

CONSTRUCTION SUMMARY

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

PURCHASERS: MITESH LALCHAND SHARMA and MEENAKSHI MITESH SHARMA

TEL: RES.: 905-634-4940 BUS.: 905-320-3963

LOT / PHASE 152 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3		
------------------------	-------------------------	--	--	--

CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE PANTRY TO OTHER SIDE OF COUNTER AS PER SKETCH 21Jan21 Note:	
---	--

CERAMIC TILE

1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 27Apr21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 27Apr21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH - MASTER ENSUITE BATHROOM ONLY 27Apr21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 27Apr21 Note:	
1 - MASTER ENSUITE BATHROOM - REVISE LAYOUT WITH 42x42" SHOWER WITH SEAT AND EXTENDED VANITY - REDESIGN WALK-IN CLOSET TO ACCOMMODATE 21Jan21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 27Apr21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 27Apr21 Note:	

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 27Apr21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Apr21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Apr21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Apr21 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 27Apr21 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 21Jan21 Note:	

PLUMBING

CONSTRUCTION SUMMARY

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

PURCHASERS: MITESH LALCHAND SHARMA and MEENAKSHI MITESH SHARMA

TEL: RES.: 905-634-4940 BUS.: 905-320-3963

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
152 / 3	62M-1266	Mountainash Six (4 Bedroom) Elev 3		
1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - MASTER ENSUITE BATHROOM ONLY 27Apr21 Note:				
1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - MASTER ENSUITE BATHROOM ONLY 27Apr21 Note:				
1 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 4 BATHROOM ONLY 27Apr21 Note:				
1 - KITCHEN - RELOCATE SINK AND DISHWASHER FROM ISLAND TO PERIMTER WALL BELOW WINDOW AS PER SKETCH 21Jan21 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Apr21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5760.00 BALANCE FORWARD (\$6240.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE 21Jan21 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Apr21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 27Apr21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 27Apr21 Note:	

EXTRAS AS PER OFFER

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:	
(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:	
Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 27 Apr 21 at 13:49

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MITESH LALCHAND SHARMA & MEENAKSHI M

(905) 634-4940 / (905) 320-3963

Candace Forza

27-Apr-21

Property: 152

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☐ Yes ☒ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3443 LAVA GREY FLEETWOOD	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4	DORAL K38 RIVERSIDE	447SA
	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

Stove Opening

Fridge Opening

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

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



Please NOTE: Standard Cabinet Height is 30"

** 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-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:  

Purchasers:

MITESH LALCHAND SHARMA & MEENAKSHI

Property: 152

Telephone Res. / Bus:

(905) 634-4940 / (905) 320-3963

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Lock Date:

27-Apr-21

27-Apr-21

Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-STRATA GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Mud Room	TILE-RAINBOW WHITE-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 CARRARA-12X24		
Bathtub Enclosure Walls	N/A		
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16		
Ensuite Bath - Bedroom 4	TILE-LUC AFRICA-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		Whirlpool	
All Bathrooms	White	<input type="text" value="N/A"/> <input type="radio"/> Yes <input checked="" type="radio"/> No	
	<input type="text" value="N/A"/>		
	<input type="text" value="N/A"/>		
	<input type="text" value="N/A"/>		
	<input type="text" value="N/A"/>		
	<input type="text" value="N/A"/>		
		Dishwasher Rough-In	<input checked="" type="radio"/> Yes <input type="radio"/> No
		Waterline for Fridge	<input type="radio"/> Yes <input checked="" 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:





Purchasers:

MITESH LALCHAND SHARMA & MEENAKSHI

Property: 152

Telephone Res. / Bus:

(905) 634-4940 / (905) 320-3963

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Lock Date:

27-Apr-21

27-Apr-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA -5"	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA -5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA -5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA -5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA -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	
Flex Room	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
	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 NEBULA MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NEBULA MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NEBULA MAPLE

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	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	BIRCH WHITE	Flex Room	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:  

Purchasers:MITESH LALCHAND SHARMA & MEENAKSHI M

Property: 152

Telephone Res. / Bus: (905) 634-4940 / (905) 320-3963

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Lock Date: 27-Apr-21

27-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
Fireplace Type	<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"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			NERO			N/A		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

☒ White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ 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:

Signature:

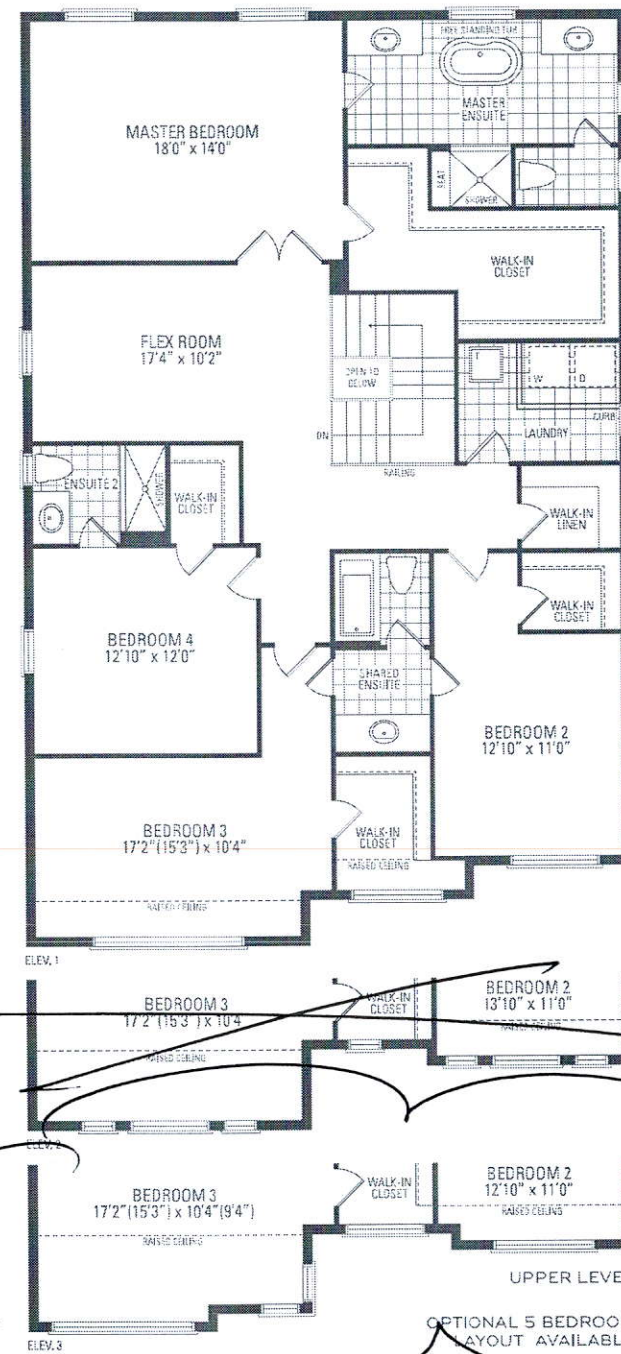
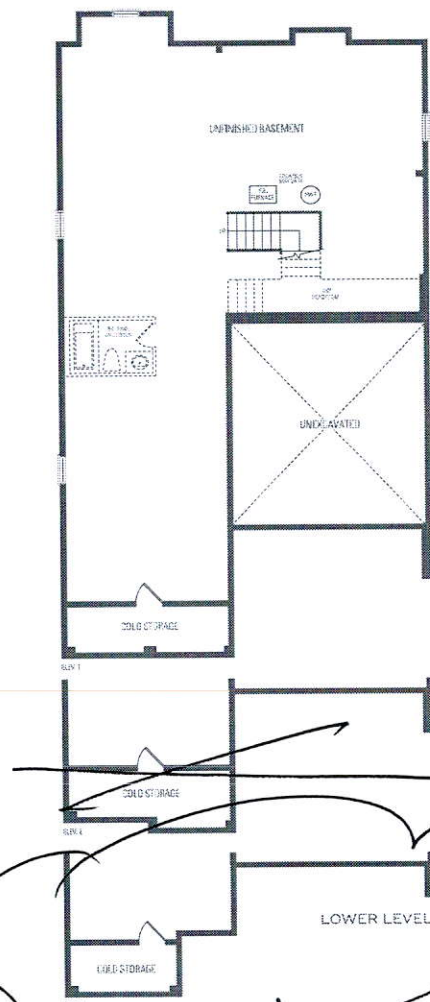
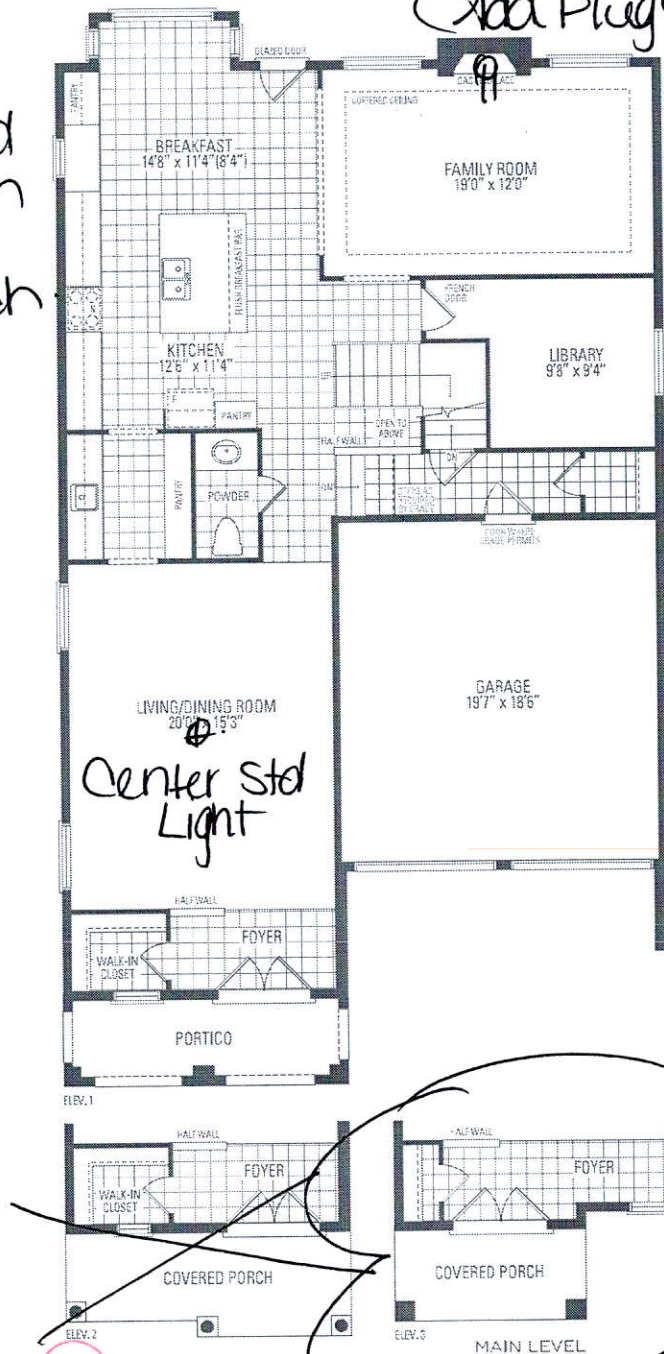
Date:

27/4/21

* Revised Kitchen
- See sketch

Add Plug Above
Fireplace

* Revised
Master
Ensuite
Bathroom
See sketch



MOUNTAINASH SIX ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 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. & D. E. May 2020

LOT 152
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 6
ELEV. 3

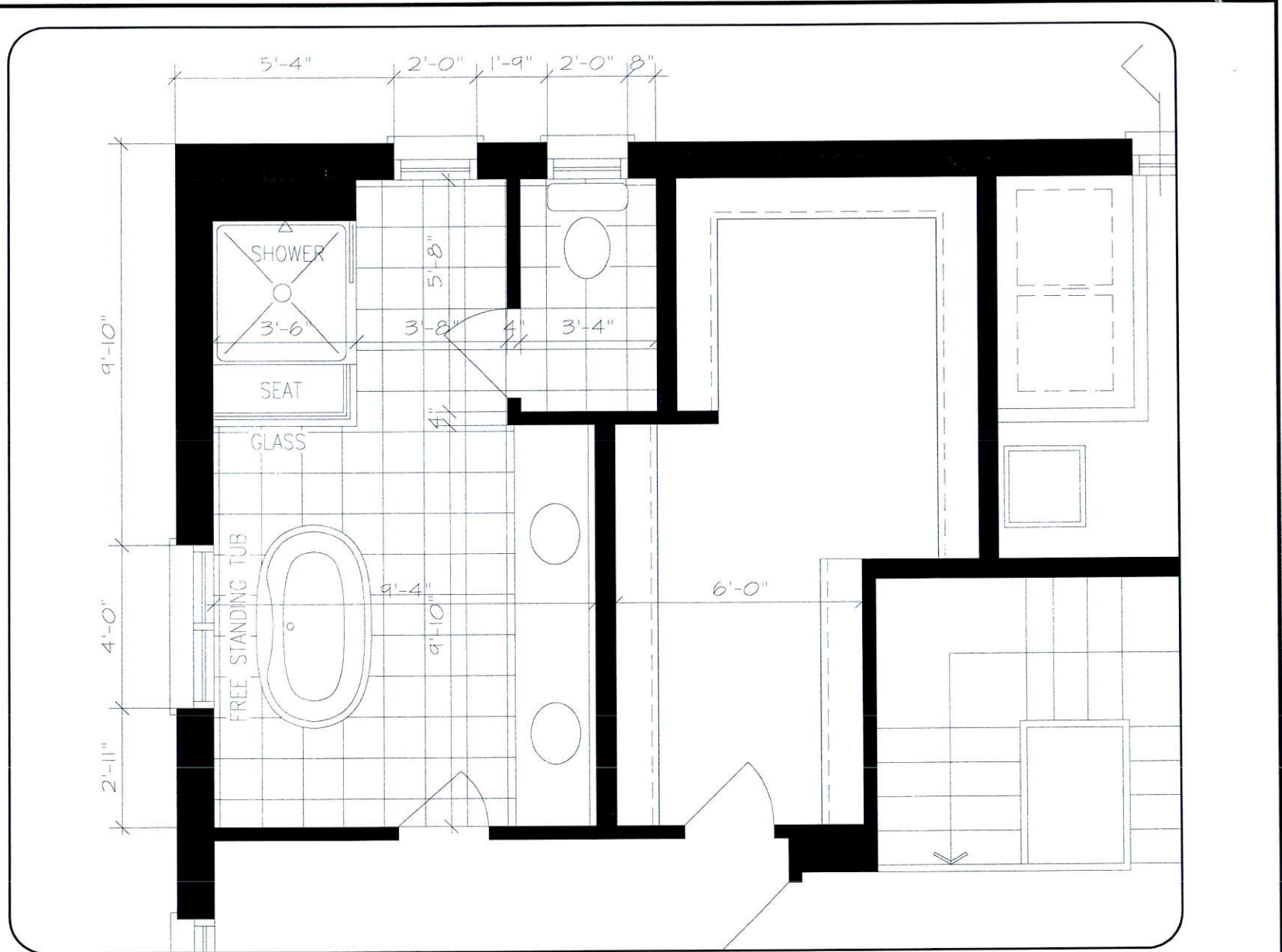
REVISION:

1. NEW ENSUITE LAYOUT WITH SHOWER 42"X42" WITH SEAT AND FRAMELESS GLASS, EXTENDED VANITY AND REDESIGNED WALK IN CLOSET

* WINDOWS SAME SIZE AS STANDARD MODEL

slp

msl



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
VG

N.T.S.
PAGE No.
2 OF 2

Greenpark™

LOT 152
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 6
ELEV. 3

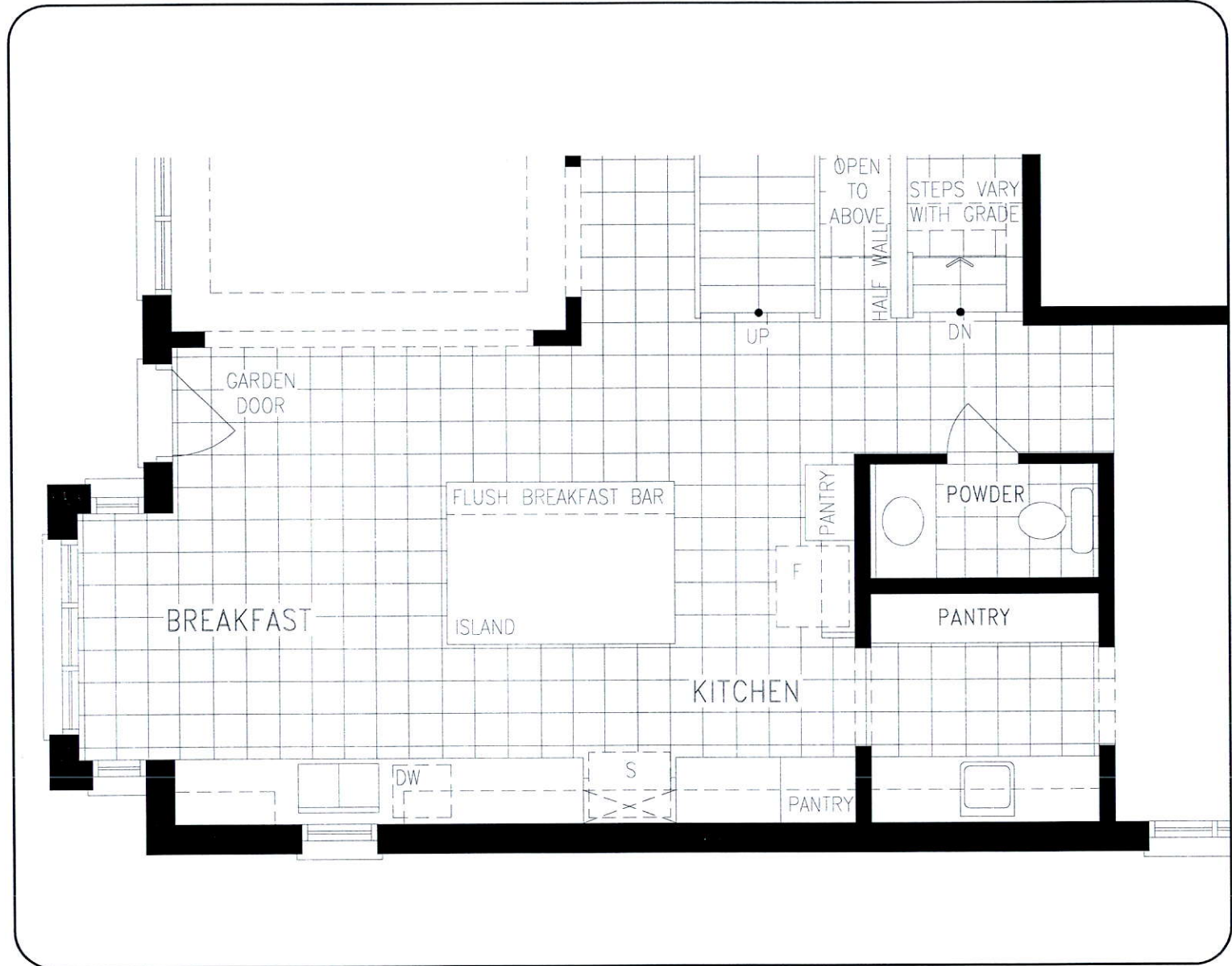
REVISION:

1. ALTERNATE KITCHEN LAYOUT

RELOCATE SINK FROM
ISLAND TO UNDER WINDOW
AS PER SKETCH

RELOCATE PANTRY TO
OTHER SIDE OF COUNTER

She *hull*



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.

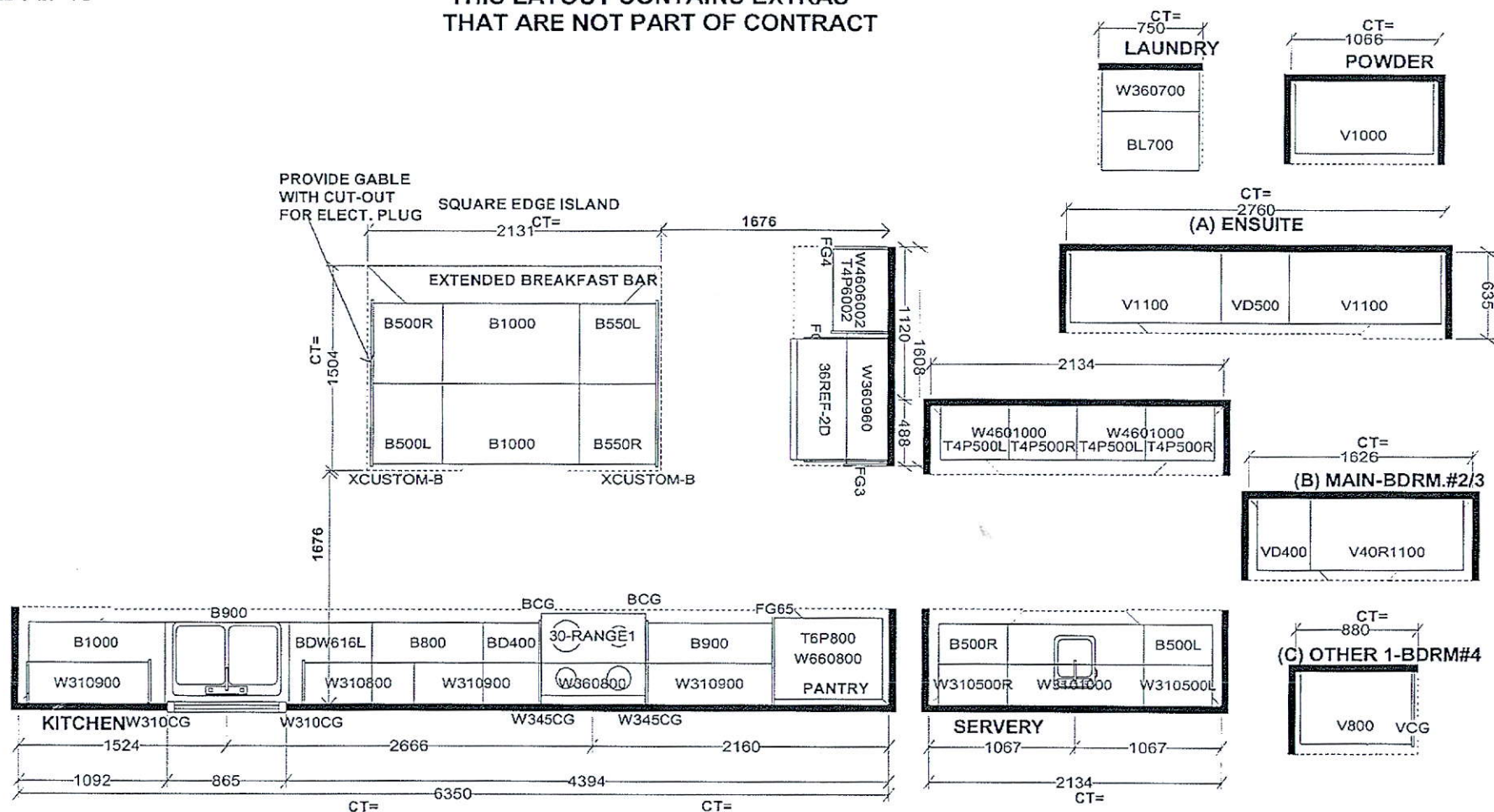
BY
VG


PAGE No.
1 OF 2

Greenpark™

FEB 9 21 FB

**RUSSELL GARDENS LOT 152
PROTOTYPE FOR EXTRAS**



Selba Industries			J #
W WDTH _____	W HGHT _____	W CNT _____	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X EL 1,2,3 LOT #: 152
FLOOR HGHT _____	DOOR HGHT _____	<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 to the Designer: KS</small> 	
ST CENT _____	2X4 _____	DATE: MAY 13 20 REV'D AUG 27 20	