

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: Jia Hao CHEN

TEL: RES.: 416-821-9388

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
159 / 1	40M-2763	Villa 3 Elev 1		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 25Mar24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 25Mar24 Note:	

COUNTER TOP

1 - KITCHEN BACKSPLASH FULL HEIGHT - UPGRADE STONE COUNTER TOP 25Mar24 Note: DOES NOT INCLUDE AREA BEHIND CHIMNEY HOOD TO CEILING	
1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 25Mar24 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 25Mar24 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 25Mar24 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25Mar24 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 25Mar24 Note:	
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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 Fif Worksheet Note:	
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MAR 28 2024

PURCHASER'S EXTRA

Sold By:

Vendor: Zadorra Estates Corp. c.o.b. Greenpark	Purchaser: Jia Hao CHEN
	Telephone Number: Cell: (416) 821-9388

Unit Number 159	Villa 3 Elev 1 Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 05-Dec-2023
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DESCRIPTION	AMOUNT
Complete Central Air Conditioning, Supplied and Installed	

- 1). All extras must be paid in full prior to the installation of said extras. The Purchaser shall forfeit any partial payments, if full payment of the said extras cannot be made prior to time of installation.
- 2). All extras are non refundable and cannot be changed once this contract has been submitted to the Vendor.
- 3). All parties are in agreement to the prices and extras depicted in this contract.
- 4). The Vendor at any given time, without reason may declare this contract null and void. In doing so, all payments or partial payments will be returned in full to the Purchaser.

DocuSigned by:

Jia Hao CHEN

11-Jan-24

54A9894CA348456

Purchaser - Jia Hao CHEN

Vendor: Zadorra Estates Corp.

Construction Scheduling Approval

Per: _____

Date: _____

☐ Greenpark ☐ Metropark ☐ Purchaser ☐ Construction ☐ Site Office ☐ Purchaser's Lawyer

Tower: 1 Suite: 159 Villa 3 Elev 1 Vendor: Zadorra Estates Corp.

Purchaser:	Jia Hao CHEN	Property:	159
Telephone Res. / Bus:	(416) 821-9388 /	Project:	Zadorra Estates Corp.
Decor Advisor:	Ida Viola	Model and Elevation:	Villa 3 Elev 1
Lock Date:	28-Mar-24	25-Mar-24	Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K43 SUMMIT WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500	464SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Main Bathroom	DORAL H3078 HACIENDA WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL H3078 HACIENDA 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	QUARTZ-VICTORIA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-HIVERNA P-948 CA		
Main Bathroom	LAMINATE-PALOMA POLAR 6698-46		
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46		
Kitchen Backsplash	QUARTZ-VICTORIA FULL HEIGHT		

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Lock Date: 25-Mar-24

Property: 159

Project: Zadorra Estates Corp.

Model and Elevation: Villa 3 Elev 1

25-Mar-24

Plan #: 40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Main Hall	LAMINATAE	<input type="checkbox"/>
Kitchen / Breakfast	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Laundry Room	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Powder Room	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Main Bathroom	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Mud Room	TILE-KLARMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

** 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-EXTRA LIGHT GREY 8X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE-EXTRA LIGHT GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA LIGHT GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ-VICTORIA	

** 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				

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25-Mar-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Living Room	N/A
Dining Room	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Family Room	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Upper Landing	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Upper Hall	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Master Bedroom	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Bedroom #2	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Bedroom #3	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Bedroom #4	LAMINATE - AVENUE COLORADO OAK TL AV225 PEFC
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS COLORADO OAK TL AV225
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS COLORADO OAK TL AV225
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS COLORADO OAK TL AV225
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS COLORADO OAK TL AV225

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	Main Bathroom	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

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Model and Elevation: Villa 3 Elev 1

25-Mar-24

Plan #: 40M-2763

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									

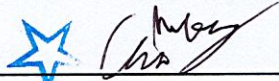
11. Air Conditioning

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

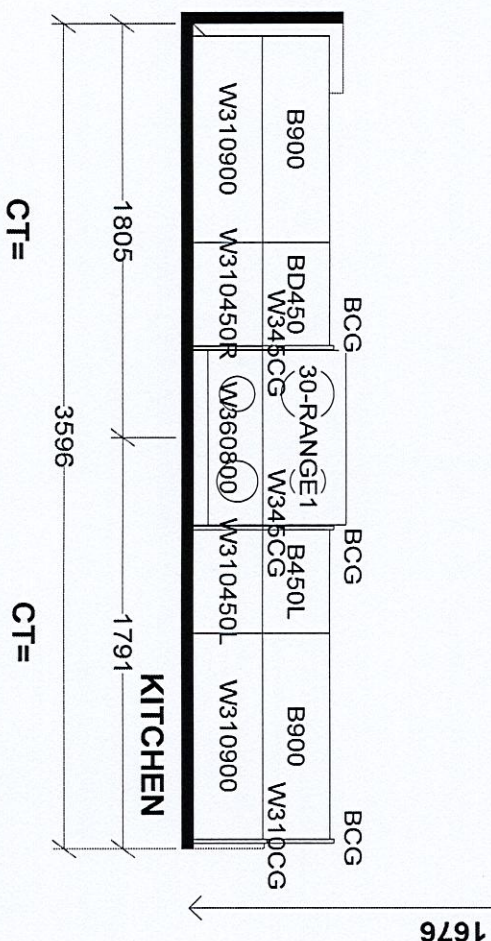
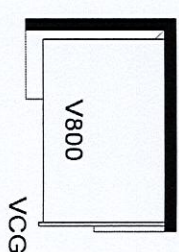
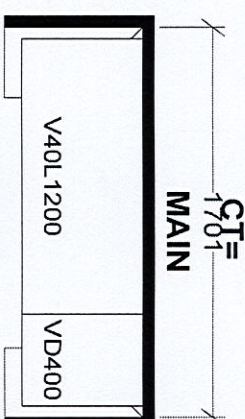
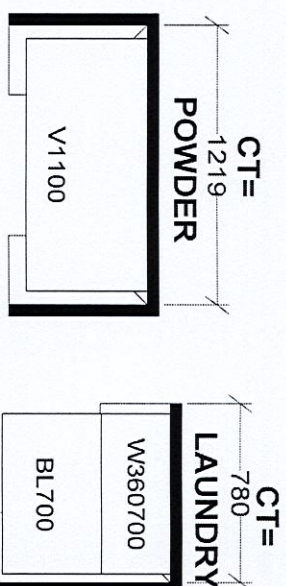
12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

<div><div>1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.</div><div>2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.</div><div>3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.</div><div>4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.</div><div>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.</div></div> <div><div>Signature: </div><div>Date: March 25/2024</div></div>
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Technical drawing of a window assembly. The top section shows a horizontal dimension line with a total length of 1727. Below this, a vertical line divides the width into two sections: 507 on the left and 1220 on the right. The bottom section shows a cross-section of the window frame and glazing. On the left, the label 'W360960' is present. In the center, the label '36R-REF-BD' is shown. On the right, the label 'W460700' is present, with 'T4P700' written below it. A vertical line labeled 'FC' separates the left and right glazing units. A blue diagonal line is drawn across the right glazing unit. A blue arrow points upwards from the bottom right corner.

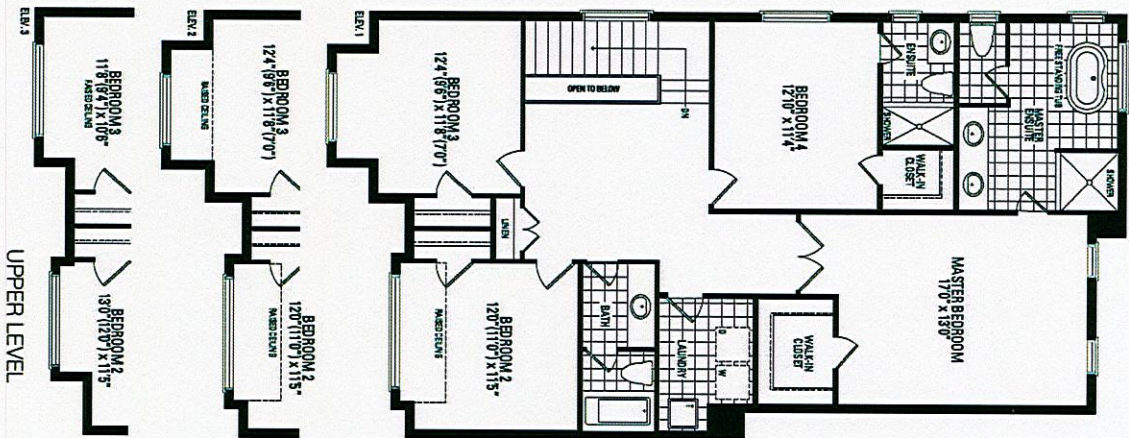
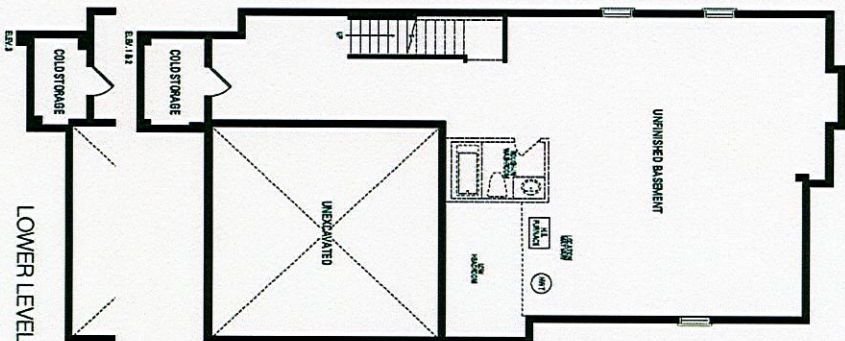


Selba Industries				J # _____
<small>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</small>				
W WIDTH _____	W HGHT _____	W CNT _____	JOB NUMBER: _____	
FLOOR HGHT _____	DOOR HGHT _____		BUILDER: GREENPARK HOMES	
ST CENT _____	2X4 _____	VENT BOX COVER _____	SITE: ZADORRA, Oshawa	
DESIGNER: BM			MODEL: VILLA 3X EL 1,2,3	
DATE: AUG 4 23				

Lot 159 Zadora

Villa 3 36' LOT

ELEVATION 1 2,662 sq.ft. • ELEVATION 2 2,662 sq.ft. • ELEVATION 3 2,647 sq.ft.
INCLUDES 15 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. May 2023