

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Lian MA

TEL: RES.: 639-998-9561

LOT / PHASE 68 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Glenrowan 2 Elev 2 with Guest Suite		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALANCE 22Aug23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	
1 - CABINETRY - KITCHEN - UPGRADE 3 22Aug23 Note:	
1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Aug23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 22Aug23 Note: ON STOVE WALL - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 3 22Aug23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 3 22Aug23 Note: NEXT TO FRIDGE - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 22Aug23 Note: NEXT TO STOVE - SEE SKETCH	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - UPGRADE 3 22Aug23 Note: PANTRY NEXT TO FRIDGE	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 22Aug23 Note:	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 09May23 Note: MASTER ENSUITE	
1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 09May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 22Aug23 Note:	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 22Aug23 Note:	
1 - VANITY - 3" BACKSPLASH RETURN - GUEST ENSUITE 22Aug23 Note:	
1 - VANITY - 3" BACKSPLASH RETURN -ENSUITE 4 22Aug23 Note:	
1 - VANITY - 3" BACKSPLASH RETURN -ENSUITE 2/3 22Aug23 Note:	

RECEIVED

AUG 2 5 2023

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68 / 2	65M-4737	Glenrowan 2 Elev 2 with Guest Suite		
1 - VANITY - 3" BACKSPLASH RETURN -MASTER ENSUITE 22Aug23 Note:				
1 - VANITY - 3" BACKSPLASH RETURN -POWDER ROOM 22Aug23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 2/3 22Aug23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 22Aug23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 22Aug23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - GUEST ENSUITE 22Aug23 Note:				
1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4 22Aug23 Note:				
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 09May23 Note: SUPPLY & INSTALL MASTER ENSUITE				

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 22Aug23 Note:	
1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 09May23 Note: MASTER ENSUITE	
1 - POT LIGHT - SHOWER POT LIGHT 09May23 Note: ENSUITE 2/3	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 09May23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 09May23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 09May23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 09May23 Note: COVERED PORCH	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 09May23 Note:	

FIREPLACE AND ACCESSORIES

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
68 / 2	65M-4737	Glenrowan 2 Elev 2 with Guest Suite		
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
09May23 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR				
09May23 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS	
22Aug23 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH	
22Aug23 Note: MASTER ENSUITE	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME HINGES	
09May23 Note:	

PLUMBING

6 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY	
22Aug23 Note: ALL BATHROOM SINKS	
5 - TOILET - AVENU GLENCAIRN ONE PIECE TOILET #TL-1223HCA-EW	
22Aug23 Note: POWDER ROOM MASTER ENSUITE ENSUITE 2/3 ENSUITE 4 GUEST ENSUITE	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519	
22Aug23 Note:	
2 - 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	
09May23 Note: ENSUITE 4 GUEST ENSUITE	
1 - MOEN CHATEAU POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL183EP/U361CI/UT2721/3669EP/A725/62320	
09May23 Note: PRICE INCLUDES TO TESTER MASTER ENSUITE	
1 - HOSE BIB - EXTERIOR FROST FREE	
09May23 Note: 1 @ REAR OF HOUSE	
1 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH	
09May23 Note: MASTER ENSUITE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
09May23 Note:	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB	
09May23 Note: GUEST ENSUITE	

PROMOTIONAL

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68 / 2	65M-4737	Glenrowan 2 Elev 2 with Guest Suite		
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER				
09May23 Note:				

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL	
22Aug23 Note:	
1 - 4 X 4 BOX POSTS	
22Aug23 Note:	
1 - EUROLINE 0 BLACK PICKETS	
22Aug23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
22Aug23 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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.	
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 bu	
Worksheet Note:	
Guest suite to be built in lieu of library on main floor as per sketch attached.	
Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 22 Aug 23 at 14:53

Purchaser:

Lian MA

Property: 68

Telephone Res. / Bus:

(639) 998-9561 /

Project: Roundel Homes Inc.

Decor Advisor:

Giulia Di Girolamo

Model and Elevation: Glenrowan 2 Elev 2 with Guest Suite

Lock Date:

24-Aug-23

22-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	LEGACY - 662 CREMA	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL-H3453 LAVA GREY FLEETWOOD	464SA
Master Ensuite Bathroom	MONACO - 821 INDUSTRIAL GRAPHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL-WHITE W500	464SA
Ensuite Bath - Bedroom 4	DORAL-WHITE W500	464SA
Guest Ensuite	DORAL-H3453 LAVA GREY FLEETWOOD	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-SABBIA BEIGE	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-LYSKAMM - 3" RETURN	#360 EDGE	QUARTZ-LYSKAMM
Ensuite Bath - Bedroom 2/3	QUARTZ-LYSKAMM - 3" RETURN	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-LYSKAMM - 3" RETURN	#360 EDGE	
Guest Ensuite	QUARTZ-MISTRAL - 3" RETURN	#360 EDGE	
Kitchen Backsplash	QUARTZ-SABBIA BEIGE -FULL HEIGHT		

** Refer to Construction Summary

**ADD 3" BACKSPLASH RETURN ON ALL BATHROOM VANITIES

Initial: 

Purchaser:

Lian MA

Telephone Res. / Bus:

(639) 998-9561 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

22-Aug-23

Property: 68

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 2 Elev 2 with Guest Suite

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-E.B. PETRA GRIS 12.5 X12.5	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-CONCRETE BEIGE 13X13	☐
Laundry Room	TILE-HR CINZA CLARO GREY 13X13	☐
Powder Room	TILE-E.B. PETRA GRIS 12.5 X12.5	☐
Master Ensuite Bathroom	TILE-CONCRETE BEIGE 13X13	☐
Ensuite Bath - Bedroom 2/3	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 4	TILE-FRIGIA LIGHT GREY 13X13	☐
Guest Ensuite	TILE-E.B. PETRA GRIS 12.5 X12.5	☐
Mud Room	TILE-E.B. PETRA GRIS 12.5 X12.5	☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-MARVEL BEIGE 10X13	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/GREY (722) 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY (722) 8X16	
Guest Ensuite	TILE-EXTRA LIGHT GREY (723) 8X16	
Mud Room	n/a	
Kitchen Backsplash	QUARTZ-SABBIA BEIGE -FULL HEIGHT	

** 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					

** Refer to Construction Summary

Purchaser: Lian MA

Telephone Res. / Bus: (639) 998-9561 /

Decor Advisor: Giulia Di Girolamo

Lock Date: 24-Aug-23

Property: 68

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 2 Elev 2 with Guest Suite

22-Aug-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-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
Guest Suite	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER-CORK- 6 1/2"-DURAMATT
Underpad	Standard ☐ Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE/4X4 BOX POST	Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	EUROLINE 0	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	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 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Guest Suite/Ensuite	22 WARM GREY
		Mud Room	22 WARM GREY

** Refer to Construction Summary

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Giulia Di Girolamo

Lock Date:

22-Aug-23

Property: 68

Project: Roundel Homes Inc.

Model and Elevation: Glenrowan 2 Elev 2 with Guest Suite

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
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				BRICH WHITE					
Hearth				GRIGIO CARNICO					
				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.

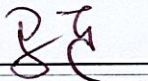
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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:

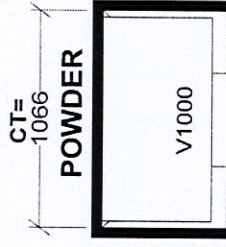
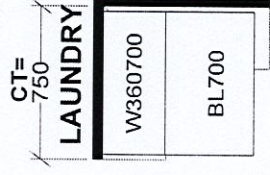


Date:

Aug 22, 2023

Legacy-662 Crema

Quartz-Sabbia Beige

[illegible]

Technical drawing of a rectangular plate. The plate is labeled "V30L1000" vertically. A dimension line on the left indicates a height of "CT=1380".

CT=1480

ENSUITE

V30R1100

V30CGV/D3000

-36" Vanity
height

CT=1676

MAIN-BDRM#2/3

VD400

V40R1200

CT=1676
-BDRM#2/3
V40R1200

Diagram of OTHER 1-BDRM#4 showing a rectangular room with dimensions CT=880 and V800 VCG.

Diagram of a 2-guest berth. The width is labeled **CT= 680**. The berth is labeled **OTHER 2-GUEST**. The berth is labeled **V6002 VCG**.

#J

JOB NUMBER:

BUILDER: GREENPARK

SITE: ROUNDEL PH.2, Richmond Hill

MODEL: GLENROWAN 2X OPT GUEST EL 1,2,3

LOT #:

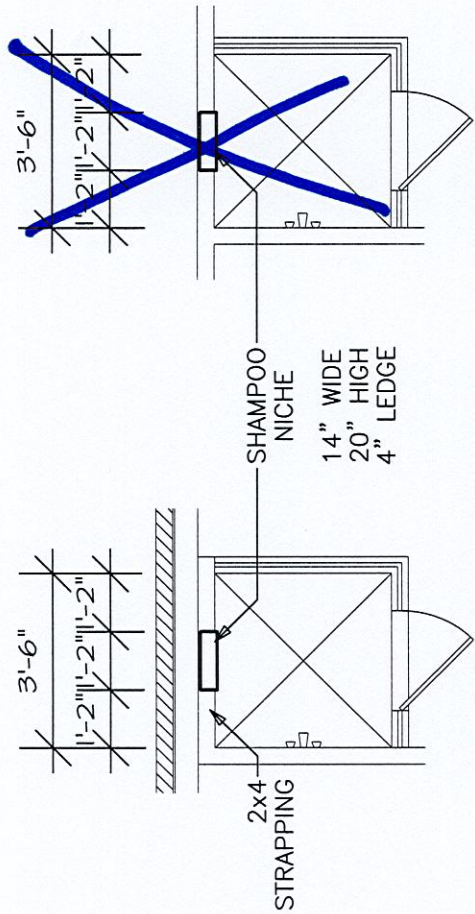
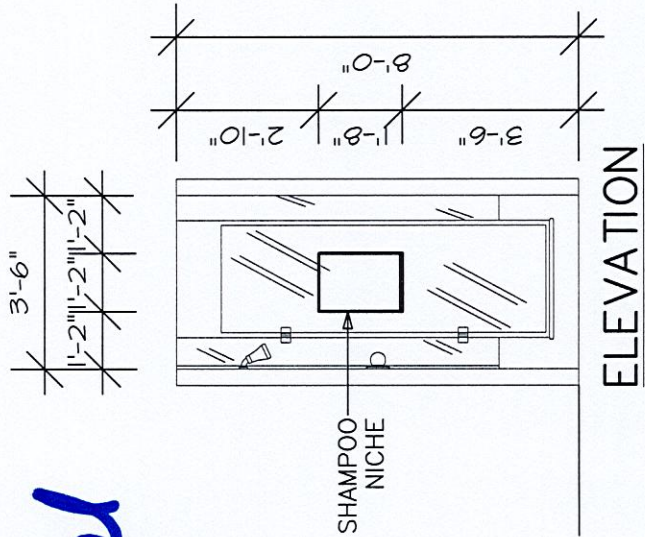
*All Bathroom

vanities to include

3" Backsplash return



608 Rounded
Phase 2

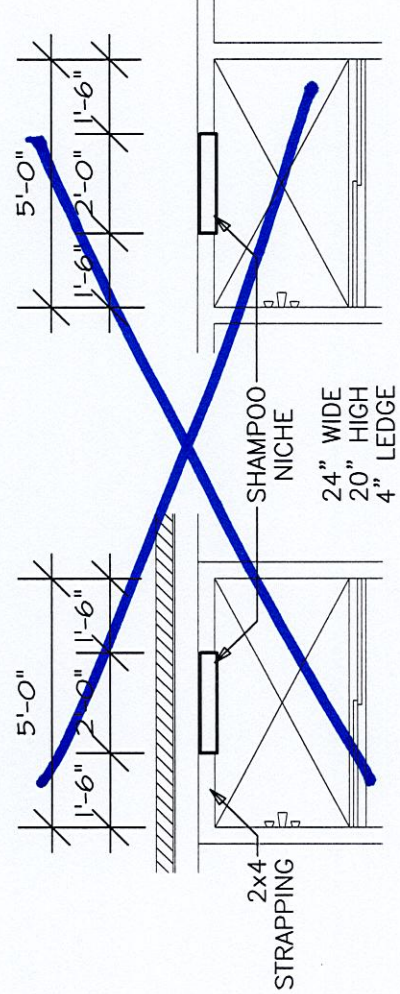


PLAN
EXTERIOR WALL
SQUARE SHOWER

PLAN
INTERIOR WALL

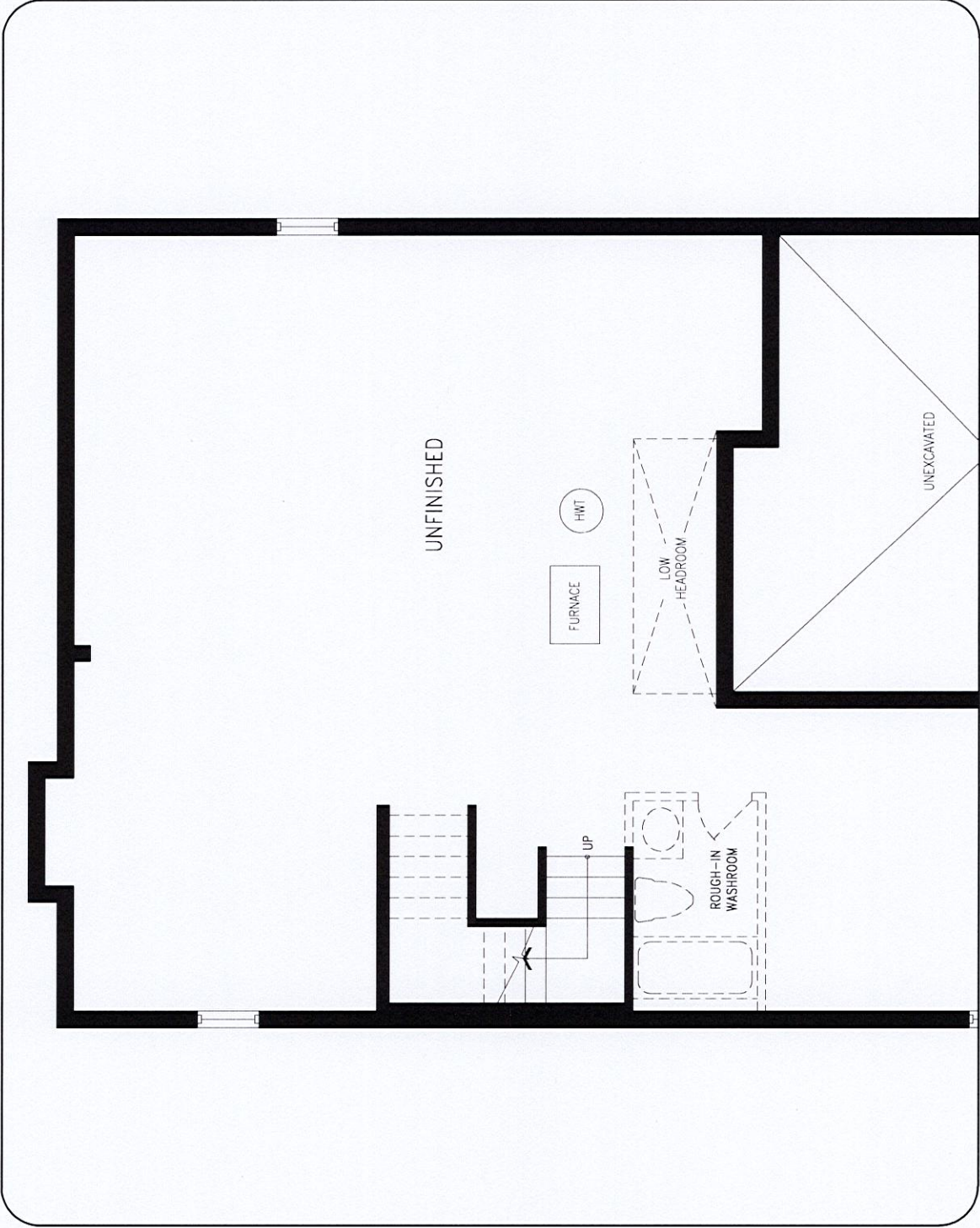
SHAMPOO
NICHE
(2 SIZES)

NOTE:
SHOWER STALL MAY
VARY BY MODEL



PLAN
EXTERIOR WALL
LONG SHOWER

PLAN
INTERIOR WALL



LOWER LEVEL

28

GLENROWAN 2
ROUNDEL
PHASE 2

ALTERNATE GUEST
SUITE

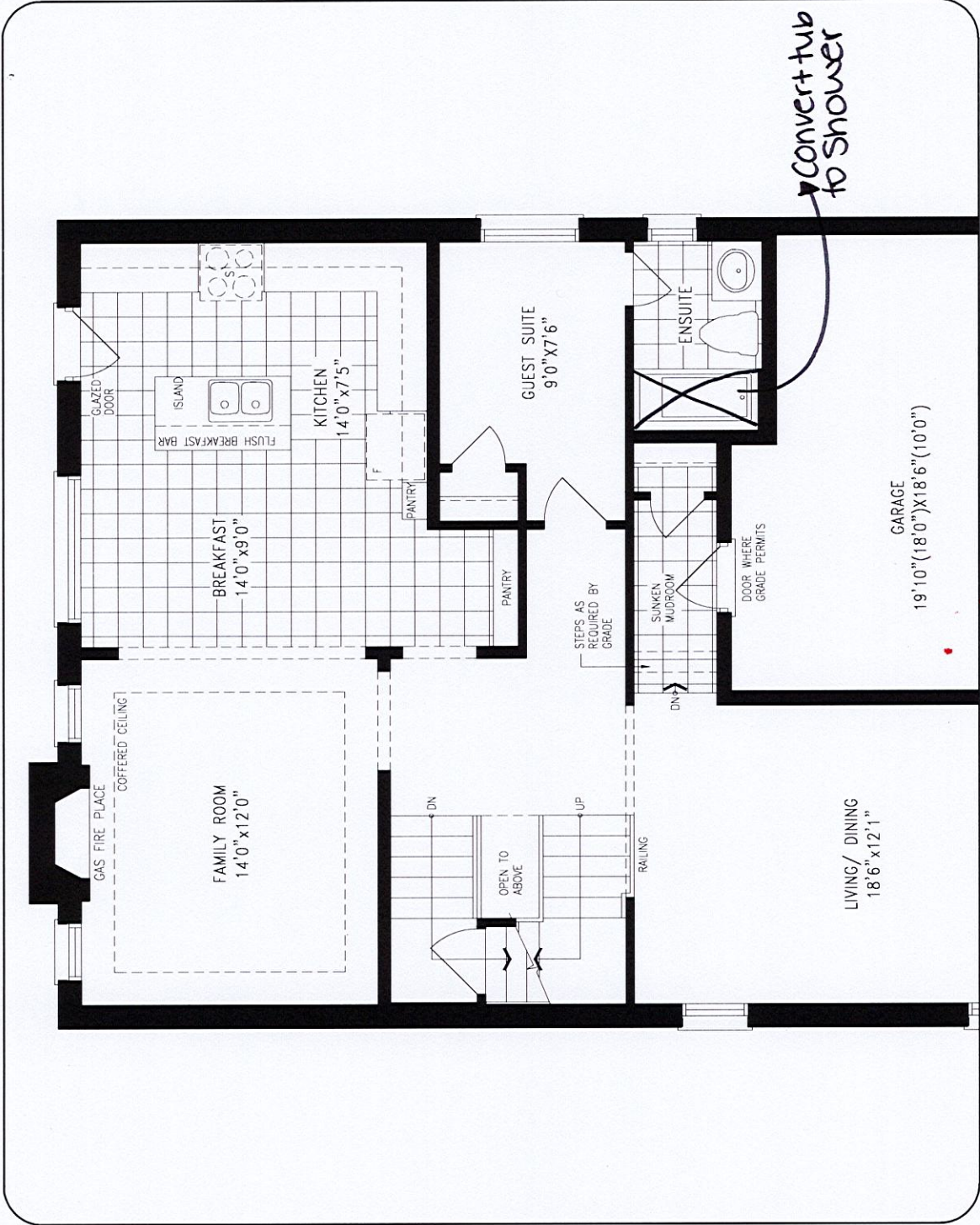
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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
VC



N.T.S.
PAGE No.
2 OF 2



MAIN LEVEL

GLENROWAN 2
ROUNDEL
PHASE 2

ALTERNATE GUEST
SUITE

ELEV. 1 2,844 SQ.FT.
ELEV. 2 2,835 SQ.FT.
ELEV. 3 2,846 SQ.FT.



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REGION
DESIGN
INC.

SCALE
BY
VG

N.T.S.

PAGE No.

1 OF 2



LOT #68

Glenrowan 2

ELEV. 1 2,023 sq.ft. | ELEV. 2 2,818 sq.ft. | ELEV. 3 2,829 sq.ft.
Includes 10 sq.ft. of open area.

gas line
r/i for
b/b
Add plug

relocate std.
light above island

Guest
suite:
refer to
purchaser
alteration
form

Electric
vehicle r/i
(conduit)

std. dining light
to be centered

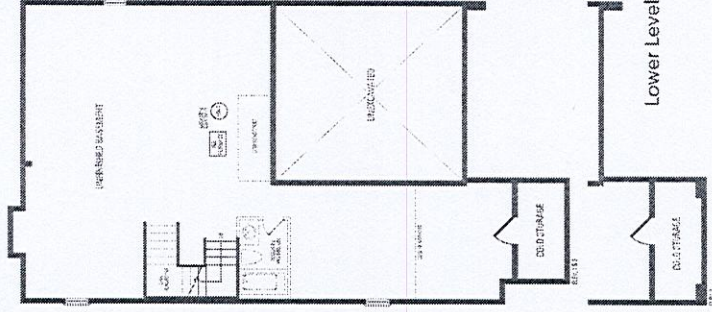
* Gas line r/i for stove
* water line r/i for fridge

Festive plug

hot water
valve

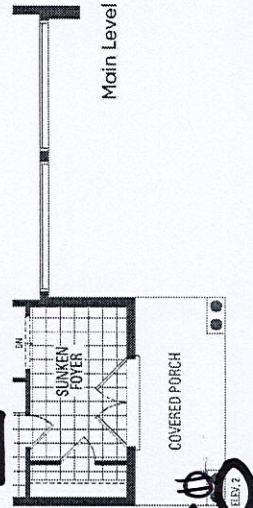
Frameless glass
shower enclosure
- Remove wall +
replace w/ glass
→ 14'x20" Shampoo
Niche

Add a light

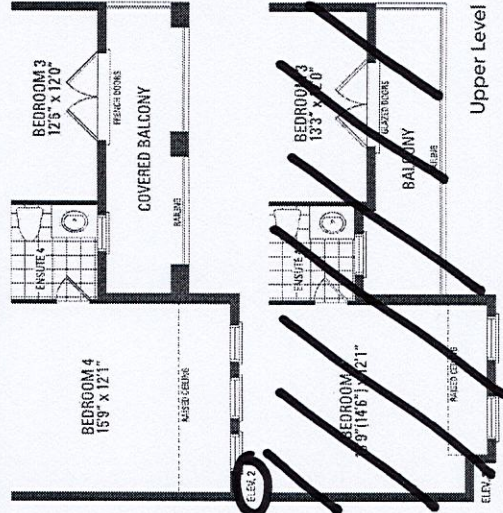


Lower Level

Main Level



Upper Level



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