



CONSTRUCTION SUMMARY

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

PURCHASER: Gurbax SINGH

TEL:

LOT / PHASE 13 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 2		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 19Jan21 Note:	
1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 19Jan21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 19Jan21 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 19Jan21 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 19Jan21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 19Jan21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 19Jan21 Note:	
1 - KITCHEN CABINETRY ACCESSORY - MAGIC CORNER MECHANISM - STANDARD - REVISE CABINET TO ACCOMMODATE 19Jan21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 19Jan21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 19Jan21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 19Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 19Jan21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 19Jan21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 19Jan21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 19Jan21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 19Jan21 Note:	

CONSTRUCTION

RECEIVED

JAN 19 2021



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13 / 3	62M-1266	Mountainash Five (5 Bedroom) Elev 2		

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 19Jan21    Note:	
1 - SHARED ENSUITE BEDROOM 4/5 -- 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 15Jul20    Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 8050 CASING 19Jan21    Note:	
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ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 19Jan21    Note:	
1 - FRONT PORTICO - RELOCATE STANDARD LIGHT TO SOFFIT - IF CONSTRUCTION PERMITS 19Jan21    Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Jan21    Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 19Jan21    Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 19Jan21    Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 19Jan21    Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 19Jan21    Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Jan21    Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 19Jan21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 19Jan21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 19Jan21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 19Jan21    Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 19Jan21    Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

19Jan21 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

19Jan21 Note:

3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS

15Jul20 Note:

PROMOTIONAL

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

19Jan21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,450.00 BALANCE (\$12,550.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000 AS PER SCHEDULE PE DATED 06/27/2020.

15Jul20 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

19Jan21 Note:

1 - STAIRCASE - V GROOVE HANDRAIL

19Jan21 Note:

1 - STAIRCASE - EUROLINE 3 IRON PICKETS - BLACK

19Jan21 Note:

EXTRAS AS PER OFFER

ENGINEERING SKETCH DATED: JULY 9, 2020. (MAIN LEVEL, UPPER LEVEL AND LOWER LEVEL)

Worksheet Note:

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:

200 AMPS

Worksheet Note:

3 Larger Basement Windows - subject to Engineering Approval

Worksheet Note:

WALKOUT DECK

Worksheet Note:

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:

Purchaser:Gurbax SINGH

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:19-Jan-21

Property: 13

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

19-Jan-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	PERIMETER-ARUBA 400 BRIGHT WHITE *** ISLAND - ARUBA 701 PEWTER	447SA
Laundry Room	ELISSE	Standard
Powder Room	ARUBA 400 BRIGHT WHITE	431SA
Master Ensuite Bathroom	DORAL W-500	447SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4/5	MONACO 821 INDUSTRIAL GRAPHITE	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 TIGRIS 4783-60	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initial:

Purchaser:Gurbax SINGH

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:19-Jan-21

Property: 13

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

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 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 4/5	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Mud Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	<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 GROENLANDA-8X16	
Ensuite Bath - Bedroom 4/5	TILE-LUC BLANC GROENLANDA-8X16	
Mud Room	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	8050 CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

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Lock Date:19-Jan-21

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Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

19-Jan-21

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-TRU BALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	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	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 3	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD 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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	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	22 WARM GREY
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 4/5	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes☐ No

\*\* Refer to Construction Summary

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Lock Date:19-Jan-21

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Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

19-Jan-21

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 M6			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	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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 type="radio"/> Yes	<input checked="" 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 checked="" type="radio"/> Yes
					<input type="radio"/> No
Dishwasher Rough-in	Yes		Microwave		
			<input type="radio"/> Yes	<input checked="" type="radio"/> No	

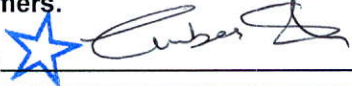
\*\* Refer to Construction Summary

14. General Comments

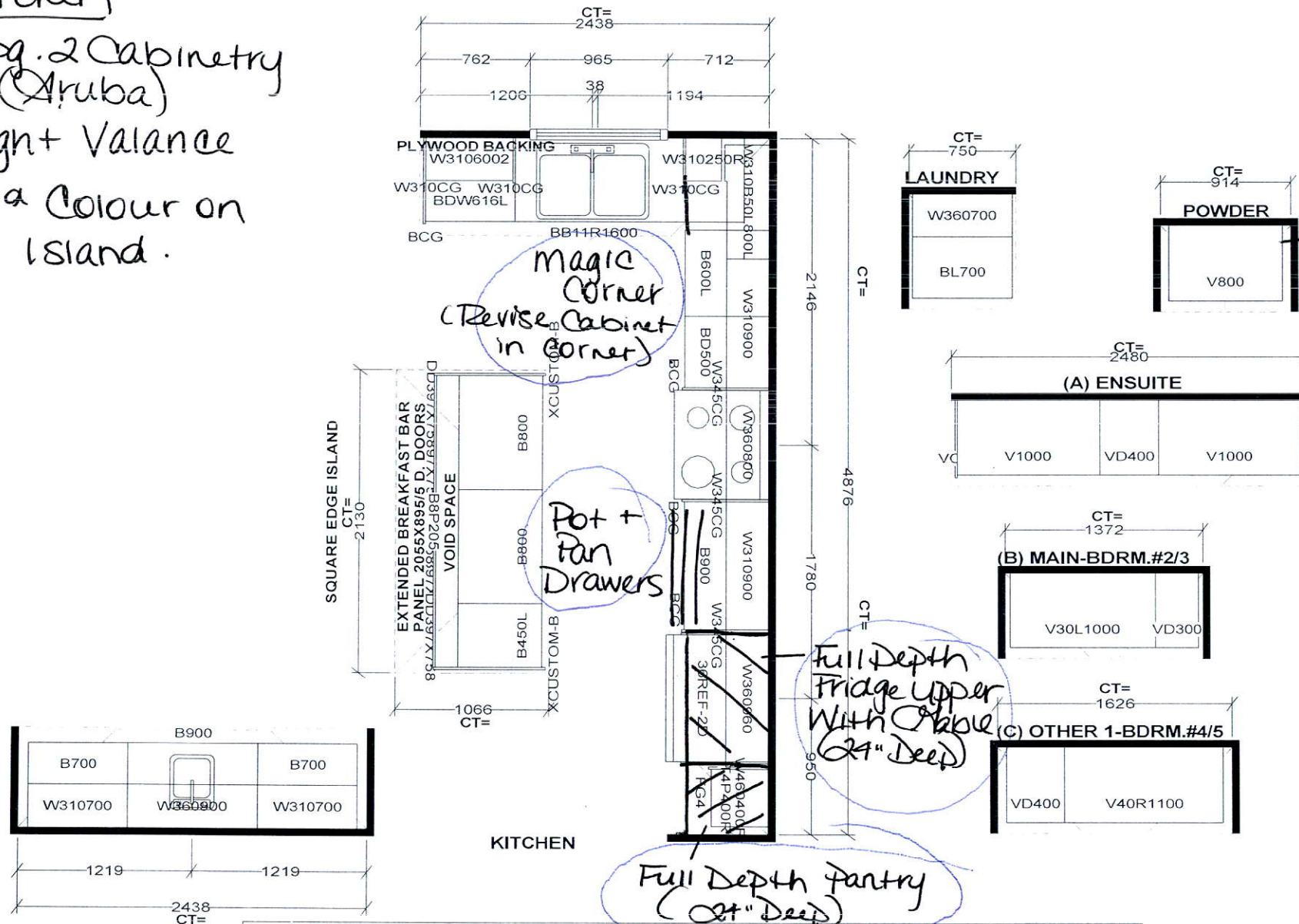
\*\* Refer to Construction Summary

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: 19th January 2021

- Upg. 2 Cabinetry (Aruba)
- Light + Valance
- 2nd Colour on Island.

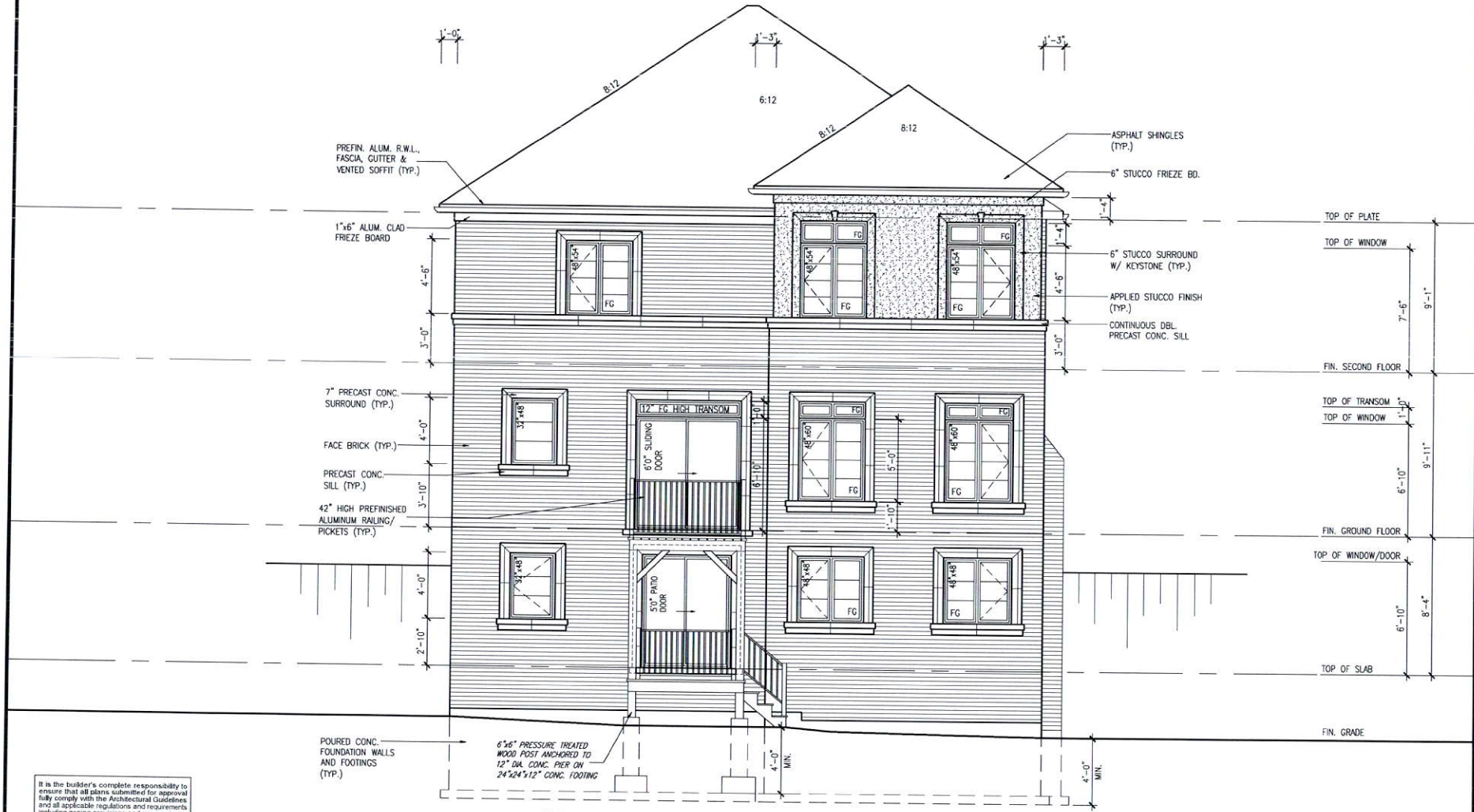


- Upgrade 2 Aruba Cabinetry.

३

<i>S e l b a   I n d u s t r i e s</i>		<b>J#</b>
W WIDTH _____ 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.	<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE: RUSSELL GARDENS PH.3</b> <b>MODEL: MOUNTAINASH 5X OPT 5 BDRM EL 1,2,3</b> <b>LOT #:</b>
FLOOR HGHT _____ DOOR HGHT _____		
ST. CENT      2X4      VENT BOX COVER	DESIGNER: KS DATE: MAY 13 20	

3251 SF.



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

UPGRADED REAR ELEVATION - ELEV. '2

MOUNTAINASH 5-013  
COMPLIANCE PACKAGE 'A1'

[illegible]

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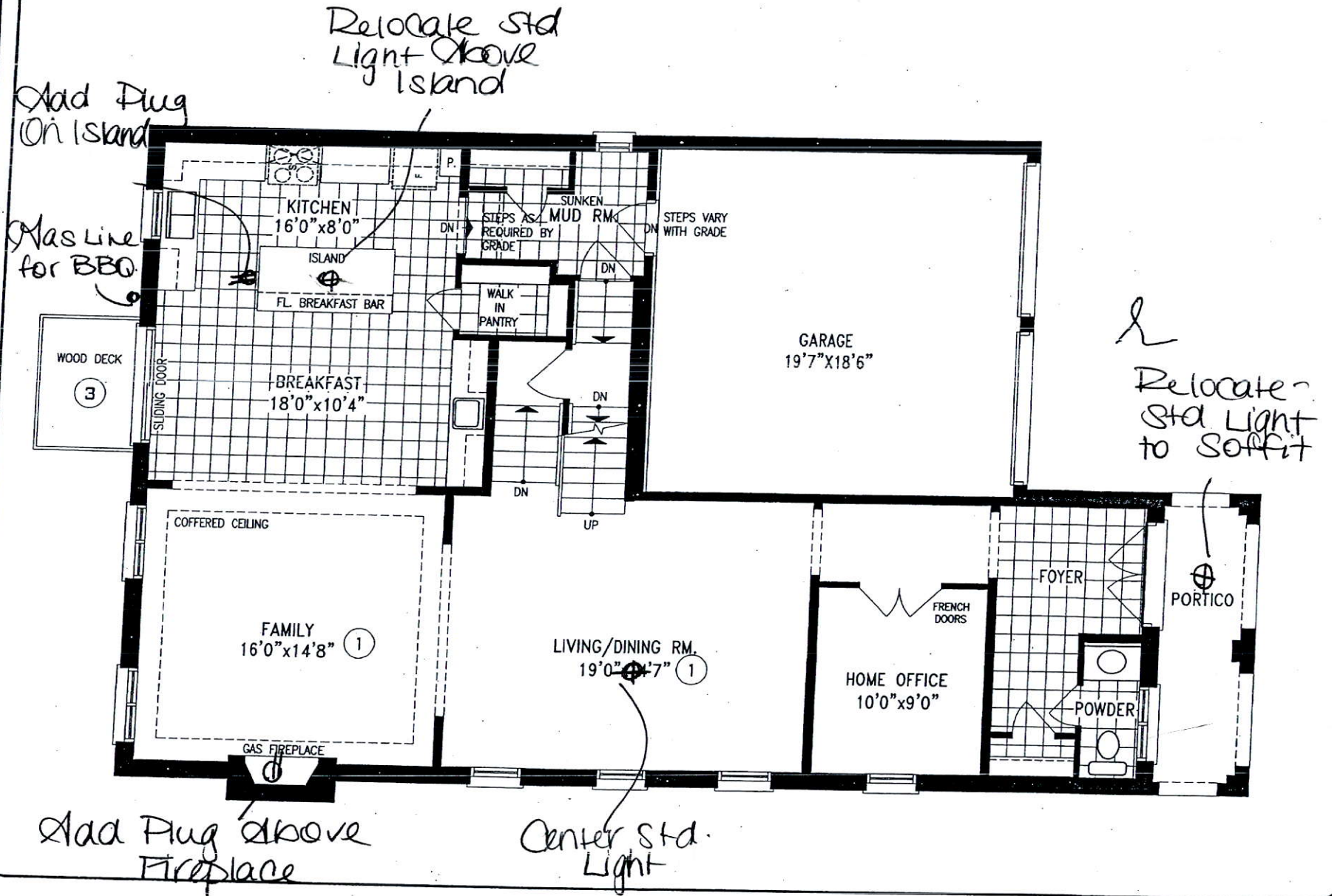
LOT 13  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 5  
ELEV. 2

REVISION:

1. REDUCED THE WIDTH OF HOUSE BY 8"
2. REVISED FLOOR AREA 3,215 SQ.FT.
3. WOOD DECK AS PER WALK OUT BASEMENT CONDITION

2



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  
VG  
PAGE No.  
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Greenpark.

LOT 13  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

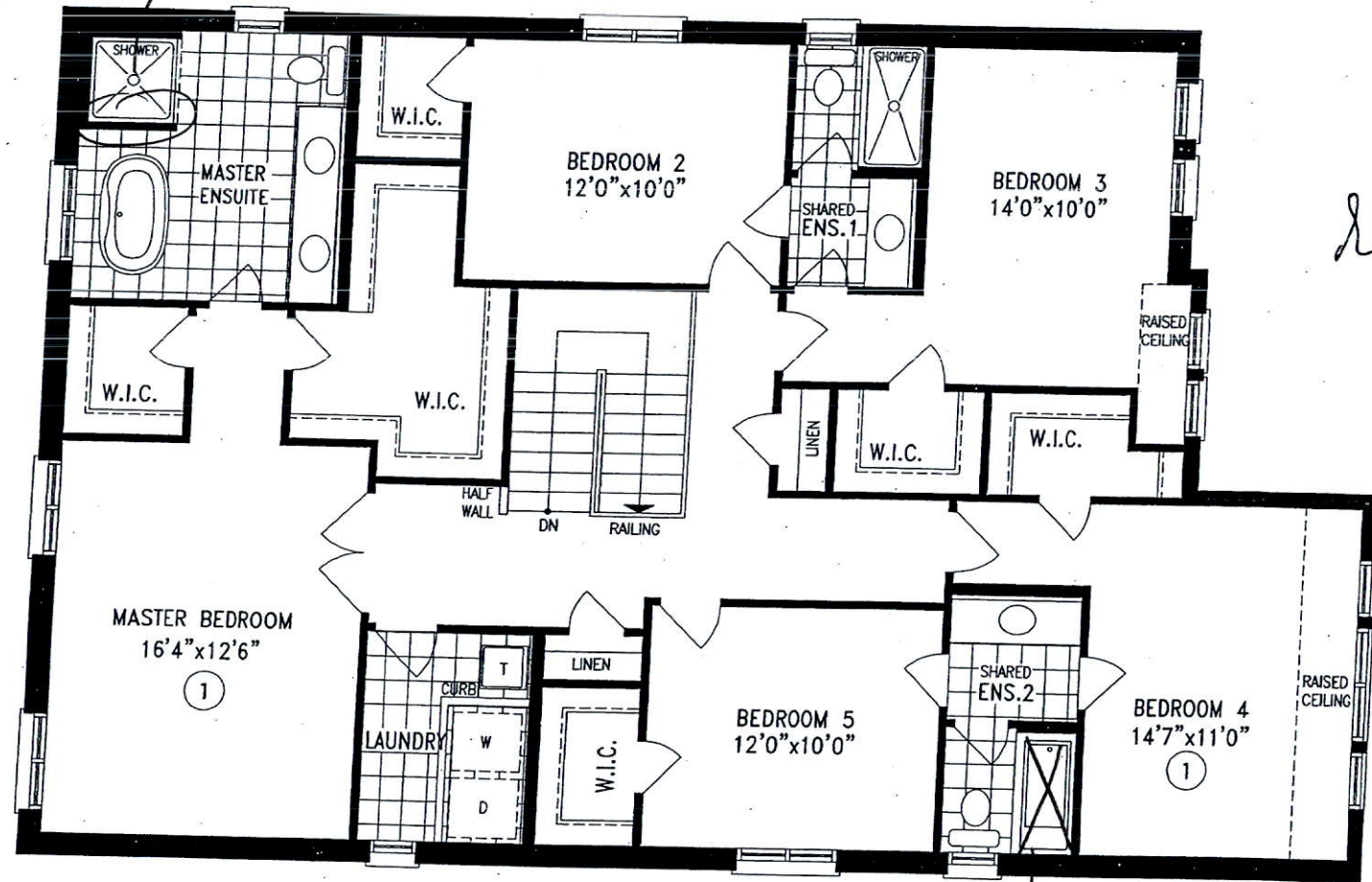
MOUNTAINASH 5  
ELEV. 2

REVISION:

1. REDUCED THE WIDTH OF HOUSE BY 8"
2. REVISED FLOOR AREA 3,215 SQ.FT.

2

Delete Wall  
Frameless Glass  
Shower Enclosure



5' Shower  
in lieu of tub.

UPPER LEVEL

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**REGION  
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PAGE No.  
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**Greenpark**

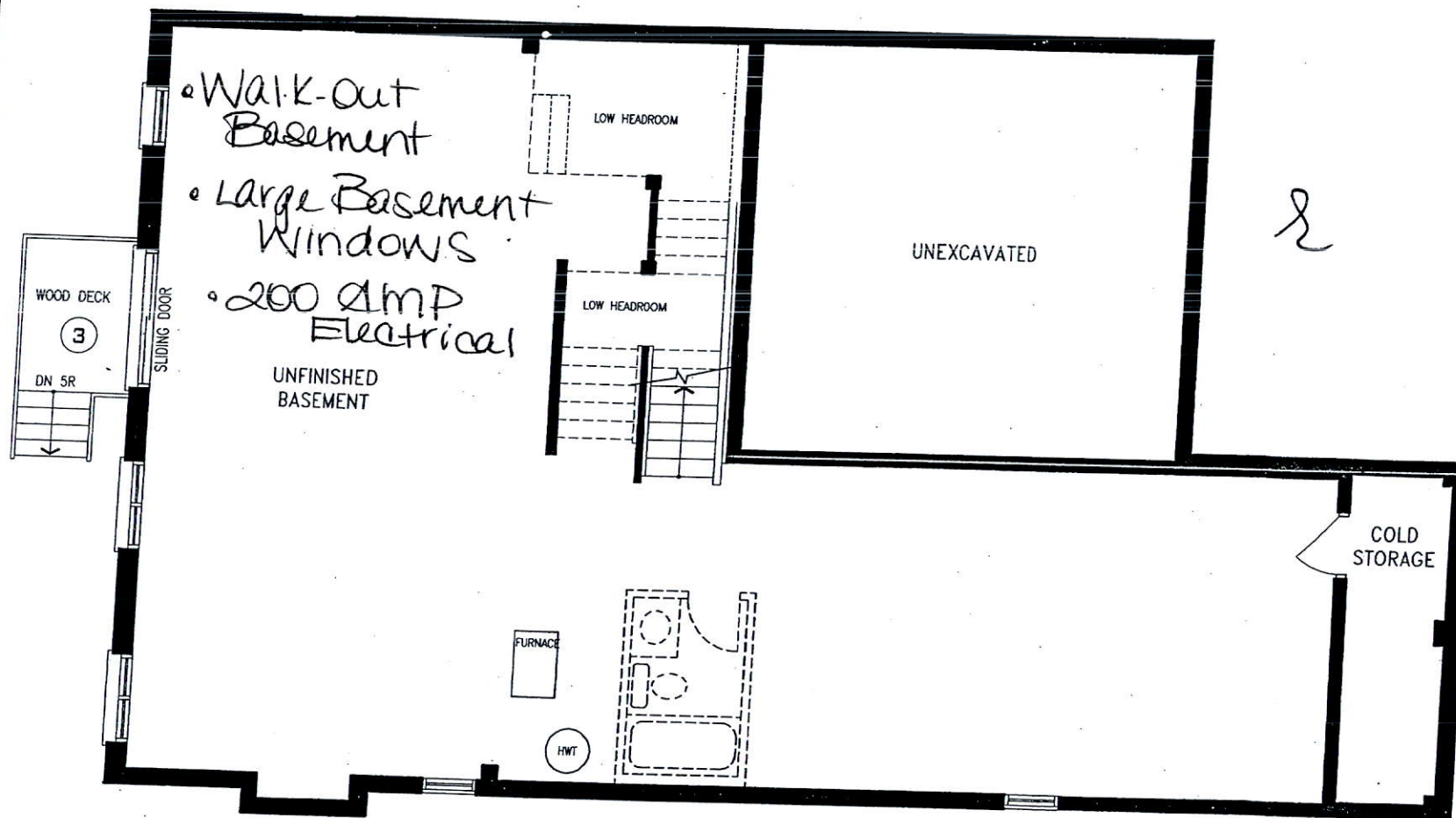
LOT 13  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 5  
ELEV. 2

REVISION:

1. REDUCED THE WIDTH OF HOUSE BY 8"
2. REVISED FLOOR AREA 3,215 SQ.FT.
3. WOOD DECK AND BIGGER WINDOWS IN REAR WALL AS PER WALK OUT BASEMENT CONDITION

2



LOWER 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  
VG

N.T.S.  
PAGE No.  
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Greenpark