

CONSTRUCTION SUMMARY				
PURCHASERS: Jun Tu CHEN and Chao CHEN			RECEIVED SEP 26 2023	
Red Oaks - Roundel Homes Inc.			TEL: RES.: 647-628-2217	
LOT / PHASE 40 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		

CABINETRY

1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Sep23    Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 26May23    Note:	

CERAMIC TILE

1 - TILE - UPGRADE 5 FLOOR TILE - ENSUITE 4 - FLOOR 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR 22Sep23    Note:	
1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE - SHOWER 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - PRIMARY ENSUITE - FLOOR 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 22Sep23    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 22Sep23    Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 22Sep23    Note:	

CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 30May23    Note:	
1 - KITCHEN – PROVISIONS FOR POT FILLER 26May23    Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 26May23    Note:	
FOR CONFIRMATION ONLY 2 PLUGS AT ISLAND ONE ON EACH SIDE (1 STD 1 UPGRADE)	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 26May23    Note:	
1 - PRIMARY ENSUITE - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 26May23    Note:	



CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Jun Tu CHEN and Chao CHEN

TEL: RES.: 647-628-2217

LOT / PHASE 40 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
-----------------------	-------------------------	---------------------------------	--	--

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 26May23 Note:	
---	--

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 26May23 Note:	
---	--

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 22Sep23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 22Sep23 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 26May23 Note:	
--	--

PLUMBING

1 - KITCHEN – POT FILLER – MOEN MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS – #S665 CHROME 26May23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 26May23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26May23 Note:	
--	--

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - INCLUDING STEPS TO LOWER LANDING 22Sep23 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:	
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:Jun Tu CHEN & Chao CHEN

Telephone Res. / Bus: (647) 628-2217 /

Decor Advisor: Ida Viola

Lock Date: 22-Sep-23

Property: 40

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K44 TITAN GREY	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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	GRANITE-NERO IMPALA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

\*\* Refer to Construction Summary



Purchasers:

Jun Tu CHEN & Chao CHEN

Telephone Res. / Bus:

(647) 628-2217 /

Decor Advisor:

Ida Viola

Lock Date:

22-Sep-23

Property: 40

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

Plan #: 65M-4737

3. Ceramic Flooring

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

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

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-LITIUM PEARL POLISHED 24X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
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	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	N/A				

\*\* Refer to Construction Summary

Initials: J.C. CC



Purchasers:Jun Tu CHEN & Chao CHEN

Telephone Res. / Bus: (647) 628-2217 /

Decor Advisor: Ida Viola

Lock Date: 22-Sep-23

Property: 40

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Living Room	N/A
Dining Room	HARDWOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Family Room	HARDWOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Upper Landing	HARDWOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Upper Hall	LAMINATE- AVENUE LAUREL OAK TL AV233 PEFC
Master Bedroom	LAMINATE- AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #2	LAMINATE- AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #3	LAMINATE- AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #4	LAMINATE- AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE SNOWDRIFT WHITE OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE SNOWDRIFT WHITE OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE SNOWDRIFT WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE SNOWDRIFT WHITE OAK

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 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

\*\* Refer to Construction Summary

Initials: J.C. CC



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Jun Tu CHEN & Chao CHEN

(647) 628-2217 /

Ida Viola

22-Sep-23

Property: 40

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

22-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
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
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: Sep 22nd, 2023

Signature: 

Date: Sep 22, 2023

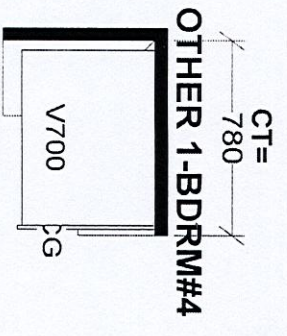
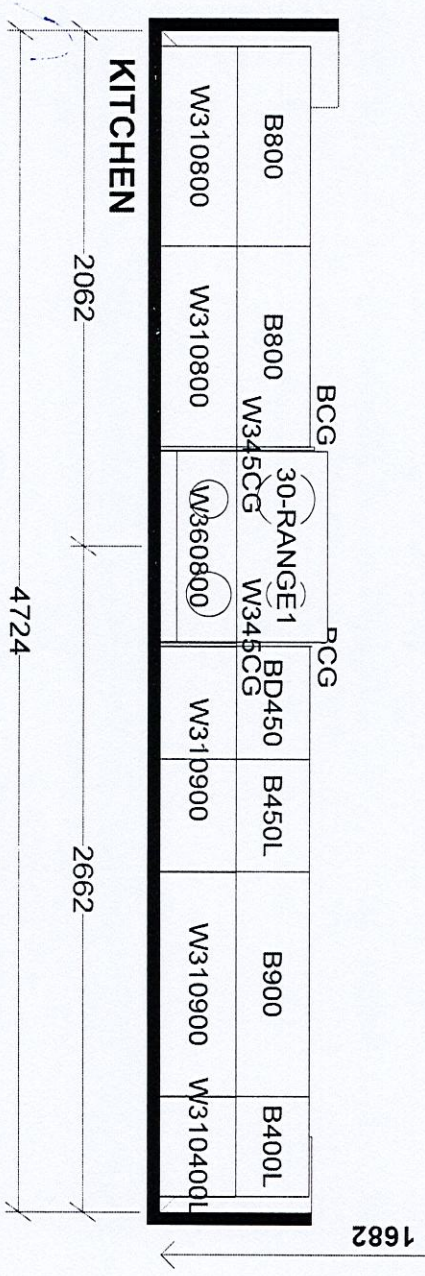
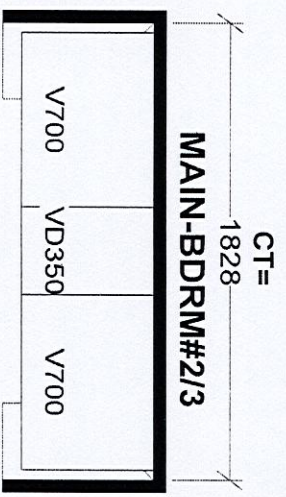
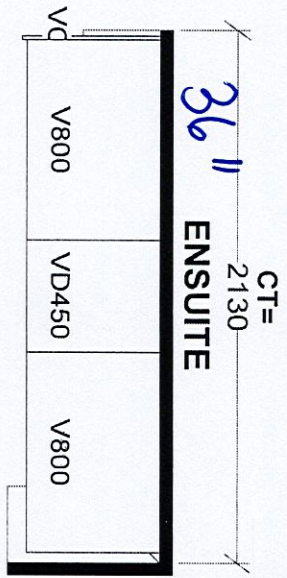
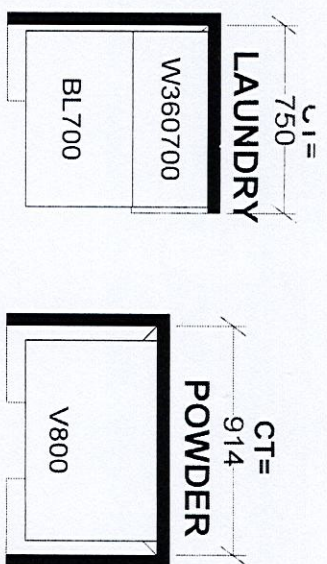
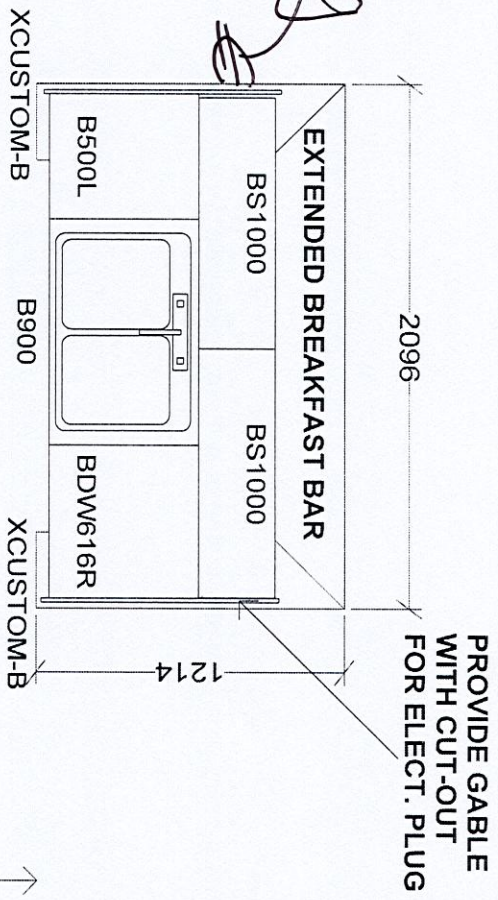
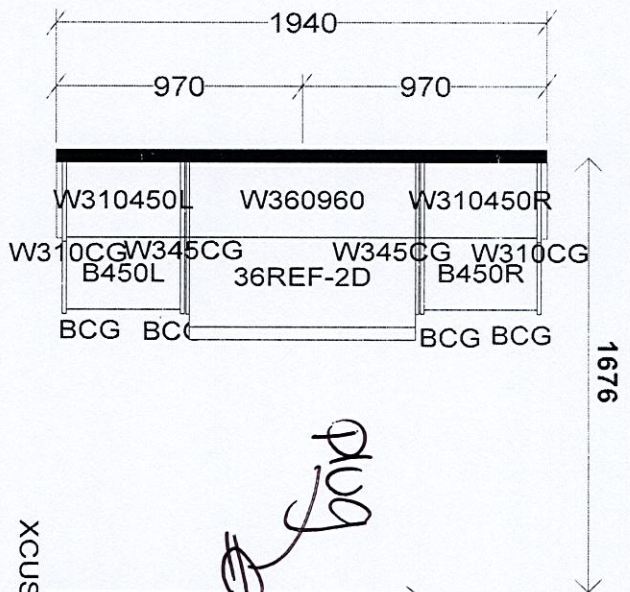
Page 4 of 4

Printed 9/22/2023 15:18:43



Lot 40 Roundel 2

No Kitchen  
Upgrades



**Selba Industries**

W WIDTH \_\_\_\_\_ W HGT \_\_\_\_\_ W CNT \_\_\_\_\_

FLOOR HGT \_\_\_\_\_ DOOR HGT \_\_\_\_\_

ST CENT \_\_\_\_\_ 2X4 \_\_\_\_\_ VENT BOX COVER \_\_\_\_\_

DESIGNER: KS  
DATE: JUNE 7 21

J# \_\_\_\_\_

JOB NUMBER: \_\_\_\_\_

BUILDER: GREENPARK  
SITE: ROUNDDEL, Richmond Hill  
MODEL: PINETREE 2X EL 1,2,3  
LOT #:

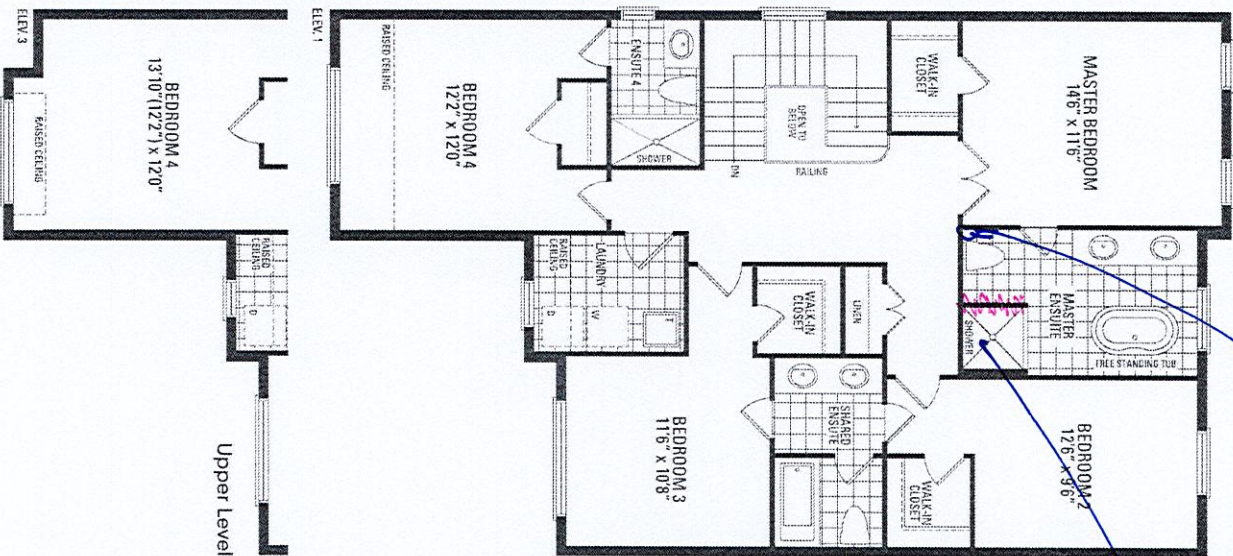
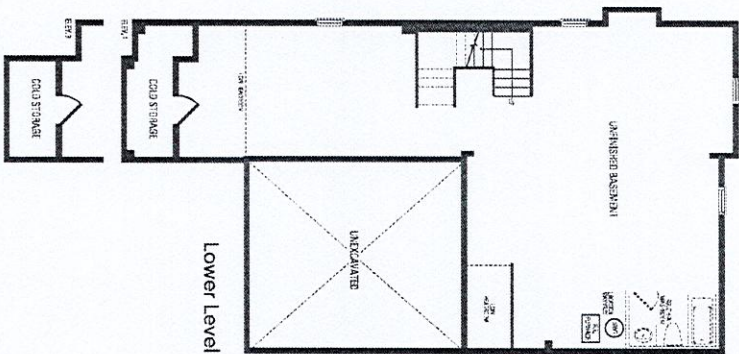
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.



Lot 40 Roundel 2

# Pinetre 2

ELEV. 1 • 2,581 sq.ft. | ELEV. 3 • 2,598 sq.ft.  
Includes 16 sq.ft. of open area.



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