

CONSTRUCTION SUMMARY

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

PURCHASERS: Ahsan ULLAH and Umair HASSAN

TEL: RES.: 647-914-2522

LOT / PHASE 271 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 10May21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 10May21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 10May21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 10May21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 10May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 10May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 10May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 10May21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 10May21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 10May21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 10May21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 10May21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 10May21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 10May21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10May21 Note:	
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271 / 3	62M-1266	Valleycreek Twelve Elev 1		
1 - KITCHEN - INSTALL STANDARD STANDARD 220V PLUG FOR ELECTRIC STOVE AS WELL AS STANDARD PLUG FOR GAS STOVE 10May21 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 10May21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 10May21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 10May21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 10May21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 10May21 Note:	

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 10May21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 10May21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 10May21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10May21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 10May21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 10May21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10May21 Note:	



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EXTRAS AS PER OFFER

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 <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 10 May 21 at 13:03

Purchasers: Ahsan ULLAH & Umair HASSAN  
Telephone Res. / Bus: (647) 914-2522 /  
Decor Advisor: Candace Forza  
Lock Date: 10-May-21 10-May-21

Property: 271  
Project: Russell Gardens Building Ltd.  
Model and Elevation: Valleycreek Twelve Elev 1  
Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL K38 RIVERSIDE	431SA
Ensuite Bath - Bedroom 4	DORAL H3453 LAVA GREY FLEETWOOD	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 CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials: AU UH



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Model and Elevation: Valleycreek Twelve Elev 1

Lock Date: 10-May-21

10-May-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LIFE ICE-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4"	<input type="checkbox"/>	
MUD ROOM	TILE-VARENNA CARRARA POLISHED-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-MARMORE CARRARA-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LIFE ICE-12X24	
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4"	
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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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Plan #:

62M-1266

7. Other Flooring

Main Hall	N/A	
Living Room	N/A	
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)	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
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	N/A	
	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 1	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	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	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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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			GRIGIO CARNICO			N/A		
Hearth	N/A			NO			N/A		

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

NO

NO

Gas Provisions Stove

Gas Provisions Barbecue

YES

NO

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches

Hood Fan

Appliances

☒ White

DECOR

STANDARD WHITE

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

☐ Yes ☒ No

Dishwasher Rough-in

Yes

Above Kitchen Cabinet Light

Below Kitchen Cabinet Light

☐ Yes ☒ No

☐ Yes ☒ No

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

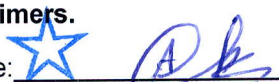
Disclaimers and Notes

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: 

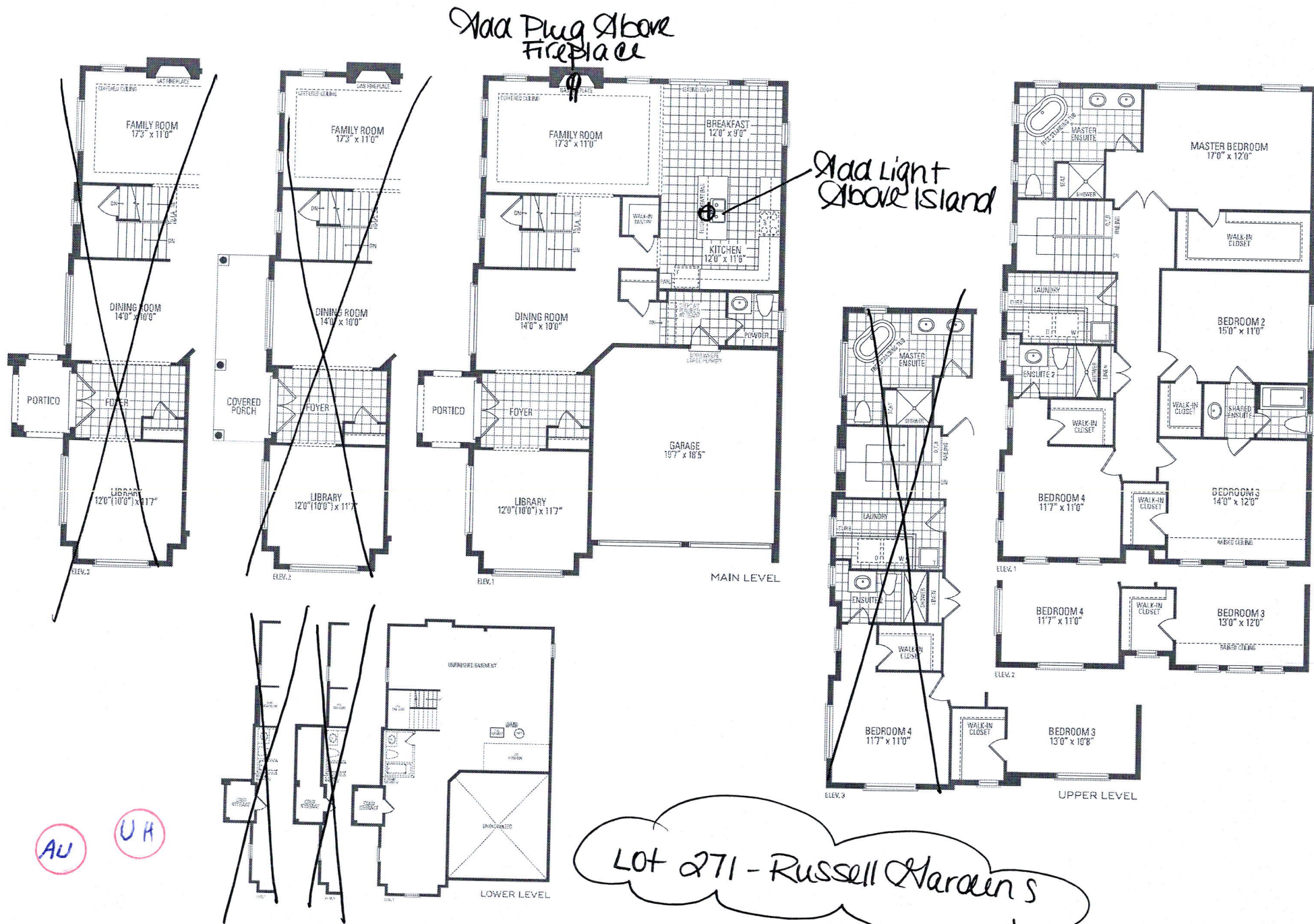
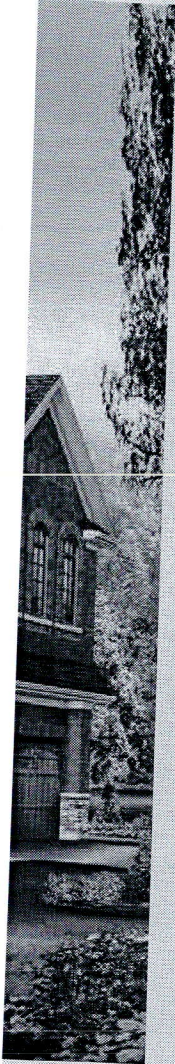
Date: 05-10-21

Signature: 

Date: 05-10-21



**ark**  
GROUP™



## VALLEYCREEK TWELVE

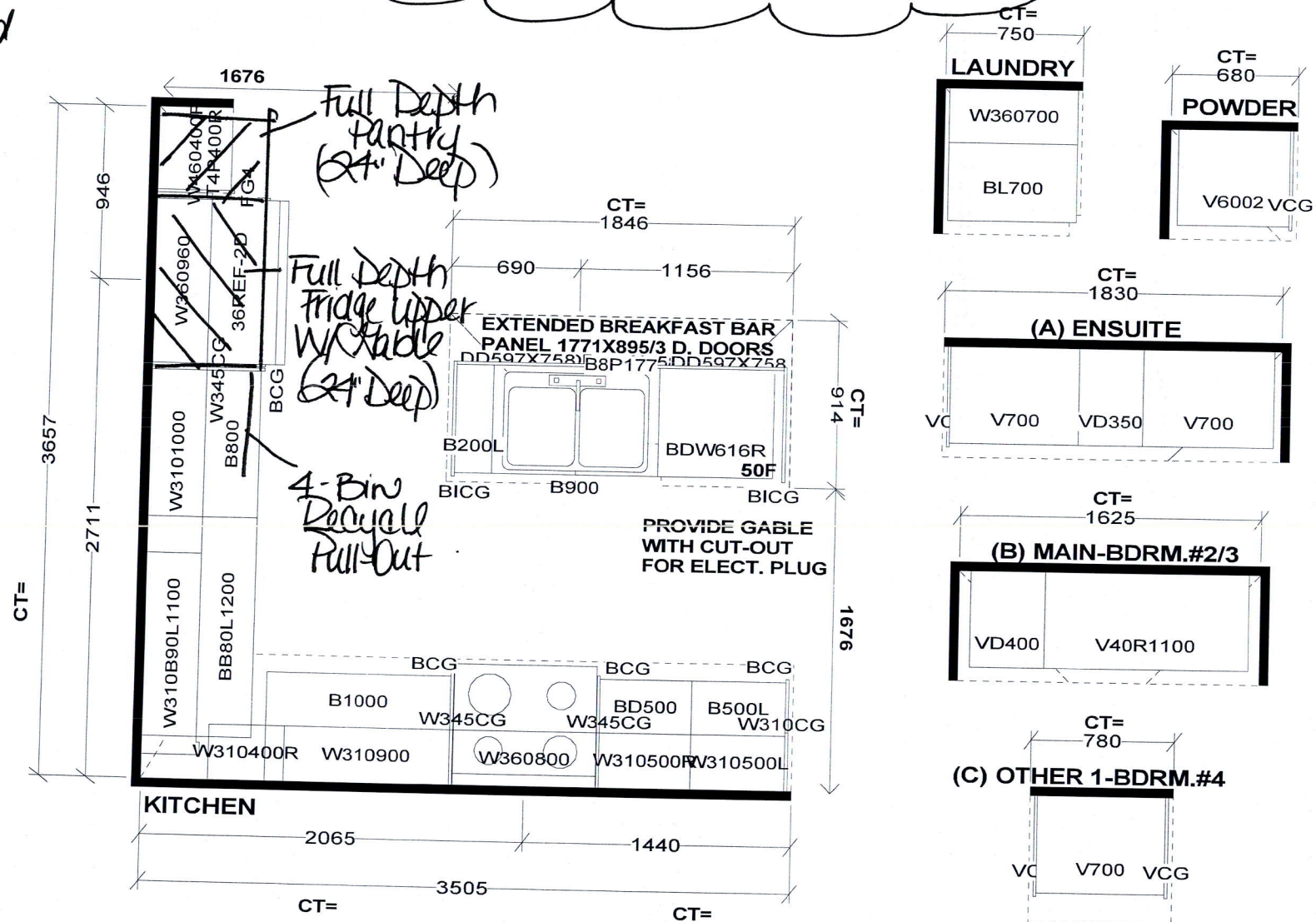
ELEV. 1 • 2,742 sq.ft. | ELEV. 2 • 2,740 sq.ft. | ELEV. 3 • 2,729 sq.ft.

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




Kitchen  
upg. 1 Richmond  
Cabinetry.

Lot 271 - Russell Gardens



AU UH

Selba Industries			J#
W WIDTH	W HGHT	W CNT	<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE: RUSSELL GARDENS PH.3</b> <b>MODEL: VALLEYCREEK 12X EL 1,2,3</b> <b>LOT #:</b>
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
<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 job order placed.</small>			
			<b>DESIGNER: KS</b> <b>DATE: MAY 13 20</b>