



CONSTRUCTION SUMMARY

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

RECEIVED

PURCHASERS: Shamal CHUALAN and Nygar SALIMAN

JUL 6 - 2021

TEL:

LOT / PHASE 298 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Eleven Elev 3		
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CABINETRY

1 - 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 05Jul21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 05Jul21 Note:	1
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 05Jul21 Note:	2
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 05Jul21 Note:	3
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 05Jul21 Note:	3
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 05Jul21 Note:	4
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 05Jul21 Note:	5

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Jul21 Note:	
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CONSTRUCTION

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - RELOCATE SEAT - SEE SKETCH INCLUDES CHROME KNOB & HINGES 22Jul20 Note: IF CONSTRUCTION PERMITS	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 22Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 05Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 05Jul21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 05Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Jul21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 05Jul21 Note:	



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1 - 200 AMP ELECTRICAL SERVICE 22Jul20 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 05Jul21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 05Jul21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 05Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 05Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 05Jul21 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 05Jul21 Note:	
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PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS 05Jul21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 05Jul21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Jul21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,305.00 BALANCE (\$5,695.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/04/2020. 22Jul20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 05Jul21 Note:	
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EXTRAS AS PER OFFER

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:	
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Purchasers:Shamal CHUALAN & Nygar SALIMAN

Property: 298

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Eleven Elev 3

Lock Date: 5-Jul-21

5-Jul-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	431SA
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE	447SA
Ensuite Bath - Bedroom 2	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 3/4	DORAL H3081 HACIENDA BLACK	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials: NS SC

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5-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Laundry Room	TILE-INT HAB GRAPHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GHAIA GREY-12.5X12.5	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-ESSENZE GRIGIO-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 AFRICA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS DARK GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC BLANC GROENLANDIA-8X16	
SIDE/GARAGE ENTRY	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

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. Outer Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-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	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD 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	N/A	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	SIDE/GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

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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
<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	N/A	FLAT ON WALL	N/A
Mantle Type	N/A	MANTLE M1-STANDARD	N/A
Colour / Stain	N/A	AS PER CONSTRUCTION SPECIFICATIONS	N/A
Surround	N/A	GRIGIO CARNICO	N/A
Hearth	N/A	NO	N/A

** Refer to Construction Summary

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	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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 checked="" type="radio"/> Yes <input 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

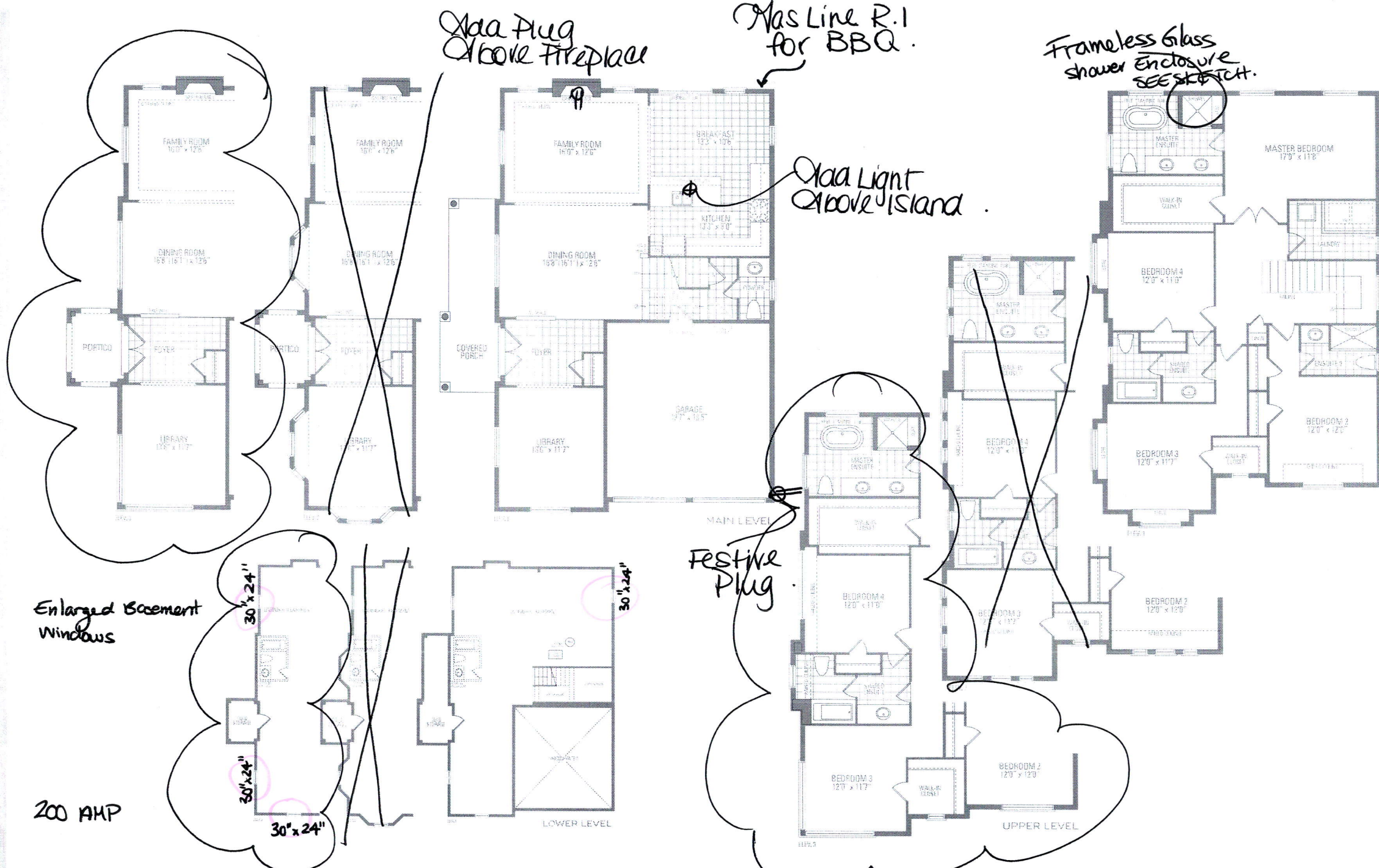
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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: 5-7-2021

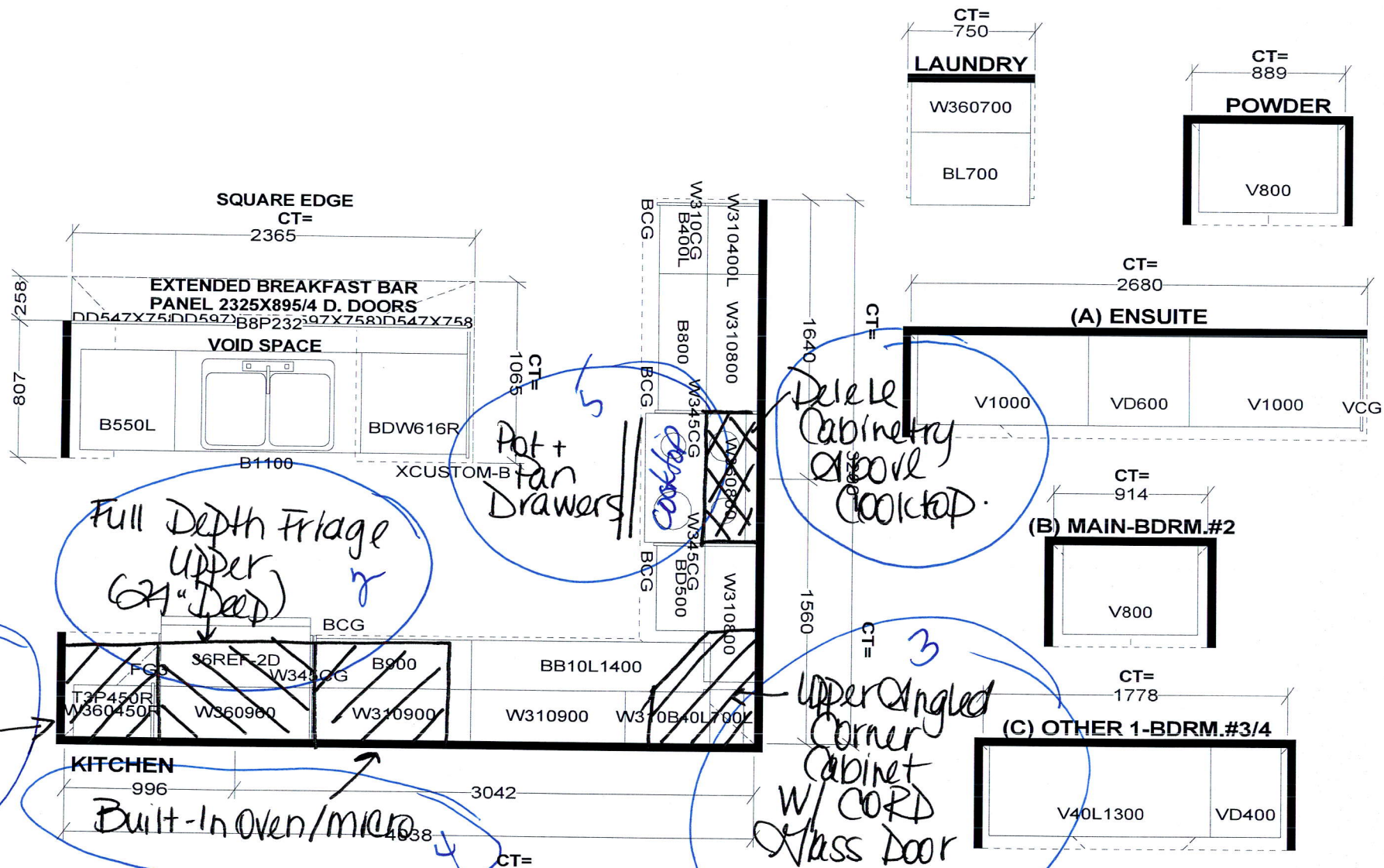
Signature:

Date: 5-7-2021



Lot 298 Russell Gardens III
VALLEYCREEK ELEVEN ELEV. 1 • 2,689 sq.ft. | ELEV. 2 • 2,691 sq.ft. | ELEV. 3 • 2,685 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances 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. Rugline and adjoining model types may vary due to siting. E. & D. E. May 2020



Selba Industries			J#
WW WIDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 11X 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>			
<small>DESIGNER: KS</small> <small>DATE: MAY 13 20</small>			

N.S

SC

LOT 298

RUSSELL GARDENS

PHASE 3

MOUNTAINVIEW HEIGHTS

VALLEYCREEK II

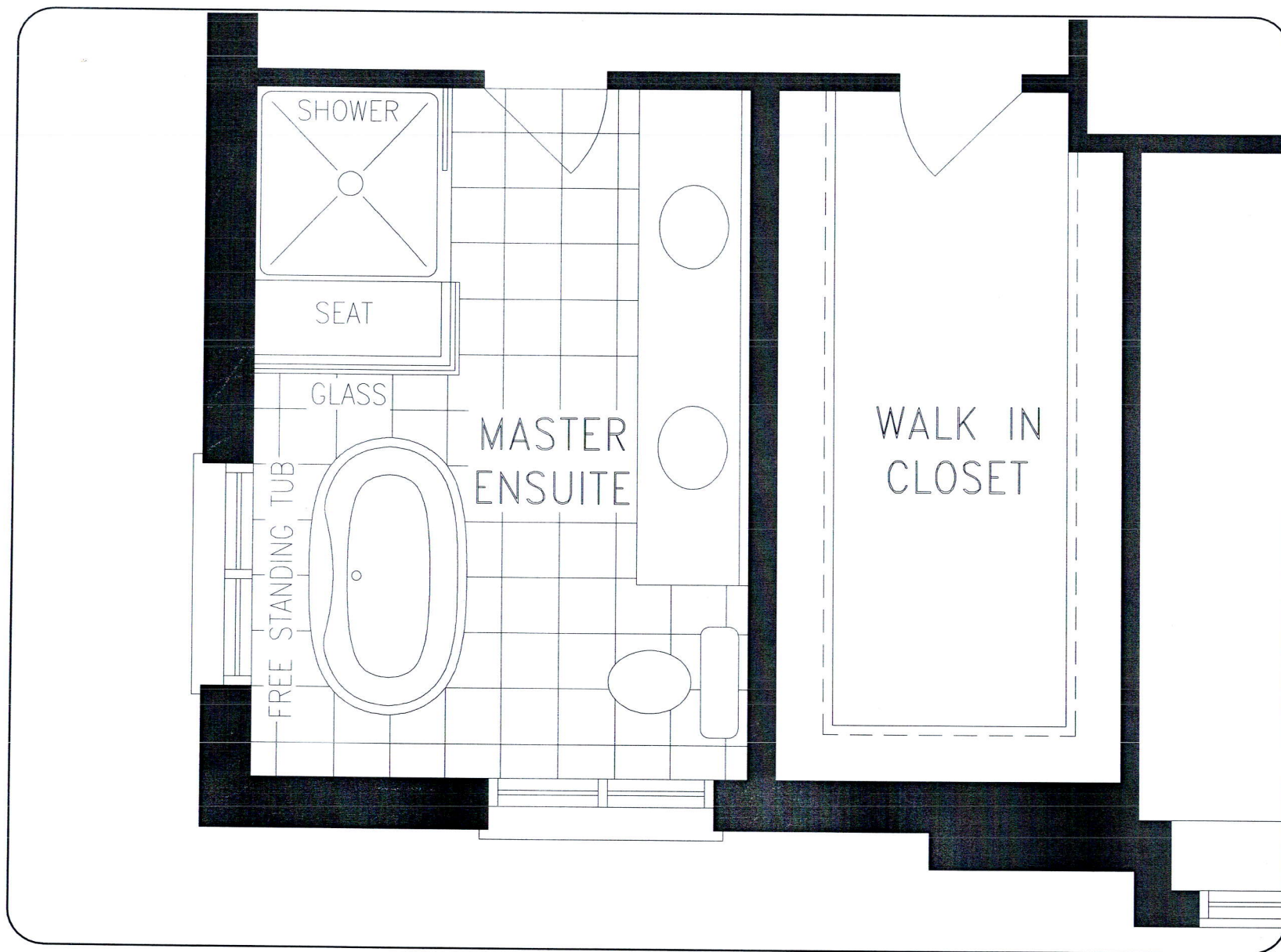
ELEV. 3

REVISION:

1. FRAMELESS GLASS SHOWER
AS PER SKETCH

N.S.

SC



UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

**REGION
DESIGN
INC.**

SCALE

N.T.S.

BY
VGPAGE No.
1 OF 1

Greenpark™