

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

OCT 05 2023

TEL: RES.: 647-782-8819

PURCHASERS: Hong LI and Bailin CHEN

LOT / PHASE 50 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 03Oct23 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 29Apr23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 03Oct23 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - ENSUITE 4 - FLOOR 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR 03Oct23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE - SHOWER 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - PRIMARY ENSUITE - FLOOR 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 03Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 03Oct23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 2/3 03Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 03Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 03Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4 03Oct23 Note:	

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50 / 2	65M-4737	Pinetree 2 Elev 3		
1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH 03Oct23 Note: DOES NOT INCLUDE AREA BEHIND CHIMNEY HOOD TO CEILING				
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 03Oct23 Note:				

ELECTRICAL

2 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET PRIMARY ENSUITE & ENSUITE 4 03Oct23 Note:	
4 - ***INSERT*** - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN ALL WASHROOMS 03Oct23 Note: FOR CONFIRMATION ONLY - EXISTING FANS TO BE UPGRADED	
4 - ***DELETE*** - FAN - BATHROOM EXHAUST FAN ADDITIONAL - ENERGY STAR 80 CFM ALL WASHROOMS 03Oct23 Note: AS PER PE#28513	
4 - FAN - BATHROOM EXHAUST FAN ADDITIONAL - ENERGY STAR 80 CFM ALL WASHROOMS 29Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND - SIDE GABLE 29Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Apr23 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) 29Apr23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 29Apr23 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29Apr23 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 03Oct23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 03Oct23 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 14 SEER - 2.5 TON 03Oct23 Note:	
1 - HUMIDIFER 29Apr23 Note:	



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PLUMBING

6 - SINK - UNDERMOUNT SINK - TECO BATH #4815 ALL BATHS 03Oct23 Note:	
1 - ABSOLUTE ALKALINE PLUS WATER SYSTEM FOR KITCHEN 03Oct23 Note: Please be advised the Absolute Alkaline plus drinking system requires an annual filter change by an Absolute Water Systems technician. The Purchaser is responsible to order and pay for replacement filters. For filter information and ordering refer to absolutewater.systems	
1 - MASTER ENSUITE - MOEN CHATEAU - ADD 4 FUNCTION HAND SHOWER IN LIEU OF STANDARD SHOWER HEAD #TL2359EP/62320 CHROME 03Oct23 Note:	
6 - ALL BATHROOM LAV FAUCETS - MOEN COLINET #S44101 CHROME 03Oct23 Note:	
1 - KITCHEN FAUCET - MOEN - CIA 7622BG 03Oct23 Note:	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 03Oct23 Note:	
1 - BACKYARD - HOSE BIB - EXTERIOR FROST FREE 29Apr23 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Oct23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6975.00 BALANCE FORWARD \$3,025.00TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE 29Apr23 Note:	

STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK PICKETS 03Oct23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Oct23 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:	
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This Document is Extremely Time Sensitive - Printed 3 Oct 23 at 16:51

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Hong LI & Bailin CHEN

(647) 782-8819 /

Ida Viola

3-Oct-23

Property: 50

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

3-Oct-23

Plan #:

65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON 823 DRIFTWOOD	468SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFTWOOD	468SA
Master Ensuite Bathroom	MONACO 823 DRIFTWOOD	468SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFTWOOD	468SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFTWOOD	468SA
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	QUARTZ - MISTRAL	#360 EDGE	
Master Ensuite Bathroom	QUARTZ - MISTRAL	#360 EDGE	
Ensuite Bath - Bedroom 2/3	QUARTZ - MISTRAL	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ - MISTRAL	#360 EDGE	
Kitchen Backsplash	QUARTZ - MISTRAL FULL HEIGHT		

** Refer to Construction Summary

Purchasers:

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Decor Advisor:

Lock Date:

Hong LI & Bailin CHEN

(647) 782-8819 /

Ida Viola

3-Oct-23

Property: 50

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 3

3-Oct-23

Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE-DOZZA WHITE 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-DOZZA WHITE 24X24	
Laundry Room	TILE-DOZZA WHITE 24X24	
Powder Room	TILE-DOZZA WHITE 24X24	
Master Ensuite Bathroom	TILE-DOZZA WHITE 24X24	
Ensuite Bath - Bedroom 2/3	TILE-DOZZA WHITE 24X24	
Ensuite Bath - Bedroom 4	TILE-DOZZA WHITE 24X24	
Mud Room	TILE-DOZZA WHITE 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-DOZZA WHITE 24X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS DARK GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS DARK GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Trim Carpentry

Interior Doors	As Per Construction Specifications
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:

HL

BC

Page 2 of 4

Purchasers:	Hong LI & Bailin CHEN	Property:	50
Telephone Res. / Bus:	(647) 782-8819 /	Project:	Roundel Homes Inc.
Decor Advisor:	Ida Viola	Model and Elevation:	Pinetree 2 Elev 3
Lock Date:	3-Oct-23	3-Oct-23	Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-VINTATGE NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" ATHENA UVF
Living Room	N/A
Dining Room	HARDWOOD-VINTATGE NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" ATHENA UVF
Family Room	HARDWOOD-VINTATGE NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" ATHENA UVF
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTATGE NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" ATHENA UVF
Upper Landing	HARDWOOD-VINTATGE NORTHERN SOLID SAWN SMOOTH WHITE OAK CHARACTER 5" ATHENA UVF
Upper Hall	LAMINATE-AVENUE LAURAL OAK TL AV233 PEFC
Master Bedroom	LAMINATE-AVENUE LAURAL OAK TL AV233 PEFC
Bedroom #2	LAMINATE-AVENUE LAURAL OAK TL AV233 PEFC
Bedroom #3	LAMINATE-AVENUE LAURAL OAK TL AV233 PEFC
Bedroom #4	LAMINATE-AVENUE LAURAL OAK TL AV233 PEFC
Bedroom #5	N/A
Underpad	Standard <input type="checkbox"/> Upgrade <input type="text"/>

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE ATHENA WHITE OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE ATHENA WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE ATHENA 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 HL BC

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 M1-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	<input type="text" value="YES"/>
Comment	
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

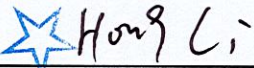
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

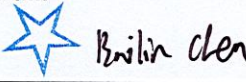
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: 10/3/2023

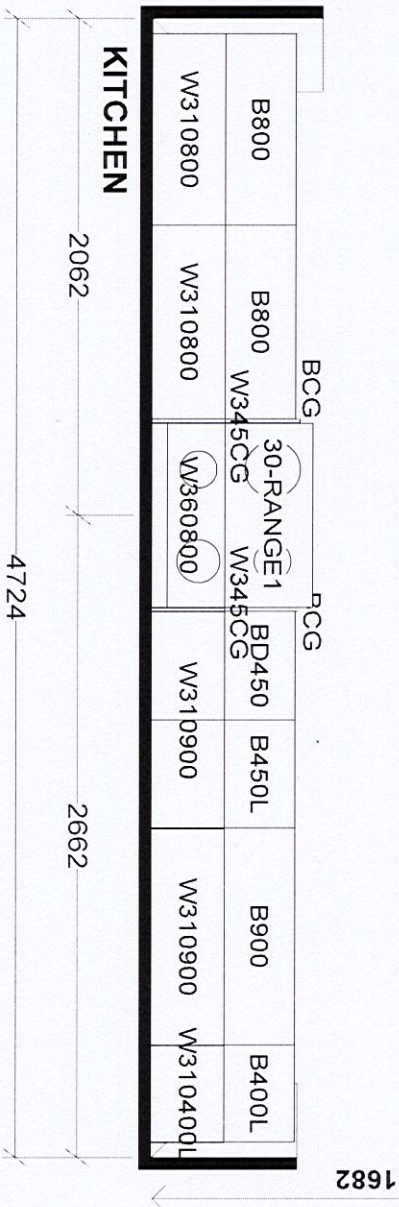
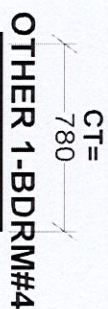
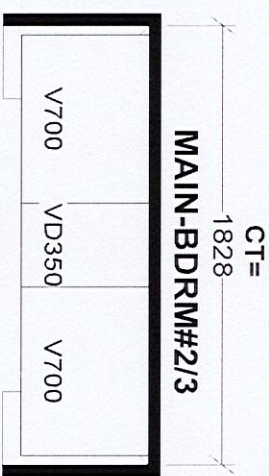
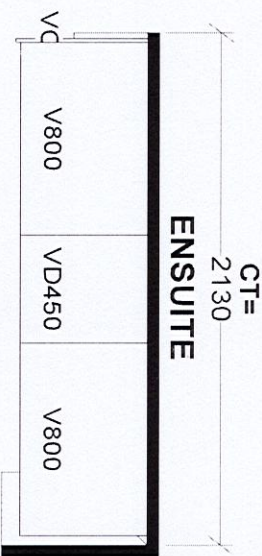
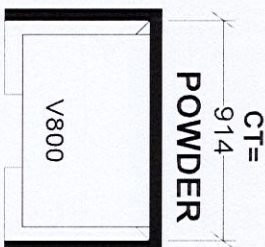
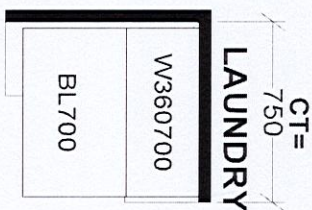
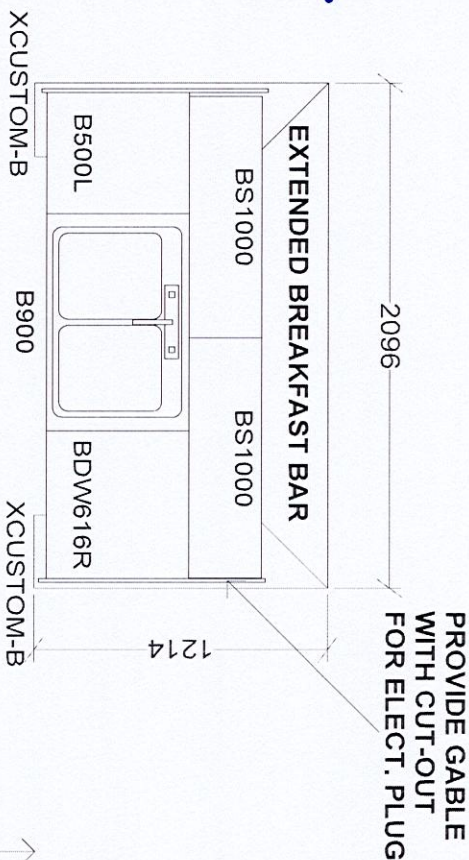
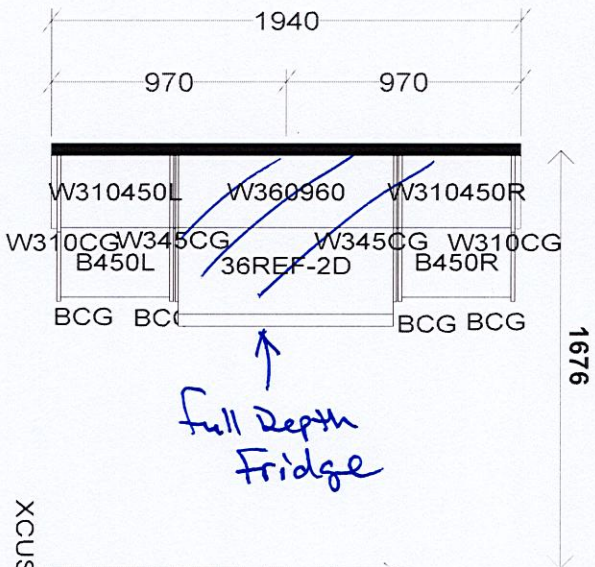
Signature: 

Date: 10/3/2023

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Printed 10/3/2023 12:52:38

Lot 50 Roundel 2



Selba Industries

W WIDTH _____ W HGHT _____ W CNT _____ J # _____

FLOOR HGHT _____ DOOR HGHT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

DESIGNER: KS
DATE: JUNE 7 21

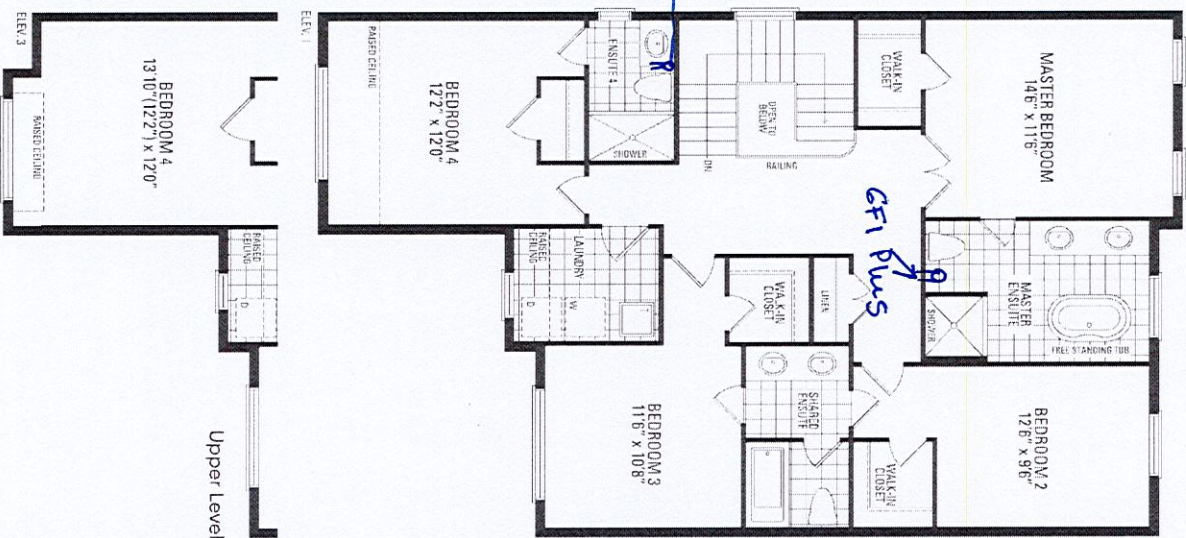
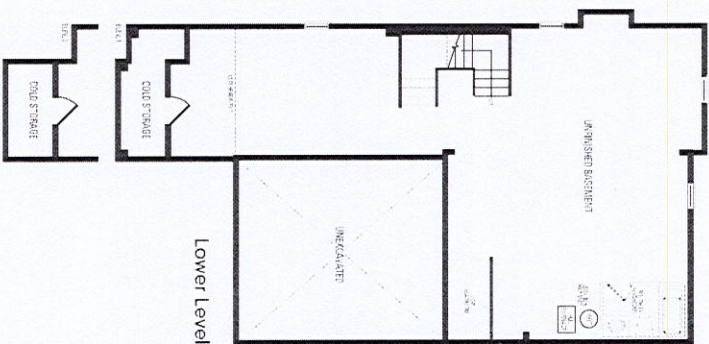
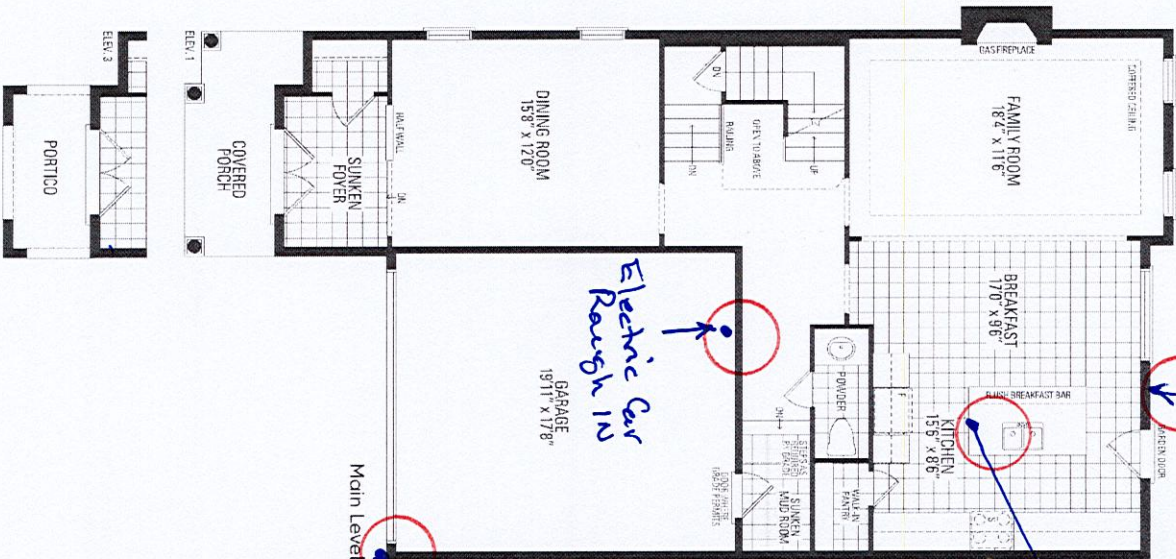
JOB NUMBER: _____
BUILDER: GREENPARK
SITE: ROUNDEL, Richmond Hill
MODEL: PINETREE 2X EL 1,2,3
LOT #: _____

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 50 Roundel 2

Pinetree 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