

CONSTRUCTION SUMMARY

Legacy Hill - Trinigroup Development Inc.

PURCHASERS: Yun Jun ZHU and Ho-Yin LEE

TEL:

LOT / PHASE 77 / 1	REG. PLAN # 65M-4818	HOUSE TYPE Villa 12 Elev 3		
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CABINETRY

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 12Feb25 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 12Feb25 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 12Feb25 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 12Feb25 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 12Feb25 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 12Feb25 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 12Feb25 Note:	

CONSTRUCTION

4 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 13Oct23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 13Oct23 Note:	

COUNTER TOP

1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP 12Feb25 Note:	
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DOORS AND TRIM

1 - TRIM - 7 1/4 INCH BASEBOARD AND 3 1/4 INCH BB CASING - STEP 12Feb25 Note:	
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ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 15May24 Note: MASTER ENSUITE	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 15May24 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	

FIREPLACE AND ACCESSORIES

RECEIVED

FEB 18 2025



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1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

15May24 Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE

12Feb25 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS

12Feb25 Note:

PLUMBING

1 - KITCHEN SINK - UNDERMOUNT SINK - TECO KITCHEN #170

12Feb25 Note: BOTTOM GRID INCLUDED #GR1516RC

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

13Oct23 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - INCLUDES EXTRA STEP

12Feb25 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:

This Document is Extremely Time Sensitive - Printed 12 Feb 25 at 15:26

Purchasers: Yun Jun ZHU & Ho-Yin LEE

Property: 77

Telephone Res. / Bus: /

Project: Trinigroup Development Inc.

Decor Advisor: Ida Viola

Model and Elevation: Villa 12 Elev 3

Lock Date: 12-Feb-25

12-Feb-25

Plan #: 65M-4818

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	631SB
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	631SB
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	631SB
Ensuite Bath - Bedroom 4	MONACO 814 DARK CHOCOLATE	631SB
Stove Opening	36"	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-PEWTER T656	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-INUK SHUK CARBON P-346 LM		
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46		
Ensuite Bath - Bedroom 2/3	LAMINATE-FROSTY WHITE 1573-60		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:Yun Jun ZHU & Ho-Yin LEE

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Plan #: 65M-4818

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-B27 KAIROS GREY MATT 24X24 RECT	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-B27 KAIROS GREY MATT 24X24 RECT	☐
Laundry Room	TILE-CONCEPT BLACK (603) 12X12	☐
Powder Room	TILE-B27 KAIROS GREY MATT 24X24 RECT	☐
Master Ensuite Bathroom	TILE-FRIGIA ARCHRACITE 13X13	☐
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT WHITE (599) 12X12	☐
Ensuite Bath - Bedroom 4	TILE-413 DARK GREY 12X12	☐
Mud Room	TILE-CONCEPT BLACK (603) 12X12	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-WHITE MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-779 BLACK GLOSSY 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA DARK GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	7 1/4" BASEBOARD AND 3 1/4" BB CASING - STEP

** 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:

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H

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Plan #: 65M-4818

7. Other Flooring

Main Hall	HARDOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMAT
Living Room	N/A
Dining Room	HARDOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMAT
Family Room	HARDOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMAT
Den / Library / Study	HARDOOD - MIRAGE SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMAT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Upper Hall	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Master Bedroom	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #2	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #3	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #4	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade☐

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE SNOWDRIFT WHITE OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	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	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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

** Refer to Construction Summary

Initials:





Page 3 of 4

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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	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				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

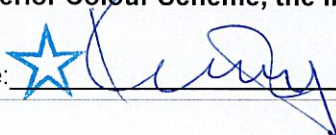
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

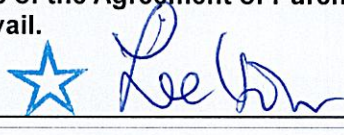
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

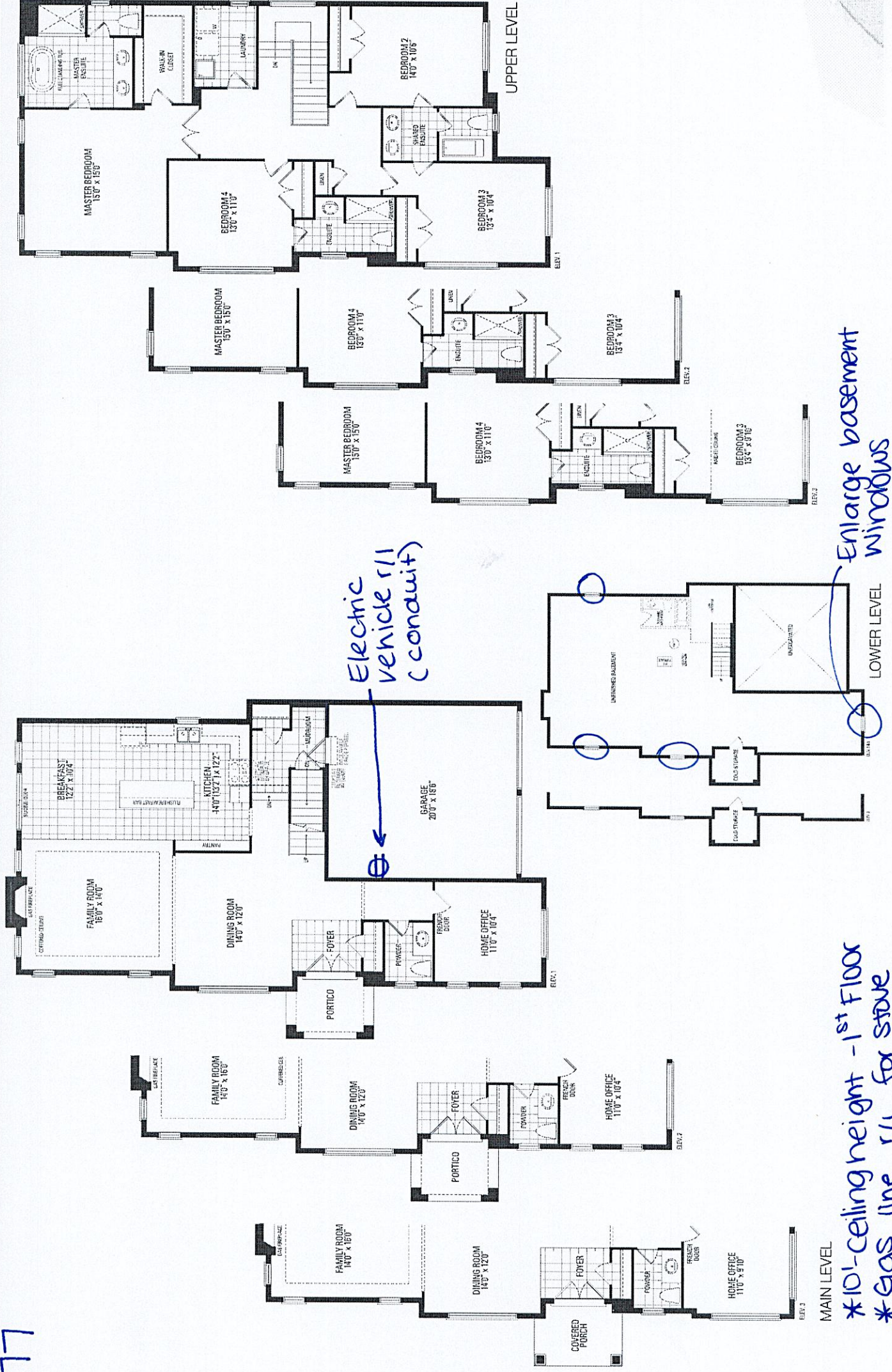
Signature:  Date: Feb 12, 2025

Signature:  Date: FEB 12, 2025

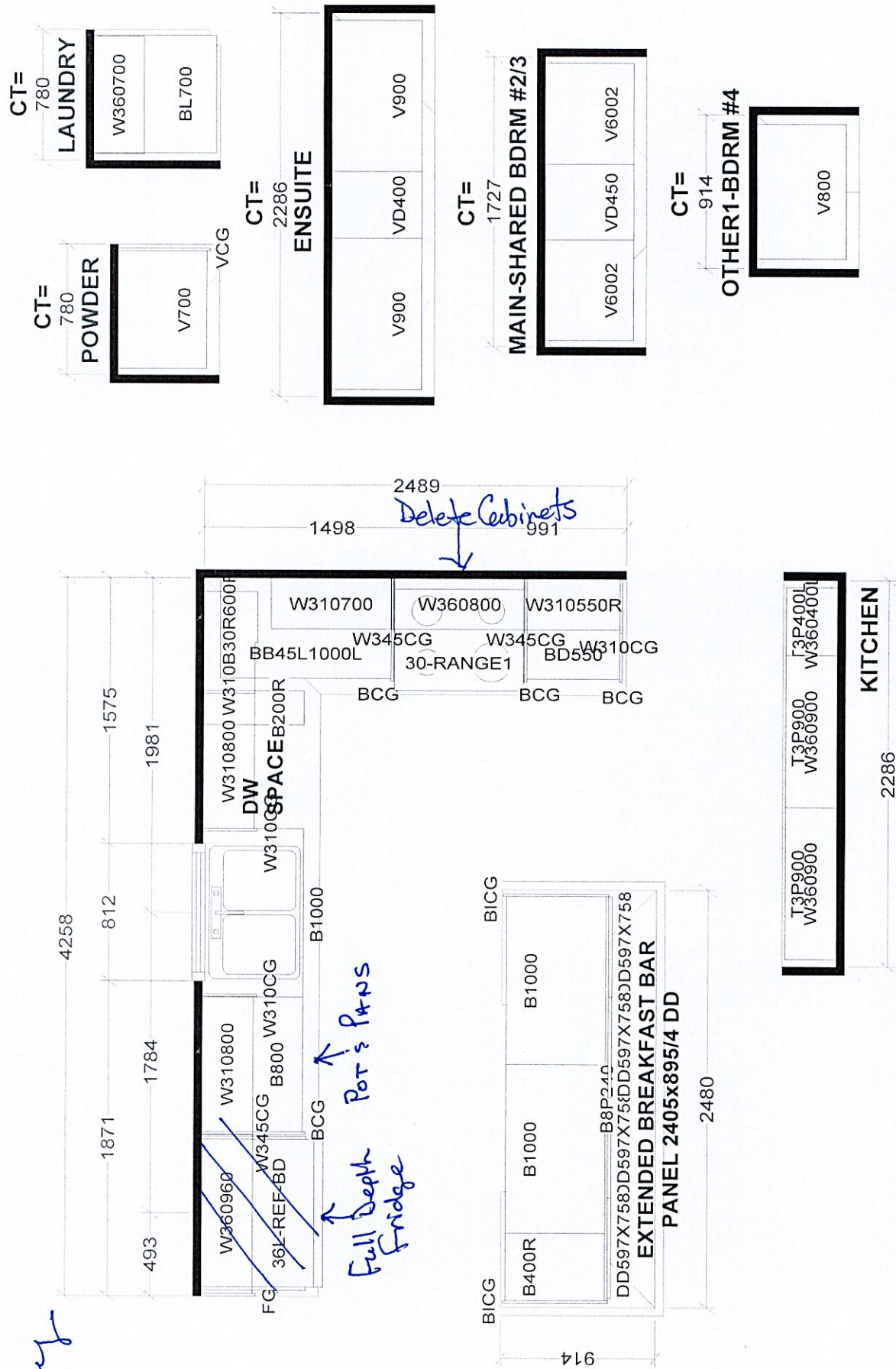
Villa 12 36' Lot

Elev. 1: 2,811 sq.ft. Elev. 2: 2,811 sq.ft. Elev. 3: 2,784 sq.ft.

LOT # 77



Let T be any



Selba Industries		J#	
W WDTH	W HGHT	W CNT	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.
FLOOR HGHT	DOOR HGHT		
ST CNT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK HOMES SITE: TRINI GROUP, Richmond Hill MODEL: VILLA 12X EL 3 LOT #:			
DESIGNER: BM		DATE: AUG 4 23	

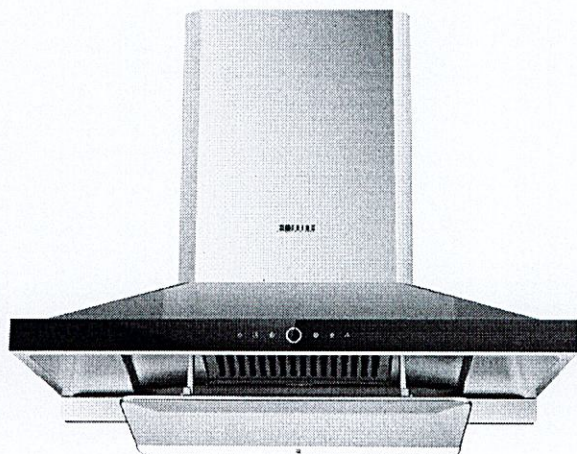
Lot 77 Legacy

Perimeter Series Range Hoods EMS9026 Spec Sheet

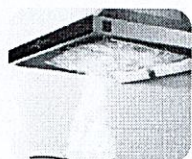
FOTILE

A BREATH OF FRESH ENGINEERING®

FOTILE EMS9026 Perimeter Vent Range hood is powerful and has a modern canopy design. Wall mountable, this certified Range Hood offers superior smoke, grease, and odor extraction. With its Patented 2.0 Generation Capture Shield that can be manually adjusted, the range hood actively responds to surrounding smoke for effective ventilation. It is also exceptionally quiet so you can have a casual conversation as you are preparing a meal. Available in Stainless Steel.



Key Features



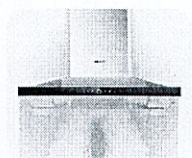
Adjusting Capture Shield Technology to accurately absorb, and extract smoke and grease



Auto Turbo Mode for Quick Extra Power



97% Odor Reduction Rate & 92.5% Grease Separation Rate



Covers 7.2 ft² of Cooking Area (5-6 Burners)

Secondary Features

- Auto Delay Shutoff
Extracts Lingering Odors After You Are Done Cooking
- Powerful LED Light
Lights Up Your Cooktop
- Large Oil Collection Cup
Detachable and Easy to Clean
- Detachable Capture Shield
Easy to Clean

1065

Perimeter Series Range Hoods

EMS9026 Spec Sheet

FOTILE

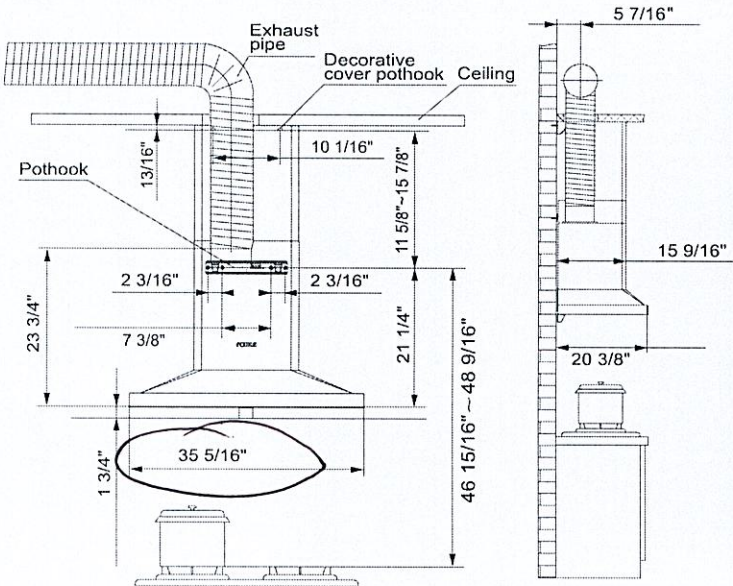
A BREATH OF FRESH ENGINEERING®

Specifications Table

Model	EMS9026
Certification	ETL
Width(inch)	35 5/16
Installation	Wall Mount
Speed Setting	2+Turbo
Max. EQUIV.CFM	1000*
Max Static Pressure(Pa)	500
Power Supply(V/Hz)	120/60
Noise Level(dB)	43.79 / 49.83 / 56.06
Illumination(W)	2W (LED)
Motor	AC Motor
Operation Type	Touch
Delay Shutoff	2min
Capture Shield	Manually-Adjustable
Screen Lock	N
Grease Filtration Rate	92.5%
Odor Reduction Rate	97%
Warranty	Labor: 2 Years Parts: 5 Years(Limited) Motors: Lifetime Limited Warranty

*FOTILE Equivalent CFM is a higher CFM rating due to our filterless technology that combines WhisPower Motors and Capture-Shield design. By utilizing this technology, FOTILE applies the Coanda Effect by accelerating smoke extraction and grease separation, and increasing our Capture Efficiency. This enables FOTILE to cover a larger cooktop surface (7.2 Sq Ft) and achieve a 92.5% oil filtration rate, and 97% odor reduction rate, keeping your kitchen smoke free and smelling fresh.

Installation Dimensions



Installation Examples





CPF36UGMX

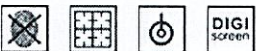
Range size
N. of cavities with energy label
Oven energy source
Main oven
Cleaning system - Main oven
EAN code

36"
1

Electricity
Thermo-ventilated
VaporClean
8017709250683



Aesthetic



Aesthetics	Portofino	Controls color	Stainless steel
Design	Flush mounted	No. of controls	8
Color	Stainless steel	Silkscreen color	Black
Finishing	Satin	Display	Touch
Control panel finish	Fingerprint-proof stainless steel	Door	With frame
Logo	Stainless steel	Door glass type	Gray
Logo position	Fascia below the oven	Handle	Portofino
Upstand	Yes	Handle color	Brushed stainless steel
Cooktop color	Stainless steel	Storage compartment	Push-pull
Grates	Cast Iron	Feet	Stainless steel
Control setting type	Control knobs	Plinth	Black
Control knobs	Portofino		

Programs / Functions

No. of cooking functions 10



Traditional cooking functions

Static	Fan-assisted	True European convection
Small grill	Large grill	Large grill + Fan
Bottom	Convection bottom	Pizza
Rotisserie		

Other functions

Defrost by time

Cleaning functions

VaporClean

Cooktop technical features



Cooking zones 5

Left - Gas - Dual ultra-rapid - 5860 W - 20000 BTU
Rear-center - Gas - AUX - 1310 W - 4500 BTU
Front-center - Gas - Rapid - 3080 W - 10500 BTU
Rear-right - Gas - Rapid - 3510 W - 12000 BTU
Front-right - Gas - Semi-rapid - 2340 W - 8000 BTU

Burners type	Standard	Gas safety valves	Yes
Automatic gas ignition	Yes	Burner caps	Enameled matte black

Main Oven Technical Features



No. of lights	2	Total no. of door glasses	3
Fan number	3	No.of thermo-reflective door glasses	2
Volume	4.45 cu. ft.	Safety thermostat	Yes
Cavity material	EverClean enamel	Cooling system	Tangential
No. of shelves	5	Inner cavity dimensions (HxWxD)	370 x 690 x 415 "
Shelves type	Metal racks	Temperature control	Electro-mechanical
Light type	Halogen	Bottom heating element - Power	1700 W
Light Power	40 W	Upper heating element - Power	1200 W
Time setting	Start and end	Grill power	1700 W
Light on when door is open	Yes	Large grill - Power	2900 W
Door opening	Drop-down		
Removable door	Yes		

4065



Full-glass inner door	Yes	Circular heating element	2 x 1550 W
Removable inner door	Yes	- Power	
		Grill type	Electric
		Soft Close system	Yes

Main oven options

Timer	Yes	Minimum Temperature	120 °F
End-of-cooking alarm	Yes	Maximum temperature	500 °F

Included accessories



Cast iron wok support	1	1.6"-deep tray	1
TOP Oven grid with back stop	2	Telescopic Guide rails, total Extraction	1

Electrical Connection

Electrical connection rating	3800 W	Type of electric cable installed	Yes, Double phase
Current	20 A	Power cord length	47 1/4 "
Circuit breaker	20 A	Frequency	60 Hz
Voltage	240/208 V	Terminal block	5 poles

