



CONSTRUCTION SUMMARY

RECEIVED

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

JUN 24 2021

PURCHASERS: NISHANT BAHL and DALIP KUMAR BAHL

TEL: RES.: 416-710-8928

LOT / PHASE 242 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Seven Elev 3		
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CERAMIC TILE

1 - MASTER ENSUITE - FEATURE WALL - SEE SKETCH 24Jun21 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - BATHROOM 2 - SHOWER 23Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2 - FLOOR 23Jun21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 23Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 23Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 23Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - SIDE ENTRANCE 23Jun21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 23Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - MAIN HALL - IN LIEU OF STANDARD HARDWOOD 23Jun21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 23Jun21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 23Jun21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 23Jun21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED FOR FUTURE WALL MOUNTED TV 23Jun21 Note: APPROX. 5'-0" FROM FLOOR BEDROOM 2 - X1	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 23Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 23Jun21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 23Jun21 Note:	

FIREPLACE AND ACCESSORIES



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1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL 23Jun21 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 23Jun21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 23Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 23Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 23Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 23Jun21 Note:	

PLUMBING

3 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH 23Jun21 Note: MASTER ENSUITE - X1 ENSUITE 2 - X1 ENSUITE 3/4 - X1	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 23Jun21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Jun21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 23Jun21 Note: BLACK IRON PICKET	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 23Jun21 Note:	

EXTRAS AS PER OFFER

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



Purchasers:

NISHANT BAHL & DALIP KUMAR BAHL

Telephone Res. / Bus:

(416) 710-8928 /

Decor Advisor:

Aly Aversa

Lock Date:

23-Jun-21

Property: 242

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Seven Elev 3

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 821 INDUSTRIAL GRAPHITE	113SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	190SA
Master Ensuite Bathroom	MONACO 904 INK	114SB
Ensuite Bath - Bedroom 2	MONACO 904 INK	113SB
Ensuite Bath - Bedroom 3/4	MONACO 350 PLATINUM SILVER	412SB

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 \*\* NO FULL DEPTH ABOVE FRIDGE \*\*

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-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-SMOKEY TOPAZ 4589K-07	

\*\* Refer to Construction Summary



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3. Ceramic Flooring

Entrance Vestibule	TILE-VARENNA CARRARA POL POR 24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	TILE-VARENNA CARRARA POL POR 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-TESSUTO ECRU GREY 12X24	<input type="checkbox"/>	
Laundry Room	TILE-CEMENTI GREY 12X12	<input type="checkbox"/>	
Powder Room	TILE-UNION SQ YORK 8X8	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE LTE GREY 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-VARENNA CARRARA POL POR 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CEMENTI GREY 12X12	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-TESSUTO ECRU GREY 12X24	<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-STONE LTE GREY 12X24	FEATURE WALL: STONE LTE GREY HEX. 12X12
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-IC BRIE GRAPHITE GLOSSY 4.25X8.5	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA WHITE BEIGE 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 ☒ 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:



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7. Other Flooring

Main Hall	TILE IN LIEU OF HARDWOOD
Living Room	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION ASPEN OAK CHARACTER BRUSHED 5" DURAMATT X
Dining Room	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION ASPEN OAK CHARACTER BRUSHED 5" DURAMATT X
Family Room	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION ASPEN OAK CHARACTER BRUSHED 5" DURAMATT X
Den / Library / Study	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION ASPEN OAK CHARACTER BRUSHED 5" DURAMATT X
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION ASPEN OAK CHARACTER BRUSHED 5" DURAMATT X
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #5	N/A
Underpad	TypeArea

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-OAK-ASPEN
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-OAK-ASPEN
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-OAK-ASPEN
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

Initials: 

JP



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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				See Below					
Colour / Stain				See Below					
Surround				See Below					
Hearth				See Below					

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

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		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

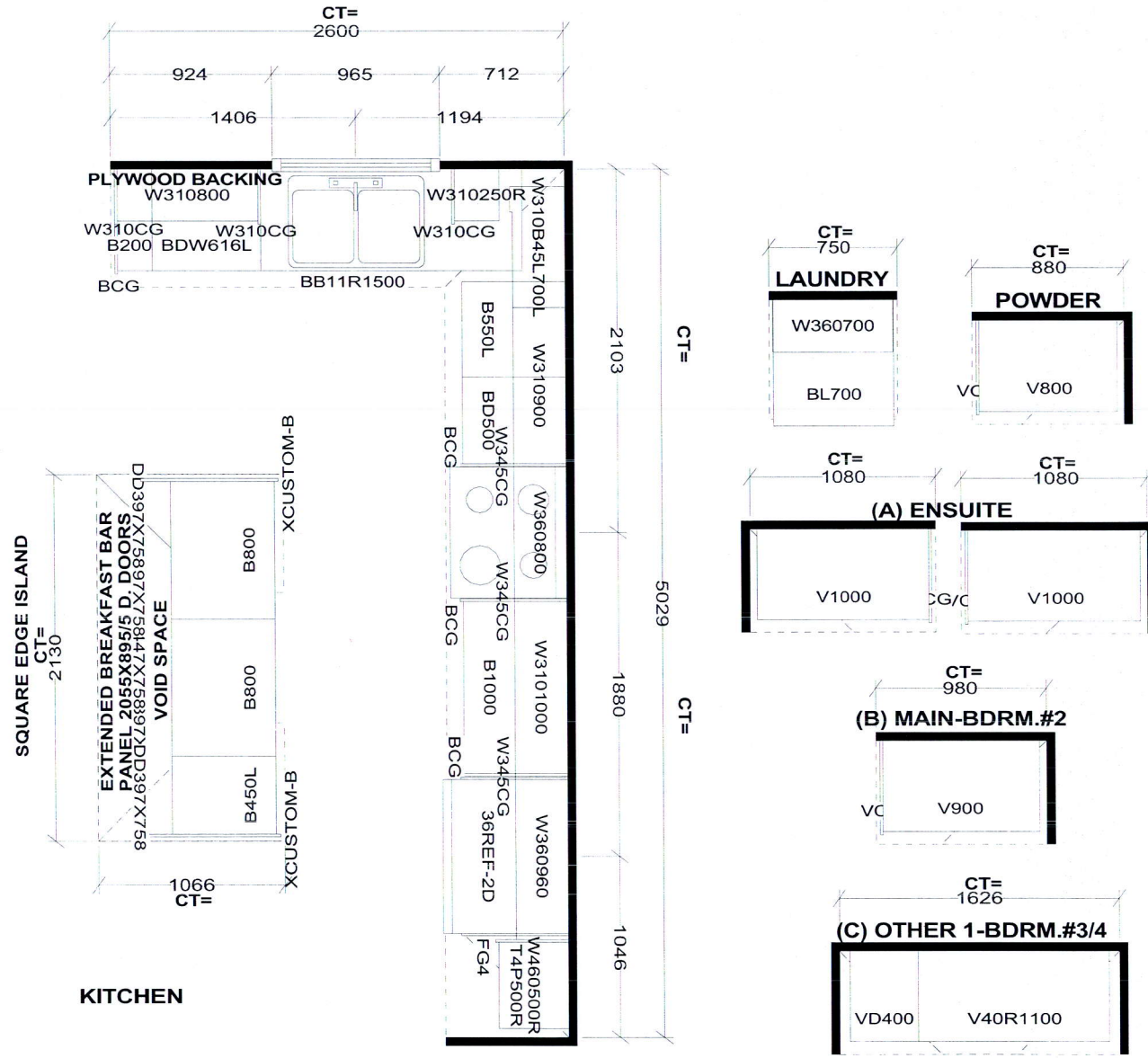
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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.

Signature: Nishant Bahl Date: June 23/2021

Signature:  Date:







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 7X EL 1,2,3 LOT #:
W WDT	W HGHT	W CNT	
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
G H A B C F E D			
DESIGNER: KS DATE: MAY 13 20			