSUITE TOILET WALL NEXT TO TOILET *CONSTRUCTION PERMITTING. 17Aug23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 4 POT LIGHTS AT DINING ROOM VENDORS STANDARD CEILING LIGHT TO REMAIN ON SEPARATE SWITCH 17Aug23 Note: REFER TO ATTACHED SKETCH.  PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 4 POT LIGHTS AT GREAT ROOM VENDORS STANDARD CEILING LIGHT TO REMAIN ON SEPARATE SWITCH 17Aug23 Note: REFER TO ATTACHED SKETCH  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 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 17Aug23 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) 17Aug23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION	



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158 / 1	65M-4737	Birch 3 Elev A		

MISCELLANEOUS

<div>1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR 17Aug23 Note: SUBSTITUTIONS TO WILL BE PERMITTED OR ENTERTAINED BY VENDOR – PER PE DATED AUG 17/23.</div>	
<div>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. 30May23 Note: The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verifications on site and may be adjusted to accommodate site conditions.</div>	

PLUMBING

<div>1 - NOTE: STANDING SHOWER IN LIEU OF TUB AT ENSUITE 2/3</div> <div>***DO NOT INSTALL TOE TESTER AT ENS 2/3 STANDING SHOWER - PER PURCHASERS DIRECT REQUEST*** 23Aug23 Note:</div> <div>NO TOE TESTER</div>	
<div>1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 17Aug23 Note:</div>	

PROMOTIONAL

<div>1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 3/23. 30May23 Note:</div>	
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EXTRAS AS PER OFFER

<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 Fiv Worksheet Note:</div> <div>REDEEMED</div>	
<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. Worksheet Note:</div>	
<div>1st Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:</div>	
<div>2nd Choice: Exterior Colour Scheme 5 - Canyon Worksheet Note:</div>	
<div>1st Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:</div>	
<div>2nd Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:</div>	

This Document is Extremely Time Sensitive - Printed 23 Aug 23 at 10:28



LOT 158 TRINIMONT  
BIRCH 3 ELEV A.

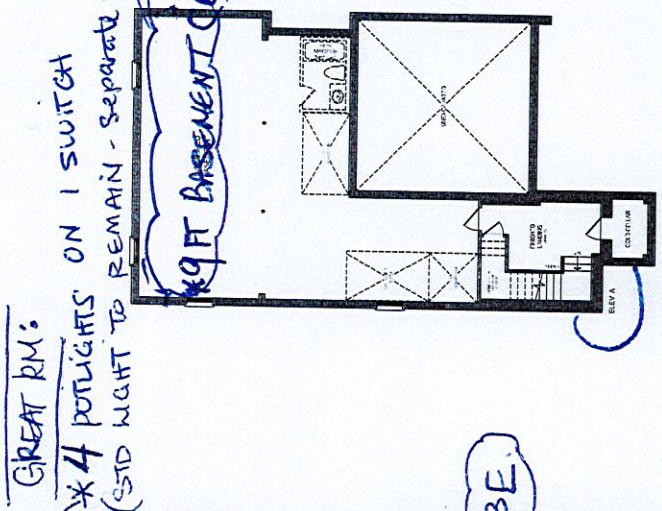
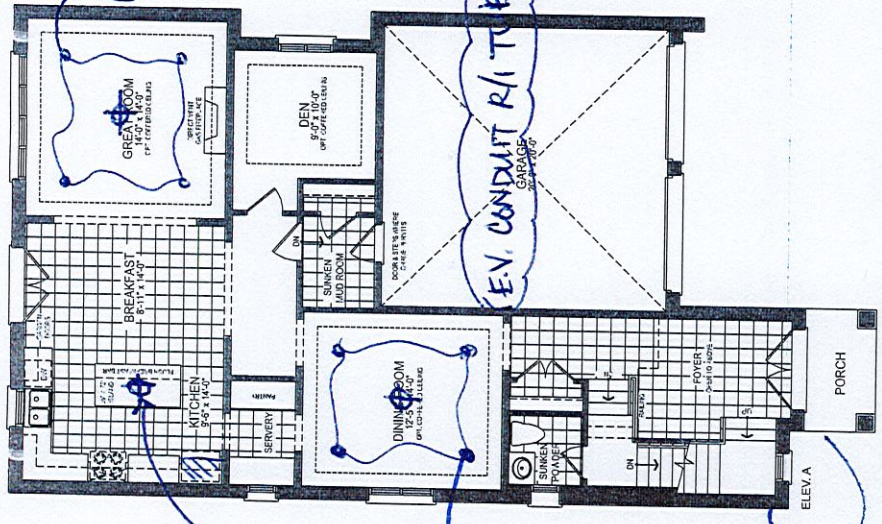
KITCHEN:

- \* Relocate kitchen light above island
- \* Waterline for fridge.
- \* Full depth fridge upper

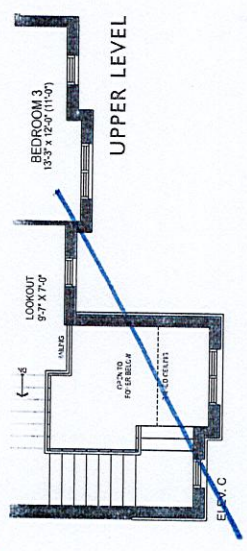
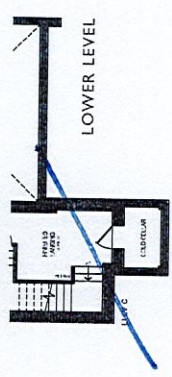
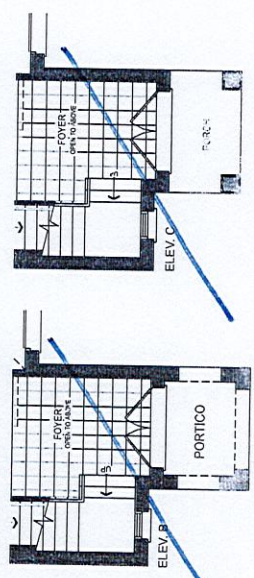
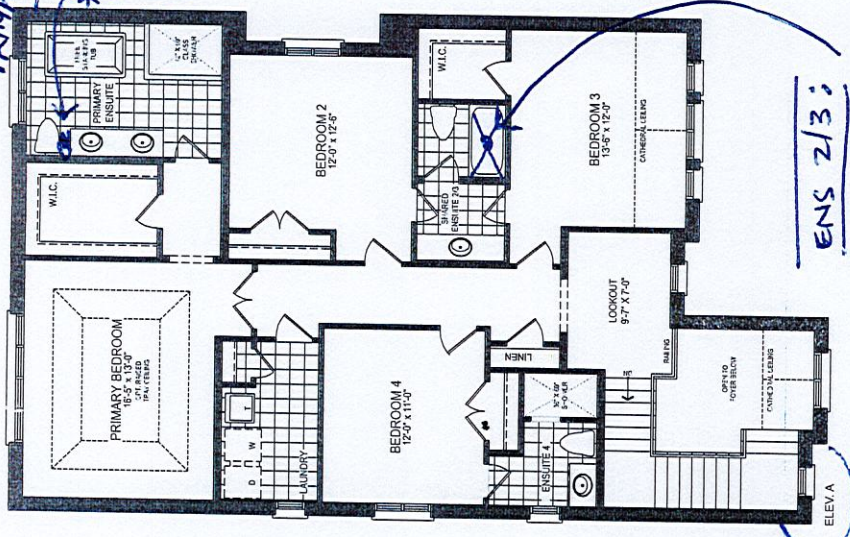
DINING RM:

- \* 4 POTLIGHTS ON 1 SWITCH  
(STD LIGHT TO REMAIN ON SEPARATE SWITCH)

~~1/10~~  
AUG 17/23

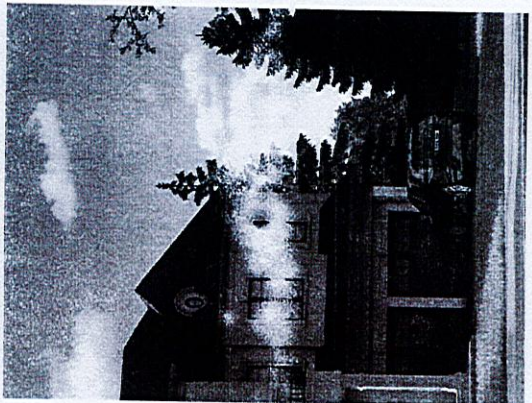


PRIMARY ENS:  
\* GFH PLUG @ TOILET WALL.



The Birch 3 **ELEV. A** ~~3,138~~ 3,138 SQ.FT.  
Includes 78 sq.ft. of open area and 120 sq.ft. of finished lower level area.

Orientation of Birch 3 may be different and purchaser agrees to accept the same. Steps and porches may vary slightly 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.



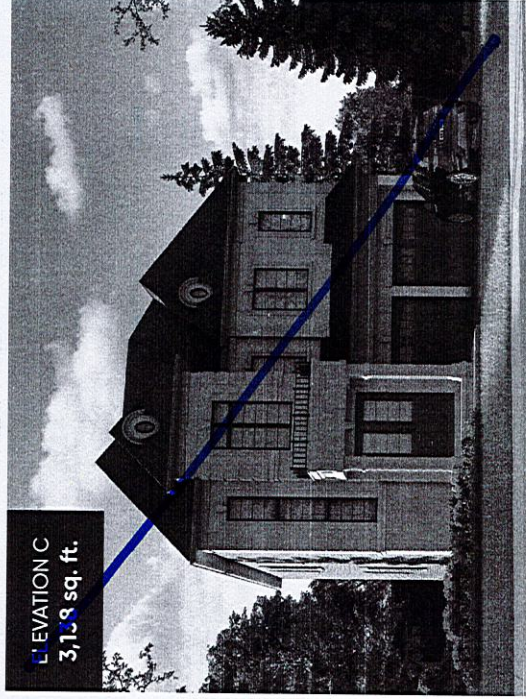
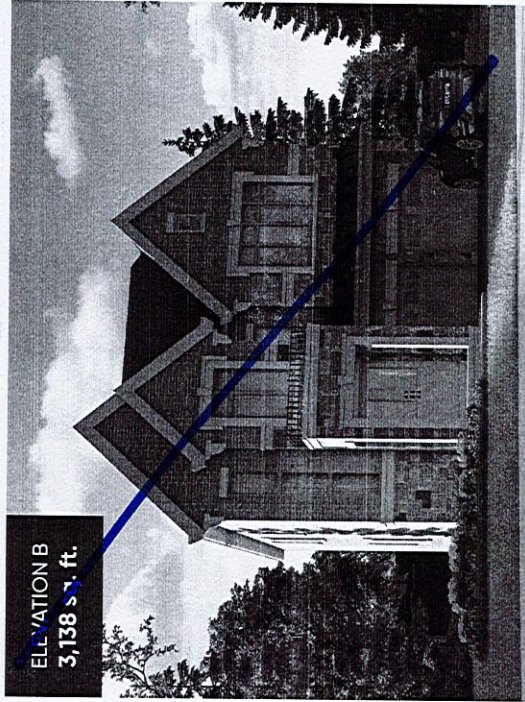
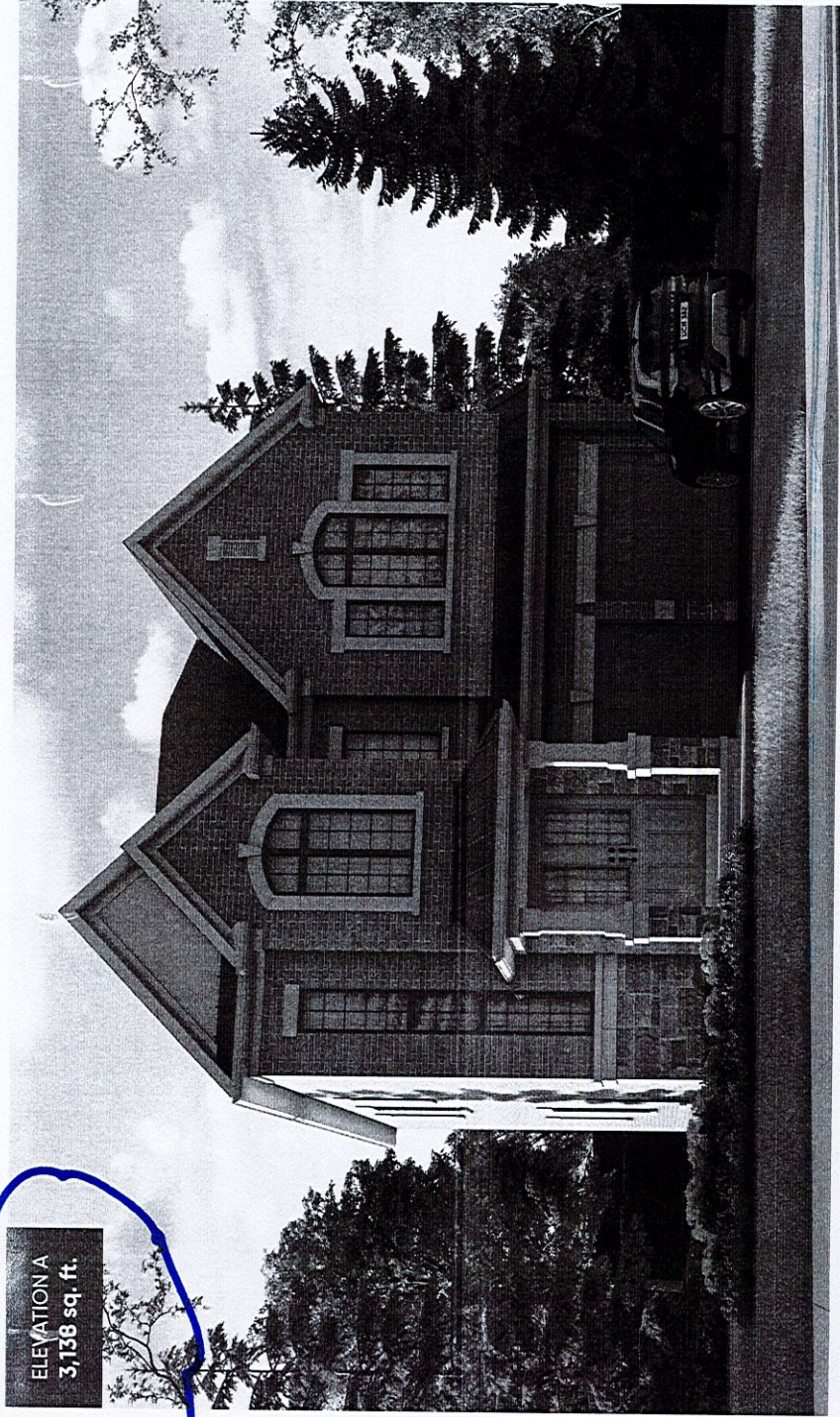
any at any exterior entrance ways due to concept. Dimensions, specifications and E. & O. E. June 2022.



LOT 158  
TRINIMONT.  
BIRCH 3 ELEV A.

# The Birch 3

41' LOT



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.