

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

AUG 10 2023

TEL: RES.: 416-835-3638

PURCHASER: Jing YANG

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
72 / 2	65M-4737	Glenrowan 1 Elev 3		

CABINETY ACCESSORIES

1 - KITCHEN CABINETY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 08Aug23 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 08Aug23 Note:	
5 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 08Aug23 Note: PANTRY ON STOVE WALL	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 08Aug23 Note: PANTRY NEXT TO FRIDGE	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 08Aug23 Note:	
--	--

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 27Apr23 Note: MASTER ENSUITE	
1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 27Apr23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 08Aug23 Note:	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 08Aug23 Note:	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 27Apr23 Note: SUPPLY & INSTALL MASTER ENSUITE	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 27Apr23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27Apr23 Note:	
7 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 27Apr23 Note: SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 27Apr23 Note: PORTICO	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 27Apr23 Note:	

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Jing YANG

TEL: RES.: 416-835-3638

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
72 / 2	65M-4737	Glenrowan 1 Elev 3		

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 27Apr23 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27Apr23 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 08Aug23 Note:	
--	--

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 27Apr23 Note:	
--------------------------------	--

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL - MATTE BLACK FINISH 08Aug23 Note: INCLUDES CLIPS IN MATTE BLACK FINISH	
MASTER ENSUITE	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 27Apr23 Note:	

PLUMBING

3 - TOE TESTER - ADD TOE TESTER TO SHOWER 27Apr23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
1 - HOSE BIB - EXTERIOR FROST FREE 27Apr23 Note: 1 @ REAR OF HOUSE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Apr23 Note:	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 27Apr23 Note: ENSUITE 3/4	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Apr23 Note:	
--	--

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Aug23 Note:	
1 - EUROLINE 1 BLACK PICKETS 08Aug23 Note:	

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Jing YANG

TEL: RES.: 416-835-3638

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
72 / 2	65M-4737	Glenrowan 1 Elev 3		

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 <i>Worksheet Note:</i>	
10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor's standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 8 Aug 23 at 15:13

Purchaser: Jing YANG
 Telephone Res. / Bus: (416) 835-3638 /
 Decor Advisor: Giulia Di Girolamo
 Lock Date: 8-Aug-23

Property: 72
 Project: Roundel Homes Inc.
 Model and Elevation: Glenrowan 1 Elev 3
 8-Aug-23
 Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -WHITE W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL - K43 SUMMIT WHITE	179SA
Master Ensuite Bathroom	DORAL - K43 SUMMIT WHITE	179SA
Ensuite Bath - Bedroom 2	DORAL - K43 SUMMIT WHITE	179SA
Ensuite Bath - Bedroom 3/4	DORAL - K43 SUMMIT WHITE	179SA
Stove Opening	 STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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	Niche
Kitchen / Breakfast	QUARTZ-MISTRAL	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	QUARTZ-MISTRAL -FULL HEIGHT		

** Refer to Construction Summary

Initial: 

Purchaser: Jing YANG

Property: 72

Telephone Res. / Bus: (416) 835-3638 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Glenrowan 1 Elev 3

Lock Date: 8-Aug-23

8-Aug-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Laundry Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Powder Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-FORM LIGHT GREY 12X12	<input type="checkbox"/>
		<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	N/A	
Shower Stall	TILE-CONCEPT NEVE MATTE 8X16	NICHE:QUARTZ-MISTRAL
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT NEVE MATTE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT NEVE MATTE 8X16	
Kitchen Backsplash	QUARTZ-MISTRAL -FULL HEIGHT	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

** Refer to Construction Summary

Initial: 

Purchaser: Jing YANG
Telephone Res. / Bus: (416) 835-3638 /
Decor Advisor: Giulia Di Girolamo
Lock Date: 8-Aug-23

Property: 72
Project: Roundel Homes Inc.
Model and Elevation: Glenrowan 1 Elev 3
Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-IMAGINE COLLECTION-DRIFTWOOD RED OAK CHARACTER-5" CORK-DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-IMAGINE COLLECTION-DRIFTWOOD RED OAK CHARACTER-5" CORK-DURAMATT
Family Room	HARDWOOD-IMAGINE COLLECTION-DRIFTWOOD RED OAK CHARACTER-5" CORK-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-IMAGINE COLLECTION-DRIFTWOOD RED OAK CHARACTER-5" CORK-DURAMATT
Upper Landing	HARDWOOD-IMAGINE COLLECTION-DRIFTWOOD RED OAK CHARACTER-5" CORK-DURAMATT
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A

Underpad Standard Upgrade

** Refer to Construction Summary

8. Railings and Pickets

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

Red Oak Stairs as Per Vendor's Standard

** 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	N/A	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	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

** Refer to Construction Summary

Initial: 

Purchaser: Jing YANG
Telephone Res. / Bus: (416) 835-3638 /
Decor Advisor: Giulia Di Girolamo
Lock Date: 8-Aug-23

Property: 72
Project: Roundel Homes Inc.
Model and Elevation: Glenrowan 1 Elev 3
8-Aug-23
Plan #: 65M-4737

10. Fireplace

	Living Room			Family Room			Other Room - Specify <input type="text"/>		
	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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				BIRCH WHITE					
Hearth				NERO					
Hearth				NO					

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

Comment

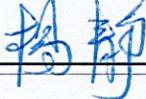
** Refer to Construction Summary

12. 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.

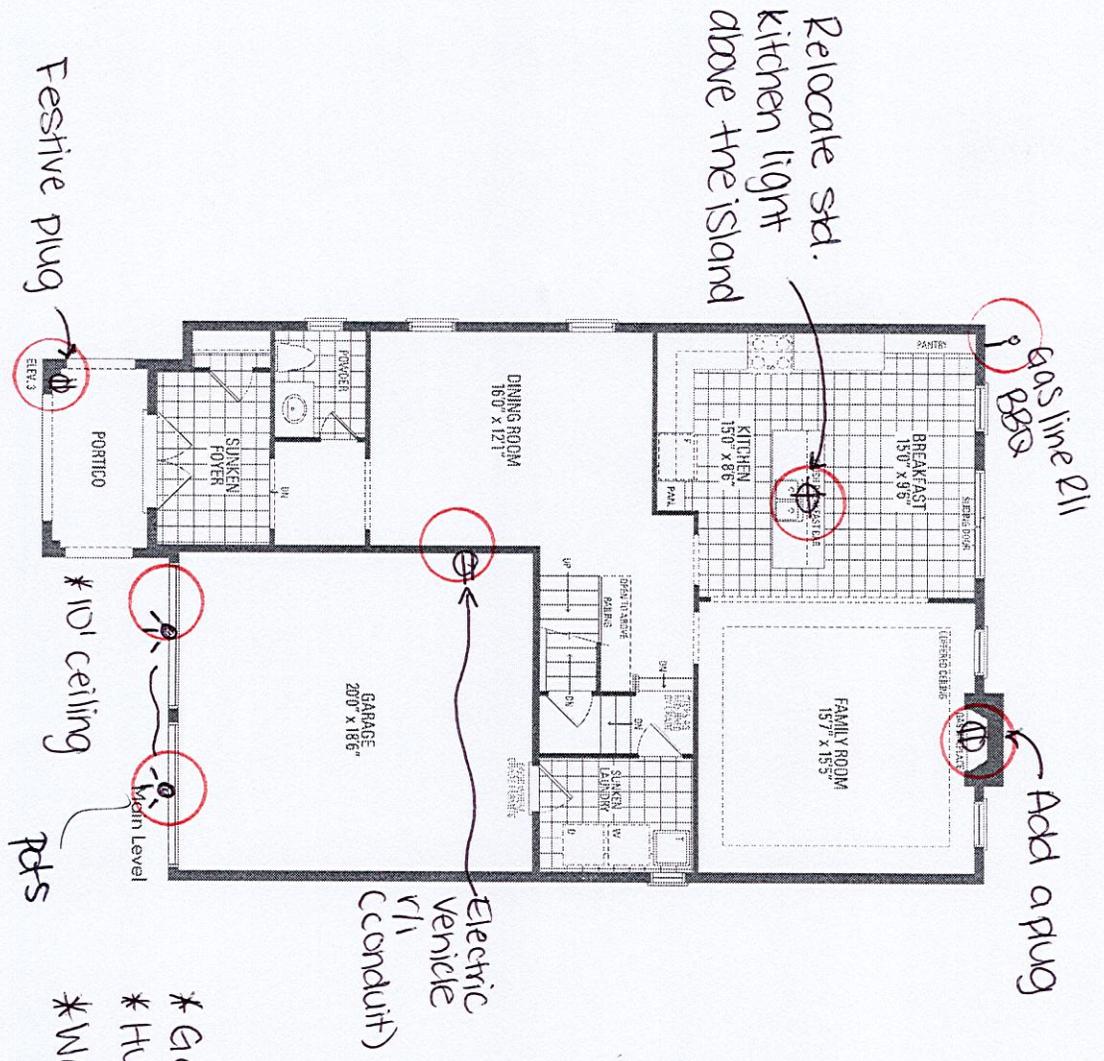
Signature:  

Date: 8-8-2023

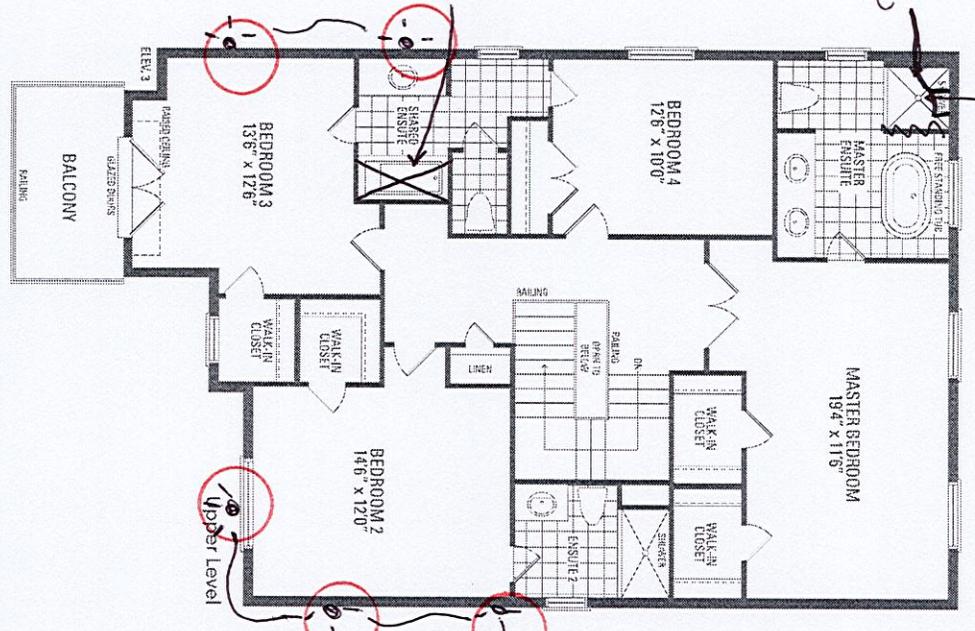
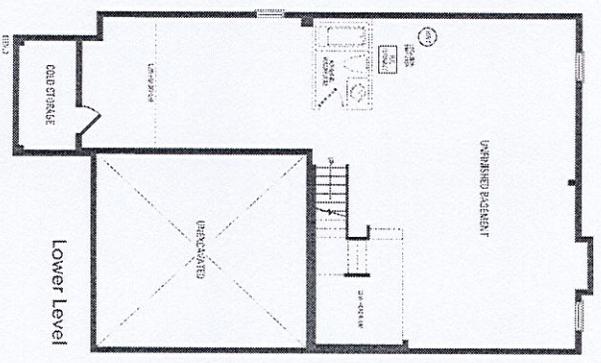
LOT # 712

Glenrowan 1

ELEV. 3 • 2,624 sq.ft.
Includes 12 sq.ft. of open area.



- * Gas line r/i for stove
- * Humidifier
- * Waterline r/i for fridge



17

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 artists concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. F. & O. E. March 2023

