

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Yan LUO

TEL: RES.: 647-982-1618

LOT / PHASE 165 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 2 Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 17Mar23 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOODFAN - 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 17Mar23 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - UPGRADE 1 17Mar23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 17Mar23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 17Mar23 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 17Mar23 Note: NEXT TO FRIDGE ONLY	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 17Mar23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 4 ENSUITE 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - FOYER 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - MUD ROOM 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - POWDER ROOM 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR 17Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 17Mar23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 4 - SHOWER 17Mar23 Note:	





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1 - TILE - UPGRADE 1 WALL TILE - SHARED ENSUITE 2/3 17Mar23 Note:				
1 - TILE - UPGRADE 1 WALL TILE - PRIMARY ENSUITE - SHOWER 17Mar23 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON SECOND FLOOR 18Jan23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 17Nov22 Note:	

COUNTER TOP

1 - PRIMARY ENSUITE - UPGRADE COUNTER TOP VANITY TO CAESARSTONE 17Mar23 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT BACKSPLASH - UPGRADED TO CAESARSTONE INCLUDE EXTRA AREA TO CEILING FOR CHIMNEY FAN 17Mar23 Note:	
1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD GRANITE TO CAESARSTONE 17Mar23 Note:	

ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN MASTER ENSUITE ONLY 17Nov22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 17Nov22 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 17Nov22 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 17Nov22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - - UPPER HALL 17Mar23 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE- NON TILED AREA 17Mar23 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 14 SEER - 3 TON 17Mar23 Note:	
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MIRRORS AND GLASS



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165 / 1	65M-4737	Glenrowan 2 Elev 1		

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

17Nov22 Note:

MISCELLANEOUS

1 - DISCOUNT BY VENDOR

17Mar23 Note:

PLASTER MOULDINGS

1 - LIVING/DINING ROOM - CORNICE MOULDING UP714

17Mar23 Note:

1 - FAMILY ROOM - CORNICE MOULDING UP714

17Mar23 Note:

PLUMBING

1 - MASTER ENSUITE - FREE STANDING TUB DRAIN KIT - #O.S.+B #TR00Q-B.GOLD

17Mar23 Note:

1 - \*\*INSERT\*\* - MOEN CIA POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER - BRUSHED GOLD FINISH

#62320/U361CI/UT4260/T2262EP/A725/3887EP BRUSHED GOLD

17Mar23 Note:

MASTER ENSUITE SHOWER

1 - \*\*DELETE\*\* - MOEN CHATEAU POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL182EP/U361CI/UT2721/3669EP/A725/62320

17Mar23 Note:

MASTER ENSUITE SHOWER

1 - KITCHEN - MOEN ALIGN SINGLE HANDLE PULL DOWN KITCHEN FAUCET - 7565 BG BRUSHED GOLD

17Mar23 Note:

1 - MASTER ENSUITE - FREE STANDING TUB FAUCET - MOEN ALIGN 2 HANDLE ROMAN TUB FAUCET -T393/4796BG BRUSHED GOLD

17Mar23 Note:

1 - POWDER ROOM - MOEN ALIGN SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN #6190 BG - BRUSHED GOLD

17Mar23 Note: INSTALLED AS SINGLE HOLE - NO PLATE

2 - MASTER ENSUITE - MOEN ALIGN SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN #6190 BG - BRUSHED GOLD

17Mar23 Note: INSTALLED AS SINGLE HOLE - NO PLATE

2 - MASTER ENSUITE - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY

17Mar23 Note:

1 - MOEN CHATEAU POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL182EP/U361CI/UT2721/3669EP/A725/62320

MASTER ENSUITE

17Nov22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

17Nov22 Note:

1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB SHARED ENSUITE

17Nov22 Note:

PROMOTIONAL



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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 17Nov22 Note:				

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 17Mar23 Note:	
1 - EUROLINE 1 BLACK PICKETS 17Mar23 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 Ten Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 24 Mar 23 at 10:27



Purchaser:

Yan LUO

Telephone Res. / Bus:

(647) 982-1618 /

Decor Advisor:

Ida Viola

Lock Date:

3-Apr-23

Property: 165

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 2 Elev 1

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DANA 350 PLATINUM SILVER	977SC
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	465SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	465SA
Mud Room		

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	CAESARSTONE-ALPINE MIST 5110	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	CAESARSTONE-ALPINE MIST 5110	#360 EDGE
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
Mud Room		

\*\* Refer to Construction Summary



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15-Mar-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall		<input type="checkbox"/>	
Kitchen / Breakfast	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Laundry Room	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Powder Room	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>	
Mud Room	TILE-AXIS LIGHT GREY 12X24	<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-AXIS LIGHT GREY 12X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-AXIS LIGHT GREY 12X24	
Ensuite Bath - Bedroom 4	TILE-AXIS LIGHT GREY 12X24	
Mud Room		
Kitchen Backsplash	CAESARSTON-ALPINE MIST 5110	

\*\* 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	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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Lock Date: 3-Apr-23

15-Mar-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Living Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Dining Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Family Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Den / Library / Study	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Upper Landing	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Upper Hall	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2	
Master Bedroom	LAMINATE- LEXINGTON ROCHFORT OAK TL LW 1317 PEFC	
Bedroom #2	LAMINATE- LEXINGTON ROCHFORT OAK TL LW 1317 PEFC	
Bedroom #3	LAMINATE- LEXINGTON ROCHFORT OAK TL LW 1317 PEFC	
Bedroom #4	LAMINATE- LEXINGTON ROCHFORT OAK TL LW 1317 PEFC	
Bedroom #5	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	DRIFTWOOD RED OAK

Red Oak Stairs    ☒ 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	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
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 & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

Smooth Ceilings First Floor    ☒ Yes    ☐ No

SMOOTH CEILINGS 1ST & 2ND FLOOR



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Glenrowan 2 Elev 1

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65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room	UP714		Lower Landing		
Dining Room	UP714				
Family Room	UP714				

\*\* 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
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					

\*\* 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	STANDARD WHITE TEMP.		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

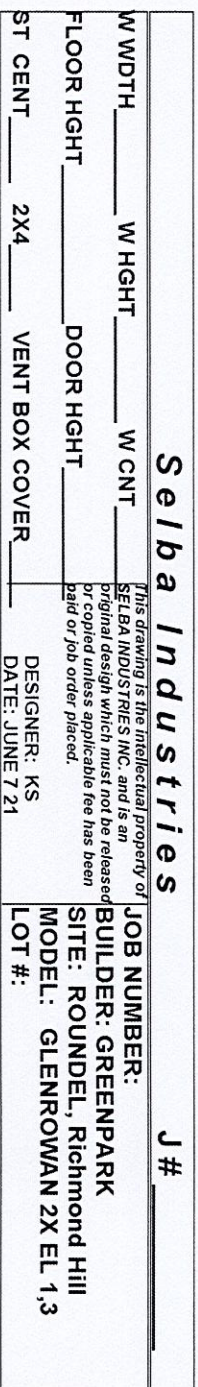
\*\* Refer to Construction Summary

Disclaimers and Notes

- 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.
- 5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:\_\_\_\_\_Date:\_\_\_\_\_

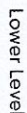
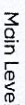




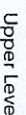


plug over  
screw  
place

add light above island LOT 165



SMOOTH CEILING @ MAIN FLOOR



frameless  
snow  
enclosure

Pub to  
shower  
conversion

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

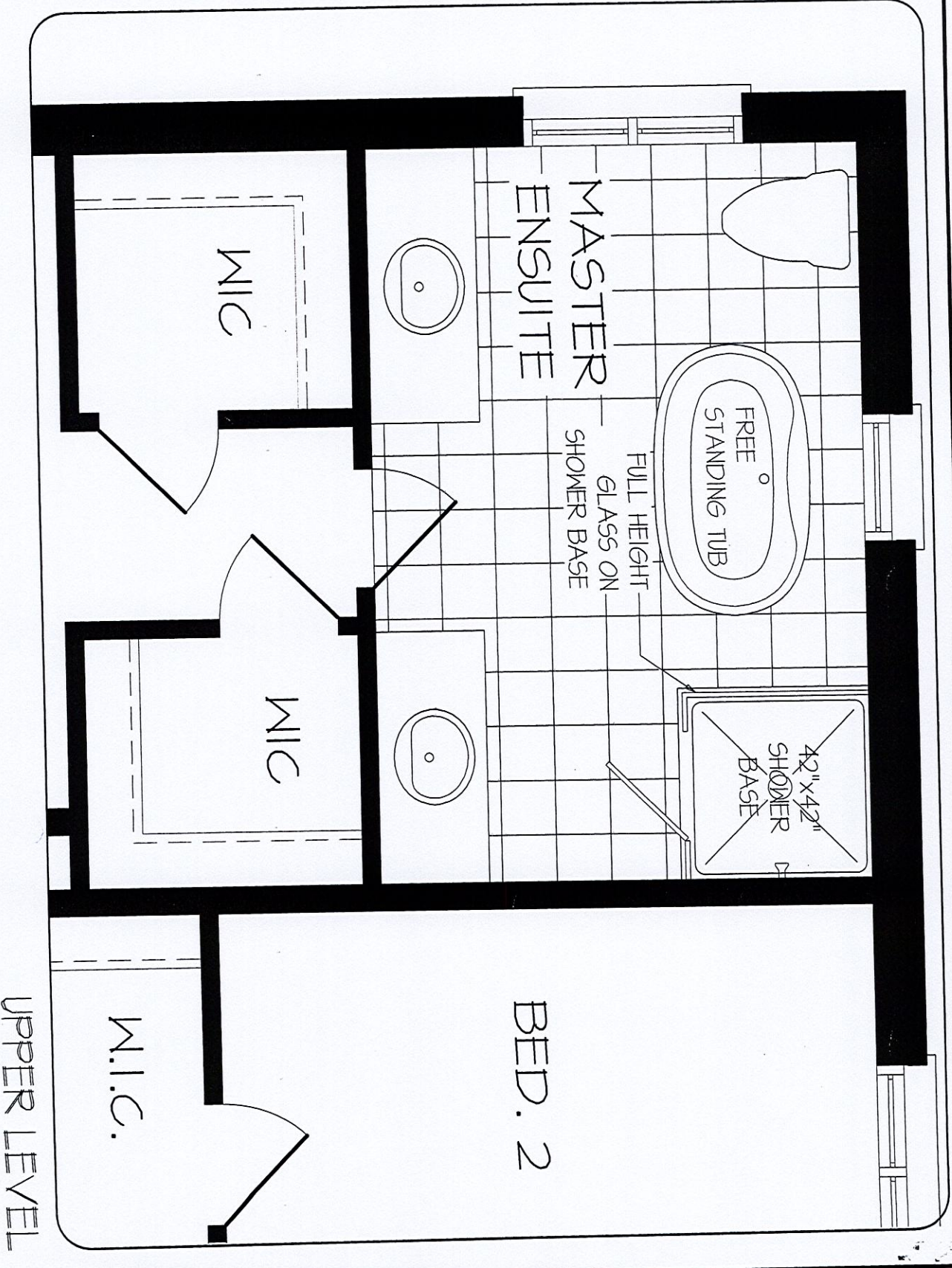


LOT 165  
ROUNDEL  
RED OAKS ON BAYVIEW

GLENROWAN 2  
ELEVATION 1

REVISIONS:

- 1. ADD FRAMELESS GLASS SHOWER TO MASTER ENSUITE.
- 2. TUB To shower conversion @ ENS 2/3



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.

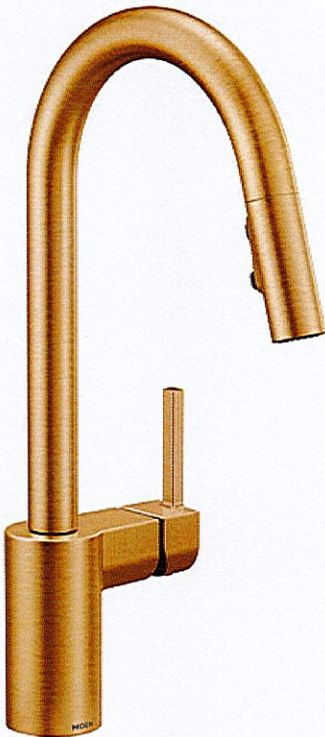
REGION  
DESIGN  
INC.

SCALE  
BY N.T.S.  
PAGE No.  
1 OF 1





Lot 165 Roundel



Model: 7565BG

Align Brushed Gold One-Handle Pulldown Kitchen Faucet

From intimate galley kitchens to large gourmet workstations, Align faucets bring a refreshed, Modern look to your home. Simple lines create the contemporary style.

Where to Buy



KITCHEN FAUCET



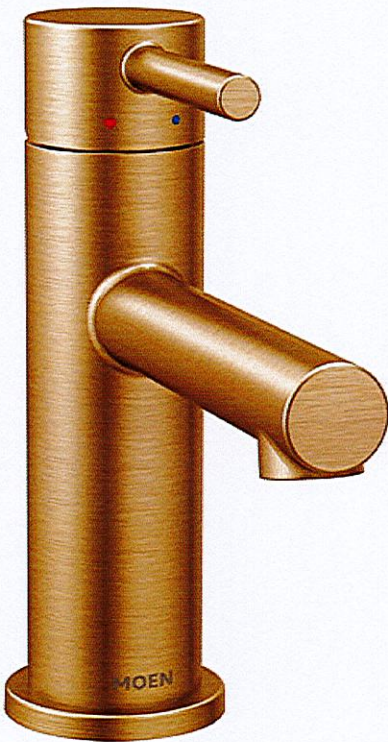
Align Brushed Gold One-Handle Pulldown Kitchen Faucet

Where to Buy

GALLERY ▾



Lot 165 Roundel



Model: 6190BG

Align Brushed Gold One-Handle High Arc Bathroom Faucet

Align faucets and accessories bring a refreshed Modern look to your home. Use them in large master baths or small powder rooms. The simple lines and contemporary style are beautiful. A full line of coordinating products is available to complete the look of your bath. The clear laminar stream produces a beautiful water presentation.

Where to Buy

○ MASTER Ensuite x 2  
Powder Room x 1



Align Brushed Gold One-Handle High Arc Bathroom Faucet

Where to Buy

GALLERY ▾



Lot 165 Roundel



Model: T393BG

Align Brushed Gold Two-Handle Non-Diverter Roman Tub Faucet

Align faucets and accessories bring a refreshed Modern look to your home. Use them in large master baths or small powder rooms. The simple lines and contemporary style are beautiful. A full line of coordinating products is available to complete the look of your bath. The clear laminar stream produces a beautiful water presentation.

Where to Buy



MASTER ENSUITE  
ROMAN TUB FAUCET



Required for Installation

Valve

Please select

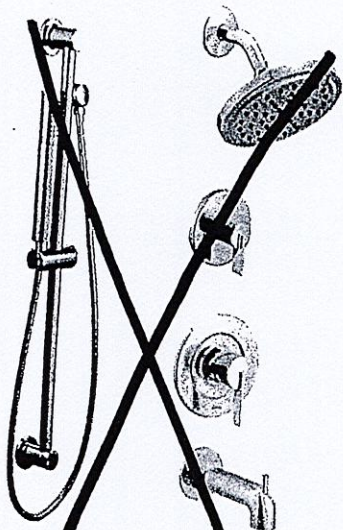
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Cia™

POSI-TEMP®

LOT 165 ROUND

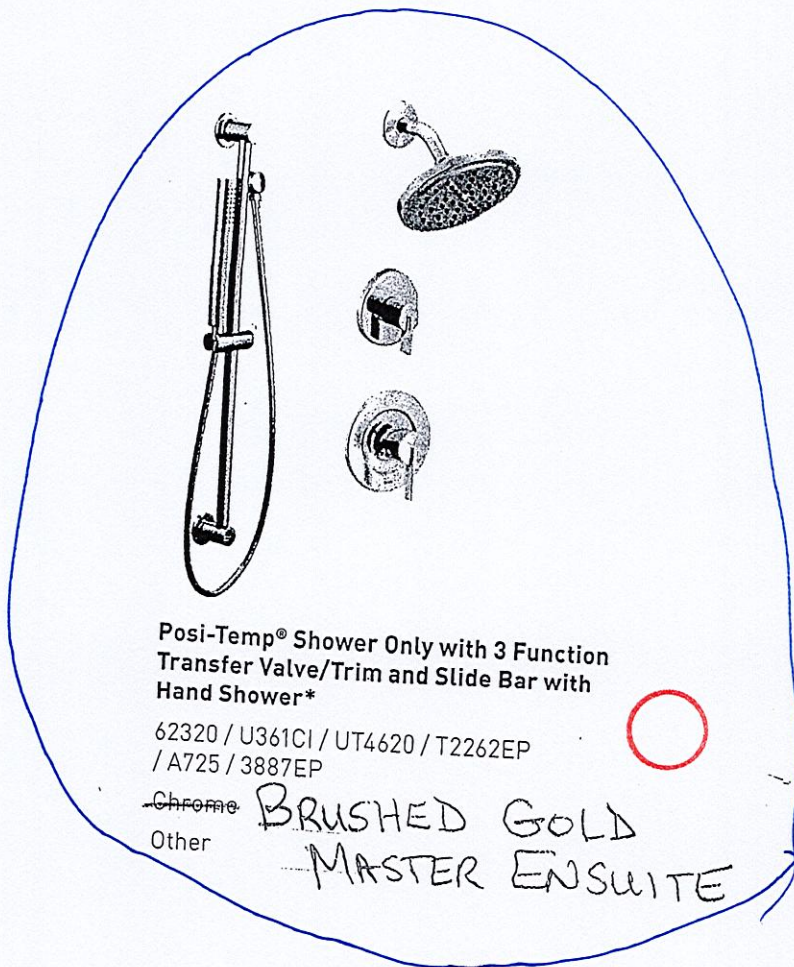


Posi-Temp® Tub/Shower Faucet with  
3 Function Transfer Valve/Trim and  
Slide Bar with Hand Shower\*

62320 / U361CI / UT4620 / T2263EP  
/ A725 / 3887EP

Chrome

Other



Posi-Temp® Shower Only with 3 Function  
Transfer Valve/Trim and Slide Bar with  
Hand Shower\*

62320 / U361CI / UT4620 / T2262EP  
/ A725 / 3887EP

~~Chrome~~

Other

BRUSHED GOLD  
MASTER ENSUITE

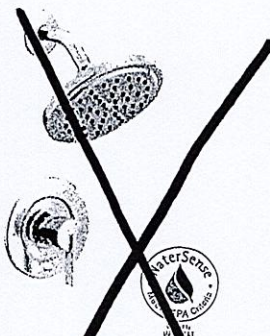


Eco-Performance Posi-Temp®  
Tub Shower Faucet\*

T2263EP / 62320

Chrome

Other



Eco-Performance Posi-Temp®  
Shower only\*

T2262EP / 62320

Chrome

Other

#### CIA FINISH OPTIONS



Chrome, LifeShine® Brushed Nickel (BN),  
LifeShine® Brushed Gold (BG), Matte Black (BL)

To order, combine the model  
number with one of these finish  
letter(s): LifeShine® Brushed  
Nickel (BN), LifeShine® Brushed  
Gold (BG) & Matte Black (BL).  
To order Chrome (C) model, use  
model number only.

\* Refer to the Shower  
Design Guide for Installation  
Instructions