

CONSTRUCTION SUMMARY

Legacy Hill - Trinigroup Development Inc.

PURCHASERS: SIU FUNG WONG and YAN YAN WOO

TEL:

LOT / PHASE 38 / 1	REG. PLAN # 65M-4818	HOUSE TYPE Villa 6 Elev 2		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 17Jul24 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - MASTER ENSUITE WALL - SHOWER 27Mar25 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - MASTER ENSUITE FLOOR 27Mar25 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - POWDER ROOM 27Mar25 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST AREA 27Mar25 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - FOYER 27Mar25 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Mar25 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 27Mar25 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS MASTER ENSUITE & ENSUITE 3/4 17Jul24 Note:	
1 - MASTER ENSUITE - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 17Jul24 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 24Jun24 Note:	

COUNTER TOP

2 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION MASTER ENSUITE & ENSUITE 3/4 17Jul24 Note: SUPPLY & INSTALL	
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DOORS AND TRIM

1 - TRIM - 7 1/4 INCH BASEBOARD AND 3 1/2 INCH BB CASING - COLONIAL 8050 27Mar25 Note:	
1 - INTERIOR DOORS - UPGRADE INTERIOR DOOR STYLE THROUGHOUT WHERE APPLICABLE - FOR 10' MAIN FLOOR & 9' UPPER LEVEL CEILING HEIGHTS - LOGAN 27Mar25 Note:	

ELECTRICAL

RECEIVED

MAR 27 2025

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1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 17Jul24 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 17Jul24 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 17Jul24 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) 17Jul24 Note:				
HARDWOOD FLOORING				
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 27Mar25 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS 27Mar25 Note:				
MIRRORS AND GLASS				
1 - MASTER ENSUITE - SHOWER DOOR HANDLE - D-RING/TOWEL BAR COMBO - CHROME FINISH 27Mar25 Note: upgraded from knob previously sold				
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 17Jul24 Note:				
PLUMBING				
1 - ADD EXTERIOR HOSE BIB - SEE SKETCH 17Jul24 Note:				
2 - DELTA - SHOWER KIT - ROUND SHOWER KIT #DF-TKIT1-PBR/R2200-WS CHROME MASTER ENSUITE & 3/4 ENSUITE 17Jul24 Note:				
1 - ENSUITE 3/4 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB INCLUDES SHOWER POT LIGHT 17Jul24 Note:				
PROMOTIONAL				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Mar25 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$37,480.00 BALANCE FORWARD \$22,520.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$60,000.00 AS PER SCHEDULE PE. 17Jul24 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$20,000 BALANCE FORWARD \$40,000 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$60,000 AS PER SCHEDULE PE. 24Jun24 Note:				
STAIRS AND RAILINGS				

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1 - STAINED STAIRS - STANDARD STAIRCASE - INCLUDES EXTRA STEP 27Mar25 Note:	
1 - PICKETS - EUROLINE 1 - BLACK PICKETS 27Mar25 Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL 27Mar25 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 Sev Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 27 Mar 25 at 11:05

Purchasers:

SIU FUNG WONG & YAN YAN WOO

Property: 38

Telephone Res. / Bus:

/

Project: Trinigroup Development Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Villa 6 Elev 2

Lock Date:

27-Mar-25

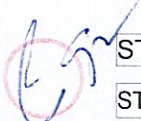
27-Mar-25

Plan #: 65M-4818

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K 38 RIVERSIDE	467SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K38 RIVERSIDE	468SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 2	DORAL K38 RIVERSIDE	468SA
Ensuite Bath - Bedroom 3/4	DORAL K43 SUMMIT WHITE	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	GRANITE-NEW CALEDONIA	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		QZITE-WHITE MACAUBA
Ensuite Bath - Bedroom 2	LAMINATE-PORTICO MARBLE 7735-58		
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46		QZITE-WHITE MACAUBA
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Purchasers:	SIU FUNG WONG & YAN YAN WOO	Property:	38
Telephone Res. / Bus:	/	Project:	Trinigroup Development Inc.
Decor Advisor:	Ida Viola	Model and Elevation:	Villa 6 Elev 2
Lock Date:	27-Mar-25	27-Mar-25	Plan #: 65M-4818

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-VIENNA BIANCO 12X24	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-VIENNA BIANCO 12X24	☐
Laundry Room	TILE-LOFT GRIS 12.5 X 12.5	☐
Powder Room	TILE-VIENNA BIANCO 12X24	☐
Master Ensuite Bathroom	TILE-LONDRA GRIGIO 12X24	☐
Ensuite Bath - Bedroom 2	TILE- PETRA GRIS 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3/4	TILE-LOFT GRIS 12.5 X 12.5	☐
Mud Room	TILE-FRIGIA ARCHRACITE 13X13	☐
		☐
		☐

** 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-LONDRA GRIGIO 12X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT PLUS DARK GREY 8X16	
Mud Room		
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	LOGAN-SMOOTH
Interior Trim	31/2" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL 8050

** 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

Purchasers:

SIU FUNG WONG & YAN YAN WOO

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Telephone Res. / Bus: /

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Decor Advisor: Ida Viola

Model and Elevation: Villa 6 Elev 2

Lock Date: 27-Mar-25

27-Mar-25

Plan #: 65M-4818

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Living Room	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Dining Room	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Family Room	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Den / Library / Study	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD- MIRAGE PEPPERMINT MAPLE CHARACTER 5" DURAMAT
Upper Hall	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC
Master Bedroom	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC
Bedroom #2	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC
Bedroom #3	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC
Bedroom #4	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC
Bedroom #5	N/A
Flex	LAMINATE - AVENUE VENTURA OAK TL AV234 PEFC

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE PEPPERMINT MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PEPPERMINT MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PEPPERMINT MAPLE

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	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	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
		Flex	22 WARM GREY

** Refer to Construction Summary

Initials:

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Property: 38

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Lock Date: 27-Mar-25

27-Mar-25

Plan #: 65M-4818

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 M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

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.

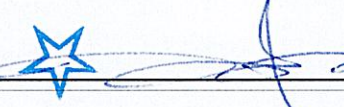
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: Mar 27, 2025

Signature: 

Date: MARCH 27, 25

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Printed 3/27/2025 11:06:57

The floor plan shows a house with the following layout and dimensions:

- Overall Dimensions:** 4267 (Total Width) x 2286 (Total Depth).
- Rooms and Features:**
 - LAUNDRY:** 750 (Width) x 750 (Depth). Includes a washing machine (W360700) and a dryer (BL700).
 - POWDER:** 980 (Width) x 980 (Depth). Includes a toilet (V900) and a vanity (VCG).
 - ENSUITE:** 2870 (Width) x 2870 (Depth). Includes a bathtub (V1100), a shower (VD550), and a toilet (V1100).
 - MAIN-BDRM.#2:** 980 (Width) x 980 (Depth). Includes a bed (V900) and a vanity (VC).
 - OTHER 1-BDRM.#3/4:** 1676 (Width) x 1676 (Depth). Includes a bed (VD400) and a vanity (V40R1200).
 - KITCHEN:** 1676 (Width) x 1676 (Depth). Includes a refrigerator (T3P800), a stove (W360800), and a sink (W360800).
 - Living Area:** 1905 (Width) x 1869 (Depth). Includes a sofa (W360960), a coffee table (36REF-2D), and a fireplace (FG3).
 - Breakfast Bar:** 2480 (Width) x 914 (Depth). Includes a breakfast bar (B800) and a breakfast bar (B800).
 - Storage:** 1398 (Width) x 1880 (Depth). Includes a wardrobe (W310900), a wardrobe (W310CG), and a wardrobe (W310CG).
 - Other:** 1446 (Width) x 840 (Depth). Includes a wardrobe (W310B70R1000), a wardrobe (W310CG), and a wardrobe (W310CG).

SELBA INDUSTRIES		J # _____	
<i>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.</i>			
W WIDTH _____		W CNT _____	
FLOOR HGHT _____		DOOR HGHT _____	
ST CENT _____		2X4 _____	
		VENT BOX COVER _____	
		DESIGNER: KS	
		DATE: OCT 19 23	
		LOT #:	
		MODEL: VILLA 6X EL 1,2,3	
		SITE: TRINI GROUP, Richmond Hill	
		BUILDER: GREENPARK HOMES	
		JOB NUMBER:	

Villa 6 36' Lot

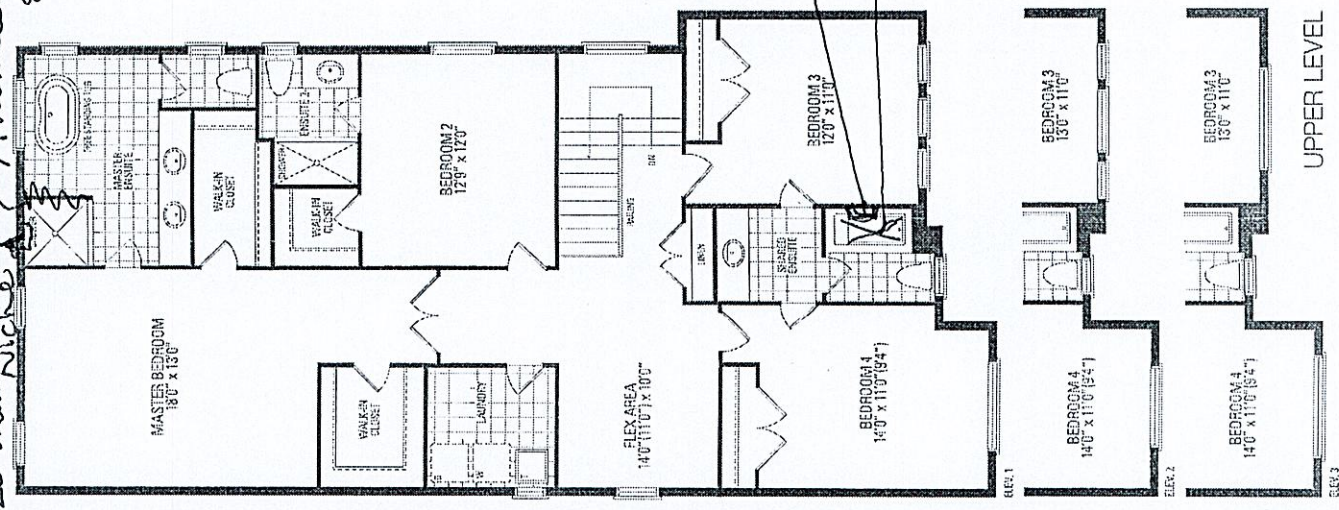
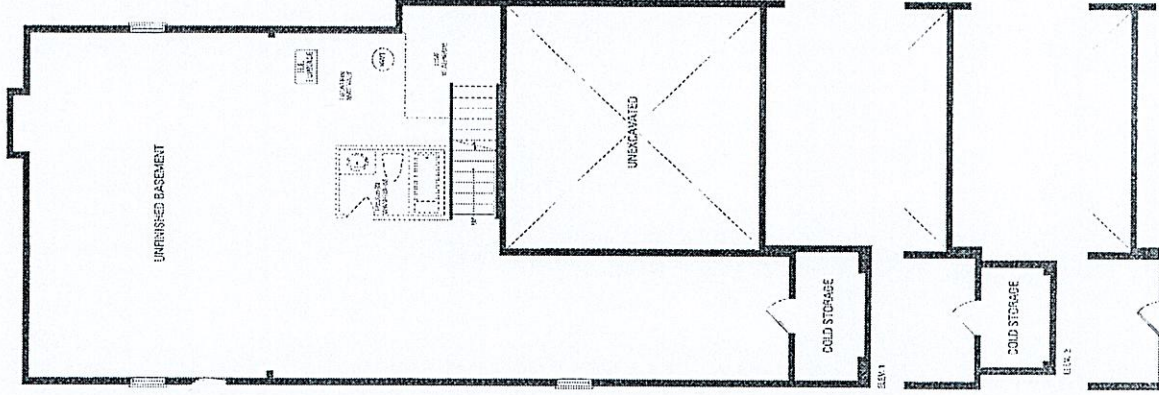
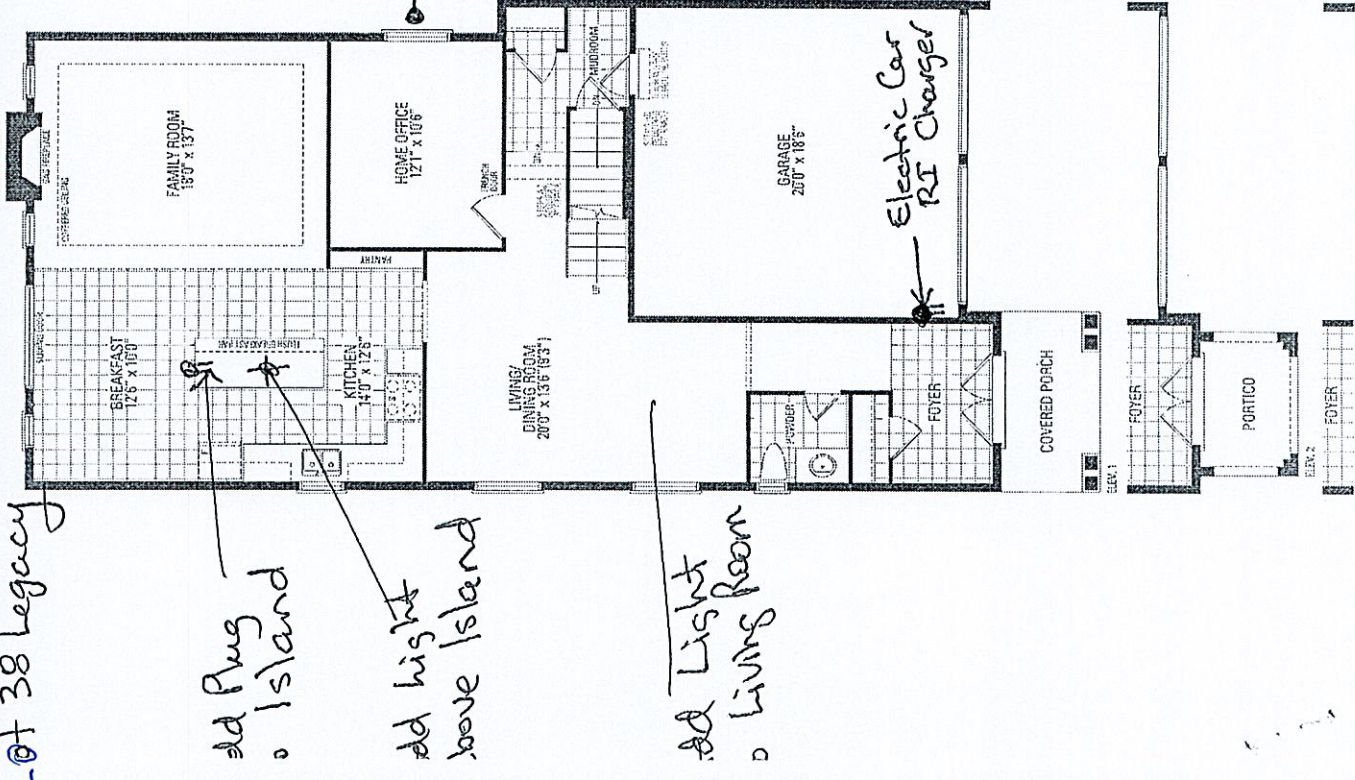
Elev. 1: 3,038 sq.ft. Elev. 2: 3,047 sq.ft. Elev. 3: 3,047 sq.ft.

14

Lot 38 Legacy

* Smooth Ceilings 1st Floor *

14x20 Shampoo Niche → Frameless Shower Enclosure



UPPER LEVEL