



CONSTRUCTION SUMMARY

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

PURCHASER: Obiora MGBEMENA TEL:

LOT / PHASE 17 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 3		
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 29Apr21 Note:	
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CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - DELETE WALL, RELOCATE SEAT AND PLUMBING TO ACCOMMODATE FRAMELESS GLASS ENCLOSURE 29Apr21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 29Apr21 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 21Jul20 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 29Apr21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 29Apr21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 29Apr21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 29Apr21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 29Apr21 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 21Jul20 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jul20 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Apr21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 29Apr21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 29Apr21 Note:	

RECEIVED

APR 30 2021



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Mountainview Heights 3 (G) - Russell Gardens Building Ltd.	
PURCHASER: Obiora MGBEMENA	TEL:

LOT / PHASE 17 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 3		
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EXTRAS AS PER OFFER

WALKOUT BASEMENT <i>Worksheet</i> 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 One <i>Worksheet</i> Note:	
10 FEET CEILING ON MAIN LEVEL <i>Worksheet</i> Note:	
THE PURCHASER ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVILABLE AT THE TIME OF PURCHASE <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 29 Apr 21 at 11:39

Purchaser:Obiora MGBEMENA

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:29-Apr-21

Property: 17

Project: Russell Gardens Building Ltd.

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

29-Apr-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 826 AUTUMN CHESTNUT	431SA
Master Ensuite Bathroom	MONACO 826 AUTUMN CHESTNUT	431SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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-LIME STONE 7264-58	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA BISQUE 6729-46	
Master Ensuite Bathroom	LAMINATE-PALOMA BISQUE 6729-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-MARFIL POLISHED (ST6008P)-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-EMOTIONS TAUPE-12 1/4 X 12 1/4	<input type="checkbox"/>	
Laundry Room	TILE-BEACH IVORY-13X13	<input type="checkbox"/>	
Powder Room	TILE-EMOTIONS TAUPE-12 1/4 X 12 1/4	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-BEACH IVORY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
SIDE / GARAGE ENTRY	TILE-EMOTIONS TAUPE-12 1/4 X 12 1/4	<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-EXTRA WHITE/BEIGE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE- EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4	TILE- CONCEPT PLUS DARK GREY-8X16	
SIDE / GARAGE ENTRY	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	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Living Room	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Dining Room	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Family Room	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-ADMIRATION-MAPLE-SEMI-GLOSS-WATERLOO-3 1/4"	
Upper Hall	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
Master Bedroom	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
Bedroom #2	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
Bedroom #3	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
Bedroom #4	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-MANHATTAN-BOARDWALK ACACIA-TL-15019	
	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 WATERLOO MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE WATERLOO MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE WATERLOO MAPLE
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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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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			

** 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 M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			CREMA MARFIL			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
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 type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

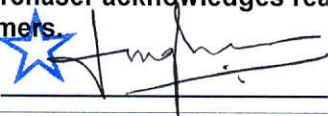
14. General Comments

** 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.

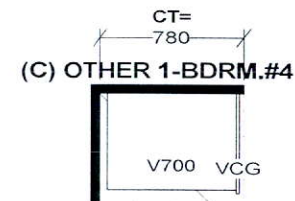
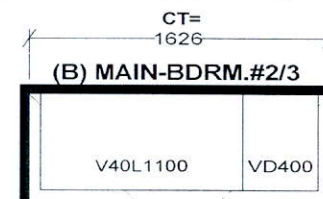
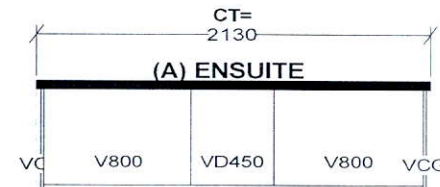
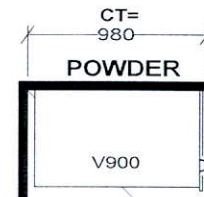
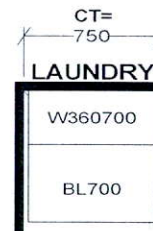
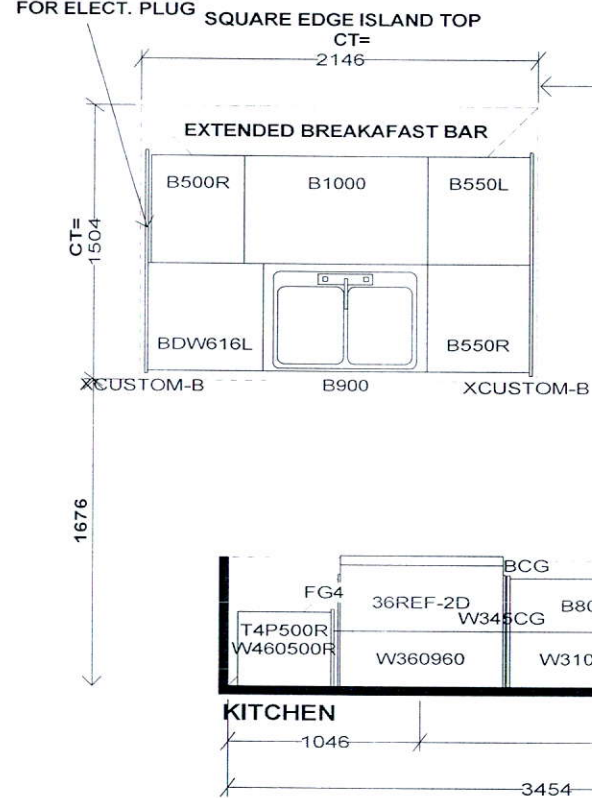
Signature:



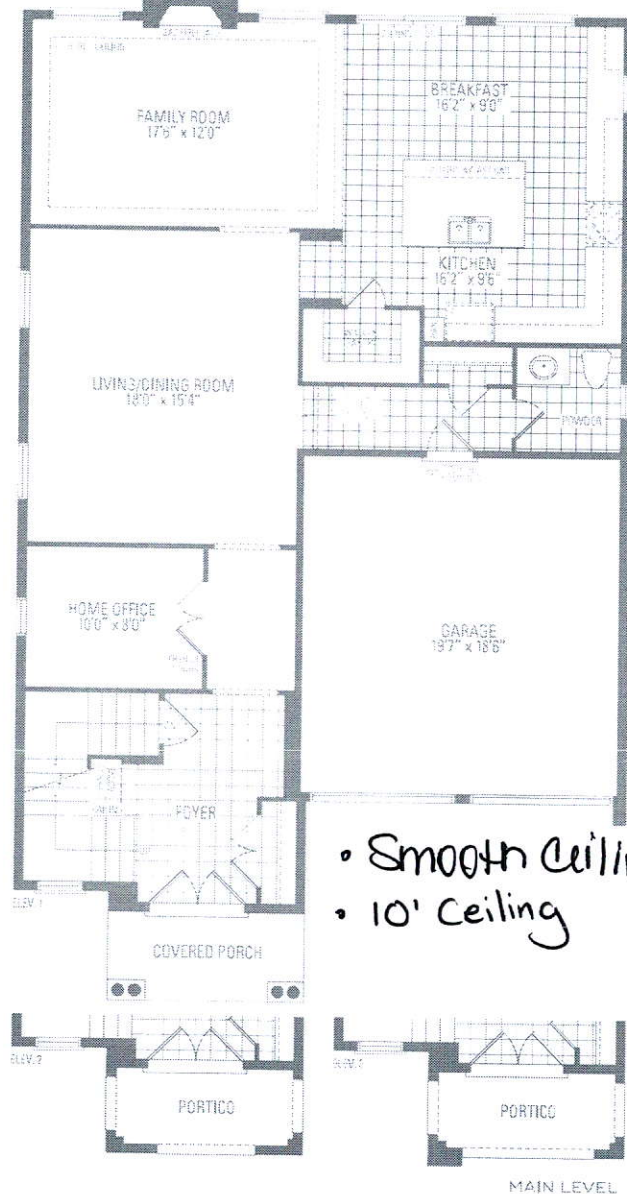
Date:

April 29, 2021

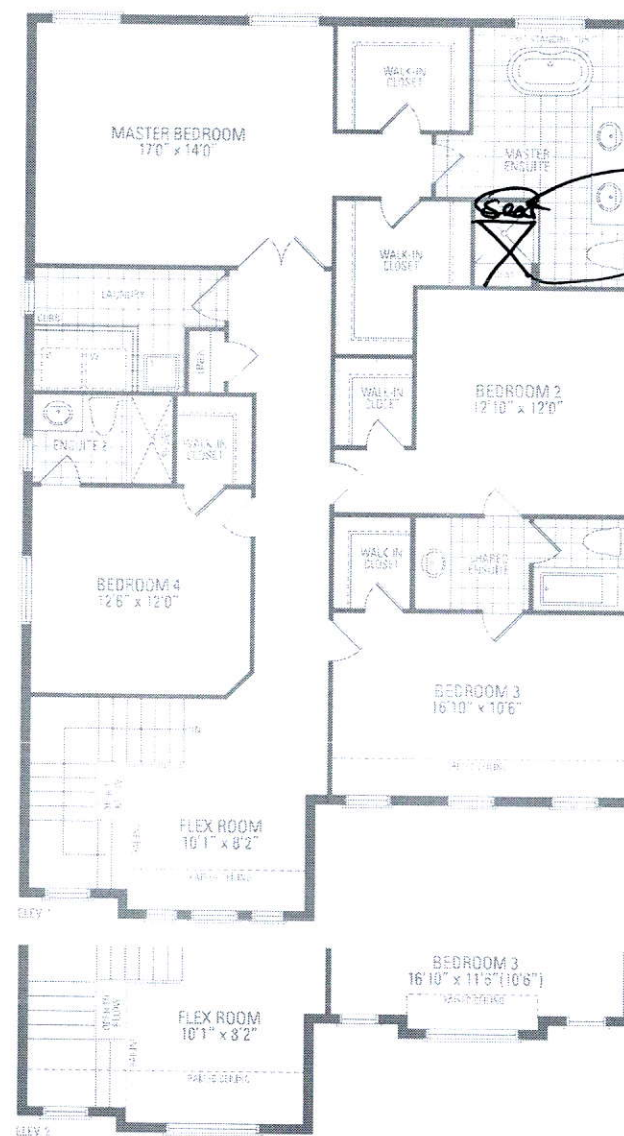
PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG



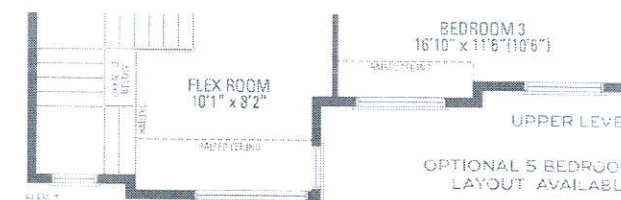
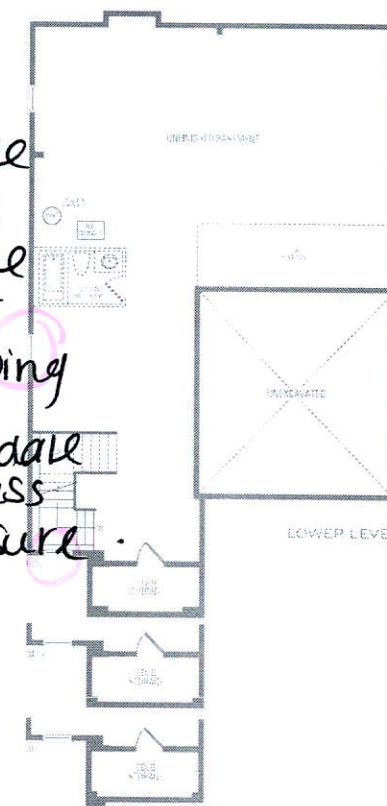
Selba Industries			J#
W WIDTH	W HGHT	W CNT	<p>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</p> <p>DESIGNER: KS DATE: MAY 13 20</p>
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
<p>JOB NUMBER:</p> <p>BUILDER: GREENPARK</p> <p>SITE: RUSSELL GARDENS PH.3</p> <p>MODEL: MOUNTAINASH 4X EL 1,2,3</p> <p>LOT #:</p>			



- Smooth Ceiling.
- 10' Ceiling



Delete
Walls
Relocate
Seat
+ Plumbing
to
accommodate
Frameless
Enclosure



MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

*Dimension of items may be reversed and purchased agrees to accept the same. Steps and purchases 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 a client's concept. Dimensions, specifications and architectural detailing subject to modifications. Outline and adjoining model types may vary due to siting. E & D, E. May 2020