



Rathwell Landing - 270 - 2 - 801 THE SHARPLEY ELEV A

Registere Plan Number: Municipal Address: Closing: **26-Oct-21**

APPLIANCES

Inv.: 1,253	1 - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS
Line: 30	Note:
14Nov20 / 3Dec20	

BATHROOM ACCESSORIES

Inv.: 1,253	1 - ACCESSORIES - BATHROOM - INFINITY COLLECTION - UPGRADE FROM TOWEL RING TO TOWEL BAR
Line: 37	Note:
14Nov20 / 3Dec20	

BONUS

Inv.: 950	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00
Line: 1	
	Note: Has been applied in full in full to the purchase price
9Mar20 / 3Nov20	

Inv.: 950	1 - BONUS - LOYALTY BONUS OF \$3,000.00
Line: 2	Note: Note: Loyalty bonus has been applied in full against the Purchase price.
9Mar20 / 3Nov20	

BROCHURE LAYOUTS

Inv.950	1 KITCHEN OPTIONAL KITCHEN LAYOUT 1 BUILDERS STANDARD CABINETRY AND
Line: 6	BACKSPLASH
	Note: As per Kitchen Sketch and Schedule H
	Deleted as per Line Item #52

Inv.950	1- DELETE CLOSET
Line: 19	<p>Note: As per Schedule H</p> <p>Deleted as per Line Item #55</p>

Inv.: 950	1 - OPTIONAL OPEN STAIRS TO BASEMENT C/W VESTIBULE AT BASEMENT AREA (WHEN
Line: 16	FINISHED REC ROOM IS NOT TAKEN)
	Note: As per Schedule H
9Mar20 / 3Nov20	

Inv.: 1,289	1 - Delete Item 19 - Delete Bedroom 2 closet
Line: 55	
	Note: Bedroom 2 closet to remain standard
14Dec20 / 16Dec20	

Inv.1,253
Line: 48

~~1- WALK IN CLOSET. PROVIDE CENTERED OUTSWING DOOR. 2 TIER ROD & SHELF ON WALL BACKING ONTO ENSUITE AND BEDROOM WALL, AND 1 TIER ROD & SHELF ON EXTERIOR BACK WALL. NOTE TOP SHELF TO BE APPROX 80" FROM FLOOR AND 2ND SHELF APPROX 40" FROM FLOOR~~

Note: ~~***SEE ATTACHED SKETCH***~~

Deleted as per Line Item #58

Inv.: 1,355	1 - DELETE ITEM #48 (RE: Outswing door - 2 tier Rod & Shelf...)
Line: 58	
	Note:
21Jan21 / 25Jan21	

CABINETRY

Inv.: 1,253	1 - DELETE ITEM #6 (RE: OPTIONAL KITCHEN LAYOUT 1 IN STANDARD CABINETS...)
Line: 52	Note: See item 27 for Upgraded Cabinetry
14Nov20 / 3Dec20	



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Inv.: 1,253 Line: 53 14Nov20 / 3Dec20	1 - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, LEVEL 1 CABINETRY Note: As per Kitchen Sketch. SEE ITEM #23 FOR STANDARD CABINETRY
Inv.: 1,253 Line: 34 14Nov20 / 3Dec20	1 - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - LEVEL 1 SERIES CABINETRY Note: Single Gable to be installed between Fridge and Adjacent Countertop as per Kitchen Sketch
Inv.: 950 Line: 23 9Mar20 / 3Nov20	1 - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY Note: Extension towards Geat Room. Purchaser acknowledges that the island will no longer end in line with the stove wall cabinetry. As per Schedule H
Inv.: 950 Line: 24 9Mar20 / 3Nov20	1 - Switch the placement of the upper and lower cabinets with the fridge and add a wall at the end of the cabinetry beside fridge approx 32" deep, as per Kitchen Sketch and Schedule H Note:
Inv.: 950 Line: 21 9Mar20 / 3Nov20	2 - LOWER CABINETS - VANITY, COUNTER TOP & MIRROR - PER LINEAR FOOT, STANDARD CABINETRY Note: as per schedule H
Inv.: 950 Line: 9 9Mar20 / 3Nov20	1 - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: To be installed on pantry side of stove. As per Kitchen Sketch and Schedule H
Inv.: 1,253 Line: 27 14Nov20 / 3Dec20	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: As per Kitchen Sketch and plan
Inv.: 1,253 Line: 38 14Nov20 / 3Dec20	1 - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: As per Kitchen Sketch and Colour Sheets. Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.

CABINETRY ACCESSORIES

Inv.: 950 Line: 15 9Mar20 / 3Nov20	1 - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS) Note: To be located closest to toilet, as per schedule H. See item #21 for vanity extension
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CARPET

Inv.: 1,253 Line: 46 14Nov20 / 3Dec20	1 - CARPET - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE (see item 16)
Inv.: 1,253 Line: 47 14Nov20 / 3Dec20	1 - UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE (see item 16)
Inv.: 1,253 Line: 36 14Nov20 / 3Dec20	1 - CARPET - 2 COLORS OF CARPET Note:

CERAMIC TILE



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Inv.: 1,253 Line: 54 14Nov20 / 3Dec20	1 - TILE - WALL - INSTALLED ON 45 - INSTALLATION ONLY - - MAIN BATHROOM (18) - . Note: As per Wall Tile Sketch
Inv.: 1,253 Line: 32 14Nov20 / 3Dec20	1 - Bronze level floor tile in Laundry room installed Rectangular Front-to-Back as per Floor Tile Sketch and plan. Note:
Inv.: 1,253 Line: 33 14Nov20 / 3Dec20	1 - LANDING AT REAR DOOR - DELETE STD HARDWOOD FLOORING AND PROVIDE BRONZE SERIES FLOOR TILES installed Rectangular Front-to-Back as per Floor Tile Sketch and plan Note: STAIRS TO REMAIN HARDWOOD
Inv.: 1,253 Line: 39 14Nov20 / 3Dec20	1 - FLOOR TILE - UPGRADE - BRONZE - FOYER Note: Installed Rectangular Front-to-Back as per Floor Tile Sketch and plan
Inv.: 1,253 Line: 40 14Nov20 / 3Dec20	1 - FLOOR TILE - UPGRADE - BRONZE - MAIN BATHROOM Note: Installed Rectangular Front-to-Back as per Floor Tile Sketch and plan
Inv.: 1,253 Line: 41 14Nov20 / 3Dec20	1 - FLOOR TILE - UPGRADE - SILVER - ENSUITE BATH Note: Installed Rectangular Side-to-Side as per Floor Tile Sketch and plan
Inv.: 1,253 Line: 42 14Nov20 / 3Dec20	1 - WALL TILE - UPGRADE - SILVER FLOOR TILE - ENSUITE BATHROOM Note: Horizontally Stacked as per Wall Tile Sketch and plan
Inv.: 1,253 Line: 43 14Nov20 / 3Dec20	1 - Delete Backsplash Tiles Note: Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion.
Inv.: 1,253 Line: 44 14Nov20 / 3Dec20	1 - Delete fireplace tile surround and install drywall as per plan Note:
Inv.: 1,253 Line: 45 14Nov20 / 3Dec20	3 - CERAMIC TILE - GROUT COLOR PER COLOUR Note:

COUNTERTOP

Inv.: 950 Line: 8 9Mar20 / 3Nov20	1 - COUNTERTOP - FLUSH BREAKFAST BAR - STD SERIES - KITCHEN OPT 1 LAYOUT Note: As per Kitchen Sketch and Schedule H
Inv.: 1,253 Line: 49 14Nov20 / 3Dec20	1 - MAIN BATHROOM AND MASTER ENSUITE - DELETE LAMINATE BACKSPLASH OF COUNTER TOP FOR BOTH VANITIES Note: Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion.

DOORS - INTERIOR

Inv.: 1,253 Line: 28 14Nov20 / 3Dec20	1 - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - ALL AREAS - . Note:
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ELECTRICAL

Inv.: 1,289 Line: 56 14Dec20 / 16Dec20	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Quote SS3959 Rev.09 dated December 15, 2020
Inv.: 1,289 Line: 57 14Dec20 / 16Dec20	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Quote OR4985 Rev.03 dated December 4, 2020

FIREPLACES

Inv.: 1,253 Line: 29 14Nov20 / 3Dec20	1 - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED Note: Stained SB206
Inv.: 950 Line: 12 9Mar20 / 3Nov20	1 - FIREPLACE - FIREPLACE FAN KIT C/W WALL SWITCH FOR FAN Note:

HARDWOOD FLOORING

Inv.: 950 Line: 18 9Mar20 / 3Nov20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: As per Schedule H
Inv.: 950 Line: 22 9Mar20 / 3Nov20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN Note: As per Schedule H
Inv.: 1,253 Line: 31 14Nov20 / 3Dec20	1 - Install engineered hardwood Lauzon Designer Collection Estate Series 6-1/4" flooring in hallway in lieu of ceramic tiles as per plan. Laundry room + main bathroom to remain ceramic tile as per colour chart. Note: Steps are Hardwood Standard

HVAC

Inv.: 950 Line: 20 9Mar20 / 3Nov20	1 - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes
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MISCELLANEOUS

Inv.: 950 Line: 13 9Mar20 / 3Nov20	1 - FLAT CEILING IN WHOLE HOUSE (BUNGALOW) Note: Does not include additional basement areas
Inv.: 950 Line: 25 9Mar20 / 3Nov20	1 - The Vendor agrees to a full refund of all deposit monies up to \$50,000.00 in the event that the Purchaser is not able to secure satisfactory financing for the purchase of this home up to 30 days prior to closing. Note:
Inv.: 1,253 Line: 51 14Nov20 / 3Dec20	1 - DELETE ITEM 51 Note:

PAINT



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Inv.: 950 Line: 14	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: 9Mar20 / 3Nov20
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PLUMBING

Inv.: 950 Line: 11	1 - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS Note: 9Mar20 / 3Nov20
Inv.: 950 Line: 10	1 - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES Note: See #11 for Shower door 9Mar20 / 3Nov20
Inv.: 1,253 Line: 26	1 - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: DOES NOT INCLUDE CONNECTION 14Nov20 / 3Dec20
Inv.: 1,253 Line: 50	1 - PROVIDE FOR SCHLUTER NICHE APPROX 12" X 20"C/W STD SERIES CERAMIC TILES TO BE INSTALLED IN WALL BACKING ONTO WALK IN CLOSET (OPPOSITE SHOWERHEAD WALL). CENTRE NICHE HORIZONTALLY IN SPACE AND HAVE BOTTOM APPROX 4FT UP FROM SHOWER BASE as per plan Note: 14Nov20 / 3Dec20
Inv.: 1,253 Line: 35	1 - Sink and Light Fixture to be approximately centered on extended vanity in ensuite bathroom as per plan Note: See item 21 for extension 14Nov20 / 3Dec20

RAILING

Inv.: 950 Line: 17	1 - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES INCLUDING OPEN STAIRCASE TO BASEMENT Note: As per Schedule H 9Mar20 / 3Nov20
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STANDARDS

Inv.: 950 Line: 3	1 - STANDARD - FIREPLACE HEARTH DELETED Note: 9Mar20 / 3Nov20
Inv.: 950 Line: 4	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: 9Mar20 / 3Nov20
Inv.: 950 Line: 5	1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable 9Mar20 / 3Nov20

TRIM

Inv.: 1,355 Line: 59	2 - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH Note: To be installed 40" from the floor on the Ensuite and Side Wall of the walk-in closet 21Jan21 / 25Jan21
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WINDOWS & DOORS



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Inv.: 950	1 - GARAGE DOOR - UPGRADE TO 10 x 8 MID-AMERICA/REGAL INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING	
Line: 7		
Note:		
9Mar20 / 3Nov20		