

CONSTRUCTION SUMMARY

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

PURCHASER: IG2 HOLDINGS INC.

TEL:

LOT / PHASE 93 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five 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 27Nov20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CERAMIC TILE

I - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Nov20 Note:	
I - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 27Nov20 Note:	
I - TILE - UPGRADE 3 FLOOR TILE - - FOYER 27Nov20 Note:	

ELECTRICAL

I - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27Nov20 Note:	
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HARDWOOD FLOORING

I - LAMINATE - UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 27Nov20 Note:	
I - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 27Nov20 Note:	
I - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 27Nov20 Note:	
I - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Nov20 Note:	
I - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Nov20 Note:	
I - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 27Nov20 Note:	

MIRRORS AND GLASS

I - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES 27Nov20 Note:	
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MASTER ENSUITE

MISCELLANEOUS

I - KITCHEN - PURCHASER DECLINES FULL DEPTH FRIDGE UPPER 27Nov20 Note:	
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PROMOTIONAL

I - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Nov20 Note:	
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STAIRS AND RAILINGS

RECEIVED

DEC 10 2020

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93 / 3	62M-1266	Valleycreek Five Elev 3		
1 - STAIRCASE - V GROOVE HANDRAIL 27Nov20 Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Nov20 Note:				
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 27Nov20 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 Thi Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 10 Dec 20 at 10:27

Purchaser: IG2 HOLDINGS INC.
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 27-Nov-20

Property: 93
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Five Elev 3
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	447SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3081 HACIENDA BLACK	431SA
Master Ensuite Bathroom	DORAL H3078	446SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	431SA
Ensuite Bath - Bedroom 4	DORAL H3078	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

PURCHASER DECLINES FULL DEPTH CABINET ABOVE FRIDGE ** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PEWTER P-999CA	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL-12X24	☐	metal strip where applicable
Main Hall	STRIP	☐	
Kitchen / Breakfast	STRIP	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	
Powder Room	TILE-LITIUM PEARL-12X24	☐	
Master Ensuite Bathroom	TILE-ESSENZE NERO-13X13	☐	
Ensuite Bath - Bedroom 2/3	TILE-COLOURS NERO-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-COLOURS WHITE-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-BIANCO LUCIDO-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-UNIVERSAL GLOSSY 6022-8X10	***LAID HORIZONTALLY***
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

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7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Living Room	N/A
Dining Room	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Family Room	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Upper Landing	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
Upper Hall	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Master Bedroom	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #2	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #3	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #4	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #5	N/A
KITCHEN & BREAKFAST	STRIP-MIRAGE-ADMIRATION-TRU BALANCE-MAPLE-CASHMERE-PLATINUM-5"
	N/A
	N/A
Underpad	Type Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	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	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	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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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			As Per Construction Specifications			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		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air ConditioningAir 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 TEMP.		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances			Gas Stove		
			Microwave		
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

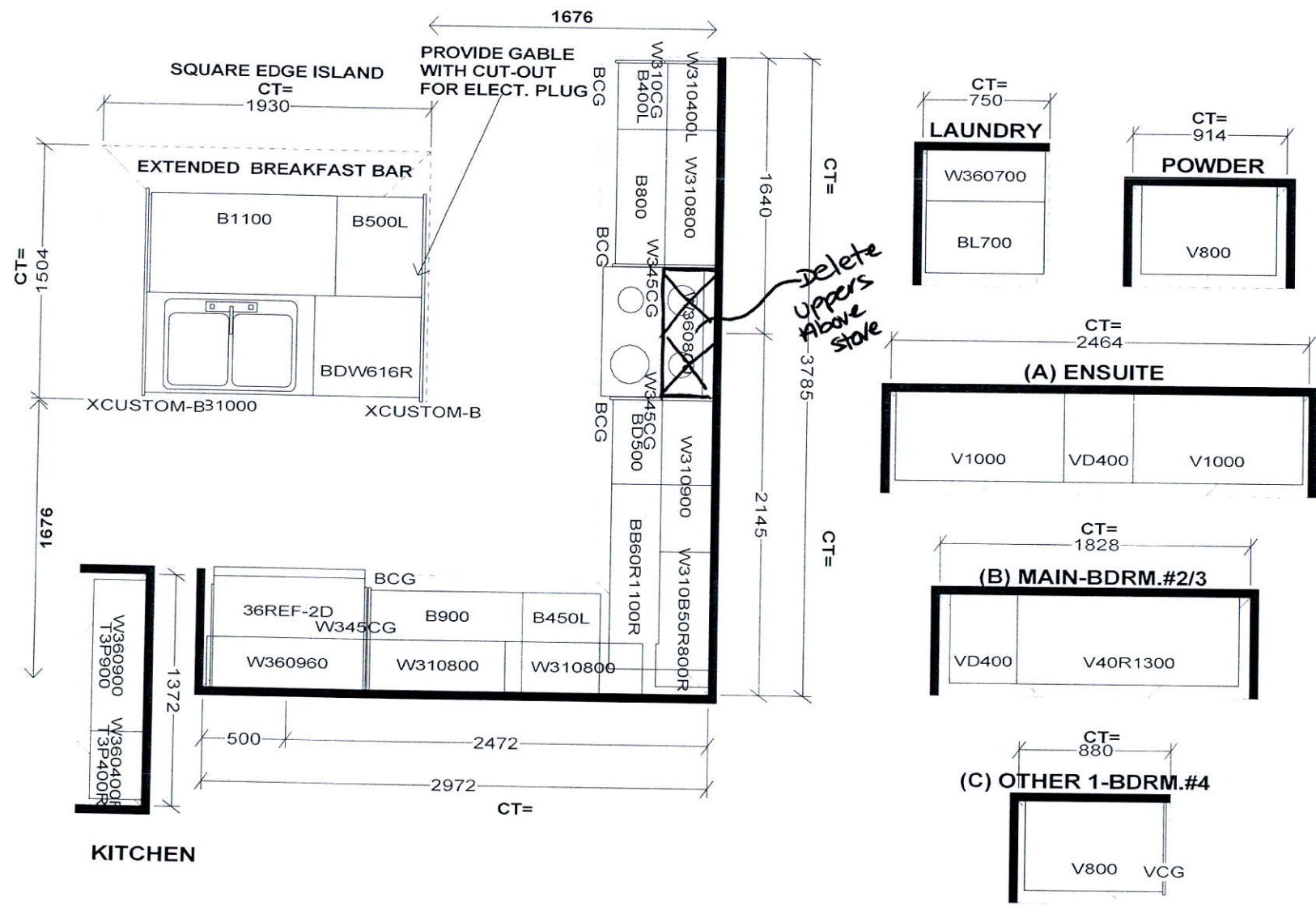
14. General Comments

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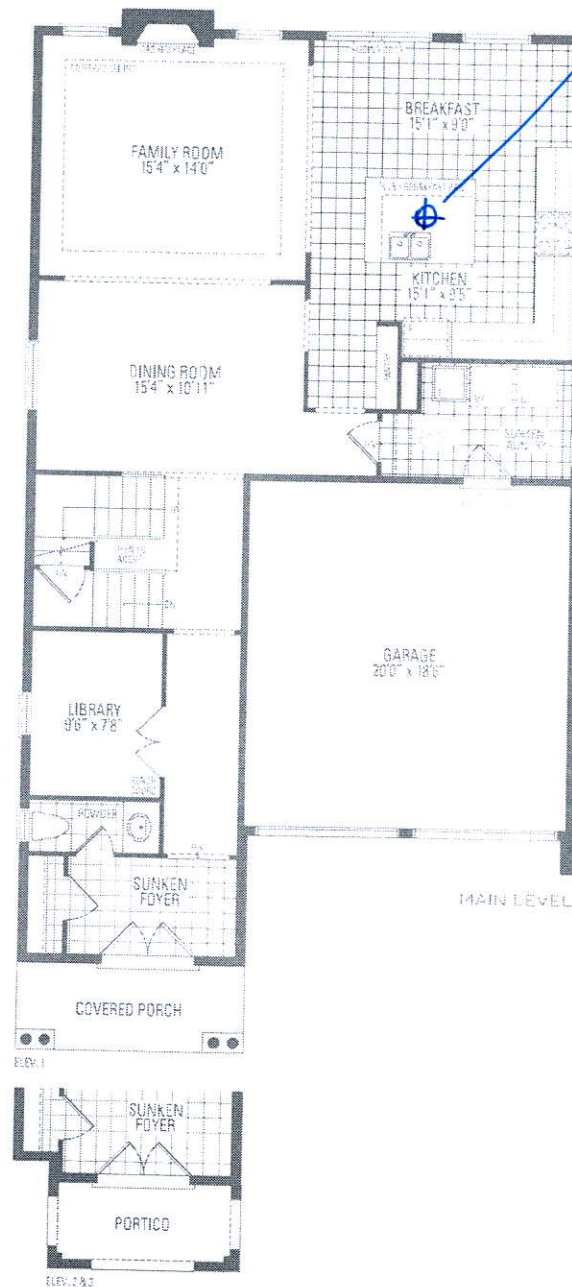
Disclaimers and Notes

- 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.

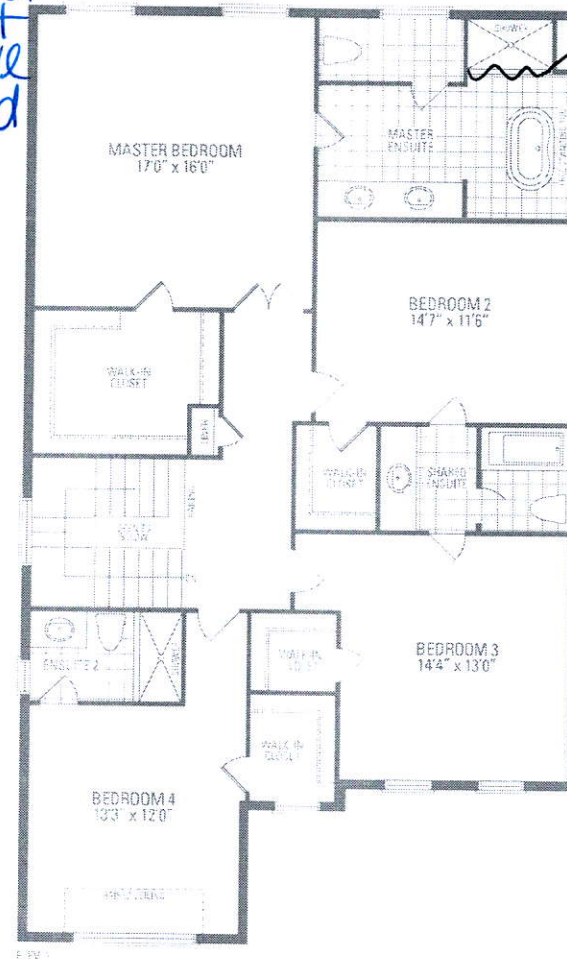
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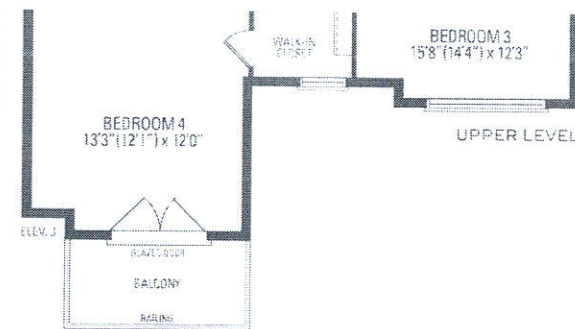
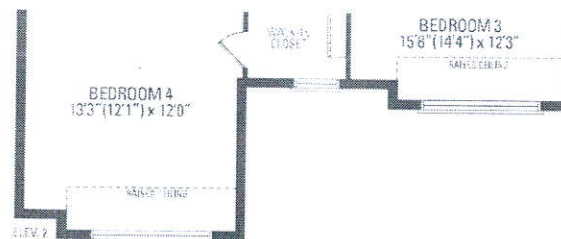
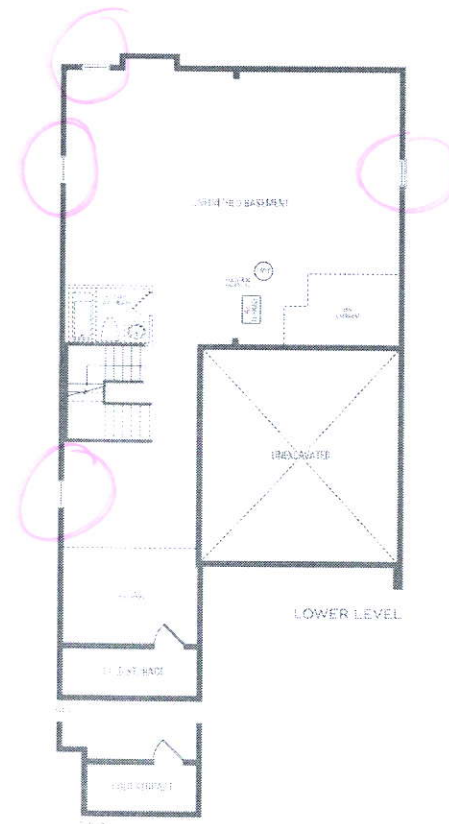
Selba Industries			J#
W WDTH	W HGHT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed. DESIGNER: KS DATE: MAY 13 20
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 5X EL 1,2,3 LOT #:			



Relocate
Stair
Light
Above
Island



Frameless



VALLEYCREEK FIVE

ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 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 a bird'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