

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: HUSAIN YOUSAF and HASAN YOUSAF // SAMINA KAUMI

TEL: RES.: 647-886-0124

LOT / PHASE 110 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 1 Elev 1		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 12Apr19 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 12Apr19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 12Apr19 Note:	
1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH 12Apr19 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 12Apr19 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 12Apr19 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 12Apr19 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 12Apr19 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 12Apr19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 12Apr19 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 2 - FLOOR 12Apr19 Note:	

CONSTRUCTION

1 - FAMILY ROOM - WAFFLE CEILING - 9 BOXES 12Apr19 Note: *Update	
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ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Apr19 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 12Apr19 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 12Apr19 Note: FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Apr19 Note: FAMILY ROOM	
1 - PLUG - ELECTRICAL PLUG 12Apr19 Note: MASTER BEDROOM - INSTALLED 5' FROM FLOOR	
1 - PLUG - ELECTRICAL PLUG 12Apr19 Note: BEDROOM 2 - INSTALLED 5' FROM FLOOR	
1 - POT LIGHT - SHOWER POT LIGHT 12Apr19 Note: BEDROOM 2 ENSUITE - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT	

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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 12Apr19 Note:	
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 12Apr19 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12Apr19 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Apr19 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 12Apr19 Note:	
1 - STAIRCASE - EUROLINE 1 - IRON PICKETS - BLACK 12Apr19 Note:	

This Document is Extremely Time Sensitive - Printed 12 Apr 19 at 10:38

Purchasers: HUSAIN YOUSAF & HASAN YOUSAF // SAMIN/Property: 110
Telephone Res. / Bus: (647) 886-0124 / Project: Russell Gardens Building Ltd.
Decor Advisor: Candace Forza Model and Elevation: Rosewood 1 Elev 1
Lock Date: 12-Apr-19 12-Apr-19 Plan #: 62M-1238

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	1001
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFTWOOD	2002
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	1001
Ensuite Bath - Bedroom 2	MONACO W350XZ4	2002
Ensuite Bath - Bedroom 3/4	MONACO W823XZ4	1001
	N/A	N/A
	N/A	N/A
	N/A	N/A

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-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-BRONZITE 4971-52	
Ensuite Bath - Bedroom 3/4	LAMINATE-ARGENTO ROMANO 6697-46	
	N/A	
	N/A	
	N/A	

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Decor Advisor:

Candace Forza

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Plan #:

62M-1238

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Rosewood 1 Elev 1

3. Ceramic Flooring

Entrance Vestibule	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	STRIP	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	
Laundry Room	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	
Powder Room	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-FM45GL001S GLOSSY WHITE-18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-VESUBIO POMPEIA GRAY-20X20	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

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

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes

☐ No

Waterline for Fridge

☒ Yes

☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-RED OAK-CASHMERE-HOPSCOTCH-5"
Living Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-RED OAK-CASHMERE-HOPSCOTCH-5"
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-RED OAK-CASHMERE-HOPSCOTCH-5"
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-RED OAK-CASHMERE-HOPSCOTCH-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-RED OAK-CASHMERE-HOPSCOTCH-5"
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #4	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE HOPSCOTCH
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE HOPSCOTCH
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE HOPSCOTCH
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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

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

**** 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	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	N/A			NO			N/A		

**** 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			

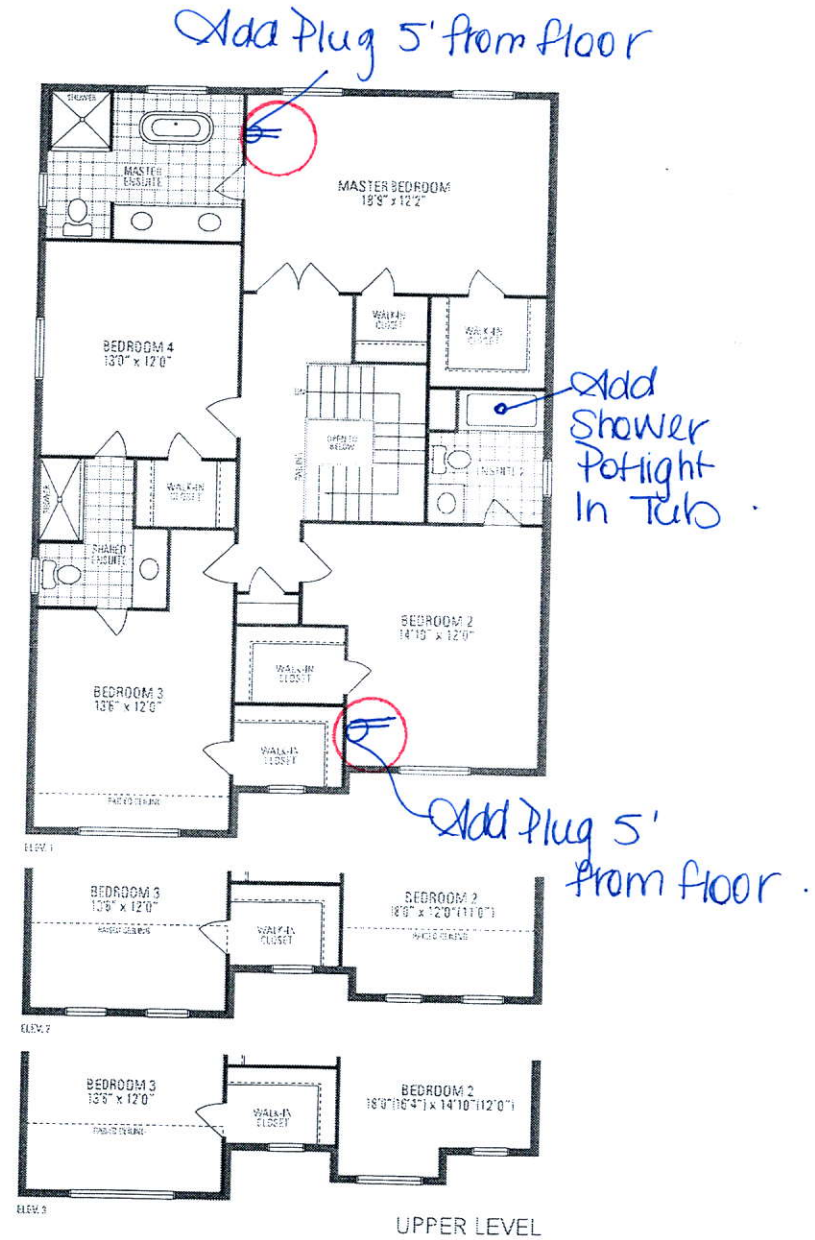
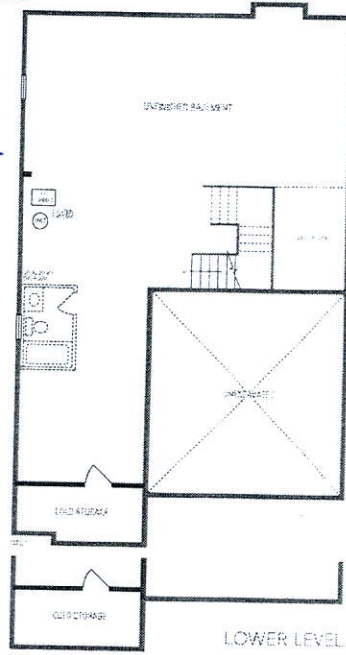
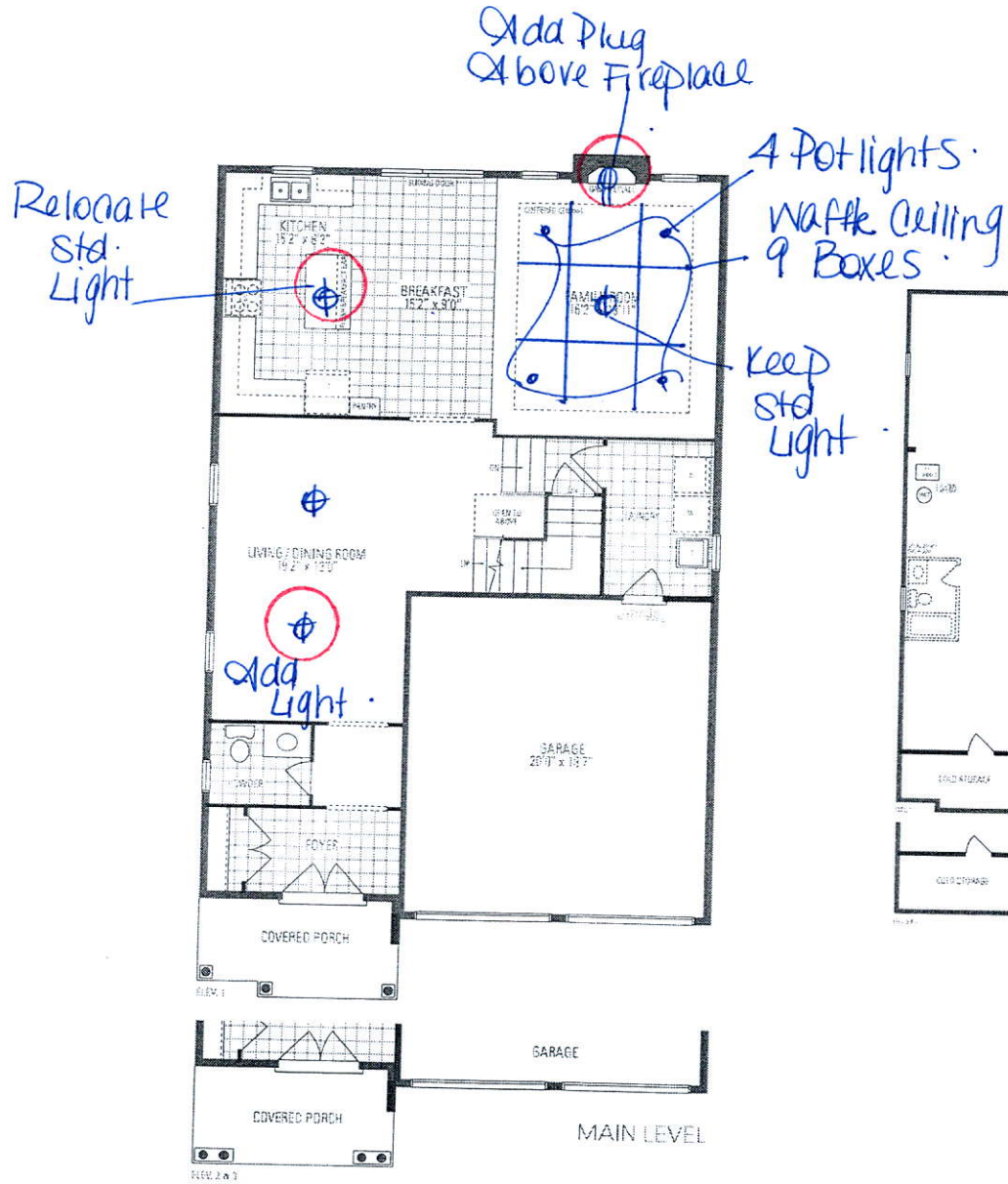
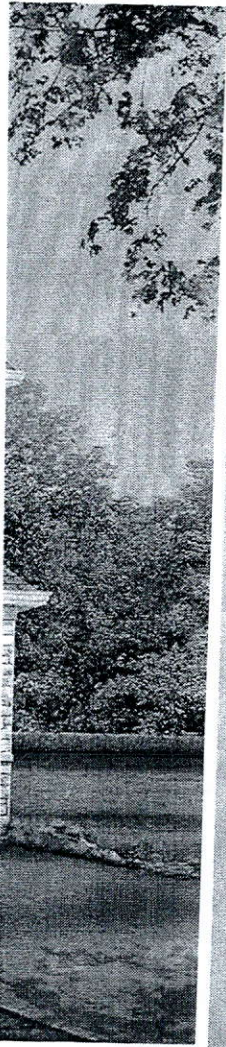
**** Refer to Construction Summary****13. Electrical**

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		
	<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	
Dishwasher Rough-in	Yes				Microwave	<input type="radio"/> Yes	<input checked="" type="radio"/> No

**** 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: April 12/19 Signature: _____ Date: _____



ROSEWOOD 1

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

Orientation of home may be reversed and purchaser agrees to accept the same. Signs 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. Routines and pricing model types may vary due to strong, E. & O.E. L&C Rosewood 1 - Copyright Sept. 2017