

CONSTRUCTION SUMMARY

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

PURCHASERS: Baljinder K. GREWAL and Navjot Singh GREWAL

TEL: RES.: 905-699-1332

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
85 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 2		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 16Oct20 Note:	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING - IF CONSTRUCTION PERMITS 16Oct20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - BLU MOTION DRAWERS 16Oct20 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 16Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 16Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 16Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 16Oct20 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 16Oct20 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 16Oct20 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Oct20 Note:	
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CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 16Oct20 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - RELOCATE SEAT TO ACCOMODATE GLASS INCLUDES CHROME KNOB & HINGES 27Jul20 Note: IF CONSTRUCTION PERMITS	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 27Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16Oct20 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 16Oct20 Note:	

RECEIVED

OCT 21 2020

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85 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 2		

1 - 200 AMP ELECTRICAL SERVICE

27Jul20 Note:

HARDWOOD FLOORING

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

16Oct20 Note:

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

16Oct20 Note:

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

16Oct20 Note:

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

16Oct20 Note:

PLUMBING

1 - BACKYARD - HOSE BIB - EXTERIOR FROST FREE

16Oct20 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

16Oct20 Note:

1 - POWDER ROOM - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT

16Oct20 Note:

1 - SHARED ENSUITE - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH

16Oct20 Note:

4 - ALL BATHROOMS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH

16Oct20 Note:

4 - ALL BATHROOMS -MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH

16Oct20 Note:

2 - ENSUITE 2/3 & ENSUITE 4 BATHROOMS - MOEN CHATEAUX POI-TEMP PRESSURE BALANCING SHOWER HEAD 26100EP IN LIEU OF STANDARD

16Oct20 Note:

2 - ENSUITE 4 BATHROOM & MASTER ENSUITE BATHROOM - TOE TESTER - ADD TOE TESTER TO SHOWER

16Oct20 Note:

PROMOTIONAL

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

16Oct20 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5,820.00 BALANCE (\$6,180.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/28/2020.

27Jul20 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS- BLACK

16Oct20 Note:

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LOT / PHASE 85 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 2		
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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET
16Oct20 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 16 Oct 20 at 16:17

Purchasers: Baljinder K. GREWAL & Navjot Singh GREWAL

Property: 85

Telephone Res. / Bus: (905) 699-1332 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 2

Lock Date: 16-Oct-20

16-Oct-20

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	410SA
Master Ensuite Bathroom	EVEREST WHITE	190SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 814 DARK CHOCOLATE	447SA
Ensuite Bath - Bedroom 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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE TIGRIS 4783-60	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

B.G.

Oct 16-2020

Purchasers: Baljinder K. GREWAL & Navjot Singh GREWAL

Telephone Res. / Bus: (905) 699-1332 /

Decor Advisor: Candace Forza

Lock Date: 16-Oct-20

Property: 85

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (4 Bedroom) Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-STRATA GRIGIO-13X13		At a 45 Threshold-If App.
Main Hall	STRIP	☐	metal strip where applicable
Kitchen / Breakfast	TILE-STRATA GRIGIO-13X13	☐	
Laundry Room	TILE-ESSENZE BIANCO-13X13	☐	
Powder Room	TILE-STRATA GRIGIO-13X13	☐	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	☐	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-EMOTIONS GRIS-13X13	☐	
SIDEHALL	TILE-STRATA GRIGIO-13X13	☐	
	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	SEAT - BIANCO CARRARA
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GOENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS DARK GREY-8X16	
SIDEHALL	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

Initials:

BG

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Telephone Res. / Bus: (905) 699-1332 /

Decor Advisor: Candace Forza

Lock Date: 16-Oct-20

Property: 85

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (4 Bedroom) Elev 2

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
Living Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
Dining Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
Family Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-PLATINUM-4 7/16'
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	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #5	N/A
FLEX ROOM	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
	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 PLATINUM MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PLATINUM MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PLATINUM MAPLE
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	22 WARM GREY	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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Telephone Res. / Bus: (905) 699-1332 / Project: Russell Gardens Building Ltd.
Decor Advisor: Candace Forza Model and Elevation: Mountainash Four (4 Bedroom) Elev 2
Lock Date: 16-Oct-20 16-Oct-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			BIANCO			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	☒ 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	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Dishwasher Rough-in	Yes				

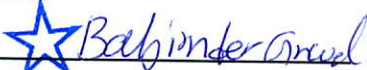
** Refer to Construction Summary

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: 2021-10-20 Signature: _____ Date: _____



Model: 26100EP

Engage Chrome Eco-Performance Handshower Handheld Shower

WHERE TO BUY



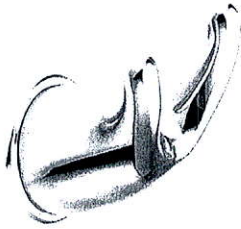
Engage Chrome Eco-Performance Handshower Handheld Shower

WHERE TO BUY

https://www.moen.ca/products/Engage/Engage_Chrome_ecoperformance_handshower_handheld_shower/26100EP

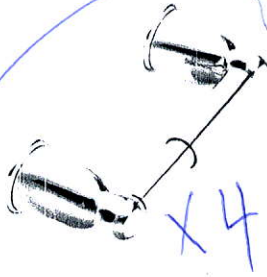
Mason™

Traditional | Transitional | Modern



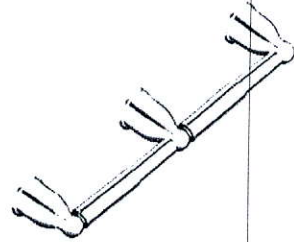
Double Robe Hook
Model YB8003

Chrome - \$9.90
Other - \$13.70



Paper Holder
Model YB8099 / YB8000

Chrome - \$17.29
Other - \$25.83



Double Paper Holder
Model YB8088
Not available in BC

Chrome - \$24.81



Towel Ring
Model YB8086

Chrome - \$15.87
Other - \$21.83



18" Towel Bar
Model YB8098 / YB8000

Chrome - \$21.42
Other - \$29.09



24" Towel Bar
Model YB8094 / YB8000

Chrome - \$22.31
Other - \$30.51

PRO-FIT™
INSTALLATION SYSTEM

FINISH OPTIONS:



CH BC

To order, combine the model number with one of these finish letter(s):
Chrome (CH) & Brushed Chrome (BC).

Kitchen

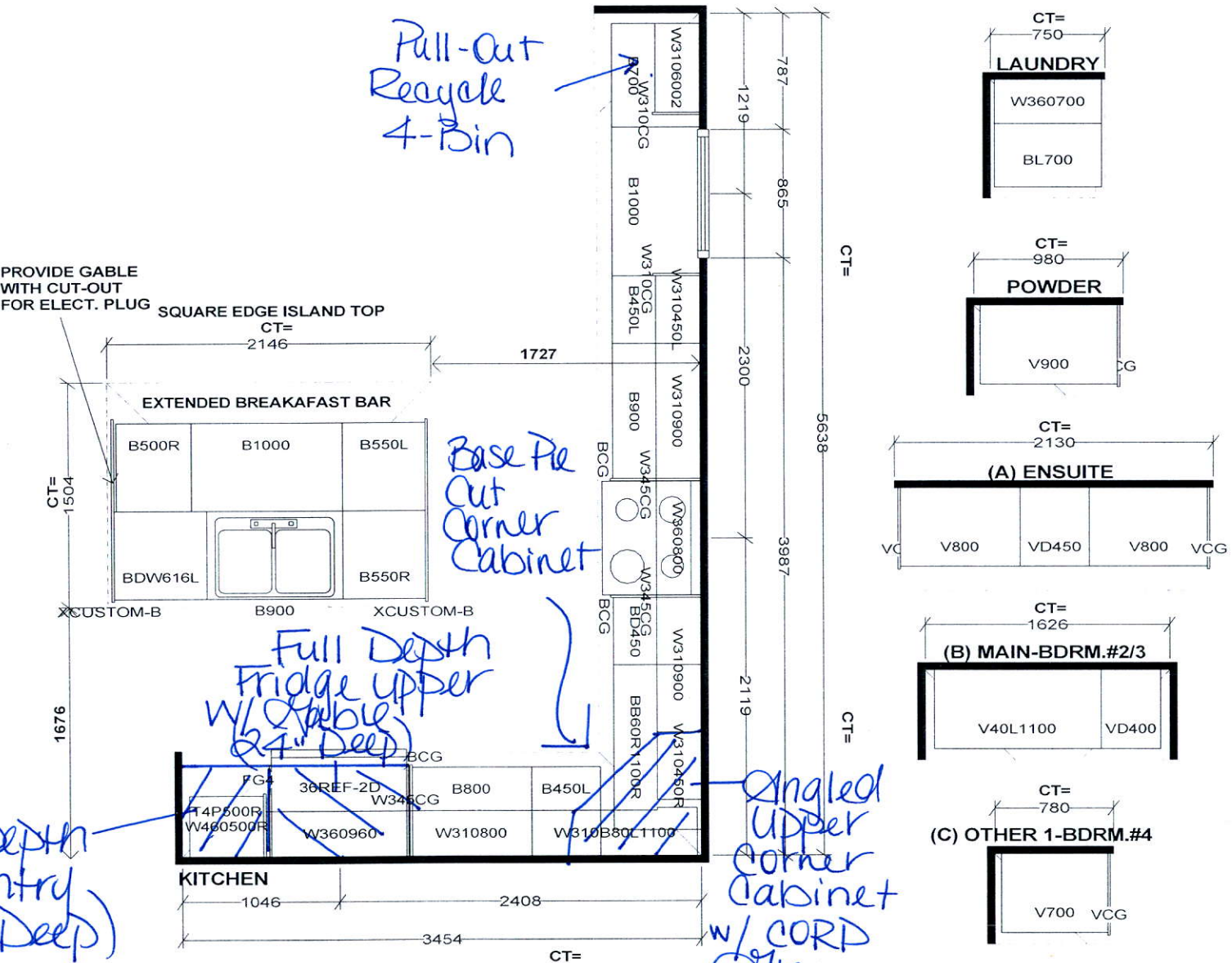
- Cmil moulding
- Light Valance
- NO Electrical
- Blu motion Drawers

Full Depth
Pantry
(24" Deep)

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

Base Pie
Cut
Corner
Cabinet

Pull-Out
Recycle
4-Bin



Selba Industries			J#
W WDTH _____	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: MOUNTAINASH 4X EL 1,2,3 LOT #:			

BG

LOT **85**

RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

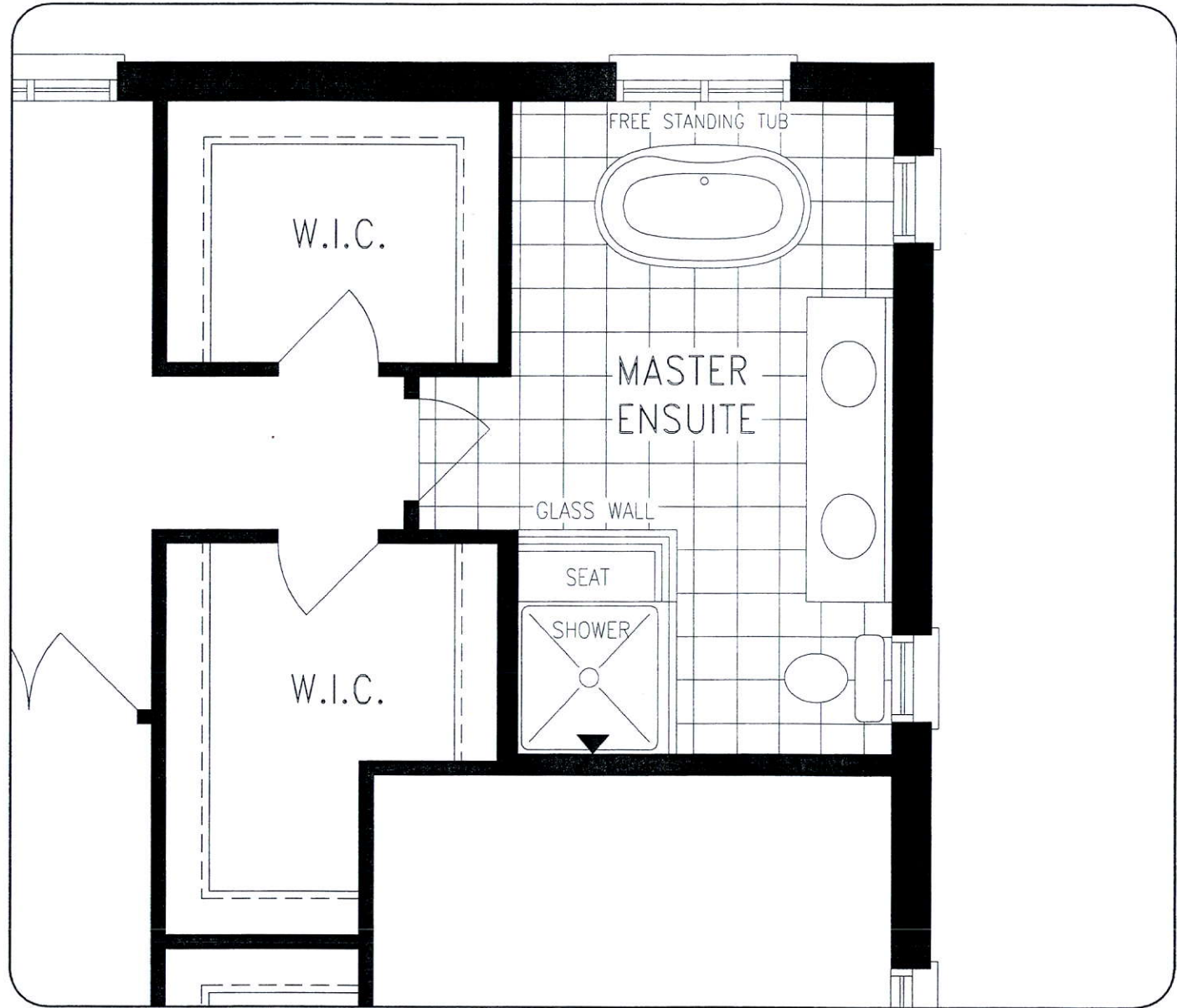
MOUNTAINASH 4
ELEV. **2**

REVISION:

1. FRAMELESS GLASS SHOWER



Reprinted Original



UPPER 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.

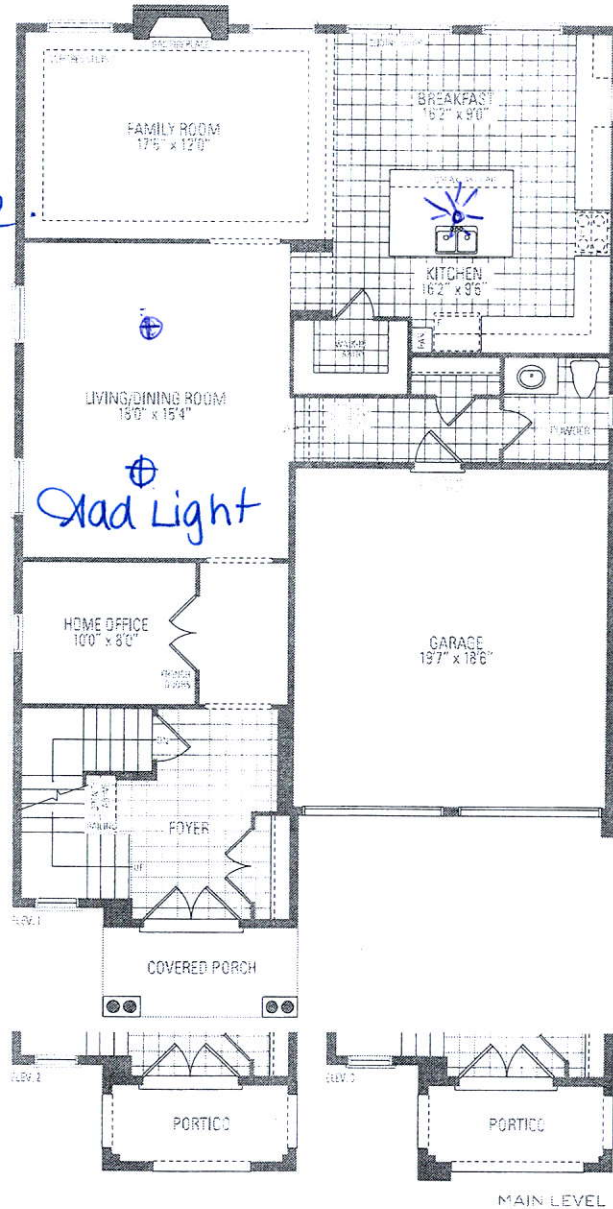
**REGION
DESIGN
INC.**

SCALE
N.T.S.
BY VG
PAGE No.
1 OF 1

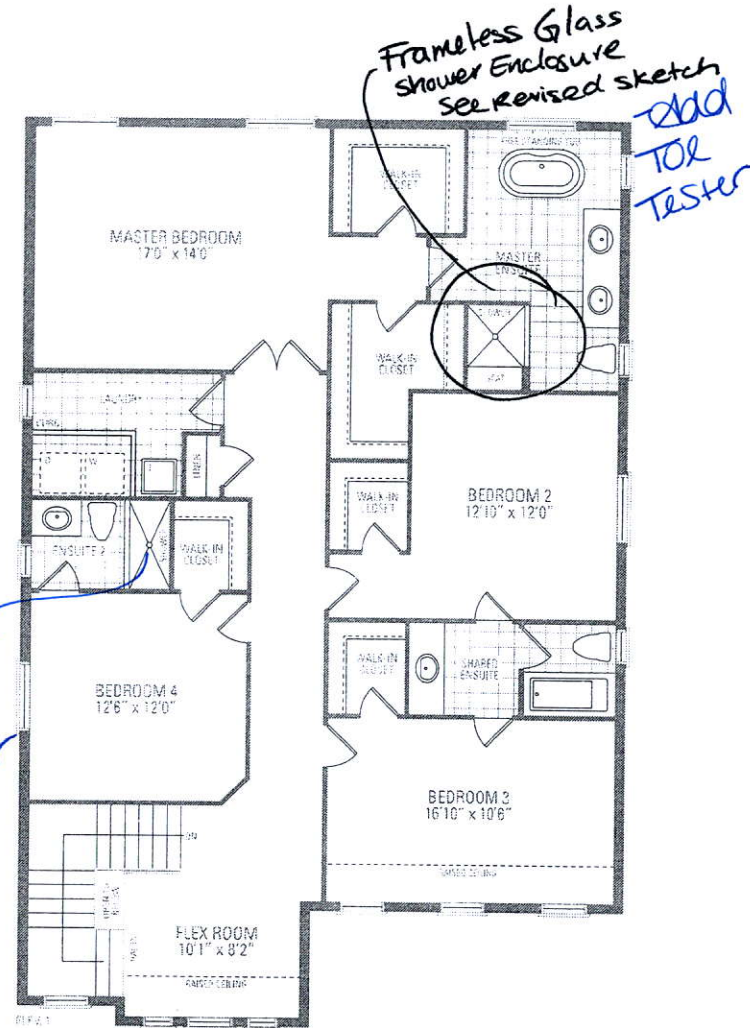
Greenpark.

* Delete Bulkhead in Kitchen
- If const. permits.

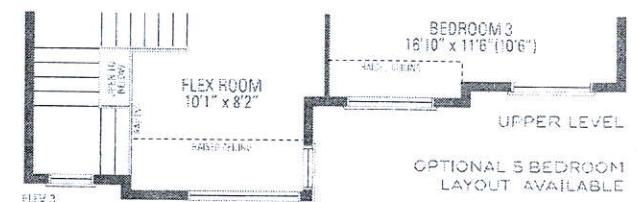
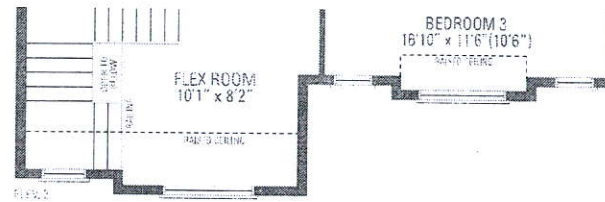
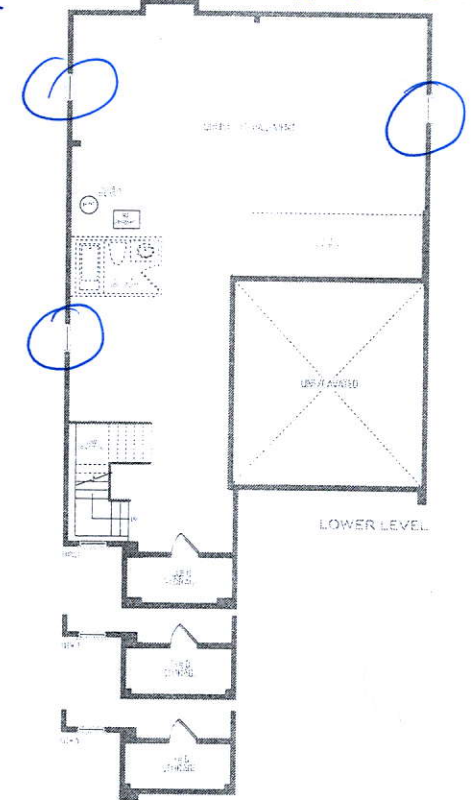
* Frost free
Hose Bib
in rear
of house.



Add
TOR
Tester



- Enlarged Basement
Windows
- 200 AMP Electrical



Lot 85 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. 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 details subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020

