



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASER: Abdul Wahid SHAHRIYAR

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
117 / 1	20M-1184	Juniper 9 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 25Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - LIGHT VALENCE - KITCHEN 25Apr18 Note:	

CABINETRY ACCESSORIES

1 - BASE MICROWAVE CABINET - BUILT-IN - MICROWAVE BASE CABINET WITH ONE DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 25Apr18 Note: Specs to Follow	
1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 2 BIN - PRICE IS EACH 25Apr18 Note:	
2 - ACCESSORY - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 25Apr18 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 25Apr18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 25Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 25Apr18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 5 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - LAUNDRY ROOM 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 25Apr18 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 25Apr18 Note:	
1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 20Dec16 Note:	

RECEIVED APR 26 2018

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2 - ADD NEW ENLARGE BASEMENT WINDOW (MAY REQUIRE WINDOW WELL) - WINDOW IS 30 INCHES X 24 INCHES 20Dec16 Note:	
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 20Dec16 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 20Dec16 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.	

DOORS AND TRIM

22 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - ROMAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR ALL SECOND FLOOR DOORS 25Apr18 Note:	
5 - DOORS INTERIOR - FOR 10 FOOT CEILING - ROMAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR ALL FIRST FLOOR INTERIOR DOORS 25Apr18 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 25Apr18 Note:	
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 25Apr18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Mar18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Mar18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 12Mar18 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 25Apr18 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 25Apr18 Note:	
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MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT 25Apr18 Note:	
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PLUMBING

1 - MASTE RENSUITE FREE STANDING TUB TO CIRBUS SR22 25Apr18 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 25Apr18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Dec16 Note:	
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STAIRS AND RAILINGS

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1 - V GROOVE HANDRAIL 25Apr18 Note:				
1 - EUROLINE 2- BLACK 25Apr18 Note:				
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 25Apr18 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:	

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Purchaser: Abdul Wahid SHAHRIYAR

Property: 117

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 9 Elev 3

Lock Date: 25-Apr-18

25-Apr-18

Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HASTING CHOCOLATE	2002
Laundry Room	ELISSE	Standard
Powder Room	HASTING MAJESTIC	1001
Master Ensuite Bathroom	HASTING CHOCOLATE	1001
Ensuite Bath - Bedroom 2/3	HASTING MAJESTIC	1001
Ensuite Bath - Bedroom 4	HASTING MAJESTIC	1001
Ensuite Bath - Bedroom 5	HASTING MAJESTIC	1001

Appliances:

Built In Appliances ☒ Yes ☐ NoSlide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open41" 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-WINTER CARIVAL 1874K-52	
Laundry Room	N/A	
Powder Room	LAMINATE-TUMBLED ROCCA 4835-38	
Master Ensuite Bathroom	LAMINATE-GOLDEN JUPARANA 4932-52	
Ensuite Bath - Bedroom 2/3	LAMINATE-TUMBLED ROCCA 4835-38	
Ensuite Bath - Bedroom 4	LAMINATE-TUMBLED ROCCA 4835-38	
Ensuite Bath - Bedroom 5	LAMINATE-TUMBLED ROCCA 4835-38	

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Plan #: 20M-1184

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- VESUBIO STABIAS BEIGE 20X20	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- VESUBIO STABIAS BEIGE 20X20	<input type="checkbox"/>	
Laundry Room	TILE- VESUBIO STABIAS BEIGE 20X20	<input type="checkbox"/>	
Powder Room	TILE- VESUBIO STABIAS BEIGE 20X20	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 5	TILE- FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- LUC AMERICA BEIGE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- LUC AMERICA BEIGE 8X16	
Ensuite Bath - Bedroom 4	TILE- LUC AMERICA BEIGE 8X16	
Ensuite Bath - Bedroom 5	TILE- LUC AMERICA BEIGE 8X16	
Kitchen Backsplash		

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

 ☐ Yes ☒ NoDishwasher Rough-In ☒ Yes ☐ NoWaterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	ROMAN-SMOOTH
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

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7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Living Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Dining Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Family Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Den / Library / Study	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Basement Landing(If Applies)		
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Upper Landing	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE	
Upper Hall	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Master Bedroom	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Bedroom #2	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Bedroom #3	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Bedroom #4	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Bedroom #5	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- FERNHAM
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- FERNHAM
Treads	Standard	Colour	MIRAGE- FERNHAM
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	48 CAMEO WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	48 CAMEO WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	48 CAMEO WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	48 CAMEO WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	48 CAMEO WHITE	Bedroom #5	43 BIRCH WHITE
Powder Room	43 BIRCH WHITE	Master Ensuite	48 CAMEO WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	48 CAMEO WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	48 CAMEO WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	48 CAMEO WHITE

Smooth Ceilings First Floor ☒ Yes ☐ No

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Plan #: 20M-1184

10. Plaster Mouldings and Medallions

Entrance Vestibule	<input type="text"/>	<input type="text"/>	Kitchen/Breakfast	<input type="text"/>	<input type="text"/>
Main Hall	<input type="text"/>	<input type="text"/>	Den/Library	<input type="text"/>	<input type="text"/>
Living Room	<input type="text"/>	<input type="text"/>	Lower Landing	<input type="text"/>	<input type="text"/>
Dining Room	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>
Family Room	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>

** 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	<input type="text"/>			FLAT ON WALL			<input type="text"/>		
Colour / Stain	<input type="text"/>			MANTLE M1-STANDARD			<input type="text"/>		
Surround	<input type="text"/>			AS PER CONSTRUCTION SPECIFICATIONS			<input type="text"/>		
Hearth	<input type="text"/>			EMPERADORA DARK			<input type="text"/>		
	<input type="text"/>			NO			<input type="text"/>		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	<input type="text" value="NO"/>	Gas Provisions Stove	<input type="text" value="YES"/>
Gas Provisions Dryer	<input type="text" value="NO"/>	Gas Provisions Barbecue	<input type="text" value="NO"/>
Comment	<input type="text"/>		

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="text" value="DECOR"/>	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	<input type="text" value="STANDARD WHITE"/>		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	<input 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 checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	<input type="text" value="Yes"/>				

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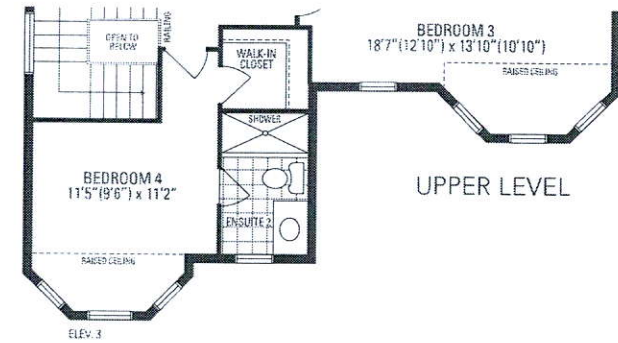
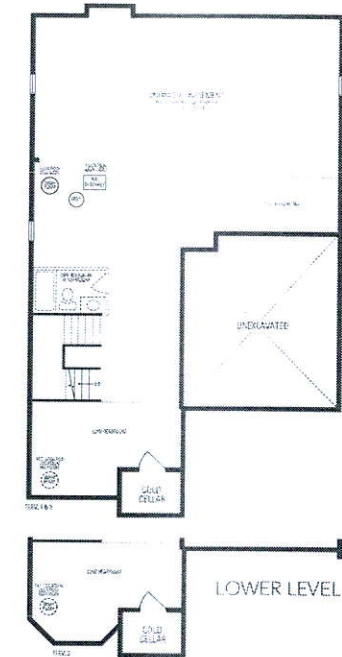
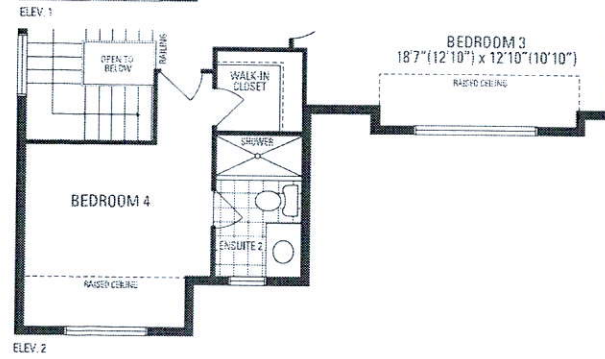
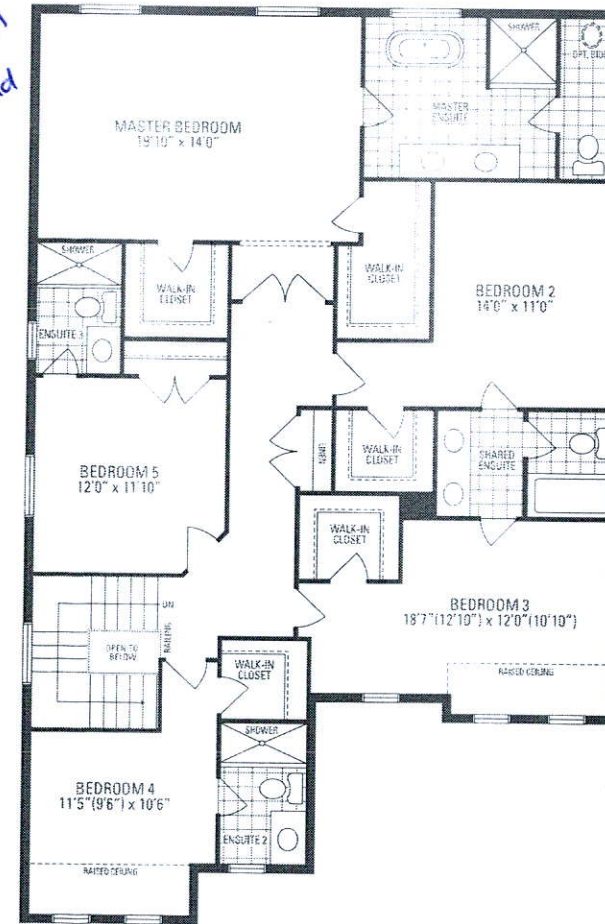
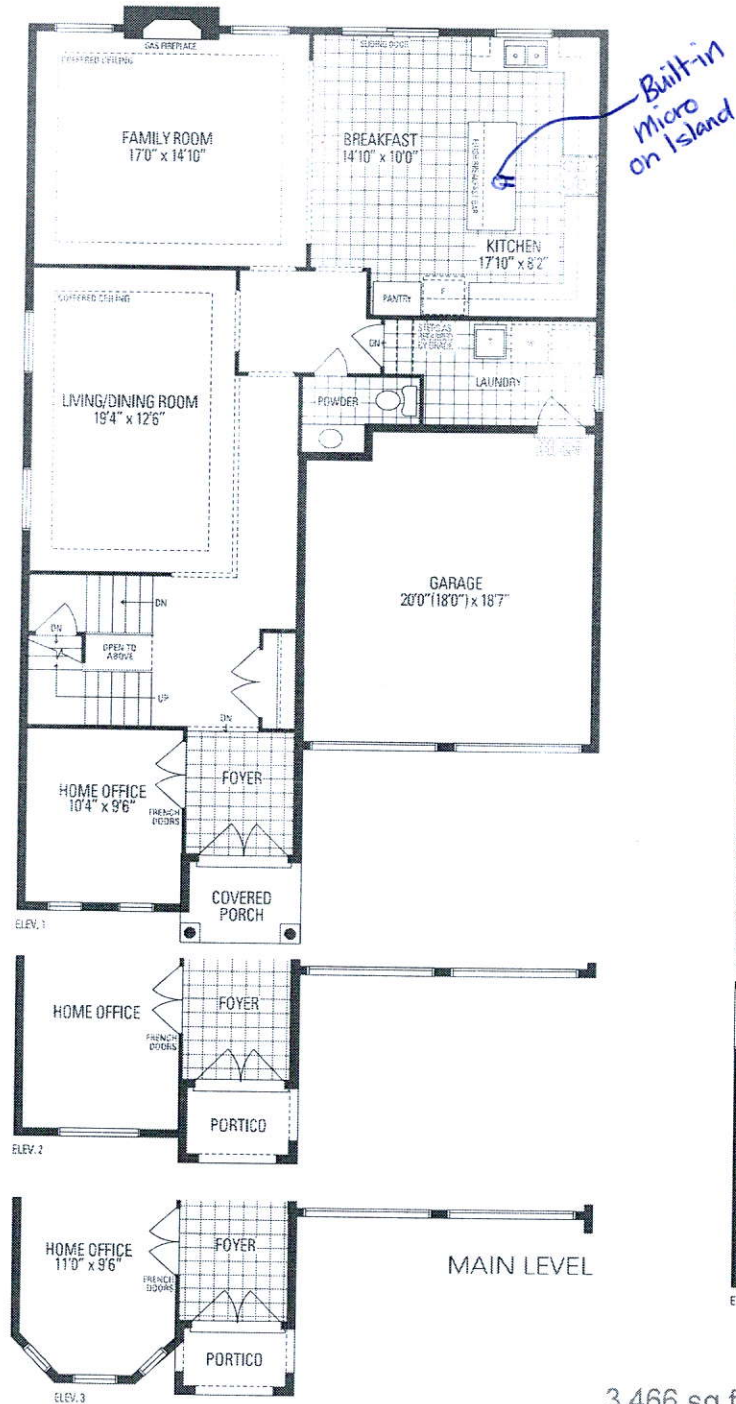
14. General Comments

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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: 25/4/18



JUNIPER 9 3,466 sq.ft. includes 10 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 & O.E. LEC Juniper 9 • Copyright Nov. 2016