

CONSTRUCTION SUMMARY

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

JUN 17 2021

PURCHASER: Jawaid Eqbal GONDAL

TEL:

LOT / PHASE 292 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 1		
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CABINETRY

I - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 16Jun21 Note:	
I - CABINETRY - KITCHEN - LIGHT VALENCE 16Jun21 Note:	
I - 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 16Jun21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

I - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 16Jun21 Note:	1
I - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 16Jun21 Note:	2
I - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 16Jun21 Note:	3
I - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 16Jun21 Note:	4
I - KITCHEN CABINETRY UPPER - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 16Jun21 Note:	3
I - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 16Jun21 Note:	5
I - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 16Jun21 Note:	6
I - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 16Jun21 Note:	7
I - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 16Jun21 Note:	8

CERAMIC TILE

I - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Jun21 Note:	
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CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 07Aug20 Note: IF CONSTRUCTION PERMITS	
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ELECTRICAL

I - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 16Jun21 Note:	
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1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM

16Jun21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

16Jun21 Note:

1 - 200 AMP ELECTRICAL SERVICE

07Aug20 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

16Jun21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

16Jun21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

16Jun21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

16Jun21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

16Jun21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

16Jun21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,320.00 BALANCE (\$9,680.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/13/2020.

07Aug20 Note:

STAIRS AND RAILINGS

1 - 4 X 4 POSTS

16Jun21 Note:

1 - V GROOVE HANDRAIL

16Jun21 Note:

1 - EUROLINE 2

16Jun21 Note: BLACK IRON PICKET

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

16Jun21 Note:

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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 16 Jun 21 at 11:36

Purchaser: Jawaid Eqbal GONDAL

Property: 292

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Four Elev 1

Lock Date: 16-Jun-21

16-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 350 PLATINUM SILVER	722SC
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	447SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 823 DRIFT WOOD	447SA
Ensuite Bath - Bedroom 4	CONTINENTAL 350 PLATINUM SILVER	447SA

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-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

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Initial: 

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16-Jun-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45° Threshold-If App.

Entrance Vestibule	TILE-GARDA GREY 13X13	<input type="checkbox"/>	Metal Strip Where Applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Laundry Room	TILE-COLOURS WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-GARDA GREY 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	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-BIANCO 6516 MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO 6516 MATTE 8X16	
Ensuite Bath - Bedroom 4	TILE-BIANCO 6516 MATTE 8X16	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

 ☐ Yes ☒ NoDishwasher Rough-In ☒ Yes ☐ NoWaterline 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

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7. Other Flooring		
Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-RED OAK CHARACTER CORK 5" DRIFTWOOD DURAMATT	
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	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets			
Railing Type	V-GROOVE w/ 4x4 Posts	Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-DRIFTWOOD
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 *4X4 POST*

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		
Smooth Ceilings First Floor		<input type="radio"/> Yes <input checked="" type="radio"/> No	

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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			As Per Construction Specifications					
Mantle Type			MANTLE M2-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			NERO					
Hearth			N/A					

** Refer to Construction Summary

12. Heating and Air ConditioningAir Conditioning Gas Provisions Stove Gas Provisions Dryer Gas Provisions Barbecue

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="text" value="Standard"/>	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	<input type="text" value="STANDARD WHITE TEMP."/>		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances			Gas Stove	<input type="radio"/> Yes	<input checked="" type="radio"/> No
	Built in Cooktop	Built in Oven			
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Dishwasher Rough-in	<input type="text" value="Yes"/>				

Microwave
☒ Yes
Shelf

** Refer to Construction Summary

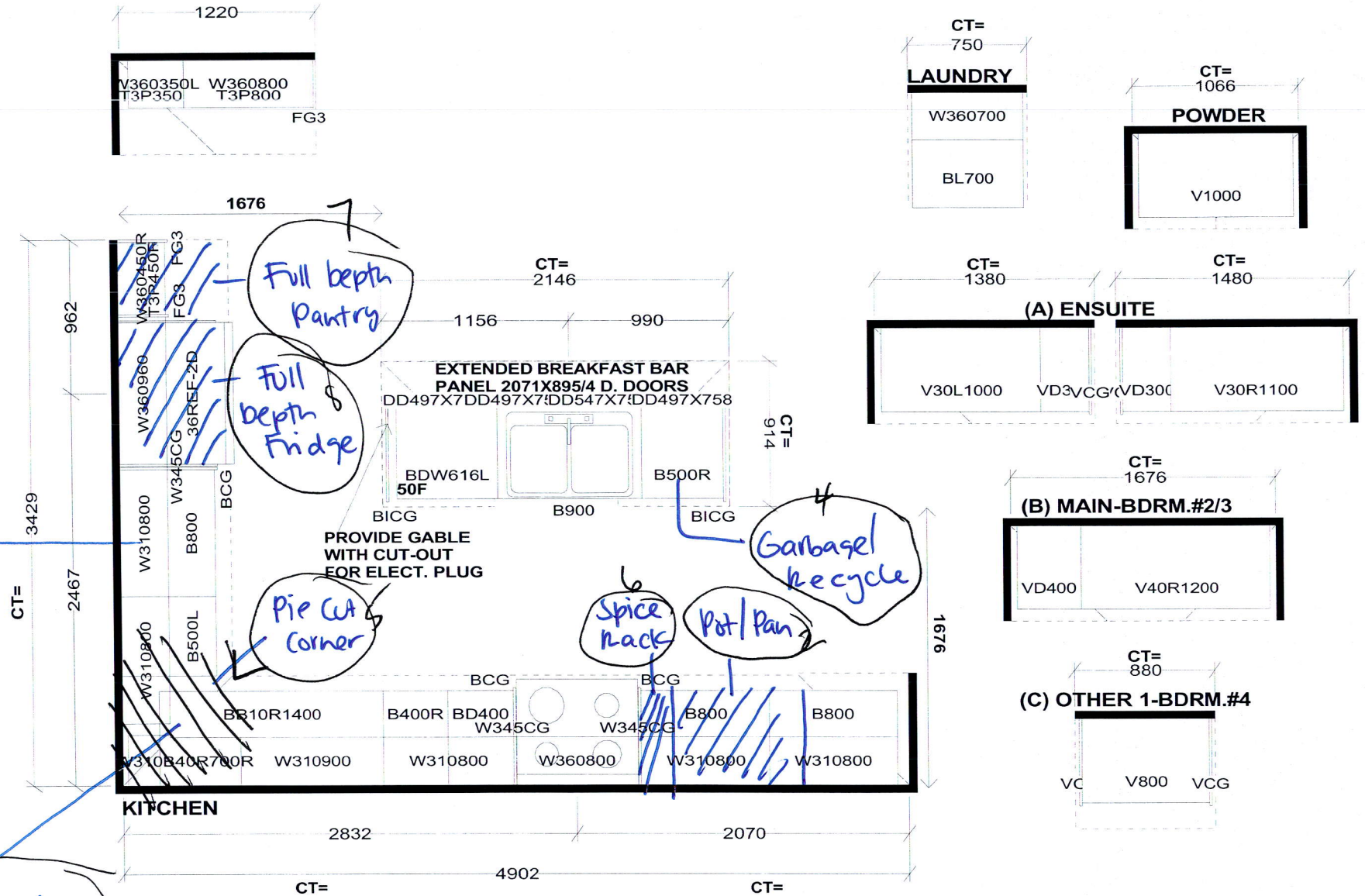
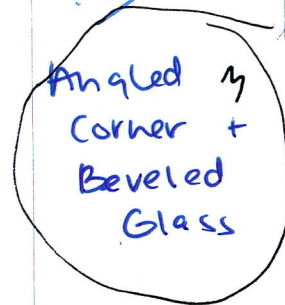
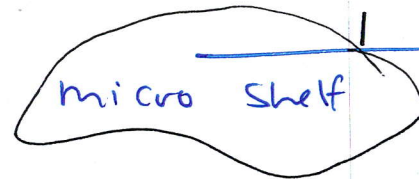
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
** Refer to Construction Summary

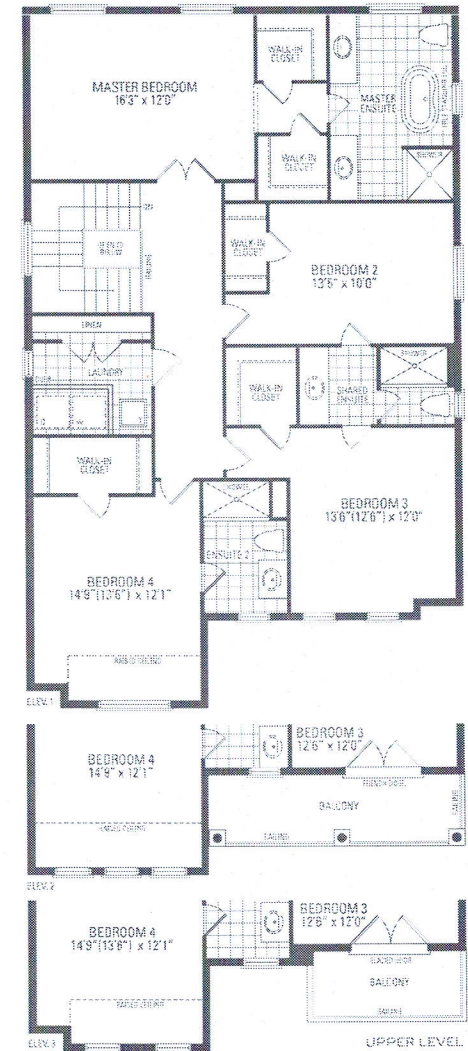
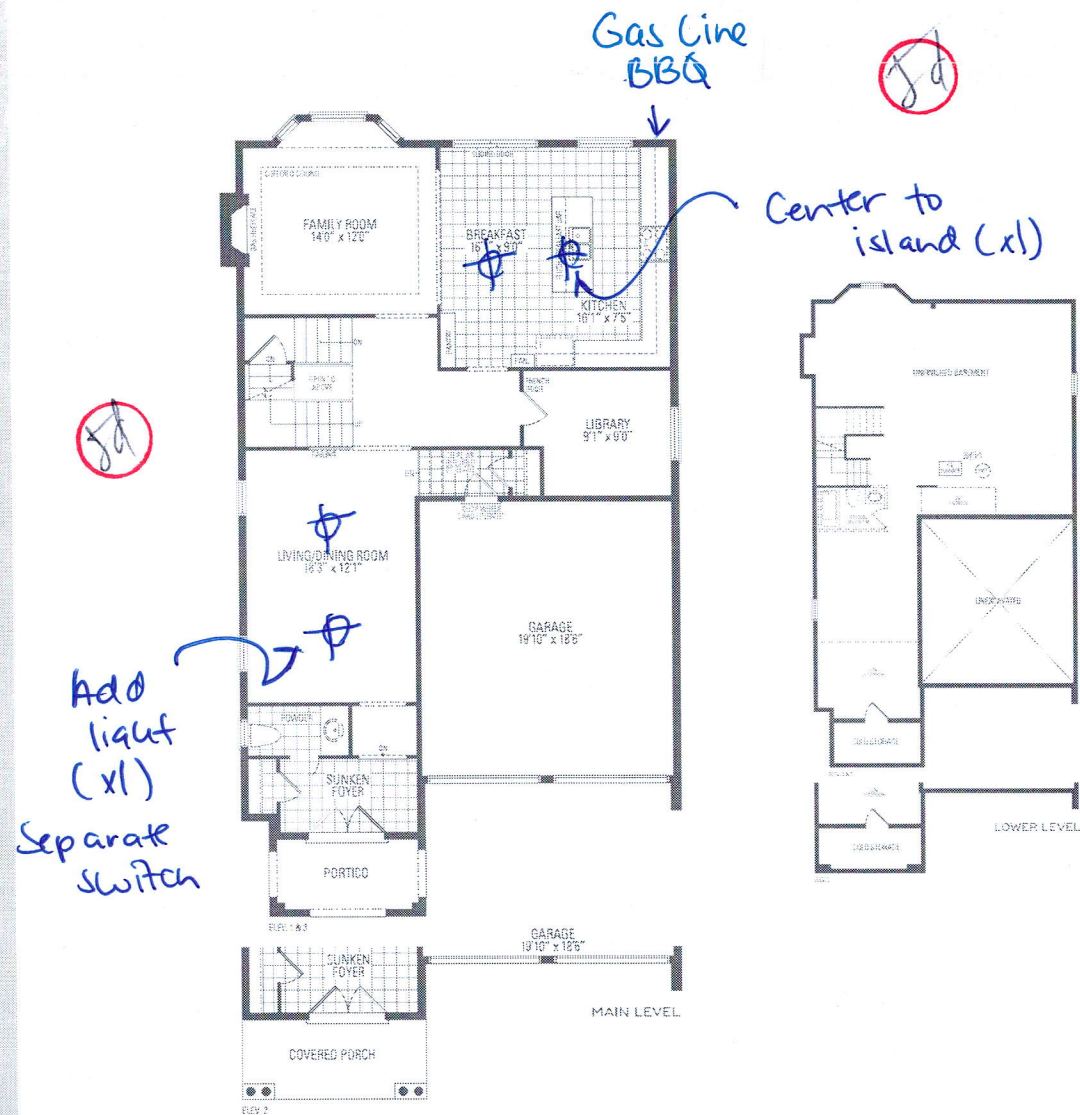
Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: Date: June 16, 2021



<i>S e l b a I n d u s t r i e s</i>			J # _____
W WIDTH _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST CENT 2X4 VENT BOX COVER			<p style="font-size: small; margin: 0;">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.</p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="margin: 0;">DESIGNER: KS DATE: MAY 13 20</p>
			<p>JOB NUMBER:</p> <p>BUILDER: GREENPARK</p> <p>SITE: RUSSELL GARDENS PH.3</p> <p>MODEL: VALLEYCREEK 4X EL 1,3</p> <p>LOT #:</p>



VALLEYCREEK FOUR ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 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 modification. Profile and adjoining model types may vary due to pricing. E. & O. E. May 2020