



CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: MANISHBHAI Jivrambhai PATEL and Niyantaben Manishbhai PATEL

TEL:

LOT / PHASE 6 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 1		
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CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - SIDE HALL 08Jan21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 08Jan21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 08Jan21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 08Jan21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 08Jan21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 08Jan21 Note:	
1 - KITCHEN - RELOCATE SINK & DISHWASHER TO STOVE WALL AS PER SKETCH 28Jul20 Note:	
1 - ENLARGE BASEMENT WINDOW (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 15Jul20 Note: IF CONSTRUCTION PERMITS	
1 - SHARED ENSUITE BEDROOM 2/3 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 15Jul20 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - RELOCATE SEAT TO ACCOMODATE FRAMELESS GLASS - SEE SKETCH FRAMELESS GLASS SHOWER INCLUDES CHROME KNOB & HINGES 15Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - HOME OFFICE - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 08Jan21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHTS 08Jan21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 08Jan21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Jan21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Jan21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHTS 08Jan21 Note:	

RECEIVED

JAN 11 2021

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Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: MANISHBHAI Jivrambhai PATEL and Niyantaben Manishbhai PATEL

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
6 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 1		

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 08Jan21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 15Jul20 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 08Jan21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 08Jan21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 08Jan21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 08Jan21 Note:	

MISCELLANEOUS

1 - NO FURTHER CHANGES 15Jul20 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Jan21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$500 BALANCE (\$4,650.00) FORWARD TO BE USED AT A LATER DATE. 28Jul20 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,850.00 BALANCE (\$5,150.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/22/2020. 15Jul20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 08Jan21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Jan21 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 Two Worksheet Note:	
WITH WALKOUT Worksheet Note:	

Purchasers:MANISHBHAI Jivrambhai PATEL & Niyantaben M

Property: 6

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 1

Lock Date: 8-Jan-21

8-Jan-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	410SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	410SA
Master Ensuite Bathroom	DORAL W-500	410SA
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	410SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFTWOOD	410SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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-ELEMENTAL CONCRETE 8830-58	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers: MANISHBHAI Jivrambhai PATEL & Niyantaben M
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 8-Jan-21

Property: 6
Project: Russell Gardens Building Ltd.
Model and Elevation: Mountainash Four (4 Bedroom) Elev 1
Plan #: 62M-1266

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/> metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>
Powder Room	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>
SIDE HALL	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>
	N/A	<input type="checkbox"/>
	N/A	<input type="checkbox"/>

** Refer to Construction Summary

4. Ceramic Wall Tile

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

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

Purchasers:MANISHBHAI Jivrambhai PATEL & Niyantaben M

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:8-Jan-21

Property: 6

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (4 Bedroom) Elev 1

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Living Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Dining Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Family Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Den / Library / Study	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A
flex room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials: MP NP

Purchasers: MANISHBHAI Jivrambhai PATEL & Niyantaben MProperty: 6
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 8-Jan-21 8-Jan-21
Project: Russell Gardens Building Ltd.
Model and Elevation: Mountainash Four (4 Bedroom) Elev 1
Plan #: 62M-1266

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		
				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	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 type="radio"/> Yes <input checked="" 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:  Date: 8th Jan 2021 Signature:  N. M. Patel Date: 8th Jan 2021

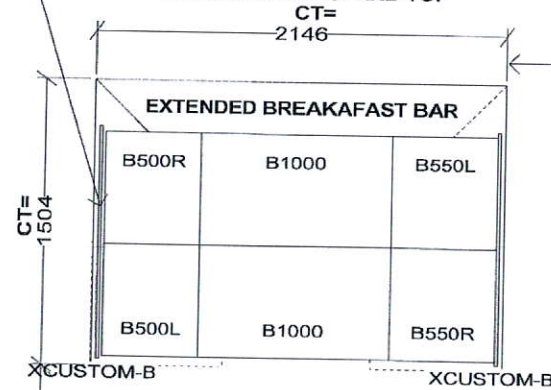
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MOUNTAIN ASH 4X-REV SINK LOCATION

PAULINE
JUL 21 20

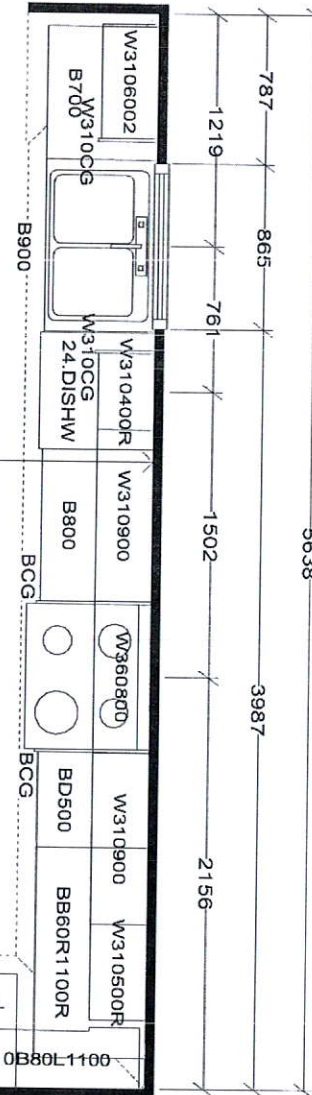
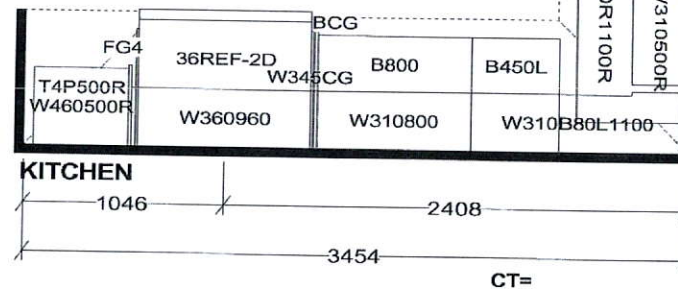
PROTOTYPE FOR EXTRAS
THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG

SQUARE EDGE ISLAND TOP

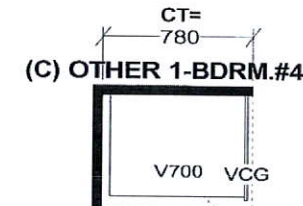
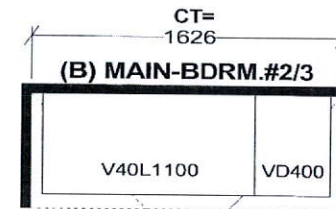
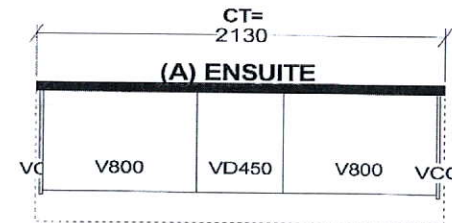
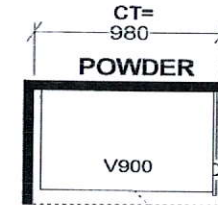
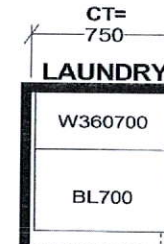


1676



CT=

CT=



Selba Industries

J#

W WDTH _____ W HGHT _____ W CNT _____
FLOOR HGHT _____ DOOR HGHT _____
ST. CENT _____ 2X4 _____ VENT BOX COVER _____

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.



DESIGNER: KS
DATE: MAY 13 20

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: MOUNTAINASH 4X EL 1,2,3
LOT #:

TM

1 Potlight

1 Potlight

1 Potlight

1 Potlight

Revised SEE SKETCH

ADD LIGHT

ADD PLUG ABOVE FIREPLACE

FAMILY ROOM
17'5" x 12'0"

BREAKFAST ROOM
8'0" x 9'0"

KITCHEN
12'0" x 8'6"

LIVING/DINING ROOM
16'0" x 15'4"

HOME OFFICE
10'0" x 8'0"

GARAGE
19'7" x 18'6"

FOYER

COVERED PORCH

PORTICO

PORTICO

MAIN LEVEL

This is a detailed floor plan of a 4-bedroom house. The layout includes the following rooms and features:

- Master Bedroom:** 17'0" x 14'0", located at the top left, featuring a walk-in closet and a master ensuite with a bathtub.
- Bedroom 2:** 12'10" x 12'0", located in the upper right, featuring a walk-in closet and an ensuite with a shower.
- Bedroom 3:** 16'10" x 10'6", located in the lower right, featuring a walk-in closet and a bathroom. A handwritten 'X' is drawn over the bathroom area, with the word 'SHOWER' written next to it.
- Bedroom 4:** 12'6" x 12'0", located in the lower left, featuring a walk-in closet and an ensuite.
- Common Areas:** A central hallway provides access to a laundry room, a kitchen, a living area, and a flex room (10'1" x 8'2") at the bottom. A staircase is located near the flex room.
- Other Features:** The plan includes various closets, a central heating unit, and a fireplace in the living area.

Enlarged Basement Window

UPPER LEVEL

OPTIONAL 5 BEDROOM LAYOUT AVAILABLE

OPTIONAL 5 BEDROOM
LAYOUT AVAILABLE

ATP. NP

200 AMP

Lot 6 Russell Gardens III

MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Stops and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural details subject to modifications. Roofline and adjoining model types may vary due to siting. E. & S. E. May 2020

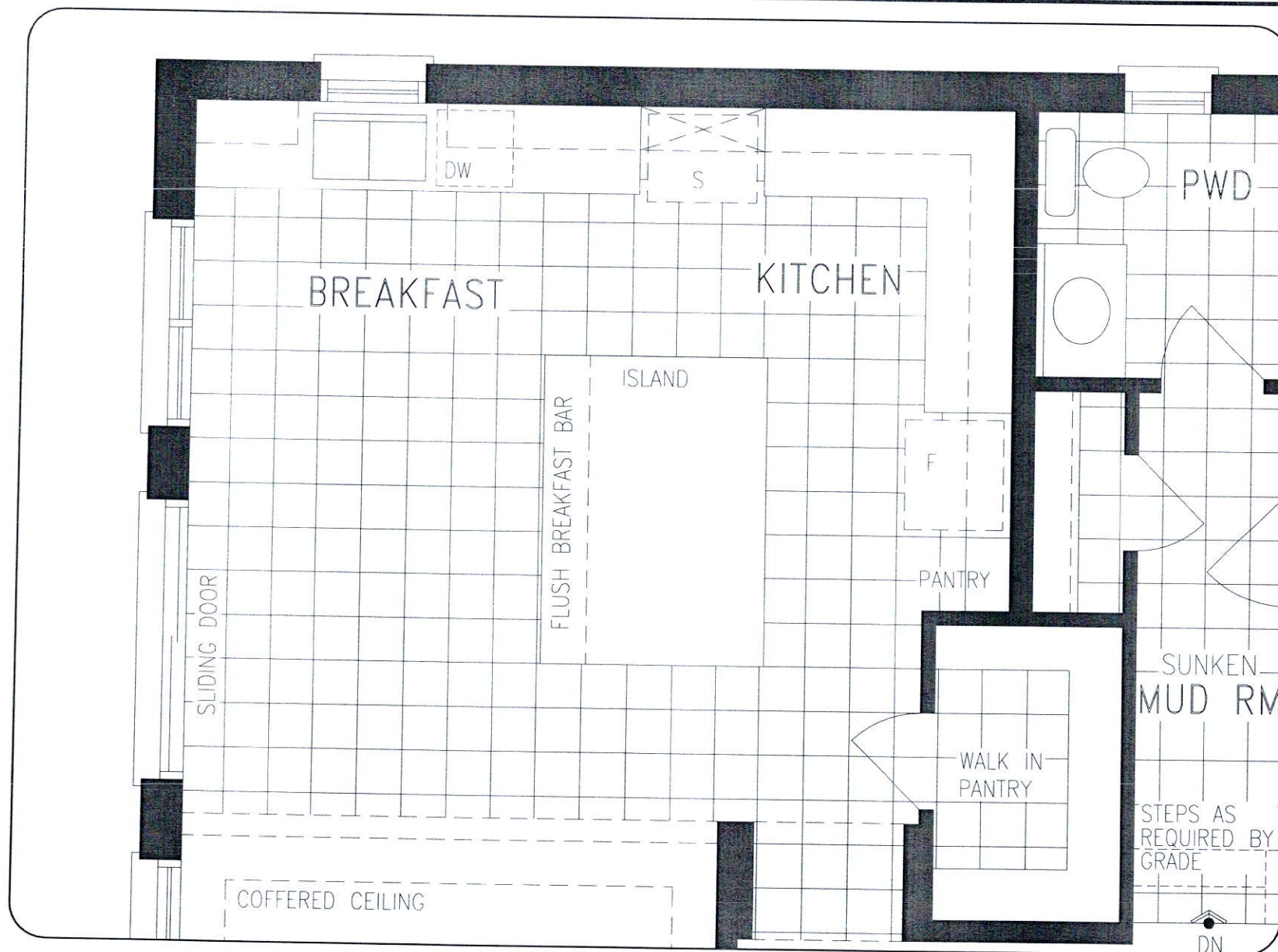
LOT 6RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTSMOUNTAINASH 4
ELEV. 1

REVISION:

1. ALTERNATE KITCHEN LAYOUT,
RELOCATED SINK UNDER
WINDOW AS PER SKETCH

MJP

NP



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE

N.T.S.

BY

PAGE No.

VG

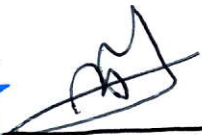
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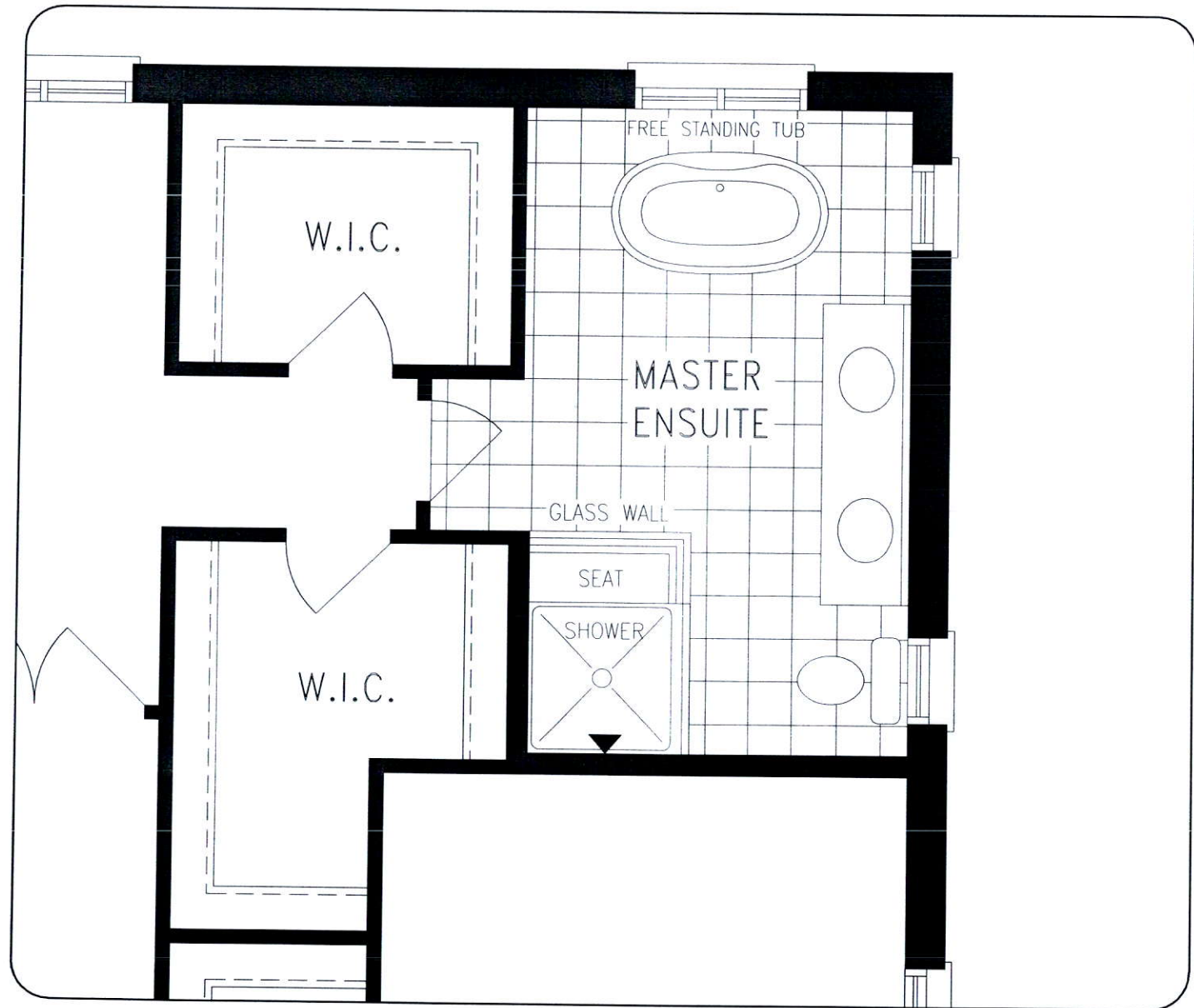
Greenpark™

LOT 6RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTSMOUNTAINASH 4
ELEV. 1

REVISION:

1. FRAMELESS GLASS SHOWER

★ 
 ★ N.M. Patel



UPPER LEVEL

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**REGION
DESIGN
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SCALE

N.T.S.

BY
VGPAGE No.
1 OF 1

 **Greenpark™**

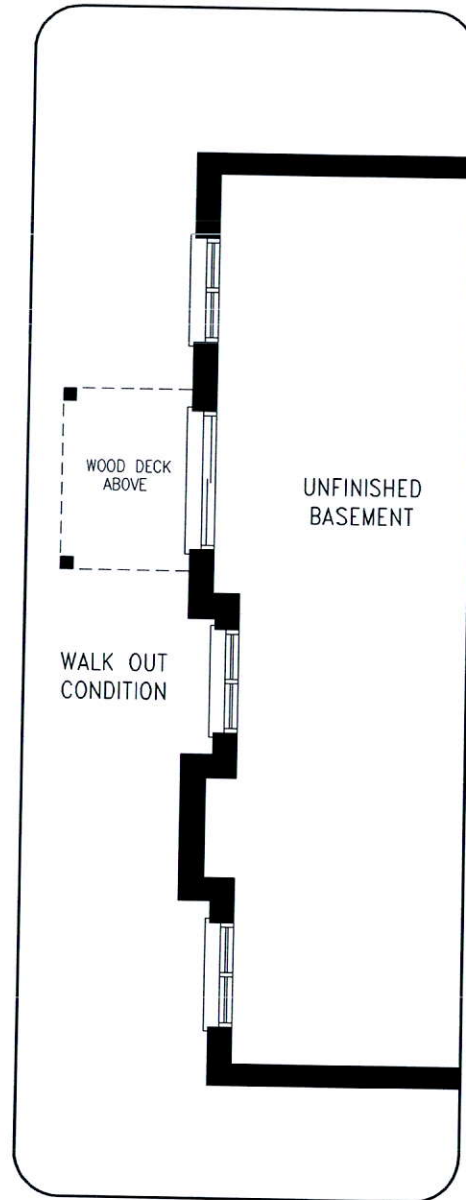
LOT 6
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 4
ELEV. 1

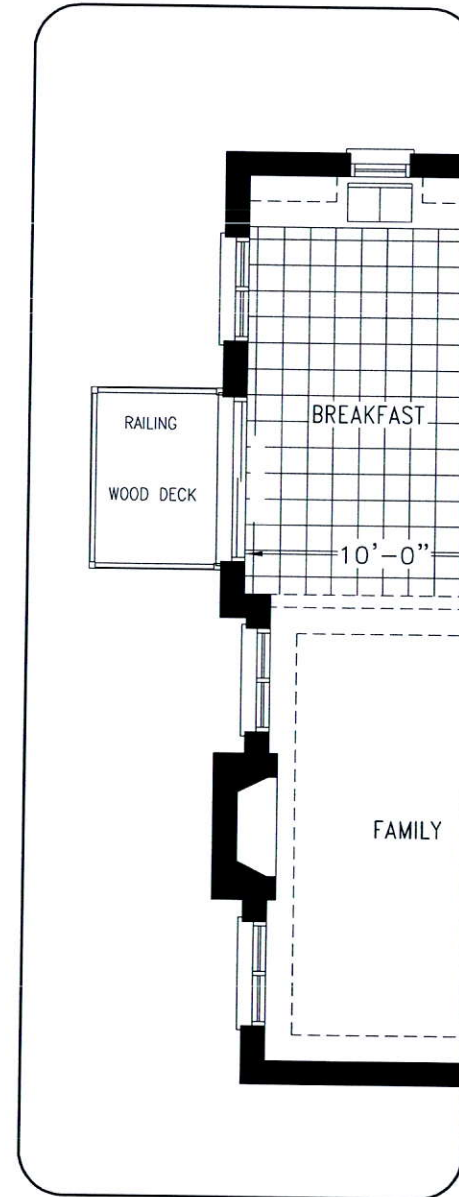
REVISION:

1. REAR UPGRADE - ENLARGE BREAKFAST AND MASTER ENSUITE, WALK IN CLOSET BY 1'0", ADD WINDOW TO WALK IN CLOSET AS PER SKETCH

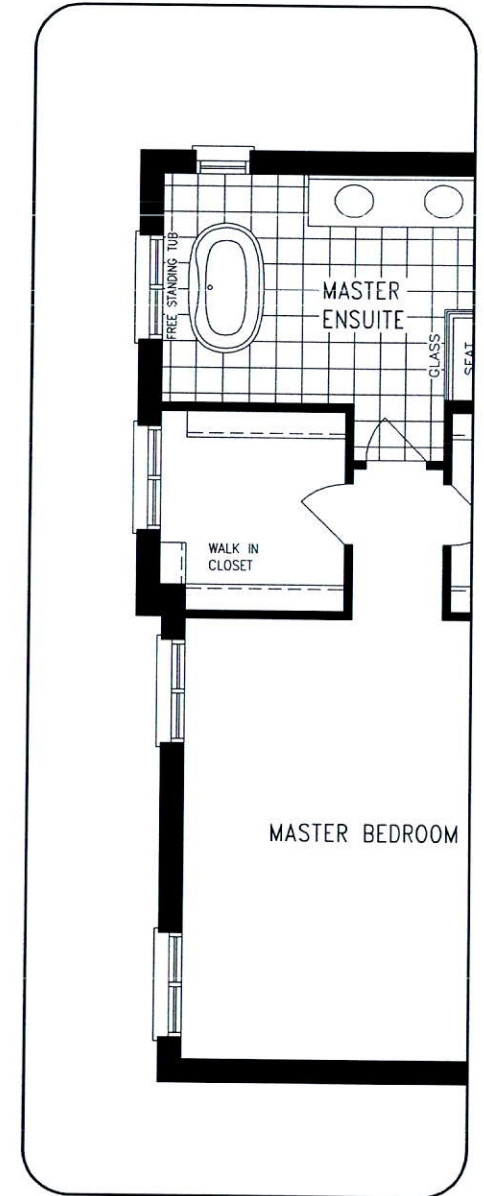
MJP. MB



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

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REGION
DESIGN
INC.

SCALE
BY VG

N.T.S.
PAGE No.
1 OF 2

Greenpark.

LOT 6
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 4
ELEV. 1

REVISION:

1. REAR UPGRADE

MJR

NP



NOTE: ELEVATION SUBJECT TO FINAL ARCHITECTURAL APPROVALS
ACTUAL GRADE MAY VARY WITH THE GRADE SHOWN ON DRAWING

REAR ELEVATION

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REGION
DESIGN
INC.

SCALE

N.T.S.

BY

PAGE No.

VG

2 OF 2

 **Greenpark.**