

CONSTRUCTION SUMMARY

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

PURCHASERS: Meena K. TAGGAR and Resham Singh TAGGAR

TEL: RES.: 416-220-0098

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
278 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 2		

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 02Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 02Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 02Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 02Jun21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 02Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 02Jun21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 02Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 02Jun21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 02Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 02Jun21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 02Jun21 Note:	
1 - KITCHEN - RELOCATE SINK & DISHWASHER FROM ISLAND TO STOVE WALL AS PER SKETCH 04Aug20 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE (RELOCATE SEAT AS PER SKETCH) INCLUDES CHROME KNOB AND HINGES 04Aug20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - FRONT ELEVATION AT TOP - ON SEPERATE SWITCH 02Jun21 Note:	
1 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - REAR ELEVATION - ON SEPERATE SWITCH 02Jun21 Note:	
2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - FRONT ELEVATION AT BOTTOM - ON SEPERATE SWITCH 02Jun21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 02Jun21 Note:	



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LOT / PHASE 278 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 2		
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FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M3 - IN LIEU OF STANDARD MANTEL 03Jun21 Note:	
1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 03Jun21 Note:	
1 - MANTEL - PAINTED - M3 - IN LIEU OF STANDARD MANTEL 02Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 02Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 02Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 02Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 02Jun21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR 02Jun21 Note:	
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MISCELLANEOUS

1 - *****NO FURTHER CHANGES PERMITTED***** 03Jun21 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 04Aug20 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 02Jun21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,300.00 BALANCE (\$10,700.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE DATED 07/14/2020. 04Aug20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 02Jun21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 02Jun21 Note:	

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278 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 2		
1 - STAIRCASE - EUROLINE 2 IRON PICKETS - BLACK				
02Jun21 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 Fif	
Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.	
Worksheet Note:	
4 ENLARGED BASEMENT WINDOWS - SUBJECT TO ENGINEERING APPROVAL	
Worksheet Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS.	
Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 3 Jun 21 at 14:10

Greenpark™

INTERIOR COLOUR SCHEME

Purchasers:

Meena K. TAGGAR & Resham Singh TAGGAR

Property: 278

Telephone Res. / Bus:

(416) 220-0098 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 2

Lock Date:

2-Jun-21

2-Jun-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 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOLATE	431SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	EVEREST	431SA
Ensuite Bath - Bedroom 4	CONTINENTAL 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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

MT

RT

Purchasers:Meena K. TAGGAR & Resham Singh TAGGAR

Property: 278

Telephone Res. / Bus: (416) 220-0098 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 2

Lock Date: 2-Jun-21

2-Jun-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	STRIP	<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 2/3	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	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 2/3	TILE-MARMORE CARRARA-12X24	
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4	
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

** Refer to Construction Summary

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Candace Forza

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2-Jun-21

2-Jun-21

Plan #:

62M-1266

7. Other Flooring		
Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5	
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-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	VINTAGE TITAN RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITAN RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITAN RED 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	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	SIDE/GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor		<input checked="" type="radio"/> Yes <input type="radio"/> No	

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(416) 220-0098 /

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3-Jun-21

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2-Jun-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			GRIGIO CARNICO			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 TEMP.		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:

Signature:

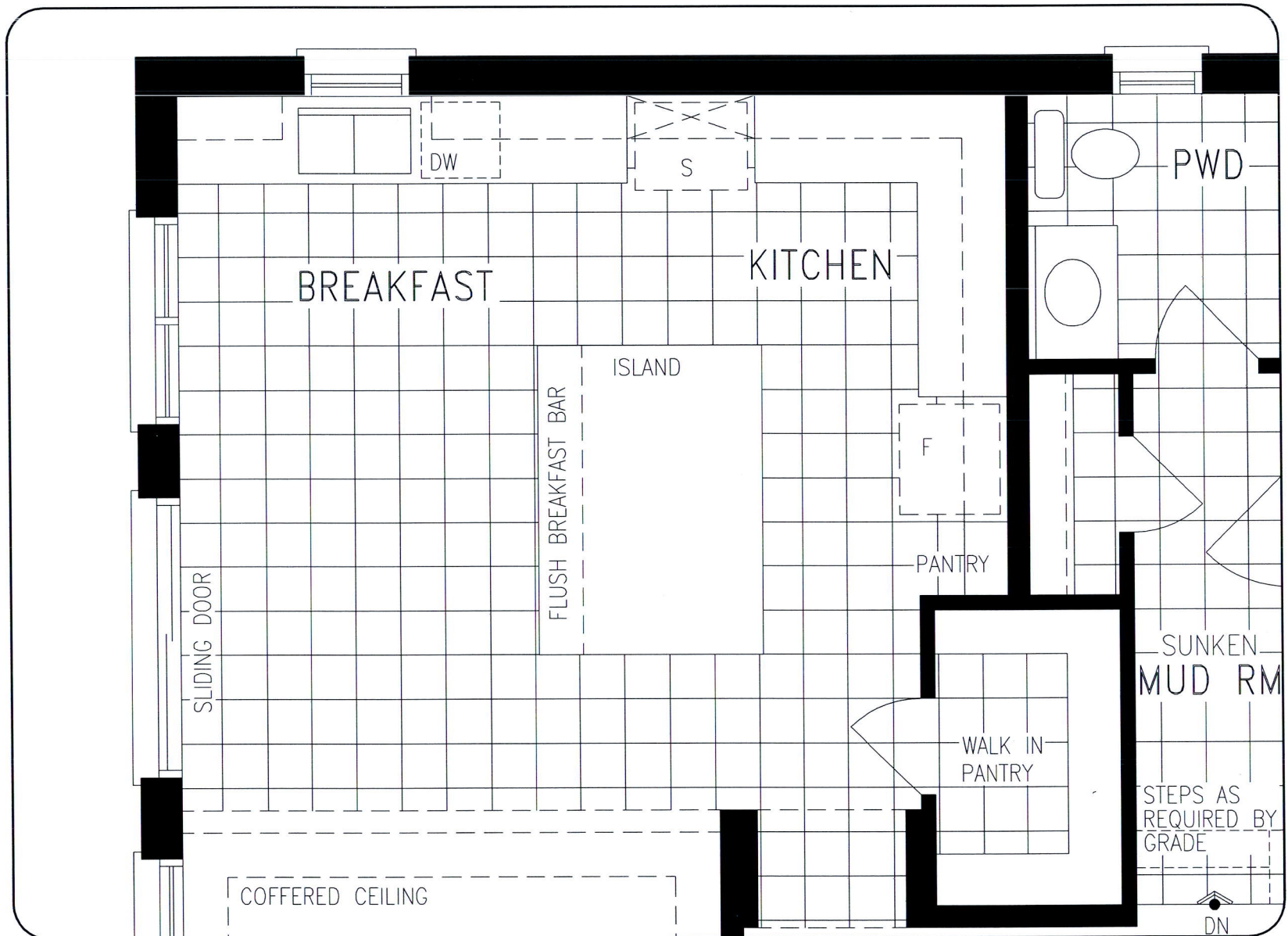
Date:

LOT **278**
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 4
ELEV. **2**

REVISION:

1. ALTERNATE KITCHEN LAYOUT,
RELOCATED SINK UNDER
WINDOW AS PER SKETCH



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
BY
VG

N.T.S.
PAGE No.
1 OF 1

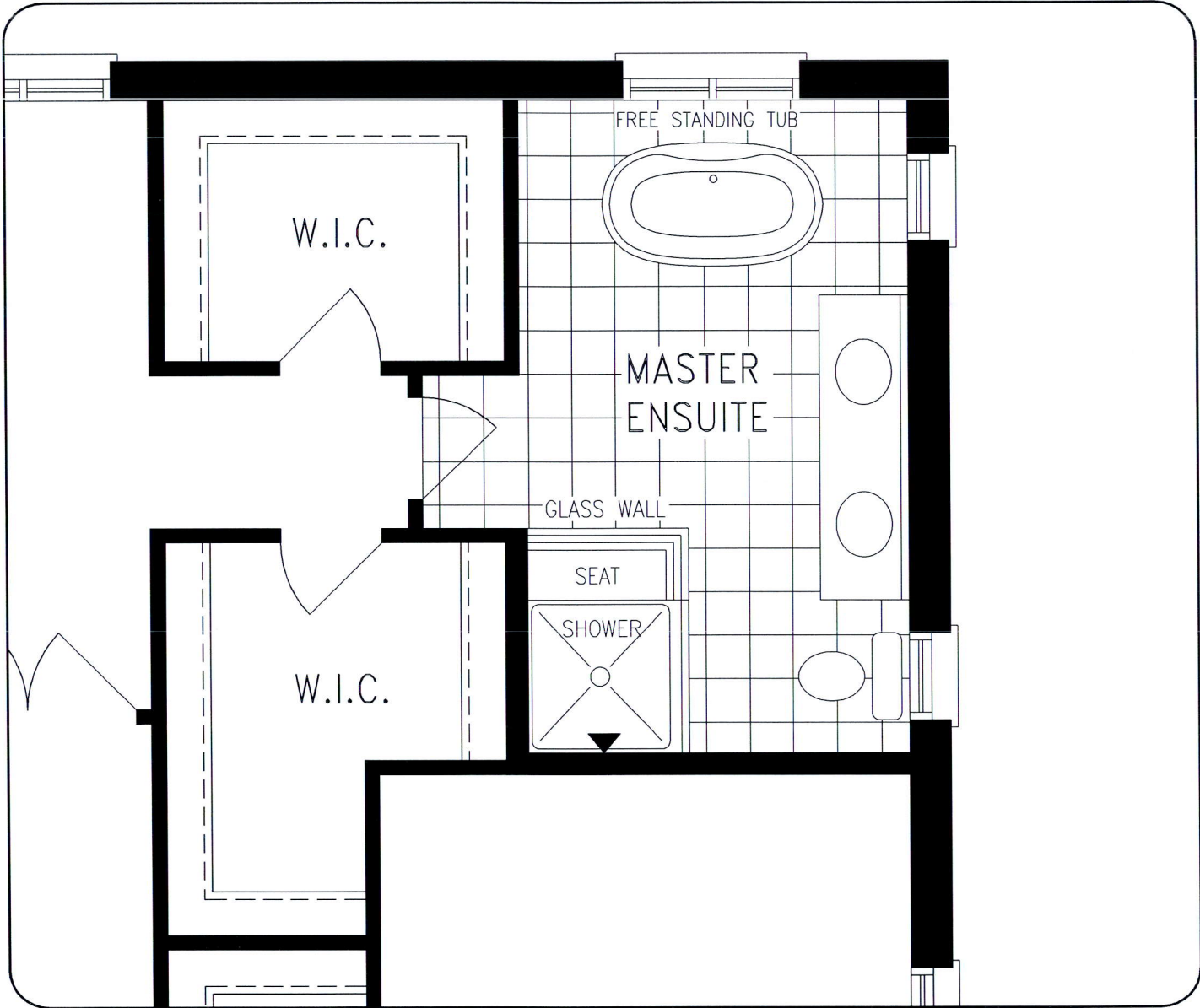
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LOT **278**
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 4
ELEV. **2**

REVISION:

1. FRAMELESS GLASS SHOWER



UPPER LEVEL

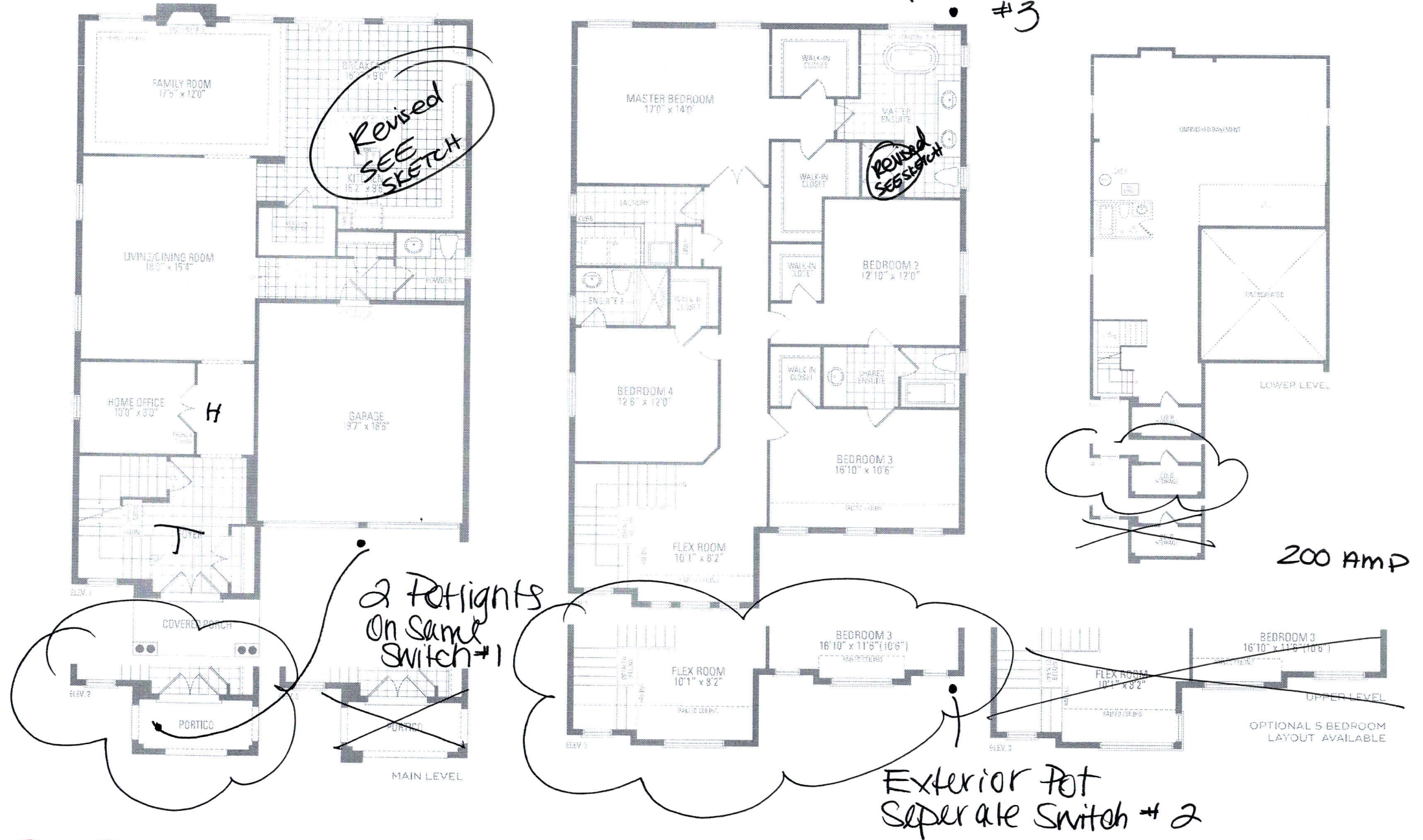
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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
N.T.S.
BY
VG
PAGE No.
1 OF 1

Greenpark

Exterior Pot
Separate Switch
Larger Basement Windows
#3



MOUNTAINASH FOUR

ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 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 area. All renderings are a firm'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