

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

AUG 11 2023

PURCHASERS: Hui Chi WEI and Gary Chi MO

TEL: RES.: 416-918-7989

LOT / PHASE 64 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 1 Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 10Aug23 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 10Aug23 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 10Aug23 Note:	
1 - TILE - UPGRADE 6 WALL TILE - SHARED ENSUITE 3/4 - TUB AREA 10Aug23 Note:	
1 - TILE - UPGRADE 6 WALL TILE - PRIMARY ENSUITE - SHOWER 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - ENSUITE 2 - FLOOR 10Aug23 Note:	
1 - TILE - UPGRADE 6 WALL TILE - ENSUITE 2 - SHOWER 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - SHARED ENSUITE 3/4 - FLOOR 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - PRIMARY ENSUITE - FLOOR 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - POWDER ROOM 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - LAUNDRY ROOM 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - KITCHEN/BREAKFAST 10Aug23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - FOYER 10Aug23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Aug23 Note:	

CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 04May23 Note: MASTER ENSUITE	
1 - SMOOTH CEILINGS ON FIRST FLOOR 04May23 Note:	

COUNTER TOP

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64 / 2	65M-4737	Pinetree 1 Elev 3		

1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL

10Aug23 Note:

ELECTRICAL

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

04May23 Note:

HARDWOOD FLOORING

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

10Aug23 Note:

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH

10Aug23 Note:

MASTER ENSUITE

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

04May23 Note:

PLUMBING

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

04May23 Note: ENSUITE 3/4

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

04May23 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

04May23 Note:

STAIRS AND RAILINGS

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

10Aug23 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:	
Gas fireplace to project into Family Room due to lot conditions, as per attached Purchaser Alteration Form, dated February 15, 2023. Worksheet Note:	
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 Worksheet Note:	

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Hui Chi WEI & Gary Chi MO

(416) 918-7989 /

Giulia Di Girolamo

10-Aug-23

Property: 64

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 1 Elev 3

10-Aug-23

Plan #: 65M-4737

1. Cabinetry

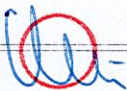
	Style and Colour	Hardware
Kitchen / Breakfast	MONACO - 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO - 823 DRIFTWOOD	464SA
Master Ensuite Bathroom	MONACO - 823 DRIFTWOOD	464SA
Ensuite Bath - Bedroom 2	MONACO - 823 DRIFTWOOD	464SA
Ensuite Bath - Bedroom 3/4	MONACO - 823 DRIFTWOOD	464SA
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	QZITE-SUPER WHITE	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-PORTICO MARBLE 7735-58		
Master Ensuite Bathroom	LAMINATE-PORTICO MARBLE 7735-58		
Ensuite Bath - Bedroom 2	LAMINATE-PORTICO MARBLE 7735-58		
Ensuite Bath - Bedroom 3/4	LAMINATE-PORTICO MARBLE 7735-58		
Kitchen Backsplash	N/A		

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Giulia Di Girolamo

Model and Elevation: Pinetree 1 Elev 3

Lock Date:

10-Aug-23

10-Aug-23

Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE - PURITY LASA LUX 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE - PURITY LASA LUX 24X24	
Laundry Room	TILE - PURITY LASA LUX 24X24	
Powder Room	TILE - PURITY LASA LUX 24X24	
Master Ensuite Bathroom	TILE - PURITY LASA LUX 24X24	
Ensuite Bath - Bedroom 2	TILE - PURITY LASA LUX 24X24	
Ensuite Bath - Bedroom 3/4	TILE - PURITY LASA LUX 24X24	

** Refer to Construction Summary **GROUT - #50 TITANIUM THROUGHOUT

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE - PURITY LASA LUX 24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE - PURITY LASA LUX 24X24	
Ensuite Bath - Bedroom 3/4	TILE - PURITY LASA LUX 24X24	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - **GROUT - #50 TITANIUM THROUGHOUT

5. Trim Carpentry

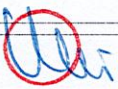
Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** 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					

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Purchasers:	Hui Chi WEI & Gary Chi MO	Property:	64
Telephone Res. / Bus:	(416) 918-7989 /	Project:	Roundel Homes Inc.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Pinetree 1 Elev 3
Lock Date:	10-Aug-23	10-Aug-23	Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL-MAPLE-5"-NOVA
Living Room	N/A
Dining Room	HARDWOOD-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL-MAPLE-5"-NOVA
Family Room	HARDWOOD-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL-MAPLE-5"-NOVA
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL-MAPLE-5"-NOVA
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 <input type="checkbox"/> Upgrade <input type="checkbox"/> N/A

** Refer to Construction Summary

8. Railings and Pickets


Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-MAPLE-NOVA
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-MAPLE-NOVA
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-MAPLE-NOVA
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-MAPLE-NOVA
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 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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Plan #: 65M-4737

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

BIRCH WHITE

NERO

NO

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

NO

Comment

** Refer to Construction Summary

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

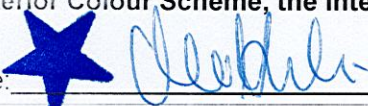
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: Aug 10, 2023

Signature: _____

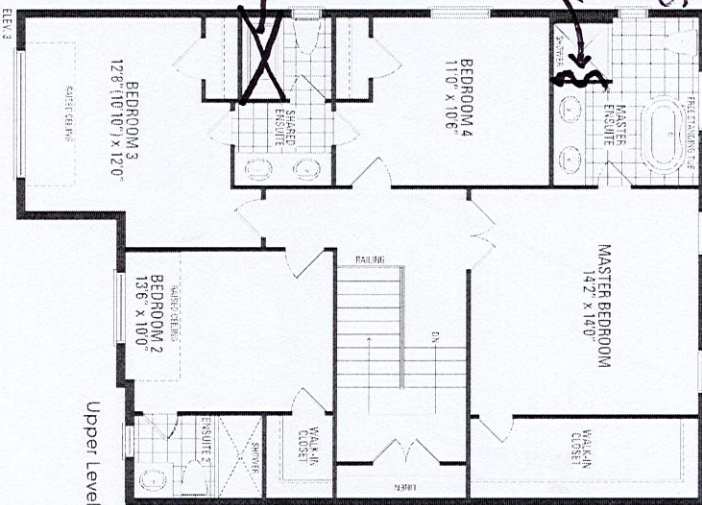
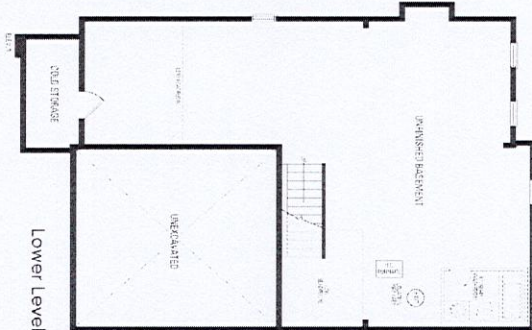
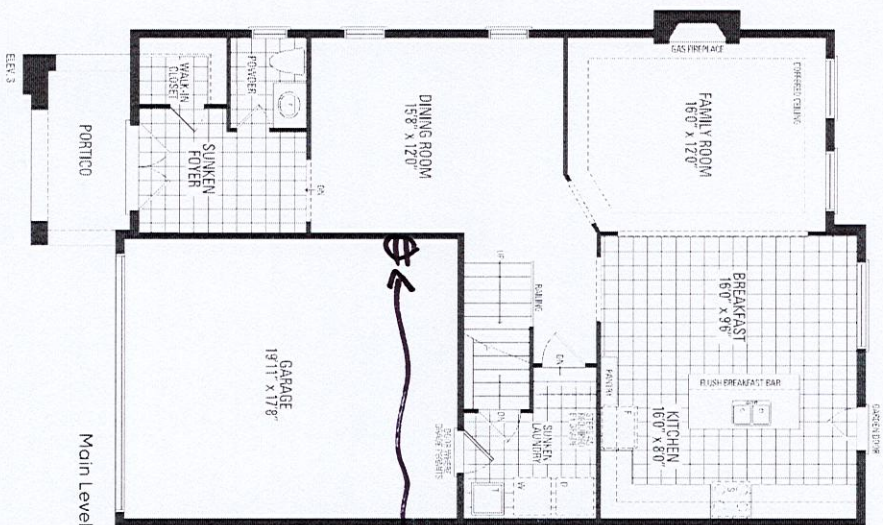
Date: _____

Page 4 of 4

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Pinetree 1

ELEV. 3 • 2,360 sq. ft.



*Smooth Ceilings on first floor
*Waterline v1 for fridge

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. March 2023

KITCHEN

1678

4876

2464

2412

1676

2146

1065

3048

1736

1312

W310900

BB60L1100L

W345CG

BCG

W360960

36REF-2D

W360800

T3P800

FG3

FG3

W310B90R1100

W310D800

B1000

BD400

W345CG

30-RANGE1

W345CG

W360800

B800

B800

B350L

W310800

W310800

W310350L

EXTENDED BREAKFAST BAR

PANEL 2071X895/4 D DOORS

DD491X758541X71DD497X7DD497X758

VOID SPACE

BDW616L

B900

B550R

XCUSTOM-B

PROVIDE GABLE WITH CUT-OUT FOR ELECT. PLUG

Full depth cabinet

Full depth Pantry

LAUNDRY

CT= 750

W360700

BL700

POWDER

CT= 780

VC

V700

ENSUITE

CT= 1930

V700

VD450

V700

MAIN-BDRM#2

CT= 680

VC

V6002

OTHER 1-BDRM#3/4

CT= 1828

V700

VD350

V700

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#

LOT#: