



18-Feb-21

PRE-Sales Selection Sheet
CHECKLIST

of 7

C2

LOT	00543	20-2337-AL ELEV A THE SPRUCEWOOD
PURCHASERS: ANADVIR GILL DIPALI-PATEL GILL		
CONTACT NO: 647-300-4698		
VENDOR: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4		

MODIFIED FINISHED BASEMEN PLAN

STANDARD COFFERED CEILING IN DINING ROOM
STANDARD COFFERED CEILING IN GREAT ROOM

- ☒ FINISHED BASEMENT
- ☐ COLD CELLAR

UPGRADED / MODIFIED ELEVATION

- ☐ CORNER UPGRADE
- ☐ SIDE UPGRADE
- ☐ REAR UPGRADE
- ☐ WALK OUT DECK
- ☐ WALK OUT BASEMENT

CEILING UPGRADE - SMOOTH

- ☒ MAIN FLOOR
- ☐ SECOND FLOOR
- ☒ BASEMENT

ADDITIONAL ROUGH-INS

- ☐ 200 AMP SERVICE
- ☐ WET BAR ROUGH IN
- ☒ HUMIDIFIER
- ☒ AIRCON

GAS ROUGH-IN

- ☐ STOVE
- ☐ BBQ
- ☐ DRYER
- ☐ ADDITIONAL FIREPLACE

HOODFAN VENTING

- ☒ 6" ROUND DUCT
- ☐ 7" ROUND DUCT

FULL BASEMENT STAIRS:

ALL OAK

UPPER BASEMENT STAIRS:

N/A

LOWER BASEMENT STAIRS:

N/A

STAIRS TO LOWER LEVEL:

N/A

STAIRS TO UPPER LEVEL:

N/A

MAIN STAIRS:

ALL OAK

MEDIA STAIRS (if applicable):

N/A

February 18/21	Signatures on	February 18/21	MARILYN ROSEN
Date	Purchaser	Date	Décor Consultant
	file by e-mail		- APPROVED -
			2-18-21
Date	Purchaser		M. Rosen

Date Approved: HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4



18-Feb-21

SCHEDULE "E" 2 of 7

Addendum forms part of, and is to be read with the attached offer to Purchase for:

LOT	00543	20-2337-AL ELEV A THE SPRUCEWOOD
PURCHASERS:	ANADVIR GILL DIPALI-PATEL GILL	CONTACT NO: 647-300-4698
VENDOR:	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4	

The following items are included in the Agreement of Purchase and Sales, and are from Vendors standard samples:

Appliances

2 - UPCOUNTRY SERIES WHIRLPOOL APPLIANCE PACKAGE: SS 20 CU FT FRIDGE, 30" CERAMIC GLASS TOP SLIDE IN STOVE, 24" BUILT-IN DISHWASHER AND FRONT LOADING WHITE WASHER/DRYER Qty: 1

2 KITCHEN- CYCLONE 30" STAINLESS CHIMNEY HOOD FAN MODEL SCB51430 Qty: 1

Finished Basement

13 - AS PER SCHEDULE E AMENDMENT DATED AUGUST 23, 2020 Qty: 1

Heating/Air Conditioning

19 - SUPPLY AND INSTALL CENTRAL AIR CONDITIONING Qty: 1

Modifications

40 FINISHED BASEMENT- WALL AND CLOSET AND ONE DOOR TO WASHROOM DELETED BETWEEN BEDROOM AND RECREATION ROOM AS PER AMENDMENT TO SCHEDULE E DATE AUGUST 23, 2020 SEE SKETCH # 1 PAGE 5 Qty: 1

February 18/21	Signatures on	February 18/21	MARILYN ROSEN
Date	Purchaser	Date	Décor Consultant
	file by e-mail		
		- APPROVED -	
Date	Purchaser		M. Rosen



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3 of 7

LOT	00543	20-2337-AL ELEV A THE SPRUCEWOOD	
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DIPALI-PATEL GILL			
VENDOR:	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4		HST #

It is herein understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale in accordance with the agreement and except for such changes noted below, all other terms and conditions in the Agreement of Purchase and Sale shall remain as stated herein: It is further understood that and agreed that all changes and additions shall be installed as per builder's specifications, location and available selections. The Purchaser hereby agrees to purchase the following extras:

AMOUNT:

Drywall

466	Ceiling Upgrades	BASEMENT	Qty: 1
	Smooth Ceilings Basement		
	SMOOTH CEILING IN FINISHED BASEMENT		

Electrical

11	GENERAL	Qty: 1
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20 - 4" POT LIGHTS AS PER SCHEDULE A- INSTALL 6 X IN GREAT ROOM USE EXISTING SWITCH PLUG, 4 X IN KITCHEN ON SEPARATE SWITCH, 4 X BREAKFAST ROOM ON SEPARATE SWITCH , 4 X DINING ROOM ON SEPARATE SWITCH AND 2 X REC ROOM (SLIMLINE FOR BASEMENT) ON SEPARATE SWITCH SKETCH #'S 1 AND 2 PAGES 5 AND 6

342	Optional Extras	GREAT ROOM	Qty: 1
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Extra wall interior outlet on Existing Circuit (does not include kitchen outlets)
INSTALL OUTLET CENTERED ABOVE FIREPLACE 70" +/- FROM FLOOR
SEE SKETCH # 2 PAGE 6

338	KITCHEN	Qty: 1
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RELOCATE STANDARD KITCHEN LIGHT CENTERED+/- ABOVE ISLAND TO BE CAPPED
CEILING ELECTRICAL FOR FUTURE PENDANT LIGHTING SKETCH # 2 PAGE 6

Structured Wiring

418	Optional Extra	GREAT ROOM	Qty: 1
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Relocation of TV/Phone
RELOCATE STANDARD RG6 LOCATION TO BESIDE FIREPLACE
SKETCH # 2 PAGE 6

1. This Sales Selection Sheet when properly executed forms part of our Agreement of Purchase and Sale.
2. All extras and upgrades listed above are subject to Construction Progress and Architectural and Municipal requirements.
3. In the event the Vendor is unable to incorporate the work approved above in the construction of the house for any reason whatsoever, the Vendor will not be liable to the Purchaser in any way. The monies paid for any changes or optional extras not proceeded with shall be returned to the Purchaser, without interest. The cost of options or extras is non-refundable in all other circumstances. If for any reason whatsoever the Agreement of Purchase and Sale is not completed, the total cost of work approved above will be retained by the Vendor.
4. The Vendor reserves the right to substitute above materials and equipment with that of equal or better quality.
5. Purchaser acknowledges that items may not be exactly as shown. Variations from the Vendor's samples may occur in finished materials due to normal production processes. Vendor is not responsible for shade difference which may occur from different dye lots or wood grains. Variations from the Vendor's samples will occur with natural materials such as wood, marble, granite, hardwood and brick.
6. The Vendor reserves the right to select Grout & Thresholds that best suits the Tile selected.
7. Selections will not be processed unless signed by Heathwood Homes Head Office.
8. The selections made on this schedule are final and cannot be changed once submitted.
9. The Purchaser has checked and acknowledges the accuracy of this schedule.

February 18/21		February 18/21	
Signatures on		MARILYN ROSEN	
Date	Purchaser	Date	Décor Consultant
	file by e-mail		myRosen
Date	Purchaser	Date Approved	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4



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4 of 7

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VENDOR:	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4	
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February 18/21	Signatures on	February 18/21	MARILYN ROSEN
Date	Purchaser file by email	Date	Decor Consultant M. Rosen
Date	Purchaser	Date Approved	HEATHWOOD HOMES (WHITBY) LIMITED - PHASE 4

C2-COUNTRY LANE
LOT 543
20-2337-AL ELEV A
THE SPRUCEWOOD

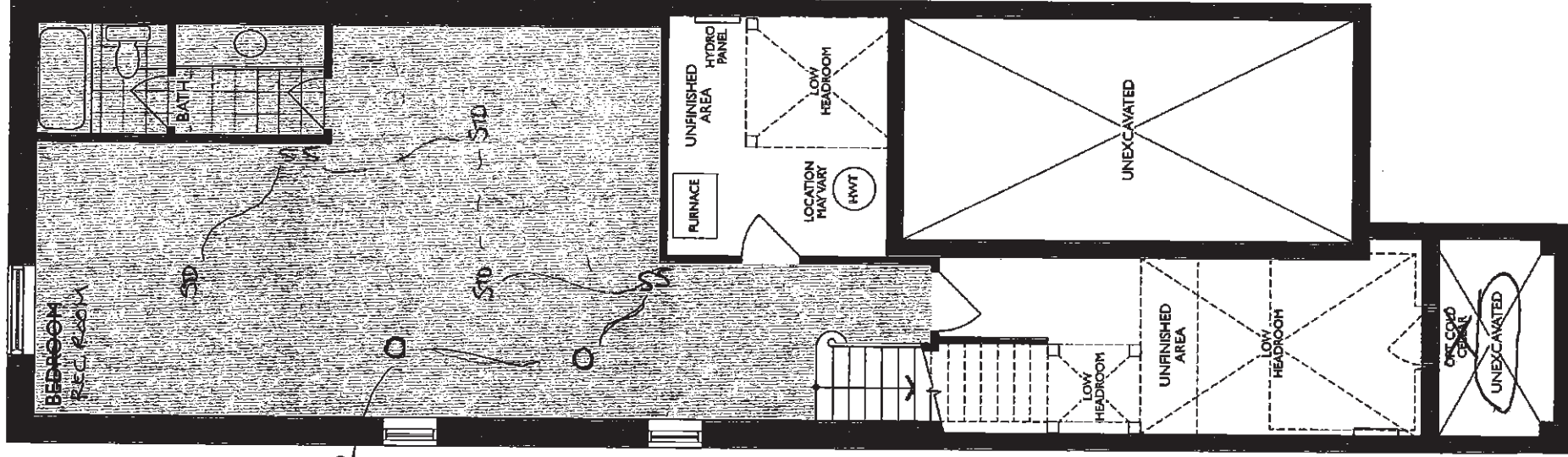
5 of 7

The Sprucewood

Sketch #1

20-2337 ALT ELEV. A

ELEVATION A: 3,027 SQUARE FEET
{ Includes 690 square feet of finished Lower Level }

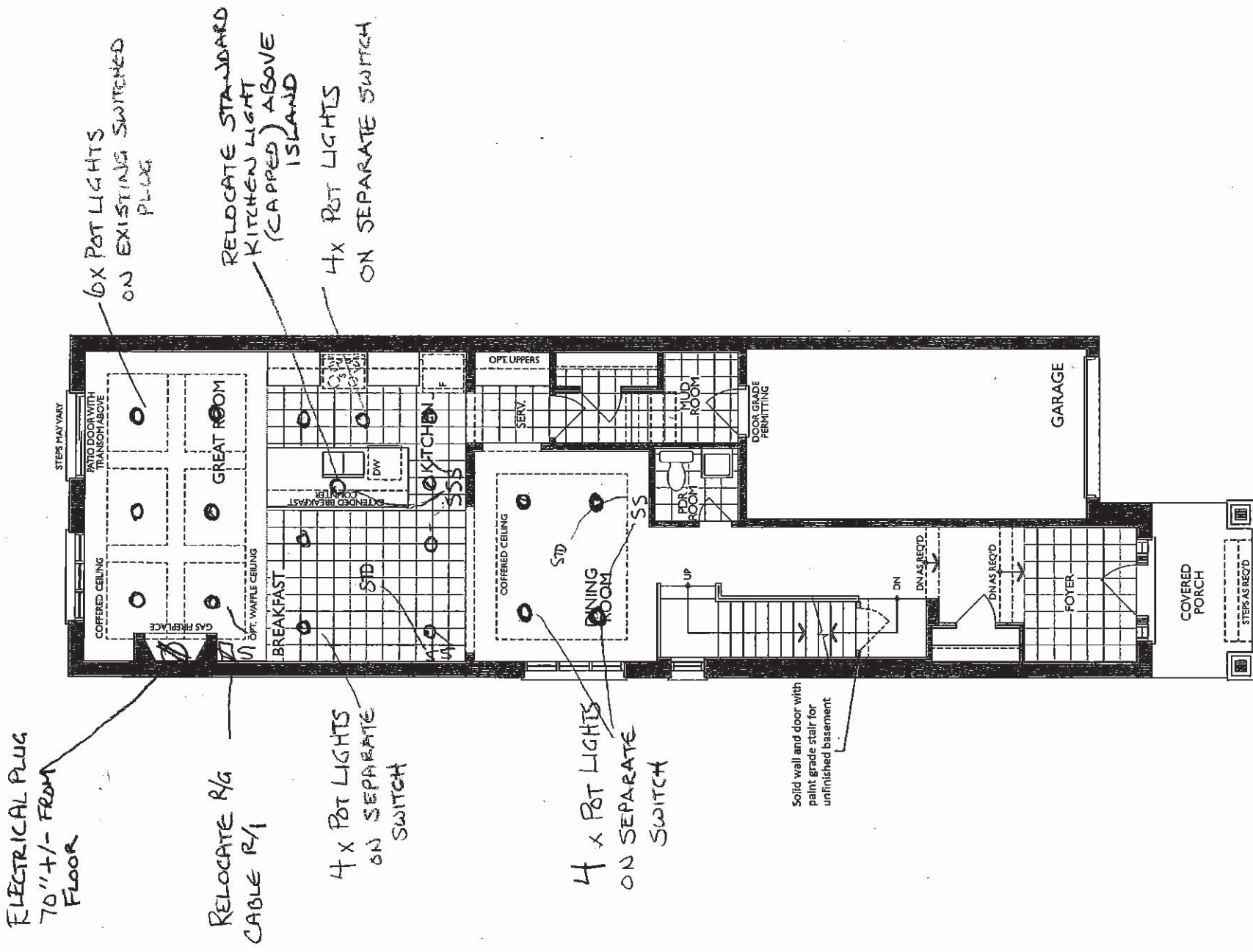


2X POT LIGHTS
ON SEPARATE
SWITCH

FINISHED LOWER LEVEL
ELEV. A & B

ELEVATION A: 3,027 SQUARE FEET
{ Includes 690 square feet of finished Lower Level }

Sketch #2



GROUND FLOOR
ELEV. A

C2- COUNTRY LANE
LOT 543
20-2337-AL ELEV A
THE SPRUCEWOOD

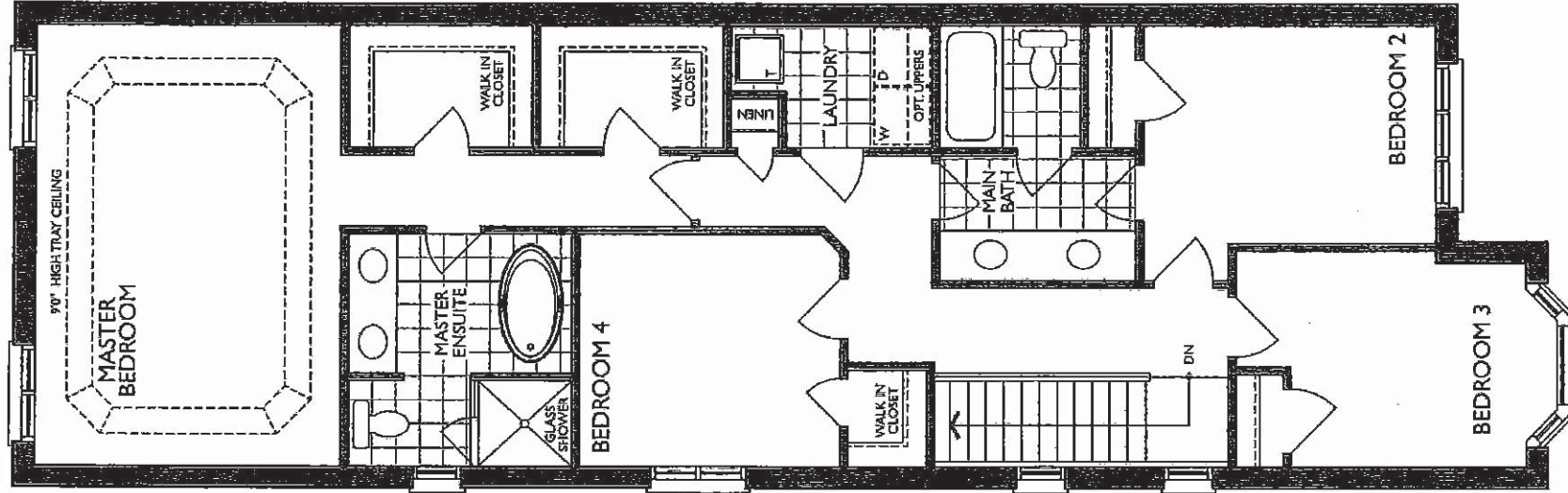
7 of 7

The Sprucewood

20-2337 ALT ELEV. A

ELEVATION A: 3,027 SQUARE FEET
{ Includes 690 square feet of finished Lower Level }

Sketch #3



SECOND FLOOR
ELEV. A