

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

PURCHASER: Yan Zhang SY

AUG 17 2023 TEL: RES.: 416-459-6285

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
67 / 2	65M-4737	Glenrowan 3 Elev 1		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 16Aug23 Note:	
1 - VANITY - SHARED ENSUITE 2/3 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 16Aug23 Note:	
1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 16Aug23 Note:	
1 - VANITY - POWDER ROOM - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 16Aug23 Note:	
1 - VANITY - ENSUITE 4 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 16Aug23 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT - 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 16Aug23 Note: ADD PANTRY TO STOVE WALL - SEE SKETCH FOR LOCATION Pantry to end at window wall	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 16Aug23 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 16Aug23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 16Aug23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 16Aug23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 16Aug23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Aug23 Note:	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 04May23 Note: MASTER ENSUITE ENSUITE 4	
<del>1 - DELETE - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 04May23 Note: MASTER ENSUITE ENSUITE 4</del>	
<del>1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 07Apr23 Note: MASTER ENSUITE ENSUITE 4</del>	

COUNTER TOP





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1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 16Aug23 Note:	
2 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 04May23 Note: SUPPLY & INSTALL  MASTER ENSUITE ENSUITE 4	
<del>2 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 04May23 Note: SUPPLY &amp; INSTALL  MASTER ENSUITE ENSUITE 4</del>	
<del>3 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 27Apr23 Note: SUPPLY &amp; INSTALL  MASTER ENSUITE ENSUITE 4</del>	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 27Apr23 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) 27Apr23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27Apr23 Note:	
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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 16Aug23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Aug23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5,065.00. BALANCE FORWARD TO BE USED AT A LATER DATE\$4,935.00 ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 27Apr23 Note:	

STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK PICKETS 16Aug23 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET 16Aug23 Note:	



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LOT / PHASE 67 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 3 Elev 1		
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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</i> 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 16 Aug 23 at 13:54



Purchaser: Yan Zhang SY

Telephone Res. / Bus: (416) 459-6285 /

Decor Advisor: Giulia Di Girolamo

Lock Date: 16-Aug-23

Property: 67

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 3 Elev 1

16-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DANA - 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO - 904 INK	464SA
Master Ensuite Bathroom	DORAL -K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 2/3	MONACO - 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 4	MONACO - 350 PLATINUM SILVER	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	QUARTZ-MISTRAL	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		QUARTZ-MISTRAL
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07		QUARTZ-MISTRAL
Kitchen Backsplash	N/A		

\*\* Refer to Construction Summary

Initial:



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Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED 24X24	
Laundry Room	TILE-CONCRETE WHITE 13X13	
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 2/3	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 4	TILE-CONCRETE WHITE 13X13	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

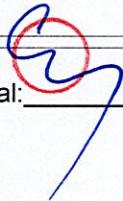
Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

\*\* 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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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-5"-CORK-DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-5"-CORK-DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-5"-CORK-DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-5"-CORK-DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-5"-CORK-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-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 ☐

N/A

\*\* 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

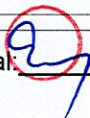
\*\* Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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Initials





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Plan #: 65M-4737

10. 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 checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				NERO					
Hearth				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

- 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.
- 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.

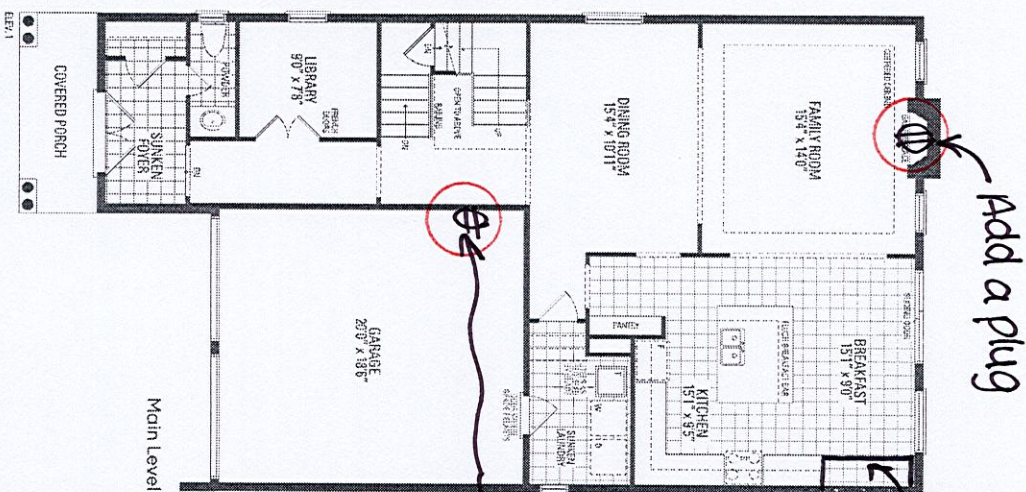
Signature:  Date: 8/16/23



LOT#67 Roundel

# Glenrowan 3

ELEV. 1 • 2,930 sq. ft.  
Includes 11 sq. ft. of open area.

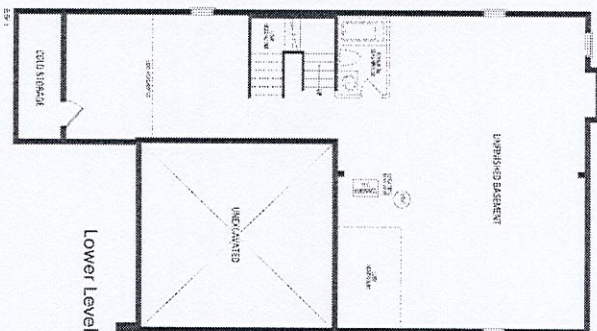


Add a plug

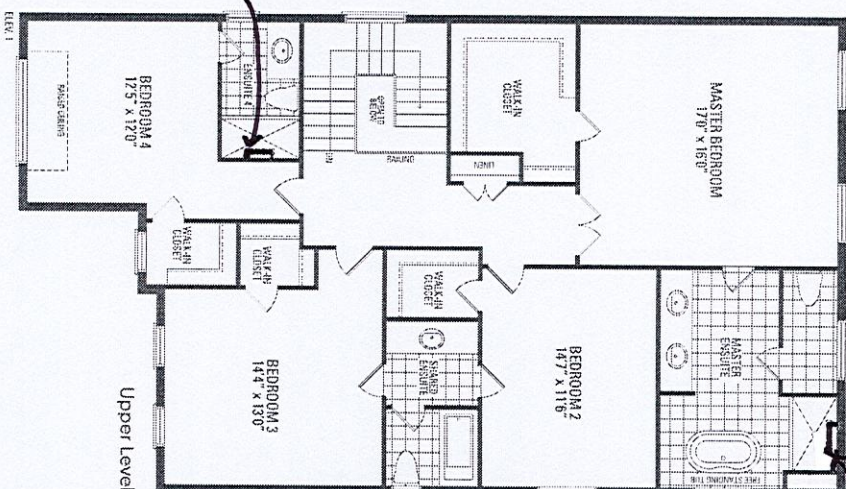
Add approx. 6' of 600mm pantry

Electric vehicle r/i (conduit)

\*Gas line r/i for stove



Shampoo Niche 24" x 20"



Shampoo Niche 24" x 20"

67

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



- cabinetry - upgrade
- Dana - 823 Driftwood

