

CONSTRUCTION SUMMARY

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

PURCHASERS: Jesal Hasmukhlal PATEL and Janki Sudhirbha GAJJAR

TEL: RES.: 647-519-9597

LOT / PHASE 101 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Eleven Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - INCLUDES EXTENSION 26Jan21 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 27Jan21 Note:	
1 - KITCHEN - EXTEND UPPER AND BASE CABINETRY ON PERIMTER TO REAR WALL 26Jan21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 26Jan21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 26Jan21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 26Jan21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 26Jan21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 26Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE ENTRANCE 26Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 26Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 26Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 26Jan21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 26Jan21 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE (RELOCATE SEAT AS PER SKETCH) INCLUDES CHROME KNOB AND HINGES 04Aug20 Note: IF CONSTRUCTION PERMITS	

COUNTER TOP

1 - KITCHEN - FULL HEIGHT HIGH-END QUARTZ BACKSPLASH- INCLUDES EXTENSION 26Jan21 Note:	
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RECEIVED

JAN 27 2021

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1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP - INCLUDES EXTENSION

26Jan21 Note:

DOORS AND TRIM

1 - TRIM - UPGRADE - 5-1/4" ONE STEP BASEBOARD AND ONE STEP CASING CASING

26Jan21 Note:

ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT

26Jan21 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT

26Jan21 Note:

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING - INCLUDES EXTENSION

26Jan21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

26Jan21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

26Jan21 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

26Jan21 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

26Jan21 Note:

PLUMBING

1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER

26Jan21 Note:

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602

26Jan21 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & ENSUITE 2 BATHROOMS

26Jan21 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

26Jan21 Note:

PROMOTIONAL

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

26Jan21 Note:

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 07/12/2020.

04Aug20 Note:

STAIRS AND RAILINGS

CONSTRUCTION SUMMARY

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
101 / 3	62M-1266	Valleycreek Eleven Elev 3		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 26Jan21 Note:				
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 26Jan21 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:	
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 27 Jan 21 at 9:42

Purchasers:Jesal Hasmukhlal PATEL & Janki Sudhirbha GAJ

Telephone Res. / Bus: (647) 519-9597 /

Decor Advisor: Candace Forza

Lock Date: 26-Jan-21

Property: 101

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Eleven Elev 3

26-Jan-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 904 INK	431SA
Master Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	190SA
Ensuite Bath - Bedroom 2	DORAL H3078 HACIENDA WHITE	113SB
Ensuite Bath - Bedroom 3/4	MONACO 821 INDUSTRIAL GRAPHITE	114SB
	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	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-INUK SHUK TAUPE P-345 LM	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Model and Elevation: Valleycreek Eleven Elev 3

26-Jan-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE TAUPE-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-EMOTIONS GRIS-12 1/4X12 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW LIGHT GREY-13X3	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LITIUM PEARL POLISHED-12X24	<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-LUC AFRICA-8X16	SHOWER SEAT - BIANCO CARRARA
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS DARK GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC BLANC GROENLANDIA-8X16	
SIDE ENTRANCE	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL	FULL HEIGHT

** 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	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

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(647) 519-9597 /

Decor Advisor:

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26-Jan-21

Property: 101

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Valleycreek Eleven Elev 3

Plan #:

62M-1266

7. Other Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-RED OAK-TITANIUM-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-RED OAK-TITANIUM-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-RED OAK-TITANIUM-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-RED OAK-TITANIUM-5"	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
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	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE TITANIUM RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITANIUM RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITANIUM 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	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	N/A	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	N/A
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	Ensuite Bath - Bedroom 2	25 OYSTER
Den/Library	25 OYSTER	Ensuite Bath - Bedroom 3/4	25 OYSTER
Trim Paint-Semi Gloss	BIRCH WHITE	SIDE ENTRANCE	25 OYSTER
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

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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			

** 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			GRIGIO CARNICO			N/A		
Hearth	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		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Appliances	Built in Cooktop		Built in Oven		Gas Stove	
	<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
					Microwave	
					<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes					

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

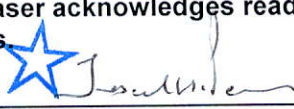
Disclaimers and Notes

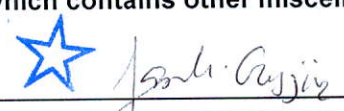
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

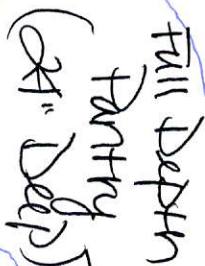
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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

Signature:  Date: Jan 26/21

Signature:  Date: 26-Jan-21

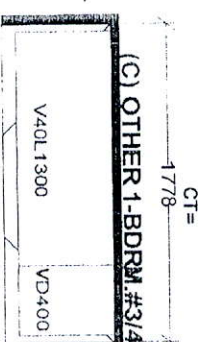
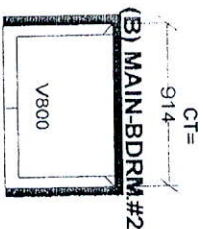
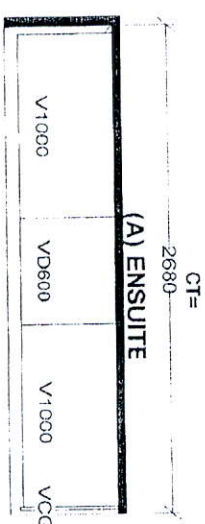
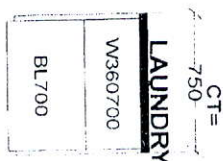
- * Extend upper + Base Cabinetry to rear wall
- * Relocate Sink + Dishwasher



Full Depth Trade
Upper w/ Stable

Selba Industries

Angled upper
corner
cabinet



8411201

CT#

Selba Industries

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井

51

BWDTH

W CNT

FLOOR HG

RIGHT

ST CENT

2X4

VENT BOX COVER

This drawing is the intellectual property of **JOB NUMBER**
CELVA INDUSTRIES INC. and is an

original design without incurring the cost of a new design or copied unless applicable fee has been paid.

SITE: RUSSELL GARDENS PH.3

paid at 1st order placed.

REC DATE: MAY 13 20

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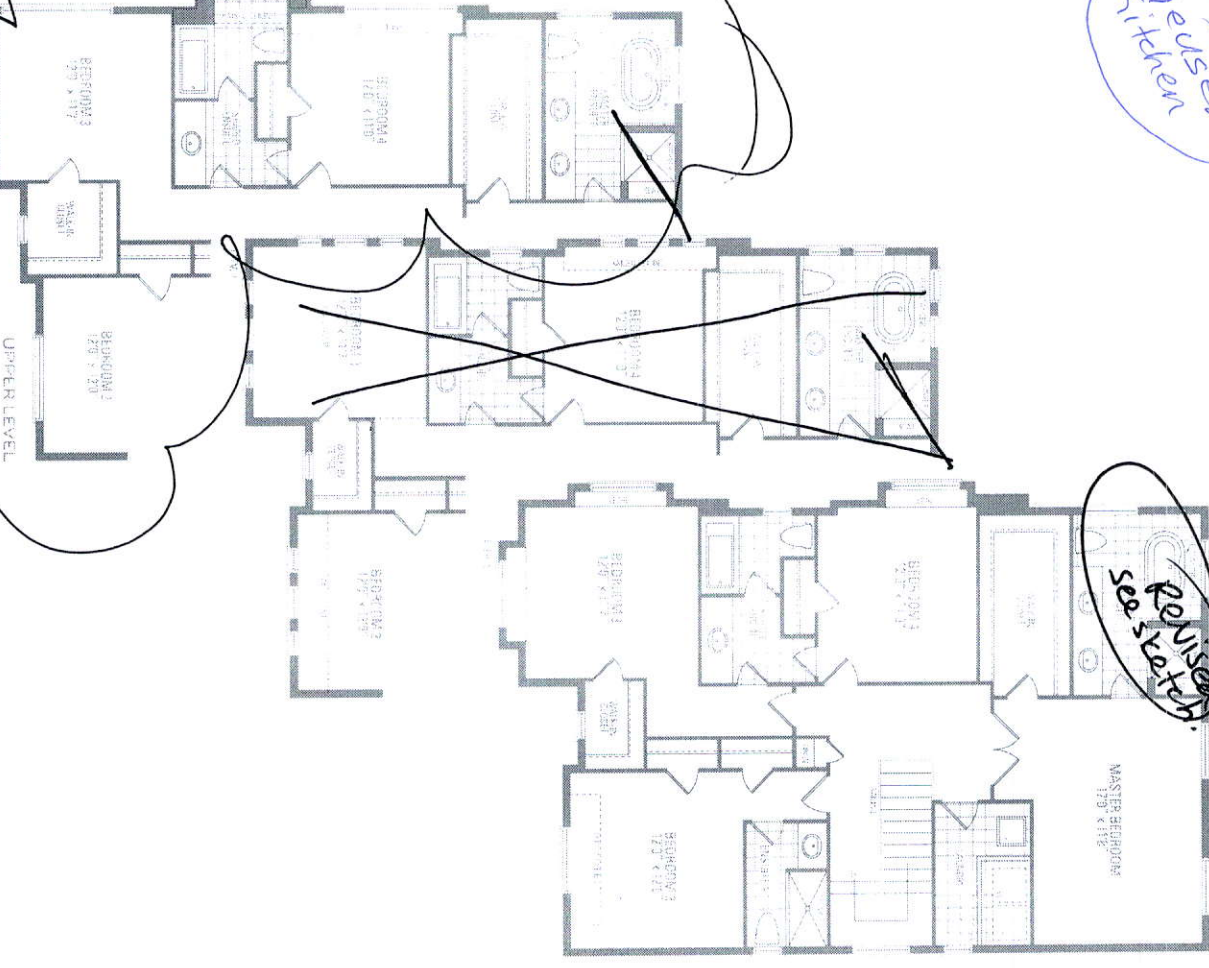
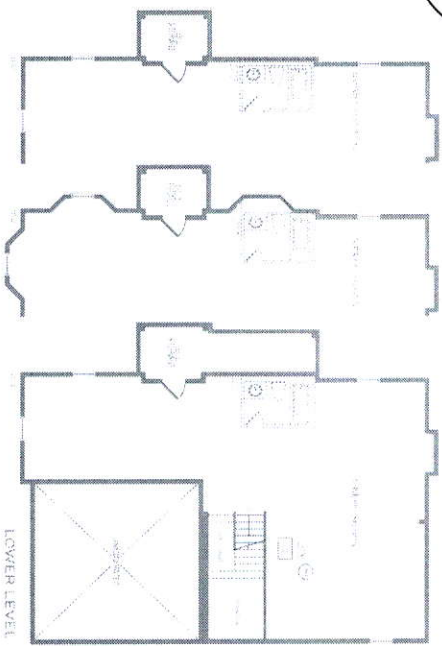
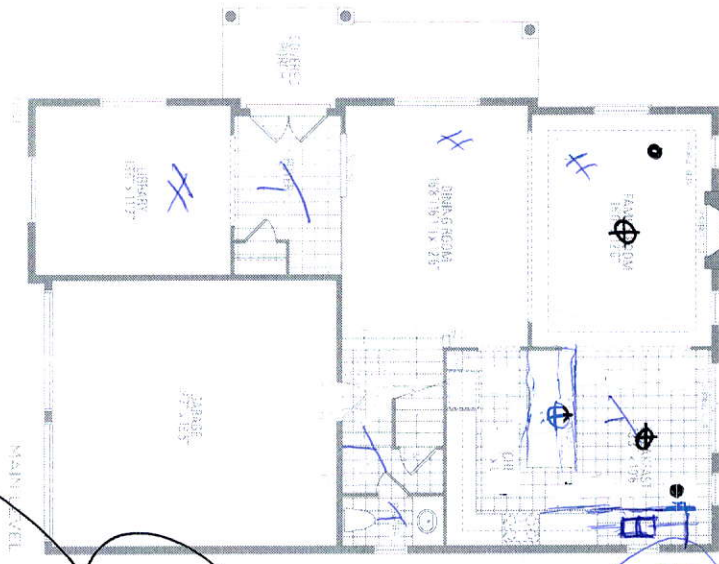
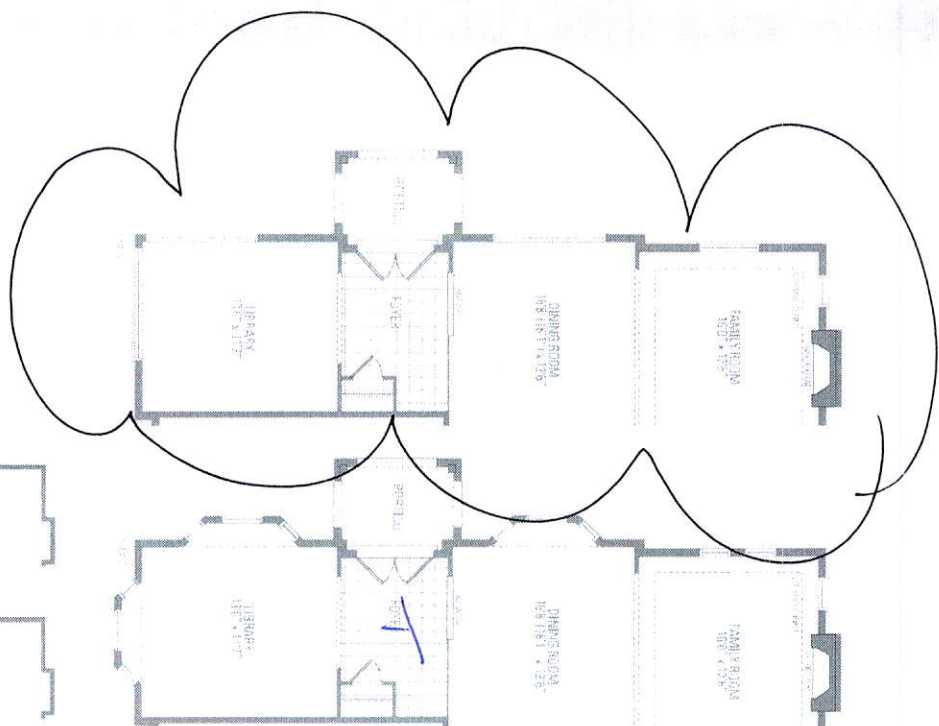
MODEL: VALLEYCREEK 11X EL 1,2,3

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1 Perlight

Revised Kitchen

polished see sketch



200 AMP



Lot 101 Russell Gardens III
VALLEYCREEK ELEVEN ELEV. 1 • 2,689 sq.ft. | ELEV. 2 • 2,691 sq.ft. | ELEV. 3 • 2,685 sq.ft.

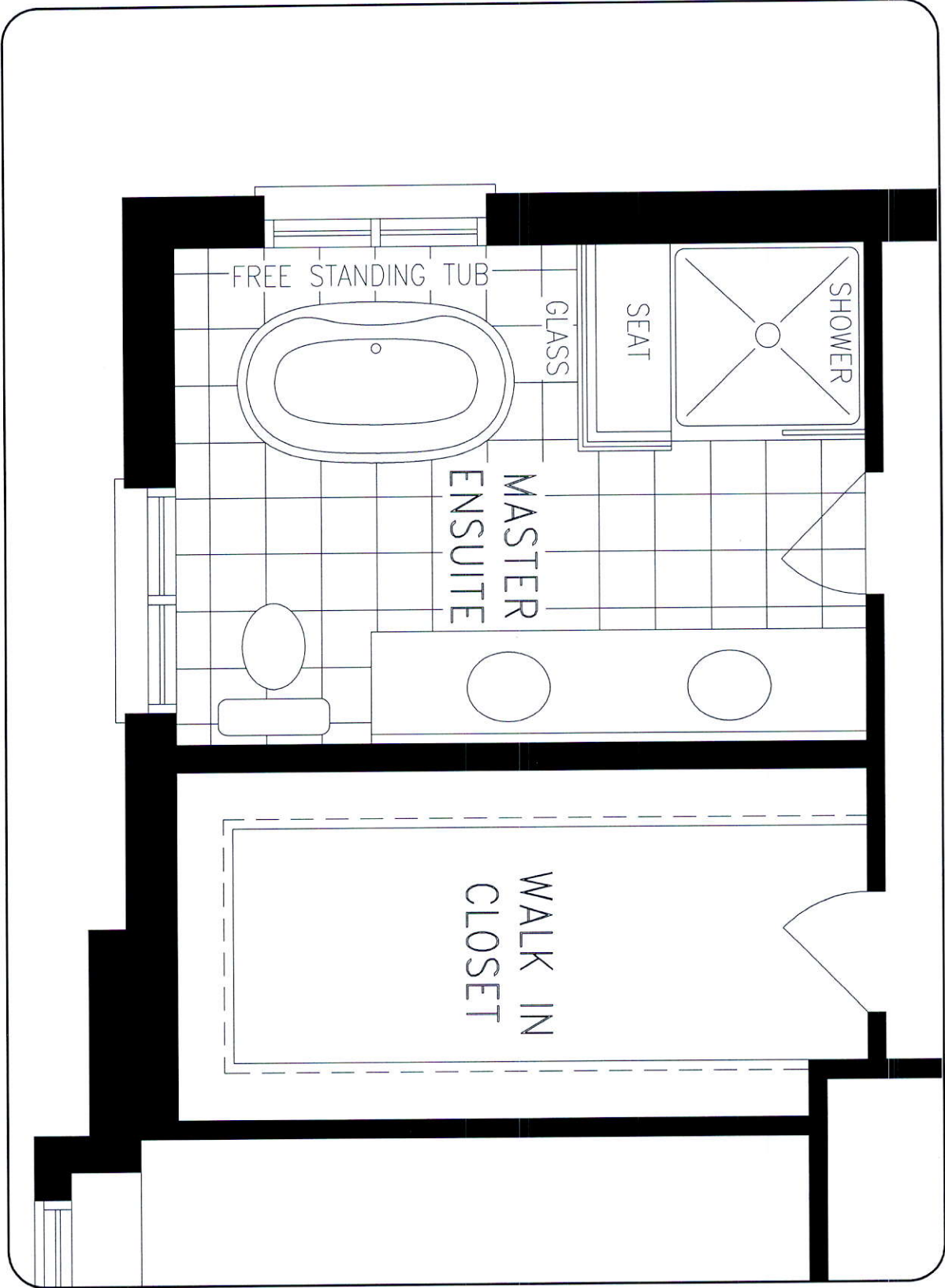
Drawings are based on information and materials provided by the owner. Sites and gardens are shown at an approximate scale. Actual results may vary from the drawings shown. All drawings are subject to change without notice. Drawings are not to be used for construction. E. & D. E. May 2020

LOT 101
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK II
ELEV. 3

REVISION:

- 1. FRAMELESS GLASS SHOWER
AS PER SKETCH



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

