

CONSTRUCTION SUMMARY

MAY 21 2021

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

PURCHASERS: Sushil Kumar SEHGAL and Rupinderjeet KAUR

TEL: RES.: 647-857-8057

LOT / PHASE 261 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 1		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 20May21 Note:		
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 20May21 Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 20May21 Note:		

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 20May21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 20May21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 20May21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 20May21 Note:		
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 3/4 - FLOOR 20May21 Note:		
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 2 - FLOOR 20May21 Note:		
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 20May21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 20May21 Note:		

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 20May21 Note:		
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER DOOR & FRONT WALL AT SEAT INCLUDES CHROME KNOB AND HINGES 07Aug20 Note: IF CONSTRUCTION PERMITS		

ELECTRICAL

2 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE 3/4 & MASTER ENSUITE BATHROOM 20May21 Note:		
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 20May21 Note:		



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
261 / 3	62M-1266	Mountainash Five (4 Bedroom) Elev 1		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 20May21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 20May21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 20May21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20May21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20May21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20May21 Note:		
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HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 20May21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 20May21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 20May21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 20May21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 20May21 Note:		

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 20May21 Note:		
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20May21 Note:		
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,500.00 BALANCE (\$9,500.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/11/2020. 07Aug20 Note:		

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 20May21 Note:		
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LOT / PHASE 261 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 1		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 20May21 Note:				
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 20May21 Note:				

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 Two Worksheet Note:	
3 LARGER BASEMENT WINDOWS Worksheet Note:	
LOWER LEVEL POURED 8 FOOT 6 INCHES. Worksheet Note:	
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:	

This Document is Extremely Time Sensitive - Printed 20 May 21 at 15:01

Purchasers:  
Telephone Res. / Bus:  
Decor Advisor:  
Lock Date:

Sushil Kumar SEHGAL & Rupinderjeet KAUR  
(647) 857-8057 /  
Candace Forza  
20-May-21

Property: 261  
Project: Russell Gardens Building Ltd.  
Model and Elevation: Mountainash Five (4 Bedroom) Elev 1  
20-May-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	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 3/4	MONACO 823 DRIFT WOOD	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-ARGENTO ROMANO 6697-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials: 

GA

RP



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Property: 261

Telephone Res. / Bus: (647) 857-8057 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date: 20-May-21

20-May-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall		<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-CRES CAPE GRACE-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CRES SPECTATOR-12X24	<input type="checkbox"/>	
MUD ROOM	TILE-LITIUM PEARL 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-VARENNA CARRARA POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA DARK GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC BLANC GROENLANDIA-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

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


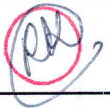
☒ Yes ☐ No

\*\* 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

Initials:  



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Project: Russell Gardens Building Ltd.

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Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

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20-May-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-MAPLE-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
Master Bedroom	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
Bedroom #2	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
Bedroom #3	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
Bedroom #4	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-PARK LANE-VENICE OAK GREY-TL-EL3906	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	complimentary colour-mirage driftwood
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	complimentary colour-mirage driftwood
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	complimentary colour-mirage driftwood

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	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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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 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	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

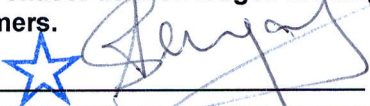
Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

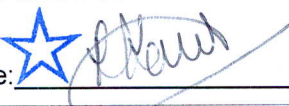
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

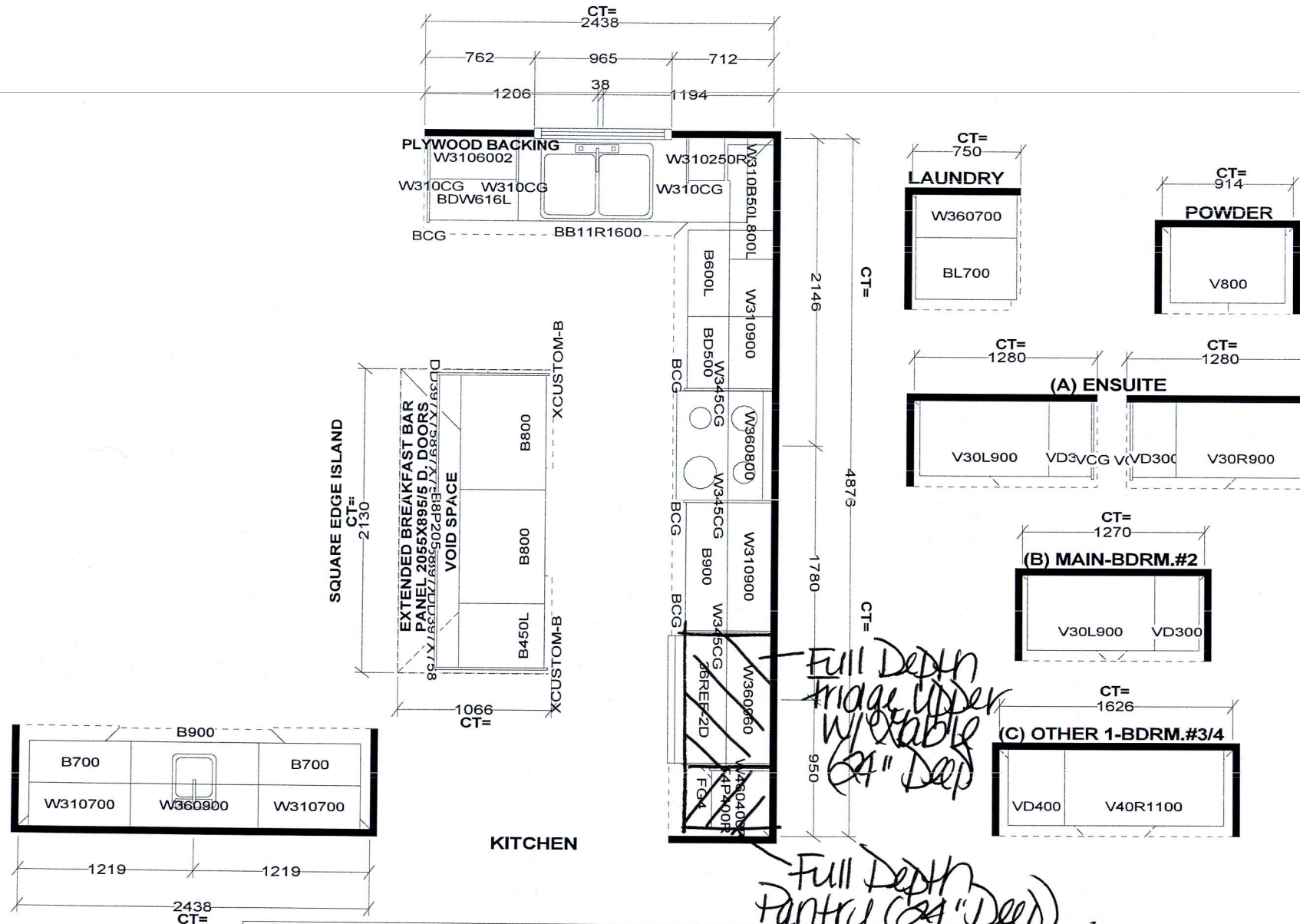
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: 05/20/2021

Signature: 

Date: 05/20/2021



Selba Industries J#			
W WIDTH	W HGT	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 job order placed.</small> DESIGNER: KS DATE: MAY 13 20
FLOOR HGT	DOOR HGT		
ST. CENT	2X4	VENT BOX COVER	
<small>HA G F ED</small>			

JOB NUMBER:	
BUILDER: GREENPARK	
SITE: RUSSELL GARDENS PH.3	
MODEL: MOUNTAINASH 5X EL 1,2,3	
LOT #:	



1 Potlight

1 Potlight

Larger Basement Windows  
8'0" Four.  
200 AMP

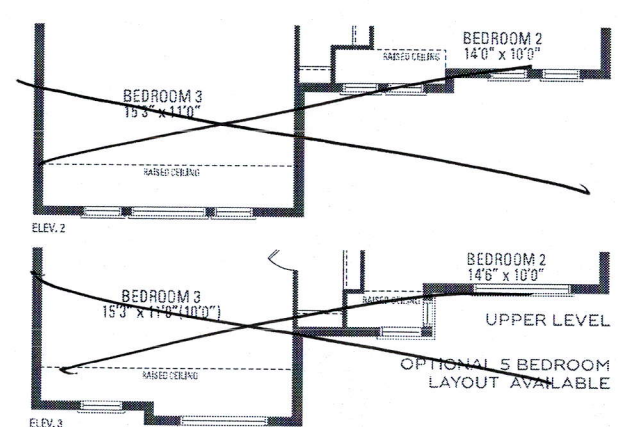
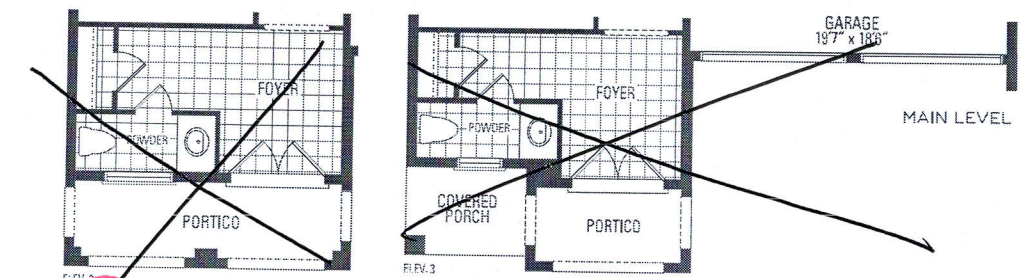
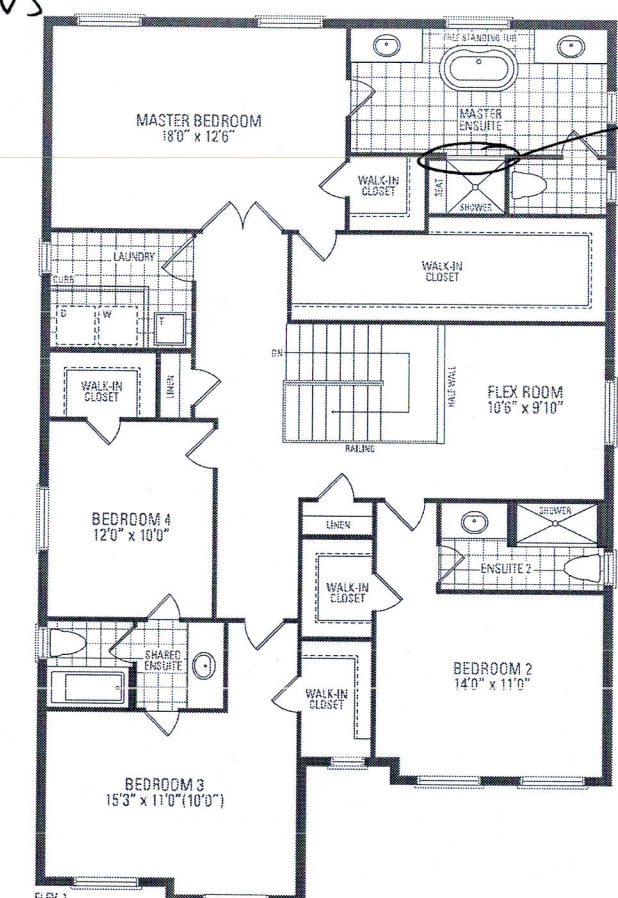
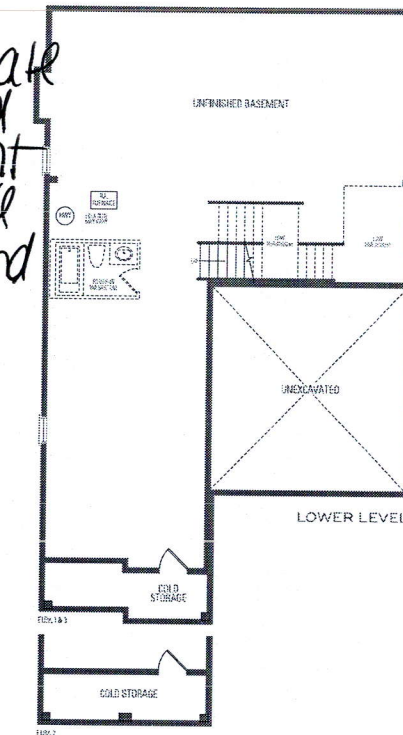
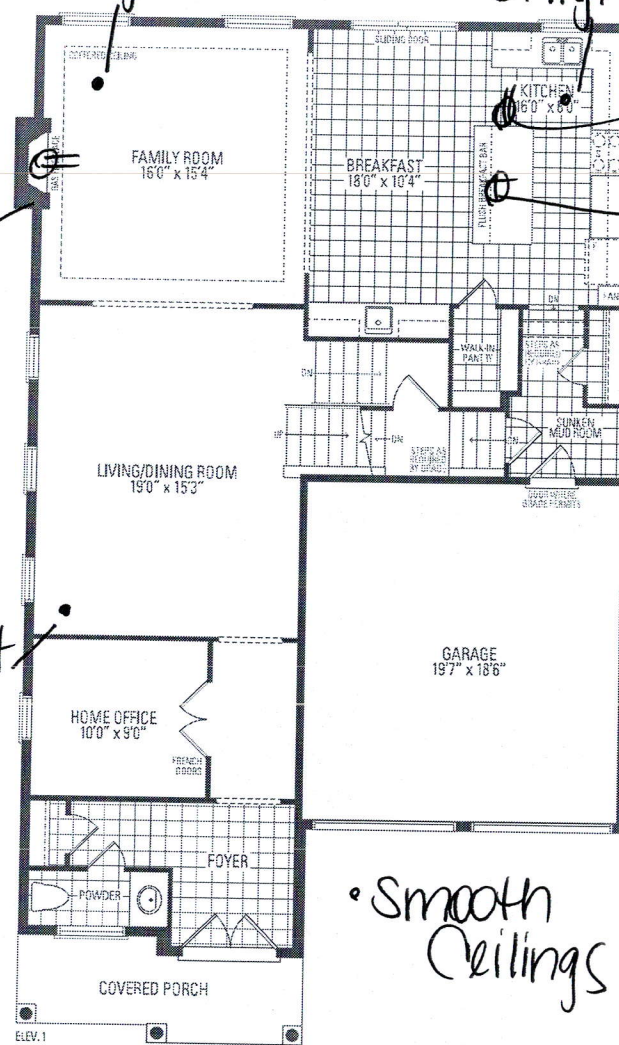
Add Plug  
Above  
Fireplace

1 Potlight

Relocate  
Stal  
Light  
Above  
Island

Smooth  
Ceilings

Frameless  
Shower Door  
+ Front Wall  
@ Seat.



# MOUNTAINASH FIVE

ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 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