

CONSTRUCTION SUMMARY

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

TEL: RES.: 416-893-7962

PURCHASERS: Gaurav Gangaram SHEEL and Rashmi Gaurav SHEEL

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
96 / 3	62M-1266	Valleycreek Five Elev 3		

CABINETRY ACCESSORIES

1 - KITCHEN- EXTEND BASE AND UPPER CABINETRY & RELOCATE SINK AND DISHWASHER TO STOVE WALL AS PER SKETCH - STANDARD CABINETRY AND COUNTERTOP 05Feb21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 01Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 01Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 01Feb21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 01Feb21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 01Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 01Feb21 Note:	

CONSTRUCTION

1 - BASEMENT - FINISHED BATHROOM - STANDARD CABINETRY, COUNTERTOP AND TILES 01Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WALL BESIDE VANITY - IF CONSTRUCTION PERMITS 01Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WATER CLOSET - DO NOT INSTALL WALLS OR DOOR - IF CONSTRUCTION PERMITS 01Feb21 Note:	
3 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS - MASTER ENSUITE BATHROOM, ENSUTE 2/3 BATHROOM & ENSUITE 4 BATHROOM 01Feb21 Note:	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 01Feb21 Note: IF CONSTRUCTION PERMITS	
1 - KITCHEN - EXTEND KITCHEN BASE AND UPPERS & RELOCATE SINK AND DISHWASHER TO STOVE WALL AS PER SKETCH - STANDARD CABINETRY AND COUNTERTOP 01Feb21 Note:	

COUNTER TOP

3 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - MASTER ENSUITE BATHROOM, ENSUTE 2/3 BATHROOM & MASTER ENSUITE BATHROOM 01Feb21 Note: SUPPLY & INSTALL	
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ELECTRICAL

RECEIVED  
FEB 10 2021



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3 - PLUG - ELECTRICAL PLUG - MASTER ENSUITE, ENSUITE 2/3 BATHROOM & ENSUITE 4 BATHROOM - INSTALLED BESIDE TOILET 01Feb21 Note:				
5 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR FOR FUTURE TV - SEE SKETCH - ALL BEDROOMS (2 IN MASTER BEDROOM) 01Feb21 Note:				
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - BEDROOM 4 - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - BEDROOM 3 - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - BEDROOM 2 - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - MASTER BEDROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUTE BATHROOMS & BASEMENT BATHROOM 01Feb21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 01Feb21 Note:				
1 - KITCHEN - INSTALL STANDARD 200V PLUG FOR ELECTRICAL STOVE AS WELL AS ELECTRICAL FOR GAS STOVE 01Feb21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 01Feb21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 01Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 01Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - BREAKFAST - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - WORKSPACE - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 01Feb21 Note:				

FIREPLACE AND ACCESSORIES

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96 / 3	62M-1266	Valleycreek Five Elev 3		
1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL 01Feb21 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 01Feb21 Note:				

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 01Feb21 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 01Feb21 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 01Feb21 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 01Feb21 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 01Feb21 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE 01Feb21 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE FOR 5 FOOT SHOWER – INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 01Feb21 Note:	

PLUMBING

1 - HOT WATER VALVE NEXT TO TOILET - MASTER ENSUITE BATHROOM 01Feb21 Note:	
1 - SWAP TUB AND SHOWER BETWEEN BATHROOMS - INSTALL 5' SHOWER IN ENSUTE 2/3 BATHROOM - INSTALL STANDARD TUB IN ENSUITE 4 BATHROOM - IF CONSTRUCTION PERMITS 01Feb21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & ENSUITE 2/3 BATHROOMS 01Feb21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 01Feb21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 01Feb21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 01Feb21 Note:	
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LOT / PHASE 96 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 3		
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1 - STAIRCASE - EUROLINE 2 IRON PICKETS - BLACK 01Feb21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 01Feb21 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 Fif Worksheet Note:	
Walk-up - Subject to engineering approval Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 5 Feb 21 at 9:37

Purchasers:Gaurav Gangaram SHEEL & Rashmi Gaurav SH

Property: 96

Telephone Res. / Bus: (416) 893-7962 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 3

Lock Date: 1-Feb-21

1-Feb-21

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	MONACO 814 DARK CHOCOLATE	113SB
Master Ensuite Bathroom	DORAL W-500	447SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFTWOOD	431SA
Basement Bathroom	MONACO 350 PLATINUM SILVER	431SA
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

Please NOTE: Standard Cabinet Height is 30"

Dishwasher Cabinet

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

Fridge Opening

\*\* 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-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
Basement Bathroom	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	

\*\* Refer to Construction Summary

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Initials:

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Decor Advisor:

Lock Date:

Gaurav Gangaram SHEEL & Rashmi Gaurav SH

(416) 893-7962 /

Candace Forza

1-Feb-21

Property: 96

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LITIUM PEARL POLISHED-12X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARARRA POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-STRATA GRIGIO-13X13	<input type="checkbox"/>	
Basement Bathroom	TILE-ESSENZE BIANCO-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Describe

Master Ensuite Bathroom	Selection	
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-VARENNA CARARRA POLISHED-12X24***staggered	NICHE-BIANCO PAPIRO
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/GREY-8X16	NICHE-BIANCO PAPIRO
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16	NICHE-BIANCO PAPIRO
Basement Bathroom	TILE-EXTRA WHITE/BEIGE-8X16	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

Whirlpool

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

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



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Candace Forza  
1-Feb-21

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Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-5	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-5	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-5	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-5	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-5	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-SCULPTED-CHARACTER-UVF-RED OAK-PEWTER-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	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

Picket Type

Stringer / Riser

Treads

V-GROOVE

EUROLINE 2

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Colour

Colour

Colour

Colour

VINTAGE PEWTER RED OAK

BLACK

VINTAGE PEWTER RED OAK

VINTAGE PEWTER 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

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim Paint-Semi Gloss

22 WARM GREY

N/A

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

BIRCH WHITE

N/A

N/A

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

Master Ensuite

Ensuite Bath - Bedroom 2/3

Ensuite Bath - Bedroom 4

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A


N/A

N/A

Smooth Ceilings First Floor

☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials: 

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96

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Russell Gardens Building Ltd.

Model and Elevation:

Valleycreek Five Elev 3

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

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type	N/A	FLAT ON WALL	N/A
Mantle Type	N/A	MANTLE M3	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 Dryer

NO

Gas Provisions Stove

YES

Gas Provisions Barbecue

NO

Comment

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches

White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

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:

Signature:

Date:

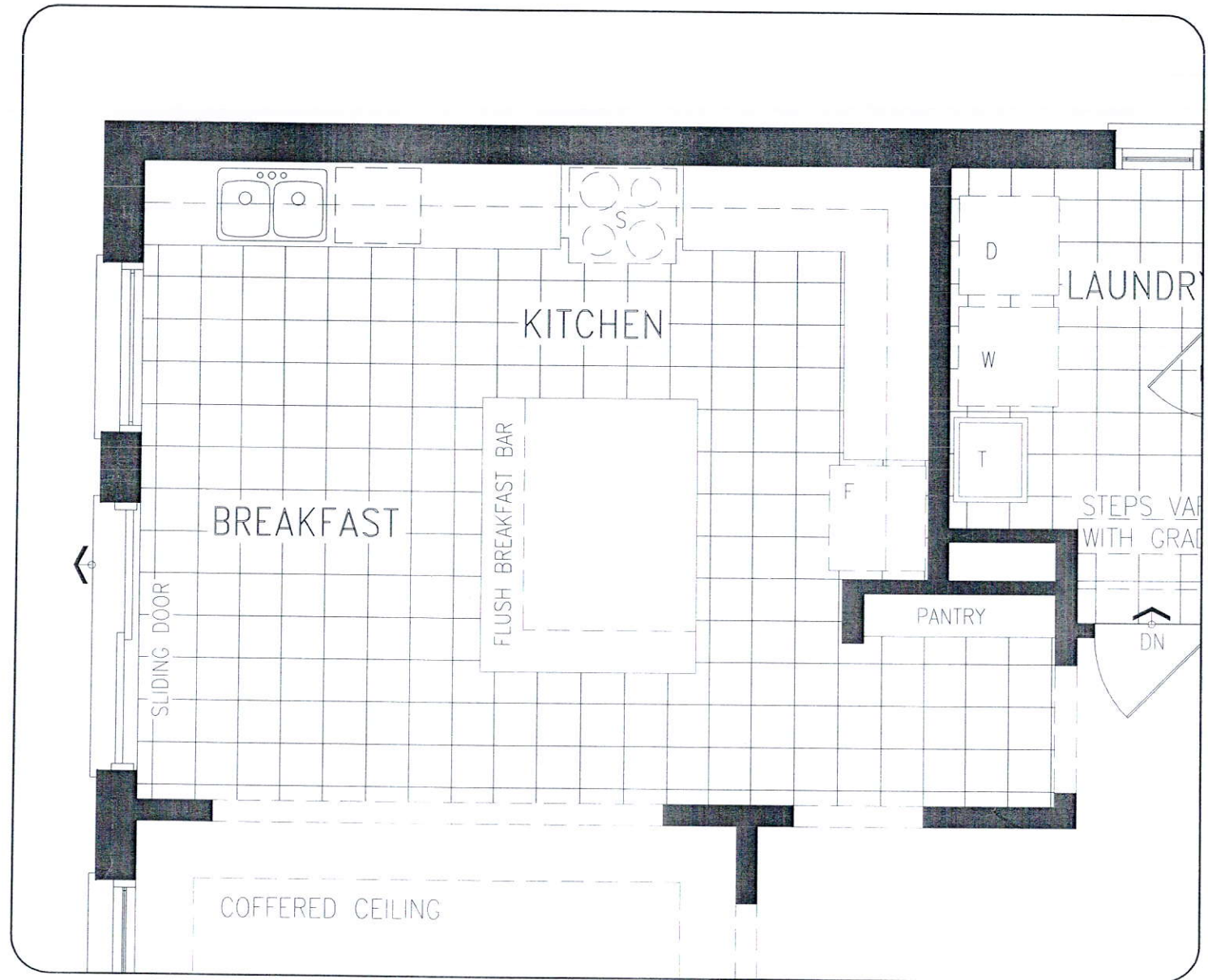


LOT 96  
 RUSSELL GARDENS  
 PHASE 3  
 MOUNTAINVIEW HEIGHTS

VALLEYCREEK 5  
 ELEV. 3

REVISION:

1. ALTERNATE KITCHEN LAYOUT  
 - EXTEND KITCHEN  
 COUNTER, RELOCATE SINK  
 FROM ISLAND TO COUNTER  
 AS PER SKETCH



MAIN 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  
 V.G.  
 PAGE No  
 1 OF 1

Greenpark™



Install Plug Above  
Fireplace

Relocate Sink +  
Dishwasher From  
Island

Plug  
+  
Hot Water  
Valve

Delete Walls + Door  
- Install Frameless  
Glass Shower  
Enclosure

1 Potlight

1 Potlight

1 Potlight

1 Potlight

Delete  
Wall

• Walk-up  
• Enlarge All  
Basement  
Windows  
• 200 AMP

Plugs  
Installed  
5' from  
Floor

1 Potlight  
• Plug 5' from  
Floor

5' Shower

Finished  
Bathroom

Relocate Std  
Light Above  
Island

Plug  
Beside  
Toilet

Plug  
Beside  
toilet

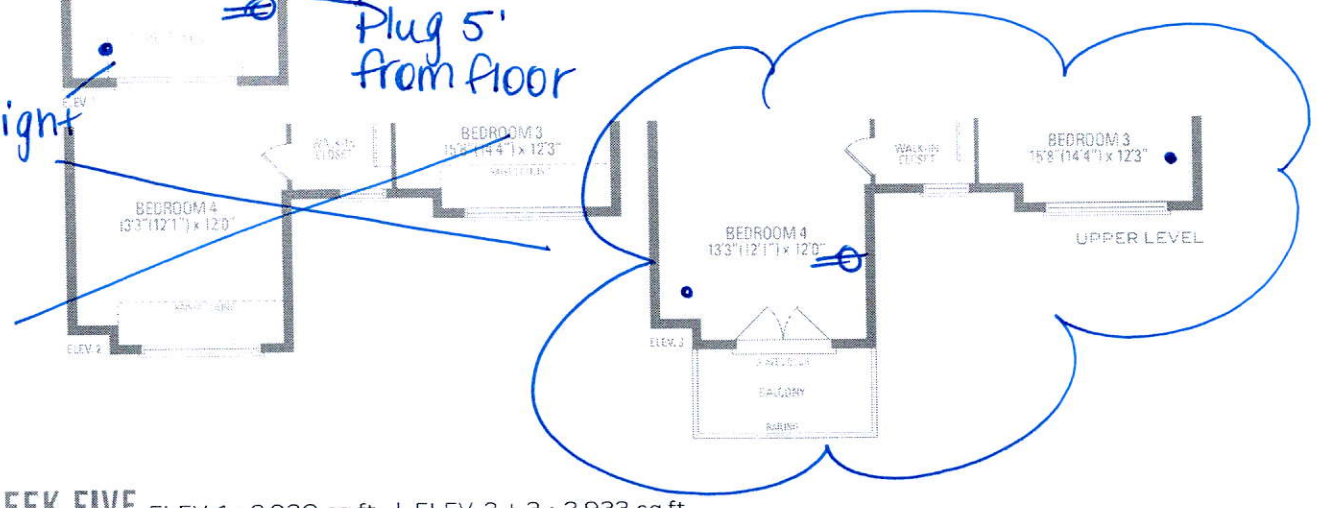
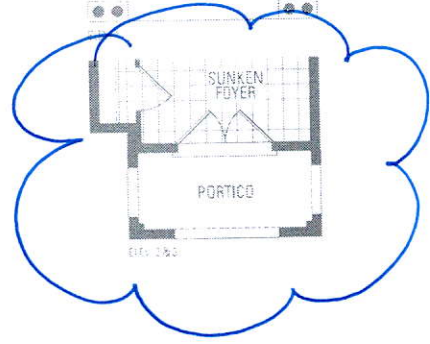
Tub

1 Potlight

Festive  
Plug

Plug 5'  
from Floor

1 Potlight



VALLEYCREEK FIVE ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 sq.ft.

Orientation to the north may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance. Always refer to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist'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