

Lot 30
Phase South
Model Monte (50-01) Elev A

Colours Upgrade Report
The Castles of King City Print Date:17-Feb-17

BATTISTA SCALZITTI ROSETTIS and MICHAEL ROSETTIS

PE With Agreement

- 1.Rear Upgrade
- 2.THIS AGREEMENT IS CONDITIONAL UNTIL 5:00 PM ON MAY 25TH 2015 AFTER THIS DATE THIS AGREEMENT BECOMES FIRM AND BINDING.
- 3.IF THE LOGGIA AS PER PLAN DOES NOT FIT THIS LOT...THIS AGREEMENT BECOMES NULL AND VOID.
PURCHASER IS AWARE THEY ARE NOT ENTILTLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

LATE STRUCTURAL

See # 5033

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5033	LATE STRUCTURAL	INSTALL POURED IN PLACE CONCRETE STEPS FROM REAR LOGGIA TO GRADE. STEPS ARE TO BE INSTALLED AT THE REAR OF THE LOGGIA AS PER SKETCH. STEPS WILL BE APPROXIMATELY 60 INCHES WIDE AND HAVE TREADS OF A MINIMUM 10 INCHES, THESE STEPS WILL HAVE A FOUNDATION INSTALLED AND THE FINISH WILL BE SIMILAR TO THAT OF THE CURRENT LOGGIA SLAB NO CHARGE AS PER DD	875		
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ID	Group	Description	Invoice	Date Ordered	
3756	STRUCTURAL	GARAGE - Add exterior insulated side garage door INSTALL APPROX 5 FT FROM LAUNDRY ROOM SEE SKETCH	705		
3758	STRUCTURAL	ADD INSULATION TO THE EXTERIOR WALLS AND ABOVE GARAGE DOORS IN THE GARAGE	705		
3759	STRUCTURAL	INSULATION - Add sound insulation to interior walls between all main floor rooms and basement Room with closet	705		
3762	STRUCTURAL	DEN - UPGRADE TO DOUBLE DOORS WITH 3/4 PANEL 1-LITE FROSTED GLASS IN LIEU OF STANDARD FRENCH DOORS (LIKE LOT 53)	705		
3764	STRUCTURAL	LAUNDRY - Floor to be flush with main floor hallway **if needed add 2 steps from laundry into garage	705		
3765	STRUCTURAL	MASTER BEDROOM - Add linen closet (double door) with shelves in hallway **reduce size of master bedroom closet by approx 2 feet **centre door to walk in closet	705		
3766	STRUCTURAL	MASTER ENSUITE - RECONFIGURE - 1. Delete Window on side wall 2. Relocate bathroom vanity (2 sinks) against exterior opt. loggia wall 3. Install BIDET Model Contrac Cale #4830 BLX centre spray Faucet parkfield 24-043-3000 and relocate toilet 4. Enlarge shower, 5- Centre Rain shower in ceiling NOTE Centre from shower seat 6. INSTALL shower seat 7. Note location of ensuite door - locate accordingly 8- ADD 1 additional shower potlight (2) in total	705		
3768	STRUCTURAL	DRYWALL SHOWERS/TUBS - Install cement board full height on all shower/tub walls Main bath, Master bath, Basement bath	705		
3769	STRUCTURAL	TWIN BATH - Install frameless glass shower with shower seat in lieu of tub Shower space to be approx 72 inches long and 36 inches wide (adjust bedroom 2 closet wall , as needed to accomodate wider shower stall area). ADD Grohe shower faucet package rain shower head Install centre of ceiling with handheld on slide bar same as Master ensuite (1) additional potlight in shower total of 2 potlights	705		
3770	STRUCTURAL	TWIN BATH / BED 3 - 1. Reduce closet in bedroom 3 2. Install bidet in twin bath Contrac Cale 4830 centre spout , Faucet Parkfield 24-043 3000	705		
3773	STRUCTURAL	HOSE BIBS - 2 additional **2 are standard, one in rear and one in garage 4 IN TOTAL	705		
3774	STRUCTURAL	LAUNDRY IN BASEMENT - ADD roughin for future laundry room in basement **includes floor drain, venting and electrical and freestanding double laundry sink Install approx 28 inches from stairwell wall see sketch	705		
3776	STRUCTURAL	LOGGIA --- Approx 26 feet 10 inches x 10 feet 2 inches includes... (NO CANTINA Includes Possible stairs to grade and add Aluminum railing in BONE COLOR , 2nd choice WHITE if possible (Exterior sides of loggia coloumns to be faced with matching Exterior Brick NOTE Columns with be full Brick , And Slanted Roof	705		

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3789	STRUCTURAL	BASEMENT ROUGH INS,,, ROUGH IN STOVE ELECTRICAL	705		
3790	STRUCTURAL	BASEMENT ROUGH IN VENT FOR EXHAUST FAN 6 INCH	705		
3791	STRUCTURAL	BASEMENT ROUGH IN FOR FUTURE SINK (KITCHEN) CENTRE SINK UNDER WINDOW WINDOW HAS BEEN SHIFTED DOWN TOWARDS THE FRONT OF THE HOME SEE SKETCH	705		
3792	STRUCTURAL	BASEMENT ADD ELECTRICAL FOR FRIDGE 15 AMP	705		
3837	STRUCTURAL	ADD ENLARGED SUPPORT BEAMS IN BASEMENT IN ORDER TO ELIMINATE POSTS IN FUTURE REC ROOM AND AREA AT THE FRONT OF THE HOME	705		
3838	STRUCTURAL	BASEMENT Finish 1 room 15 x 14 includes 1 double closet and 1 single door closet electrical, drywall laminate flooring, Shift Egress window, 47 X 32 to be centered in room Bathroom finished with standard ceramic toilet, Vanity with laminate counter top, with sink, add shower seat NOTE Vanity depth with counter top to be flush with the front of frameless shower , approx 36 x 72, NOTE glass on front of shower only, wall beside vanity and 1 additional potlight in shower ceiling, for a total of 2 potlights upgrade to Grohe Rain shower and handheld (same as master) Rain shower to be centered in the ceiling from the shower seat Add extra window above toilet 24 x 30 Exhaust fan Standard ceramic tiles Includes sound insulation in basement ceiling and above ALL finished area ceilings	705		
3840	STRUCTURAL	ADD 2 EXTRA STANDARD INTERIOR DOORS WITH STD TRIM IN BASEMENT FOYER ORANGE SWING ON EXISTING DOOR	705	*	DOOR TO SWING AS PER SKETCH
3848	STRUCTURAL	ADD EXTRA WINDOW IN BASEMENT IF POSSIBLE 24 X 30	705		
3849	STRUCTURAL	UPGRADE STANDARD BASEMENT WINDOW TO BE AN EGRESS WINDOW 47 X 32	705		
3850	STRUCTURAL	ADD (6) SECTIONS WAFFLE CEILING IN DINING ROOM IN LIEU OF COFFERED CEILING NOTE EXTRA STD CORNICE MOULDING FOR WAFFLE CEILING INCLUDED IN PRICE	705		
3875	STRUCTURAL	ADD EXTRA 24 X 30 WINDOW IN FURNACE AREA	705		
3990	ELECTRICAL	ELECTRICAL Great/Family Room - 5.5ft Electrical Outlet over Fireplace (see sketch) (Paid at Smart Tech)	744		
4026	COLOURS	HARDWOOD UP #5 BASEMENT EXTRA TO FOLLOW ← see # 4223	748		see 4223 for basement extra
4027	COLOURS	UPGRADE FIREPLACE MANTLE TO TOSCANA DA VINCI COLLECTION INCLUDES HEARTH IN LIEU OF STANDARD IN FAMILY ROOM	748		
4028	COLOURS	CUSTOM PAINT THROUGHOUT INCLUDES BASEMENT FOYER JYM AND BATHROOM BENJAMIN MOORE 2 COATS EGG SHELL INCLUDES CEILINGS	748		
4029	COLOURS	TRIM UP # 2 STEP INCLUDES FINISHED BASEMENT AREAS	748		
4030	COLOURS	TRIM UPGRADE#1 INTERIOR HARDWARE INCLUDING BASEMENT	748		
4031	COLOURS	PLUMBING UPGRADE POWDER ROOM SINK TO RECTANGULAR UNDERMOUNT CONTRAC CATENA MODEL #4210 CIY INCLUDES POLISHED CUT OUT	748		

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4033	COLOURS	PLUMBING UPGRADE KITCHEN ISLAND SINK BLANCO ESSENTIALS U 1 MODEL #400009 INCLUDES ROUGH IN ADD GROHE LADY LUX 3 CAFE REAL STEEL FAUCET MODEL #32 298 SD1 (1) KITCHEN ISLAND AND (1) MAIN SINK IN LIEU OF STD FAUCET	748		
4034	COLOURS	PLUMBING UPGRADE TOILETS TO CONTRAC CARLIN 2PCE MASTER, TWIN BATH POWDER, BASEMENT IN LIEU OF STANDARD NOTE SOFT CLOSE NO CHARGE	748		
4035	COLOURS	PLUMBING ADD INFINITY DRAIN IN MASTER ENUSITE NOTE NO CURB ON SHOWER	748		
4037	COLOURS	PLUMBING ADD LADY LUXE 3 POT FILLER MODEL 31 075 SDO TO BE INSTALLED ON WALL ABOVE STOVE IN KITCHEN FINISH REAL STEEL	748		
4038	COLOURS	LAUNDRY ROOM CHANGE SWING ON DOOR SEE SKETCH NO CHARGE <i>see</i>	748	*	<i>SWING AS PER SKETCH</i>
4039	COLOURS	TRIM ADD CORNICE MOULDING DEN INSIDE WAFFLE, FOYER INSIDE BOTH COFFERED CEILINGS, MAIN FLOOR HALL INSIDE COFFERED, POWDER ROOM, POWDER ROOM HALLWAY	748		
4040	COLOURS	TRIM ADD CORNICE MOULDING MASTER ENSUITE INSIDE DOME CEILING	748		
4041	COLOURS	ELECTRICAL ADD (7) PUCK LIGHTS UNDER UPPER CABINETS IN KTCHEN ON SEPARATE SWITCH CUT OUT INCLUDED WITH QTK ADD (2) UNDER SOFFIT KITCHEN WINDOW VALANCE ON SEPARATE SWITCH INCLUDES CUT OUT (2) IN GLASS CABINET UPPERS IN KICHEN ON SEPARATE SWITCH	748		
4042	COLOURS	ELECTRICAL ADD LED POTLIGHTS NOTE ALL DIMMER SWITCHES TO BE LUTRON MAESTRO DIMMERS (8) FAMILY ROOM ON SEPARATE DIMMER SWITCH DELELTE STANDARD LIGHT (4) FAMILY ROOM ON SEPARATE DIMMER SWITCH DELELTE STD LIGHT (4) KITCHEN ON SEPARATE DIMMER SWITCH (6) BREAKFAST AREA ON SEPARATE DIMMER SWITCH STANDARD CEILING LIGHT IN BREAKFAST AREA ADD DIMMER SWITCH (6) DINING ROOM ON DIMMER SWITCH DELELTE STD LIGHT (9) MAIN FLOOR HALLWAY ON DIMMER SWITCH DELELTE STD LIGHTS NOTE 4 WAY SWITCH (4) DEN ON SEPARATE DIMMER SWITCH (KEEP STD LIGHT) (4) MASTER BEDROOM ON 3 WAY DIMMER SWITCH (KEEP STD LIGHT) (2) MASTER BEDROOM HALLWAY ON A 3 WAY SWITCH DELETE STD LIGHT (4) BASEMENT GYM ON SEPARATE DIMMER SWITCH (5) BASEMENT LANDING ON 3 WAY DIMMER SWITCH DELELTE STD LIGHT	748		

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4043	COLOURS	ELECTRICAL ADD CAPPED BOXES NOTE ALL SWITCHES TO BE LUTRON MAESTRO DIMMER SWITCHES (1) POWDER ROOM INSTALL IN CEILING ON SAME SWITCH ADD DIMMER IN LIEU OF STANDARD (2) TWIN BATH 3 WAY DIMMER SWITCH INSTALL ONE ABOVE EACH VANITY SINK (2) MASTER ENSUITE ADD DIMMER SWITCH INSTALL ABOVE VANITY SINKS (SEE REVISED MASTER ENSUITE) (1) MASTER ENSUITE ON SEPARATE DIMMER SWITCH INSTALL IN THE CEILING OF THE DOME (1) BASEMENT BATH ADD DIMMER SWITCH INSTALL ABOVE VANITY SINK IN LIEU OF STANDARD LIGHT (2) ABOVE KITCHEN ISLAND ON 3 WAY DIMMER SWITCH INSTALL EVENLY ALONG WITH STANDARD LIGHT	748		
4223	COLOURS	HARDWOOD UPGRADE # 5 UPGRADE BASEMENT GYM INLIEU OF STANDARD LAMINATE	748		
4224	COLOURS	HARDWOOD UP # 5 KITCHEN AND BREAKFAST IN LIEU OIF TILE	748		
4225	COLOURS	ELECTRICAL DINING ROOM MAKE 2 STANDARD RECEPTACLES A SWITCH RECEPTACLE WITH A LUTRON MAESTRO DIMMER SWITCH	748		
4226	COLOURS	ELECTRICAL RECEPTACLES (1) FAMILY ROOM INSTALL BELOW WINDOW CENTERED (1) FAMILY ROOM INSTALL ON WALL BESIDE WINDOW (SEE PICTURE) (2) FOYER ((1) TWIN BATH VANITY ON OPPOSITE SIDE OF STANDARD PLUG (1) BEDROOM 3 NOTE 2 STANDARD PLUGS ON EACH SIDE OF VANITY (SEE REVISED MASTER ENSUITE)	748		
4227	COLOURS	ELECTRICAL ADD DOOR JAMB SWITCHES (1) MAIN FLOOR HALL CLOSET INSTALL (1) MASTER BEDROOM LINEN CLOSET INSTALL ON RIGHT SIDE OF DOOR	748		
4228	COLOURS	ELECTRICAL ADD LED EXTERIOR POT LIGHTS (2) FRONT PORTICO ON SAME SWITCH DELETE STD CEILING LIGHT (7) AT THE REAR ON SEPARATE SWITCH (UNDER SOFFIT) (6) REAR LOGGIA IN LIEU OF STD LIGHT INSTALL IN CEILING NOTE DELELTE STD COACH LIGHT REAR GARDEN DOOR SEE SKETCH	748		
4229	COLOURS	ELECTRICAL ADD EXTERIOR GFI PLUGS (2) AT THE REAR LOGGIA ON SWITCHED RECEPTACLE INSTALL WITH STD PLUG (2) REAR ON A SWITCHED RECEPTACLE (2) 1 AT THE FRONT AND 1 AT THE FRONT BELOW SOFFIT INSTALL WITH STD SWITCHED RECEPTACLE EXTRA FOR XMS LIGHTS SEE SKETCH)	748		
4230	COLOURS	ELECTRICAL FOR APPLIANCES WALL OVEN 240 V MICROWAVE 15 AMP SEPARATE CIRCUIT	748		
4231	COLOURS	GARAGE DOOR ADD FROSTED GLASS AT THE TOP OF THE GARAGE DOOR IN LIEU OF STANDARD	748		

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4233	COLOURS	ELECTRICAL HEATED FLOORS IN MASTER ENSUITE	748		
4244	COLOURS	GARAGE DELELTE FLASE HINGES ON THE GARAGE DOORS (IF POSSIBLE)	748		
4245	COLOURS	ELECTRICAL 15 AMP PLUGS (1) BASEMENT ON SEPARATE CIRCUIT (1) BASEMENT ON SEPARATE CIRCUIT (1) BASEMENT ON SEPARATE CIRCUIT (2) INSIDE GARAGE SEE SKETCH	748		
4256	COLOURS	FIREPLACE UPGRADE TO NAPOLEAN ASCENT GX70 DIRECT VENT FIREPLACE COMPLETE WITH MODULATING REMOTE CONTROL AND VARAILBLE FLAME/HEAT ADJUSTMENT IN LIEU OF STANDARD FIREPLACE SWITCH FOR FIREPLACE SEE LOCATION ON SKETCH	748		
4257	COLOURS	ADD LOCK TO MASTER BEDROOM DOOR	748		
4258	COLOURS	HVAC UPGRADE TO 8 INCH EXHAUST VENT	748		
4259	COLOURS	KITCHEN UPGRADES QTK DATED JUNE 22, 2016	748		
4260	COLOURS	TILE AND COUNTER TOP UPGRADES * INCLUDES UNDERMOUNT SINKS.	748		
4262	COLOURS	PLUMBING UPGRADE BASEME NT VANITY SINK TO UNDERMOUNT RECTANGULAR MODEL 4210 CIY IN LIEU OF STANDARD	748		
4290	COLOURS	ELECTRICAL ADD LUTRON MAESTRO DIMMER SWITCH TO STANDARD CEILING LIGHTS (1) MASTER BEDROOM ON 3 WAY DIMMER SWITCH (1) BEDROOM 2 (1) BEDROOM 3 (1) BASEMENT GYM (1) DEN (1) TWIN BATH TOILET AREA (1) FOYER AND FOYER HALL BY CLOSET ON 3 WAY SWITCH	748		
4292	COLOURS	GARDEN DOOR INTERIOR HARDWARE TO BE BRUSH NICKEL NO CHARGE AS PER SW	748		
4293	COLOURS	MASTER ENSUITE SHOWER NOTE HALF WALL BESIDE SHOWER SEAT DEPTH OF HALF WALL TO BE DEPTH OF SHOWER SEAT	748		
4314	COLOURS	NOTE BASEMENT BATHROOM TO BE APPROX 12 INCHES DEEPER THEN BLACKLINES	748		
4700	ALL TRADES	NOTE - Window in furance area not on working drawings, only shown on blacklines	829		
4701	ALL TRADES	NOTE - Basement Bathroom to be 12 feet by 7 feet see sketch	829		
4702	ALL TRADES	NOTE - Window in Gym to be 53 inches by 32 inches **See signed blacklines for all other window sizes	829		
4703	ALL TRADES	NOTE - Half wall at shower seat only in basement bathroom	829		
4704	ALL TRADES	NOTE - Columns at rear of house to be full brick as per signed elevation drawing	829		

