

CONSTRUCTION SUMMARY

RECEIVED

Red Oaks - Roundel Homes Inc.

OCT 12 2023

PURCHASER: INVENTORY LOT_73

TEL: RES.: 419-798-7700

LOT / PHASE 73 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 11 Elev 2		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 12Oct23 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 12Oct23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 12Oct23 Note: CABINETRY ONLY - ELECTRICAL PRICED SEPARATELY	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 12Oct23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 12Oct23 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 12Oct23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 650 DEEP - PRICE IS EACH 12Oct23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 WALL TILE - PRIMARY ENSUITE - SHOWER 12Oct23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR 12Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 12Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 12Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 12Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 12Oct23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 12Oct23 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 12Oct23 Note:	

COUNTER TOP

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1 - UPGRADE STONE COUNTER TOP VANITY - POWDER ROOM 12Oct23 Note:	
1 - UPGRADE STONE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 12Oct23 Note:	

ELECTRICAL

1 - KITCHEN - CANOPY HOOD FAN - 30" CYCLONE 550 CFM #SC51330 12Oct23 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 12Oct23 Note:	
1 - LIGHT - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 12Oct23 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 12Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - - UPPER HALL 12Oct23 Note:	
1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 12Oct23 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 12Oct23 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 12Oct23 Note: Powder Room	
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STAIRS AND RAILINGS

1 - EUROLINE 0 BLACK PICKETS 12Oct23 Note:	
1 - PREMIUM 2 STEP STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET CUSTOM STAIN COLOUR TO MATCH PREMIUM HARDWOOD FLOOR COLOUR 12Oct23 Note:	

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INTERIOR COLOUR SCHEME

Purchaser:	INVENTORY LOT_73	Property:	73
Telephone Res. / Bus:	(419) 798-7700 /	Project:	Roundel Homes Inc.
Decor Advisor:	Natalie Mancuso	Model and Elevation:	Pinetree 11 Elev 2
Lock Date:	12-Oct-23	12-Oct-23	Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	466SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	179SA
Master Ensuite Bathroom	MONACO 904 INK	468SA
Main Bathroom	MONACO 350 PLATINUM SILVER	468SA
Stove Opening		NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening		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- VERMONT	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ- LEVANTE	#360 EDGE	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46		
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash			

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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- SN PASTELLO BIANCO 13X13	
Powder Room	TILE- MAINSTONE SILVER POLISHED 24X24	
Master Ensuite Bathroom	TILE- IROC WHITE 12X24	
Main Bathroom	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- IROC WHITE 12X24	
Bathtub Enclosure Walls		
Main Bathroom	TILE- EXTRA WHITE/GREY 8X16	
Mud Room		
Kitchen Backsplash		

** 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					

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7. Other Flooring

Main Hall	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Living Room	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Dining Room	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Family Room	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Upper Hall	HARDWOOD- MIRAGE- WHITE OAK CHARACTER BRUSHED- CAROUSEL- 6 1/2- DURAMATT
Master Bedroom	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #2	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #3	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #4	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #5	

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE- CAROUSEL-PREMIUM STAIN
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE- CAROUSEL-PREMIUM STAIN
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE- CAROUSEL-PREMIUM STAIN

Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary THE STAIN COLOUR TO BE PREMIUM 2 STEP PROCESS FOR PREMIUM HARDWOOD COLOUR SELECTED - CONTACT DECOR CENTRE FOR ANY CLARIFICATION

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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library	N/A	Mud Room	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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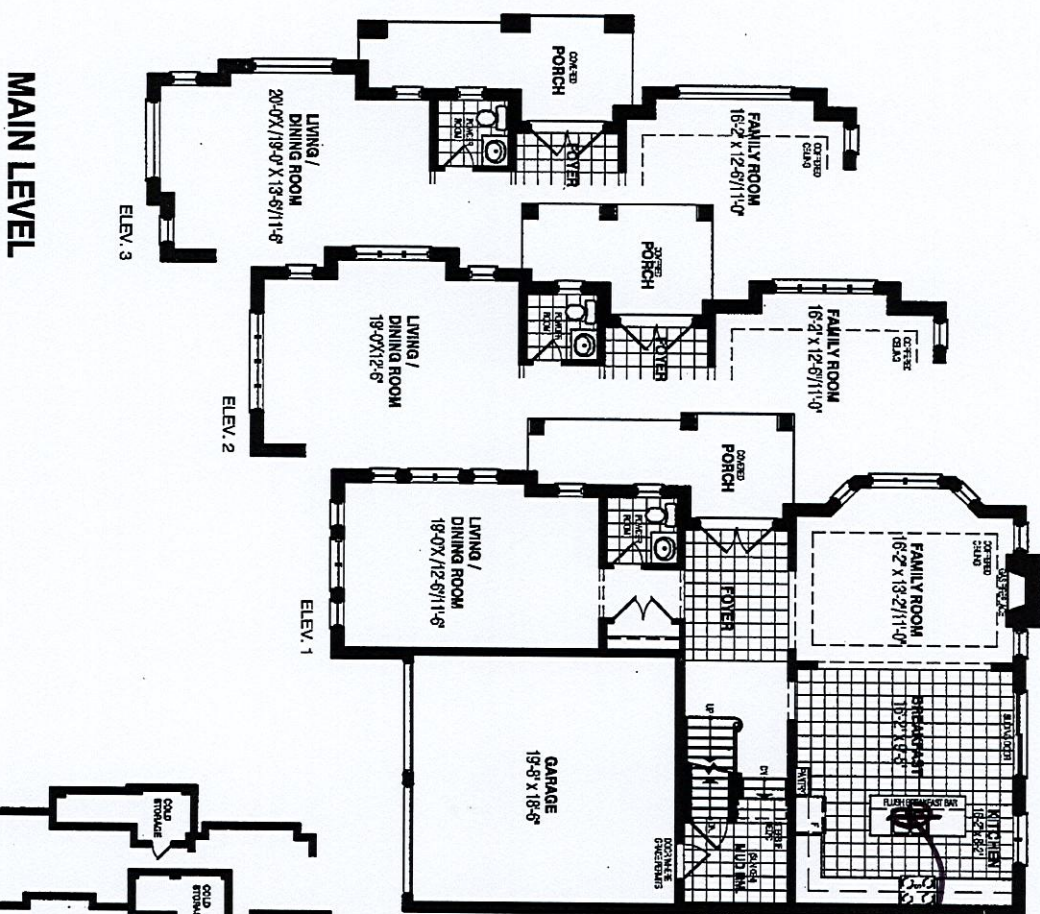
Ronde1 Lot #73

PINETREE 11

ELEV. 1 - 2,647 sq.ft.

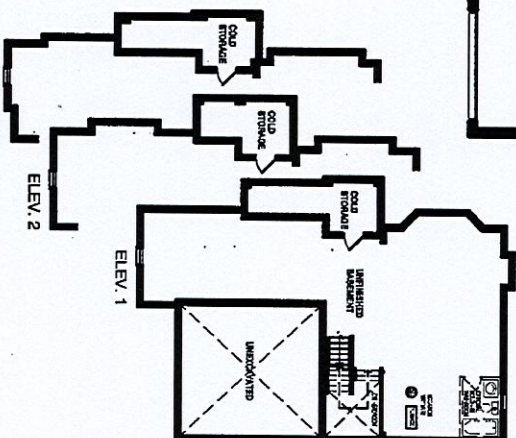
ELEV. 2 - 2,657 sq.ft.

ELEV. 3 - 2,706 sq.ft.

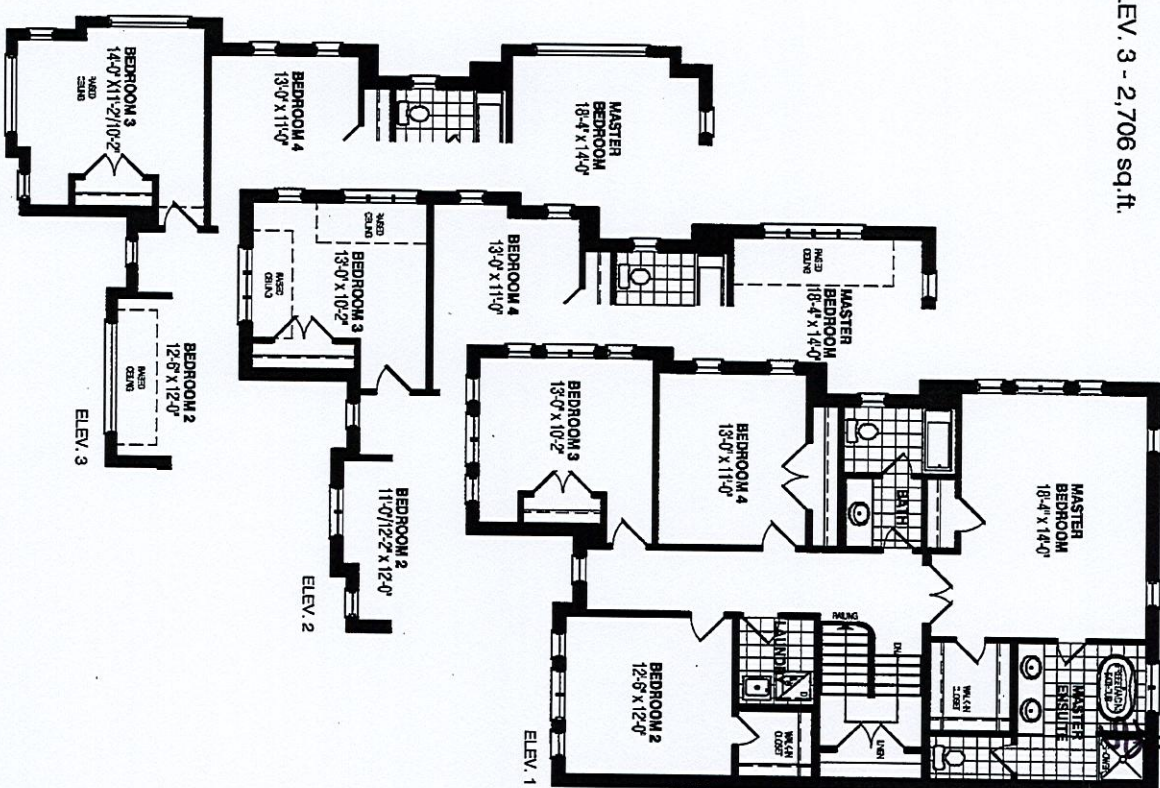


std light centered over island

LOWER LEVEL



UPPER LEVEL



gas wall
Frameless glass shower enclosure



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 MODELS TYPES MAY VARY DUE TO SINKING. E.A.O.E. MARCH 1, 2023

ALL RENDERINGS ARE ARTIST'S CONCEPT

#73

Runde 1

light valance

