

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

OCT 12 2023

PURCHASER: Yan DENG

TEL: RES.: 647-533-8508

LOT / PHASE 51 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

CABINETRY

1 - KITCHEN - SOFT CLOSE DOORS AND SOFT CLOSE DRAWERS FOR BANK OF DRAWERS 06Oct23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 06Oct23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	
1 - CABINETRY - KITCHEN - UPGRADE 2 06Oct23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 06Oct23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 06Oct23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 06Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 06Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 06Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 06Oct23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 12May23 Note:	
1 - ENSUITE 4 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 12May23 Note:	
1 - PRIMARY ENSUITE - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 12May23 Note:	

COUNTER TOP

1 - UPGRADE STONE COUNTER TOP VANITY - SHARED ENSUITE 2/3 06Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - PRIMARY ENSUITE 06Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 06Oct23 Note:	

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Yan DENG

TEL: RES.: 647-533-8508

LOT / PHASE 51 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

1 - UPGRADE STONE COUNTER TOP VANITY - ENSUITE 4
06Oct23 Note:

1 - UPGRADE STONE COUNTER TOP MATERIAL - KITCHEN BACKSPLASH
06Oct23 Note: DOES NOT INCLUDE AREA BEHIND CHIMNEY HOOD TO CEILING

1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL
06Oct23 Note:

1 - ENSUITE 4 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION
12May23 Note: SUPPLY & INSTALL

1 - PRIMARY ENSUITE - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION
12May23 Note: SUPPLY & INSTALL

DOORS AND TRIM

1 - TRIM - UPGRADE 2 - 7 1/4 INCH BASEBOARD AND 3 INCH BB CASING - COLONIAL
06Oct23 Note:

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING
06Oct23 Note:

1 - DELETE MAIN HALL STANDARD CEILING LIGHTS - AS PER PURCHASER REQUEST
12May23 Note:

4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION
12May23 Note: MAIN HALL - SEE SKETCH
DELETE STANDARD CEILING LIGHT

6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION
12May23 Note: DINING ROOM - SEE SKETCH
SEPARATE SWITCH FROM STANDARD LIGHT

6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION
12May23 Note: FAMILY ROOM - SEE SKETCH
SEPARATE SWITCH FROM STANDARD LIGHT

6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION
12May23 Note: BREAKFAST AREA - SEE SKETCH
SEPARATE SWITCH FROM STANDARD LIGHT

3 - POT LIGHT - LED - FIRST FLOOR INSTALLATION
12May23 Note: KITCHEN - SEE SKETCH
SEPARATE SWITCH FROM STANDARD LIGHT

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
12May23 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
12May23 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)
12May23 Note:

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASER: Yan DENG

TEL: RES.: 647-533-8508

LOT / PHASE 51 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12May23 Note:	
---	--

HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 5 INCH - - PRIMARY BEDROOM 06Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - - BEDROOM 4 06Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - - BEDROOM 3 06Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - - BEDROOM 2 06Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - - UPPER HALL 06Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 06Oct23 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 14 SEER - 2.5 TON 06Oct23 Note:	
---	--

PLUMBING

6 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY ALL VANITIES 06Oct23 Note:	
4 - TOILET - CONTRAC AVENAL TWO PIECE TOILET #4772HNW/4771HHVU SINGLE FLUS ALL BATHS 06Oct23 Note:	
1 - ENSUITE 2/3 - TOE TESTER - ADD TOE TESTER TO SHOWER 12May23 Note:	
ENSUITE 4 - TOE TESTER - ADD TOE TESTER TO SHOWER	
1 - ENSUITE 2/3 - ADD 4 FUNCTION HAND SHOWER IN LIEU OF STANDARD SHOWER HEAD - TL 2359/EP 12May23 Note:	
1 - PRIMARY ENSUITE - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 - PRICE INCLUDES TOE TESTER 12May23 Note:	
1 - ENSUITE 4 - 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 12May23 Note: PRICE INCLUDES TO TESTER	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12May23 Note:	



CONSTRUCTION SUMMARY
Red Oaks - Roundel Homes Inc.

PURCHASER: Yan DENG
TEL: RES.: 647-533-8508

LOT / PHASE 51 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
-----------------------	-------------------------	---------------------------------	--	--

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12May23 Note:	
--	--

STAIRS AND RAILINGS

1 - PACKAGE 1 MODERN 06Oct23 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 06Oct23 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:	

This Document is Extremely Time Sensitive - Printed 12 Oct 23 at 10:52

Purchaser:

Yan DENG

Telephone Res. / Bus:

(647) 533-8508 /

Decor Advisor:

Ida Viola

Lock Date:

6-Oct-23

Property: 51

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 1

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	464SA
Master Ensuite Bathroom	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	464SA

Stove Opening

Y.D.

STANDARD

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

Y.D.

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-LYSKAMM	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-LYSKAMM	#360 EDGE	QUARTZ VEGA
Ensuite Bath - Bedroom 2/3	QUARTZ-LYSKAMM	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-LYSKAMM	#360 EDGE	QUARTZ VEGA

Kitchen Backsplash

QUARTZ-MISTRAL FULL HEIGHT

** Refer to Construction Summary

Purchaser:	Yan DENG	Property:	51
Telephone Res. / Bus:	(647) 533-8508 /	Project:	Roundel Homes Inc.
Decor Advisor:	Ida Viola	Model and Elevation:	Pinetree 2 Elev 1
Lock Date:	6-Oct-23	6-Oct-23	Plan #: 65M-4737

3. Ceramic Flooring

Entrance Vestibule	TILE-MAINSTONE SILVER POLISHED 24X24	At a 45
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-MAINSTONE SILVER POLISHED 24X24	
Laundry Room	TILE-CONCRETE WHITE 13X13	
Powder Room	TILE-MAINSTONE SILVER POLISHED 24X24	
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 2/3	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 4	TILE-CONCRETE WHITE 13X13	
Mud Room	TILE-MAINSTONE SILVER POLISHED 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-WHITE MATTE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-WHITE MATTE 8X16	
Ensuite Bath - Bedroom 4	TILE-WHITE MATTE 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ	

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

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				

** Refer to Construction Summary

Purchaser:

Yan DENG

Telephone Res. / Bus:

(647) 533-8508 /

Decor Advisor:

Ida Viola

Lock Date:

6-Oct-23

Property: 51

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 1

Plan #: 65M-4737

7. Other Flooring

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

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN PACKAGE 1	Colour	MIRAGE SNOWDRIFT WHITE OAK
Picket Type	MODERN PACKAGE 1	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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	43 BIRCH WHITE

** Refer to Construction Summary

Purchaser:

Yan DENG

Telephone Res. / Bus:

(647) 533-8508 /

Decor Advisor:

Ida Viola

Lock Date:

6-Oct-23

Property: 51

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 1

Plan #: 65M-4737

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

☐

☐

☐

Family Room

Purchased

As Per Plan

N/A

☐

☒

☐

Other Room - Specify

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

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.

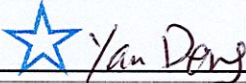
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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:

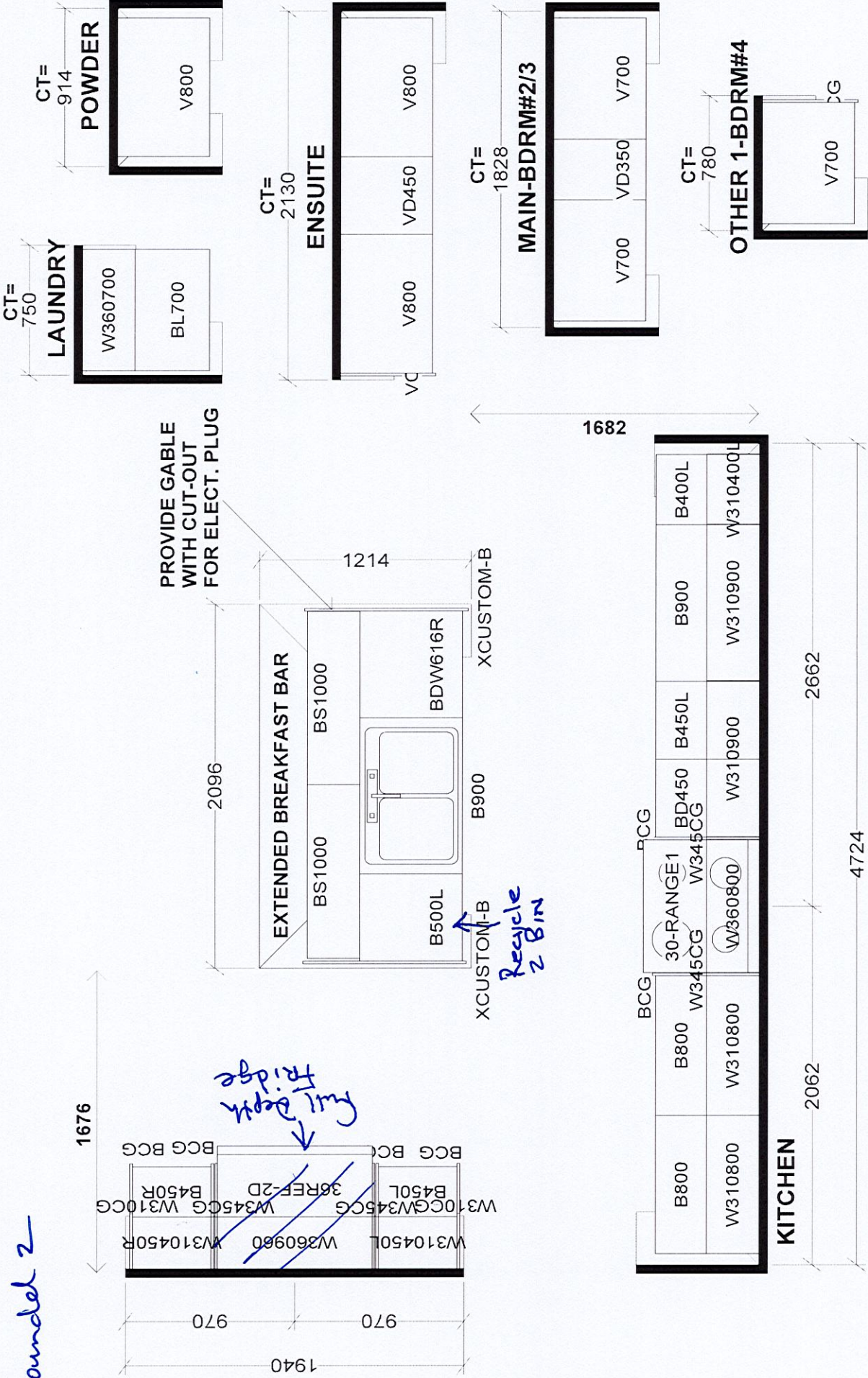
Oct 6, 2023

Page 4 of 4

Printed 10/6/2023 11:32:48

Lot 51 Roundel 2

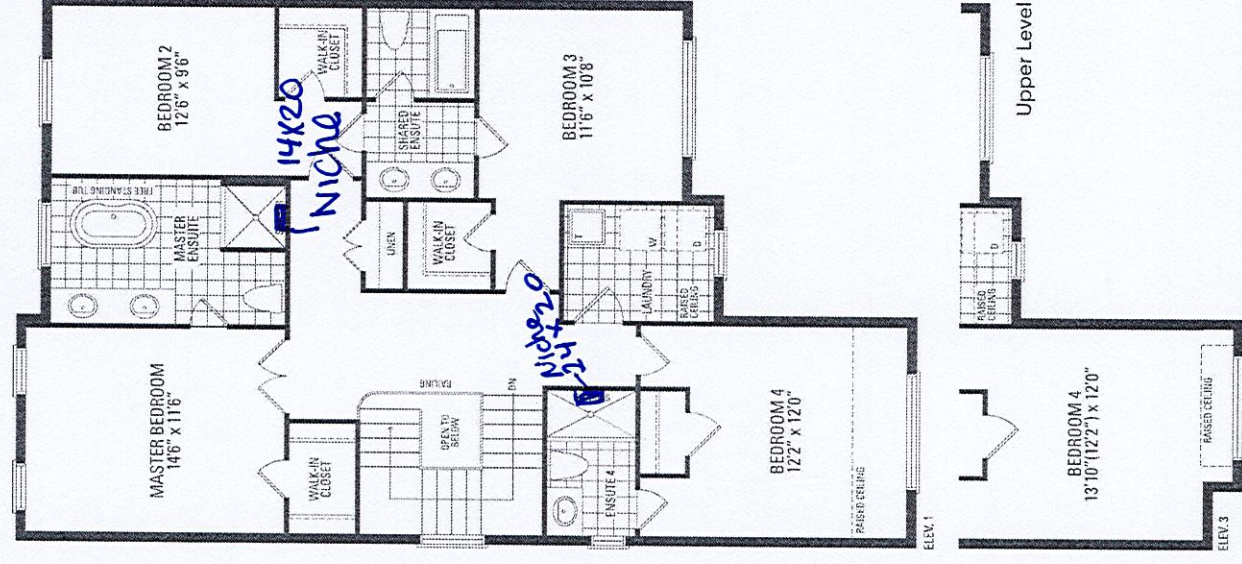
- Soft Close
- VALANCE



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	
FLOOR HGT		DOOR HGT	
ST CENT		2X4	
VENT BOX COVER		DESIGNER: KS	
		DATE: JUNE 7 21	
JOB NUMBER:		BUILDER: GREENPARK	
SITE: ROUND, Richmond Hill		MODEL: PINETREE 2X EL 1,2,3	
LOT #:			

Lot 51 Roundel
Ph. 2

Includes 16 sq.ft. of open area.



10.

* Smooth Ceilings 1st floor *

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