



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Hayssam SBEIT and Julie AWAD

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
111 / 1	20M-1184	Juniper 6 Elev 3		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER STANDARD CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT 29Mar18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
--	--

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 29Mar18 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 29Mar18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Mar18 Note:	

CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - INSTALL TILE IN A STAGGERED PATTERN - - FOYER AND MAIN HALL 29Mar18 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - INSTALL TILE IN A STAGGERED PATTERN - - KITCHEN 29Mar18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 29Mar18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - SIDE ENTRANCE 29Mar18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 29Mar18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - KITCHEN 29Mar18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER AND MAIN HALL 29Mar18 Note:	

CONSTRUCTION

1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 09Dec16 Note:	
1 - ADD NEW ENLARGE BASEMENT WINDOW (MAY REQUIRE WINDOW WELL) - WINDOW IS 30 INCHES X 24 INCHES 09Dec16 Note:	
1 - EXTERIOR FRONT ELEVATION - ADD STONE AS PER SKETCH 09Dec16 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 09Dec16 Note: The ceiling height is measured from the top of the unfinished subfloor to underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 13Feb18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 13Feb18 Note:	

RECEIVED APR 03 2018

CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Hayssam SBEIT and Julie AWAD

TEL:

LOT / PHASE 111 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 6 Elev 3		
------------------------	-------------------------	--------------------------------	--	--

2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE
13Feb18 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 29Mar18 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29Mar18 Note:	

HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 29Mar18 Note:	
1 - HARDWOOD – GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 29Mar18 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29Mar18 Note:	
--	--

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 09Dec16 Note:	
--	--

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 29Mar18 Note:	
1 - V GROOVE HANDRAIL 29Mar18 Note:	
1 - EUROLINE 3 BLACK IRON PICKETS 29Mar18 Note:	

EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 29 Mar 18 at 15:25

Purchasers: Hayssam SBEIT & Julie AWAD
Telephone Res. / Bus: /
Decor Advisor: Natalie Mancuso
Lock Date: 29-Mar-18

Property: 111
Project: Lecco Ridge Developments Inc.
Model and Elevation: Juniper 6 Elev 3
Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	1003
Laundry Room	ELISSE	Standard
Powder Room	MODENA WHITE	1001
Master Ensuite Bathroom	MODENA WHITE	1001
Ensuite Bath - Bedroom 2/3	MODENA WHITE	1001
Ensuite Bath - Bedroom 4	MODENA WHITE	1001

Appliances: Built In Appliances ☐ Yes ☒ No Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open 41" Upper Cabinets ☒ Yes ☐ No Please NOTE: Standard Cabinet Height is 30"

Stove Opening NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

** Refer to Construction Summary

Purchasers: Hayssam SBEIT & Julie AWAD

Property: 111

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 6 Elev 3

Lock Date: 29-Mar-18

29-Mar-18

Plan #: 20M-1184

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-CALCATTa CA 6082P POL. 24X24	<input checked="" type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CALCATTa CA 6082P POL. 24X24	<input checked="" type="checkbox"/>	
Laundry Room	TILE- RAINBOW WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-CALCATTa CA 6082P POL. 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- PRY 200 ROYAL CARRARA 10X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW DARK GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- BEACH LIGHT GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-CALCATTa CA 6082P POL. 24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary
ALL TILED AREAS TO HAVE GROUT COLOUR - TITANIUM #50

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- LUC BLANC GROENLANDIA 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- SAT BLAN GROENLANDIA 8X16	
Ensuite Bath - Bedroom 4	TILE- BIANCO LUCIDO 8X16	
Kitchen Backsplash		

ALL TILED AREAS TO HAVE GROUT COLOUR - TITANIUM #50

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: 

Purchasers: Hayssam SBEIT & Julie AWAD

Property: 111

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 6 Elev 3

Lock Date: 29-Mar-18

29-Mar-18

Plan #: 20M-1184

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Living Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Family Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Upper Landing	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- GRAPHITE- CASHMERE
Upper Hall	LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
Master Bedroom	LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
Bedroom #2	LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
Bedroom #3	LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
Bedroom #4	LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
Bedroom #5	
Underpad	Type <div></div> Area <div></div>

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- GRAPHITE
Picket Type	EUROLINE 3	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- GRAPHITE
Treads	Standard	Colour	MIRAGE- GRAPHITE
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:



Purchasers: Hayssam SBEIT & Julie AWAD

Property: 111

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 6 Elev 3

Lock Date: 29-Mar-18

29-Mar-18

Plan #: 20M-1184

10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				FLAT ON WALL					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				NO					

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

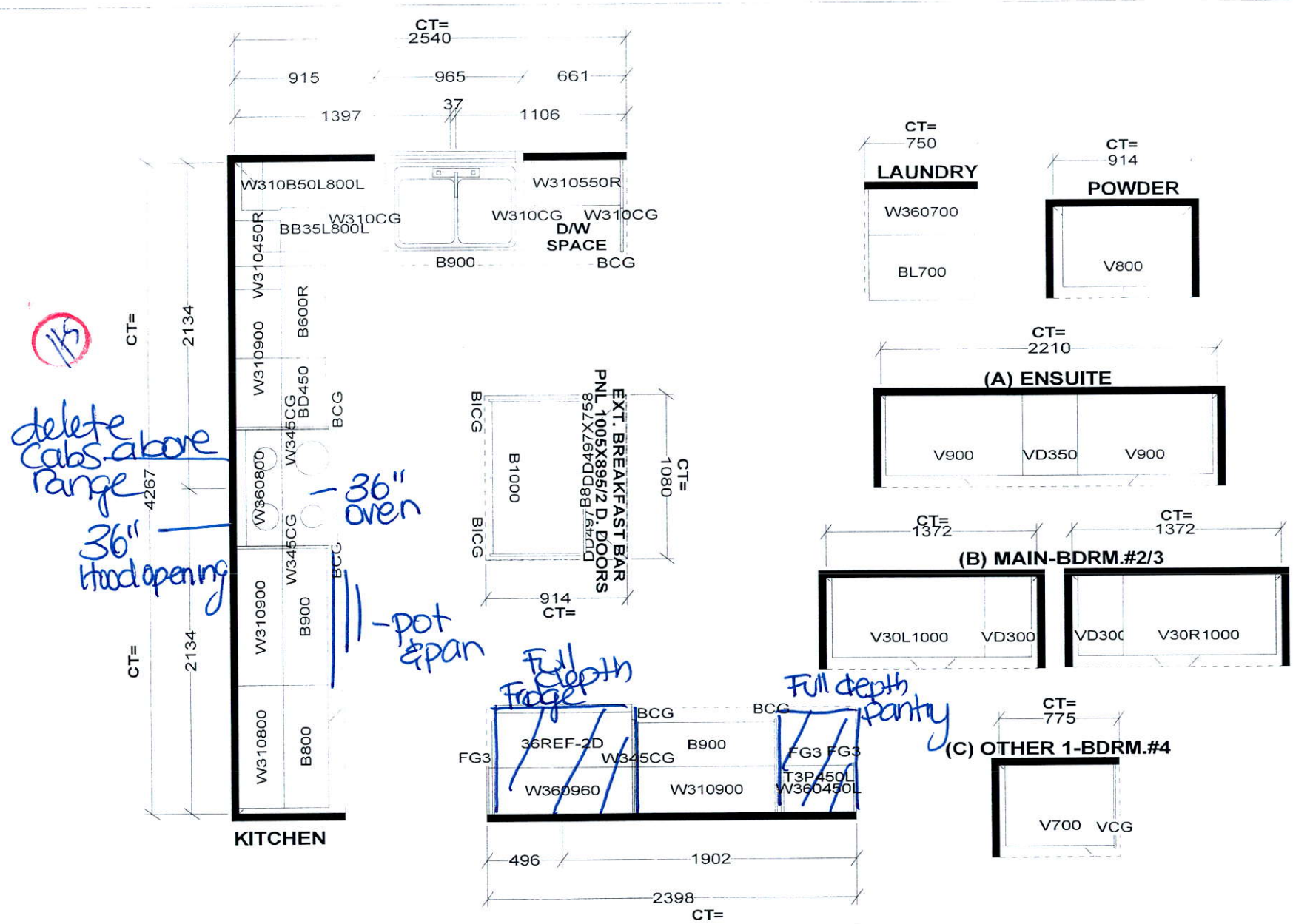
14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: _____ Date: 03/29/2018 Signature: _____ Date: _____



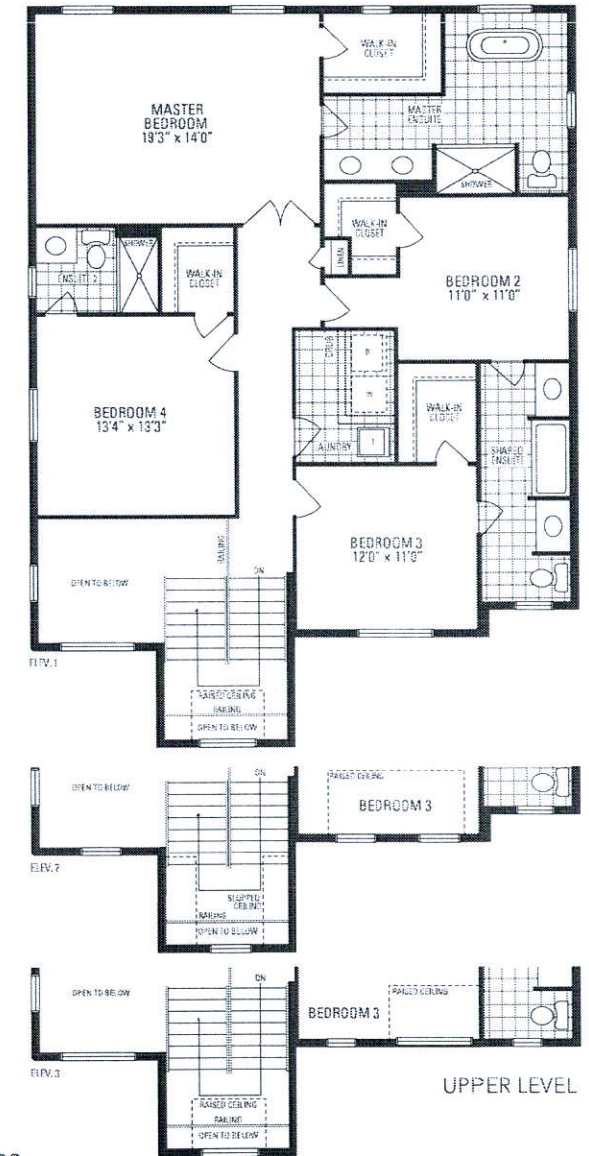
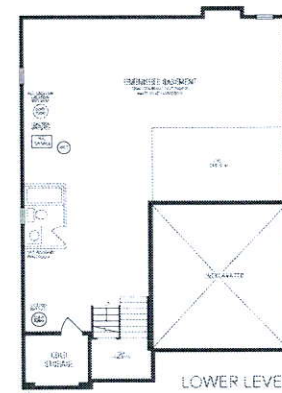
Selba Industries

STANDARD FEATURES:
9' CEILINGS WITH D/C BOX
1040MM HIGH UPPER CABINETS
DISHWASHER SPACE
DUMMY DOORS ON EXPOSED BACKS
LAMINATE KITCHEN & VANITY COUNTERTOPS

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.



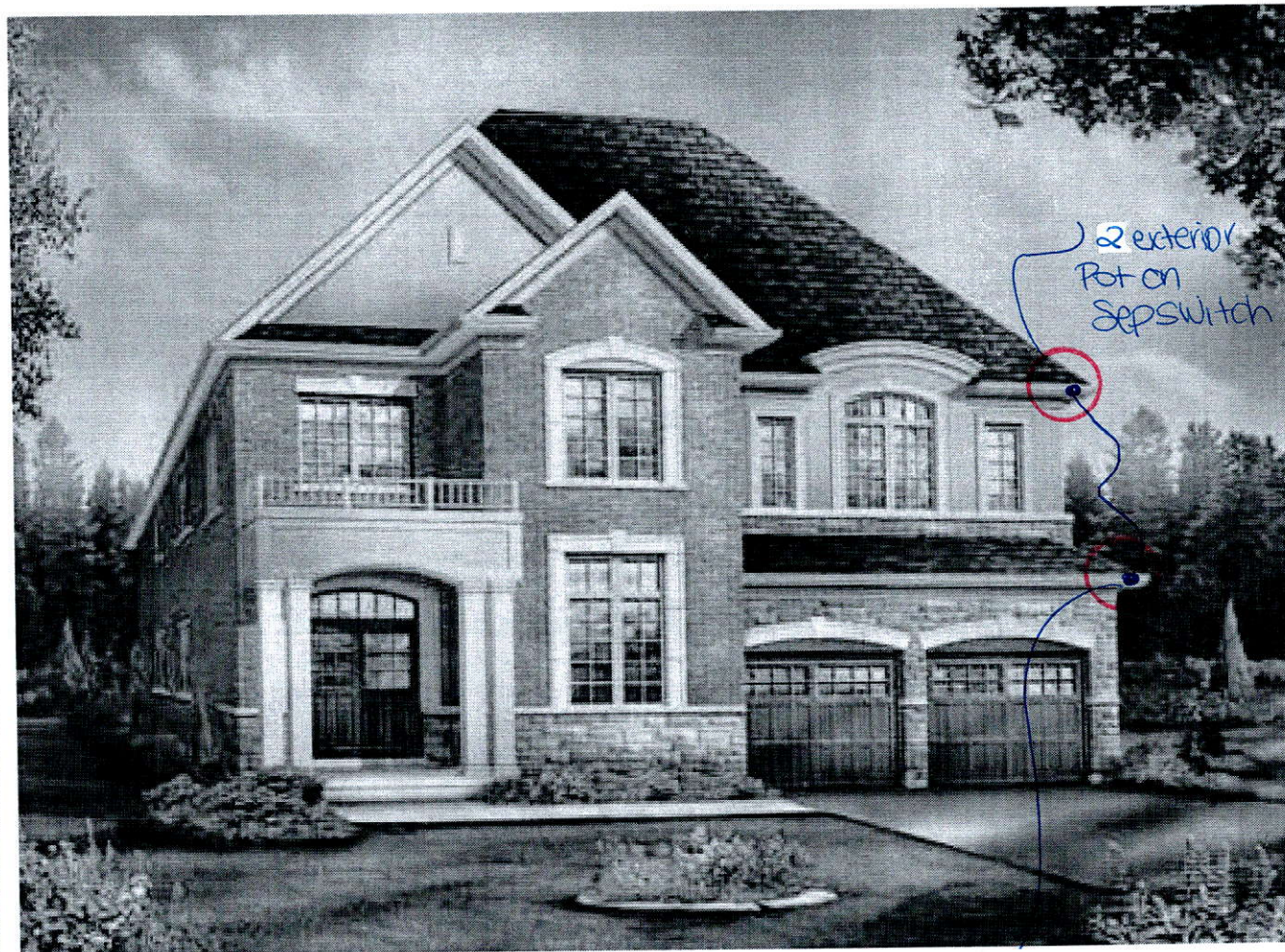
JOB NUMBER:
BUILDER: GREENPARK HOMES
SITE NAME: LECCO RIDGE, Milton
MODEL: JUNIPER 6X ELEV 3
LOT #:
DESIGNER: KS
DATE: FEB 13 17



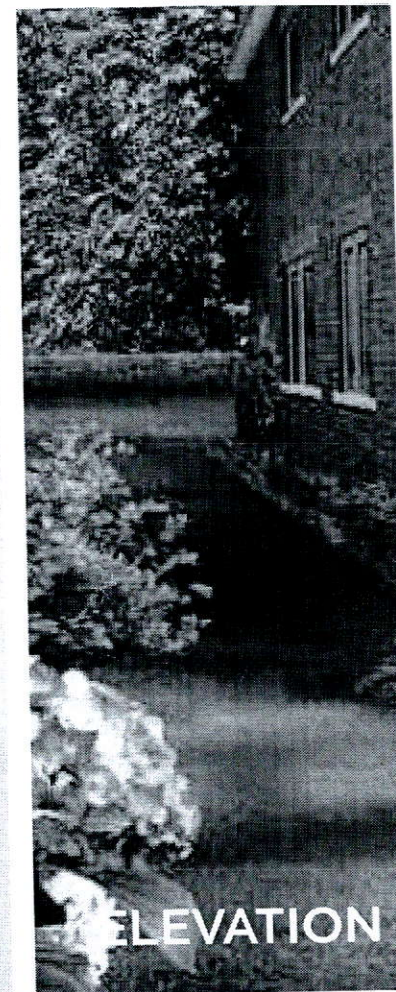
JUNIPER 6

3,107 sq.ft. includes 102 sq.ft. of open area

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. Final location of pump/pump is based on site conditions. Routine and adjoining model types may vary due to site. E. & D.J. LLC, Juniper 6 • Copyright Nov 2016



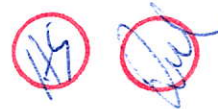
ELEVATION 3



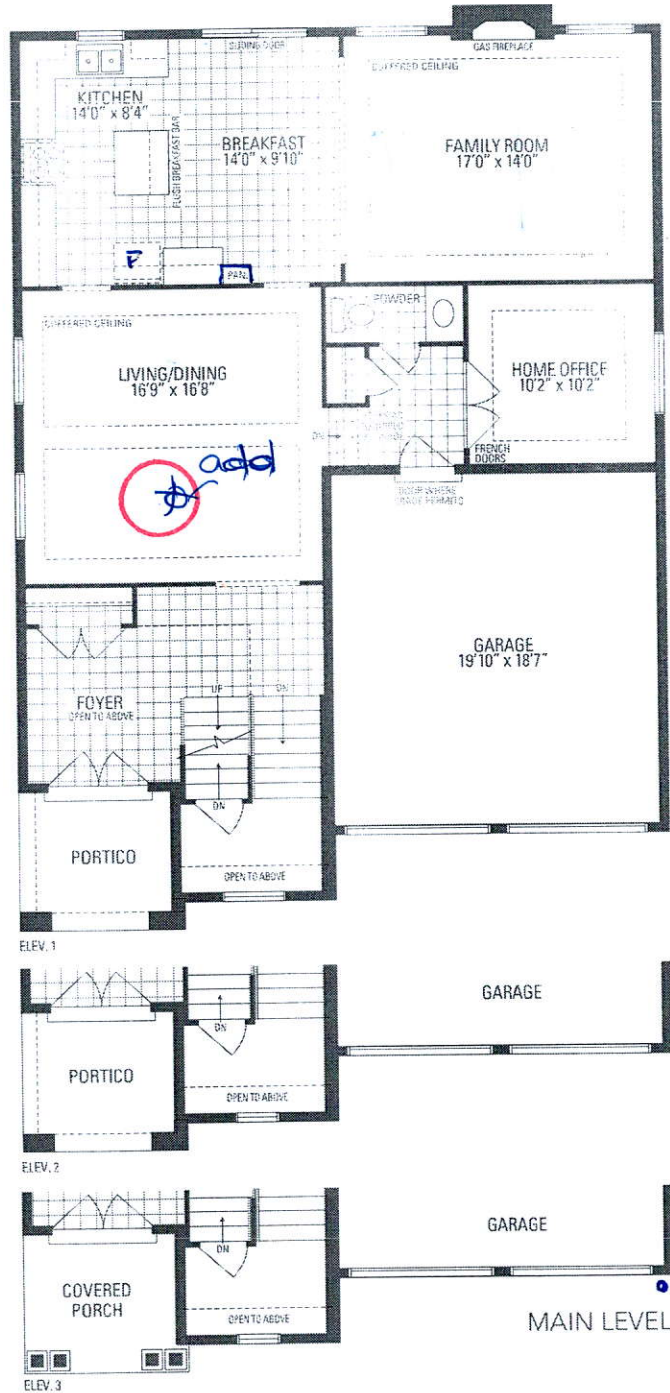
ELEVATION 1

2 exterior
pots on
1 switch

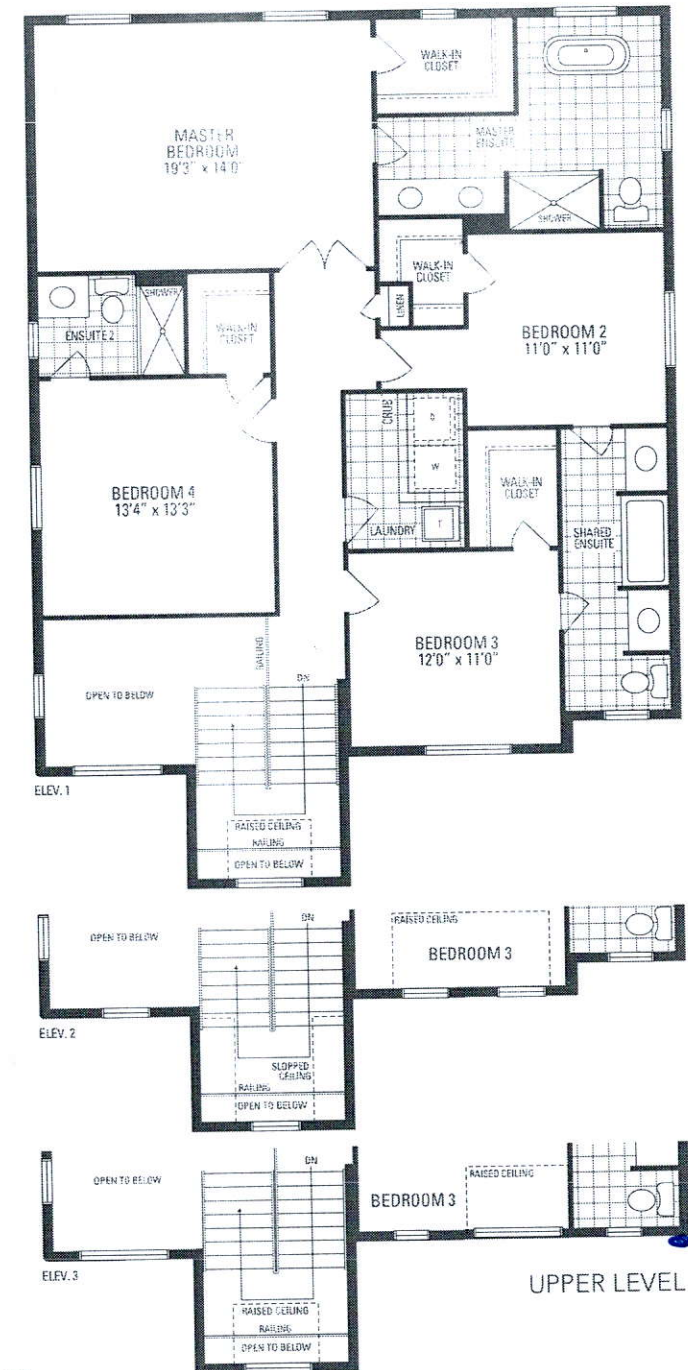
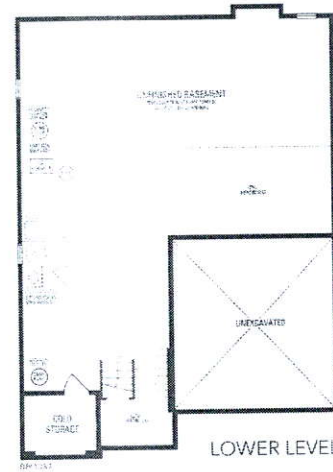
Lot III
Lecco



1st Floor
10ft+
ceilings



111



JUNIPER 6

3,107 sq.ft. includes 102 sq.ft. of open area

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E. & D.E. LEC Juniper 6 • Copyright Nov. 2016

LOT 111

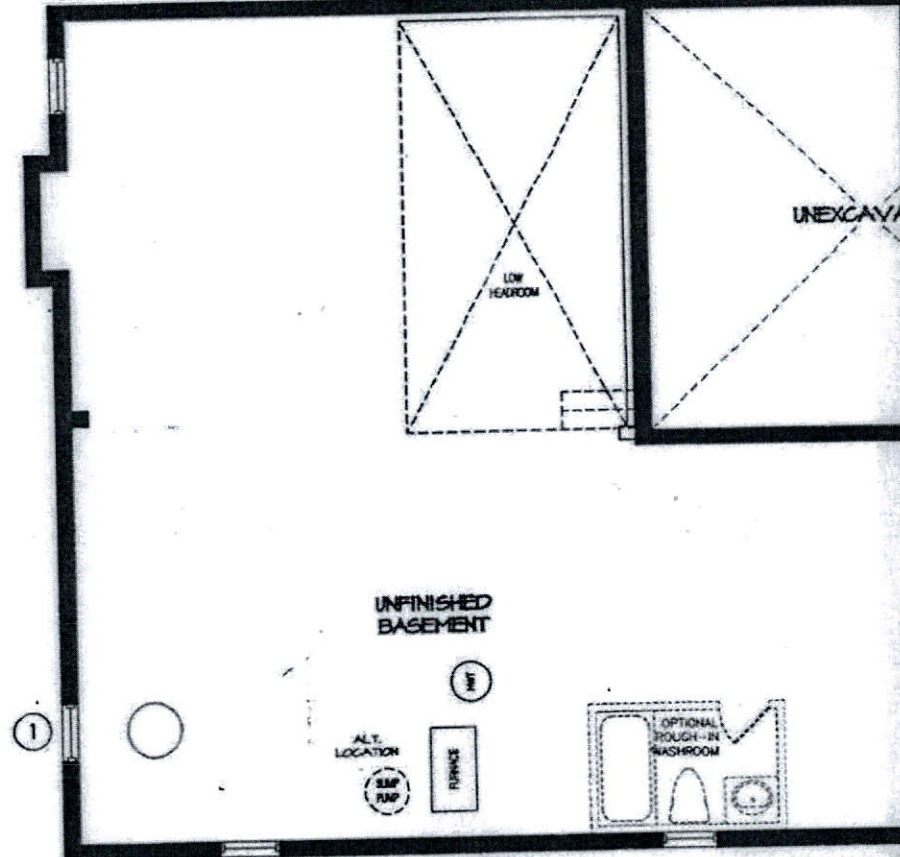
LECCO RIDGE

JUNIPER 6

ELEV. 3

REVISION:

1. ADD 30"X24" BASEMENT WINDOW.



JAN 05 2017

LOWER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY
DATE

N.T.S.
PAGE No.
1 OF 1

Greenpark.

Haye
Haye

LOT 111

LECCO RIDGE

JUNIPER 6

ELEV. 3

REVISION:

1. MAKE ALL STONE AND STUCCO FRONT ELEVATION. NO BRICK ON FRONT.

SUBJECT TO FINAL ARCHITECTURAL
CONTROL APPROVALS AT PERMIT
APPLICATION

REVISE BRICK
TO STUCCO

REVISE BRICK
TO STONE

REVISE BRICK
TO STONE

REVISE BRICK
TO STONE



FRONT ELEVATION 3

DEC 08 2016

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.
BY
MB
PAGE No.
2 OF 2

SCALE
N.T.S.
Greenpark