



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	1	BELVEDERE (38-11C) ELEV C	08-Mar-22

Offer Worksheet Note:	BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
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Date Added: 16-Aug-21 Invoice Number: 7467

4 - BASEMENT - Increase Basement Windows from standard 30 IN (W) X 24IN (H) TO LARGER 36 IN (W) X 24 IN (H) EA.(with Possible Window Wells) (X4 Windows) (See Sketch) Note: **One (1) Basement Window to Remain Standard Size 30" x 24" Due to Walk-Up Basement** (See Sketch)
1 - BASEMENT - Install OPT.WALK UP FROM BASEMENT - To Include Applicable Wood Deck Above Approx. 7' x 6' AS PER VENDORS SPECIFICATIONS (AS PER SKETCH) Note: 38' Detached Model
1 - MASTER ENSUITE - Delete Full Wall between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include; 2x2 Mosaics, 6" Curb + Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: **Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**
1 - MASTER ENSUITE - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at master ensuite shower stall, side wall (See Sketch) Note:
1 - TWIN BATH - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at twin bath tub/shower enclosure, side wall (See Sketch) Note:
1 - LAUNDRY ROOM - Re-Locate Existing Laundry Rough-Ins Only from 2nd floor to Basement - To Include Electrical for washer & dryer and RELOCATE existing standard Laundry Tub from 2nd floor to basement (See Sketch) Note:
1 - BEDROOM #2 - Close opening from original laundry room location to upper hall. Shift Walk-In Closet into original laundry room location (See Sketch) **Walk-In Closet Size to Remain as per Original Layout** Note: See Below Item for Complete Price - Priced as per Steve C.
1 - MASTER BEDROOM - Enlarge Master Bedroom Walk-In Closet, into original location of bedroom #2 walk-in closet (See Sketch) Note: Priced As per Steve C.
1 - MASTER BEDROOM - Delete Double Door Closet at Master Bedroom (See Sketch) Note:
1 - GARAGE - Re-Locate Central Vac Trunk Rough-In to Garage in lieu of basement Vendor to Determine Location Note:
1 - FRONT EXTERIOR - In addition to builders standard exterior coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front door. (See Sketch) Note: **Front Door to Have TWO (2) Exterior Coach Lights**
1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE (INCLUDES APPLICABLE ELECTRICAL) at kitchen (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$12,740.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 9,2021 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:



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PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER 42	PHASE 1	HOUSE TYPE BELVEDERE (38-11C) ELEV C	CLOSING DATE 08-Mar-22
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This Document is Extremely Time Sensitive - Printed 23 Aug 21 at 16:49

SCHEDULE "B"

Purchaser HUNG SAU CHAN
Purchaser KA WAI CHEUNG
And
Vendor Grovetrail Developments Inc.
Lot Number 42 Tipp Drive, Phase 1, Plan AS PER SCHEDULE C
in the City of Richmond Hill
Date of Offer April 17, 2021
Dated Required: March 08, 2022
Model: BELVEDERE (38-11C) ELEV C ()

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

- BONUS PACKAGE FOR 38' DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: HUNG SAU CHAN
Purchaser: KA WAI CHEUNG
Vendor: Grovetrail Developments Inc.
Lot #: 42
Street: Tipp Drive
in the : City of Richmond Hill
Date of Offer: Saturday April 17, 2021
Phase: 1
Plan No.: AS PER SCHEDULE C

DELETE:
BONUS PACKAGE FOR 38' DETACHED: PURCHASER TO RECEIVE \$15,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

INSERT:
- PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$1000 + HST (\$2,240). PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTURAL GUIDELINES AND CONTROLS.
BONUS PACKAGE FOR 38' DETACHED: PURCHASER TO RECEIVE \$12,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

