

CONSTRUCTION SUMMARY

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

PURCHASERS: Kamran IQBAL and Samia KAMRAN

TEL: RES.: 647-782-2447

LOT / PHASE 86 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 3		
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CABINETRY

I - 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 30Oct20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
I - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 30Oct20 Note:	

CABINETRY ACCESSORIES

I - ENSUITE 4 BATHROOM - FLOATING VANITY 30Oct20 Note:	
I - ENSUITE 2/3 BATHROOM - FLOATING VANITY 30Oct20 Note:	
I - MASTER ENSUITE BATHROOM - FLOATING VANITY 30Oct20 Note:	
I - POWDER ROOM - FLOATING VANITY 30Oct20 Note:	
I - KITCHEN - ROTATE ISLAND AND DELETE 258MM OF CABINETRY ON ONE SIDE TO ALLOW FOR ADDITIONAL OVERHANG - SEE SKETCH 30Oct20 Note:	

CERAMIC TILE

I - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4 - SHOWER 30Oct20 Note:	
I - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE- - FOYER 30Oct20 Note:	
I - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 30Oct20 Note:	
I - TILE - UPGRADE 3 FLOOR TILE - - FOYER 30Oct20 Note:	
I - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 30Oct20 Note:	
I - PRICE IS FOR LABOUR ONLY - INSTALL STANDARD TILE IN A CHECKER PATTERN - POWDER ROOM 30Oct20 Note:	
I - PRICE IS FOR LABOUR ONLY - INSTALL STANDARD TILE IN A CHECKER PATTERN - SIDE ENTRANCE 30Oct20 Note:	
I - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 30Oct20 Note:	
I - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 30Oct20 Note:	

RECEIVED

NOV 23 2020

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86 / 3	62M-1266	Mountainash Twelve Elev 3		
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 30Oct20 Note:				
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 30Oct20 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 30Oct20 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 30Oct20 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 30Oct20 Note:				

CONSTRUCTION

1 - KITCHEN - RELOCATE STOVE, HOOD FAN, SINK AND DISHWASHER - SEE SKETCH - IF CONSTRUCTION PERMITS 30Oct20 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE -- RELOCATE SEAT TO ACCOMODATE GLASS SEE SKETCH INCLUDES CHROME KNOB & HINGES 21Jul20 Note: IF CONSTRUCTION PERMITS	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 21Jul20 Note: IF CONSTRUCTION PERMITS	

DOORS AND TRIM

1 - DOORS INTERIOR - - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 02Nov20 Note:	
1 - TRIM - UPGRADE - 5 ¼" ONE STEP BASEBOARD AND BB CASING 30Oct20 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 30Oct20 Note:	
1 - RELOCATE STANDARD DINETTE LIGHT TO BE CENTERED OVER ISLAND 30Oct20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 30Oct20 Note:	
1 - 200 AMP ELECTRICAL SERVICE 21Jul20 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 30Oct20 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 30Oct20 Note:	



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1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 30Oct20 Note:	
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MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL 02Nov20 Note:	
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PLUMBING

1 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE 21Jul20 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 30Oct20 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,455.00 BALANCE (\$10,545.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$17,000.00 AS PER SCHEDULE PE DATED 07/17/2020. 21Jul20 Note:	

STAIRS AND RAILINGS

1 - FLEX ROOM & LIVING/DINING ROOM - V-GROOVE HANDRAIL 12Nov20 Note:	
1 - LIVING/DINING ROOM - 1 3/4" SQUARE PICKETS IN LIEU OF HALF WALL 30Oct20 Note:	
1 - FLEX ROOM - 1 3/4" SQUARE PICKETS IN LIEU OF HALF WALL 30Oct20 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 30Oct20 Note:	
1 - STAIRCASE - 1 1/4" SQUARE PICKETS 30Oct20 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET 30Oct20 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:	
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 Sev Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 12 Nov 20 at 10:57

Purchasers: Kamran IQBAL & Samia KAMRAN  
Telephone Res. / Bus: (647) 782-2447 /  
Decor Advisor: Candace Forza  
Lock Date: 2-Nov-20 30-Oct-20

Property: 86  
Project: Russell Gardens Building Ltd.  
Model and Elevation: Mountainash Twelve Elev 3  
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	113SB
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078	410SA
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	410SA
Ensuite Bath - Bedroom 2/3	DORAL H3078	410SA
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

ALL BATHROOM - FLOATING VANITIES      \*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-INUK SHUK CARBON P-346 LM	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary







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30-Oct-20

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Living Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Den / Library / Study	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-5"
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-PEARL-MAPLE-NOVA-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	Type Area
	N/A N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE NOVA MAPLE
Picket Type	1 3/4" SQUARE PICKETS	Colour	VINTAGE NOVA MAPLE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NOVA MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NOVA MAPLE
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

FLEX ROOM & LIVING/DINING ROOM - 1 3/4" SQUARE PICKETS IN LIEU OF HALF WALL \* 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:  



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**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 TEMP.		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: 30/10/20 Signature:  Date: 01/30/20



HOME APPLIANCES



LG REFRIGERATION

LRFDS3016M

36" Door-in-Door Refrigerator with Craft Ice Maker

KEY FEATURES

- Door-In-Door® with Adjustable Bin
- Dual Ice Maker with CraftIce™
- Smart Cooling Plus™ System
- Smudge Resistant Matte Black
- Micro Surface LED
- Door Cooling +
- Measured Fill
- LG ThinQ App Compatible
- Dual Evaporator
- SmartDiagnosis™
- ENERGY STAR® Qualified

AVAILABLE COLOURS



SMART APPLIANCE

ThinQ

Enjoy new ways to control your home with LG smart appliances

- Start the laundry while you're out shopping
- Get alerts when the cycle is finished
- Works with the LG ThinQ app



PRODUCT FEATURES

CAPACITY

Refrigerator (cu.ft.)	19.30
Freezer (cu.ft.)	10.40
Total Capacity (cu.ft.)	29.70

ENERGY

Energy Consumption (kWh/Year)	749
ENERGY STAR® Qualified	Yes

WATER & ICE SYSTEM

Ice & Water Dispenser	Yes
Dispenser Type	Integrated Ice & Water Dispenser
Measured Fill	Yes
Daily Ice Production (lbs)	4.5 lbs
IcePlus™ Production (lbs)	4.9 lbs
Craft Ice™ Daily Ice Production	.4 lbs
Ice Storage Capacity (lbs)	3.0 lbs + 3.3 lbs
Ice System	Slim SpacePlus®
Dual Ice with Craft Ice™	Yes
Dispenser Light	Yes
Water Filter	LT1000P

COOLING

Linear Compressor	Yes
Smart Cooling Plus™ System	Yes
Door Cooling+	Yes
Multi-Air Flow™ System	Yes
Temperature Sensors	9
Fresh Air Filter	Yes
Evaporator	2

CONVENIENCE

Display Type	Smooth Touch Control / White LED
Temperature Controls	Electronic/Digital
Door Alarm	Yes
Child Lock	Yes
Auto Closing Door Hinge	Yes
ADA Compliant	Yes
Sabbath Mode	Yes
LoDecibel™ Quiet Operation	Yes

REFRIGERATOR

No. of Shelves	4 Split (3 Fixed+1 Folding)
Folding Shelf	1
Cantilevered Shelves	Yes
Shelf Construction	Spill Protector™ Tempered Glass
Crisper Bins	2 Humidity Crisper
Glide N' Serve™ Drawer	Yes
Temperature Control Pantry	Digital Control
CoolGuard™	Yes
Refrigerator Light	Micro Surface LED

REFRIGERATOR DOOR

Door-In-Door® with ColdSaver™ Panel	Yes
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Adjustable Door-in-Door® Bins	Yes
No. of Bins	10
Door Bin Construction	1 Piece (Clear)
FREEZER	
Door Type	Pull Drawer
Drawers	3-Tier Organization
DuraBase™ Solid Drawer Base	Yes
Drawer Divider	Yes
Ice Bin / In-Door Ice	Icemaker & Ice bin in the freezer
Freezer Light	Premium LED
Freezer Handle	SmartPull™ Handle
SMART FEATURES	
wi-fi Enabled	Yes
ThinQ	Yes
Works with	Google Assistant, Amazon Alexa
SmartDiagnosis™	Yes
MATERIALS AND FINISHES	
Contour Door	Yes
Hidden Hinges	Yes
Surface	Smooth
Fingerprint & Smudge Resistant Exterior	Yes
Handles	Matching Commercial Handles
All Available Colours	Smudge Resistant Matte Black
DIMENSIONS/CLEARANCES/WEIGHTS	
Depth with Handles	36 5/8"
Depth without Handles	34 1/8"
Depth without Door	29 7/8"
Depth (Total with Door Open)	48 1/2"
Height to Top of Case	68 7/8"
Height to Top of Door Hinge	70 1/4"
Width	35 3/4"
Width (Door Open 90° with Handle)	44 1/4"
Width (Door Open 90° without Handle)	40"
Door Edge Clearance with Handle	4 1/4"
Door Edge Clearance without Handle	2 1/8"
Installation Clearance	Sides 1/8", Top 1", Back 2"
Weight (Unit/Carton)	331 lbs./ 355 lbs.
Carton Dimensions (WxHxD)	38" x 73" x 39"
LIMITED WARRANTY	
Parts & Labor	1 Year
Sealed System	7 Years
Inverter Linear Compressor	10 Years
UPC CODES	
LRFDS3016M (Smudge Resistant Matte Black)	772454073151

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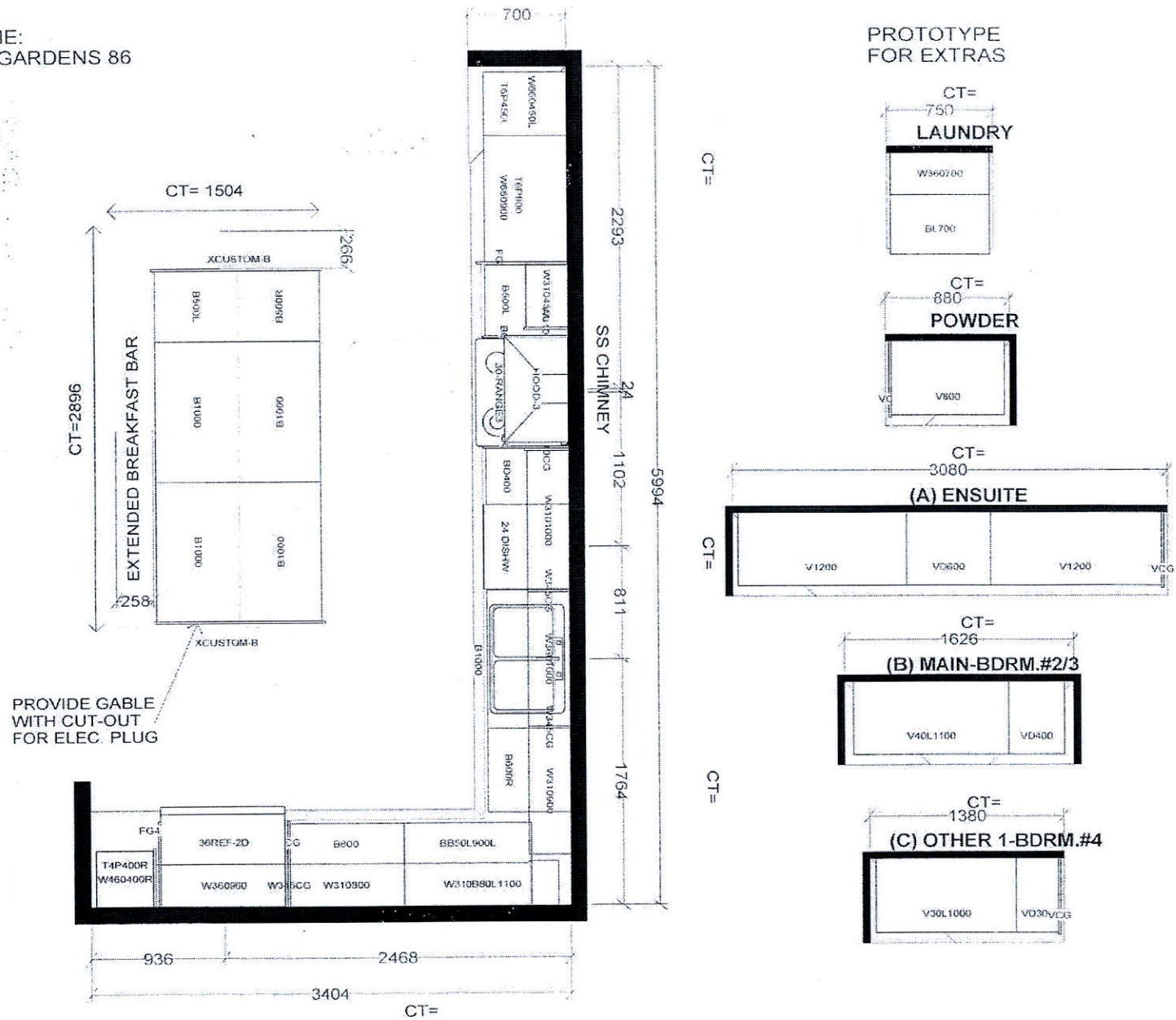
20 Norelco Drive, North York, Ontario M9L 2X6 Tel: 647-253-6300 | Customer Service & Parts 1-888-542-2623

\* Waterline to be supplied by purchaser after closing.  
↳ Not purchased through builder.



FILE NAME:  
RUSSEL GARDENS 86

LEIGH  
NOV 17 20



Selba Industries			J #
W WIDTH	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.
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
B DESIGNER: KS			JOB NUMBER:
C DATE: MAY 13 20			BUILDER: GREENPARK
ED			SITE: RUSSELL GARDENS PH.3
rev'd June 16-20			MODEL: MOUNTAINASH 12X EL 3
			LOT #:



LOT 086  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

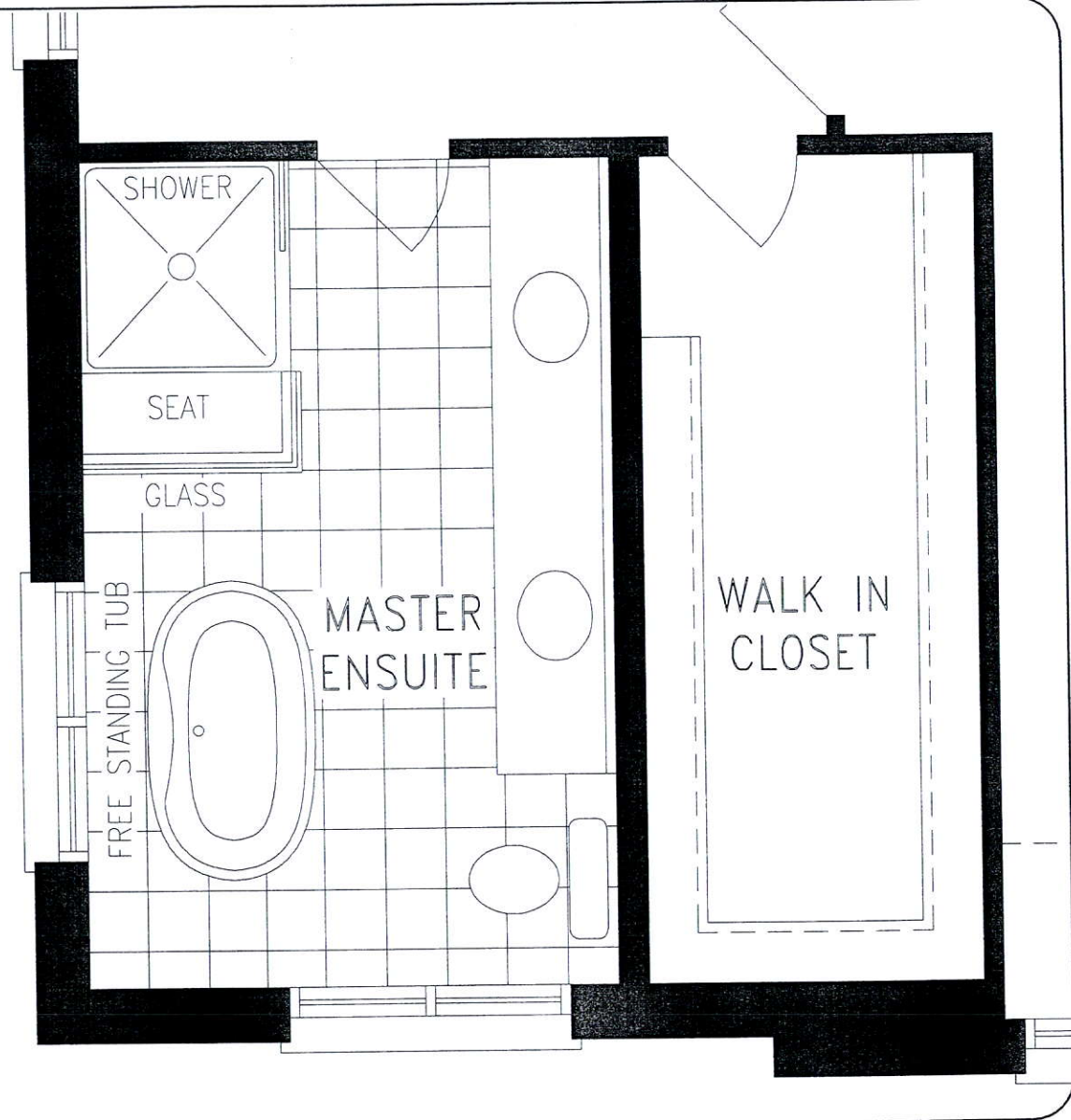
MOUNTAINASH 12  
ELEV. 3

REVISION:

1. FRAMELESS GLASS SHOWER  
AS PER SKETCH

KL

SK



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.

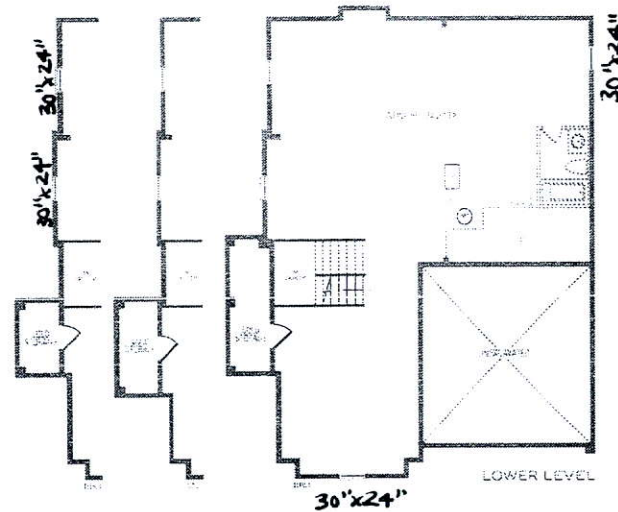
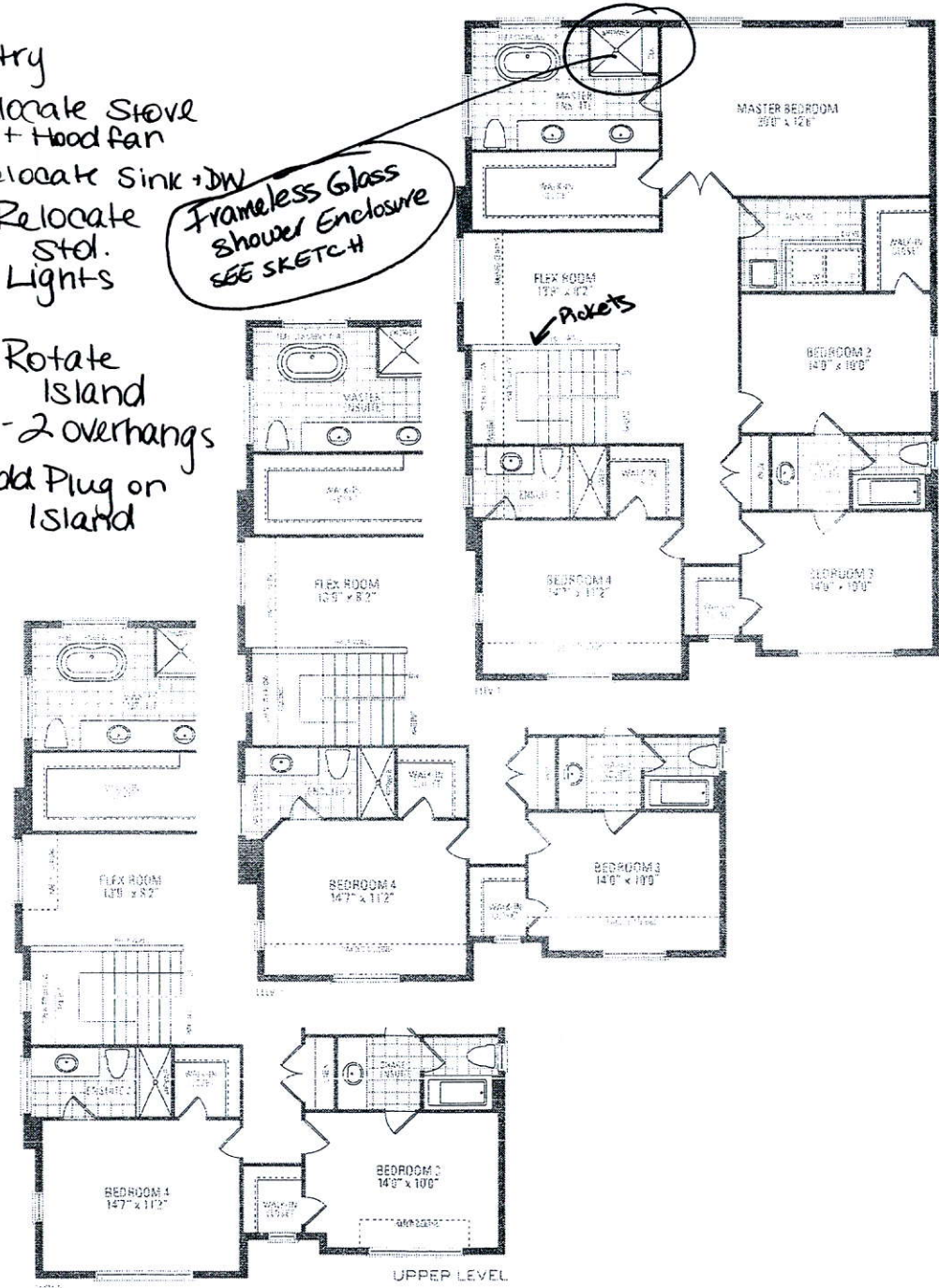
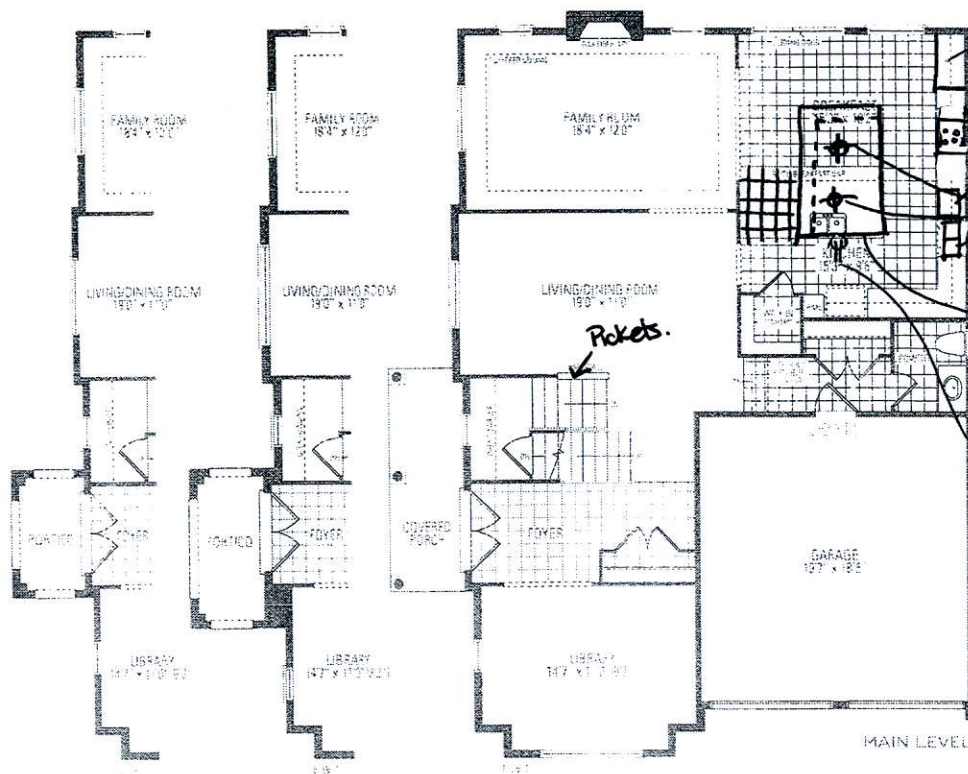
**REGION  
DESIGN  
INC.**

SCALE  
BY  
VG

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

**Greenpark.**





Lot 86 Russell Gardens  
**MOUNTAINASH TWELVE** ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 sq.ft.

Orientation of house may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance with no grading variance. Actual usable floor space may vary from