

CONSTRUCTION SUMMARY

Sharon Village 2 - Secondo Vales Estates Inc.

PURCHASERS: YIN MING HO and KWOK-HUNG LEE

TEL: RES.: 416-618-6096

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
19 / 2	65M-4626	Pinebrook 2 Elev 2		

CABINETRY

1 - CABINETRY - UPGRADE 1 - MASTER ENSUITE 15Nov18 Note:		
1 - KITCHEN- LIGHT VALANCE 15Nov18 Note: ELECTRICAL NOT INCLUDED		

CABINETRY ACCESSORIES

2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 15Nov18 Note:		
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 15Nov18 Note:		
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS - STANDARD 15Nov18 Note:		
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 15Nov18 Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 15Nov18 Note:		

CERAMIC TILE

1 - UPGRADE 1 TILE -SHARED ENSUITE - FLOOR AND SHOWER WALLS 15Nov18 Note:		
1 - UPGRADE 1 TILE - MASTER ENSUITE - FLOOR AND SHOWER WALLS 15Nov18 Note:		
1 - UPGRADE 1 TILE - FOYER 15Nov18 Note:		

COUNTER TOP

1 - HARD SURFACE COUNTERTOP- BEDROOM 2 ENSUITE 15Nov18 Note:		
1 - HARD SURFACE COUNTERTOP- SHARED ENSUITE 15Nov18 Note:		
1 - HARD SURFACE COUNTERTOP- MASTER ENSUITE 15Nov18 Note:		
1 - HARD SURFACE COUNTERTOP- POWDER ROOM 15Nov18 Note:		
1 - HARD SURFACE COUNTERTOP - KITCHEN 15Nov18 Note:		

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 15Nov18 Note:		
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION- FAMILY ROOM 15Nov18 Note:		
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 15Nov18 Note:		

HARDWOOD FLOORING

RECEIVED NOV 21 2018

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1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 15Nov18 Note:		
1 - HARDWOOD- UPGRADE TO GROUP A 5" IN LIEU OF STANDARD 2 1/4 NATURAL- FIRST FLOOR COMPLETE 15Nov18 Note:		

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE WITH CHROME TOWEL BAR HANDLE - MASTER ENSUITE 15Nov18 Note:		
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MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT 15Nov18 Note:		
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PLUMBING

6 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY- ALL BATHROOMS 15Nov18 Note:		
1 - KITCHEN SINK - UNDERMOUNT SINK - BLANCO PRECIS SILGRANIT U2 #401681 METALLIC GRAY 15Nov18 Note:		

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Nov18 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 15Nov18 Note:		
1 - V-GROOVE HANDRAIL 15Nov18 Note:		
1 - EUROLINE 2 - BLACK IRON PICKETS 15Nov18 Note:		

EXTRAS AS PER OFFER

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

This Document is Extremely Time Sensitive - Printed 15 Nov 18 at 11:12

Purchasers: YIN MING HO & KWOK-HUNG LEE

Property: 19

Telephone Res. / Bus: (416) 618-6096 /

Project: Secondo Vales Estates Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Pinebrook 2 Elev 2

Lock Date: 15-Nov-18

15-Nov-18

Plan #: 65M-4626

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFTWOOD	2004
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOALTE	2004
Master Ensuite Bathroom	DORAL- HACIENDA WHITE H3078	2004
Ensuite Bath - Bedroom 2	MONACO 350 PLATINUM SILVER	2004
Ensuite Bath - Bedroom 3/4	MODENA WHITE	2004

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	QUARTZ- LYSKAMM	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ- SUPERWHITE	#360 EDGE
Master Ensuite Bathroom	QUARTZ- ARTIC GREY	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ- ISTRIA	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ- CONTRACT GRAY	#360 EDGE

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3. Ceramic Flooring

Entrance Vestibule	TILE- TRAVERTINO NERO (NAT) 12X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	HARDWOOD	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Kitchen / Breakfast	TILE- ESSENZE NERO 13X13	<input type="checkbox"/>	
Laundry Room	TILE- RAINBOW DARK GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE- ESSENZE NERO 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- TRAVERTINO NERO (NAT) 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE- TRAVERTINO NERO (NAT) 12X24	<input type="checkbox"/>	
Mud Room	TILE- ESSENZE NERO 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<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- TRAVERTINO BIANCO (NAT) 12X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE- SAT CONCEPT NEVE 8X16	
Ensuite Bath - Bedroom 3/4	TILE- SASSONIA GRIGIO 12X24	
Mud Room		
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. Outer Flooring

Main Hall	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Living Room	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Family Room	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	TILE- ESSENZE NERO 13X13
Upper Landing	HARDWOOD- MIRAGE 5" RED OAK- CHARCOAL- CASHMERE
Upper Hall	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Master Bedroom	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #2	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #3	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #4	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #5	

Underpad

Type

Area

**** Refer to Construction Summary**

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- CHARCOAL
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- CHARCOAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

Smooth Ceilings First Floor ☐ Yes

☐ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

● White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Above Kitchen Cabinet Light

○ Yes

● No

Below Kitchen Cabinet Light

○ Yes

● No

Gas Stove

○ Yes

● No

Microwave

○ 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: 15/11/2018

Signature: _____

Date: 15 Nov. 18.

upper angle

Light valance

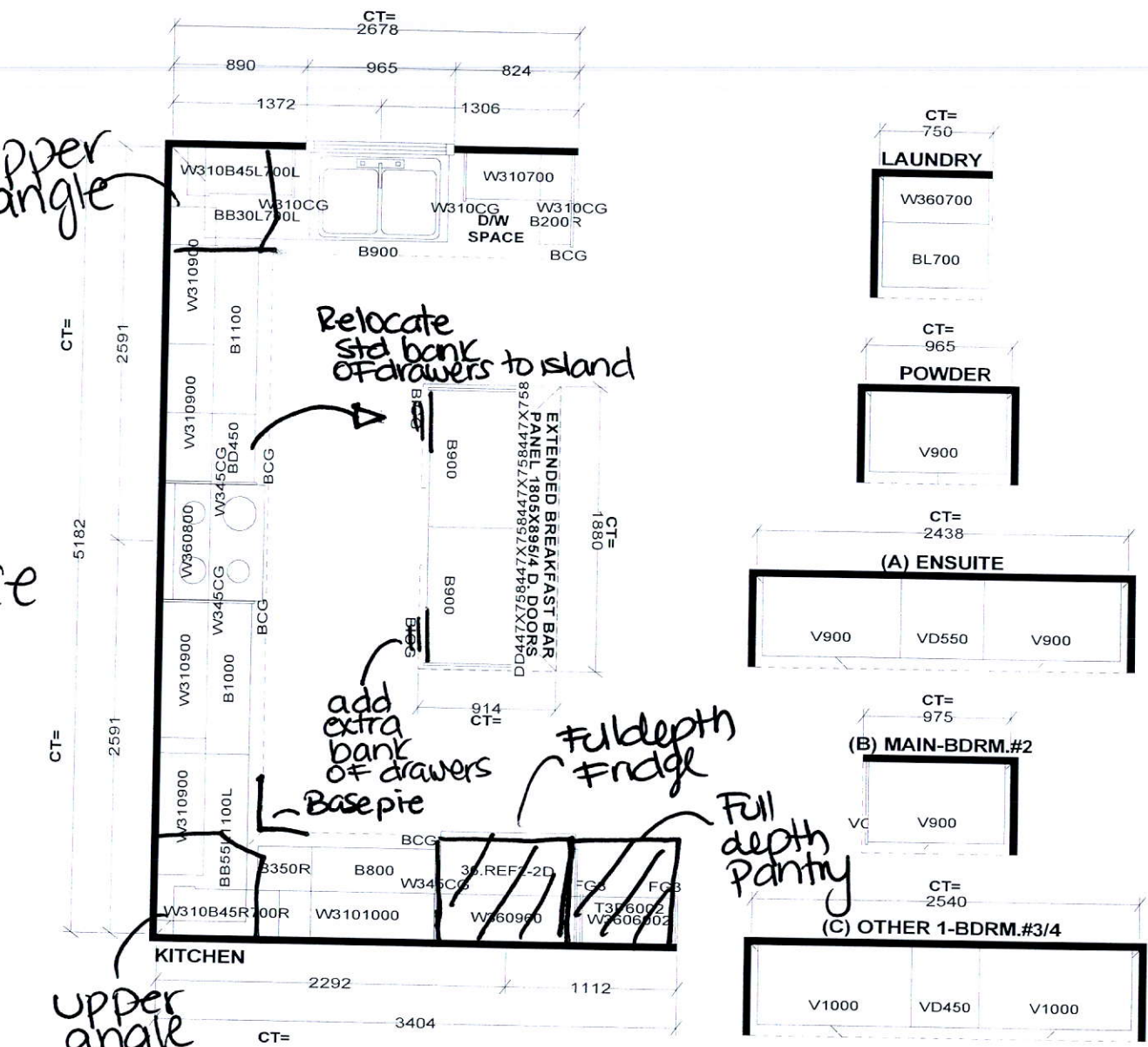
upper angle

Relocate
std bank
of drawers to island

add
extra
bank
of drawers
Base pie

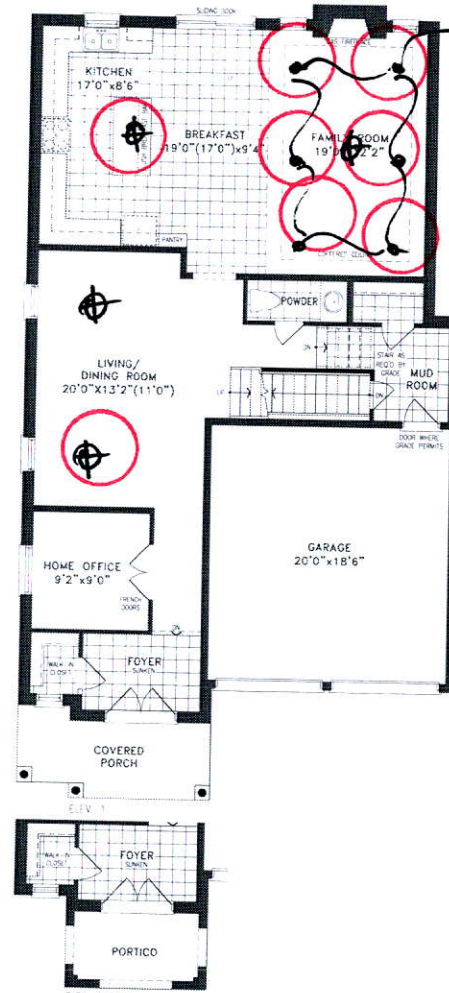
Full depth
fridge

Full
depth
pantry

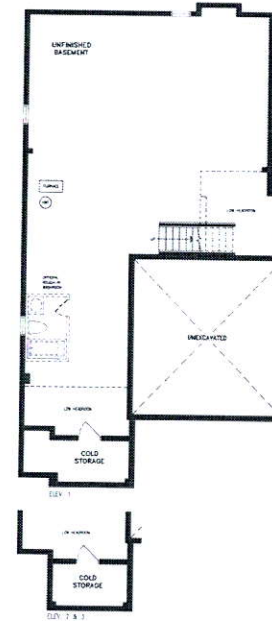


Selba Industries

W W D T H	W H G H T	W C N T	FL H G H T	D W Y H	S T C E N T	2 X 4	V E N T B O X C O V E R
STANDARD FEATURES:							
1040MM HIGH UPPER CABINETS LAMINATE KITCHEN & VANITY TOPS DISHWASHER SPACE DUMMY DOORS ON EXPOSED BACKS				This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.			
				JOB NUMBER: BUILDER: GREENPARK SITE NAME: SECONDO VALES MODEL: PINEBROOK 2 ELEV 1,2,3 LOT #: DESIGNER: KS DATE: MAR 22 18			



6 pots
on 1 PINEBROOK 2 | 3,045 SQ.FT.
Switch
Family



LOWER LEVEL

