

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: MATTHEW DAVID PATTON and STEFANIE ALFANO

TEL: RES.: 647-501-8514

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 218 TH 2 / 2	62M-1238	Highgrove 3 Elev 2		

CABINETRY

1 - DELETE HARDWARE IN KITCHEN- DO NOT INSTALL- NO HOLES 13Dec18 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - INSERT- POT AND PAN DRAWERS ( SET OF 3) IN LIUE OF BASE PIE CABINET 21Jan19 Note:	RECEIVED JAN 23 2019 NEW	
1 - KITCHEN CABINETRY - DELETE BASE PIE CORNER CABINET- AS PER SELBA IT WILL NOT FIT 21Jan19 Note:	RECEIVED JAN 23 2019 NEW	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 13Dec18 Note:	RECEIVED JAN 23 2019 DELETED	
1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 13Dec18 Note:		
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 13Dec18 Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 13Dec18 Note:		

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 13Dec18 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13Dec18 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 13Dec18 Note:	
1 - MASTER ENSUITE- DELETE TUB- EXTEND SHOWER TO 5 FT. AND REDESIGN MASTER ENSUITE-SEE SKETCH 17Oct18 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 13Dec18 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 13Dec18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 13Dec18 Note:	
1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 13Dec18 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER LEVEL COMPLETE 13Dec18 Note:	
1 - HARDWOOD- GROUP B- 5" IN LIEU OF LAMINATE- INCLUDING KITCHEN AND BREAKFAST AREA- FIRST FLOOR COMPLETE 13Dec18 Note:	

MIRRORS AND GLASS

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1 - DELETE ALL BATHROOM MIRRORS AS PER PURCHASERS REQUEST- DO NOT INSTALL  
13Dec18 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

13Dec18 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.

17Oct18 Note: NEW PROMO BALANCE \$10,000.00

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE  
- PRICE IS PER SET

13Dec18 Note:

1 - EUROLINE 1- BLACK IRON PICKETS

13Dec18 Note:

EXTRAS AS PER OFFER

Five (5) White Appliances as per PE Appliances

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:

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 Two

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 23 Jan 19 at 16:29



Purchasers: MATTHEW DAVID PATTON & STEFANIE ALFAN

Property: Block 218 TH 2

Telephone Res. / Bus: (647) 501-8514 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Natalie Mancuso

Model and Elevation: Highgrove 3 Elev 2

Lock Date: 13-Dec-18

13-Dec-18

Plan #: 62M-1238

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	N/A
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	1001
Master Ensuite Bathroom	MONACO W821XZ4	1001
Main Bathroom	EVEREST 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-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Main Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- ONICE SHB-80001Q 16X16	<input type="checkbox"/>	
Main Bathroom	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
SIDE HALL	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
		<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- NATURALE GRIGIO 8X10	
Bathtub Enclosure Walls		
Main Bathroom	TILE- NATURALE GRIGIO 8X10	
SIDE HALL		
Kitchen Backsplash		

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

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	CLERMONT
Interior Trim	2 3/4" CASING WITH 4 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initials: 

SA

MP



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MATTHEW DAVID PATTON & STEFANIE ALFAN

(647) 501-8514 /

Natalie Mancuso

13-Dec-18

Property:

Project:

Model and Elevation:

Plan #:

Block 218 TH 2

Russell Gardens Building Ltd.

Highgrove 3 Elev 2

62M-1238

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Living Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Dining Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Family Room	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Upper Hall	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Master Bedroom	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Bedroom #2	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Bedroom #3	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Bedroom #4	
Bedroom #5	
KITCHEN/BREAKFAST	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
LOUNGE	HARDWOOD- MIRAGE 5" RED OAK CHARACTER- DRIFTWOOD- DURAMATT
Underpad	TypeArea

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

Picket Type

Stringer / Riser

Treads

AS PER CONSTRUCTION SPECIFICATIONS

EUROLINE 1

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Colour

Colour

Colour

Colour

MIRAGE- DRIFTWOOD

BLACK

MIRAGE- DRIFTWOOD

MIRAGE- DRIFTWOOD

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ 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	
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library		LOUNGE	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary

Initials:SA MP



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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			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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Colour / Stain									
Surround									
Hearth									

**\*\* Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
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 type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input 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: Sally Date: 12/13/18 Signature: Matth Patton Date: 12/13/2018

# REVISED

IAN 23 2019

DATE:

PROVIDE GABLE  
WITH CUT-OUT  
FOR ELECT. PLUG

CT=1846

—1156

690

1913

**EXTENDED BREAKFAST BAR**  
**PANEL 1771X895/3D. DOORS**  
D597X75;DD547X75;DD597X758

DD597X75;DD547X75;DD597X758

**D/W  
SPACE**

**50F**  
**BICG**

B900

**BICG**

CT=914

1676

pot & Pan

~~Base  
PK~~

Full depth  
Fridge

- upper angled corner

CT=750

## LAUNDRY

W360700

BL700

CT=1075

## POWDER

VC V1000

CT=1675

**(A) ENSUITE**

VC VD400 V40R1200

CT=1372

**(B) MAIN**

VD300 V30R1000

S e l b a   I n d u s t r i e s

W WIDTH

\_W H GHT\_

W CNT

FL HGT

DWY H

**\_\_ST CENT\_\_**

**2X4**

2X4 VENT BOX COVER

### STANDARD FEATURES:

**STANDARD FEATURES:**  
**1040MM HIGH UPPERS (9' Ceiling-No D/C Box)**  
**DUMMY DOORS**  
**D/W SPACE**  
**LAMINATE KITCHEN & VANITY COUNTERTOPS**

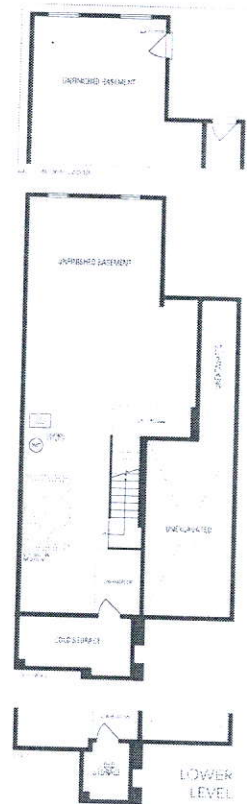
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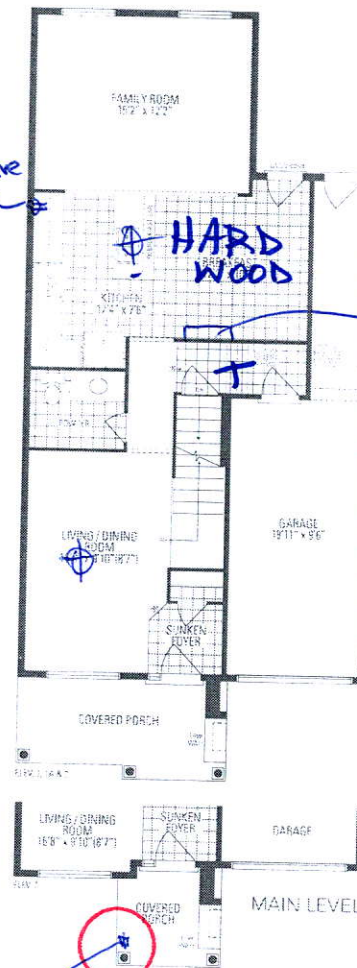
**JOB NUMBER:**  
**BUILDER: GREENPARK**  
**SITE NAME: RUSSEL GARDENS**  
**MODEL: HIGHGROVE 3X ELEV 1, 1A, 2, 3**  
**LOT #:**  
**DESIGNER: KS**  
**DATE: SEPT 13 17**



# **HIGHGROVE 3** 1,902 SQ.FT. AVAILABLE IN BLOCK 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 & 212



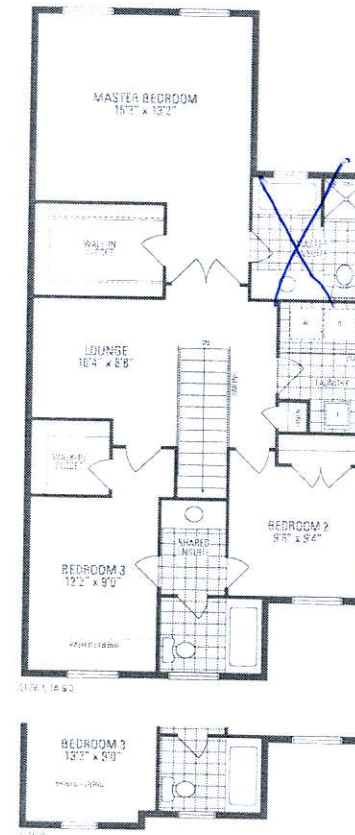
microwave  
 shelf  
 plug



Pantry  
 as per  
 kitchen  
 sketch

Festive  
 plug

Revised  
 layout



# **HIGHGROVE 3** AVAILABLE IN BLOCK 210, 212 & 214

