

CONSTRUCTION SUMMARY

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

PURCHASERS: REEMA BHARDWAJ and KAJAL KUMARI BHARDWAJ

TEL:

LOT / PHASE 225 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 2		
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 30Jun21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 30Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 30Jun21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 30Jun21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 30Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 30Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 30Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 30Jun21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 30Jun21 Note:	
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PLUMBING

1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 30Jun21 Note: ENSUITE 2/3	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 30Jun21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 30Jun21 Note: BLACK IRON PICKET	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 30Jun21 Note:	

RECEIVED
JUL 5 - 2021

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EXTRAS AS PER OFFER

8 FOOT 6 INCHES LOWER LEVEL POURED <i>Worksheet Note:</i>	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <i>Worksheet Note:</i>	
Purchase Price includes FOUR (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 tha <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	
(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 Note:</i>	
WALK UP 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 acknowle <i>Worksheet Note:</i>	
10 FOOT CEILING ON MAIN LEVEL. <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 30 Jun 21 at 13:03

Purchasers:REEMA BHARDWAJ & KAJAL KUMARI BHARDWAJ

Property: 225

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Twelve Elev 2

Lock Date: 30-Jun-21

30-Jun-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	412SB
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	113SB
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	113SB
Ensuite Bath - Bedroom 4	MONACO 904 INK	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 ** NO FULL DEPTH ABOVE THE FRIDGE **

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-LIME STONE 7264-58	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PARTICO MARBLE 7735-58	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-BEACH L.GREY 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-BEACH L.GREY 13X13	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE-BEACH L.GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE TAUPE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-BEACH L.GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-BEACH L.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-LUCIDO AFRICA 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-GLOSSY WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY 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

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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Living Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Dining Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Family Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Den / Library / Study	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Upper Landing	HARDWOOD-VINTAGE NORTHERN SOLID SAWN - CHARACTER UV URETHANE OIL WHITE OAK 5" APOLLO
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #5	N/A
FLEX ROOM	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE-WHITE OAK - APOLLO
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-WHITE OAK - APOLLO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-WHITE OAK - APOLLO
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 2/3	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

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Initials

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BB

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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 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	Standard <u>Decor.</u>	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 type="radio"/> Yes <input checked="" 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

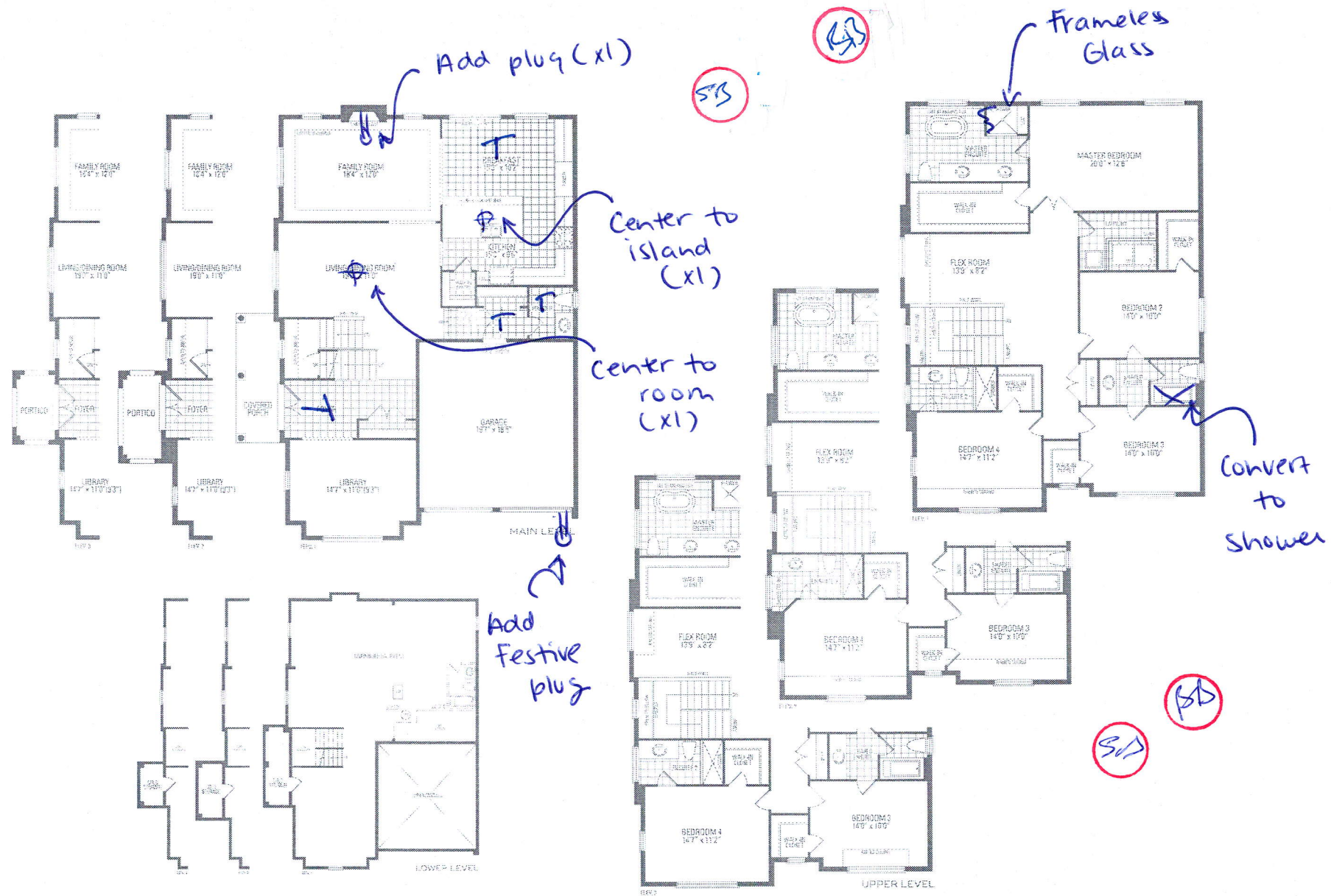
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: [Signature] Date: JUNE 30, 2021 Signature: [Signature] Date: JUNE 30, 2021



MOUNTAINASH TWELVE ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary as 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. Routines and adjoining model types may vary due to staging. E. & O. E. May 2020

