

CONSTRUCTION SUMMARY

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

PURCHASERS: Charu KOHLI and Vikas KOHLI

TEL: RES.: 905-484-1430

LOT / PHASE 260 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3		
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Jun21 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Jun21 Note:	
1 - KITCHEN- REVISED KITCHEN SKETCH PLUMBING MOVED TO STOVE WALL AND DISHWASHER- SEE SKETCH 15Apr21 Note:	

DOORS AND TRIM

1 - ADD PLAIN SINGLE PANEL GLASS DOOR - SINGLE DOOR / FROSTED GLASS IN LIEU OF CLEAR GLASS 03Jun21 Note: IN LIBRARY-	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FLEX ROOM 03Jun21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION-EACH 03Jun21 Note:	
1 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE-EACH 03Jun21 Note:	
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 03Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Jun21 Note:	

HARDWOOD

1 - PURCHASER DECLINES HARDWOOD AS PER OFFER IN LIVING, DINING, FAMILY ROOM AND DEN. 03Jun21 Note:	
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MIRRORS AND GLASS

1 - DELETE ALL MIRRORS THROUGHTOUT ALL BATHROOMS 03Jun21 Note:	
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PLUMBING

1 - KITCHEN- MOVE SINK TO STOVE WALL UNDER THE WINDOW- SEE REVISED SKETCH- 15Apr21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Jun21 Note:	
1 - CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Apr21 Note: PROMO AS PER OFFER \$12,000.00 LESS \$500.00 NEW BALANCE OF PROMO \$11,500.00	



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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE CONTEMPORARY IRON PICKETS - BLACK 03Jun21 Note:		
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EXTRAS AS PER OFFER

WALK-UP BASEMENT. Worksheet Note:		
LOWER LEVEL POURED 8 FOOT 6 INCHES. Worksheet Note:		
LARGER BASEMENT WINDOWS Worksheet Note:		
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. Worksheet Note:		
10 FOOT CEILING MAIN LEVEL. Worksheet Note:		
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:		
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:		
UPPER LEVEL TO BE AS PER ENGINEERING SKETCH DATED JULY 15, 2020. Worksheet Note:		

This Document is Extremely Time Sensitive - Printed 3 Jun 21 at 13:18

Purchasers: Charu KOHLI & Vikas KOHLI

Property: 260

Telephone Res. / Bus: (905) 484-1430 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Anne Federico

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Lock Date: 1-Jun-21

1-Jun-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	113SB
Laundry Room	ELISSE	
Powder Room	EVEREST	113SB
Master Ensuite Bathroom	EVEREST	113SB
Ensuite Bath - Bedroom 2	EVEREST	113SB
Ensuite Bath - Bedroom 3/4	EVEREST	1113SB
		113SB
		113SB

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		
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials: CK

VK

Purchasers: Charu KOHLI & Vikas KOHLI

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Main Hall		<input type="checkbox"/>	
Kitchen / Breakfast	TILE- RAINBOW WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
GARAGE ENTRANCE	TILE- RAINBOW WHITE 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- GROENLANDIA LUC 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE- GROENLANDIA LUC 8X16	
Ensuite Bath - Bedroom 3/4	TILE- GROENLANDIA LUC 8X16	
GARAGE ENTRANCE		
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool	Dishwasher Rough-In	Waterline for Fridge
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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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7. Other Flooring

Main Hall	
Living Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Dining Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Family Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Den / Library / Study	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #5	
FLEX ROOM	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Underpad	Type Area

** Refer to Construction Summary-PURCHASER DECLINES HARDWOOD AS PER OFFER ON LIVING/DINING ROOM,FAMILY ROOM AND DEN.

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	EUROLINE CONTEMPORARY	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
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	
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	FLEX ROOM	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

BIANCO

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

● White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

○ Yes

● No

Built in Oven

○ Yes

● No

Above Kitchen Cabinet Light

○ Yes

● No

Below Kitchen Cabinet Light

○ Yes

● No

Gas Stove

○ Yes

● No

Microwave

○ Yes

● 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:

Charu Kohli

Date: June 4, 2021

Signature:

Vikas Kohli

Date:

June 4, 2021

Relocate
Sink +
Dishwasher

Add Plug Above
Fireplace

1 Potlight

Festive
Plug

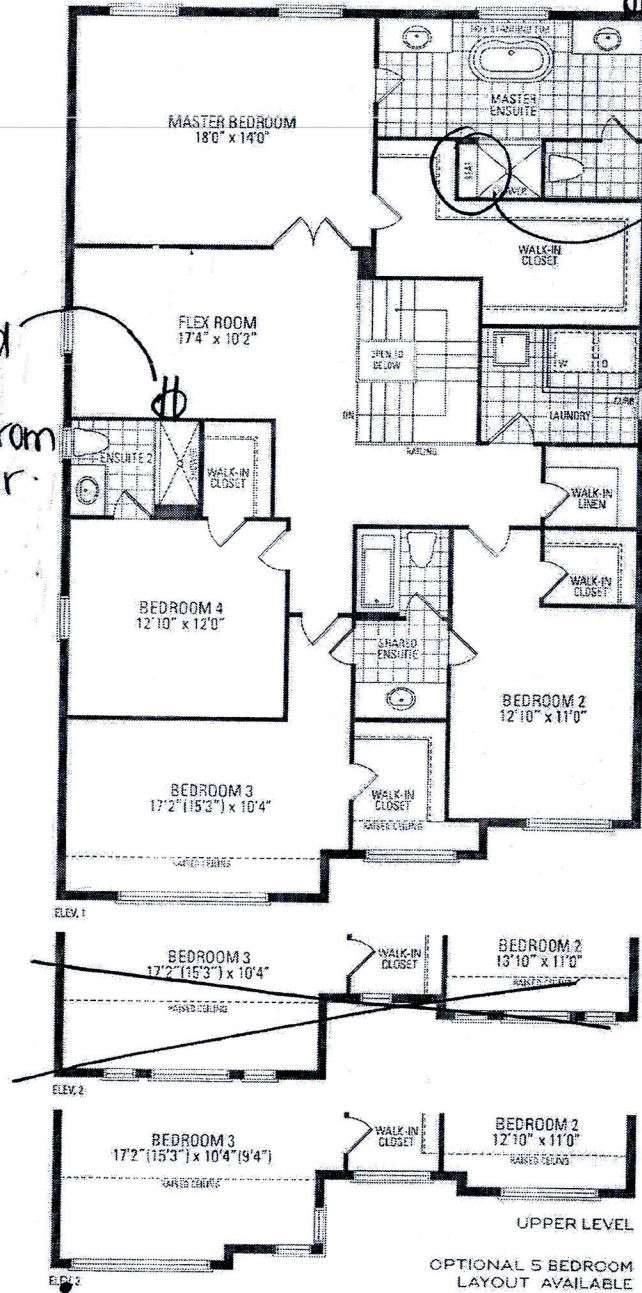
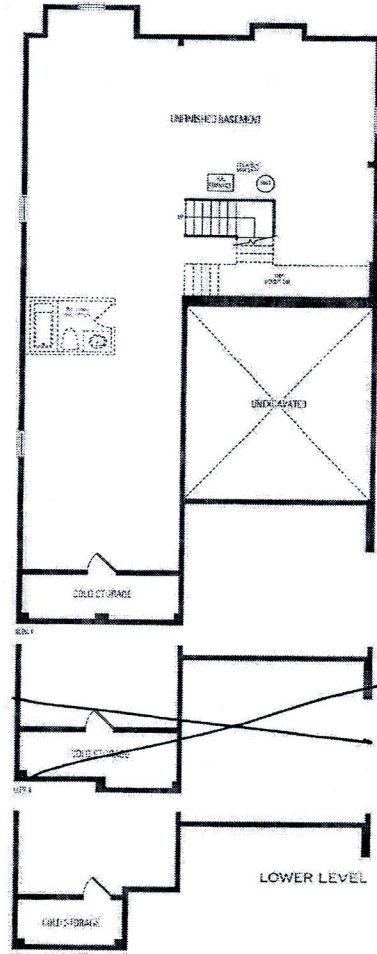
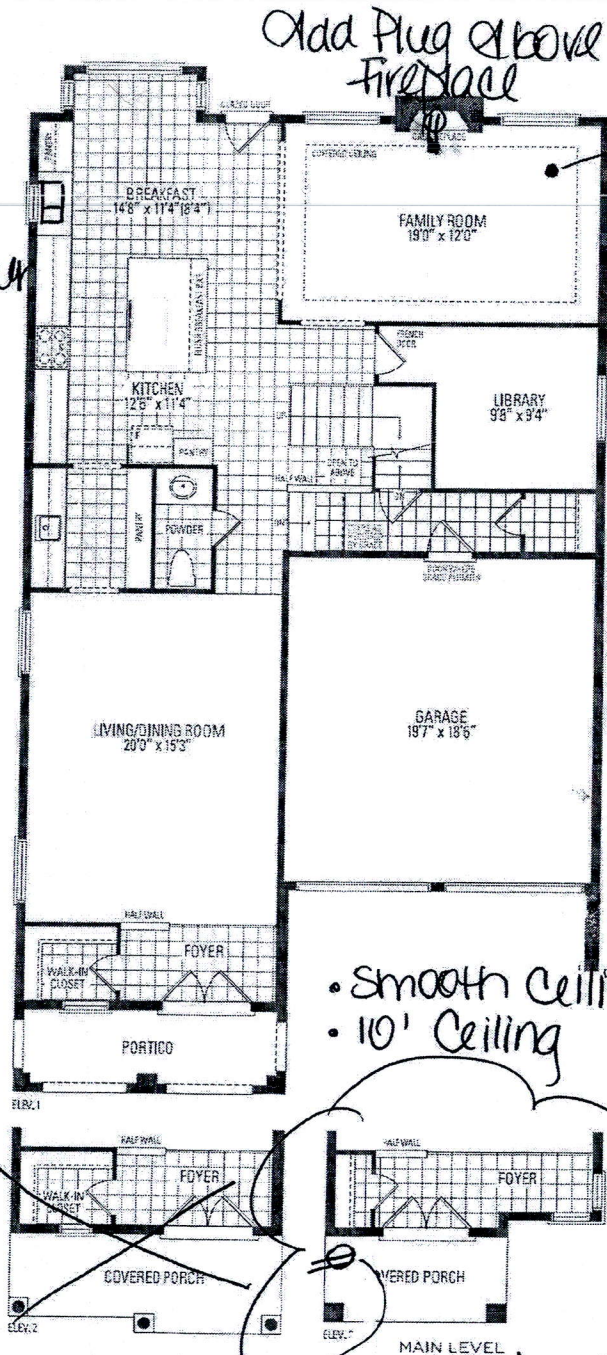
Revised
See Sketch

Add
Plug
5' from
floor.

• Smooth Ceilings
• 10' Ceiling

VK

CK



- Walk-up Basement
- 8'6" Four
- Larger Basement Windows
- 200 AMP

1 Exterior Potlight

Festive Plug

Mountainash Six

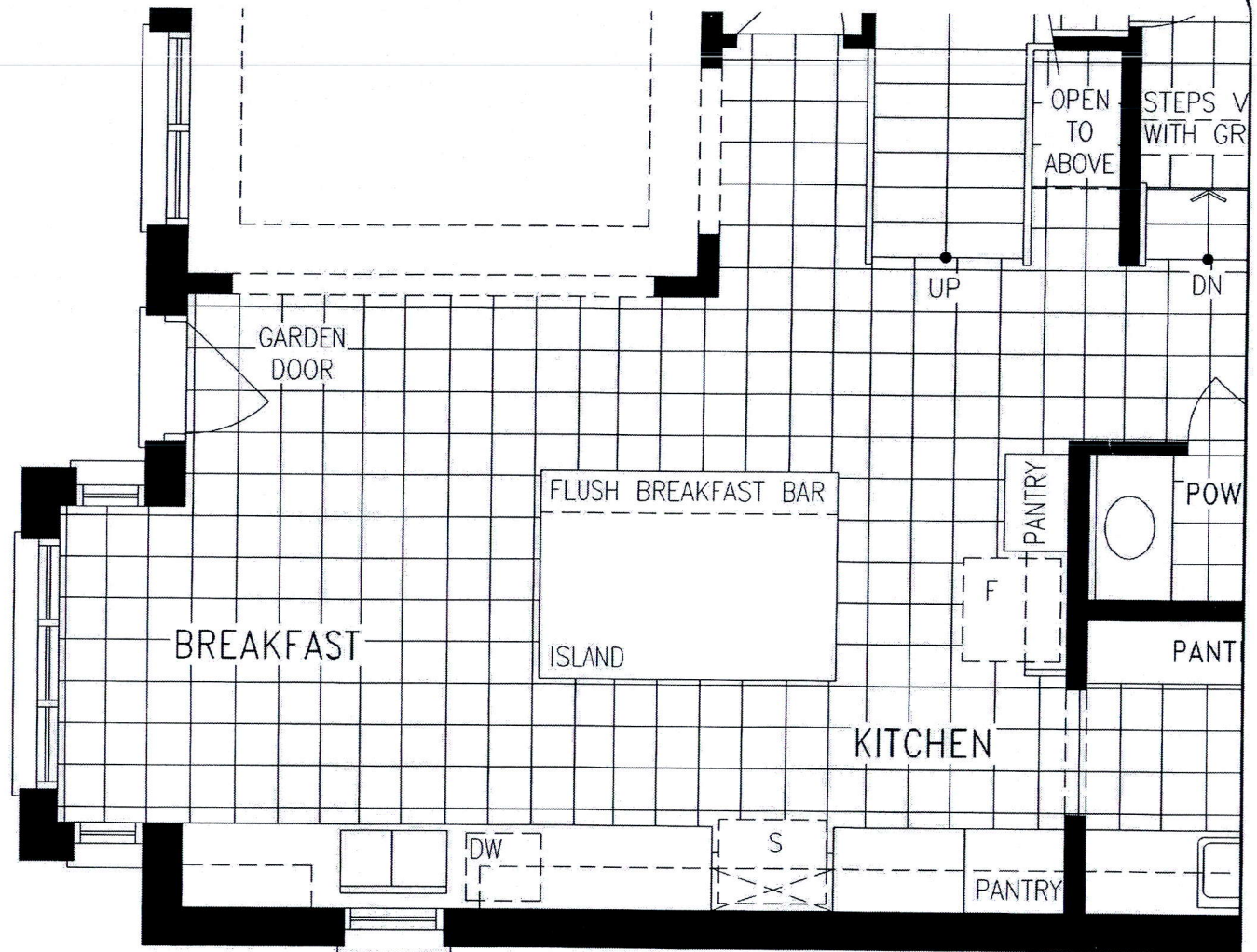
ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.

may be revised 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. 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. & O. E. May 2020

MOUNTAINASH 6
ELEV. 3

RELOCATE PANTRY TO
OTHER SIDE OF COUNTER

CK



MAIN LEVEL

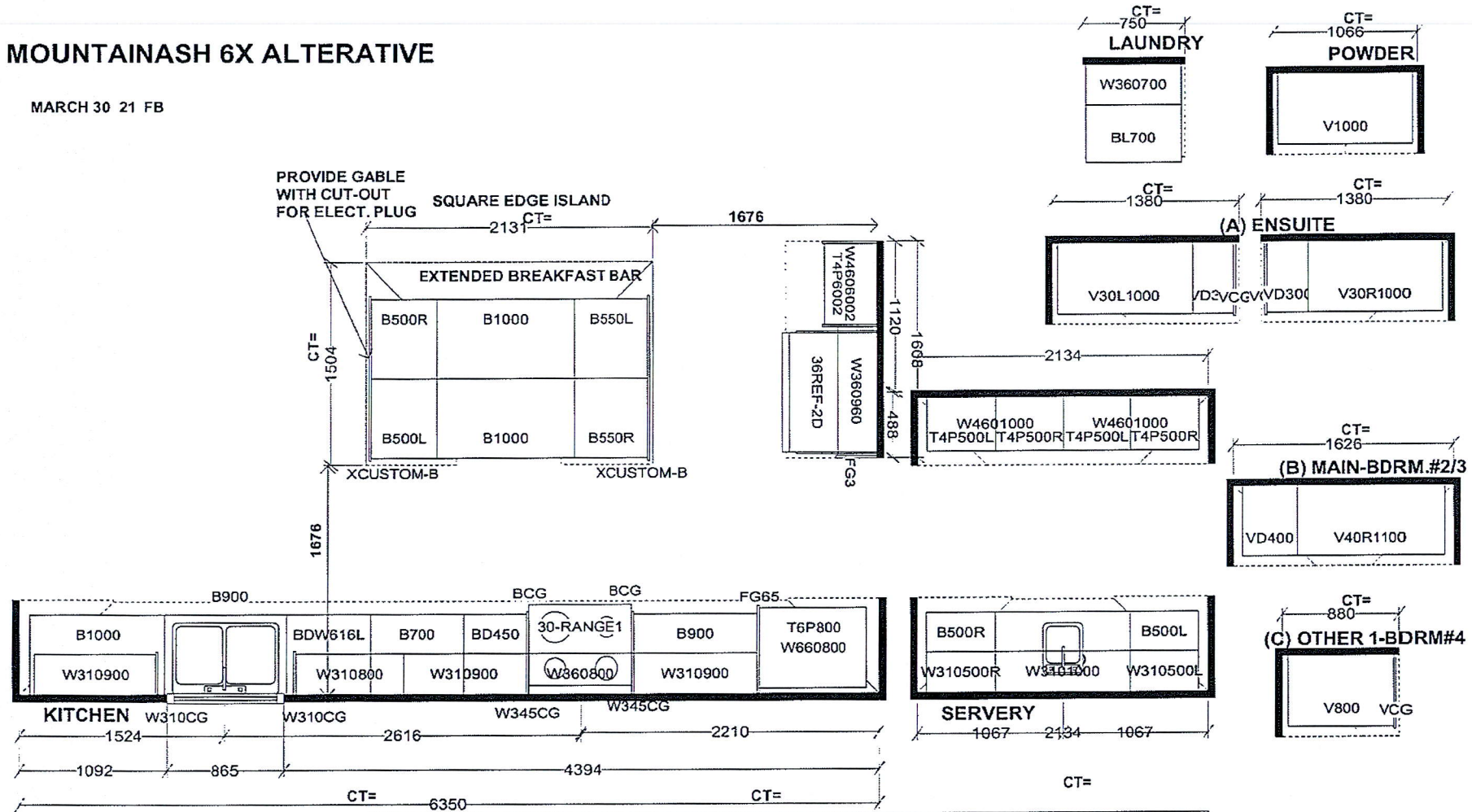
REGION
DESIGN
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BY
VG

PAGE No. 1 OF 1



MARCH 30 21 FB



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W WDT _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST CENT _____ 2X4 _____ VENT BOX COVER _____	<div style="font-size: 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 to the Designer. </div> <div style="text-align: center;">  </div> <div style="font-size: x-small;"> DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 20 </div>	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X EL 1,2,3 LOT#:	