

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: Michael ZELENKA and Carmela ZELENKA

TEL: RES.: 416-857-2957

LOT / PHASE 149 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 1 Elev 1		
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CABINETRY

1 - DELETE HARDWARE IN KITCHEN NO HOLES DRILLED 16Aug18 Note:	
1 - RAISE POWDER ROOM VANITY TO 36 INCHES 16Aug18 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 16Aug18 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 16Aug18 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 1 16Aug18 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 1 16Aug18 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 16Aug18 Note:	
1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH 16Aug18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 16Aug18 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 16Aug18 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 16Aug18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 16Aug18 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Aug18 Note:	
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CONSTRUCTION

1 - MASTER ENSUITE- ADD A STANDARDTILED SHOWER NICHE -14X20 -- IF CONSTRUCTION PERMITS 01May18 Note:	
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ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 01May18 Note:	
2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 01May18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 01May18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED 01May18 Note: ADD OVER ISLAND-	

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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 16Aug18 Note:	
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 16Aug18 Note:	

MIRRORS AND GLASS

1 - DELETE ALL BATHROOM MIRRORS 16Aug18 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE 01May18 Note: IN MASTER ENSUITE SHOWER	

PLUMBING

5 - SINK - DROP-IN SINK - CONTRAC LOLAND #4480BST- ALLL BATHROOMS 16Aug18 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Aug18 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$\$\$\$\$\$ BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$\$\$\$\$ AS PER SCHEDULE PE DATED MMMDDYYYY. 01May18 Note: NEW PROMO BALANCE \$22,790.00	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, NOSING AND TREADS WITH PAINTED PICKETS, RISERS AND STRINGER WITH-STANDARD STAIRCASE - PRICE IS PER SET 16Aug18 Note:	
1 - V GROOVE HANDRAIL 16Aug18 Note:	
1 - 1¼" SQUARE STYLE PICKETS 16Aug18 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 16 Aug 18 at 15:25



Purchasers:Michael ZELENKA & Carmela ZELENKA

Property: 149

Telephone Res. / Bus: (416) 857-2957 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Natalie Mancuso

Model and Elevation: Rosewood 1 Elev 1

Lock Date: 16-Aug-18

16-Aug-18

Plan #: 62M-1238

Layout Changes:☐ Yes☒ No

Sketch Attached:☒ Yes☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND W823XZ4	N/A
Laundry Room	ELISSE	Standard
Powder Room	RICHMOND W350XZ4	2004
Master Ensuite Bathroom	EVEREST WHITE	2004
Ensuite Bath - Bedroom 2	EVEREST WHITE	2004
Ensuite Bath - Bedroom 3/4	EVEREST WHITE	2004

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-PALOMA POLAR 6698-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	

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<b>Purchasers:</b>	Michael ZELENIKA & Carmela ZELENIKA	<b>Property:</b>	149
<b>Telephone Res. / Bus:</b>	(416) 857-2957 /	<b>Project:</b>	Russell Gardens Building Ltd.
<b>Decor Advisor:</b>	Natalie Mancuso	<b>Model and Elevation:</b>	Rosewood 1 Elev 1
<b>Lock Date:</b>	16-Aug-18		<b>Plan #:</b> 62M-1238

### 3. Ceramic Flooring

At a 45° Threshold-If App.  
METAL STRIP THROUGHOUT

Entrance Vestibule	TILE- RAINBOW WHITE 13X13
Main Hall	HARDWOOD
Kitchen / Breakfast	TILE- RAINBOW WHITE 13X13
Laundry Room	TILE- RAINBOW WHITE 13X13
Powder Room	TILE- RAINBOW WHITE 13X13
Master Ensuite Bathroom	TILE- RAINBOW LIGHT GREY 13X13
Ensuite Bath - Bedroom 2	TILE- RAINBOW LIGHT GREY 13X13
Ensuite Bath - Bedroom 3/4	TILE- RAINBOW LIGHT GREY 13X13

\*\* Refer to Construction Summary

#### 4. Ceramic Wall Tile

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

### Kitchen Backsplash

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

## 5. Plumbing Fixtures

**Whirlpool**

**All Bathrooms** **White**

**Dishwasher Rough-In** ☒ Yes ☐ No

**Waterline for Fridge** ☐ Yes ☒ No

**\*\* Refer to Construction Summary**

## 6. Trim Carpentry

Interior Doors	CLERMONT
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:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Michael ZELENKA & Carmela ZELENKA

(416) 857-2957 /

Natalie Mancuso

16-Aug-18

Property: 149

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7. Outer Flooring

Main Hall	HARDWOOD- MIRAGE 5" CHARACTER MAPLE- DRIFTWOOD- DURAMATT
Living Room	HARDWOOD- MIRAGE 5" CHARACTER MAPLE- DRIFTWOOD- DURAMATT
Dining Room	HARDWOOD- MIRAGE 5" CHARACTER MAPLE- DRIFTWOOD- DURAMATT
Family Room	HARDWOOD- MIRAGE 5" CHARACTER MAPLE- DRIFTWOOD- DURAMATT
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	TILE- RAINBOW WHITE 13X13
Upper Landing	HARDWOOD- MIRAGE 5" CHARACTER MAPLE- DRIFTWOOD- DURAMATT
Upper Hall	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653
Master Bedroom	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653
Bedroom #2	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653
Bedroom #3	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653
Bedroom #4	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653
Bedroom #5	LAMINATE-CLASSIC PLUS - RECLAIMED PATINA OAK QS-UM1653

Underpad	Type	Area
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\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- DRIFTWOOD
Picket Type	1 3/4" SQUARE PICKETS	Colour	BIRCH WHITE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	BIRCH WHITE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- DRIFTWOOD
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	22 WARM GREY
Den/Library		Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials:

MZ

CZ

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**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

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

\*\* Refer to Construction Summary

**12. Heating and Air Conditioning**

Air Conditioning NO

Gas Provisions Dryer NO

Comment

Gas Provisions Stove NO

Gas Provisions Barbecue NO

\*\* Refer to Construction Summary

**13. Electrical**

Plugs and Switches

● White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Above Kitchen Cabinet Light

Yes ● No

Below Kitchen Cabinet Light

Yes ● No

Gas Stove

Microwave

○ Yes ● No

○ Yes ● No

○ Yes ● No

○ Yes ● No

Dishwasher Rough-in Yes

\*\* Refer to Construction Summary

**14. General Comments**

\*\* Refer to Construction Summary

**Disclaimers and Notes**

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

Signature: \_\_\_\_\_

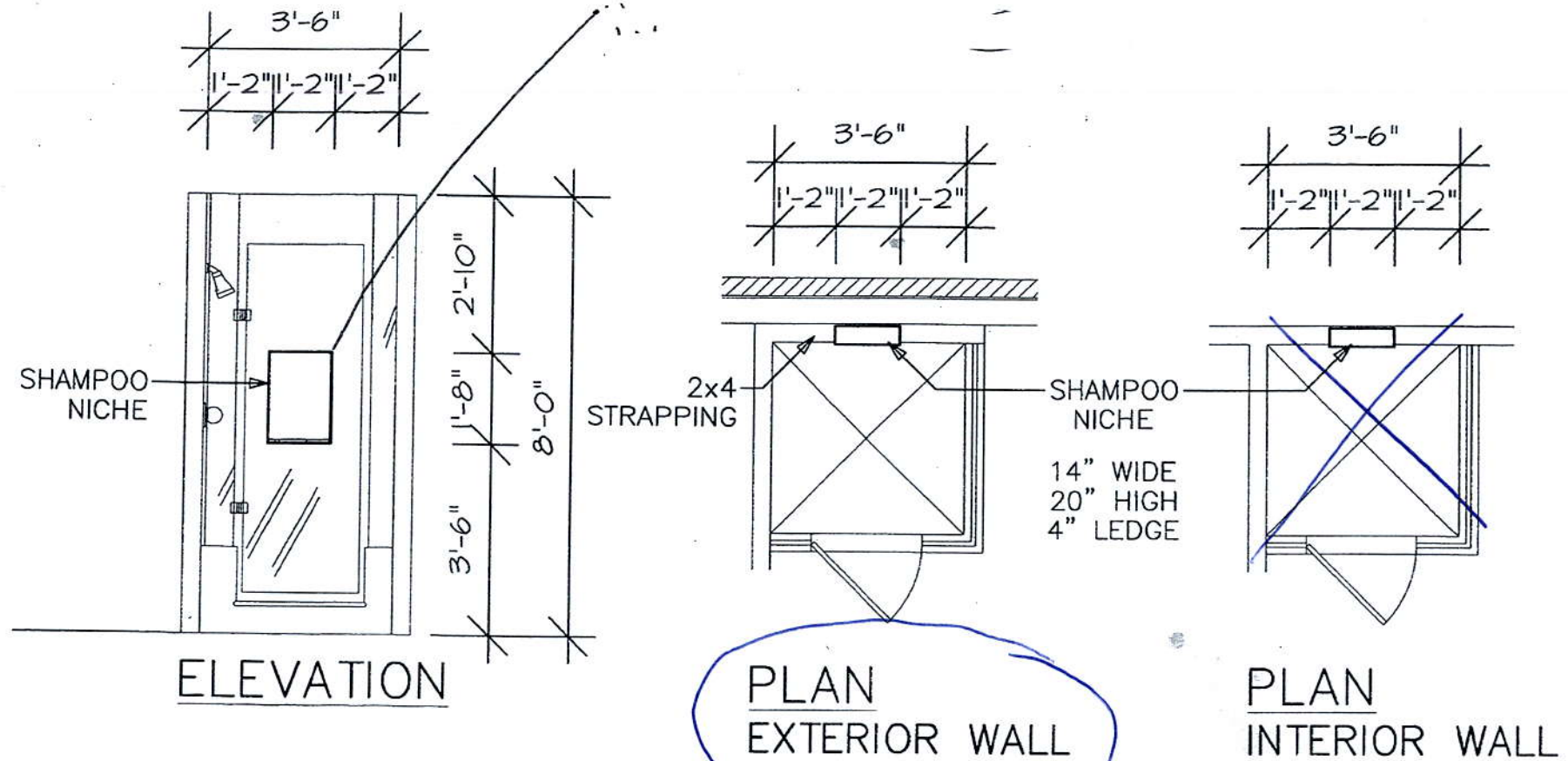
Date: 08.16.18

Signature: *C. Zelenka*

Date: 08.16.18







## SHAMPOO NICHE (TYPICAL)

(NOTE: SHOWER STALL MAY VARY BY MODEL)

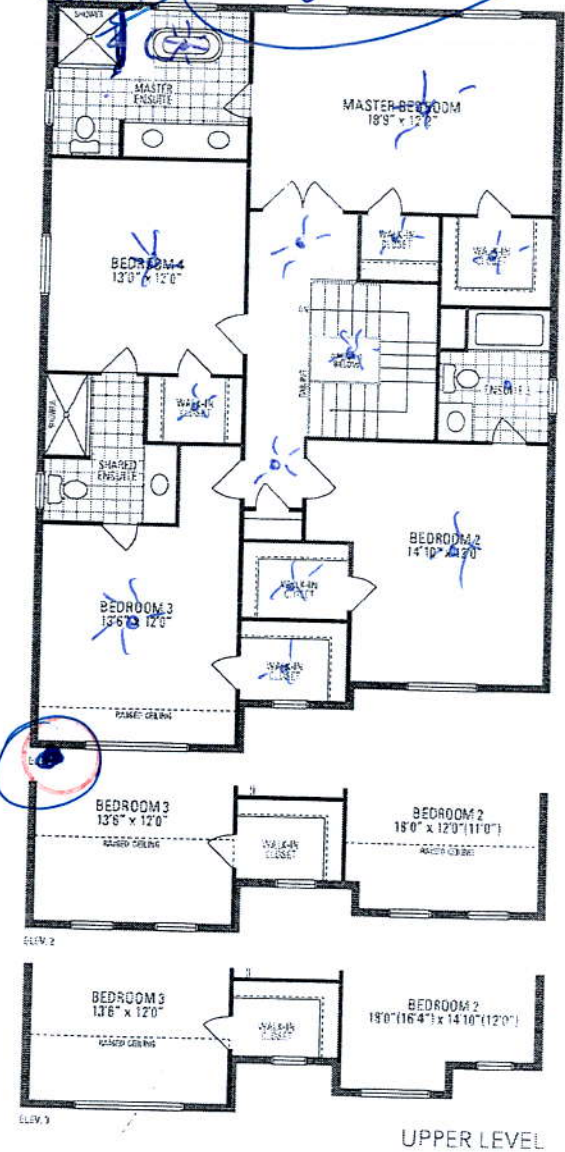
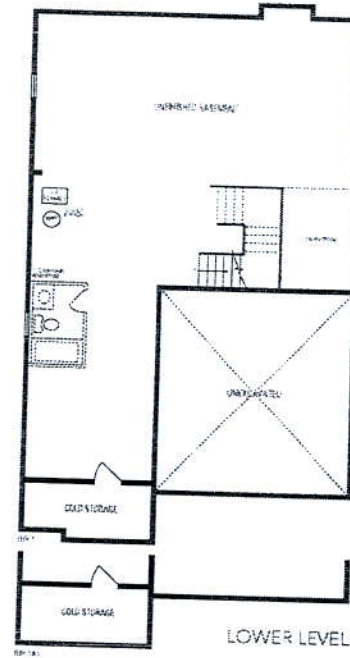
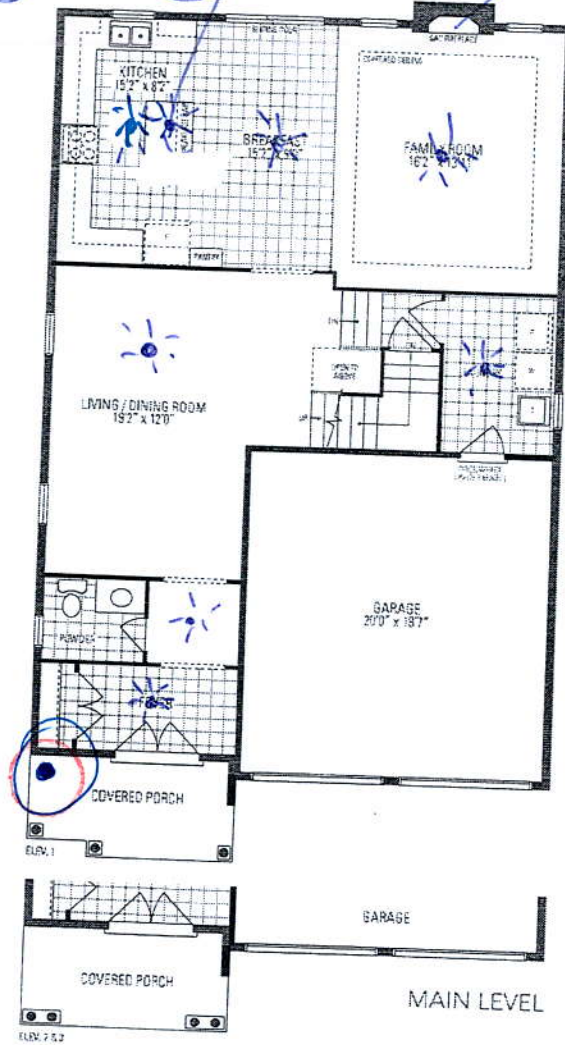


leenpark  
GROUP

Lot. 149  
Russell-  
Gardens-

add  
light

Add plug



## ROSEWOOD 1

2,655 sq.ft. includes 12 sq.ft. of open area

Orientation of home may be reviewed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variances. 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 merit types may vary due to adjoining. F. & C.E. LEC Rosewood 1 - Copyright Sept. 2017