



STRUCTURAL

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: MANJIT SIDHU and LAKHVIR SINGH SIDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
017	2	EDINBURGH-ELEV C-OPT MAIN W OPT 2ND W MEDIA ROOM	18-Mar-26

Offer Worksheet	BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$45,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.		
Offer Worksheet	PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE.		
Offer Worksheet	NO AGENT 50,000.00 PLUS HST		
Offer Worksheet	BUILDER TO ACCOMMODATE A DRIVEWAY MEASURING A TOTAL OF 35 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.		



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Date Added: 11-Dec-24 Invoice Number: 8673

1 - ALTERATIONS TO PLAN FEE - VARIOUS - REFER TO PLAN - *Reduction in plan change gee as per S.Carogioiello* Note:
1 - UPPER LEVEL - PERMIT CHANGE FEE - CHANGE UPPER LEVEL TO ALTERNATE 5 BEDROOM PLAN - REFER TO ATTACHED (\$2500 DOLLAR CHARGE WAIVED AS PER F.CAROGIOIELLO) Note:
1 - MUD ROOM - ADD DOOR FROM EXTERIOR TO MUDROOM IN LIEU OF WINDOW - INCLUDES STANDARD COACH LIGHT - REFER TO PLAN Note:
1 - MUD ROOM - REDESIGN - *NOTE LAUNDRY RELOCATE UPSTAIRS* REFER TO PLAN. REDUCTION IN PRICE AS PER F.CAROGIOIELLO Note: - EXPLAND CLOSET INTO WALK IN - ADD A DOG WASH/CURB
1 - IN LAW BATH - EXPAND SHOWER TOWARD CLOSET SO THAT SHOWER IS APPROX 34 IN X 42 IN - DECREASE DEPTH OF CLOSET TO APPROX 18" DEEP (CHROME FRAMED DOOR AND SIDE PANEL) AND ADD WIRE SHELVING. REFER TO PLAN Note:
1 - DINING ROOM - REDUCE BY 12 INCHES - MOVE WINDOW - ADD CHINA HUTCH **CABINET PRICE OF \$6930.00 QUOTED BY QTK FOR STANDARD UPPER AND LOWER CABINETS TO BE CHARGED AT TIME OF COLOUR CHARTS** - REFER TO PLAN Note:
1 - KITCHEN - REDUCE SLIGHTLY BY ADDING SERVERY AREA - ADD DOUBLE ARCHWAY - EXTEND TILED AREA INTO SERVERY - REFER TO PLAN Note:
1 - KITCHEN/SERVEDY - CUPBOARDS & MOVE CHANGES - ***TO BE CHARGED AT TIME OF COLOUR CHARTS STANDARD CABINETS QUOTED \$11,120.00***AT STANDARD HEIGHT - REFER TO REVISED LAYOUT Note: - MOVE ISLAND - MOVE COOKTOP - MOVE BAR SINK TO SERVERY - MOVE MAIN SINK AND DISHWASHER TO ISLAND - DELETE SINK WINDOW - MOVE SMALLER WINDOW AT DINETTE - ADD WALL OVEN TOWER (ALL CUBOARDS AT COLOUR CHARTS) - ADD SERVERY BETWEEN KITCHEN AND DINING -ADD PULL OUT WASTE RECYCLE ADJACENT TO MAIN SINK (AT COLOUR CHARTS)
1 - KITCHEN - ADDITIONAL STONE COUNTERTOPS IN STANDARD QUARTZ WITH STANDARD EDGE (PRICE \$8,504.00 QUOTED TO BE CHARGED AT TIME OF COLOUR CHARTS) INCLUDES SERVERY AND DINING AREAS AS WELL.) - REFER TO PLAN - INFO ONLY Note:
0 - KITCHEN - WINDOWS AT DINETTE - MOVE ONE WINDOW - REFER TO PLAN Note:
1 - KITCHEN - ROUGH IN FOR ALL ADDITIONAL ELECTRICAL - REFER TO PLAN Note: - GAS RANGE \$850 - WALL OVEN WITH MICRO ABOVE \$2000 - INTEGRATED HOOD FAN AT KITCHEN \$800
1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE WITH APPLIANCE SPECIFICATIONS AT THE TIME OF STRUCTURALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS T THE TIME OF COLOUR CHART APPOINTMENT Note: *Purchaser acknowledges that electrical pricing may be subject to change upon confirmation of appliance specifications*
1 - KITCHEN - ROUGH IN FOR POT FILLER ABOVE STOVE - **FIXTURE TO BE SELECTED AND CHARGED AT TIME OF COLOUR CHARTS, ROUGH IN ONLY** Note:



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PURCHASERS: MANJIT SIDHU and LAKHVIR SINGH SIDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
017	2	EDINBURGH-ELEV C-OPT MAIN W OPT 2ND W MEDIA ROOM	18-Mar-26

Date Added: 11-Dec-24 Invoice Number: 8673

1 - GREAT ROOM - RAISE ROUGH IN FOR EXISTING TV TO 60" AFF WITH CONDUIT COMING OUT ADJACENT TO OUTLET UNDER WINDOW RIGHT OF FIREPLACE - REFER TO PLAN Note:
1 - UPPER LEVEL - *NOTE 8FT DOOR HEIGHTS ON SECOND FLOOR AS PER SALES* - INFO ONLY Note:
1 - SITTING AREA - CHANGE SHAPE OF WIC (REDUCE SITTING ROOM TO APPROX 10'-0"). ADD WIRE SHELVING. REFER TO PLAN Note:
1 - BEDROOM 5 - TURN INTO MEDIA ROOM - DELETE DOOR AND WALL INTO BEDROOM 5 LEAVE OPEN TO STAIR HALL - ADD FRAMED ARCHWAY - REFER TO PLAN/SKETCH Note:
1 - BEDROOM 5/MEDIA ROOM - PLACE TV HERE IN LEIU OF PRIMARY BEDROOM - RAISE TO 60" WITH CHASE TO OULET BELOW WINDOW ON LEFT OF FIREPLACE - REFER TO PLAN Note:
1 - BEDROOM 3 - ADD DOUBLE DOOR ENTRY/TRIM - CENTER DOORS - REFER TO PLANS Note:
1 - BEDROOM 5 CLOSET - TURN INTO UPPER LAUNDRY ROOM - NOTE ** ADDITIONAL CABINETRY/COUNTER/UPPERS TO BE PRICED AT TIME OF COLOUR CHARTS, CABINETRY NOT INCLUDED AT THIS TIME** - INCREASE SIZE OF ROOM 9'-0" L X MIN 6'-0" WIDE - REFER TO PLAN Note: - RELOCATE DOOR - INCREASE SIZE OF DOOR TO ACCOMMODATE W/D - TILE FLOORING - FLOOR DRAIN - FRAMING/DRYWALL - PAINT - VENTING - PLUMBING - RELOCATE W/D - RELOCATE SINK AND LAUNDRY CABINET
1 - BEDROOM 2 WIC - INCREASE IN SIZE - TAKE FROM PRIMARY WIC - MOVE DOOR - REFER TO PLAN 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 \$500. PLUS A 10% HOLDBACK FEE. Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:
0 - BONUS PACKAGE - PURCHASER HAS APPLIED \$35651.50 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT. BALANCE OF \$9348.50 TO BE APPLIED AT TIME OF COLOUR SELECTIONS Note:

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EDINBURGH ⁽⁵⁰⁻⁰⁸⁾ LOT 17

ELEV. C - 4560 SQ. FT.



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: MANJIT SIDHU
Purchaser: LAKHVIR SINGH SIDHU
Vendor: 2185715 Ontario Inc. Plan No.: 43M-2144
Lot #: 017 Phase: 2
Street: GOLD BOTTOM CRESCENT
in the: CITY of BRAMPTON
Date of Offer: Sunday September 29, 2024

DELETE:

SCHEDULE "B"
BUILDER TO ACCOMMODATE A DRIVEWAY MEASURING A TOTAL OF 35 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.

INSERT:

SCHEDULE "B"
BUILDER TO ACCOMMODATE A DRIVEWAY MEASURING A TOTAL OF 36 FEET FROM ROAD CURB TO FRONT OF GARAGE AS PER BUILDER.

SCHEDULE "B"

Purchaser MANJIT SIDHU
Purchaser LAKHVIR SINGH SIDHU
And
Vendor 2185715 Ontario Inc.
Lot Number 017 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144
in the CITY of BRAMPTON
Date of Offer September 29, 2024
Dated Required: March 18, 2026
Model: EDINBURGH-ELEV C-OPT MAIN ~~W-OPT 2ND W-MEDIA ROOM~~ (50-08COO)
REV. 1 (STD. SECOND FLOOR)

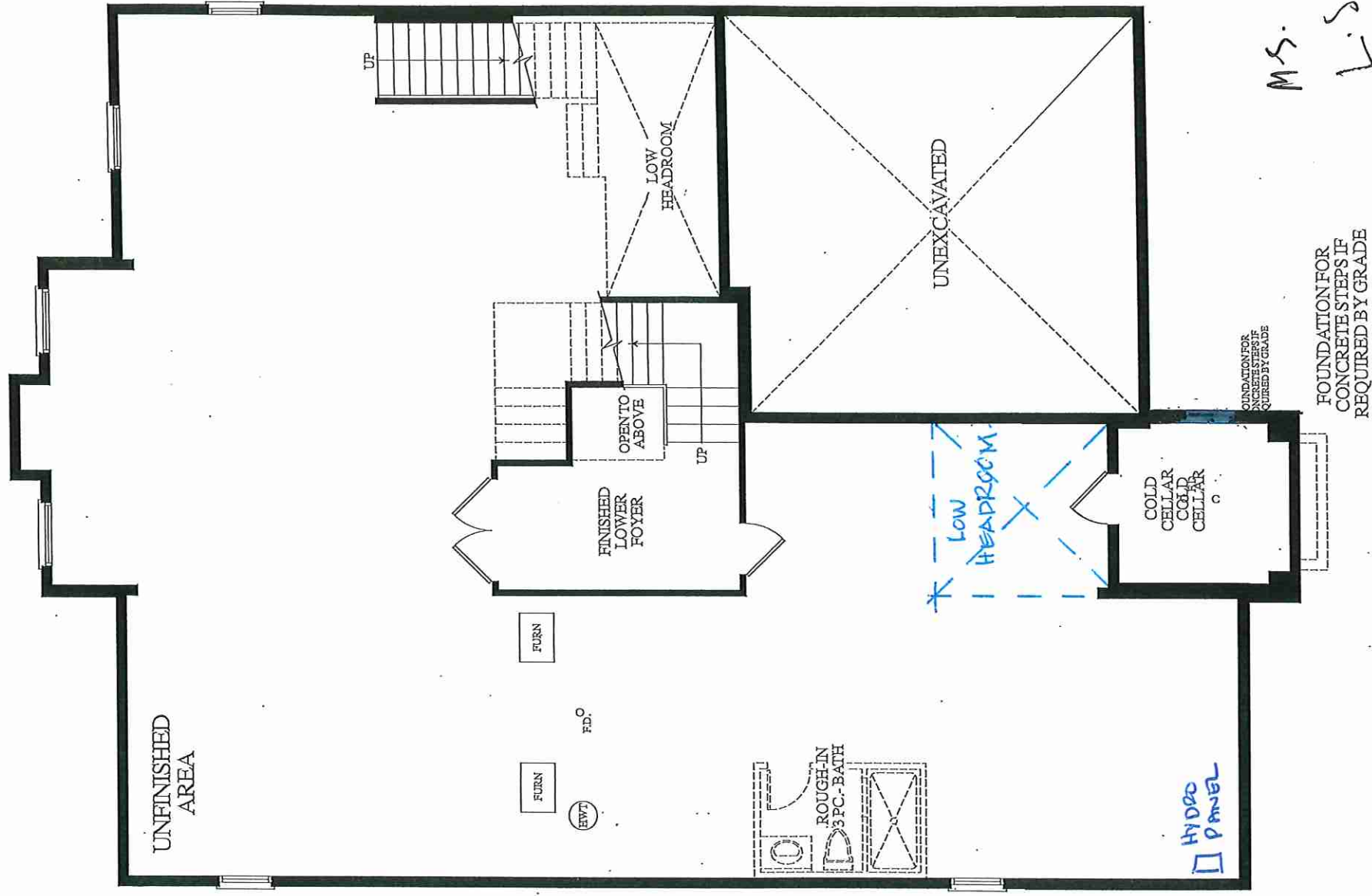
Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$45,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
- PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE.

Builder to accommodate a driveway measuring a total of 35 feet from road curb to front of garage as per builder

M.S.
L.S.

M.S.
L.S.



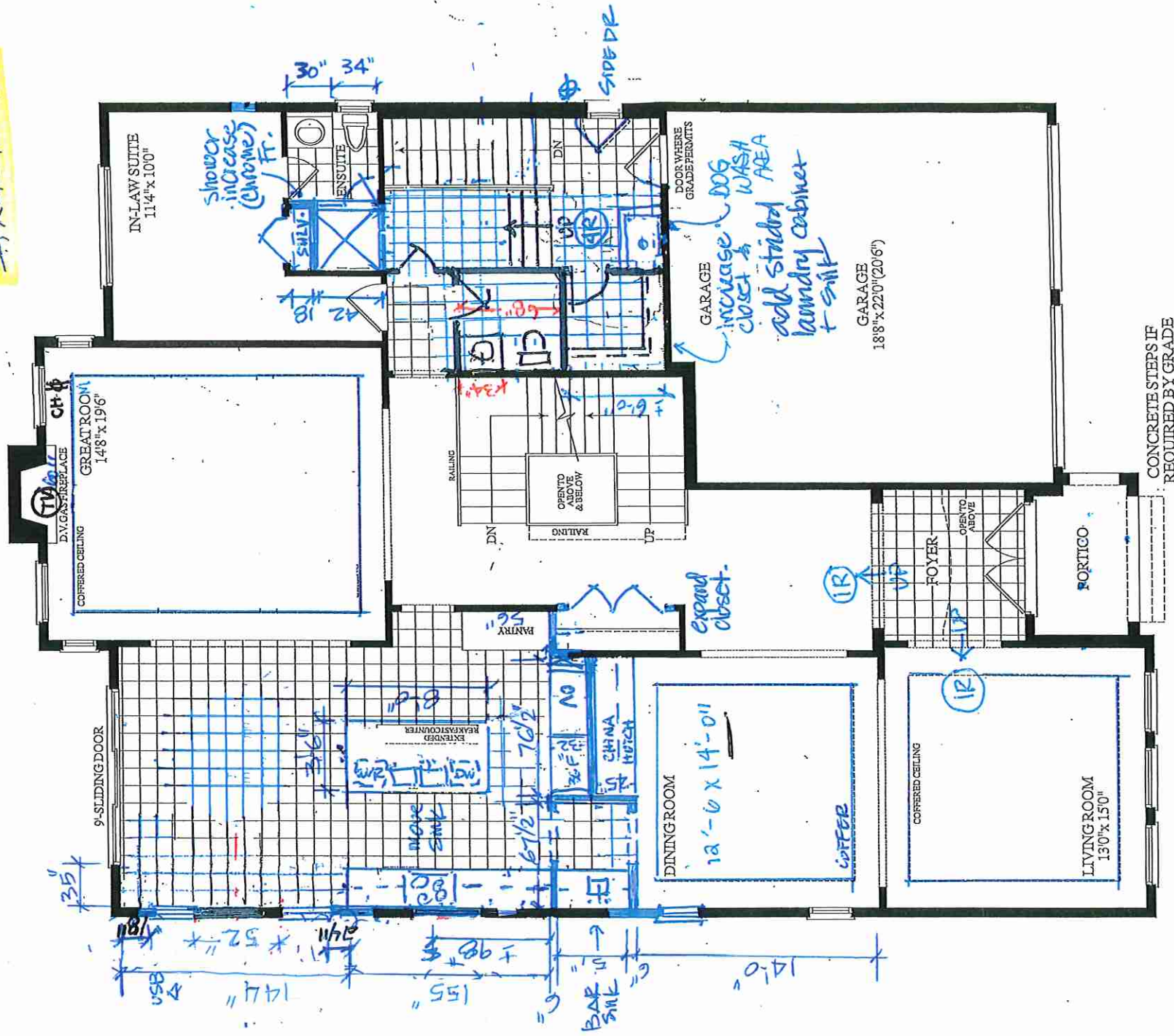
LOWER LEVEL
ELEV.C



LOT 17 * 50-08 EDINBURGH * 5 BEDROOM * EL.C * 3445 SQ.FT.

KITCHEN

- GAS LINE TO STOVE
- POT FILLER
- STD 6" EXHAUST PIPE
- STOVE CENTRE OF ISLAND (IF POSSIBLE)
- DELETE KITCHEN WINDOW
- RELOCATE SINK & D/W TO ISLAND
- BAR SINK RELOCATE TO SERVERY



MAIN LEVEL WITH
OPT-IN-LAW SUITE
ELEV.C

ms. 7



LOT 17 * 50-08 EDINBURGH * 5 BEDROOM * EL.C * 3445 SQ.FT.

