

CONSTRUCTION SUMMARY

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

PURCHASERS: EUL JEE MOON and HIJEONG JEON

TEL: RES.: 416-788-1093

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
211 / 3	62M-1266	Mountainash Five (4 Bedroom) Elev 1		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 5 10Jun21    Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - UPGRADE 5 10Jun21    Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 5 10Jun21    Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 10Jun21    Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 10Jun21    Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 10Jun21    Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 10Jun21    Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 10Jun21    Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10Jun21    Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 10Jun21    Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 10Jun21    Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 10Jun21    Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 10Jun21    Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 10Jun21    Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 10Jun21    Note:	

MISCELLANEOUS

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LOT / PHASE 211 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 1		
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1 - GARAGE DOOR OPENER – LIFEMASTER 8165 WITH CHAIN DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 10Jun21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Jun21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Jun21 Note:	
1 - EUROLINE 1 10Jun21 Note: BLACK IRON PICKET	
1 - V GROOVE HANDRAIL 10Jun21 Note:	

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 Worksheet Note:	
Purchase Price includes 3 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 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 10 Jun 21 at 12:32

Purchasers:

EUL JEE MOON & HIJEONG JEON

Telephone Res. / Bus: (416) 788-1093 /

Decor Advisor: Aly Aversa

Lock Date: 10-Jun-21

Property: 211

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MISSION 614 CRISP WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2	CONTINENTAL 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 3/4	CONTINENTAL 350 PLATINUM SILVER	431SA

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-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite Bath - Bedroom 2	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite Bath - Bedroom 3/4	LAMINATE-PORTICO MARBLE 7735-58	

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10-Jun-21

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	Metal Strip Where Applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
MUD ROOM	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-EXTRA WHITE/GREY MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY MATTE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA WHITE/GREY MATTE 8X16	
MUD ROOM	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
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:

ETM

HJ

Purchasers:

EUL JEE MOON & HIJEONG JEON

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(416) 788-1093 /

Decor Advisor:

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62M-1266

7. Other Flooring

Main Hall	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Living Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Dining Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Family Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Den / Library / Study	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Upper Landing	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #5	N/A
FLEX ROOM	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE-RED OAK-TITANIUM
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-RED OAK-TITANIUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-RED OAK-TITANIUM
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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

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EJM

HJ

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

\*\* 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				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				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	Standard	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

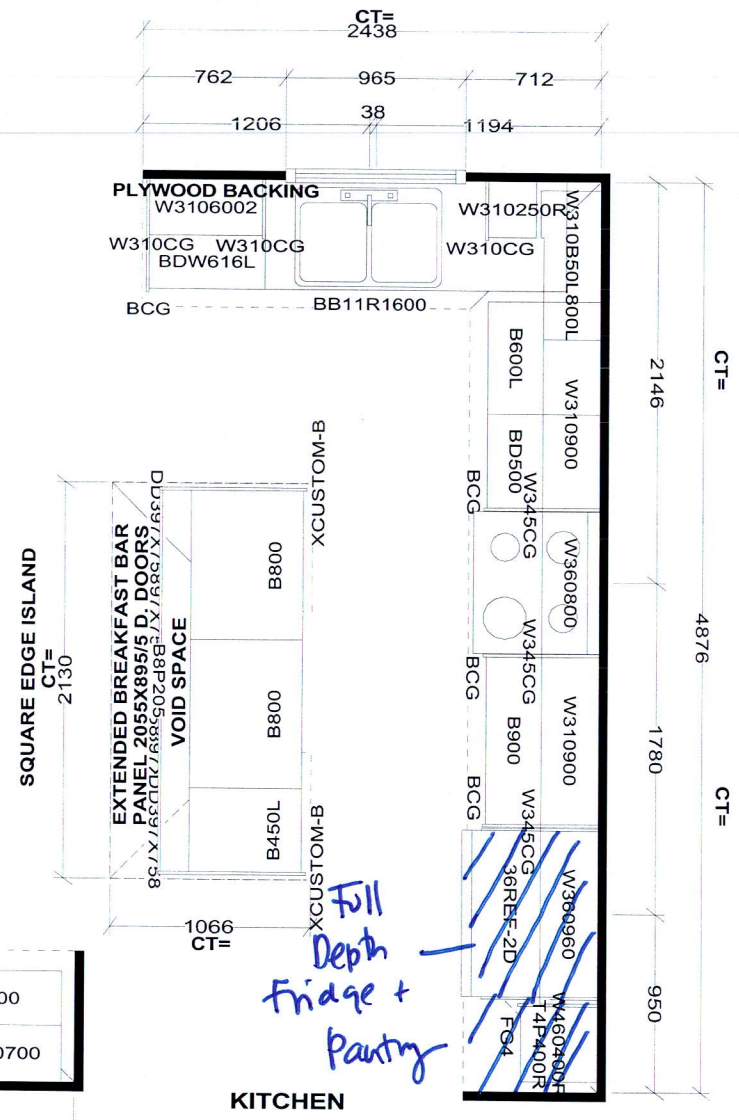
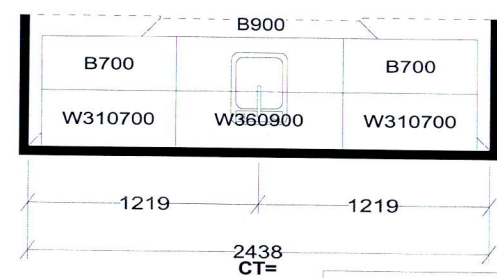
Disclaimers and Notes

- 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.

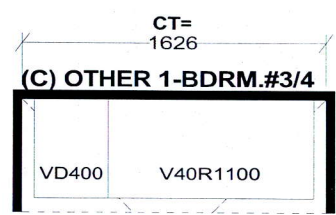
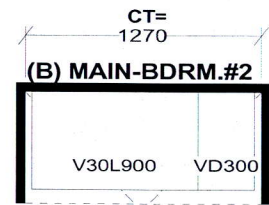
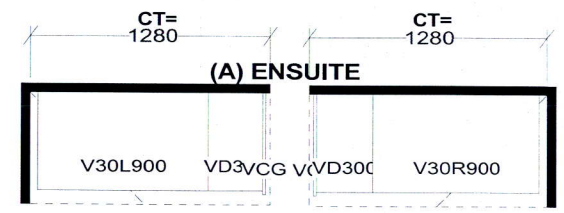
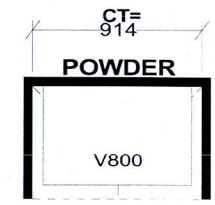
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— up #5

ESTM  
1/2

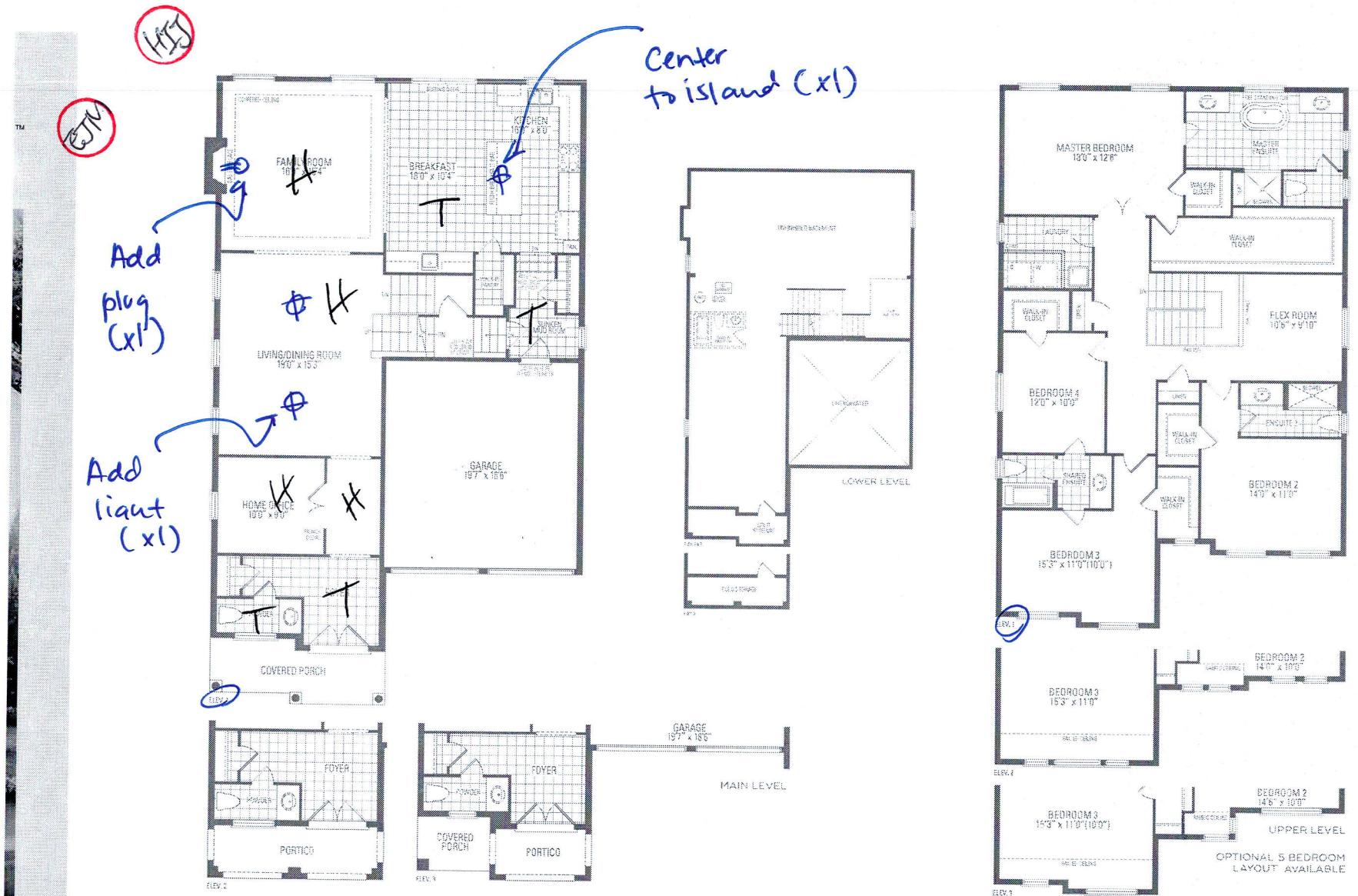


Full  
Depth  
Fridge +  
Pantry



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.			JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 5X EL 1,2,3 LOT #:
W WDT	W HGHT	W CNT	
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
DESIGNER: KS DATE: MAY 13 20			





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

Orientation of items may be reversed and purchaser agrees to accept the same. Steps and porches may vary as 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 modification. Roofline and adjoining model types may vary due to siting. E. & C. E. May 2020