



CONSTRUCTION SUMMARY

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

PURCHASERS: Shahbaz Mohammad KHAN and Mohammad Asad KHAN // Somaiya ALI // Iqr

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
67 / 3	62M-1266	Mountainash Two (4 Bedroom) Elev 3		

CABINETRY

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 03Dec20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Dec20 Note: PANTRY AT END OF CABINETRY RUN	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Dec20 Note: PANTRY BESIDE FRIDGE	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03Dec20 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 03Dec20 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 03Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 03Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 03Dec20 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Dec20 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 10Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 03Dec20 Note:	
1 - 200 AMP ELECTRICAL SERVICE 10Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Dec20 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 03Dec20 Note:	
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RECEIVED

DEC 10 2020

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LOT / PHASE 67 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Two (4 Bedroom) Elev 3		
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1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
03Dec20 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

03Dec20 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

03Dec20 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,320.00 BALANCE (\$9,680.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/30/2020

10Jul20 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL

03Dec20 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

03Dec20 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

03Dec20 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:

This Document is Extremely Time Sensitive - Printed 3 Dec 20 at 10:54

Purchasers:Shahbaz Mohammad KHAN & Mohammad Asad

Property: 67

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Two (4 Bedroom) Elev 3

Lock Date: 3-Dec-20

3-Dec-20

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFTWOOD	431SA
Master Ensuite Bathroom	DORAL H3453 LAVA GREY FLEETWOOD	447SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 4	DORAL H3081 HACIENDA BLACK	431SA
	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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA-24X24	☐	metal strip where applicable
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-VARENNA CARRARA-24X24	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	
Powder Room	TILE-VARENNA CARRARA-12X24	☐	
Master Ensuite Bathroom	TILE-STRATA GRAPHITE-13X13	☐	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY-13X13	☐	
	N/A	☐	
	N/A	☐	
	N/A	☐	

** 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 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-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	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

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7. Other Flooring

Main Hall	N/A
Living Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5"
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5"
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5"
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-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
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing TypeV-GROOVE

Picket TypeEUROLINE 1

Stringer / RiserAS PER CONSTRUCTION SPECIFICATIO

TreadsAS PER CONSTRUCTION SPECIFICATIO

ColourVINTAGE OPHELIA RED OAK

ColourBLACK

ColourVINTAGE OPHELIA RED OAK

ColourVINTAGE OPHELIA RED OAK

Red Oak Stairs with Semi Gloss Finish

Yes

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	N/A	Ensuite Bath - Bedroom 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	☐	☐	☒	☐	☒	☐	☐	☐	☒
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	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO

Comment

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

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	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**

- 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: _____ Signature: _____ Date: _____

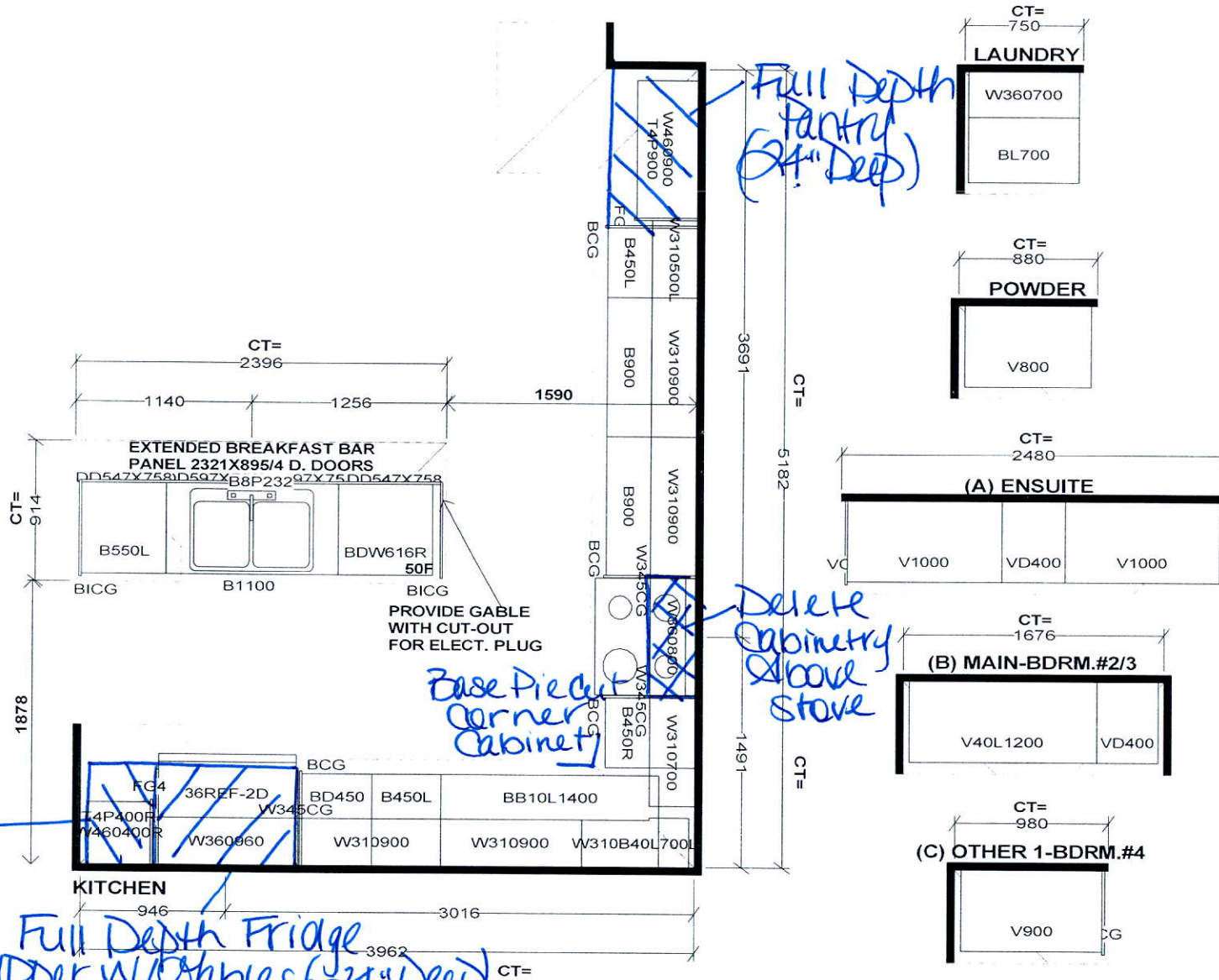
Full Depth
Pantry
(24" Deep)

Full Depth Fridge
upper w/tables (24" Deep)

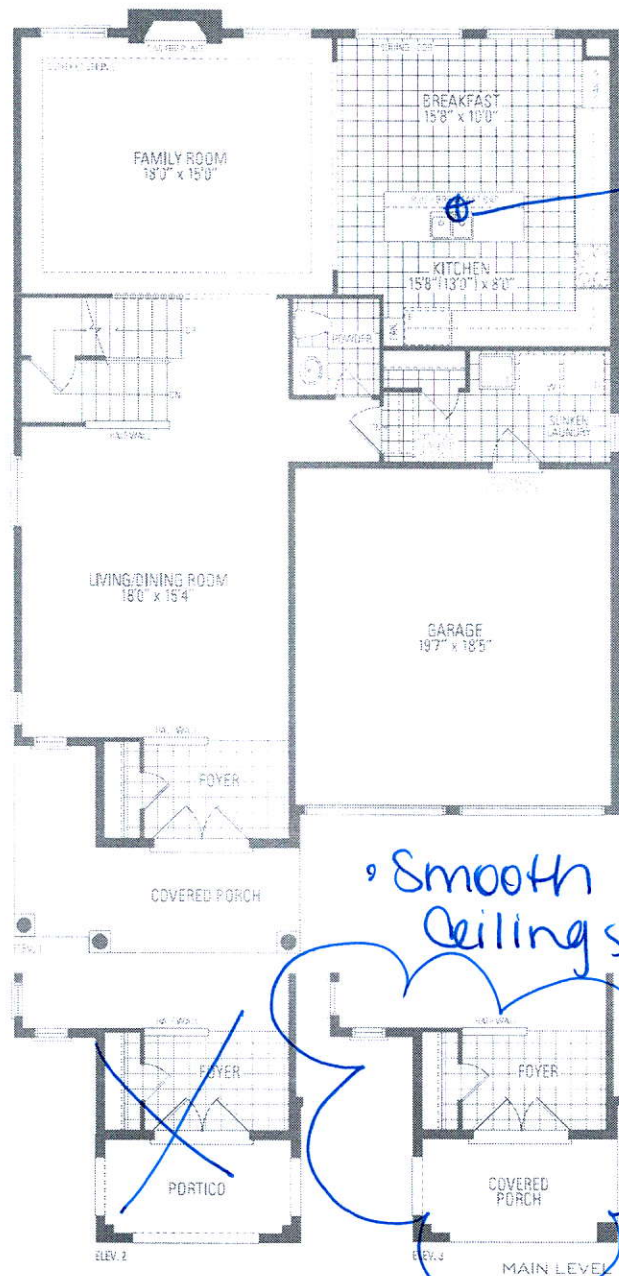
Full Depth
Pantry
(24" Deep)

Delete
Cabinetry
above
stove

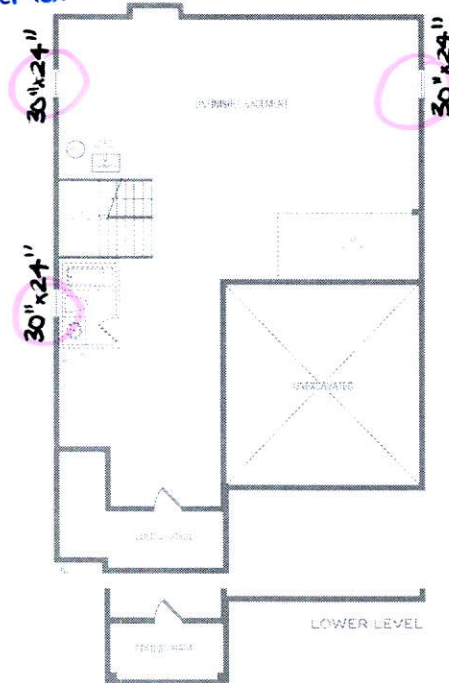
Base Piece
corner
Cabinet



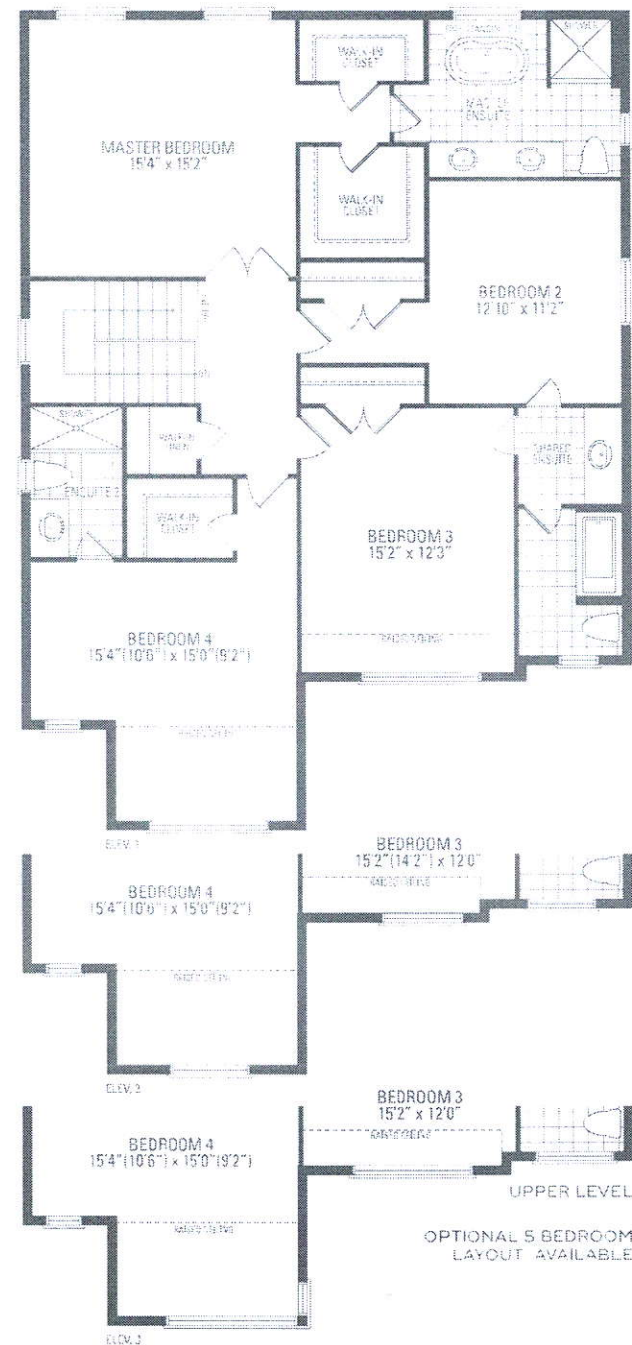
Selba Industries			J#
W WIDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSEL GARDENS PH.3 MODEL: MOUNTAINASH 2X EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.			
			DESIGNER: KS DATE: MAY 13 20



Enlarge Basement Windows
 Add Light Above Island



200 AMP



Lot 67 Russell Gardens III

MOUNTAINASH TWO ELEV. 1 • 2,848 sq.ft. | ELEV. 2 • 2,846 sq.ft. | ELEV. 3 • 2,847 sq.ft.

Orientation of home may be reversed 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 areas. All renderings are a best concept. Dimensions, specifications and architectural detailing subject to modifications. Routine and sequencing, model types may vary due to timing. E. & D. E. May 2020