

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: PISETH DANH and ALIA MERCHANT

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
159 / 2	62M-1238	Sawmill 1 Elev 3		

CABINETRY

1 - DELETE HARDWARE IN KITCHEN ONLY- NO HOLES DRILLED 27May19 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 27May19 Note:	
1 - UPGRADE 1 KITCHEN CABINETS 27May19 Note:	

CABINETRY ACCESSORIES

2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 27May19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 27May19 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 27May19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 27May19 Note:	

CERAMIC TILE

1 - UPGRADE 1 TILE- KITCHEN 27May19 Note:	
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ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 25Apr19 Note:	
1 - 200 AMP ELECTRICAL SERVICE 25Apr19 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27May19 Note:	
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HARDWOOD FLOORING

1 - FIRST FLOOR HARDWOOD GROUP A 5INCH IN LIEU OF STANDARD 2 1/4 NATURAL 27May19 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27May19 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27May19 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$865 BALANCE FORWARD \$14,135 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000 AS PER SCHEDULE PE 25Apr19 Note:	

STAIRS AND RAILINGS

RECEIVED MAY 25 2019

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1 - V-GROOVE HANDRAIL 27May19 Note:				
1 - EUROLINE 1 BLACK 27May19 Note:				
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 27May19 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 Fif 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:	
NOTE: PURCHASERS HAVE SELECTED THREE BEDROOM UPPER LEVEL Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 27 May 19 at 14:36

Purchasers:PISETH DANH & ALIA MERCHANT

Property: 159

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Natalie Mancuso

Model and Elevation: Sawmill 1 Elev 3

Lock Date: 27-May-19

27-May-19

Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFTWOOD	N/A
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	431SA
Master Ensuite Bathroom	EVEREST WHITE	431SA
Ensuite Bath - Bedroom 2/3	EVEREST WHITE	431SA

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-MADURA PEARL 4922K-52	
Master Ensuite Bathroom	LAMINATE-MADURA PEARL 4922K-52	
Ensuite Bath - Bedroom 2/3	LAMINATE-MADURA PEARL 4922K-52	

** Refer to Construction Summary

Initials:

P.D.

J.M.

Purchasers:PISETH DANH & ALIA MERCHANT

Telephone Res. / Bus: /

Decor Advisor:Natalie Mancuso

Lock Date:27-May-19

Property: 159

Project: Russell Gardens Building Ltd.

Model and Elevation: Sawmill 1 Elev 3

Plan #: 62M-1238

3. Ceramic Flooring

Entrance Vestibule	TILE- HABITAT SILVER GREY 12X12	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE- BROADWAY GREY 18X18	<input type="checkbox"/>	
Laundry Room	TILE- HABITAT SILVER GREY 12X12	<input type="checkbox"/>	
Powder Room	TILE- HABITAT SILVER GREY 12X12	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- BEACH IVORY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- BEACH IVORY 13X13	<input type="checkbox"/>	
SIDE HALL/ENTRANCE	TILE- HABITAT SILVER GREY 12X12	<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- LUC BEIGE AMERICA 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- LUC BEIGE AMERICA 8X16	
SIDE HALL/ENTRANCE		
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	800 SERIES
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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Initials:

P.D.

JM

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7. Other Flooring

Main Hall	HARDWOOD0 MIRAGE 5" MAPLE- GREYSTONE- CASHMERE
Living Room	HARDWOOD0 MIRAGE 5" MAPLE- GREYSTONE- CASHMERE
Dining Room	HARDWOOD0 MIRAGE 5" MAPLE- GREYSTONE- CASHMERE
Family Room	HARDWOOD0 MIRAGE 5" MAPLE- GREYSTONE- CASHMERE
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	TILE- HABITAT SILVER GREY 12X12
Upper Landing	HARDWOOD0 MIRAGE 5" MAPLE- GREYSTONE- CASHMERE
Upper Hall	LAMINATE- MANHATTAN- DRIFTWOOD OAK- TL-15020
Master Bedroom	LAMINATE- MANHATTAN- DRIFTWOOD OAK- TL-15020
Bedroom #2	LAMINATE- MANHATTAN- DRIFTWOOD OAK- TL-15020
Bedroom #3	LAMINATE- MANHATTAN- DRIFTWOOD OAK- TL-15020
Bedroom #4	
Bedroom #5	
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- GREYSTONE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- GREYSTONE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- GREYSTONE
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	
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			
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

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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"/>		

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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 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	<input type="text" value="Yes"/>				

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14. General Comments

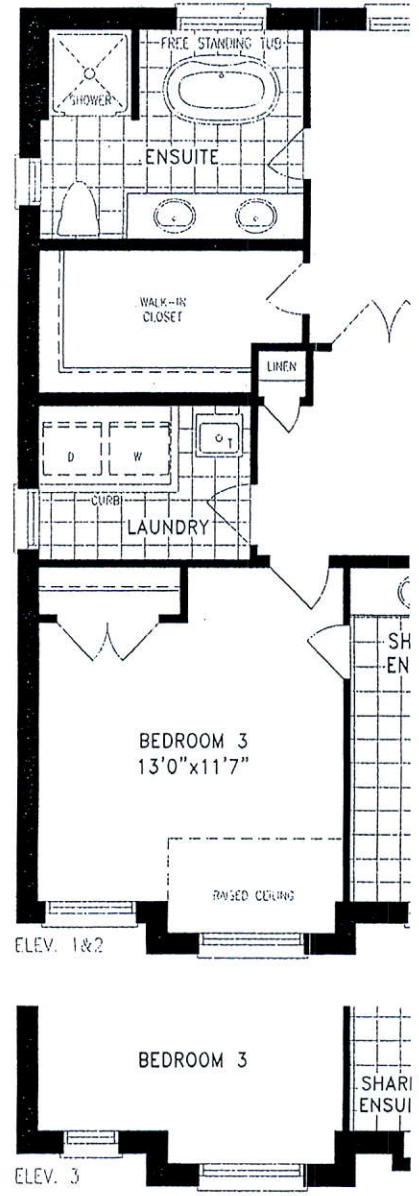
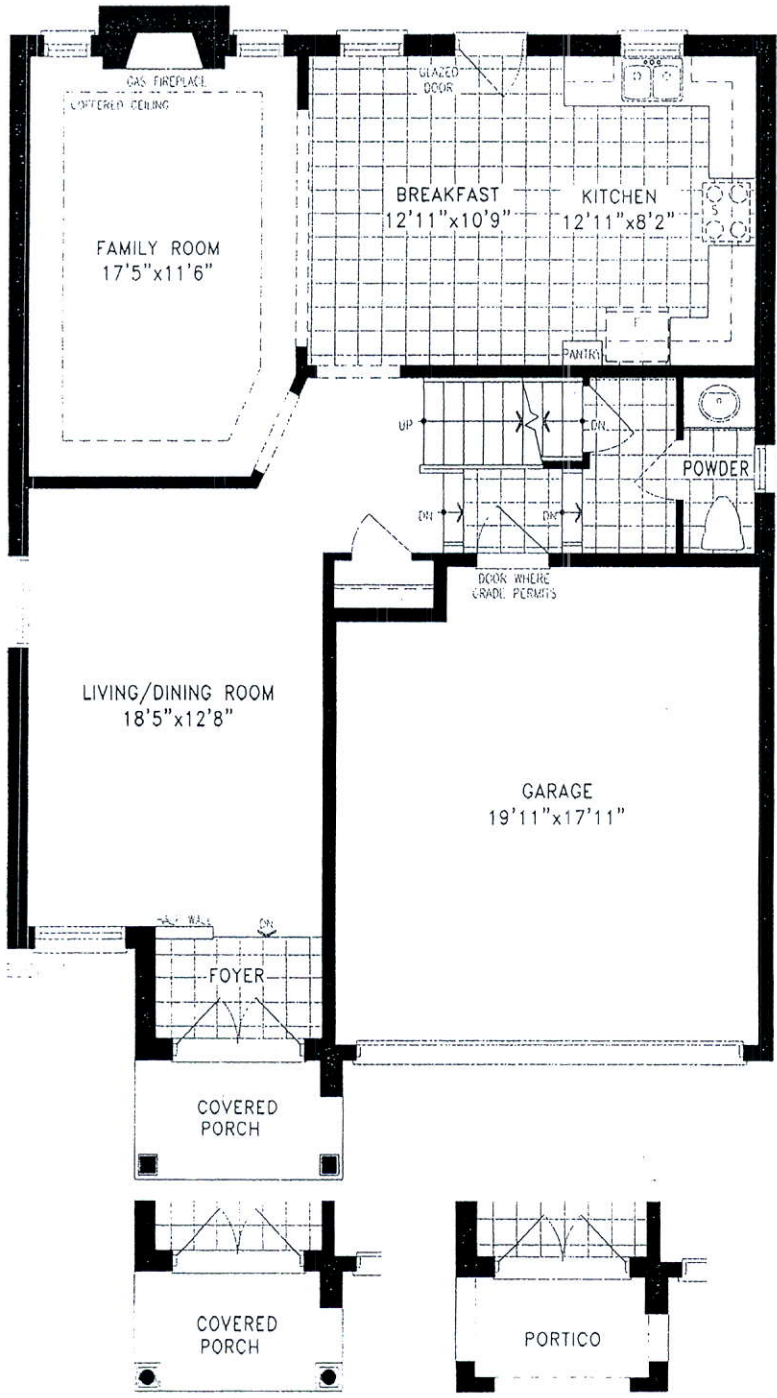
** Refer to Construction Summary

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.

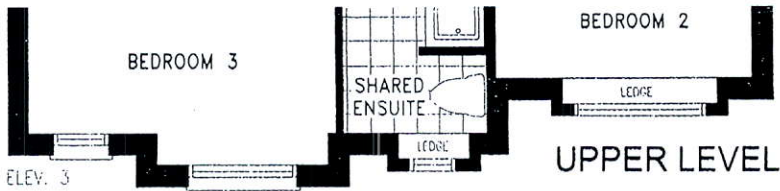
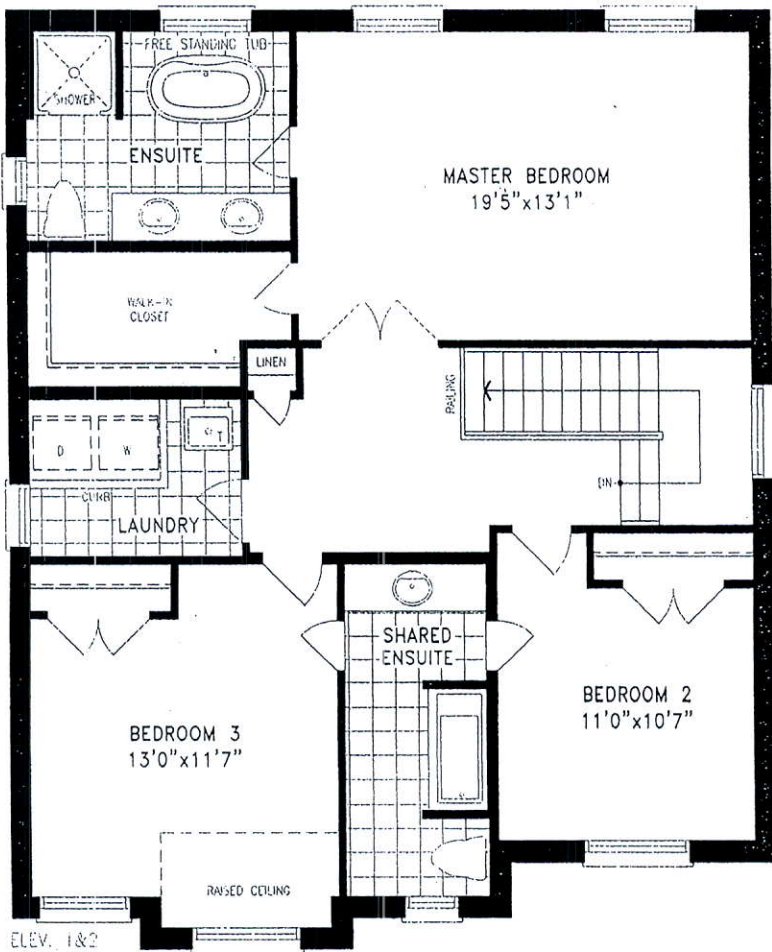
Signature: P. D. A.Date: May 27, 2019Signature: [Signature]Date: 27/May/19

RUSSELL GARDENS
LOT 159 - SAWMILL 1 - ELEV 3
- 3 BEDROOM OPTION



- ELEV 3
OPTION

LOT 159



SAWMILL 1
2,247 SQ.FT.

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