

CONSTRUCTION SUMMARY

JUN 15 2021

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

PURCHASER: IMRAN HABIB SYED

TEL: RES.: 416-317-4838

LOT / PHASE 156 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 3		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 14Jun21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 14Jun21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 14Jun21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - COUNTER TOP HUTCH SINGLE DOOR WITH DRAWER - PRICE IS EACH - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 14Jun21 Note:	
2 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 14Jun21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 14Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 14Jun21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 14Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 14Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 14Jun21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 14Jun21 Note:	



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1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 14Jun21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 14Jun21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 14Jun21 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 14Jun21 Note:	
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COUNTER TOP

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY - 4" BACKSPLASH 14Jun21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 14Jun21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN - BACKSPLASH 14Jun21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 14Jun21 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" ONE STEP BASEBOARD AND 3" CASING - B/B ONE STEP 14Jun21 Note:	
1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 03Jun21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI 14Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Jun21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 14Jun21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 14Jun21 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 14Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 14Jun21 Note:	
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1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 14Jun21    Note:	
1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL 14Jun21    Note:	
1 - OVERMANTEL - CAST STONE - ADD FOR GREY COLOUR 14Jun21    Note:	
1 - OVERMANTEL - CAST STONE - FOR 10 FOOT CEILING 14Jun21    Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 14Jun21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 14Jun21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 14Jun21    Note:	

PLUMBING

1 - SINK - VESSEL SINK - ABBE 14Jun21    Note: POWDER X1	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 14Jun21    Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 14Jun21    Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 14Jun21    Note: MASTER ENSUITE - X1 BEDROOM 4 ENSUITE - X1	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Jun21    Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Jun21    Note: NEW PROMO BALANCE \$17,835.00	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 14Jun21    Note:	
1 - EUROLINE CONTEMPORARY PICKETS 14Jun21    Note: BLACK IRON PICKETS	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 14Jun21    Note:	

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EXTRAS AS PER OFFER

LIVING/DINING ROOM AND FLEX ROOM REDUCED BY (4) FOUR INCH AS PER THE LOT CONIDITON. INSERT ENGINEERING SKETCH DATED SEPTEMBER 11, 2020, AS ATTACHED. <i>Upgrade</i> Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor's approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag <i>Worksheet</i> Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <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:	
(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:	
10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor's standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet</i> Note:	

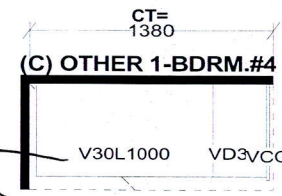
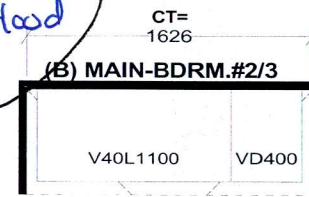
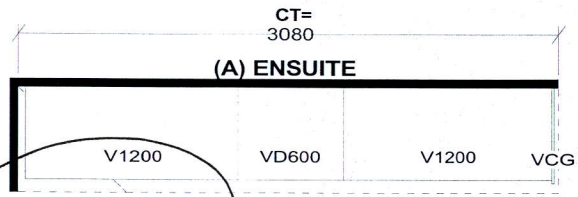
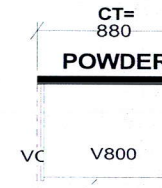
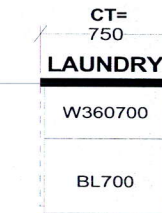
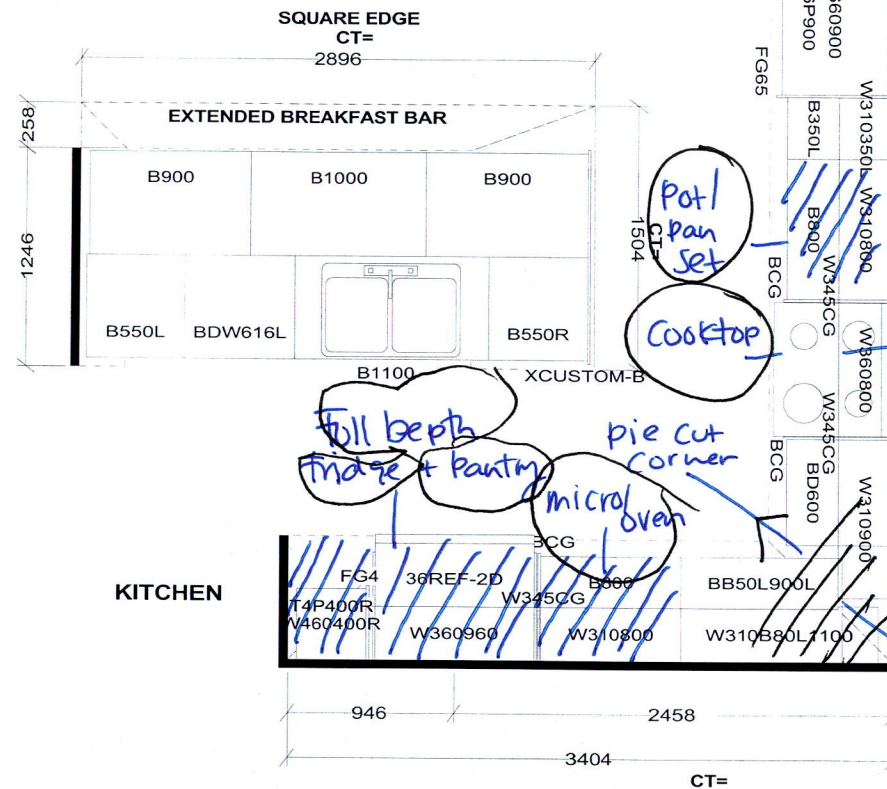
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- Up #2  
- Cmill

Huten/  
GLK 340  
Glass

1.5



delete Hood  
Fan

Upper  
Angled  
corner / GLK 340 Glass

Selba Industries			J#
WWIDTH	W HGT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 12X EL 3 LOT #: DESIGNER: KS DATE: MAY 13 20 rev'd June 16 20
FLOOR HGT	DOOR HGT		
ST CENT	2X4	VENT BOX COVER	
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.			

Purchaser:IMRAN HABIB SYED

Property: 156

Telephone Res. / Bus: (416) 317-4838 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Twelve Elev 3

Lock Date: 14-Jun-21

14-Jun-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON W823 DRIFTWOOD	446SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	446SA
Master Ensuite Bathroom	MONACO 904 INK	447SA
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	447SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFT WOOD	446SA

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	QUARTZ-TIVOLI T5R8	#360 EDGE
Laundry Room	N/A	
Powder Room	MARBLE - EMPERADOR DARK (M)	#360 EDGE ~ w/ backsplash 4"
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-ARGENTO ROMANO 6697-46	
Ensuite Bath - Bedroom 4	LAMINATE-SUMMER CARINVAL 1875K-52	

\*\* Refer to Construction Summary \*\* 4 INCH BACKSPLASH POWER ROOM ONLY \*\*



Purchaser:

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Decor Advisor:

Aly Aversa

Lock Date:

14-Jun-21

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Model and Elevation: Mountainash Twelve Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-STONE WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-COLORS WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-CEMENTI BEIGE 12X12	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-AQUARELLE SHADOW GREY 16X16	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LIFE FOMO 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CITY GREY MATTE 12X24	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-CEMENTI BEIGE 12X12	<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-AQUARELLE SHADOW GREY 10X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-AFRICA LUC 8X16	
Ensuite Bath - Bedroom 4	TILE-CITY GREY GLOSS 12X24	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	QUARTZ-TIVOLI T5R8	

\*\* 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	3" BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
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	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Living Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Den / Library / Study	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV RED OAK 5" PEWTER
Upper Hall	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012
Master Bedroom	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012
Bedroom #2	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012
Bedroom #3	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012
Bedroom #4	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012
Bedroom #5	N/A
FLEX ROOM	
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing TypeV-GROOVE

Picket TypeEUROLINE CONTEMPORARY

Stringer / RiserAS PER CONSTRUCTION SPECIFICATIO

TreadsAS PER CONSTRUCTION SPECIFICATIO

ColourVINTAGE-RED OAK - PEWTER

ColourBLACK

ColourVINTAGE-RED OAK - PEWTER

ColourVINTAGE-RED OAK - PEWTER

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/AF
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		

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary



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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
<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		See Below	
Mantle Type		See Below	
Colour / Stain		See Below	
Surround		N/A	
Hearth		N/A	

\*\* Refer to Construction Summary \*\* CAST STONE - AEQUALITAS 1 STYLE MANTEL - GREY

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES

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 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 checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input 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: 



Researcher of the new method of production is a private firm. Others are providing the very dry texture and the work done in the filling machine. Actual bottle filling starts in early April. All ingredients are strictly controlled. Ingredients, specifications and quantities are being subjected to continuous monitoring. Routine and stringent control system are in place. A total of 1.5 million 250 ml bottles are produced daily.