



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Sherrie Xingping ZHOU and Zhichun XIAO

TEL:

LOT / PHASE 246 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 9 Elev 2		
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CERAMIC TILE

1 - SHARED ENSUITE 2/3- ADD 6INCH MOSAIC BORDER TO TUB WALLS AT EYE LEVEL- UPGRADE 2 21Feb18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 2/3 - FLOOR 21Feb18 Note:	

CONSTRUCTION

1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 08Dec16 Note:	
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 08Dec16 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 08Dec16 Note: The ceiling height is measured from the top of the unfinished subfloor to underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.	

DOORS AND TRIM

22 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR ALL SECOND FLOOR DOORS 21Feb18 Note:	
5 - DOORS INTERIOR - FOR 10 FOOT CEILING - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR ALL FIRST FLOOR INTERIOR DOORS 21Feb18 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 25Oct17 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 21Feb18 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Dec16 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 21Feb18 Note:	
1 - V GROOVE HANDRAIL 21Feb18 Note:	
1 - EUROLINE 1 IRON BLACK PICKETS 21Feb18 Note:	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
246 / 1	20M-1184	Juniper 9 Elev 2		

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 Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

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Purchasers: Sherrie Xingping ZHOU & Zhichun XIAO

Property: 246

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 9 Elev 2

Lock Date: 21-Feb-18

21-Feb-18

Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO W350XZ4	1001
Laundry Room	ELISSE	Standard
Powder Room	MONACO W350XZ4	1001
Master Ensuite Bathroom	MONACO W350XZ4	1001
Ensuite Bath - Bedroom 2/3	MONACO W350XZ4	1001
Ensuite Bath - Bedroom 4	MONACO W350XZ4	1001
Ensuite Bath - Bedroom 5	MONACO W350XZ4	1001

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

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

Fridge 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

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 5	LAMINATE-CALCUTTA MARBLE 4925K-07	

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3. Ceramic Flooring

Entrance Vestibule	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall		<input type="checkbox"/>	Metal Strip where applicable
Kitchen / Breakfast		<input type="checkbox"/>	
Laundry Room	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- PRY 200 ROYAL CARRARA 10X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 5	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- BIANCO LUCIDO 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- BIANCO LUCIDO 8X16	BORDER 6" EYE LVL-YGT016 METAL STONE HEX
Ensuite Bath - Bedroom 4	TILE- BIANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 5	TILE- BIANCO LUCIDO 8X16	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

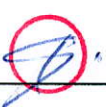

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

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7. Other Flooring

Main Hall	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Living Room	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Dining Room	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Family Room	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Upper Landing	HARDWOOD- MIRAGE ENGINEERED 4 7/16 RED OAK- CHARCOAL- CASHMERE
Upper Hall	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305
Master Bedroom	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305
Bedroom #2	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305
Bedroom #3	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305
Bedroom #4	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305
Bedroom #5	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305

Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- CHARCOAL
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- CHARCOAL
Treads	Standard	Colour	MIRAGE- CHARCOAL
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	



** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	22 WARM GREY

Smooth Ceilings First Floor ☐ Yes ☒ No

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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
Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input checked="" type="radio"/>	Purchased <input type="radio"/> As Per Plan <input checked="" type="radio"/> N/A <input type="radio"/>	Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input checked="" type="radio"/>
Fireplace Type	FLAT ON WALL	
Mantle Type	MANTLE M2-STANDARD	
Colour / Stain	AS PER CONSTRUCTION SPECIFICATIONS	
Surround	BIANCO	
Hearth	NO	

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE	Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop <input type="radio"/> Yes <input checked="" type="radio"/> No	Built in Oven <input type="radio"/> Yes <input checked="" type="radio"/> No	Gas Stove <input type="radio"/> Yes <input checked="" type="radio"/> No
			Microwave <input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes		

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14. General Comments

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Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

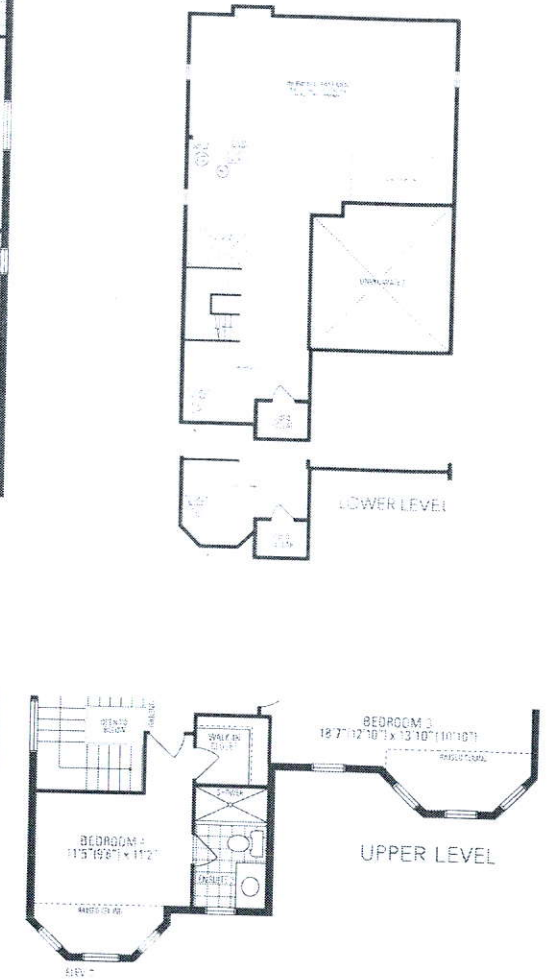
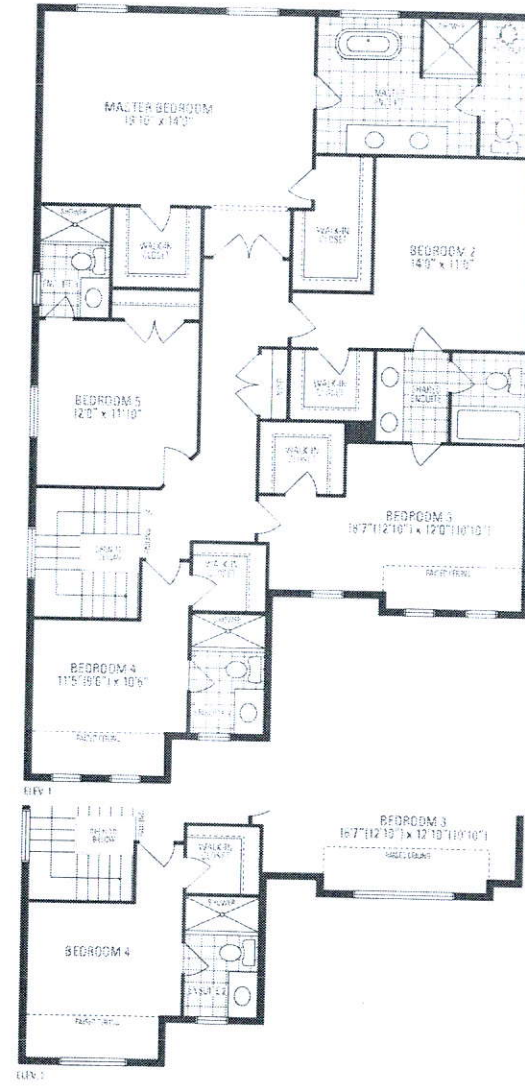
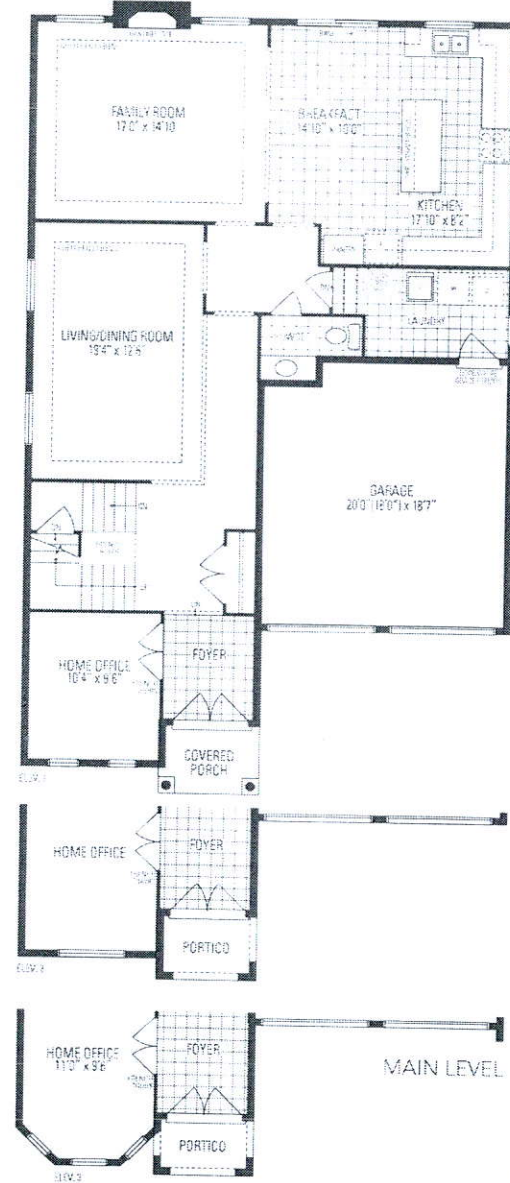
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: 2/21/2018

Signature: 

Date: 2/21/2018



JUNIPER 9
3,466 sq.ft. includes 10 sq.ft. of open area

Illustration of home may be revised and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance door built to grade or ramped. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to manufacturer's. Final location of some items is based on site conditions. Position and adjoining model homes may vary due to staging. J. & L. L.L.C. Juniper 9 - Copyright 2016.