

CONSTRUCTION SUMMARY

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

PURCHASERS: TANIA DE FATIMA FIGUEIREDO and MATTHEW MELO

TEL: RES.: 416-899-8246

LOT / PHASE 301 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 10Mar21 Note:	
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 10Mar21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 10Mar21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 10Mar21 Note:	
2 - KITCHEN CABINETRY UPPER - FROSTED GLASS DOOR - GROUP 1 GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 2 10Mar21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 10Mar21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 10Mar21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 10Mar21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 10Mar21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 10Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 10Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 10Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 10Mar21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 10Mar21 Note:	
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DOORS AND TRIM

RECEIVED

MAR 11 2021

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1 - INTERIOR DOORS - PLAIN BLACK HINGES

10Mar21 Note:

1 - THROUGHOUT INTERIOR DOORS AND INTERIOR OF EXTERIOR DOORS - WEISER HALIFAX SQT MATTE BLACK LEVERS - 514

10Mar21 Note:

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND				
10Mar21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BEDROOM				
10Mar21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING				
10Mar21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE - FAMILY ROOM				
10Mar21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR FOR FUTURE TV - LIBRARY				
10Mar21 Note:				
1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO ABOVE VANITY - IF CONSTRUCTION PERMITS				
10Mar21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL				
10Mar21 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
10Mar21 Note:				

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE				
10Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST				
10Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL				
10Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN				
10Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM				
10Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM				
10Mar21 Note:				

MIRRORS AND GLASS

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1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 10Mar21 Note:					
1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 10Mar21 Note:					
1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME HINGES - MASTER ENSUITE BATHROOM 10Mar21 Note:					

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS AND TRIM - UPGRADE WHITE PAINT 10Mar21 Note:	
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PLUMBING

1 - ALL BATHROOMS - DELETE PLATE ON STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS 10Mar21 Note:	
5 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - ALL BATHROOMS 10Mar21 Note:	
2 - HOSE BIB - EXTERIOR FROST FREE 10Mar21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 10Mar21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Mar21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 10Mar21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Mar21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 10Mar21 Note:	

EXTRAS AS PER OFFER

(1) 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 Worksheet Note:	
200 AMPS Worksheet Note:	
3 Larger basement windows - Subject to Engineering Approval. Worksheet Note:	

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

TANIA DE FATIMA FIGUEIREDO & MATTHEW M
(416) 899-8246 /
Candace Forza
10-Mar-21

Property: 301

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 3

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☐ Yes ☒ No

☐ Yes ☒ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	190SC
Master Ensuite Bathroom	EVEREST WHITE	431SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 4	EVEREST WHITE	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Slide In Stove

☐ Yes ☒ No

☐ Yes ☒ No

Dishwasher Cabinet

41" Upper Cabinets

Please NOTE: Standard Cabinet Height is 30"

☐ Closed ☒ Open

☒ Yes ☐ No

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 TIGRIS 4783-60	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers:

TANIA DE FATIMA FIGUEIREDO & MATTHEW M

Property:

301

Telephone Res. / Bus:

(416) 899-8246 /

Project:

Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation:

Valleycreek Five Elev 3

Lock Date:

10-Mar-21

10-Mar-21

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	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-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-LITIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
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	WEISER HALIFAX MATTE LEVER SQT
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: MM TF

Purchasers:

TANIA DE FATIMA FIGUEIREDO & MATTHEW M

Property:

301

Telephone Res. / Bus:

(416) 899-8246 /

Project:

Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation:

Valleycreek Five Elev 3

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10-Mar-21

10-Mar-21

Plan #:

62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Living Room	N/A		
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Basement Landing(If Applies)	N/A		
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
Upper Hall	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-RL3581		
Master Bedroom	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-RL3581		
Bedroom #2	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-RL3581		
Bedroom #3	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-RL3581		
Bedroom #4	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-RL3581		
Bedroom #5	N/A		
KITCHEN & BREAKFAST	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5		
	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 PEWTER RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER RED OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> 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	WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary

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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
<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		CASTONE - AEQUALITAS I			N/A		
Colour / Stain	N/A		NATURAL IVORY			N/A		
Surround	N/A		N/A			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**

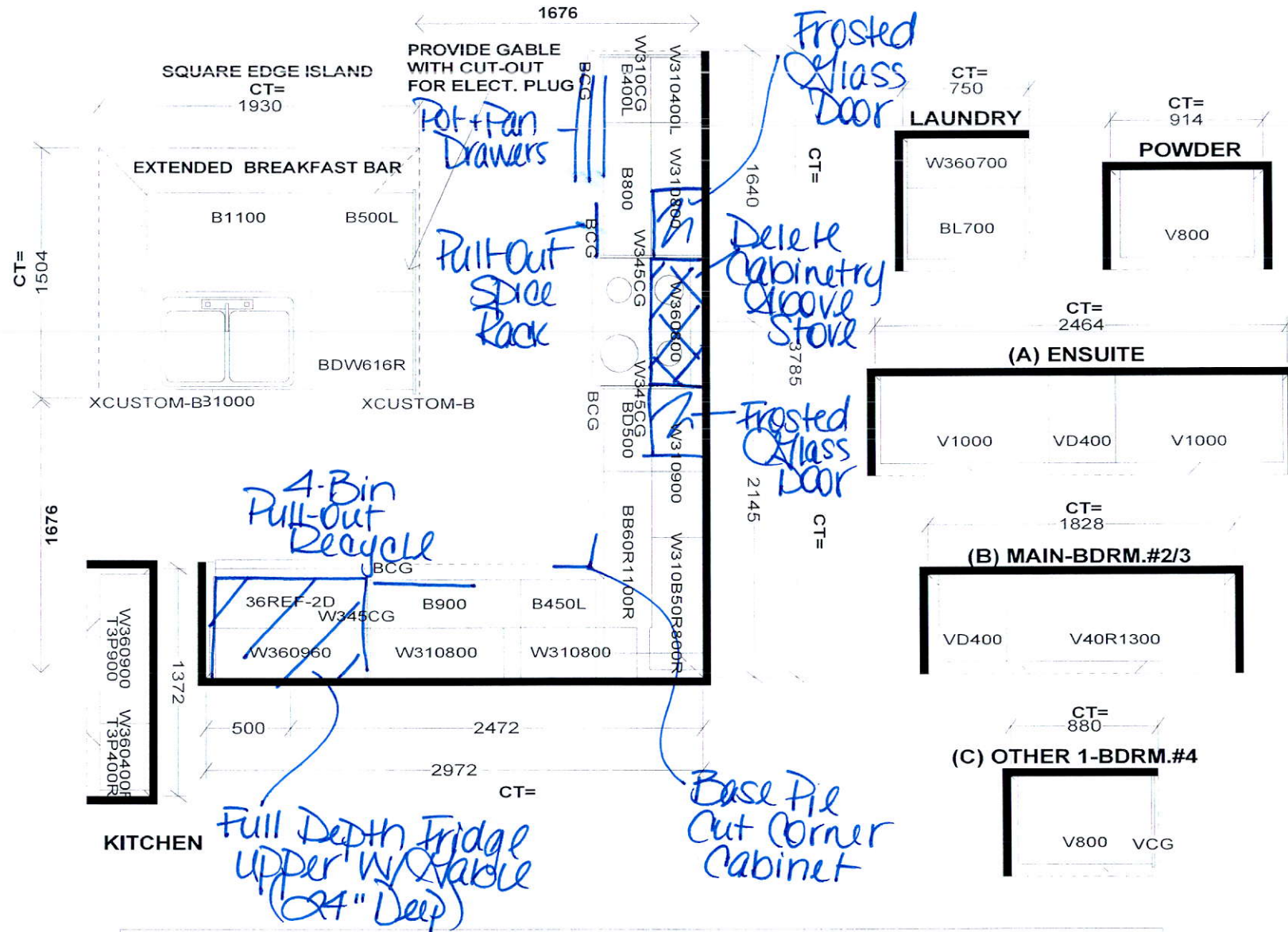
Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	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**

- 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: March 10/21 Signature:  Date: March 10/21

- Upg. 2 Sonata C# minor.
- Light Valance.

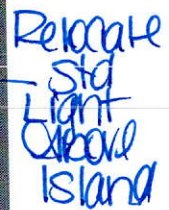


J #

ST CENT 2X4 VENT BOX COVER

LOT #:

Ada Plug 5' from floor

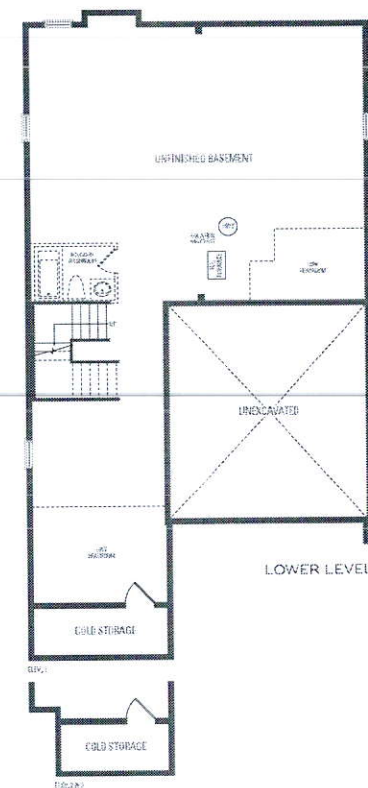
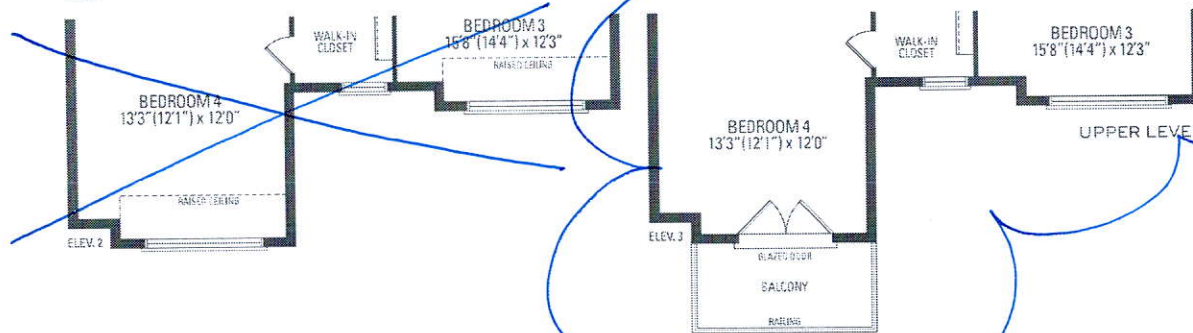
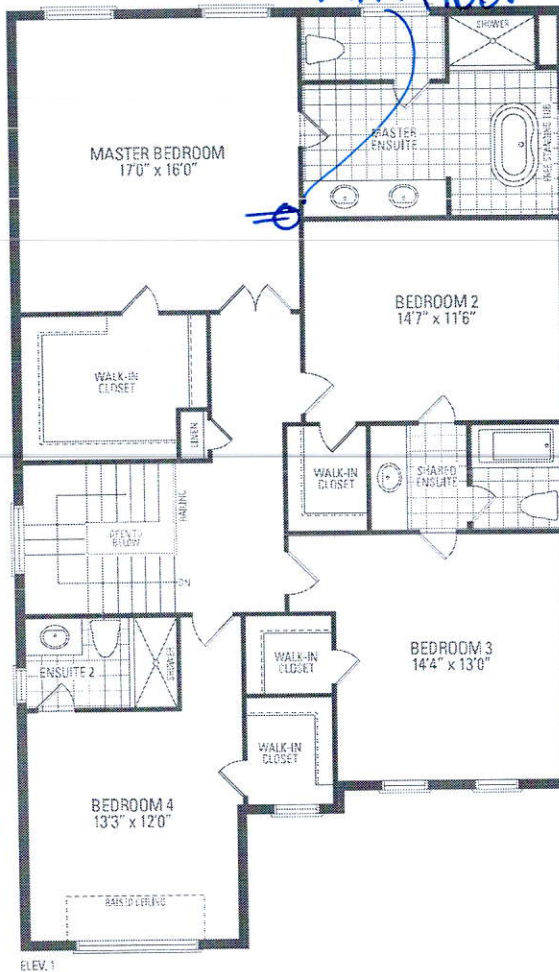


Add Plug
5' from
floor -

Relocate
Std Light
to Above
Vanities

Festive Plug

- Smooth Ceilings



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 artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020