



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CHRISTOS KALOGRITSAS,

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
34	1	DUNCAN (45-04A-O-5) ELEV A OPT MAIN OPT 5 BEDROOM	03-Mar-22

Invoice Number: 7453

Date Added: 21-Jul-21

BASEMENT- Install the WALK UP Basment, as per plan

Note:

5 - BASEMENT- Delete the builders standard 30"x24" basement windows, and install FIVE (X5) larger basement windows. All FIVE (X5) larger basement windows to be 36" x 24" with possible window wells. (See Sketch)

Note:

1 - BASEMENT- Shift ONE (X1) basement window located on the side of the home, down towards the back to accommodate new larger (36"x24") basement window (See Sketch)

Note: No Charge as per Steve C

1 - BASEMENT- Install ONE (x1) larger basement window in the basement. Window to be 36"x24"(with possible window well) (See Sketch for location)

Note:

1 - BASEMENT- Delete the builders standard Pine Stairs leading to the basement, and Install a Red Oak staircase.

Note: **Price above includes Stain**

Purchaser to choose the stain of basement staircase at time of colour chart

1 - MASTER ENSUITE- In addition to the builders standard frameless glass, Install frameless glass shower enclosure to the Master Ensuite shower stall. Glass to be installed on the side next to the toilet. To include glass, curb & stone top on curb (See Sketch)

Note: **Priced as per JeRose and Steve C**

SECOND FLOOR BEDROOMS- Install smooth ceilings throughout all applicable bedrooms, in lieu of the builders standard stipples ceilings. To include, Master Bedroom, Bedroom #2, Bedroom #3, Bedroom #4, Bedroom #5 & all applicable 2nd floor closets.

Note:

1 - GARAGE- Relocate the Central Vac Trunk, from the basement to the garage. Location to be determined as per Vendor. (see Sketch)

Note:

1 - MASTER BEDROOM WALK IN CLOSET- Shift the builders standard WIC door, down towards Master Bedroom entrance doors (see Sketch)

Note:

1 - KITCHEN- Install a GAS LINE-ROUGHIN FOR STOVE AND INCLUDES ELECTRICAL OUTLET. Builders standard electrical to remain for an electric Stove (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA ZOOM AND HAS DECLINED ANY ADDITIONAL UPGRADES.

Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000. PLUS A 10% HOLDBACK FEE.

Note:

BONUS PACKAGE -PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT

TIME OF COLOUR CHART

Note:

This Document is Extremely Time Sensitive - Printed 3 Aug 21 at 12:46



45' LOTS

THE DUNCAN (45-04)
OPTIONAL LAYOUT

Lot 34

SCHEDULE "B"

Purchaser
And
Vendor
Lot Number
Date of Offer
Dated Required:

CHRISTOS KALOGRITSAS,
Grovetrail Developments Inc.
34 Longworth Avenue, Phase 1, Plan AS PER SCHEDULE C in the City of Richmond Hill
March 27, 2021
March 03, 2022

Model: DUNCAN (45-04A-O-5) ELEV A OPT MAIN OPT 5 BEDROOM ()

Description - Vendor to Supply and Install the Following as Per Purchase Price

DUNCAN PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES)
NORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART



ELEVATION A
3225
SQUARE FEET