



SITE COPY

STRUCTURES

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MICHAEL LOK-MAN TUNG and VICTORIA LING-HAY TUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	1	BEECH Elev B	05-Oct-22

Offer	BONUS PACKAGE FOR 38 FT DETACHED: PURCHASER TO RECEIVE \$40,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.
Workshee	Note: <del>DELETE</del>

Date Added: 06-Oct-21 Invoice Number: 7521

1 - FRONT EXTERIOR - DOOR - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Delete Transom Window Above) in lieu of builders standard height single front door (See Sketch) Note:	
1 - MAIN FLOOR/SECOND FLOOR - Install Upgrade WHITE OAK STAIRCASE from main floor to second floor, where applicable. In Lieu of builders Standard Red Oak Staircase (See Sketch) Note:	
1 - MASTER BEDROOM - Install OPTIONAL RAISED COFFERED CEILINGS IN MASTER BEDROOM - AS PER VENDOR SPECIFICATIONS AND PLAN (does not include smooth ceilings) (See Sketch) Note:	
1 - SECOND FLOOR - CEILINGS - Install UPGRADE SMOOTH CEILINGS Throughout Second Floor BEDROOMS ONLY, where applicable. To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 - DETACHED (See Sketch) Note:	
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 - BONUS PACKAGE - PURCHASER HAS APPLIED \$37,400.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE. Note: **Remaining Bonus Package of \$13,611.24 (Includes Taxes) will be applied to upgrades completed during decor appointment**	
1 - PURCHASER HAS ATTENDED A PHONE STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on Note: OCTOBER 5, 2021	
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:	

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

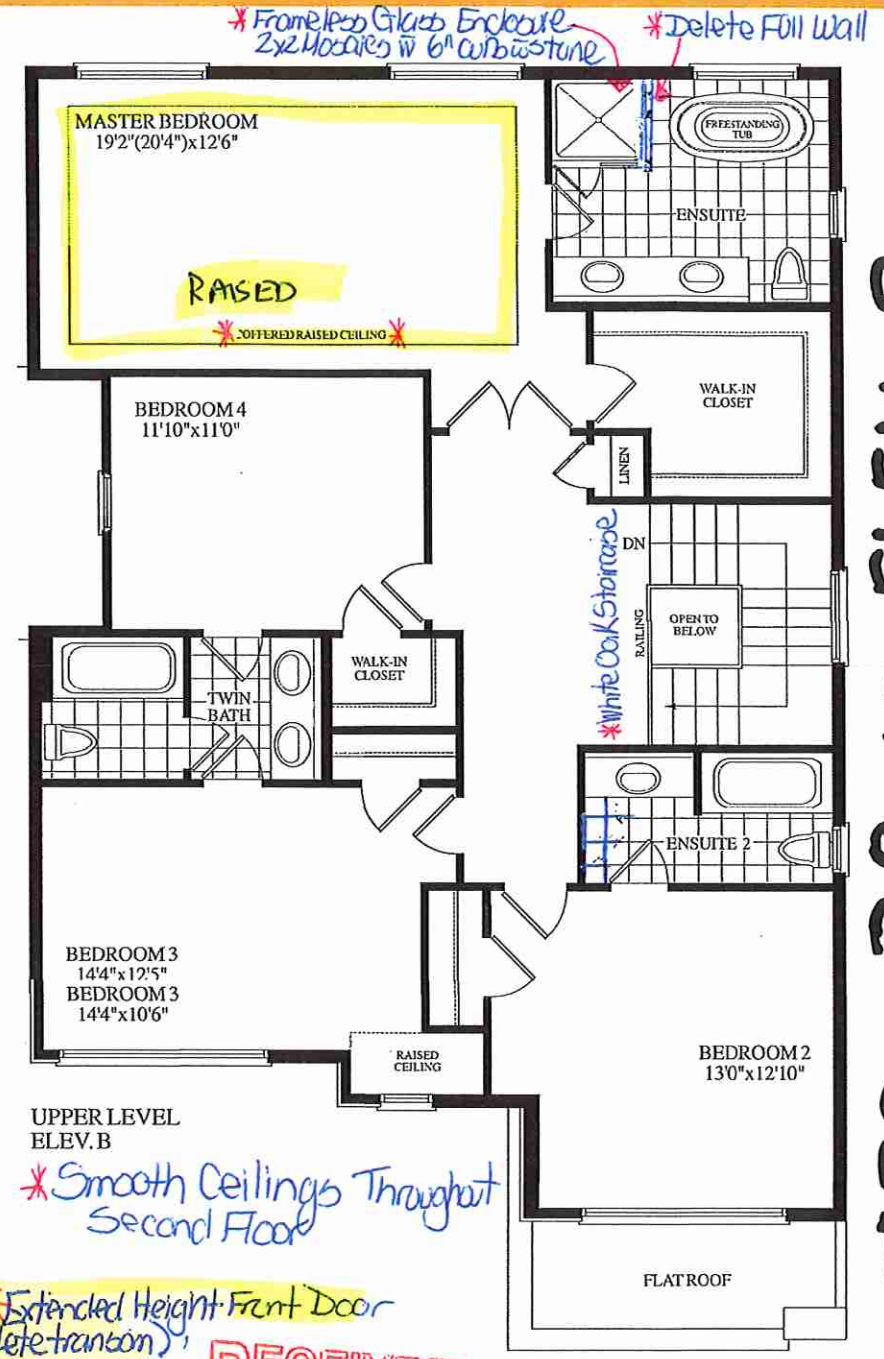
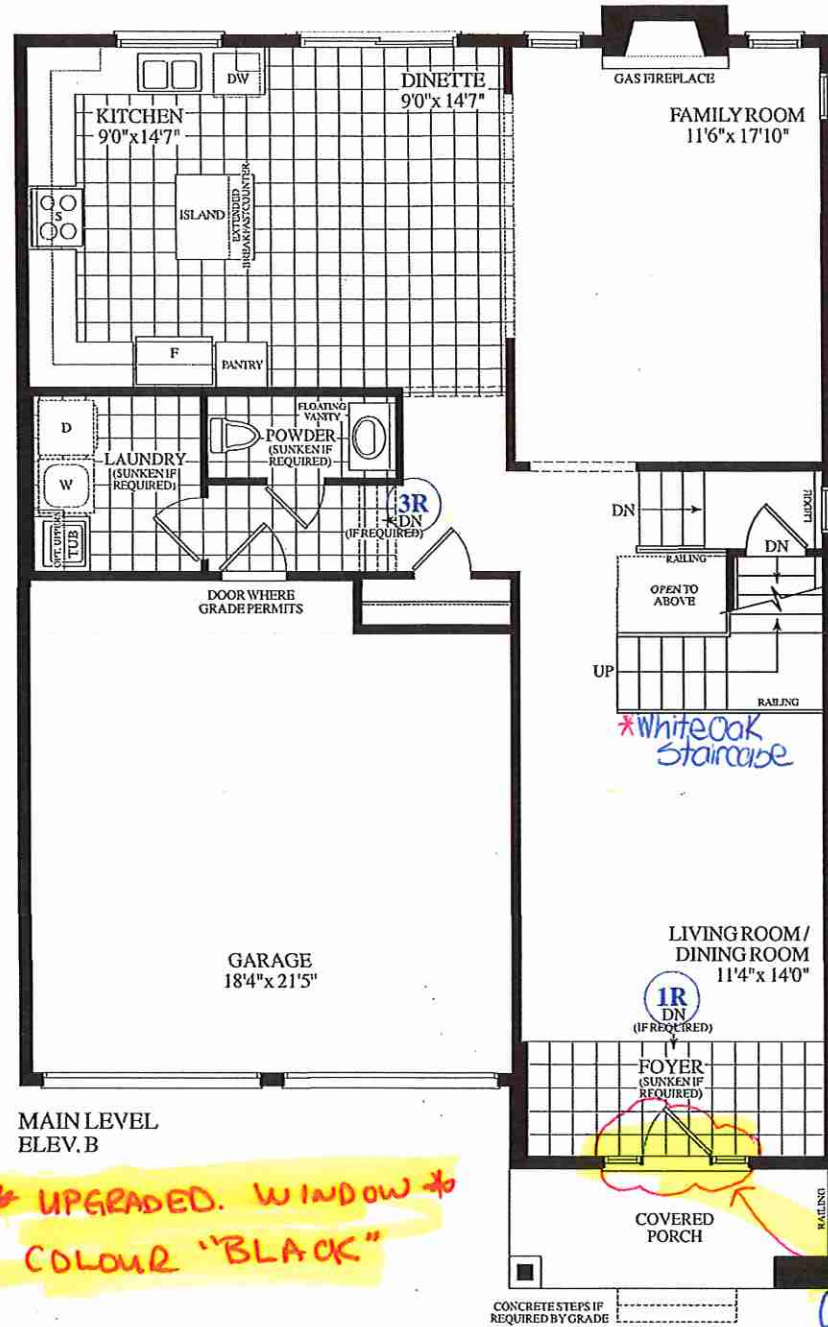
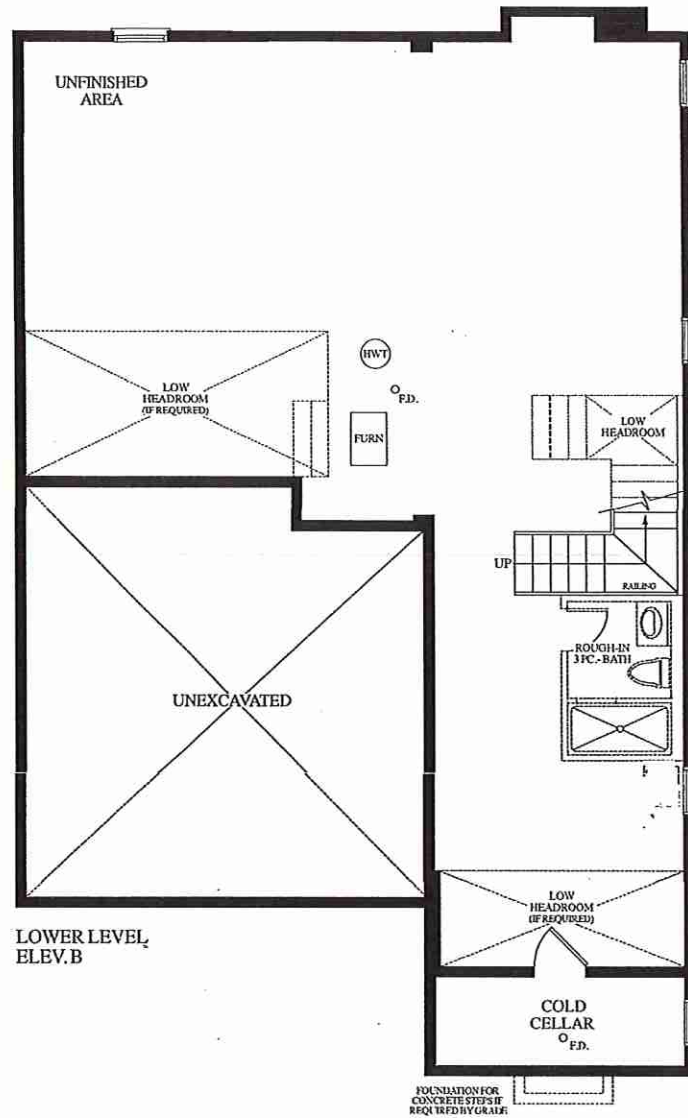
The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: MICHAEL LOK-MAN TUNG  
Purchaser: VICTORIA LING-HAY TUNG  
Vendor: Grovetrail Developments Inc.  
Lot #: 22  
Street: Longworth Avenue  
in the: City of Richmond Hill  
Date of Offer: Sunday September 05, 2021  
Phase: 1  
Plan No.: 65M-4696

~~DELETE:~~  
BONUS PACKAGE FOR 38 FT DETACHED: PURCHASER TO RECEIVE \$40,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.

~~INSERT:~~  
PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) 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.  
BALANCE OF BONUS PACKAGE: PURCHASER TO RECEIVE \$37,400 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART





\* UPGRADED. WINDOW \*  
COLOR "BLACK"

\* White Oak Staircase

\* Smooth Ceilings Throught  
Second Floor

\* Extended Height Front Door  
(delete transom)

\* Frameless Glass Enclosure  
2x2 Mosaics w 6" curbstone

\* Delete Full Wall

RAISED

\* OFFERED RAISED CEILING \*

\* White Oak Staircase

RECEIVED  
Sept. 14/21

LOT 22 - 38-10 ELEV. B



## SCHEDULE "B"

Purchaser  
Purchaser  
And  
Vendor  
Lot Number  
Date of Offer  
Dated Required:  
Model:

MICHAEL LOK-MAN TUNG  
VICTORIA LING-HAY TUNG  
Grovetrail Developments Inc.  
22 Longworth Avenue, Phase 1, Plan 65M-4696  
in the City of Richmond Hill  
September 05, 2021  
October 05, 2022  
BEECH Elev B (38-10B)

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

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
General

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Lot #: 22 Phase: 1  
Street: Longworth Avenue  
in the : City of Richmond Hill  
Date of Offer: Sunday September 05, 2021

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Dated at this 7th day of day of September, 2021.

*De Frank Martine*  
Witness (Sign & Print Name)

Purchaser - MICHAEL LOK-MAN TUNG

*Ng Frank Martine*  
Witness (Sign & Print Name)

Purchaser - VICTORIA LING-HAY TUNG



ELEVATION B  
2555  
SQUARE FEET  
Extended Height  
Front Door (delete  
transom)

— JELLOW WINDOWS

38.13 01.38.55.701