

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Tong XU

TEL: RES.: 647-289-1777

LOT / PHASE 76 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 23Aug23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 23Aug23 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 23Aug23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 23Aug23 Note:	

CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 05May23 Note:	
1 - WAFFLE CEILINGS- FAMILY ROOM 05May23 Note:	
1 - SMOOTH CEILINGS ON SECOND FLOOR 05May23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR 05May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 23Aug23 Note:	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 23Aug23 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 3 - 5 1/4 INCH BASEBOARD AND 3 1/4 INCH CASING - STEP BEVEL 23Aug23 Note:	
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ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 05May23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05May23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 05May23 Note:	

RECEIVED

AUG 24 2023

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

05May23 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)

05May23 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

05May23 Note:

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

05May23 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

23Aug23 Note:

HEATING AND AIR CONDITIONING

1 - HUMIDIFER

05May23 Note:

MIRRORS AND GLASS

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

05May23 Note:

PLUMBING

3 - 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

05May23 Note: PRICE INCLUDES TO TESTER

MASTER ENSUITE
ENSUITE 2
ENSUITE 3/4

2 - HOSE BIB - EXTERIOR FROST FREE

05May23 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

05May23 Note:

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

05May23 Note: ENSUITE 3/4

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

05May23 Note:

STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK PICKETS

23Aug23 Note:

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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 23Aug23 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 <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:	

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Purchaser: Tong XU

Property: 76

Telephone Res. / Bus: (647) 289-1777 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 3 Elev 1

Lock Date: 23-Aug-23

23-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA -SATIN SNOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO -350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	MONACO -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	MONACO -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3/4	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-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	QUARTZ-MISTRAL - FULL HEIGHT		

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3. Ceramic Flooring		At a 45
Entrance Vestibule	TILE-DOZZA WHITE 24X24	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-DOZZA WHITE 24X24	☐
Laundry Room	TILE-LUCIE GREY 12X12	☐
Powder Room	TILE-CONCEPT 602 GREY 12X12	☐
Master Ensuite Bathroom	TILE-CONCEPT 602 GREY 12X12	☐
Ensuite Bath - Bedroom 2	TILE-CONCEPT 602 GREY 12X12	☐
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT 602 GREY 12X12	☐
Mud Room	TILE-CONCEPT 602 GREY 12X12	☐
		☐
		☐

** Refer to Construction Summary

4. Ceramic Wall Tile		
Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-BLANCO MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-BLANCO MATTE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-BLANCO MATTE 8X16	
Mud Room	N/A	
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 1/4" CASING WITH 5 1/4" BASEBOARD - STEP BEVEL

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-DURAMATT
Living Room	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-DURAMATT
Dining Room	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-DURAMATT
Family Room	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-SMC-TREASURE-RED OAK CHARACTER-BRUSHED 5"-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-TREASURE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-TREASURE
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-TREASURE
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	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

** Refer to Construction Summary
SMOOTH CEILINGS FIRST AND SECOND FLOOR

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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				As Per Construction Specifications					
Mantle Type				MANTLE M1-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

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: 8/23/2023



- Full depth
cabinets ↓



#j

JOB NUMBER:

SITE: ROUNDEL, Richmond Hill

DESIGNER: KS

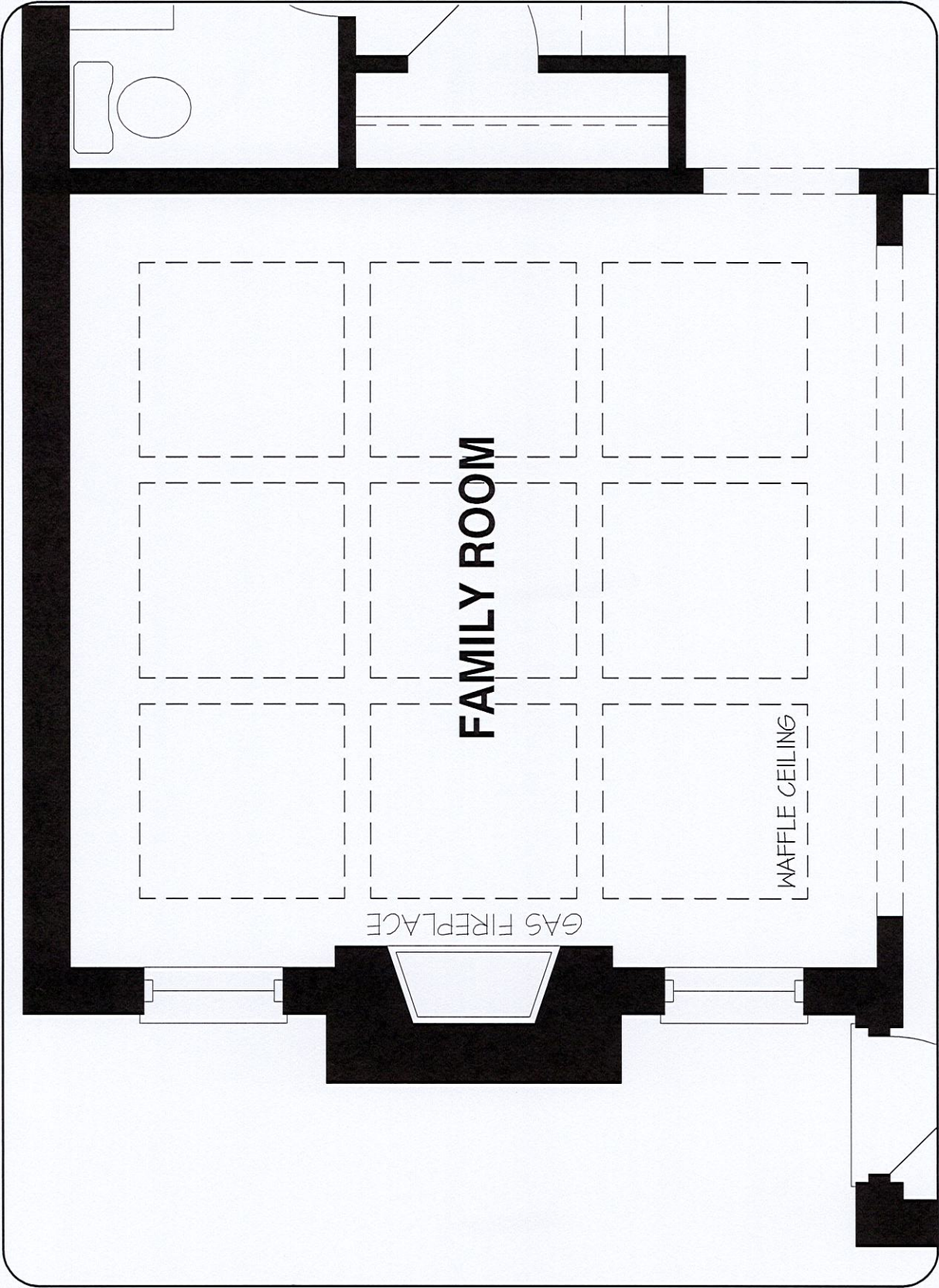
DATE: JUNE 7 21

LOT 76
ROUNDEL II
RED OAKS ON BAYVIEW

PINETREE 3
ELEVATION 1

REVISIONS:

- ADD NINE BOX WAFFLE
CEILING TO FAMILY
ROOM.



MAIN LEVEL

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 MB
PAGE No.
1 OF 1
N.T.S.



Pinetree 3

Includes 38 sq.ft. of open area.

Add a plug

- Add waffle ceiling

Electric
-vehicle r//
(conduit)

*10' ceiling on
First Floor

*Smooth ceilings first + second floor

* Gas line r/1 for stove

* Humidifer

*Waterline r/1 for fridge

Relocate std.
light above
island

std. dining rm.
light to be
centered

convert tub
to shower

Lower level

Main Level

Upper Level



Frameless glass shower enclosure
- Remove side wall + replace w/glass

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