

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

SEP 26 2023 TEL: RES.: 647-624-8991

PURCHASER: Tong WU

LOT / PHASE 41 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 11 Elev 2		
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CABINETRY

1 - VANITY - ENSUITE 2 - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Sep23 Note:	
1 - VANITY - PRIMARY ENSUITE - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Sep23 Note:	
1 - VANITY - POWDER ROOM - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Sep23 Note:	
1 - VANITY - MAIN BATH - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 22Sep23 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 21Sep23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 21Sep23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 21Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 2 - FLOOR 21Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR 21Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - MAIN BATH - FLOOR 21Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 21Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 21Sep23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 21Sep23 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2 - 7 1/4 INCH BASEBOARD AND 3 INCH BB CASING - COLONIAL 21Sep23 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 21Sep23 Note:	
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PROMOTIONAL



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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Sep23 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK PICKETS 21Sep23 Note:	
1 - V GROOVE HANDRAIL 21Sep23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 21Sep23 Note:	

EXTRAS AS PER OFFER

REVISION: Covered porch extended by 2 feet 0 inches to allow for precast stairs off the front side, as per attached Sketch dated April 27, 2023. 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 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:	
ADDITIONAL BATHROOM ADDED TO UPPER LEVEL: Second floor laundry room replaced with bedroom 2private ensuite. Laundry closet added to a Hall. Laundry Tub relocated to basement between furnace and rough in bathroom. As per Sketch dated March 29, 2023 att Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 22 Sep 23 at 9:06

Purchaser:

Tong WU

Telephone Res. / Bus:

(647) 624-8991 /

Decor Advisor:

Ida Viola

Lock Date:

21-Sep-23

Property: 41

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 11 Elev 2

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	464SA
Master Ensuite Bathroom	DORAL W500 WHITE	464SA
Main Bathroom	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 2	DORAL W500 WHITE	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-GRIGIO SARDO	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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21-Sep-23

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3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEARL POLSIHED 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-LITIUM PEARL POLSIHED 24X24	
Laundry Room	TILE-VARENNA CARRARA MATTE 12X24	
Powder Room	TILE-LITIUM PEARL POLSIHED 12X24	
Master Ensuite Bathroom	TILE-VARENNA CARRARA MATTE 12X24	
Main Bathroom	TILE-VARENNA CARRARA MATTE 12X24	
Ensuite Bath - Bedroom 2	TILE-VARENNA CARRARA MATTE 12X24	
Mud Room	TILE-CONCRETE WHITE 13X13	

** 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-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash	N/A	

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4 BASEBOARD - COLONIAL

** 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				

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7. Other Flooring

Main Hall	HARDWOOD-MIIRAGE DRIFTWOOD RED OAK CHARACTER CORK 7 3/4 DURAMATT
Living Room	HARDWOOD-MIIRAGE DRIFTWOOD RED OAK CHARACTER CORK 7 3/4 DURAMATT
Dining Room	HARDWOOD-MIIRAGE DRIFTWOOD RED OAK CHARACTER CORK 7 3/4 DURAMATT
Family Room	HARDWOOD-MIIRAGE DRIFTWOOD RED OAK CHARACTER CORK 7 3/4 DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIIRAGE DRIFTWOOD RED OAK CHARACTER CORK 7 3/4 DURAMATT
Upper Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIIRAGE DRIFTWOOD RED 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	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	Main Bathroom	22 WARM GREY
Den/Library	N/A	Ensuite 2	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

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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 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

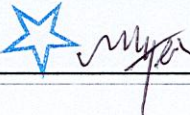
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

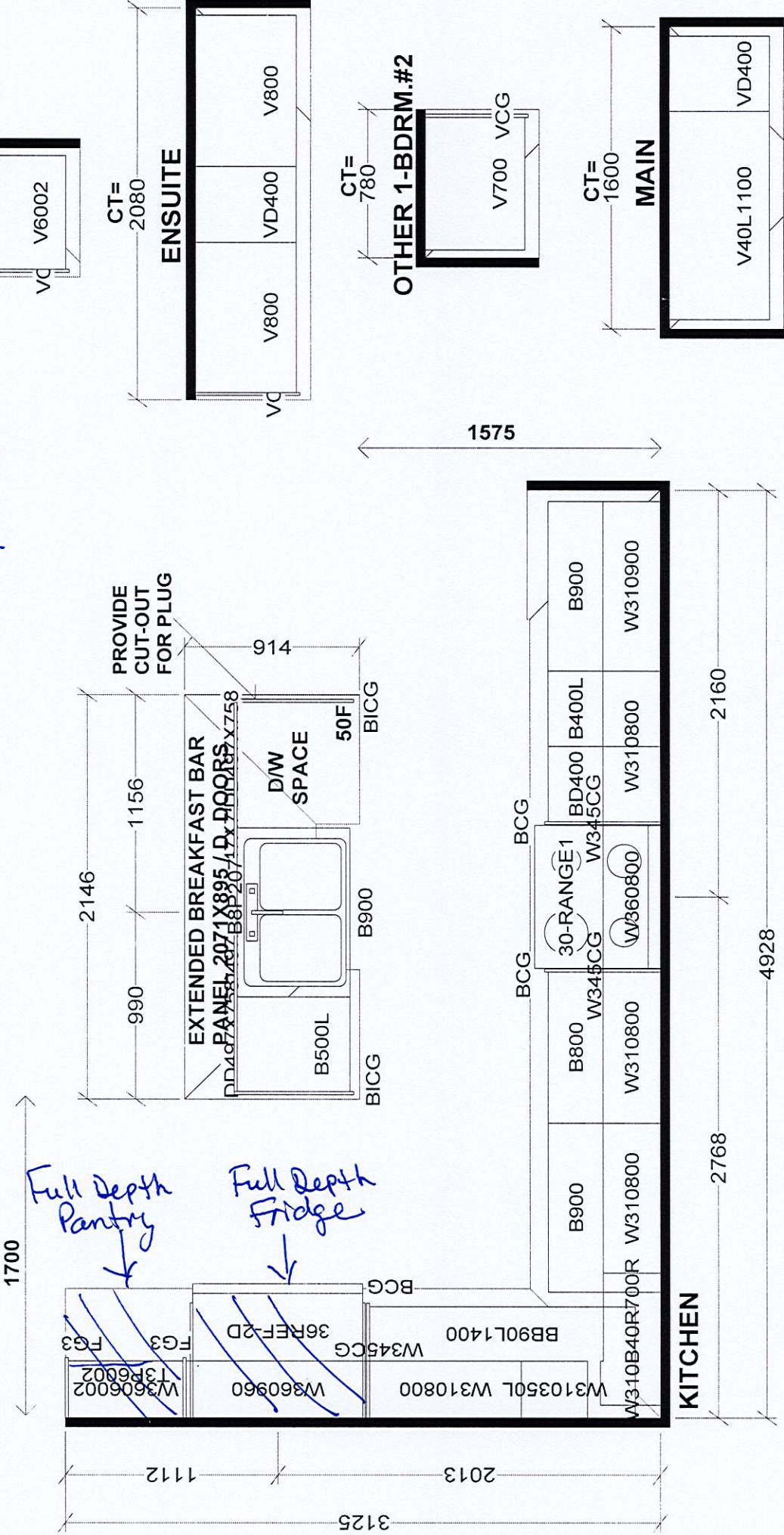
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: 21/09/2023

Lot 41 Roundel 2

* Raise all Vanities to 36"



Selba Industries				J #
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.				
W WIDTH	W HGT	W CNT	JOB NUMBER:	
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK	
ST CENT	2X4	VENT BOX COVER	SITE: ROUNDEL PH.2	
			MODEL: PINETREE 11X ALT 2ND FL EL 1,2,3	
			LOT #:	
			DESIGNER: KS	
			DATE: APR 18 23	

Sketch - April 27, 2023

PURCHASER ALTERATION FORM

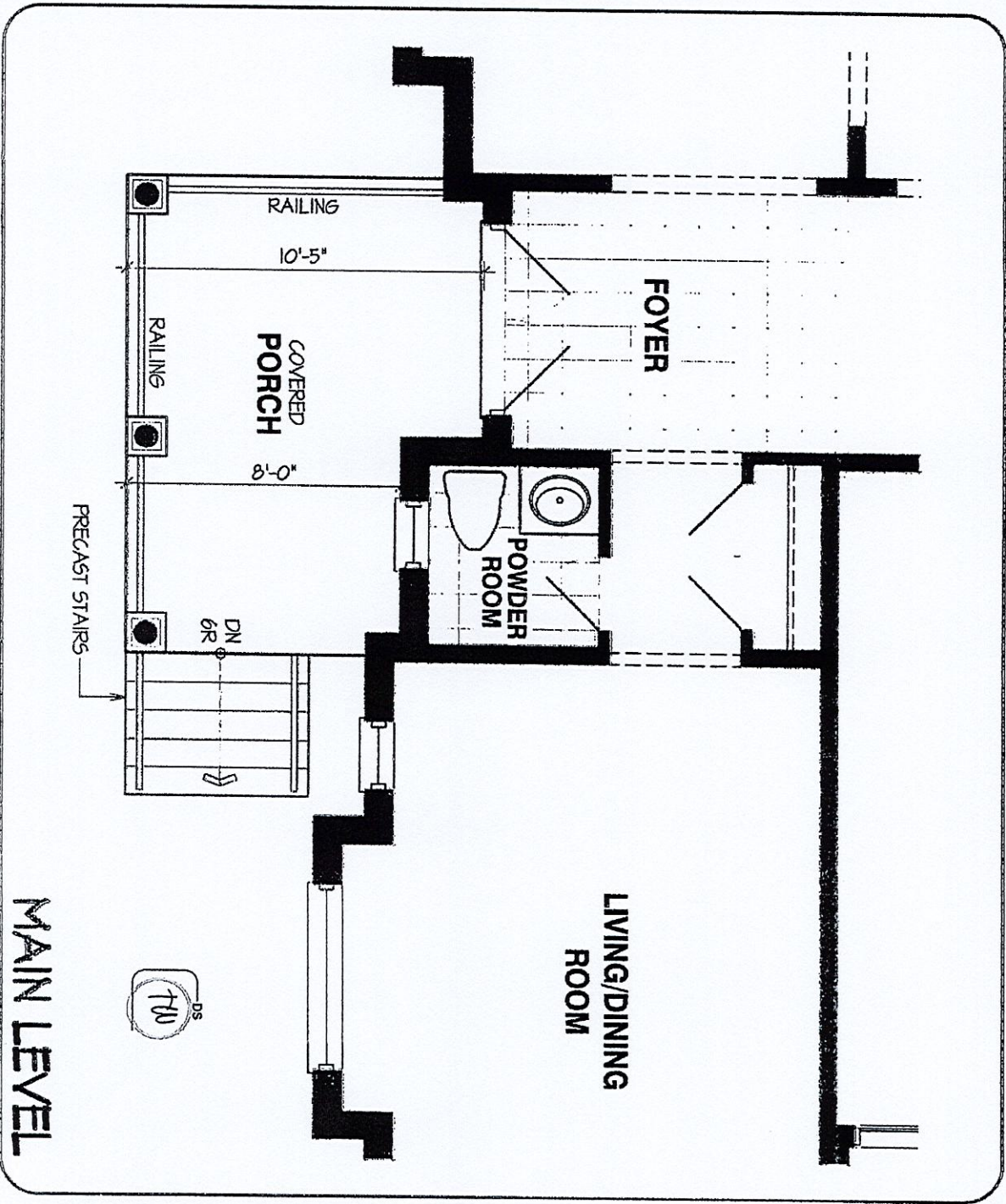
LOT 41
ROUNDEL - PHASE II
RED OAKS ON BAYVIEW

PINETREE II
ELEVATION 2

REVISION:

- COVERED PORCH EXTENDED BY 2'-0" TO ALLOW FOR PRECAST STAIRS OFF THE FRONT SIDE.

DocuSigned by:
Tang WU
EF251D6882D1487...
28-4-23



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
N.T.S.
PAGE NO.
1 OF 1



PURCHASER ALTERATION FORM

SKETCH MARCH 29, 2023

LOT 41
ROUNDEL - PHASE II
RED OAKS ON BAYVIEW

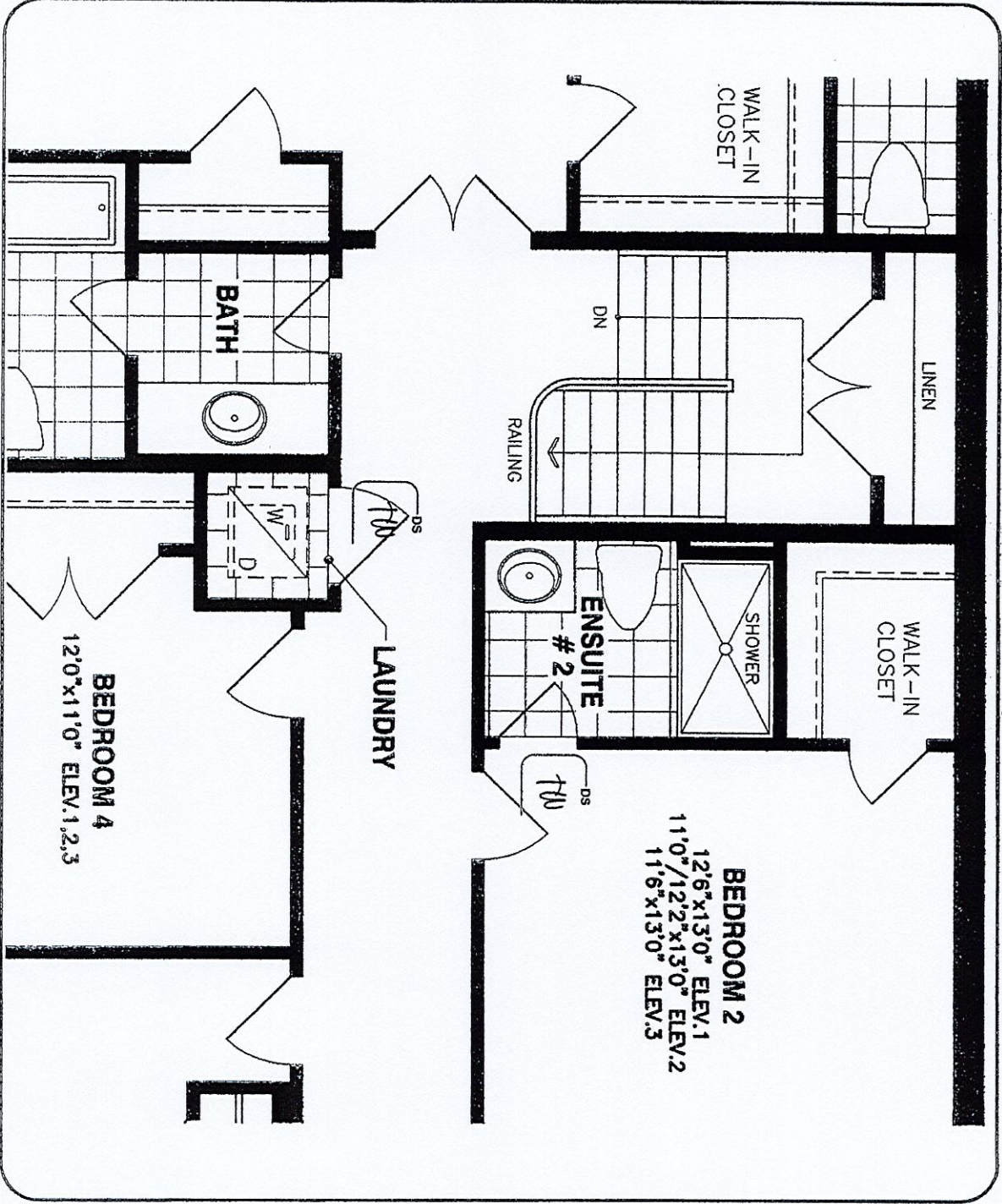
PINETREE II
ELEVATION 2

REVISION:

ADDITIONAL BATHROOM ADDED
TO UPPER LEVEL

- SECOND FLOOR LAUNDRY ROOM
REPLACED WITH BEDROOM 2
PRIVATE ENSUITE. LAUNDRY
CLOSET ADDED TO HALL.
LAUNDRY TUB RELOCATED TO
BASEMENT BETWEEN FURNACE
AND R.I. BATHROOM.

DocuSigned by:
Tang Wu
29-3-23
EF251D6882D1487...



ALTERNATE UPPER LEVEL

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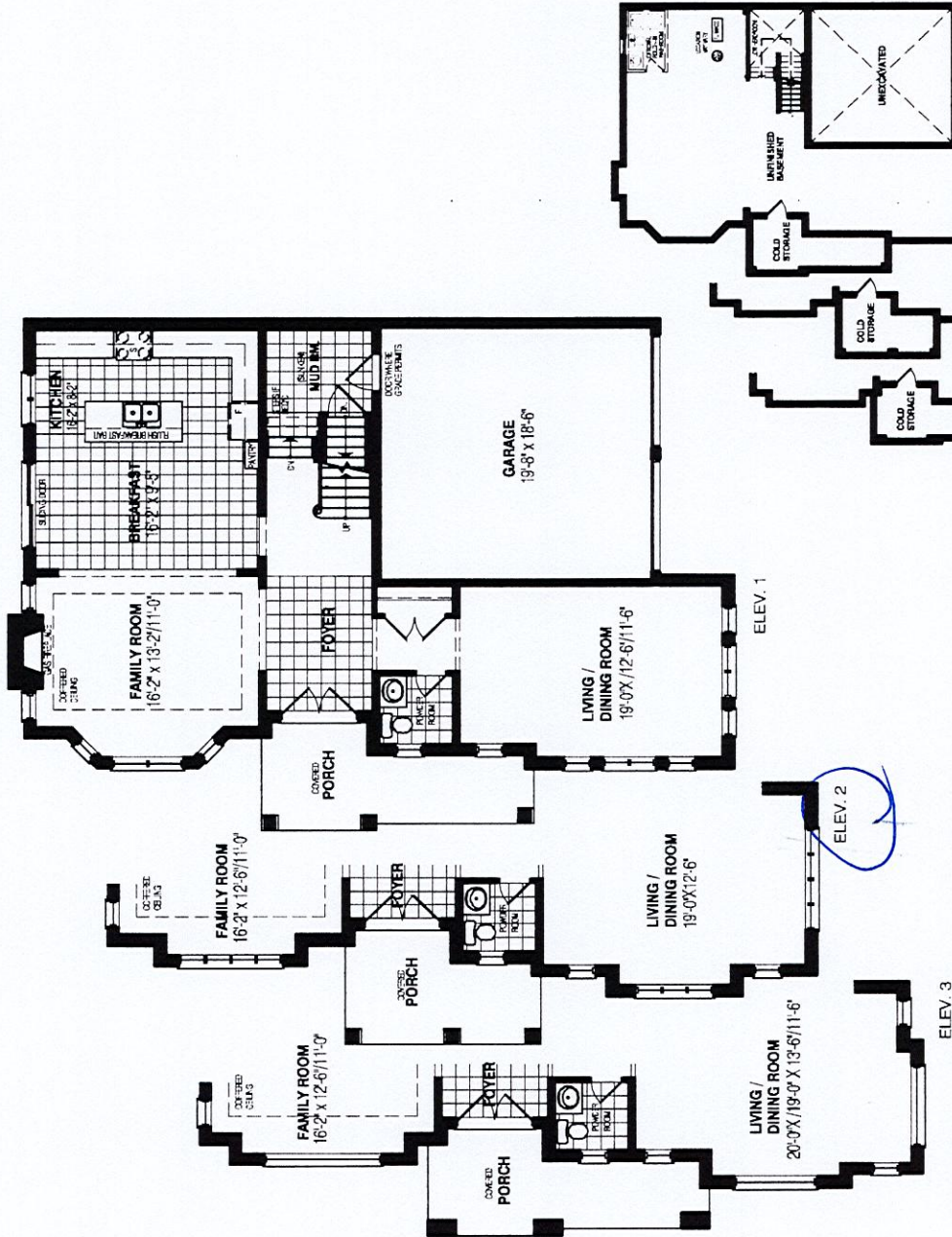
Greenpark

PINETREE 11

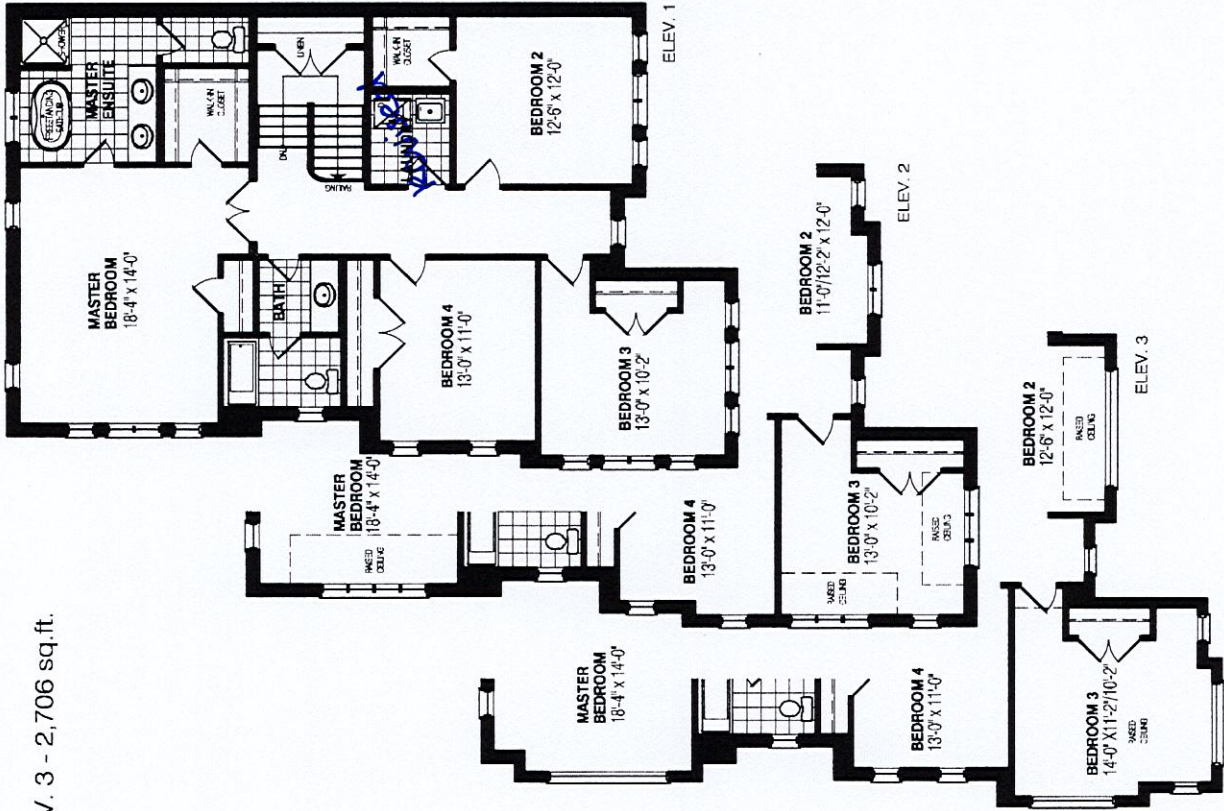
ELEV. 1 - 2,647 sq. ft.

ELEV. 2 - 2,657 sq. ft.

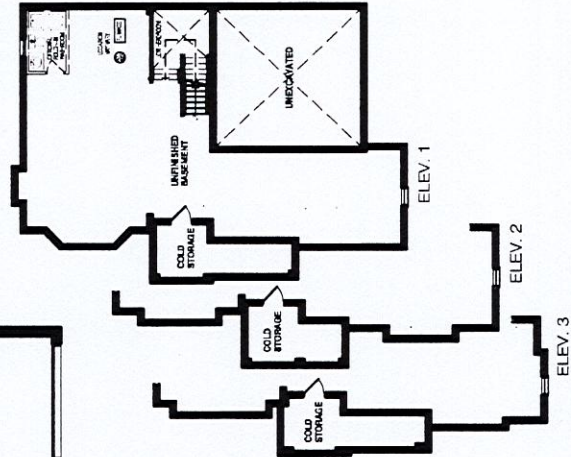
ELEV. 3 - 2,706 sq. ft.



MAIN LEVEL



UPPER LEVEL



Greenpark
GROUP

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 AREA. 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 1, 2023

ALL RENDERINGS ARE ARTIST'S CONCEPT