

CONSTRUCTION SUMMARY

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

PURCHASERS: Usman KHALID and Warda SHAH

TEL: RES.: 647-377-1313

LOT / PHASE 95 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two S Elev 3		
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CABINETRY

1 - 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 25Nov20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - KITCHEN - ROTATE ISLAND 25Nov20 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 25Nov20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 25Nov20 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 25Nov20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 25Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 25Nov20 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 25Nov20 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 25Nov20 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 25Nov20 Note:	

CONSTRUCTION

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 04Aug20 Note: IF CONSTRUCTION PERMITS	
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COUNTER TOP

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 25Nov20 Note:	
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ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - MASTER ENSUITE BATHROOM - INSTALLED ABOVE SINK - RELOCATE STANDARD LIGHT TO ACCOMMODATE 25Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 25Nov20 Note:	

RECEIVED

DEC 01 2020



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
95 / 3	62M-1266	Valleycreek Two S Elev 3		
1 - RELOCATE STANDARD KITCHEN & BREAKFAST LIGHTS TO BE ABOVE ISLAND 25Nov20 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHTS 25Nov20 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 25Nov20 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHTS 25Nov20 Note:				
1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO ABOVE MIRROR - IF CONSTRUCTION PERMITS 25Nov20 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 25Nov20 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 25Nov20 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 25Nov20 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 25Nov20 Note:				
PLUMBING				
2 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - MASTER ENSUITE BATHROOM 25Nov20 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 25Nov20 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 04Aug20 Note:				
PROMOTIONAL				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25Nov20 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,800.00 BALANCE (\$19,200.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$23,000.00 AS PER SCHEDULE PE DATED 07/15/2020. 04Aug20 Note:				
STAIRS AND RAILINGS				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 25Nov20 Note:				

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1 - STAIRCASE - V GROOVE HANDRAIL 25Nov20 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 25Nov20 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:	
3 LARGER BASEMENT WINDOWS. Worksheet Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 25 Nov 20 at 15:46

Purchasers:Usman KHALID & Warda SHAH

Property: 95

Telephone Res. / Bus: (647) 377-1313 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Two S Elev 3

Lock Date: 25-Nov-20

25-Nov-20

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	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	431SA
Master Ensuite Bathroom	DORAL W-500	431SA
Ensuite Bath - Bedroom 2	DORAL W-500	431SA
Ensuite Bath - Bedroom 3/4	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

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	QUARTZ-NERO STARDUST	#360 EDGE
Ensuite Bath - Bedroom 2	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

UK

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Usman KHALID & Warda SHAH
(647) 377-1313 /
Candace Forza
25-Nov-20

Property: 95

Project: Russell Gardens Building Ltd.

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25-Nov-20

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-CALACATTA POLISHED (CA6083P)-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CALACATTA POLISHED (CA6083P)-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** 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-VARENNA CARRARA-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC AFRICA-8X16	
Ensuite Bath - Bedroom 3/4	TILE-GLOSSY WHITE-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

** Refer to Construction Summary

Purchasers:

Usman KHALID & Warda SHAH

Telephone Res. / Bus:

(647) 377-1313 /

Decor Advisor:

Candace Forza

Lock Date:

25-Nov-20

Property: 95

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Model and Elevation: Valleycreek Two S Elev 3

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7. Other Flooring

Main Hall	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-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	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Picket Type

EUROLINE 1

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

VINTAGE TITAN

Colour

BLACK

Colour

VINTAGE TITAN

Colour

VINTAGE TITAN

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

Living Room

N/A

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

N/A

Trim Paint-Semi Gloss

BIRCH WHITE

N/A

N/A

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

22 WARM GREY

Bedroom #5

N/A

Master Ensuite

22 WARM GREY

Ensuite Bath - Bedroom 2

22 WARM GREY

Ensuite Bath - Bedroom 3/4

22 WARM GREY

N/A

N/A

N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:  

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			

** 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
	<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"/>
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			NERO			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
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 checked="" type="radio"/> Yes <input 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


- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.
- Signature: 

Date: 11/25/20

Signature: 

Date: 11/25/20
- Page 4 of 4

Add Potlight

Rotate Island

Add Plug Above Fireplace

VALLEYCREEK 2S 2,540 SQ.FT.

41' Lot • Includes 12 sq.ft. open area

Add Potlight

Relocate Std Kitchen + Breakfast Lights Above Island

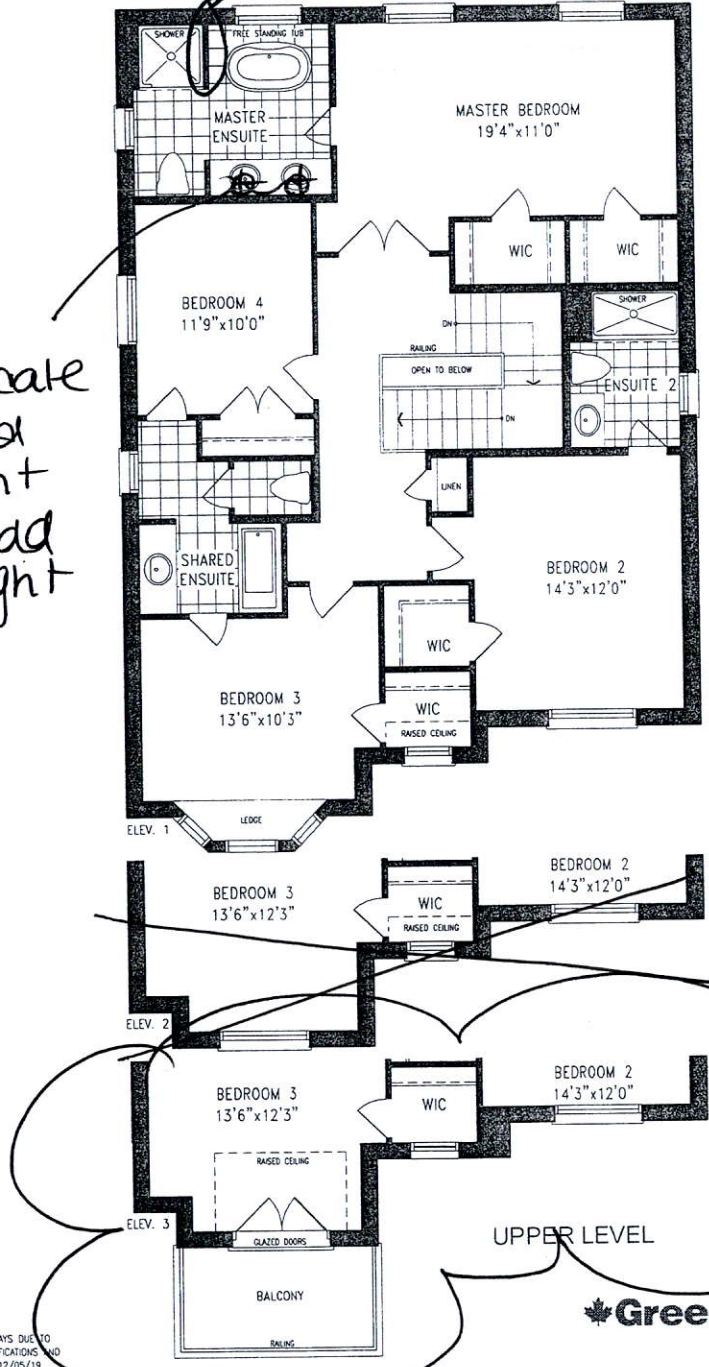
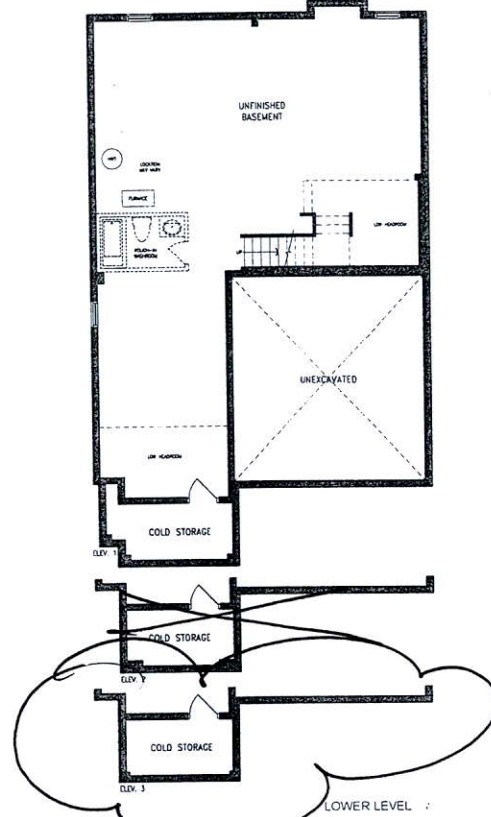
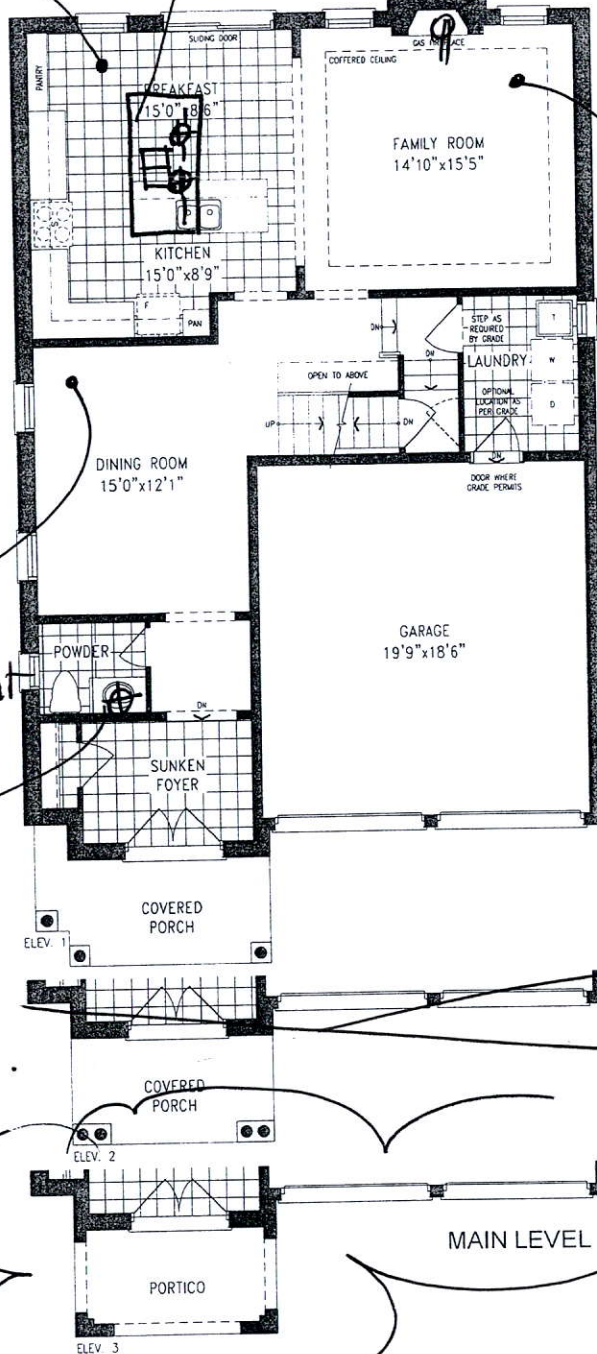
Add Potlight

Relocate Std Light to Above Mirror

Larger Basement Windows 200 AMP

Relocate Std Light + Add Light

Frameless Glass Shower Enclosure



Lot 95 Russell Gardens III

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 AREA. ALL RENDERINGS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING SUBJECT TO MODIFICATIONS. E. & O.E. ROOFLINE AND ADJOINING MODEL TYPES MAY VARY DUE TO SITING. TRI - COPYRIGHT 12/05/19

Greenpark GROUP

ALL RENDERINGS ARE ARTIST'S CONCEPT