

CONSTRUCTION SUMMARY

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

RECEIVED
MAY 17 2021

PURCHASERS: SALMAN MIRZA and TANIA ALAM

TEL:

LOT / PHASE 237 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve Elev 2		
------------------------	-------------------------	---	--	--

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 13May21 Note:	
1 - CABINETRY - KITCHEN - CM3 CROWN MOULDING 13May21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - BLU MOTION DRAWERS 13May21 Note:	
1 - KITCHEN - SOFT CLOSING CABINETRY 13May21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 13May21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 13May21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 13May21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 13May21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 13May21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 13May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 13May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 13May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 13May21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 13May21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 13May21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 13May21 Note:	



CONSTRUCTION SUMMARY

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

PURCHASERS: SALMAN MIRZA and TANIA ALAM

TEL:

LOT / PHASE 237 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve Elev 2		
------------------------	-------------------------	---	--	--

1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR
13May21 Note:

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA
13May21 Note:

1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR
13May21 Note:

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS
13May21 Note:

COUNTER TOP

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP
13May21 Note:

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING
13May21 Note:

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING
13May21 Note:

2 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE BATHEOOM & ENSUITE 2/3 BATHROOM
13May21 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
13May21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
13May21 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT KITCHEN - WORKSPACE
13May21 Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL
13May21 Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE
13May21 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN
13May21 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
13May21 Note:

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: SALMAN MIRZA and TANIA ALAM				TEL:
LOT / PHASE 237 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve Elev 2		
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 13May21 Note:				

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 13May21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME HINGES - MASTER ENSUITE BATHROOM 13May21 Note:	

PLUMBING

2 - SINK - UNDERMOUNT SINK - CONTRAC CATENA #4210CIY - MASTER ENSUITE BATHROOM 13May21 Note:	
3 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - POWDER ROOM, ENSUITE 2/3 & ENSUITE 4 BATHROOMS 13May21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS 13May21 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL ENSUITE BATHROOMS 13May21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 13May21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13May21 Note:	
--	--

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 13May21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 13May21 Note:	
1 - STAIRCASE - 4 X 4 POSTS 13May21 Note:	
1 - STAIRCASE - EUROLINE R6-3 IRON PICKETS - BLACK 13May21 Note:	

CONSTRUCTION SUMMARY

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

PURCHASERS: SALMAN MIRZA and TANIA ALAM

TEL:

LOT / PHASE 237 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve Elev 2		
------------------------	-------------------------	---	--	--

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 <i>Worksheet</i> 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 <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 13 May 21 at 13:09

Purchasers: SALMAN MIRZA & TANIA ALAM

Property: 237

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Twelve Elev 2

Lock Date: 13-May-21

13-May-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	CONTINENTAL 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 2	DORAL H3081 HACIENDA BLACK	431SA
Ensuite Bath - Bedroom 4	DORAL H3081 HACIENDA BLACK	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

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

** 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	QUARTZ-FUSION WHITE	#360 EDGE
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

Purchasers:

SALMAN MIRZA & TANIA ALAM

Property: 237

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Twelve Elev 2

Lock Date:

13-May-21

13-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-STRATA GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED - 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LIFE PEARL-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-AXIS LIGHT GREY (NAT)-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-AXIS LIGHT GREY (NAT)-12X24	<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-LIFE PEARL-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-AXIS BIANCO (NAT)-12X24	
Ensuite Bath - Bedroom 4	TILE-AXIS BIANCO (NAT)-12X24	
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	<div>Whirlpool</div> <div>N/A <input type="radio"/> Yes <input type="radio"/> No</div> <div>Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No</div> <div>Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No</div>
	N/A	
	N/A	
	N/A	
	N/A	

** 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:

SALMAN MIRZA & TANIA ALAM

Property: 237

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Twelve Elev 2

Lock Date:

13-May-21

13-May-21

Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-SCULPTED-UVF-RED OAK-PEWTER-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-SCULPTED-UVF-RED OAK-PEWTER-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-SCULPTED-UVF-RED OAK-PEWTER-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-SCULPTED-UVF-RED OAK-PEWTER-5"	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-SCULPTED-UVF-RED OAK-PEWTER-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	
	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 & 4X4 POSTS	Colour	complementary colour-vintage pewter oak
Picket Type	PICKETS R-6-3	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	complementary colour-vintage pewter oak
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	complementary colour-vintage pewter oak
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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room		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

Initials: 

Purchasers: SALMAN MIRZA & TANIA ALAM

Property: 237

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Twelve Elev 2

Lock Date: 13-May-21

13-May-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 M6			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 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 checked="" type="radio"/> Yes	<input 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

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: May 13, 2021 Signature: _____ Date: _____

Kitchen
 • Light Valance
 • am 3 moulding
 • Blu motion
 Drawers
 • soft closing
 Cabinetry

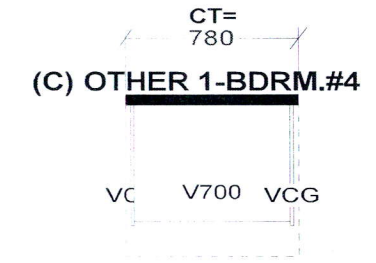
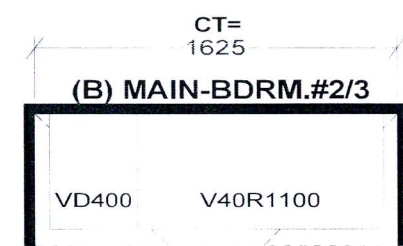
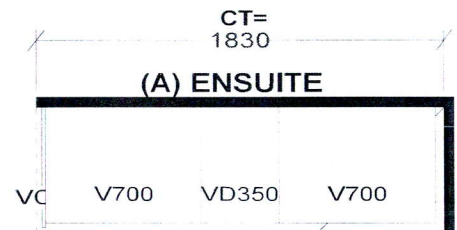
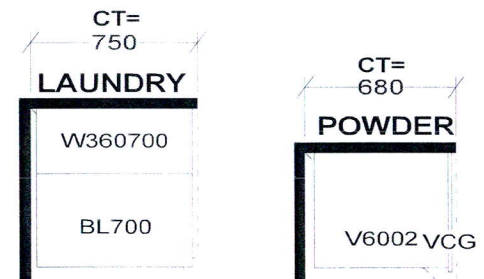
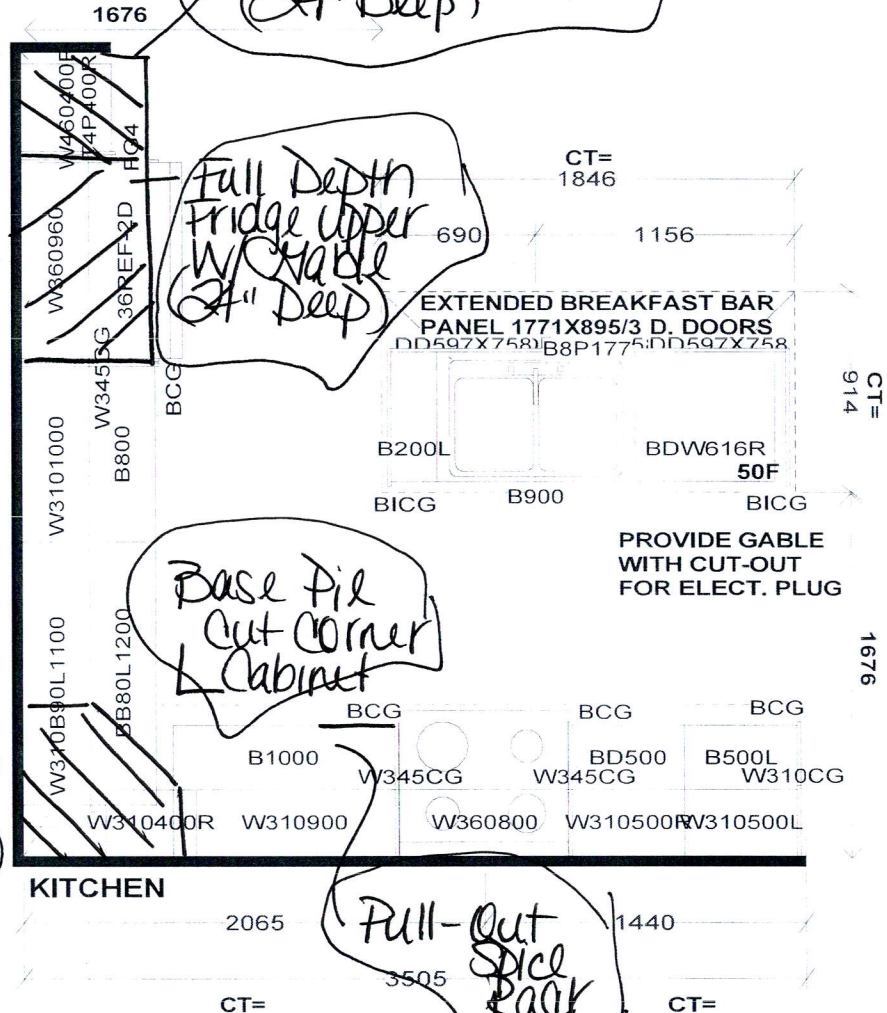
Angled upper
 Corner
 Cabinet

Full Depth Pantry
 (24" Deep)

Full Depth
 Fridge upper
 w/ table
 (24" Deep)

Base Pil
 Cut Corner
 L Cabinet

Full-Out
 Spice
 Rack



Selba Industries J# _____

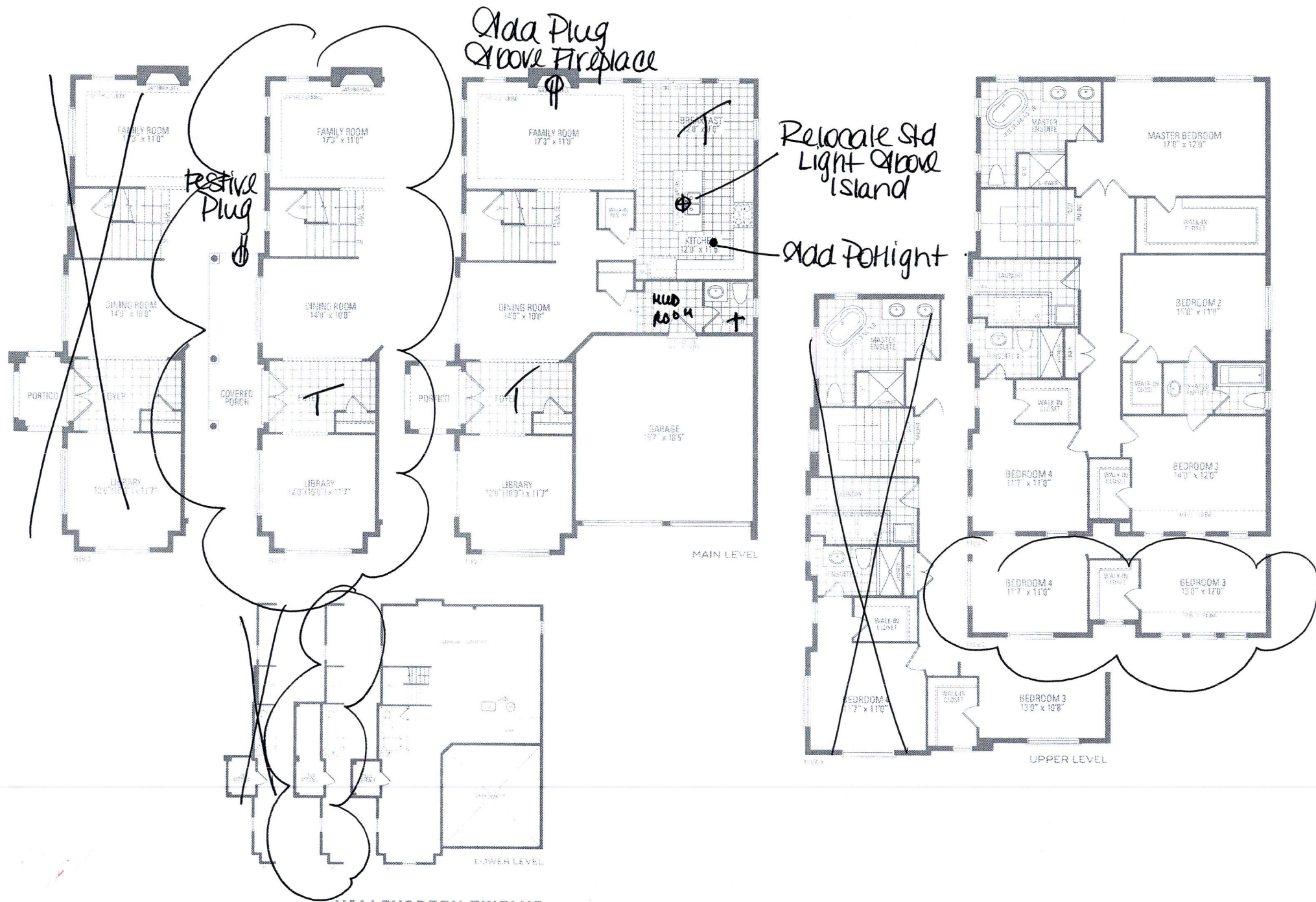
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.

W WIDTH _____	W HGHT _____	W CNT _____
FLOOR HGHT _____	DOOR HGHT _____	
ST CENT _____	2X4 _____	VENT BOX COVER _____

HA
G
B
F
C
E
D

DESIGNER: KS
 DATE: MAY 13 20

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: VALLEYCREEK 12X EL 1,2,3
LOT #:



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. Baseline and adjoining model types may vary due to site. E. & D. E. May 2020