

CONSTRUCTION SUMMARY

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

PURCHASERS: Miyoun KIM and Jang Hun PARK

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
73 / 3	62M-1266	Valleycreek Three Elev 3		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 11Nov20 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 11Nov20 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS 11Nov20 Note:	
HOOD FAN UPGRADED THROUGH DECOR & SUPPLY/INSTALLED BY ELECTRIAN - PREPARE AS PER SPECIFICATIONS	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 11Nov20 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 11Nov20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 11Nov20 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 11Nov20 Note:	
4 - KITCHEN CABINETRY BASE - TOP DRAWER SINGLE - PRICE IS PER DRAWER - UPGRADE 2 11Nov20 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - LANDING 18Nov20 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 11Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 11Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 11Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 11Nov20 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 11Nov20 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE INCLUDES CHROME KNOB & HINGES 24Jul20 Note: IF CONSTRUCTION PERMITS	

COUNTER TOP

RECEIVED

NOV 27 2020

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1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 18Nov20 Note:				
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 11Nov20 Note:				

ELECTRICAL

1 - KITCHEN - CANOPY HOOD FAN - 30" CYCLONE 550 CFM #SC50130 (GLASS CANOPY) 11Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 11Nov20 Note:	
1 - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - FAMILY ROOM - POTLIGHTS ONLY 11Nov20 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 11Nov20 Note:	
7 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHTS 11Nov20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 11Nov20 Note:	
1 - 200 AMP ELECTRICAL SERVICE 24Jul20 Note:	

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 11Nov20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - KITCHEN & BREAKFAST 11Nov20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 11Nov20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 11Nov20 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 11Nov20 Note:	
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PLUMBING

1 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREE POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE / TRIM AND SLIDE BAR WITH HAND SHOWER - CHROME - TS2713EP / 3372 / 128284 / TS4172 / 62320 / S3879EP / A721 11Nov20 Note:	
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1 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREE TWO HANDLE ROMAN TUB FAUCET WITH HAND SHOWER - CHROME - TS904 / 9796 11Nov20 Note:				
2 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREE SINGLE HANDLE LAV FAUCET - CHROME - S6700 11Nov20 Note:				
1 - POWDER ROOM - MOEN 90 DEGREE SINGLE HANDLE OPEN WATERWAY LAV FAUCET - CHROME - S6705 11Nov20 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 11Nov20 Note:				
2 - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT - MASTER ENSUITE BATHROOM & POWDER ROOM 11Nov20 Note:				
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 - KITCHEN 11Nov20 Note:				
2 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - MASTER ENSUITE BATHROOM 11Nov20 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 24Jul20 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Nov20 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,665.00 BALANCE (\$7,335.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/05/2020. 24Jul20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 11Nov20 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 11Nov20 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:	
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This Document is Extremely Time Sensitive - Printed 25 Nov 20 at 9:47

Purchasers: Miyoun KIM & Jang Hun PARK
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 11-Nov-20 11-Nov-20

Property: 73
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Three Elev 3
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFTWOOD	431SA
Master Ensuite Bathroom	ARUBA 400 BRIGHT WHITE	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	MONACO 821 INDUSTRIAL GRAPHITE	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	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	QUARTZ PAPIRO	#360 EDGE
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:  

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Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 25-Nov-20 11-Nov-20

Property: 73
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Three Elev 3
Plan #: 62M-1266

3. Ceramic Flooring

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

** 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-EXTRA LIGHT GREY-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC GROENLANDIA BLANC-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC GROENLANDIA BLANC-8X16	
LOWER LANDING	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

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Model and Elevation: Valleycreek Three Elev 3

Lock Date: 11-Nov-20 11-Nov-20

Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-HULA HOOP-5"
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-HULA HOOP-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-HULA HOOP-5"
Upper Hall	LAMINATE-FJORD-HALVAR OAK-TL-NEUM03
Master Bedroom	LAMINATE-FJORD-HALVAR OAK-TL-NEUM03
Bedroom #2	LAMINATE-FJORD-HALVAR OAK-TL-NEUM03
Bedroom #3	LAMINATE-FJORD-HALVAR OAK-TL-NEUM03
Bedroom #4	LAMINATE-FJORD-HALVAR OAK-TL-NEUM03
Bedroom #5	N/A
KITCHEN & BREAKFAST	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-HULA HOOP-5"
	N/A
	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE HULA HOOP WHITE OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE HULA HOOP WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE HULA HOOP WHITE 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	N/A	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/AN/A
	N/A		
Smooth Ceilings First Floor	☒ Yes ☐ No		

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Lock Date: 11-Nov-20

11-Nov-20

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	☐	☐	☒	☐	☒	☐	☐	☐	☒
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			NERO			N/A		
				NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	NO
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	CYCLONE CHIMNEY 30" #SC50130		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: Nov 11/2020 Signature:  Date: Nov 11, 2020



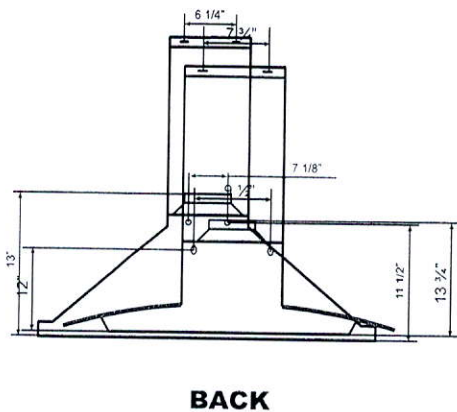
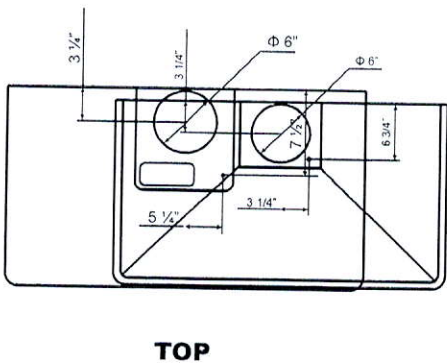
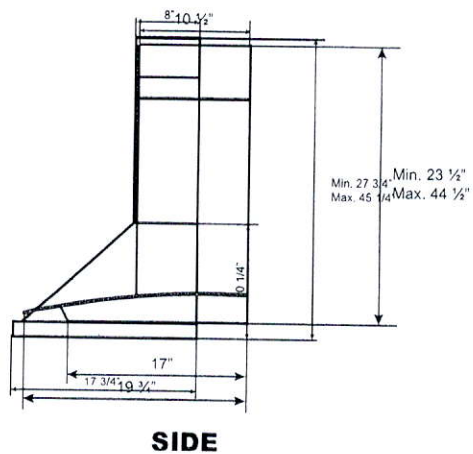
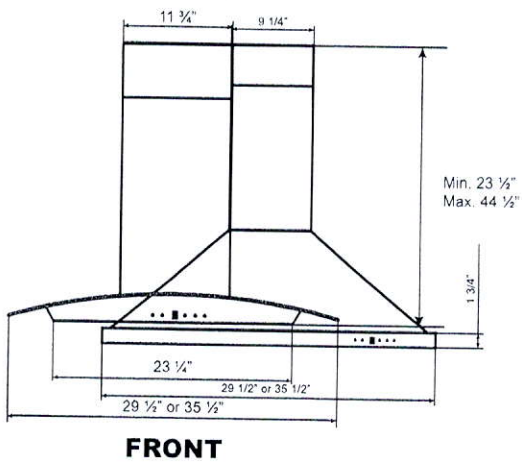
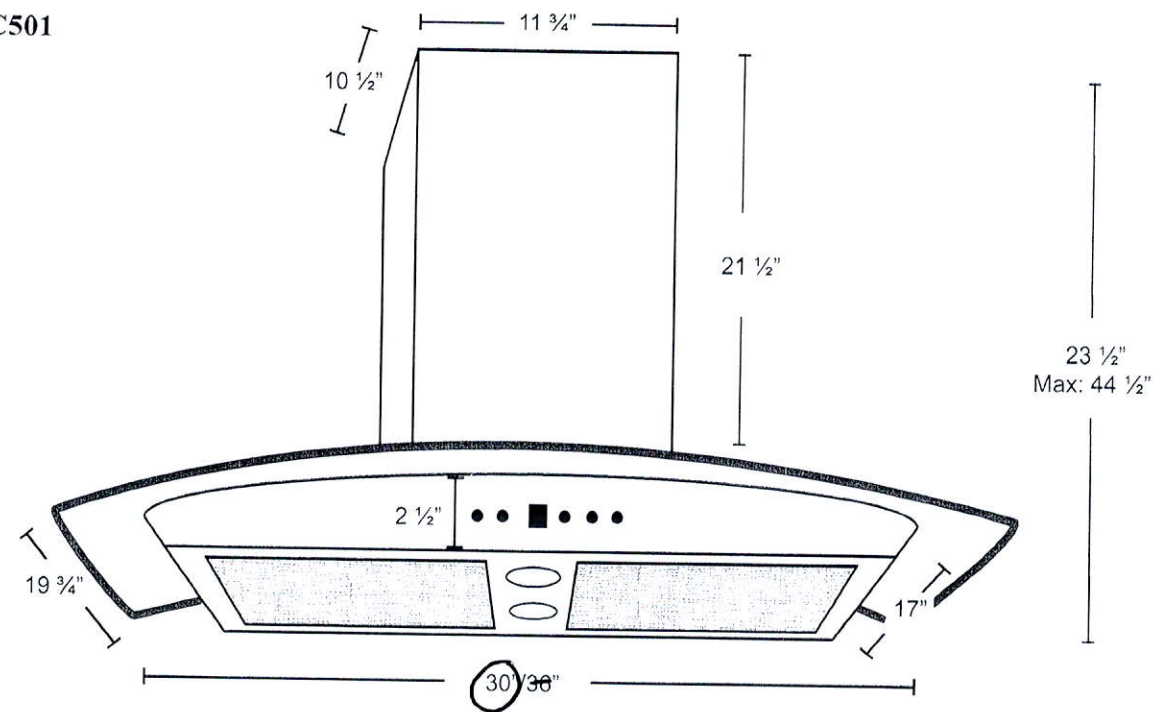
Kitchen

MA

JHP

Specifications: Alito Collection - Wall Mount

SC501

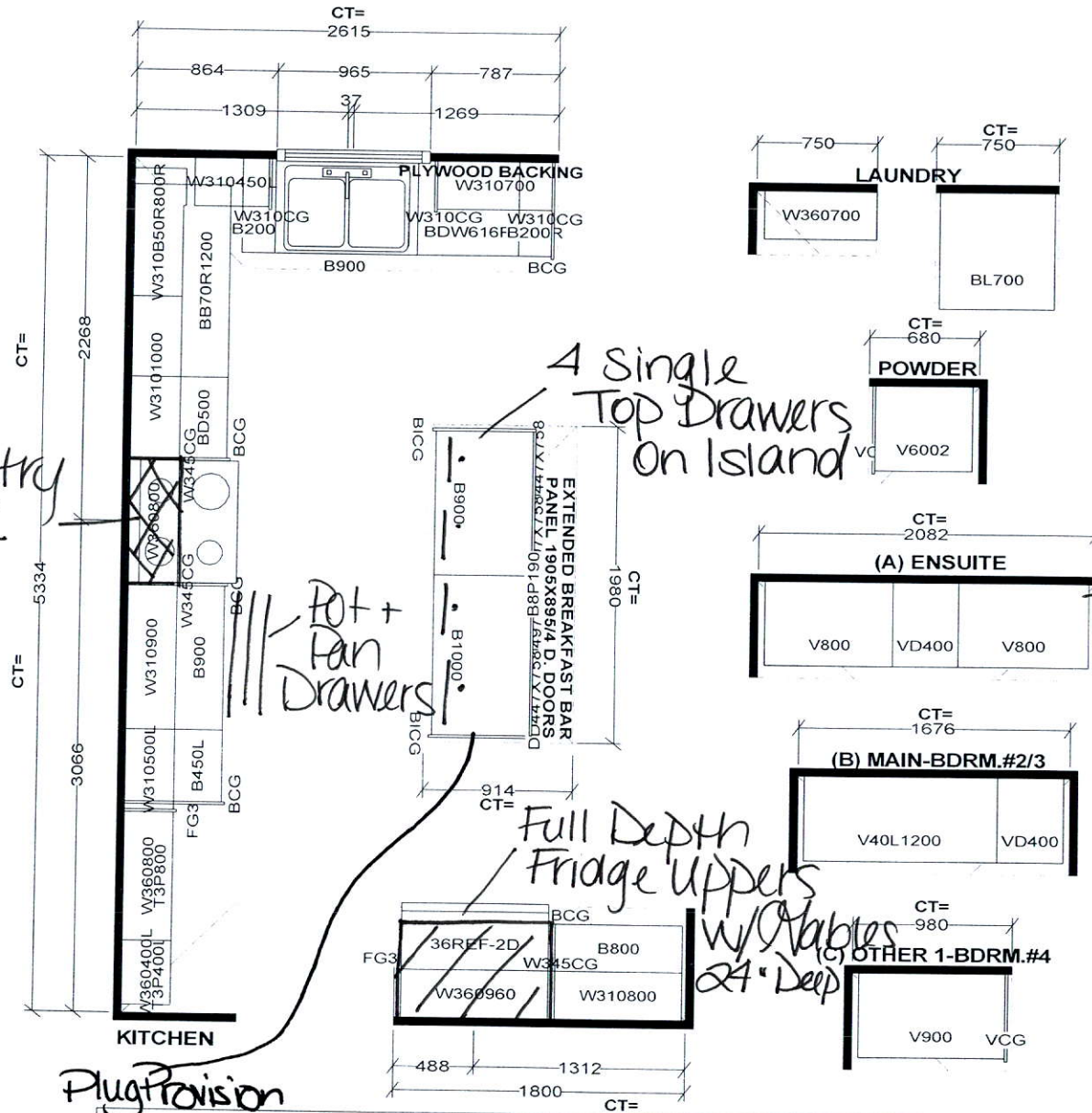


30"

Kitchen

- Upgrade 2 Sonata Cabinetry
- Light Valance
- NO Electrical
- Quartz Countertop

Delete Cabinetry Above Stove



Master Ensuite

- Upgrade 2 Aruba Cabinetry
- Quartz Countertop

me

34P

Selba Industries			J#
W WDT	W HGHT	W CNT	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
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 3X EL 1,2,3 LOT #:			

7 Potlights

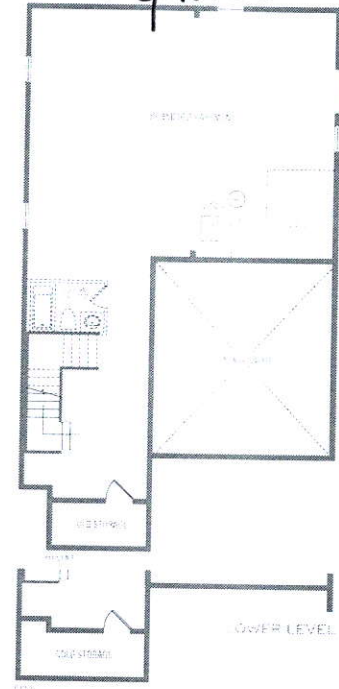
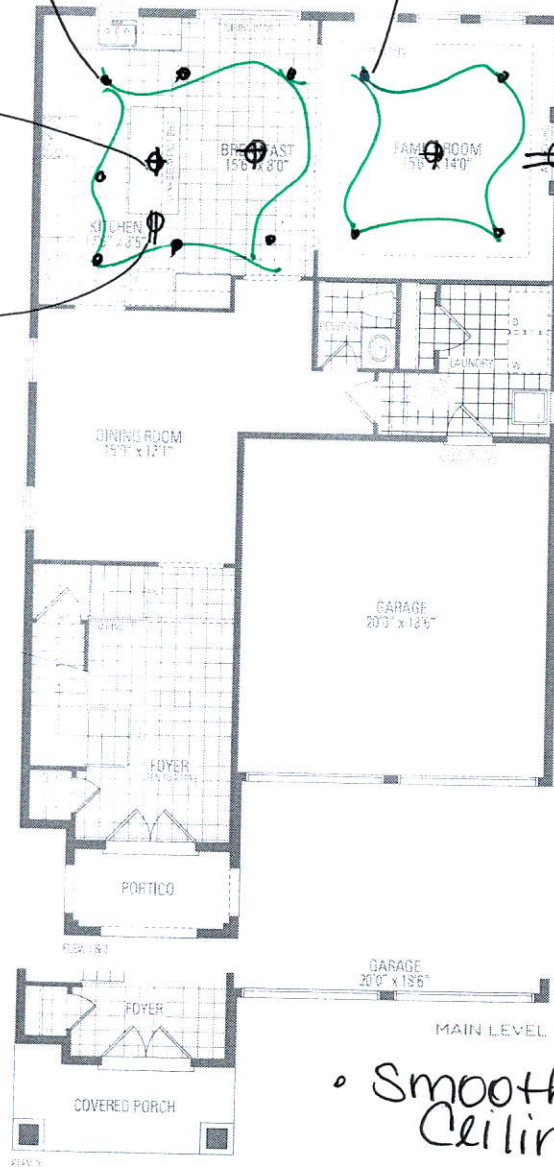
4 Potlights on Dimmer Switch

Frameless Shower Enclosure

Relocate Standard Light

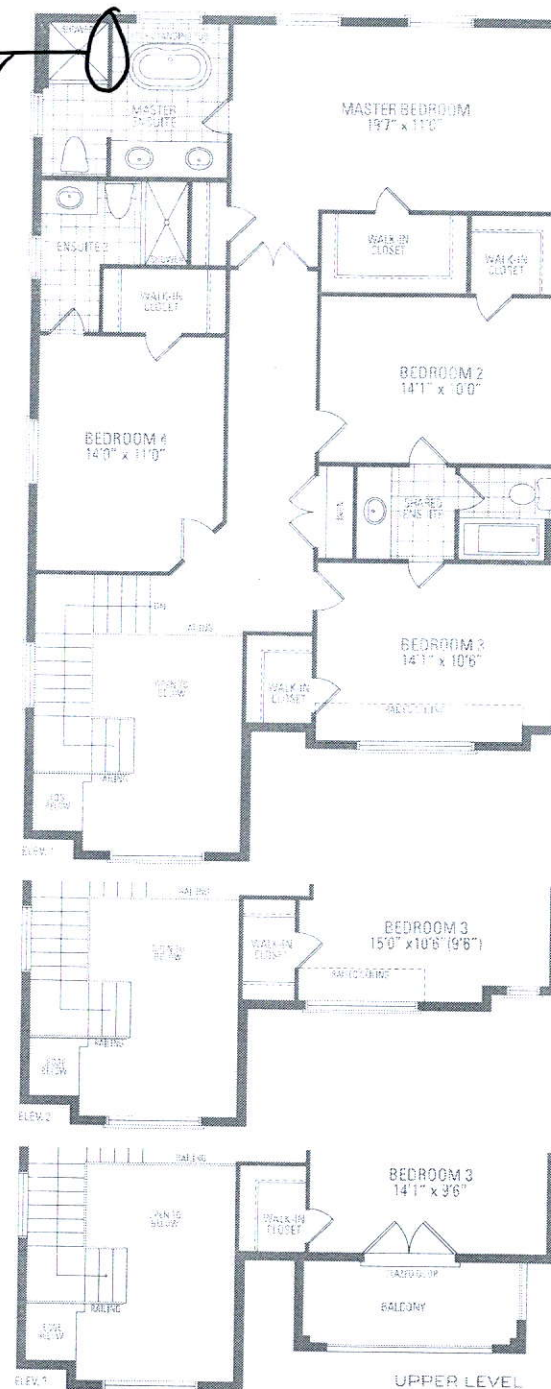
Add Plug to Island

Add Plug Above Fireplace



200 AMP

• Smooth Ceilings



ME

JHP

Lot 73 Russell Gardens III
VALLEYCREEK THREE

ELEV. 1 • 2,772 sq.ft. | ELEV. 2 • 2,773 sq.ft. | ELEV. 3 • 2,758 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 variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020