

CONSTRUCTION SUMMARY

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

PURCHASERS: MOHAMMAD MAHIR MOHAMMAD ZAHID KADRI and SANA MOHAMMAD MAHIR KADRI

TEL:

RECEIVED

JUN 21 2021

LOT / PHASE 203 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 2		
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CABINETRY ACCESSORIES

1 - KITCHEN - DELETE PANTRY AND SHIFT FRIDGE TO ACCOMMODATE BUILT-IN OVEN/MICRO 17Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 17Jun21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 17Jun21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 17Jun21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 17Jun21 Note:	
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CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 17Jun21 Note:	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 17Jun21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 17Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 17Jun21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 17Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 17Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 17Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 17Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 17Jun21 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES -MASTER ENSUITE BATHROOM 17Jun21 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 17Jun21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 17Jun21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 17Jun21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 17Jun21 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:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. Worksheet Note:	
Purchase Price includes THREE (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 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 17 Jun 21 at 12:10



Purchasers:

Telephone Res. / Bus: /

Decor Advisor:

Lock Date:

MOHAMMAD MAHIR MOHAMMAD ZAHID KADI

Candace Forza

17-Jun-21

Property: 203

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 823 DRIFTWOOD	447SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFTWOOD	447SA
Ensuite Bath - Bedroom 4/5	MONACO 823 DRIFTWOOD	447SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Slide In Stove

Dishwasher Cabinet

Stove Opening

Fridge Opening

Closed

Open

Yes

No

Yes

No

Yes

No

Yes

No

41" Upper Cabinets

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
MUDROOM	TILE-RAINBOW WHITE-13X13	<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-LUC CONCEPT NEVE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC CONCEPT NEVE-8X16	
Ensuite Bath - Bedroom 4/5	TILE-LUC CONCEPT NEVE-8X16	
MUDROOM	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

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7. Other Flooring

Main Hall	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Upper Landing	STRIP-VINTAGE-NSS-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

☒ 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

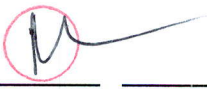
Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4/5	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

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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 M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	N/A			NO			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		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 type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

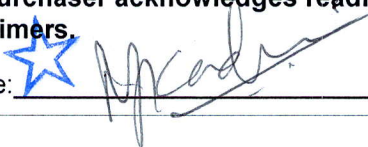
\*\* Refer to Construction Summary

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: 

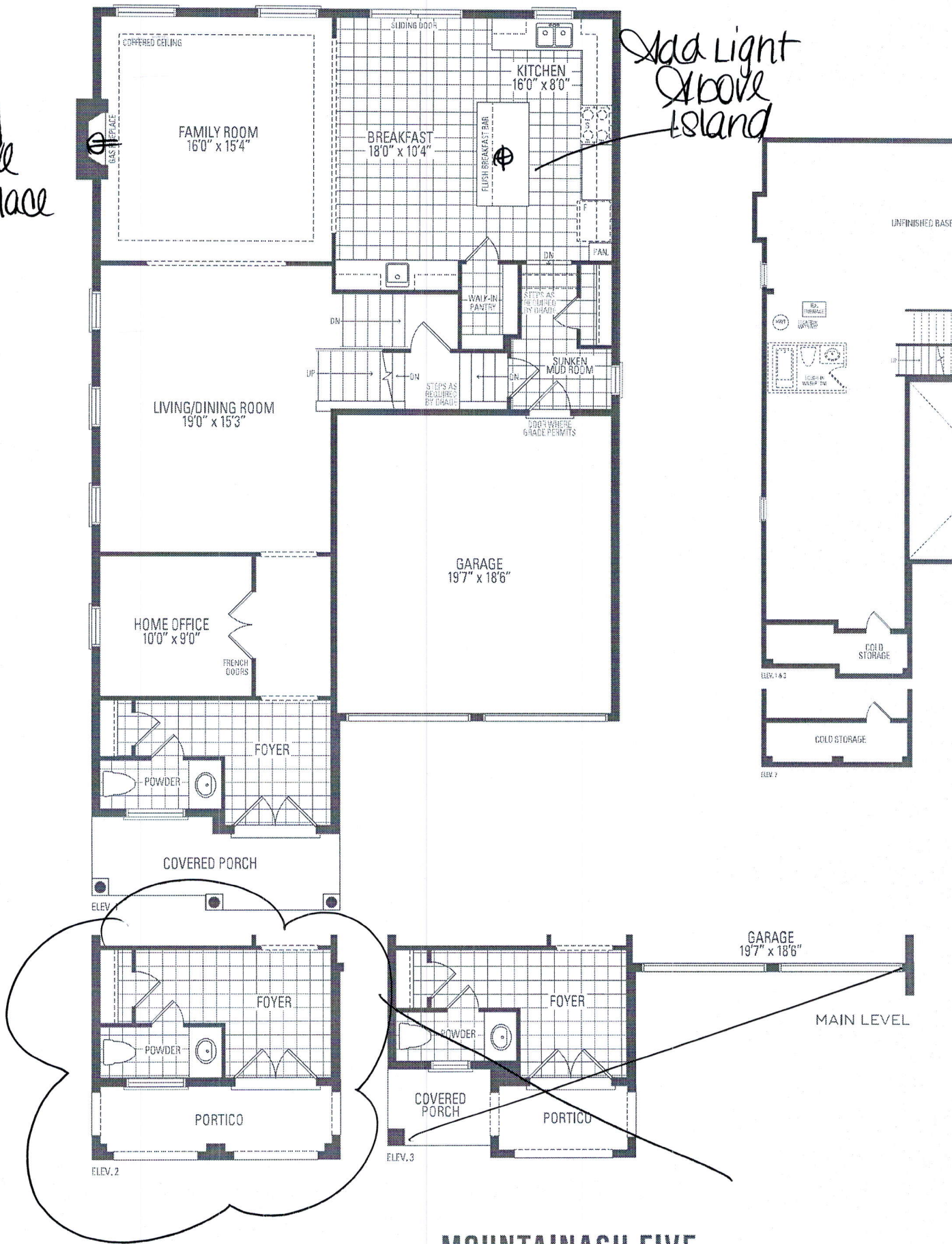
Date: 17 June 21

Signature:

Date:

Add Plug Above Fireplace

Add Light Above Island



# MOUNTAINASH FIVE ELEV. 1 • 3,288 sq.ft. | EL

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subje

Handwritten signature or initials.



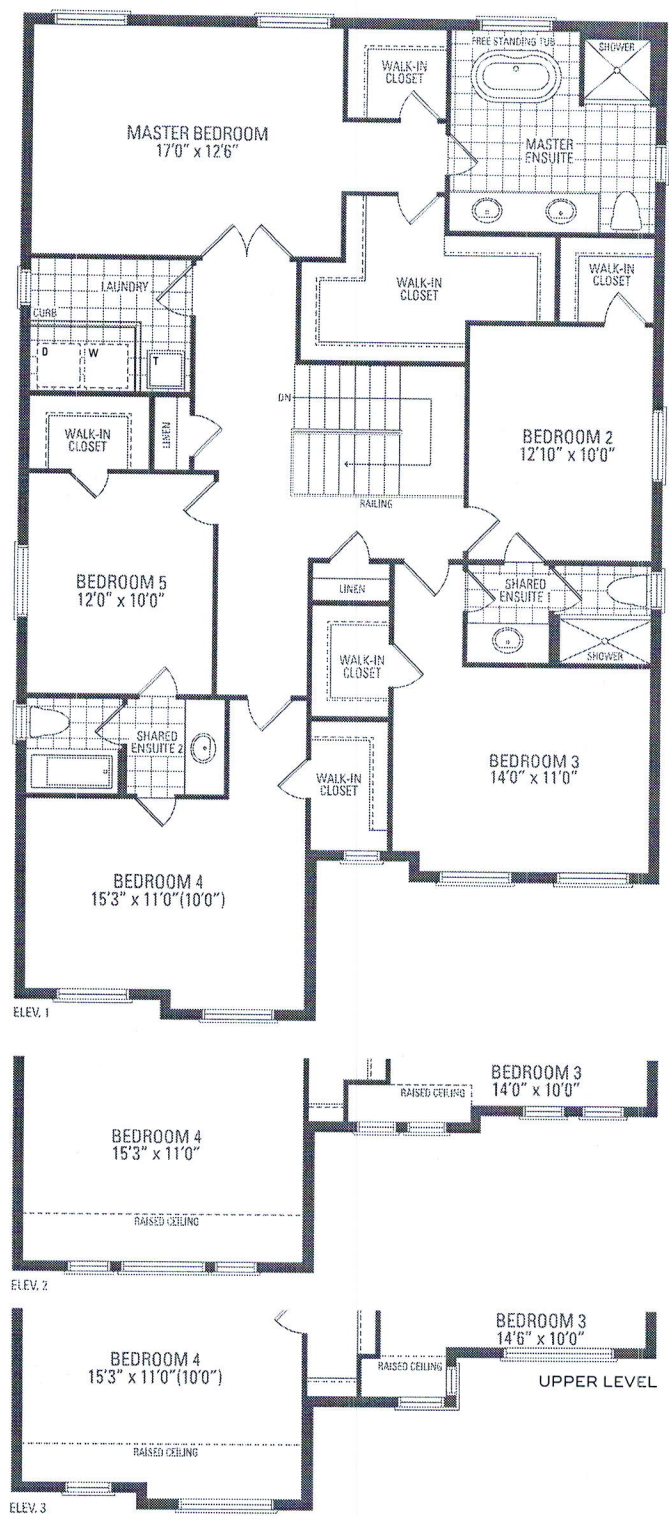




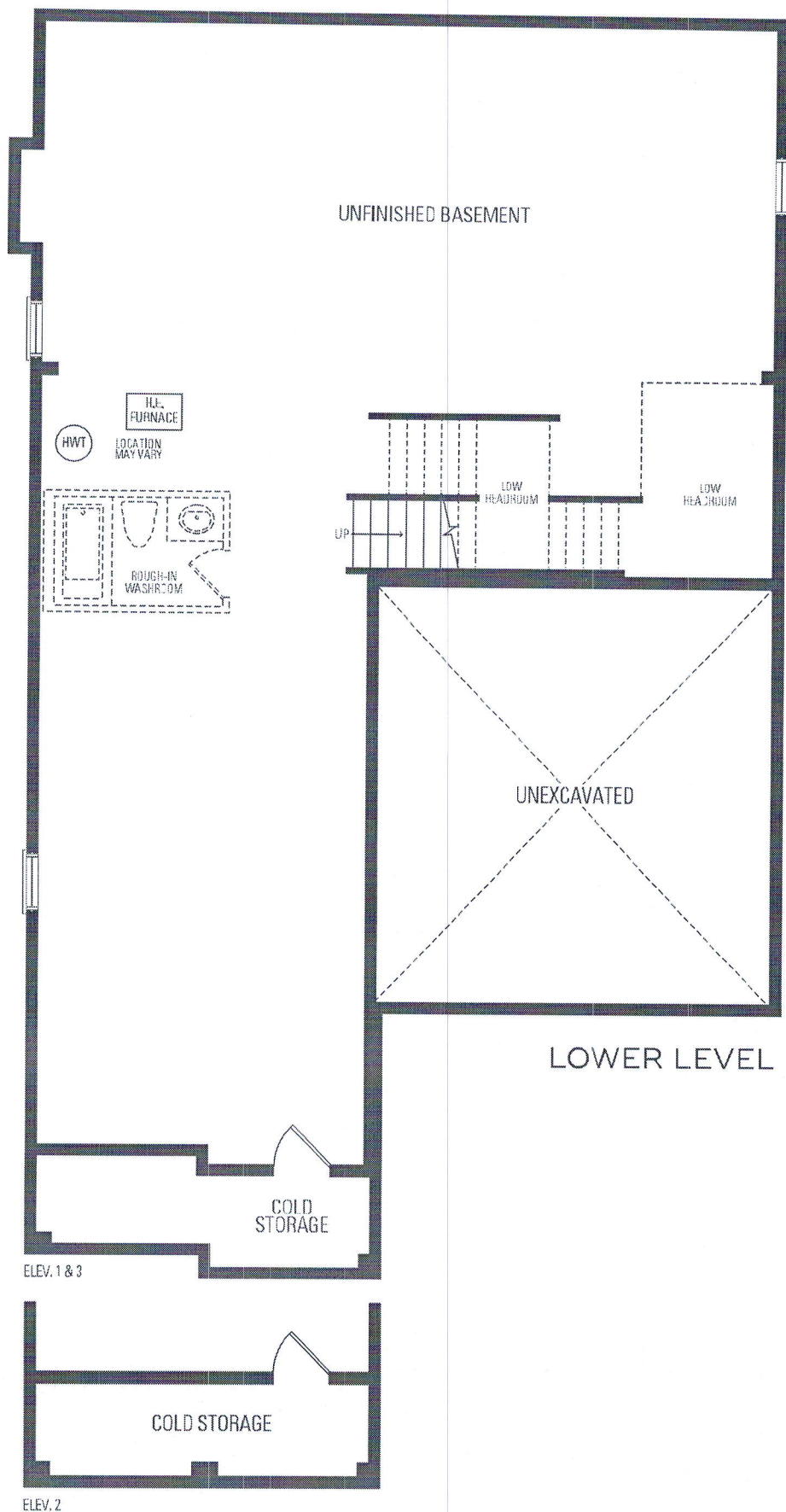
5 BEDROOM LAYOUT

# MOUNTAINASH FIVE

ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 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 modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020



A handwritten signature in black ink is located in the bottom left corner, next to a red circular stamp.