

CONSTRUCTION SUMMARY

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

PURCHASERS: Danielle M. ALFANO and Bradly J. M. TOUW

TEL: RES.: 416-567-6982

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
74 / 3	62M-1266	Valleycreek Two Elev 1		

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 07Dec20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 18Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 18Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 18Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 18Nov20 Note:	

CONSTRUCTION

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE INCLUDES CHROME KNOB & HINGES 18Nov20 Note: IF CONSTRUCTION PERMITS	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 18Nov20 Note:	
1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 18Nov20 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 18Nov20 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 18Nov20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 18Nov20 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - - UPPER HALL 07Dec20 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 07Dec20 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 07Dec20 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 07Dec20 Note:	

RECEIVED

DEC 10 2020

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LOT / PHASE 74 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 1		
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	[REDACTED]	
Dec 20	Nat	
	[REDACTED]	
Dec 20	Nat	
	[REDACTED] - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
Dec 21	Nat	
	[REDACTED] - GROUP A SERIES 3 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM	
Dec 20	Nat	
	[REDACTED] - GROUP A SERIES 3 INCH IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST	
Nov 20	Nat	
	[REDACTED] - GROUP A SERIES 3 INCH - UPPER H.A.	
Nov 20	Nat	
	[REDACTED] - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
Nov 20	Nat	
	[REDACTED] - GROUP A SERIES 3 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
Nov 20	Nat	
	[REDACTED] - GROUP A SERIES 3 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM	
Nov 20	Nat	

MISCELLANEOUS

1 - NO FURTHER CHANGES PERMITTED	
07Dec20	Note:

PROMOTIONAL

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,500.00 BALANCE (\$8,500.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/07/2020. <i>18Nov20</i> Note:	
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER <i>18Nov20</i> Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE I IRON PICKETS - BLACK 18Nov20 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 18Nov20 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 <i>Worksheet Note:</i>	
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Purchasers: Danielle M. ALFANO & Bradly J. M. TOUW
 Telephone Res. / Bus: (416) 567-6982 /
 Decor Advisor: Candace Forza
 Lock Date: 3-Dec-20 18-Nov-20

Property: 74
 Project: Russell Gardens Building Ltd.
 Model and Elevation: Valleycreek Two Elev 1
 Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 2	DORAL W-500	431SA
Ensuite Bath - Bedroom 3/4	CONTINENTAL 814 DARK CHOCOLATE	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-PALOMA POLAR 6698-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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18-Nov-20

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	☐	metal strip where applicable
Main Hall	STRIP	☐	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	☐	
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED-24X24	☐	
Ensuite Bath - Bedroom 2	TILE-EMOTION GRIS-12 1/4X12 1/4	☐	
Ensuite Bath - Bedroom 3/4	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-LITIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 3/4	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	Whirlpool
	N/A	N/A ☐ Yes ☒ No
	N/A	
	N/A	
	N/A	
	N/A	
		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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7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Family Room	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Landing	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Hall	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW-1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW-1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW-1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW-1317	
Bedroom #5	N/A	
	N/A	
	N/A	
	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 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		☒ 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	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	☐	☐	☒	☐	☒	☐	☐	☐	☒
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			BIANCO			N/A		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning Gas Provisions Stove Gas Provisions Dryer Gas Provisions Barbecue

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No		
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No		
Appliances	Built in Cooktop		Built in Oven		Gas Stove		
	☐ Yes	☒ No	☐ Yes	☒ No	☐ Yes	☒ No	
Dishwasher Rough-in	Yes				Microwave	☐ Yes	☒ No

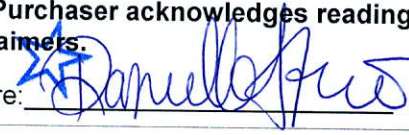
** Refer to Construction Summary

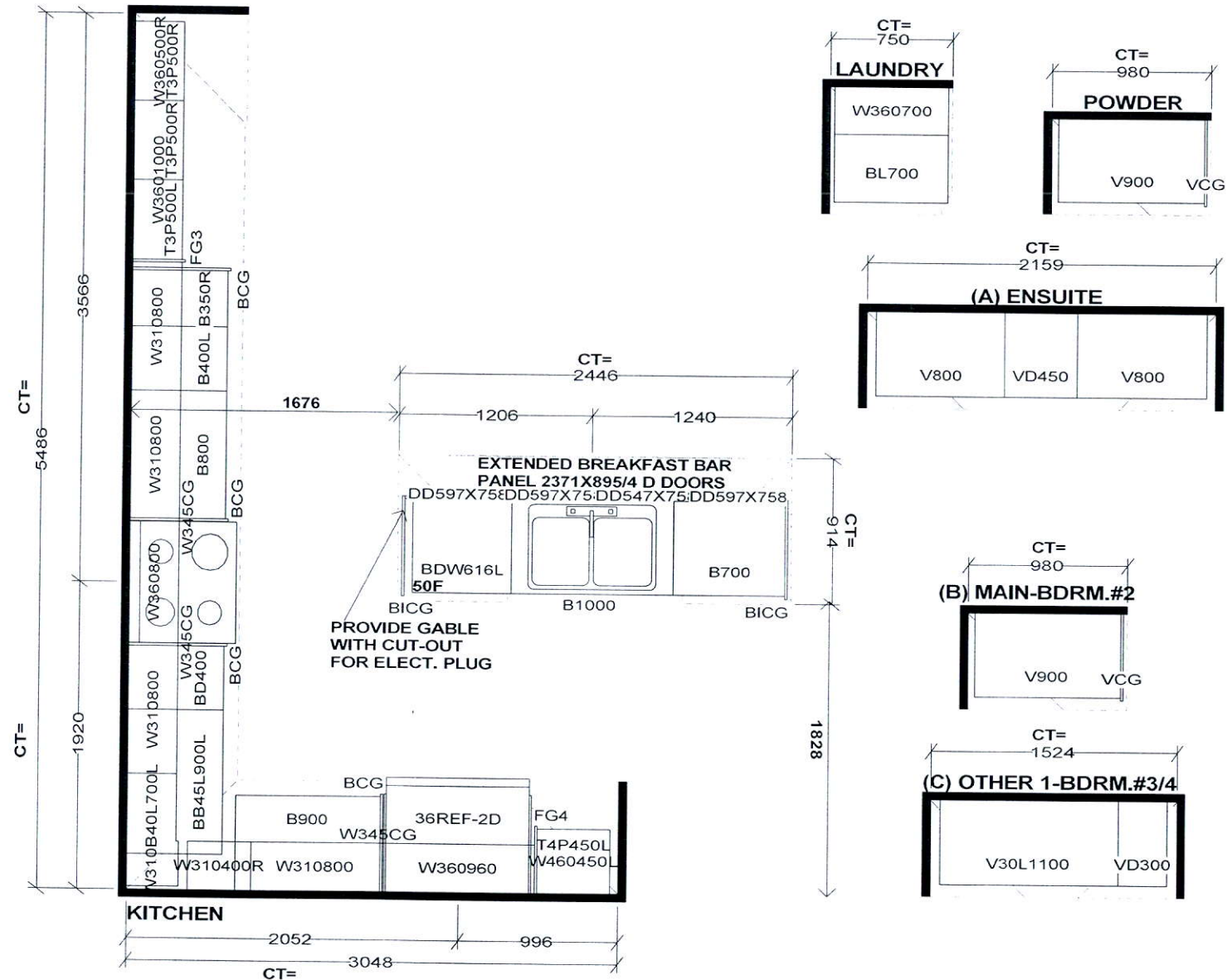
14. General Comments

** 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: Dec 3 / 2020 Signature: _____ Date: _____



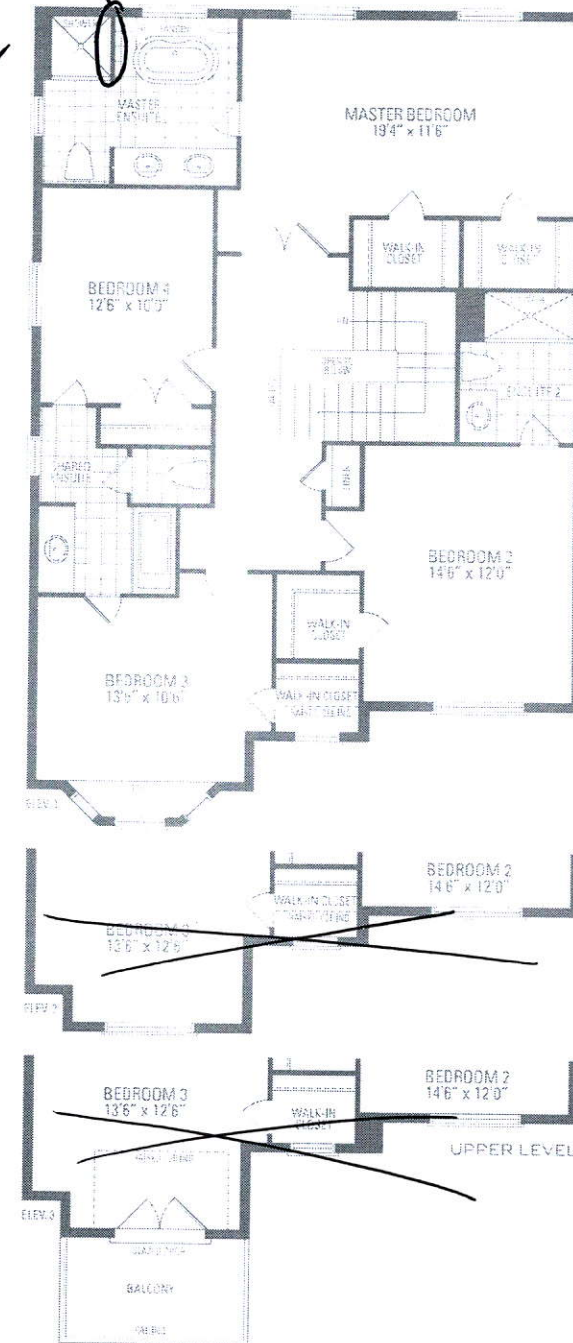
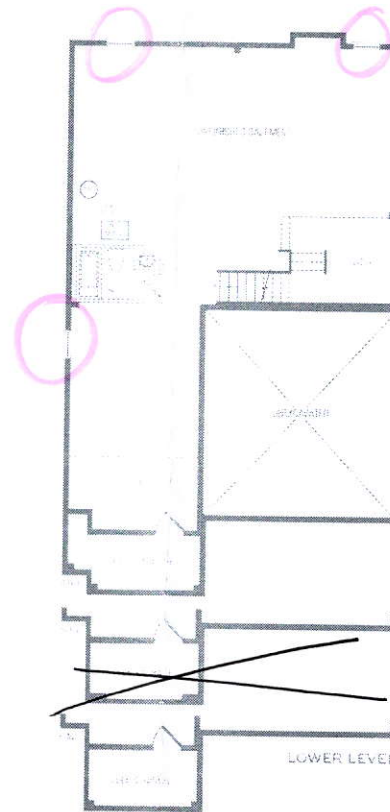
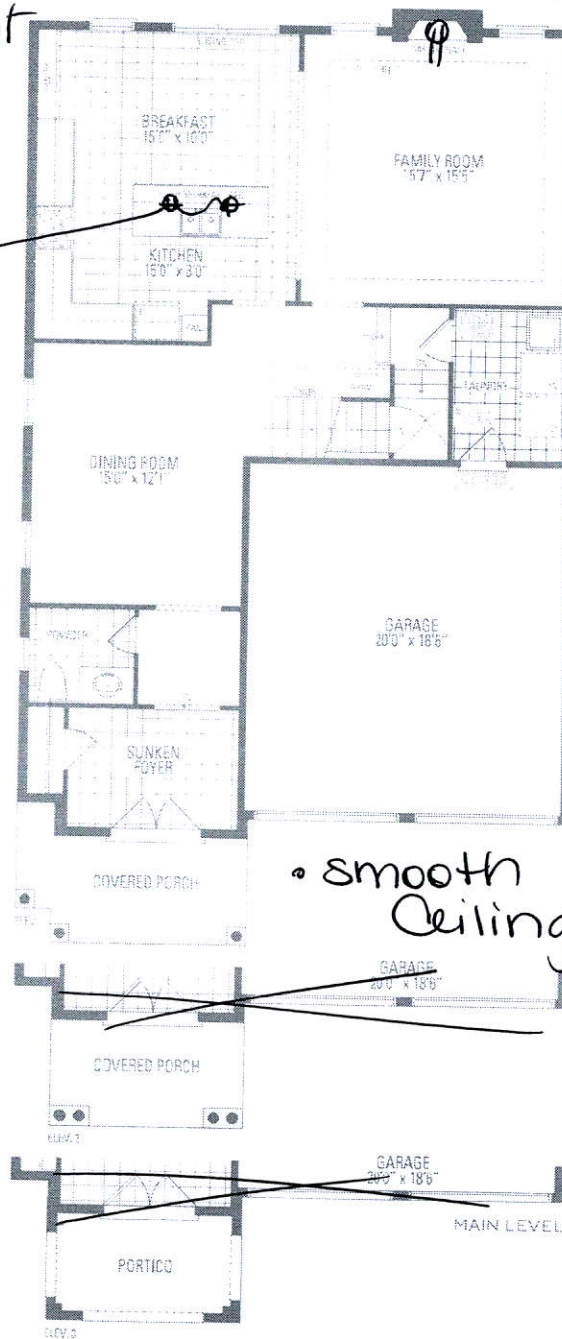
Selba Industries			J#
WWIDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 2X EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released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

Relocate
Standard Light
+

Add Light
Above
Island

Add Plug Above
Fireplace

Frameless
Glass Shower
Enclosure



Lot 74 Russell Gardens III

VALLEYCREEK TWO

ELEV. 1 • 2,602 sq.ft. | ELEV. 2 + 3 • 2,624 sq.ft.

Orientation of floor plan may be revised 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 a firm's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020