

CONSTRUCTION SUMMARY

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

PURCHASERS: NILESH NATVARLAL PATEL and KUNTAL NILESHKU PATEL

RECEIVED
APR. 14 2021

TEL: RES.: 647-907-9596

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
266 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 12Apr21 Note:	
--	--

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 12Apr21 Note:	
1 - MASTER ENSUITE BATHROOM - REMOVE WATER CLOSET WALLS AND DOOR - IF CONSTRUCTION PERMITS 25Jan21 Note:	
1 - BEDROOM 2 - DELETE WALK-IN CLOSET - REVISE LINEN CLOSET TO BECOME NEW WALK-IN CLOSET FOR BEDROOM 2 19Jan21 Note:	
1 - ADD SINGLE PANEL CLEAR GLASS DOOR BETWEEN LIVING/DINING ROOM & SERVERY - SEE SKETCH 22Jul20 Note:	
1 - KITCHEN - RELOCATE SINK & DISHWASHER TO STOVE WALL RELOCATE PANTRY SEE SKETCH 22Jul20 Note:	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 22Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - BEDROOM 2 - RELOCATE STANDARD LIGHT TO ACCOMMODATE ADDITIONAL LIGHT - SEE SKETCH 12Apr21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - BEDROOM 2 12Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 12Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 12Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 12Apr21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 12Apr21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Apr21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Jul20 Note:	

FIREPLACE AND ACCESSORIES

CONSTRUCTION SUMMARY

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

PURCHASERS: NILESH NATVARLAL PATEL and KUNTAL NILESHKU PATEL

TEL: RES.: 647-907-9596

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
266 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12Apr21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 12Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 12Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 12Apr21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER DOOR & GLASS WALL ABOVE SEAT – INCLUDES CHROME KNOB AND HINGES 25Jan21 Note:	
---	--

MISCELLANEOUS

1 - NO FURTHER CHANGES PERMITTED 25Jan21 Note:	
1 - NO FURTHER CHANGES PERMITTED 22Jul20 Note:	

PLUMBING

1 - MASTER ENSUITE BATHROOM - RELOCATE TOILET - IF CONSTRUCTION PERMITS 25Jan21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 22Jul20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Apr21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4000.00 BALANCE FORWARD (\$2895.00) TO BE USED AT A LATER DATE. 25Jan21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$500.00 BALANCE FORWARD (\$6895.00) TO BE USED AT A LATER DATE. 19Jan21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,605.00 BALANCE (\$7,395.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000 AS PER SCHEDULE PE DATED 07/06/2020. 22Jul20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 12Apr21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 12Apr21 Note:	

CONSTRUCTION SUMMARY

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

PURCHASERS: NILESH NATVARLAL PATEL and KUNTAL NILESHKU PATEL

TEL: RES.: 647-907-9596

LOT / PHASE 266 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 3		
------------------------	-------------------------	--	--	--

I - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET
12Apr21 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:

This Document is Extremely Time Sensitive - Printed 12 Apr 21 at 14:55



INTERIOR COLOUR SCHEME

Purchasers: NILESH NATVARLAL PATEL & KUNTAL NILESH

Property: 266

Telephone Res. / Bus: (647) 907-9596 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Lock Date: 12-Apr-21

12-Apr-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	190SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	431SA
Ensuite Bath - Bedroom 4/5	MONACO 350 PLATINUM SILVER	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-PALOMA POLAR 6698-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

NP

KP

Page 1 of 4

Printed 4/12/2021 14:55:39

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

NILESH NATVARLAL PATEL & KUNTAL NILESH

(647) 907-9596 /

Candace Forza

12-Apr-21

Property: 266

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-SN. PASTELLO WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-SN. PASTELLO WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-SN. PASTELLO WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-SN. PASTELLO WHITE-13X13	<input type="checkbox"/>	
SIDE / GARAGE ENTRY	TILE-SN. PASTELLO WHITE-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile		Selection	Describe
Master Ensuite Bathroom			
Tub Deck Wall		N/A	
Tub Deck		N/A	
Tub Deck Skirt		N/A	
Shower Stall		TILE-LUC AFRICA-8X16	
Bathtub Enclosure Walls		N/A	
Ensuite Bath - Bedroom 2/3		TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4/5		TILE-LUC CONCEPT NEVE-8X16	
SIDE / GARAGE ENTRY		N/A	
		N/A	
		N/A	
		N/A	
Kitchen Backsplash		N/A	

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

5. Plumbing Fixtures		Whirlpool
All Bathrooms	White	<div><div>N/A</div><div><input type="radio"/> Yes <input checked="" type="radio"/> No</div></div>
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
		Waterline for Fridge <input checked="" type="radio"/> Yes <input type="radio"/> 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

Initials:

HP

KP

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

NILESH NATVARLAL PATEL & KUNTAL NILESH

(647) 907-9596 /

Candace Forza

12-Apr-21

Property: 266

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Plan #: 62M-1266

7. Other Flooring		
Main Hall	N/A	
Living Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-TRUBALANCE-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

Picket Type

Stringer / Riser

Treads

V-GROOVE

EUROLINE 1

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Colour

Colour

Colour

Colour

MIRAGE DRIFTWOOD RED OAK

BLACK

MIRAGE DRIFTWOOD RED OAK

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

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim Paint-Semi Gloss

22 WARM GREY

22 WARM GREY

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 4/5

SIDE / GARAGE ENTRY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

Purchasers:

NILESH NATVARLAL PATEL & KUNTAL NILESH

Property: 266

Telephone Res. / Bus:

(647) 907-9596 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Lock Date:

12-Apr-21

12-Apr-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 M1-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		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: 12th April -21

Signature: 

Date: 12-04-2021

A hand-drawn floor plan of a house with various rooms and handwritten annotations. The rooms include: BREAKFAST (14'8" x 11'10"), KITCHEN (12'6" x 11'4"), FAMILY ROOM (19'0" x 12'0"), LIBRARY (9'8" x 9'4"), LIVING/DINING ROOM (20'0" x 15'3"), GARAGE (19'7" x 18'6"), PORCH, ENTRY, HALL, CLOSET, and PORTICO. Handwritten notes include: "Add Plug Above Fireplace" at the top; "Relocate Std Light" pointing to a light fixture in the kitchen; "Potlight" pointing to a light fixture in the living/dining room; "Add Door" pointing to a door in the living/dining room; and "Add Light" with a circled dot in the living/dining room area. A large circle around the breakfast room contains the text "Revised SEE SKETCH".

Olda Plug Above
Fireplace

BREAKFAST
14'8" x 11'10"

FAMILY ROOM
19'0" x 12'0"

KITCHEN
12'6" x 11'4"

LIBRARY
9'8" x 9'4"

LIVING/DINING ROOM
20'0" x 15'3"

GARAGE
19'7" x 18'6"

PORCH

ENTRY

HALL

CLOSET

PORTICO

Revised
SEE SKETCH

Relocate
Std
Light

Potlight

Add
Door

Add Light

• Add
Fertilizer

30" x 24

30"x24"

30"x24"

30" x 24"

COLD STORAGE

DISCUSSION

LOWER LEVEL

200 AMP

Lot 266 Russell Gardens III

MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance within the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roof

NR

KP

5 BEDROOM LAYOUT MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.

Delete Wall
- Frameless
Glass Door +
Glass Wall Above
Seat.

PL

PL

Add Light.

Relocate
Std. Light



Greenpark
GROUP

Greenpark is not responsible for any third-party's intellectual property rights to content and/or design. Plans and specifications are subject to change without notice. Actual usable floor space may vary from the stated square feet. All dimensions are approximate and do not include structural elements. Machine and standard model types may vary due to pricing. E. & O. E. May 2020

PL

KP

LOT 266
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

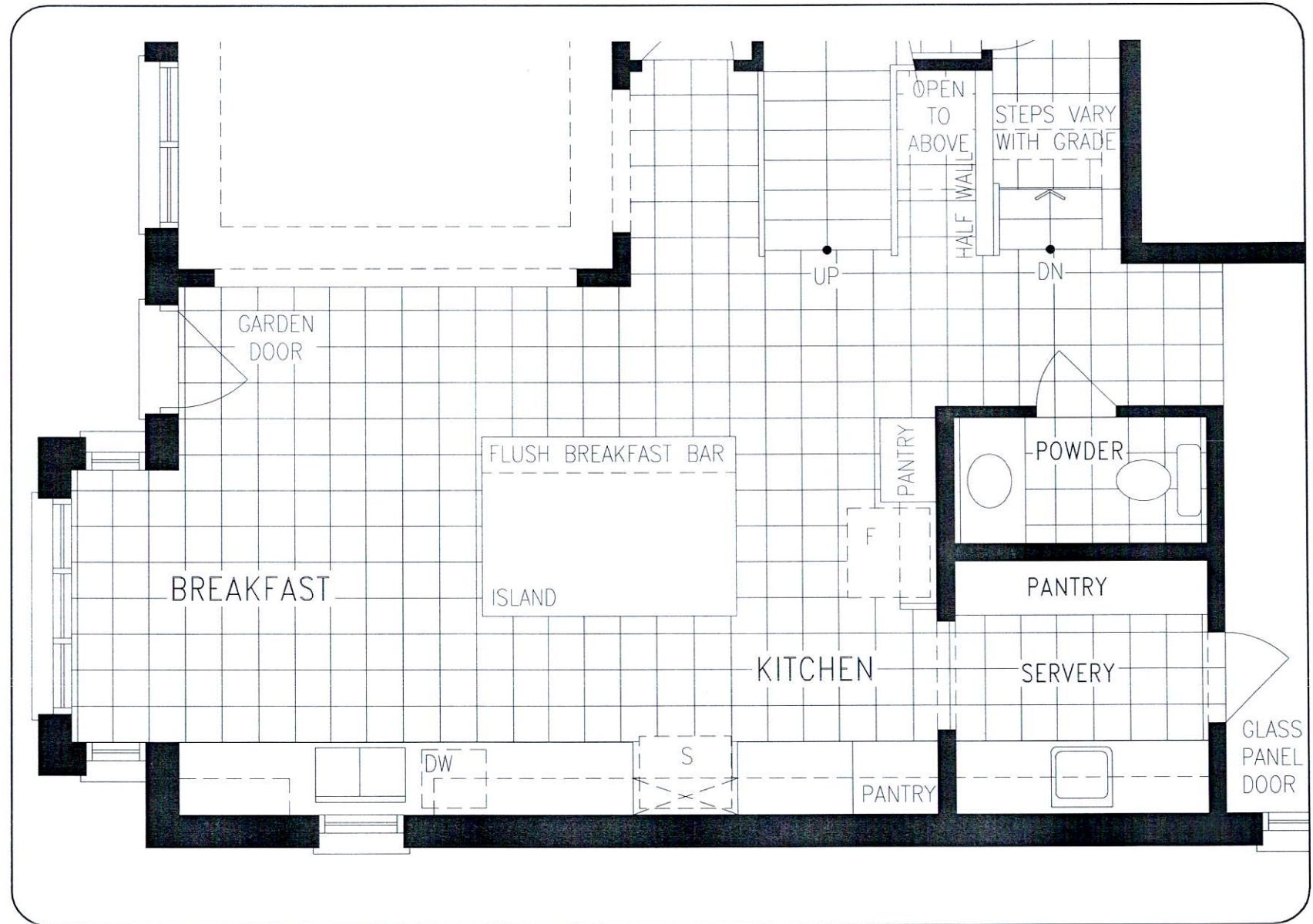
MOUNTAINASH 6
ELEV. 3

REVISION:

1. ALTERNATE KITCHEN LAYOUT
- RELOCATE SINK FROM ISLAND TO UNDER WINDOW AS PER SKETCH, RELOCATE PANTRY TO OTHER SIDE OF COUNTER
2. ADD GLASS PANEL DOOR FROM SERVERY TO DINING ROOM AS PER SKETCH

NL

KP



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.

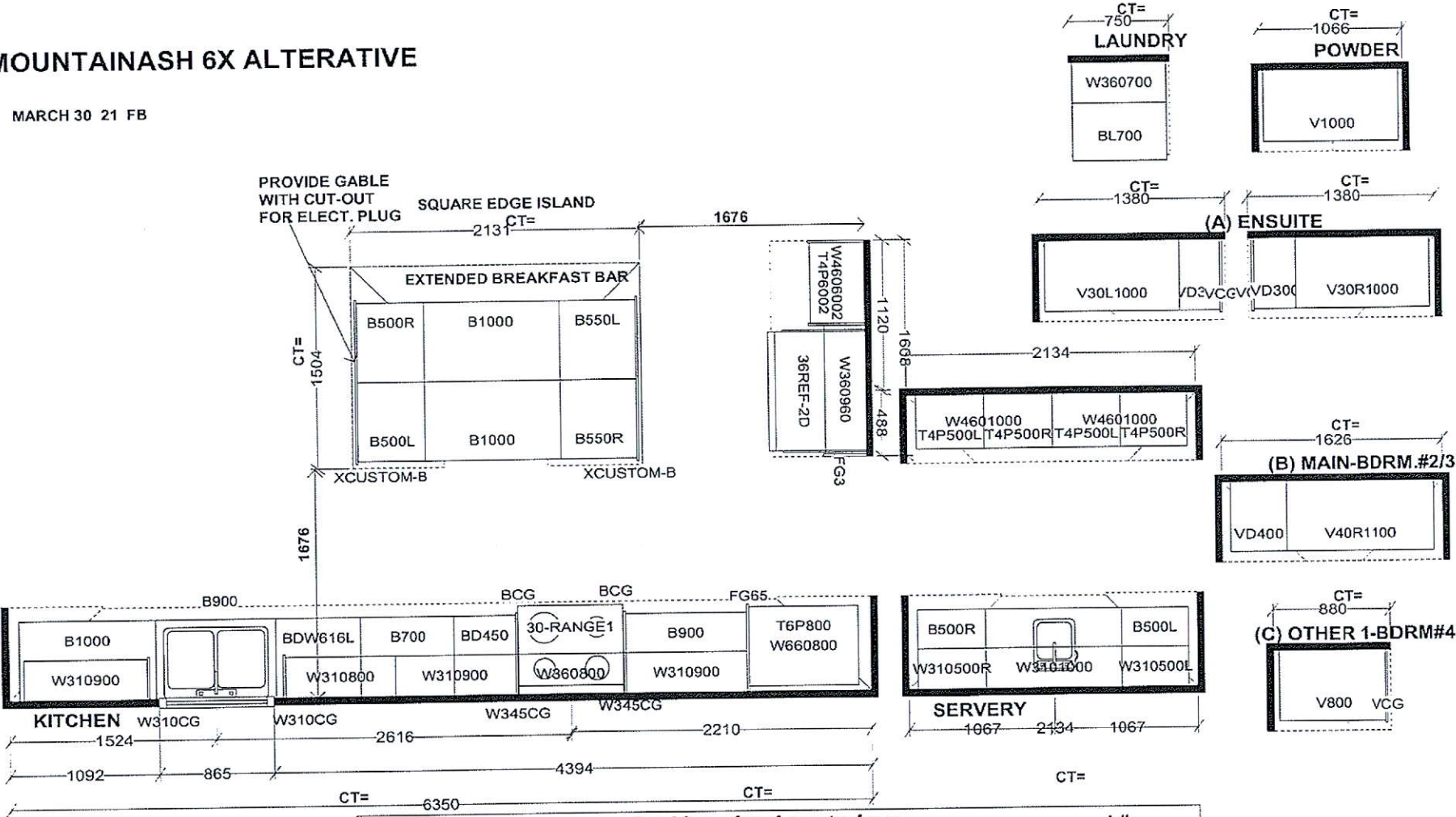
SCALE

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

Greenpark™

MOUNTAINASH 6X ALTERATIVE

MARCH 30 21 FB



Selba Industries			J #
W WIDTH	W HGHT	W CNT	<small>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 by prior written agreement.</small> DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 21
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X EL 1,2,3 LOT #:			