

CONSTRUCTION SUMMARY

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

PURCHASERS: RAJNIKANT B PATEL and RESHMA R PATEL // VALMI RAJNIKANT PATEL

RECEIVED

JUL 5 - 2021

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
216 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 30Jun21 Note:	
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CABINETRY ACCESSORIES

3 - KITCHEN CABINETRY ACCESSORY - PULLOUT SHELVES STAINLESS STEELE SOFT CLOSE - PER SHELF 30Jun21 Note: IN Pantry Next to Fridge	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 30Jun21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 30Jun21 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 30Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 30Jun21 Note:	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 30Jun21 Note:	
7 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 30Jun21 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH 30Jun21 Note: OUTSIDE KITCHEN DOORS - SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 30Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 30Jun21 Note:	
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HARDWOOD FLOORING

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

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 30Jun21 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 30Jun21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 30Jun21 Note:	

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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

30Jun21 Note:

STAIRS AND RAILINGS

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

30Jun21 Note:

EXTRAS AS PER OFFER

SUNKEN FOYER AS PER GRADE CONDITION.

Upgrade Note:

LOW HEADROOM UNDER SUNKEN FOYER.

Upgrade Note:

INSERT SKETCH DATED NOVEMBER 13, 2020, ATTACHED

Upgrade 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:

MAIN LEVEL TO HAVE ENSUITE AS PER SKETCH PROVIDED. DATED AUGUST 26, 2020.

Worksheet Note:

200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS.

Worksheet Note:

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 t

Worksheet 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

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 5 Jul 21 at 9:32

Purchasers:

RAJNIKANT B PATEL & RESHMA R PATEL // VA

Property: 216

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Lock Date:

21-Jun-21

21-Jun-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -K44 TITAN GREY	447SA
Laundry Room	ELISSE	
Powder Room	CONTINENTAL 350 PLATINUM SILVER	447SA
Master Ensuite Bathroom	MONACO 1048 FLAX	447SA
Ensuite Bath - Bedroom 2/3	MONACO 908 COLUMBIAN COFFEE	447SA
Ensuite Bath - Bedroom 4/5	EVEREST	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		
Powder Room	LAMINATE-ARGENTO ROMANO 6697-46	
Master Ensuite Bathroom	LAMINATE-MADURA PEARL 4922K-52	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	

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Plan #:

62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE- EMOTIONS GRIS 12X12	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	N/A	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-EMOTIONS GRIS 12X12	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE- EMOTIONS GRIS 12X12	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-BEACH LITE GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-INT. HAB OYSTER 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-ESSENZE NERO 13X13	<input type="checkbox"/>	
POWDER ROOM WALL		<input type="checkbox"/>	
GARAGE ENTRANCE	TILE -EMOTIONS GRIS 12X12	<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE -AFRICA LUC 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-CARRARA MATTE 8X10	
Ensuite Bath - Bedroom 4/5	TILE-EXTRA DARK GREY 8X16	
POWDER ROOM WALL	TILE-CONCEPT NEVE LUC 8X16	
GARAGE ENTRANCE		
Kitchen Backsplash		

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS -SPECIFIED- DO NOT INSTALL SOAPDISH IN ALL BATHROOMS- ONLY TISSUE HOLDER AND TOWEL BAR TO BE INSTALLED

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	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

7. Other Flooring

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7. Other Flooring

Main Hall	
Living Room	MIRAGE-MAPLE PLATINUM EXCLUSIVE 5" CASHMERE
Dining Room	MIRAGE-MAPLE PLATINUM EXCLUSIVE 5" CASHMERE
Family Room	MIRAGE-MAPLE PLATINUM EXCLUSIVE 5" CASHMERE
Den / Library / Study	MIRAGE-MAPLE PLATINUM EXCLUSIVE 5" CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	
Upper Landing	MIRAGE-MAPLE PLATINUM EXCLUSIVE 5" CASHMERE
Upper Hall	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Master Bedroom	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #2	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #3	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #4	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #5	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	COMPLIMENTARY COLOUR
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE MAPLE PLATINIUM
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE MAPLE PLATINIUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE MAPLE PLATINIUM
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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	43 BIRCH WHITE
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4/5	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

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Initials:

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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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				NO					

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
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 checked="" type="radio"/> Yes	<input 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.

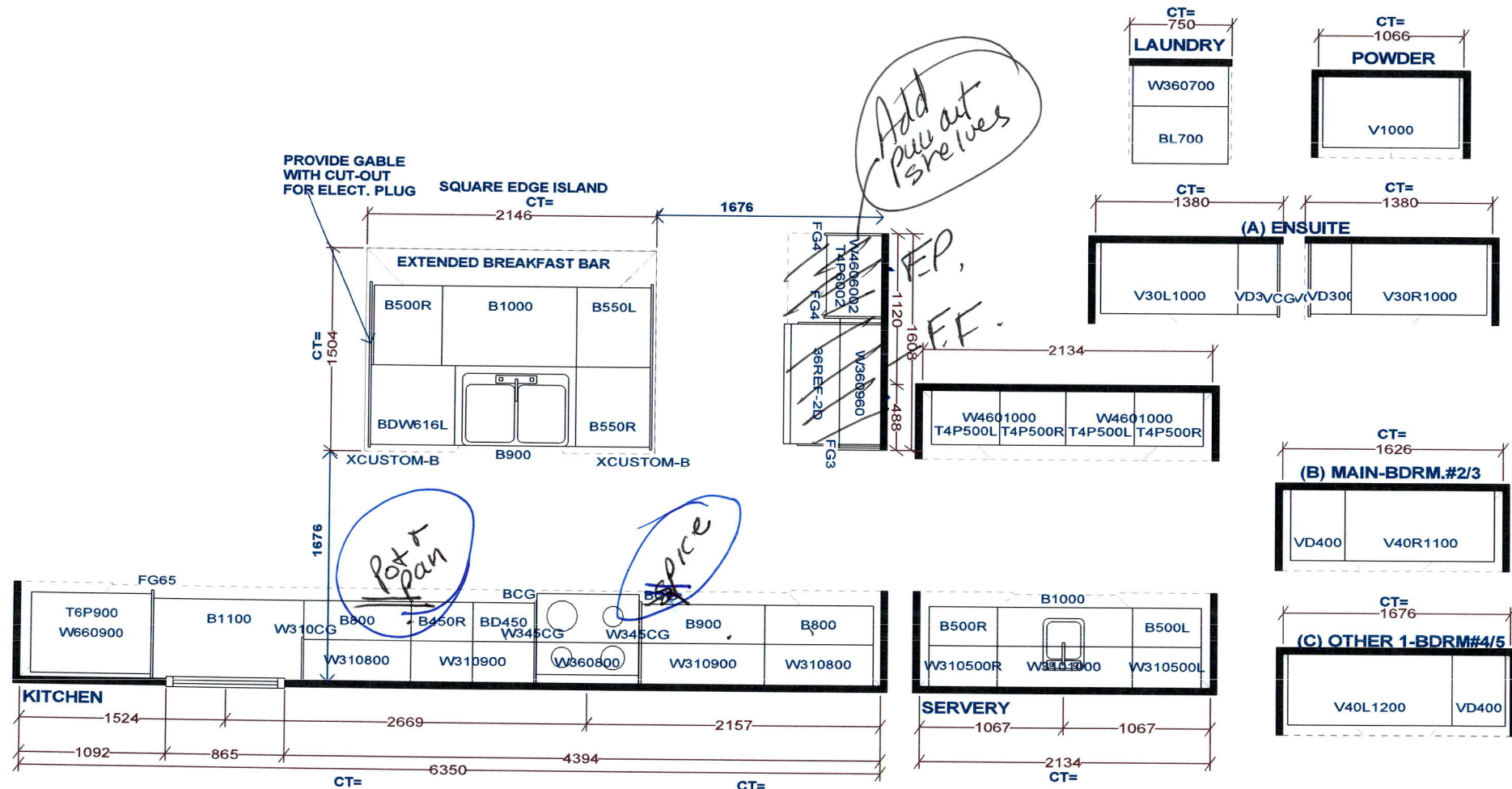
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.


4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.
- Signature: 

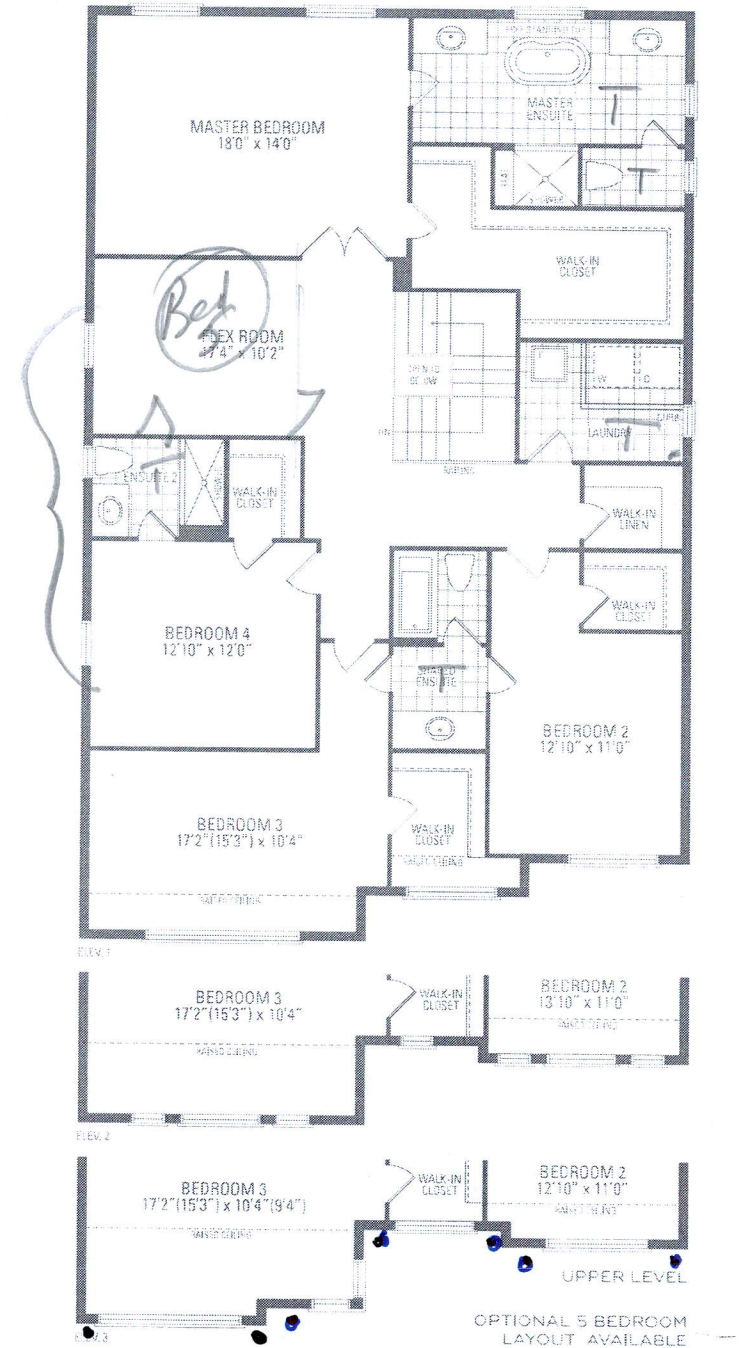
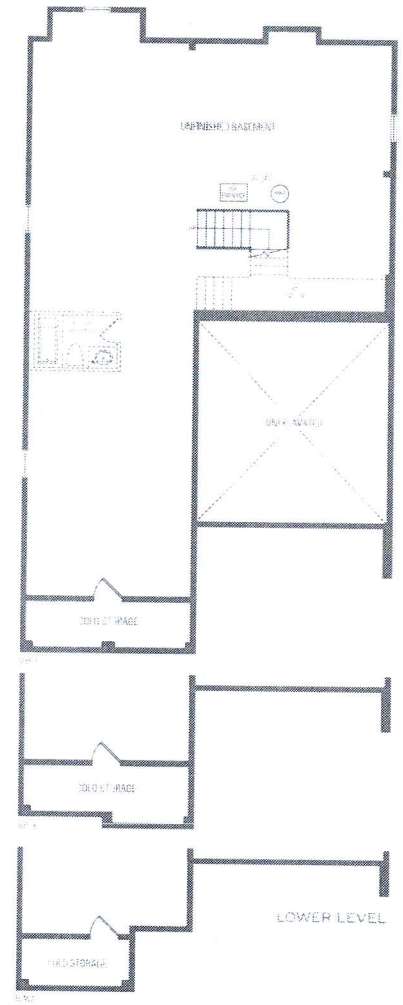
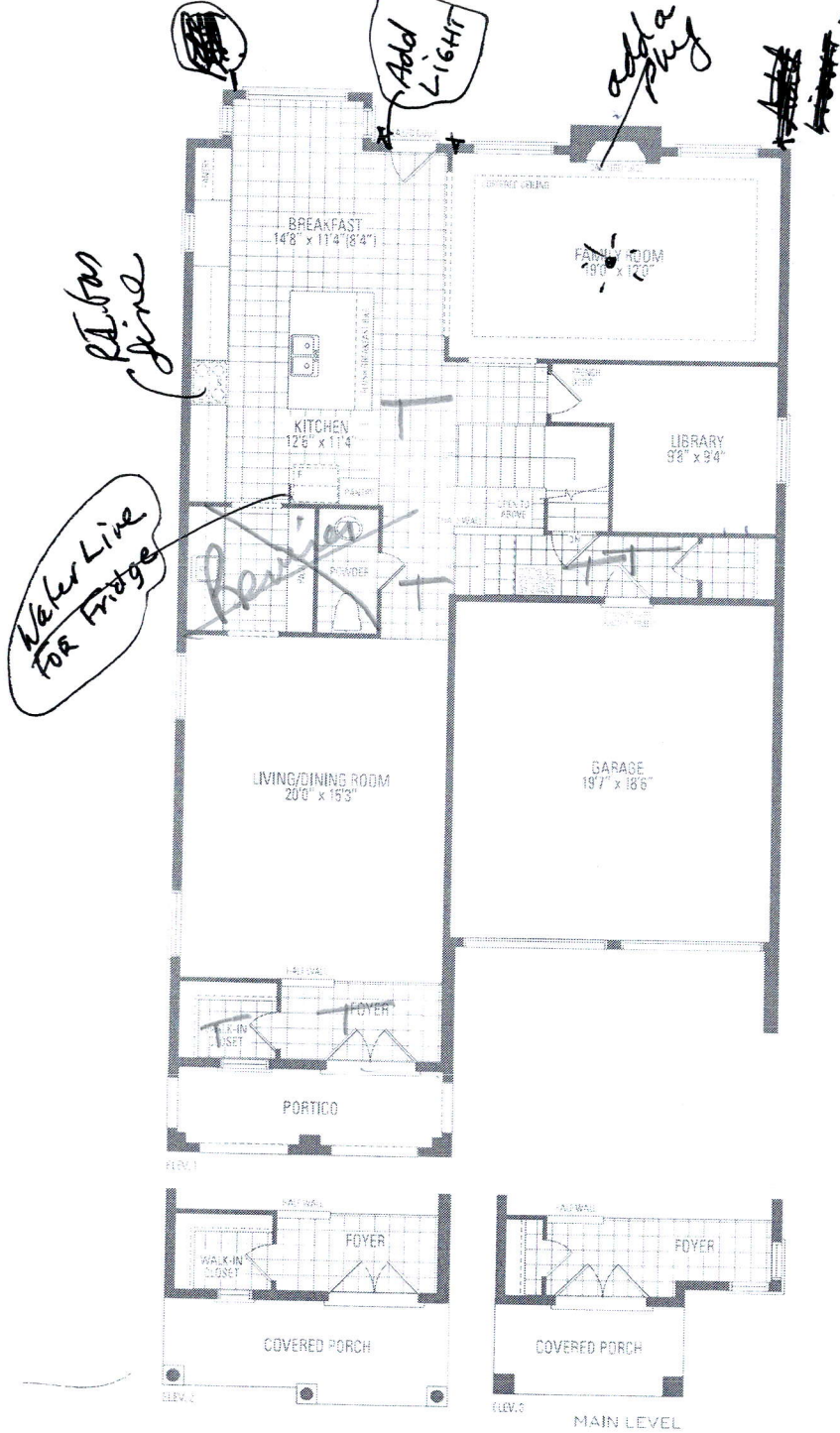
Date: _____

Signature: _____

Date: _____



Selba Industries			J#
W WIDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
<small>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.</small>			
			DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 20



MOUNTAINASH SIX ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 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 a not a concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020