

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASER: CHUEN MI CHEN CHOK

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 1 TH4 / 1		The Tannery Elev 1		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 03Jun20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2- 03Jun20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 03Jun20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 03Jun20 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Jun20 Note:	
1 - UPGRADE 1 WALL TILE - IN ALL BATHROOMS 03Jun20 Note:	

COUNTER TOP

1 - KITCHEN BACKSPLASH - HIGH QUARTZ MATERIAL - INCLUDING UP STOVE WALL BEHIND CHIMNEY HOOD 03Jun20 Note:	
1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	
3 - BED 2, 3 AND GROUND LEVEL BATH COUNTERTOPS UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 03Jun20 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - CARRARA SMOOTH HOLLOW - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES 03Jun20 Note:	
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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 03Jun20 Note:	
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PLUMBING

1 - VIERA PEDESAL SINK 4319DHX/4390DHX FOR POWDER ROOM- 03Jun20 Note:	
1 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT 03Jun20 Note: FOR POWDER ROOM	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Jun20 Note:	
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STAIRS AND RAILINGS

RECEIVED

JUN 08 2020



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 1 TH4 / 1		The Tannery Elev 1		
1 - V-GROOVE HANDRAIL 03Jun20 Note:				
1 - EUROLINE 1 BLACK IRON PICKETS 03Jun20 Note:				

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 Two Worksheet Note:	
UPPER LEVEL Modifications as per sketch attached Delete closet in Bedroom 2 Delete Laundry. Build 3 piece Ensuite connecting to Bedroom 2, with Shower including glass enclosure, in place of laundry and closet. Bathroom door opening into Bedroom 2. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 3 Jun 20 at 15:31

Purchaser:

CHUEN MI CHEN CHOK

Telephone Res. / Bus:

/

Decor Advisor:

Natalie Mancuso

Lock Date:

3-Jun-20

Property:

Block 1 TH4

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 2	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 3	EVEREST WHITE	447SA
GROUND ENSUITE-	EVEREST WHITE	447SA

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:

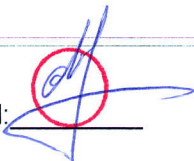
If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-CALACATTA SM.	#360 EDGE
Laundry Room		
Powder Room	N/A	
Master Ensuite Bathroom	QUARTZ-MISTRAL AQ1	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ-MISTRAL AQ1	#360 EDGE
Ensuite Bath - Bedroom 3	QUARTZ-MISTRAL AQ1	#360 EDGE
GROUND ENSUITE-	QUARTZ-MISTRAL AQ1	#360 EDGE

** Refer to Construction SummaryKITCHEN FULL HEIGHT BACKSPLASH - QUARTZ-CALACATTA SM.



Purchaser: CHUEN MI CHEN CHOK
Telephone Res. / Bus: /
Decor Advisor: Natalie Mancuso
Lock Date: 3-Jun-20 3-Jun-20

Property: Block 1 TH4
Project: Firstgreen Corp
Model and Elevation: The Tannery Elev 1
Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	N/A	<input type="checkbox"/>	
Laundry Room	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Powder Room	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
GARAGE LANDING AREA	TILE - GHOST WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	TILE- STONE WHITE 12X24	<input type="checkbox"/>	
GROUND LEVEL BATH	TILE- STONE WHITE 12X24	<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-STONE WHITE 12X24	
Bathtub Enclosure Walls		
GARAGE LANDING AREA		
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	
Ensuite Bath - Bedroom 3	TILE-STONE WHITE 12X24	
GROUND LEVEL BATH	TILE-STONE WHITE 12X24	
Kitchen Backsplash	QUARTZ-CALACATTA SM.	

** 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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: 

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Decor Advisor:

Natalie Mancuso

Lock Date:

3-Jun-20

Property:

Block 1 TH4

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

3-Jun-20

3-Jun-20

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Living Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Dining Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Family Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Den / Library / Study	
Basement Landing(If Applies)	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Lower Landing (If Applies)	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Upper Landing	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #4	
Bedroom #5	
FINISHED BASEMENT AREA	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
KITCHEN AND BREAKFAST	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
TERRACE LEVEL	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Colour

TORLYS- HAZELWOOD OAK

Picket Type

EUROLINE 1

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

TORLYS- HAZELWOOD OAK

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

TORLYS- HAZELWOOD OAK

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	
Den/Library		Ensuite Bath - Bedroom 2	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	GROUND ENSUITE	22 WARM GREY
		Ensuite Bath - Bedroom 3	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

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Telephone Res. / Bus: /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 1

Lock Date: 3-Jun-20

3-Jun-20

Plan #:

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	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Colour / Stain									
Surround									
Hearth									

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning YES

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	30" STAINLESS STEEL		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

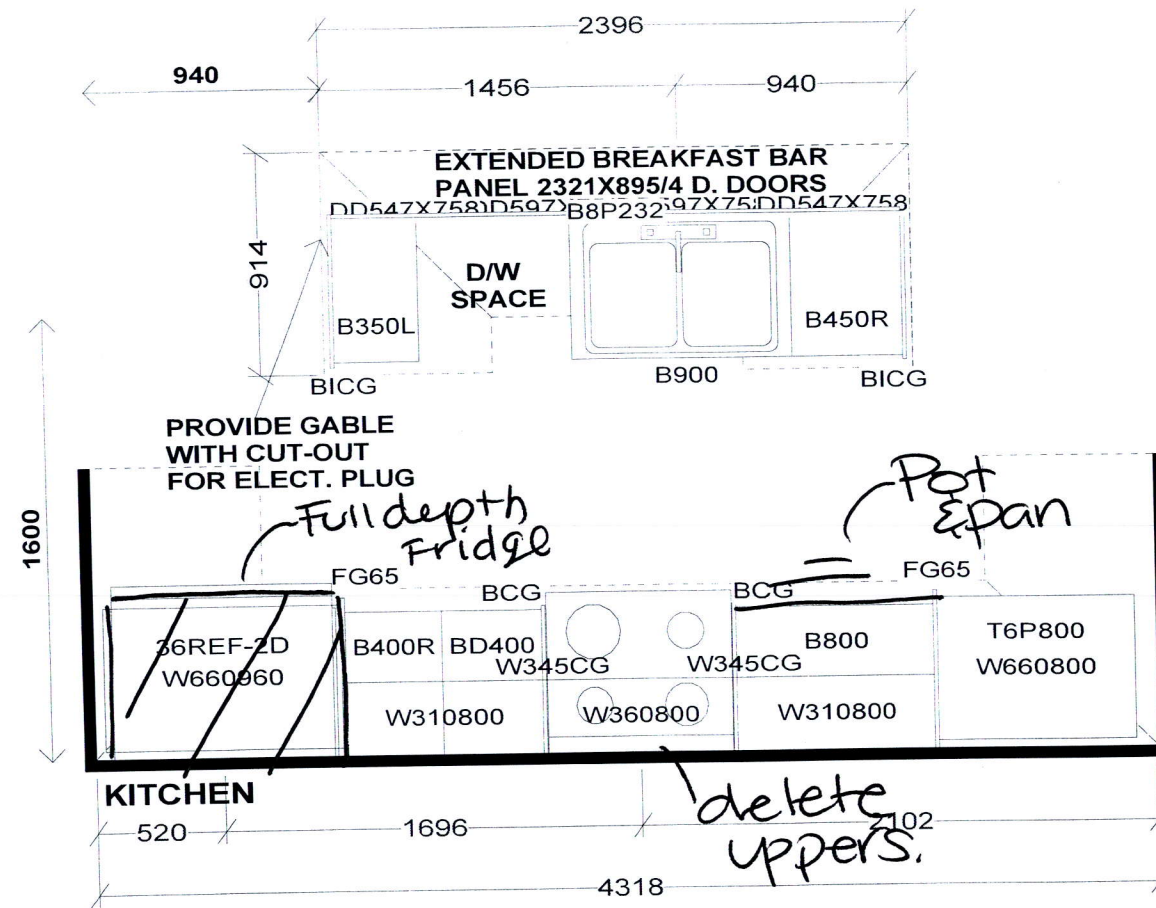
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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:

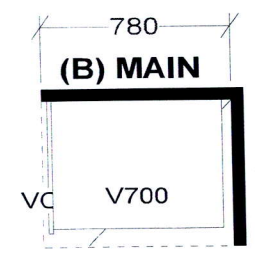
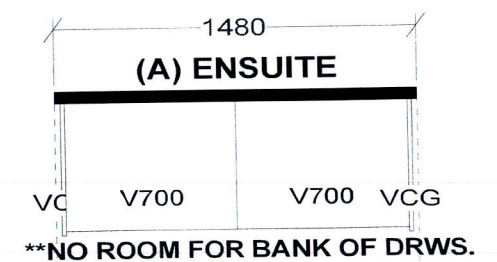



Date:

June 3, 2020



PEDESTAL SINKS IN
GROUND AND 2ND LEVEL
POWDER ROOMS BY OTHERS



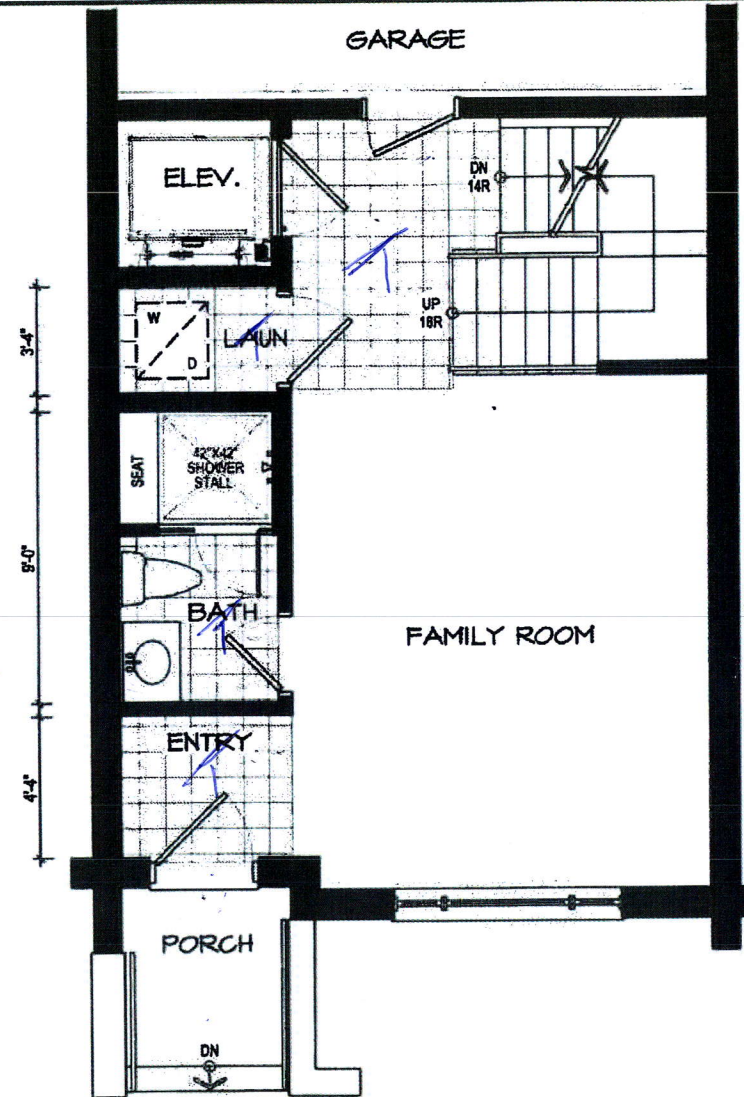
S e l b a I n d u s t r i e s			J# _____
W WDT _____	W HGHT _____	W CNT _____	<small>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</small>  DESIGNER: KS DATE: FEB 12 19 Rev'd May 9 19 REV'D MAR 10 20
FLOOR HGHT _____	DOOR HGHT _____		
ST CENT _____	2X4 _____	VENT BOX COVER _____	
JOB NUMBER: BUILDER: GREENPARK SITE: FIRST GREEN CAPITAL MODEL 1-BX TANNERY LOT #:			

BLK-1 TH-4
FIRSTGREEN CORP
 UPSIDE TOWNS

THE TANNERY
 ELEV.1

REVISIONS:

1. REMOVE CLOSET (NO CLOSET IS PROVIDED)
2. ADD LAUNDRY CLOSET FOR STACKABLE WASHER & DRYER.
3. REVISE POWDER ROOM TO BATHROOM WITH SHOWER STALL.
4. ADD SEAT TO SHOWER STALL.



GROUND 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
N.T.S.
BY MB
PAGE No.
18 OF 2

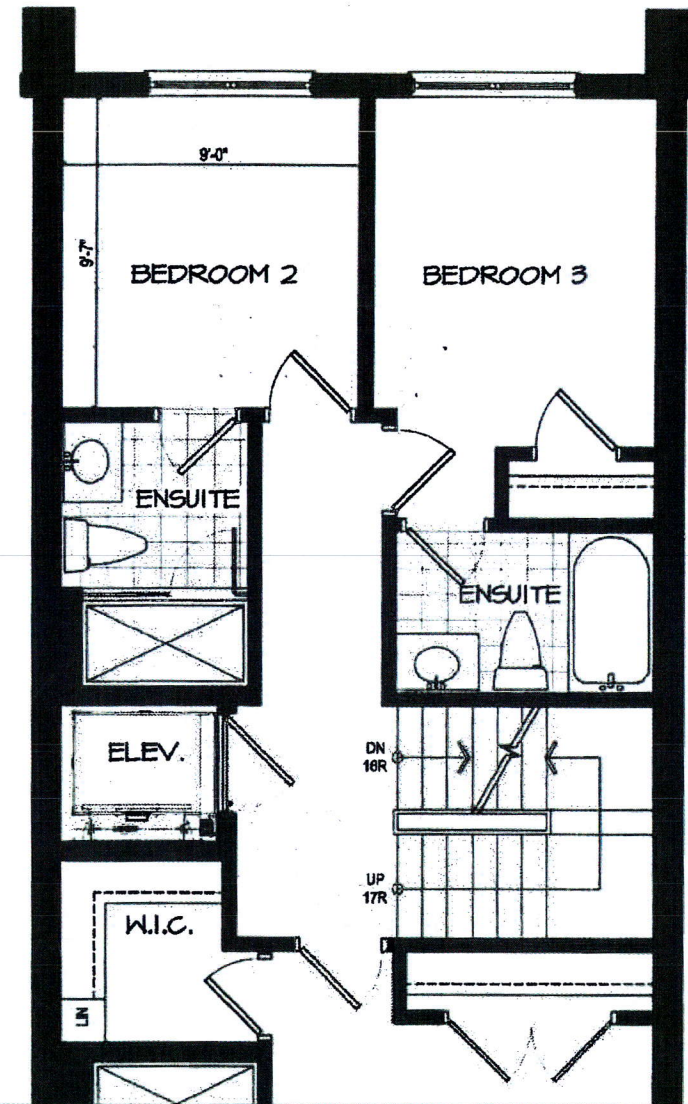
Greenpark
GROUP

BLK-1 TH-4
FIRSTGREEN CORP
UPSIDE TOWNS

THE TANNERY
ELEV.1

REVISIONS:

1. RELOCATE LAUNDRY TO GROUND FLOOR.
2. DELETE BEDROOM 2 CLOSET (NO CLOSET IS PROVIDED)
3. ADD NEW ENSUITE WITH SHOWER STALL TO BEDROOM 2.
4. MAKE MAIN BATHROOM A ENSUITE FOR BEDROOM 3 BY RELOCATING DOOR.



UPPER 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.

DESIGN NC.	SCALE		N.T.S.
	BY	PAGE No.	
	MB	28 OF 2	

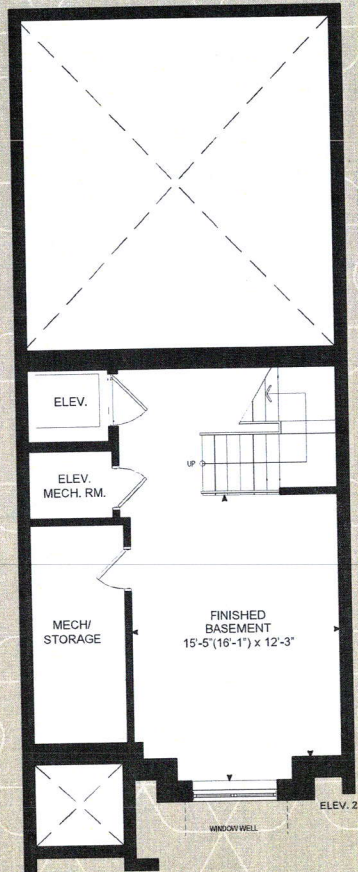
Greenpark



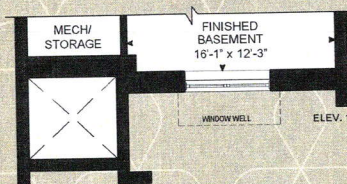
ELEVATION 1



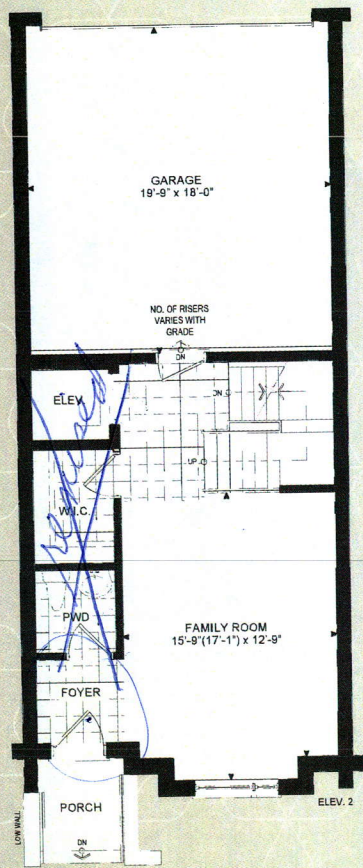
ELEVATION 2



BASEMENT LEVEL

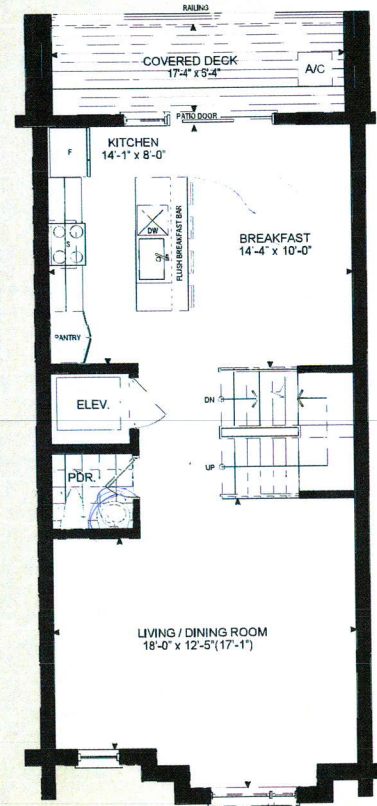


GROUND LEVEL



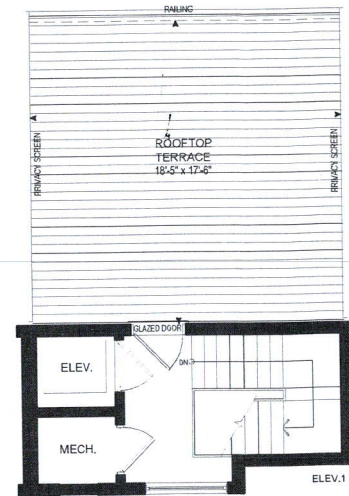
MAIN LEVEL

ELEV. 1 & 2



UPPER LEVEL

ELEV. 1 & 2



TERRACE LEVEL

ELEV. 1 & 2

THE TANNERY

ELEVATION 1 - 2,518 SQ.FT.
ELEVATION 2 - 2,540 SQ.FT.
Elev. 1 -Includes 310 sq.ft.
of Finished Basement Area
Elev. 2 -Includes 319 sq.ft.
of Finished Basement Area

Revised

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. Furniture and furnishings not included. E. & O. E. April 2019

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. Furniture and furnishings not included. E. & O. E. April 2019