

SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: PRISCA JAMES

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
46	1	FERNWOOD (45-06A-4) ELEV A STD MAIN 4 BEDROOM	09-Mar-22

Offer	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$30,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL \$10,000 IS IN LIEU OF REAL ESTATE COMMISSION
Workshee	Note:

Offer	PURCHASER TO HAVE THE OPTION TO SWITCH THE NAME ON THE AGREEMENT OF PURCHASE AND SALE TO A FAMILY MEMBER BEFORE CLOSING. THIS OPTION WILL ONLY BE VALID WITH PROOF OF RELATIONSHIP
Workshee	Note:

Date Added: 16-Aug-21 Invoice Number: 7476

1 - FRONT EXTERIOR - DOORS	- Install EXTENDED HEIGHT DOUBLE FRONT DOORS (Delete Transom Window Above) in lieu of builders standard height double front doors (See Sketch)
Note:	

1 - KITCHEN - EXHAUST	- Install Upgrade 8 INCH EXHAUST DUCT IN LIEU OF builders standard 6 INCH Exhaust Duct at kitchen (See Sketch)
Note:	

1 - LAUNDRY ROOM	- Install GAS LINE ROUGH-IN (INCLUDES Applicable ELECTRICAL OUTLET) TO 2ND LEVEL Laundry Room. To accommodate Future Installation of Gas Dryer (See Sketch)
Note:	

1 - BONUS PACKAGE	- PURCHASER HAS APPLIED \$27,740.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE
Note:	**Remaining Bonus Package of \$23,095.70 (Includes Taxes) will be applied to upgrades completed during decor appointment**

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 4,2021
Note:	

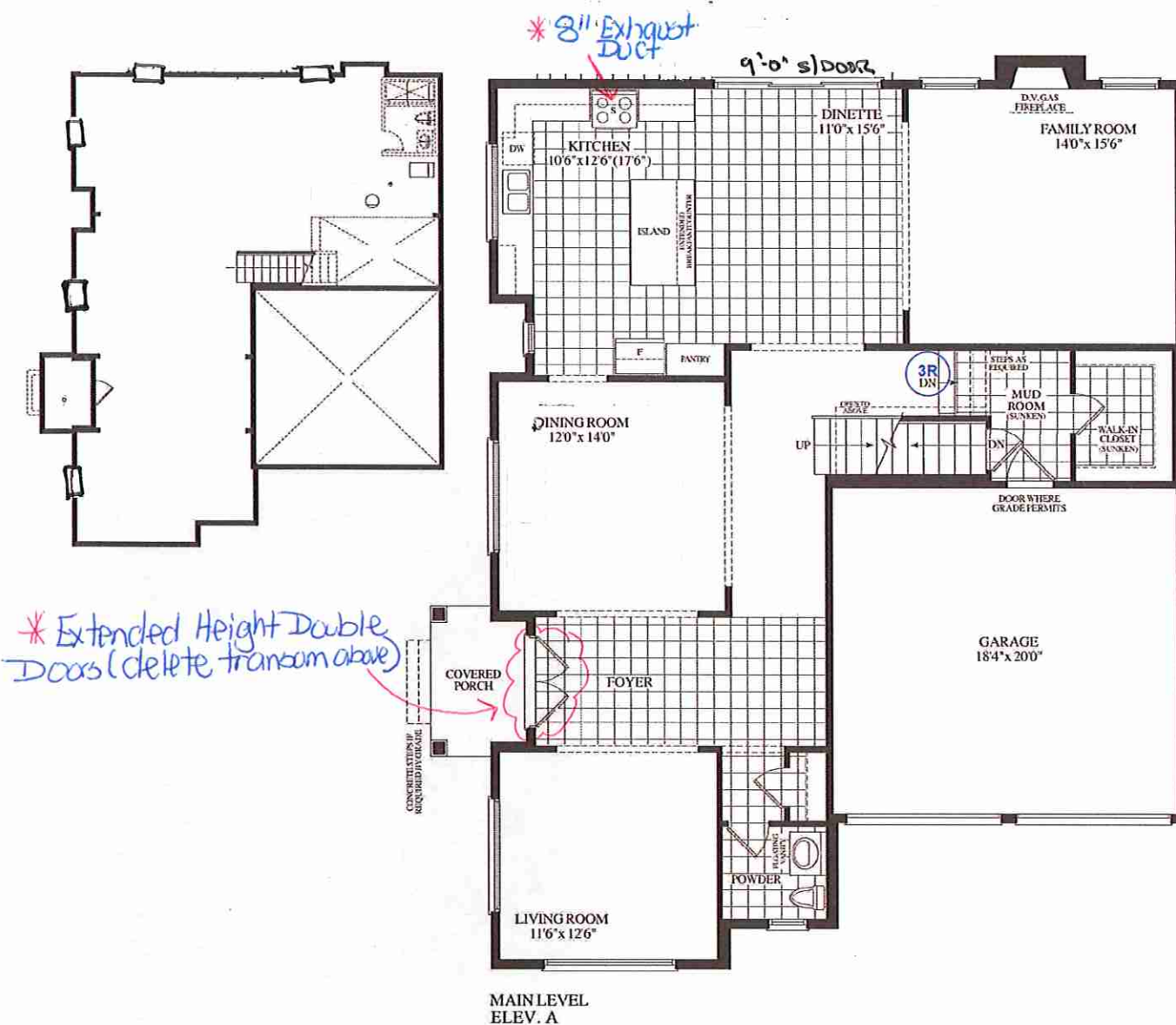
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE.	
Note:	

This Document is Extremely Time Sensitive - Printed 18 Aug 21 at 11:06

August 4, 2021

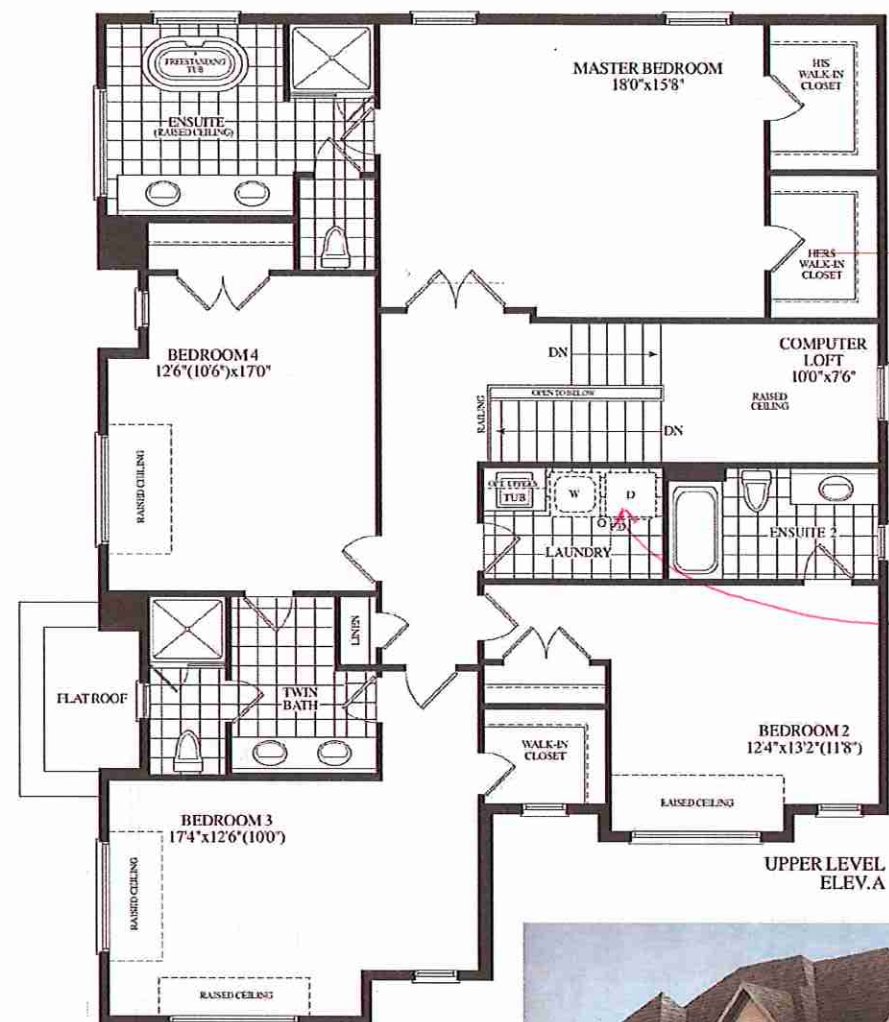
• STD MAIN / 43ed'cm

Lot 46 - 45-06 "A" corner



* BLACK VINYL WINDOW FRAMES (+) *

GARAGE + FRONT DOOR FRAMES.



* Gas Line Rough-In
Dryer



ELEVATION A
3350
SQUARE FEET

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.

RECEIVED
AUG 3-21



45' LOTS

THE FERNWOOD (45-06 CORNER)

Lot 46

SCHEDULE "B"

Purchaser PRISCA JAMES
And
Vendor Grovetrail Developments Inc.
Lot Number 46 Tipp Drive, Phase 1, Plan AS PER SCHEDULE C in the City of Richmond Hill
Date of Offer April 11, 2021
Dated Required: March 09, 2022
Model: FERNWOOD (45-06A-4) ELEV A STD MAIN 4 BEDROOM ()

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

- BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$30,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL \$10,000 IS IN LIEU OF REAL ESTATE COMMISSION
- PURCHASER TO HAVE THE OPTION TO SWITCH THE NAME ON THE AGREEMENT OF PURCHASE AND SALE TO A FAMILY MEMBER BEFORE CLOSING. THIS OPTION WILL ONLY BE VALID WITH PROOF OF RELATIONSHIP

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:	PRISCA JAMES		
Vendor:	Grovetrail Developments Inc.	Phase: 1	Plan No.: AS PER SCHEDULE C
Lot #:	46		
Street:	Tipp Drive		
in the :	City of Richmond Hill		
Date of Offer:	Sunday April 11, 2021		
DELETE: BONUS PACKAGE FOR 45 DETACHED: PURCHASER TO RECEIVE \$30,000 (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 \$2000 + HST (\$2,260). 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 45 DETACHED: PURCHASER TO RECEIVE \$27,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART			

