

CONSTRUCTION SUMMARY				
PURCHASERS: Ka-Chun TAM and Jiayu LI			TEL: RES.: 416-723-4011	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
75 / 2	65M-4737	Pinetree 1 Elev 1		

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 01May23 Note: MASTER ENSUITE ENSUITE 2	
1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 01May23 Note:	

COUNTER TOP

2 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 01May23 Note: SUPPLY & INSTALL MASTER ENSUITE ENSUITE 2	
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ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 01May23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
3 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 01May23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 01May23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 01May23 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) 01May23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 01May23 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 01May23 Note:	
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PLUMBING

1 - TOE TESTER - ADD TOE TESTER TO SHOWER 01May23 Note: MASTER ENSUITE ENSUITE 2	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 01May23 Note:	

PROMOTIONAL

RECEIVED

SEP 01 2023

CONSTRUCTION SUMMARY Red Oaks - Roundel Homes Inc. PURCHASERS: Ka-Chun TAM and Jiayu LI TEL: RES.: 416-723-4011				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
75 / 2	65M-4737	Pinetree 1 Elev 1		
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 01May23 Note:				

EXTRAS AS PER OFFER

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:	
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 T Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 1 Sep 23 at 10:53

Purchasers:	Ka-Chun TAM & Jiayu LI	Property:	75
Telephone Res. / Bus:	(416) 723-4011 /	Project:	Roundel Homes Inc.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Pinetree 1 Elev 1
Lock Date:	1-Sep-23	1-Sep-23	Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL WHITE W500	465SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL WHITE W500	465SA
Master Ensuite Bathroom	DORAL WHITE W500	465SA
Ensuite Bath - Bedroom 2	DORAL WHITE W500	465SA
Ensuite Bath - Bedroom 3/4	DORAL WHITE W500	465SA

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	GRANITE-NERO IMPALA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46		QZITE-SUPER WHITE
Ensuite Bath - Bedroom 2	LAMINATE-CARRARA BIANCO 6696-46		QZITE-SUPER WHITE
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Initials: 

Purchasers:

Ka-Chun TAM & Jiayu LI

Telephone Res. / Bus:

(416) 723-4011 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

1-Sep-23

Property: 75

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 1 Elev 1

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-FRIGIA LIGHT GREY 13X13	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-FRIGIA LIGHT GREY 13X13	☐
Laundry Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Powder Room	TILE-FRIGIA LIGHT GREY 13X13	☐
Master Ensuite Bathroom	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 2	TILE-FRIGIA LIGHT GREY 13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-FRIGIA LIGHT GREY 13X13	☐
		☐
		☐
		☐

** Refer to Construction Summary

4. Ceramic Wall Tile

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

** Refer to Construction Summary



Initials: _____

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Property: 75

Telephone Res. / Bus: (416) 723-4011 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 1 Elev 1

Lock Date: 1-Sep-23

1-Sep-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Living Room	N/A
Dining Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Family Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Hall	LAMINATE – STANDARD NATURAL RED OAK
Master Bedroom	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #2	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #3	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #4	LAMINATE – STANDARD NATURAL RED OAK
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL

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	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	N/A	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	N/A
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	Ensuite Bath - Bedroom 2	25 OYSTER
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	25 OYSTER
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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Lock Date:1-Sep-23

Property: 75

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 1 Elev 1

1-Sep-23

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				BIRCH WHITE					
Hearth				BIANCO					
				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.

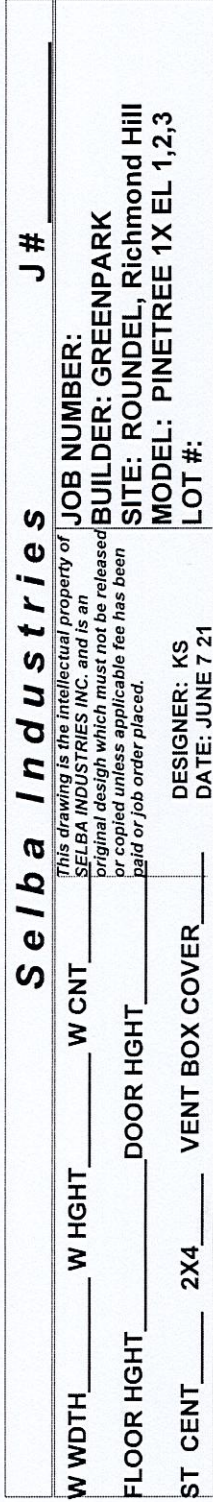
Signature:

Date: Sept. 1st 2023

Signature: _____

Date: _____

No upgrades



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