

REQUEST FOR NON-STANDARD EXTRAS & COLOUR SELECTIONS

129 ST. CLAIR AVE WEST			
SUITE: 2310		DATE: July 29, 2020	
PURCHASER(S): Antonio DaSilva		DESIGN COORDINATOR: Michelle Wise	
ITEM #	DESCRIPTION	PRICE (plus HST)	Purchaser's Acknowledgement
	SUITE - COLOURS		
1.1	Suite: Wood Flooring - Supply & Install standard engineer wood flooring from Package 2. Fuzion City Scape Pinctada throughout suite excluding tiled areas.	Standard	
	FOYER/HALL		
	ELECTRICAL / STRUCTURAL		
2.1	Foyer: Lighting - Supply & Install standard foyer ceiling mount fixture(s).	Standard	
2.2	Hall - Lighting: Delete standard ceiling mount fixtures.	No charge / No Credit	
2.3	Hall: Lighting - Supply & Install four (4) pot lights as per drawing. Pot - light model: Liteline RA3S-7G LUNA LED 3" Square Gimbal Recessed fixture. Install on existing 3-way switch. As per drawing. UPGRADE EXISTING 3-way switch to dimmer.	\$ 3,240.00	
2.4	Hall: Electrical - Supply & Install duplex receptacle on separate circuit. Located As per drawing in the hallway on the wall opposite the kitchen island .	\$ 860.00	
	KITCHEN		
	ELECTRICAL / STRUCTURAL		
3.1	Kitchen: Lighting - Delete standard Track Light in front of kitchen cabinets.	No charge / No Credit	
3.2	Kitchen: Lighting - Supply & Install three (3) pot lights in in front of kitchen cabinets as per drawing on existing switch. Pot Light Model Liteline RA3S-7G LUNA LED 3" Square Gimbal Recessed fixture. UPGRADE EXISTING switch to dimmer.	\$ 2,480.00	
3.3	Kitchen: Lighting - Supply & Install standard Track Light above island. Upgrade existing switch to dimmer.	\$200.00	
3.4	Kitchen: Electrical - Supply & Install new duplex receptacle under the counter receptacle for wine fridge as per drawing.	\$ 580.00	
3.5	Kitchen Appliances: Supply & Install standard appliances.	STANDARD	
3.6	Kitchen Appliances: Supply & Install upgrade under counter wine fridge. Marvel 24" under counter wine cooler MODEL #MP24BC.	\$ 2,695.00	
3.7	Kitchen Electrical: Supply & Install new duplex receptacle for addition of microwave.	\$ 580.00	

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3.8	<b>Kitchen Appliances:</b> Supply & Install upgrade microwave with trim kit. Microwave Panasonic model NN-ST663SC with trim kit NN-TK612G.	\$ 632.50	
	KITCHEN - COLOURS		
4.1	<b>Kitchen: Cabinets Including Island-</b> Supply & Install Trevisana <b>matte light grey</b> kitchen cabinets - <b>all one colour - No two tone. Cabinetry modifications included to accommodate the microwave with trim kit &amp; wine fridge.</b>	\$1,352.00	
4.2	<b>Kitchen: Countertop</b> - Supply & Install standard Moonstone Statuario countertop.	STANDARD	
4.3	<b>Kitchen: Island - Countertop Upgrade</b> - Supply & Install Moonstone Statuario countertop with waterfall ends. Waterfall to be installed with mitered joints.	\$3,789.50	
4.4	<b>Kitchen: Backsplash</b> - Supply & Install Moonstone Statuario full slab backsplash.	\$2,551.43	
	KITCHEN - PLUMBING		
4.5	<b>Kitchen: Faucet</b> - Supply & Install standard kitchen faucet.	STANDARD	
4.6	<b>Kitchen: Sink</b> - Supply & Install standard double bowl undermount sink #KSS-002.	STANDARD	

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	LIVING/DINING ROOM		
	ELECTRICAL / STRUCTURAL		
5.1	Living/Dining: Lighting - Supply & Install six (6) pot lights on new single DIMMER pole switch as per drawing. Pot Light Model Liteline RA3S-7G LUNA LED 3" Square Gimbal Recessed fixture.	\$ 5,340.00	
5.2	Living/Dining: Lighting - Supply & Install standard capped ceiling mounted fixutre outlet (j-box) on exisitng switch in Dining Room as per drawing. UPGRADE EXISTING SWITCH TO DIMMER SWITCH.	\$ 200.00	
5.3	Living Room : Wall Mounted TV - Supply & Install raised cable & duplex receptacle for future purchaser wall mounted tv. Raised cable & duplex receptacle to be installed at approximately 5' +/- AFF. Standard duplex receptacle to remain and installed at standard height above baseboard.	\$ 1,326.00	
	Living Room: Wall Mounted TV - supply & install plywood blocking for futuure purchaser supplied and installed wall mounted tv. Install at approximately 5' +/- AFF.		
	MASTER BEDROOM		
	ELECTRICAL / STRUCTURAL		
6.1	Master Bedroom: Lighting - Supply & Install standard ceiling mounted fixutre upgrade existing switch to 3-way switch as per drawing. UPGRADE EXISTING SWITCH TO DIMMER SWITCH.	\$ 620.00	
	MASTER WALK IN CLOSET		
	ELECTRICAL / STRUCTURAL		
6.3	Master WIC: Lighting - Supply & Install stanard ceiling mounted fixtures. Locate as per drawing.	STANDARD	
	MASTER ENSUITE		
	ELECTRICAL / STRUCTURAL		
7.1	Master Ensuite: Lighting - Supply & Install two (2) pot lights in master bathroom as per drawing - one (1) inside the shower and the second outside of the shower as per drawing. Both connected to existing separate switch.	\$1,520.00	
7.2	Master ensuite - Lighting - supply & install standard wall sconce outlets on separate switch as per drawing. UPGRADE EXISTING SWITCH TO DIMMER SWITCH.	\$200.00	

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	MASTER ENSUITE - COLOURS		
7.3	Master ENSUITE: Floor Tile - Supply & Install Standard 12"x24" Lumina Ash Matte floor tile. To be installed in a stacked pattern.	STANDARD	
7.4	Master ENSUITE: Wall Tile - Supply & Install Standard 12"x24" Lumina Ash matte wall tile. To be installed in a stacked horizontal pattern. In shower only.	STANDARD	
7.5	Master ENSUITE: Shower Floor Tile - Supply & Install standard shower floor from Collection 2.	STANDARD	
7.6	Master Ensuite: Tile Base - Supply & Install standard tile base 6"x24" Lumina Ash Matte tile base.	STANDARD	
7.7	Master ENSUITE: Vantiy Cabinet - Supply & Install standard matte white master vanity cabinet.	STANDARD	
7.8	Master ENSUITE: Vantiy counter / UPGRADE OPTION - Supply & Install upgrade vanity countertop - Moonstone Statuario with undermount sink.	\$1,275.00	
	MASTER ENSUITE - PLUMBING		
7.9	Master Ensuite - Sink: Supply & Install Kantrio Undermount sink. Included in price of item 7.9 above. Qty 2	N/A	
7.10	Master Ensuite - Faucet: Supply & Install standard bathroom vanity faucet. Qty 2	STANDARD	
7.11	Master Ensuite - Shower: Supply & Install standard Delta Tommy Shower head & tub/shower trim. Upgrade to add the Delta Trinsic Single setting Slide bar Hand Shower Model #57085.	\$ 429.60	
	GUEST BATHROOM		
	ELECTRICAL / STRUCTURAL		
8.1	Hall to Guest Bathroom - Supply & Install standard ceiling mounted light fixture on standard sinlge pole switch as per drawing.	STANDARD	
8.2	Guest Bathroom: Lighting - Supply & Install two (2) pot lights on existing switch as per drawing. Pot light model: Liteline RA3S-7G LUNA LED 3" Square Gimbal recessed fixture.	\$1,520.00	

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8.3	<b>Guest Bathroom: Lighting</b> - Supply & Install standard wall sconce on existing switch as per drawing. UPGRADE EXISTING SWITCH TO DIMMER SWITCH	\$200.00	
	GUEST BATHROOM - COLOURS		
8.7	<b>Guest Bath: Floor Tile</b> - Supply & Install Standard 12"x24" standard Lumina Ash matte porcelain floor tile FROM package 2. Tile to be installed in a stacked pattern.	STANDARD	
8.8	<b>Guest Bath: Wall tile</b> - Supply & Install STANDARD 12"x24" standard Lumina Ash Matte porcelain wall tile. Tile to be installed in a stacked horizontal pattern. Tile to be installed on all three (3) shower/tub walls ONLY.	STANDARD	
8.9	<b>Guest Bath: Shower Floor Tile</b> -Supply & Install standard shower floor tile.	STANDARD	
8.10	<b>Guest Bath: Tile Base</b> - Supply & Install standard porcelian 6"x24" tile base Lumina Ash matte.	STANDARD	
8.11	<b>Guest Bath: Vanity cabinet</b> - Supply & Install standard matte white vanity cabinet.	STANDARD	
8.12	<b>Guest Bath: Vanity countertop</b> - UGRADE OPTION - Supply & Install upgrade Moonstone countertop with undermount porcelain sink. Moonstone colour Statuario.	\$1,275.00	
	GUEST BATHROOM - PLUMBING		
8.16	<b>Guest Bathroom - Sink:</b> Supply & Install Kantrio Undermount sink. Included in price of item 7.9 above.	N/A	
8.17	<b>Guest Bathroom - Shower Fixtures:</b> Supply & Install standard shower fixtures.	STANDARD	

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	GUEST BEDROOM		
	ELECTRICAL/ STRUCTURAL		
9.1	Guest Bedroom: Lighting - supply & Install standard ceiling mounted fixture upgrade switch to new 3-way DIMMER switch as per drawing.	\$620.00	
Sub Total:		\$ 33,486.03	
HST (13%):		\$ 4,353.18	
Total:		\$37,839.21	

SELECTION CHART/UPGRADE AND EXTRA AGREEMENT TERMS AND CONDITIONS.

The Purchaser acknowledges and agrees that the Vendor's obligation to install the above extras is conditional and subject to the following terms and conditions:

1. Unless otherwise specified, where the Purchaser is permitted to make a selection, such selection shall be from Vendor's standard samples.
2. It is agreed that the upgrades and/or extras provided to the Purchaser through this request shall not be subject to warranty.
3. All Dimensions stated herein are approximate only.
4. Execution of this request shall constitute the Purchaser's direction to supply the above items and the Purchaser has carefully verified the information contained herein.
5. Colours, finishes and materials set out herein and/or shown in the sales office may not match the exact colours, finishes and materials eventually installed in the suites due to variances in manufacturing or supply and all materials specified herein are subject to the terms set out in the Agreement of Purchase and Sale.
6. The Purchaser acknowledges that only Standard Unit Finishes are insured and that upgrades and extras are not insured and will not be insured under the Condominium Corporation's insurance after registration and the Purchaser is responsible to insure the upgrades and extras under its contents insurance.
7. Any extras or changes will not proceed unless the Vendor (Authorized Signing Office) and the Purchaser sign this request.
8. Unless otherwise set out herein, the cost of all extras and/or upgrades are due and payable on the signing of this request and are not a deposit within the meaning of the Condominium Act. If the Vendor agrees herein to defer any payment, it must be paid when due, failing which the Vendor in its sole discretion, may choose not to proceed with the work and all monies paid therefore will be forfeited by the Purchaser.
9. Subject to additional terms set out on COLOUR SELECTION CHART/UPGRADE AND EXTRA AGREEMENT TERMS AND CONDITIONS.
10. The Colour Selection Chart is final; it cannot be changed once submitted.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Vendor: Chruchterrace Developments Inc.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date Approved

Design Coordinator \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Authorized Signing Officer