

CONSTRUCTION SUMMARY				
Red Oaks - Roundel Homes Inc.				
PURCHASER: Hong Yi CHOW			TEL: RES.: 437-344-6686	
LOT / PHASE 120 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		

CABINETRY

1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 27Apr23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE - NO ELECTRICAL 27Apr23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 27Apr23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 27Apr23 Note:	
1 - ENSUITE 3/4 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 27Apr23 Note:	
1 - ENSUITE 2 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 27Apr23 Note:	
1 - POWDER ROOM - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 27Apr23 Note:	
1 - PRIMARY ENSUITE - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 27Apr23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - SHARED ENSUITE 3/4 - FLOOR 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - ENSUITE 2 - FLOOR 27Apr23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE - SHOWER 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - PRIMARY ENSUITE - FLOOR 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 27Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 27Apr23 Note:	

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1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Apr23 Note:				

CONSTRUCTION

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 30Mar23 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14” WIDE X 20” HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 28Mar23 Note:	
MASTER ENSUITE	
1 - SMOOTH CEILINGS ON SECOND FLOOR ONLY - DET 28Mar23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 28Mar23 Note:	

COUNTER TOP

1 - UPGRADE COUNTER TOP VANITY - SHARED ENSUITE 3/4 27Apr23 Note:	
1 - UPGRADE COUNTER TOP VANITY - ENSUITE 2 27Apr23 Note:	
1 - UPGRADE COUNTER TOP VANITY - POWDER ROOM 27Apr23 Note:	
1 - UPGRADE COUNTER TOP VANITY - PRIMARY ENSUITE 27Apr23 Note:	
1 - UPGRADE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 27Apr23 Note:	
1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 27Apr23 Note:	
1 - SHAMPOO NICHE 14” WIDE X 20” HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 28Mar23 Note: SUPPLY & INSTALL	
MASTER ENSUITE	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Mar23 Note:	
1 - ENSUITE 2 -PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 28Mar23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 28Mar23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 28Mar23 Note:	

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1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

28Mar23 Note:

PORCH CEILING

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)

28Mar23 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS

27Apr23 Note:

MIRRORS AND GLASS

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

28Mar23 Note:

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8155 WITH BELT DRIVE – INLCUDES 1 HANDHELD CONTROL - PRICE IS PER GARAGE DOOR

28Mar23 Note: KEYPAD & EXTRA HANDHELD CONTROL SOLD SEPARATELY

PLUMBING

6 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - ALL WASHROOMS

27Apr23 Note:

1 - KITCHEN - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518

27Apr23 Note:

1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721

27Apr23 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

28Mar23 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

27Apr23 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:

This Document is Extremely Time Sensitive - Printed 27 Apr 23 at 11:56

Purchaser: Hong Yi CHOW

Telephone Res. / Bus: (437) 344-6686 /

Decor Advisor: Ida Viola

Lock Date: 1-May-23

Property: 120

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 1

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SEE BELOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	464SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	SABRA 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3/4	SABRA 350 PLATINUM SILVER	464SA

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 Const Summary - KITCHEN CABINETS - PANRTY, FRIDGE UPPER/GABLES & UPPER CABINETS : DORAL W500

*** KITCHEN BASE CABINETS INCLUDING ISLAND - DORAL K38 RIVERSIDE

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-VERMONT	#360 EDGE
Master Ensuite Bathroom	QUARTZ-VEGA	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ-VICTORIA	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ-VICTORIA	#360 EDGE

** Refer to Construction Summary - PRIMARY ENSUITE NICHE - QUARTZ VEGA

KITCHEN - QUARTZ MISTRAL FULL HEIGHT BACKSPLASH

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Ida Viola

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1-May-23

Property:

120

Project:

Roundel Homes Inc.

Model and Elevation:

Pinetree 3 Elev 1

Plan #:

65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-DOZZA WHITE 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-DOZZA WHITE 24X24	<input type="checkbox"/>	
Laundry Room	TILE-VARENNA CARRARA 24X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-DOZZA WHITE 24X24	<input type="checkbox"/>	NICHE -QUARTZ VEGA
Ensuite Bath - Bedroom 2	TILE-VARENNA CARRARA 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-VARENNA CARRARA 24X24	<input type="checkbox"/>	
Mud Room	TILE-DOZZA WHITE 24X24	<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-DOZZA WHITE 24X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-BIANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO LUCIDO 8X16	
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	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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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Living Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Dining Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Family Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Den / Library / Study	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Upper Landing	HARDWOOD-VINTAGE NORTHERN SOLID SAWN WIRE BRUSHED RED OAK CHARACTER 5" TITANIUM UVF
Upper Hall	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC
Master Bedroom	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC
Bedroom #2	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC
Bedroom #3	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC
Bedroom #4	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC
Bedroom #5	N/A
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE TITANIUM RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE TITANIUM RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE TITANIUM RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE TITANIUM RED OAK
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE		
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> 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 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	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 checked="" type="radio"/> Yes <input 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.

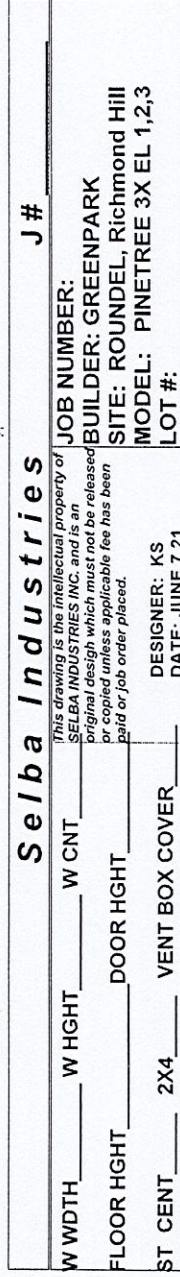
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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:

- Valence Shield

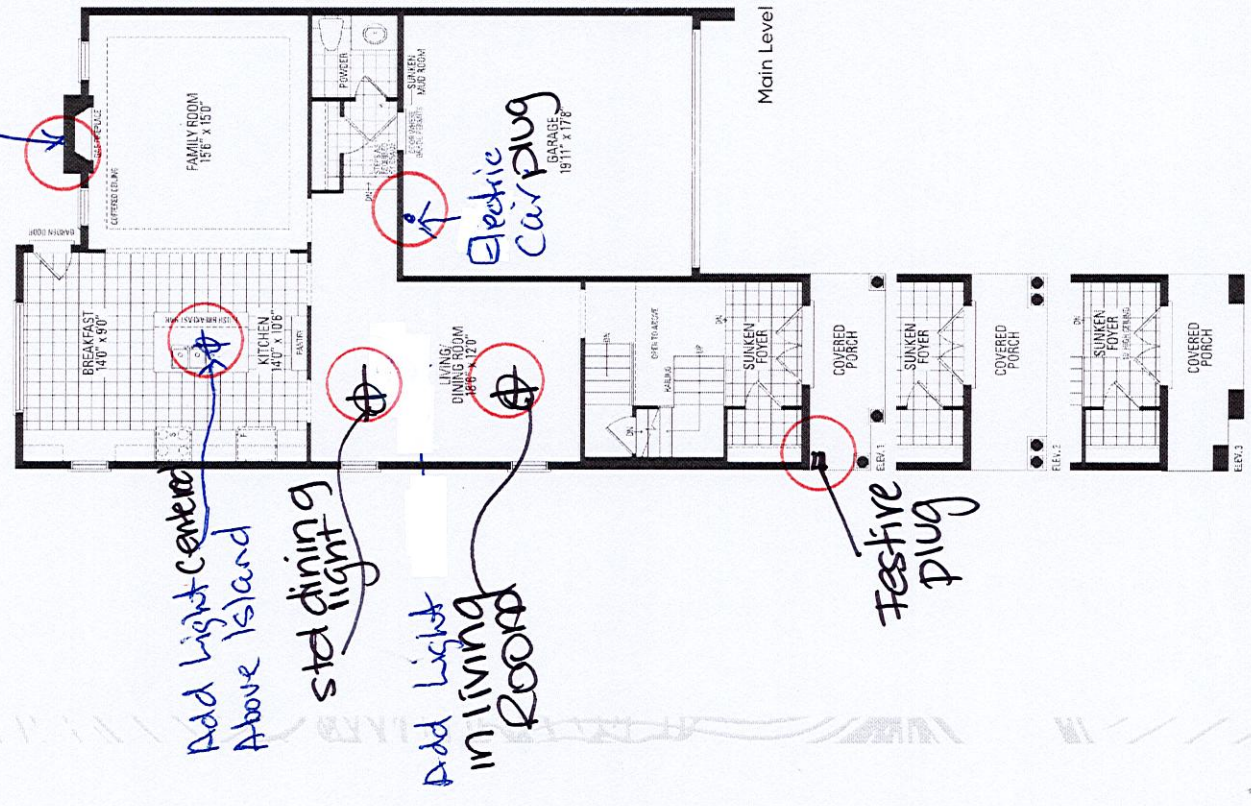


Lot 120 Roundel

Plug over fireplace

Pinetree 3

ELEV. 1 • 2,682 sq.ft. | ELEV. 2 • 2,673 sq.ft. | ELEV. 3 • 2,686 sq.ft.
Includes 38 sq.ft. of open area.



* Smooth Ceilings *
1st & 2nd Floor

Frameless glass shower ENCLOSURE

delete wall

insert glass wall



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