

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Hassan AL-GHAREIB and Reham Taiseer AL-GHAREIB			TEL: RES.: 416-716-9526	
LOT / PHASE 258 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 1		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 02Jul21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4/5 - FLOOR 02Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 02Jul21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 02Jul21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 02Jul21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 02Jul21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 10Aug20 Note: IF CONSTRUCTION PERMITS	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 02Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 02Jul21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 02Jul21 Note:	
1 - KITCHEN - INSTALL STANDARD 220V PLUG FOR ELECTRIC STOVE AS WELL AS 110V PLUG FOR GAS STOVE 02Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Jul21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 02Jul21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 10Aug20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 02Jul21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02Jul21 Note:	

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MISCELLANEOUS

1 - PURCHASER DECLINES FURTHER BALANCE OF CREDIT IN THE AMOUNT OF \$105.00 02Jul21 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 10Aug20 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 02Jul21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,620.00 BALANCE (\$9,380.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/19/2020. 10Aug20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - 1¾" SQUARE PICKETS 02Jul21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 02Jul21 Note:	

EXTRAS AS PER OFFER

SUNKEN FOYER AS PER GRADE CONDITION. Upgrade Note:	
LOW HEADROOM UNDER SUNKEN FOYER Upgrade Note:	
INSERT SKETCH DATED OCTOBER 20, 2020, AS ATTACHED. Upgrade Note:	
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 Worksheet Note:	
MAIN LEVEL 10 FOOT CEILING. 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 2 Jul 21 at 14:04

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Hassan AL-GHAREIB & Reham Taiseer AL-GHAI
(416) 716-9526 /
Candace Forza
2-Jul-21

Property: 258

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 1

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	447SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 4/5	DORAL H3081 HACIENDA BLACK	410SA
	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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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2-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-TRAVERTINO MOMENTO BIANCO POL-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Laundry Room	TILE-FORM LIGHT GREY (695)-13X13	<input type="checkbox"/>	
Powder Room	TILE-TRAVERTINO MOMENTO BIANCO POL-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
MUD ROOM	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 BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	N/A	
Ensuite Bath - Bedroom 4/5	TILE-LUC BLANC GROENLANDIA-8X16	
MUD ROOM	TILE-LUC BLANC GROENLANDIA-8X16	
	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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Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Living Room	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Dining Room	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Family Room	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Den / Library / Study	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Upper Landing	STRIP-NATURAL RED OAK-2 1/4"	S.G.
Upper Hall	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Master Bedroom	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #2	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #3	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #4	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
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

Picket Type

Stringer / Riser

Treads

V-GROOVE

1 3/4" SQUARE PICKETS

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Colour

Colour

Colour

Colour

NATURAL RED OAK

NATURAL RED OAK

NATURAL RED OAK

NATURAL 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

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim Paint-Semi Gloss

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

BIRCH WHITE

N/A

N/A

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

Master Ensuite

Ensuite Bath - Bedroom 2/3

Ensuite Bath - Bedroom 4/5

MUD ROOM

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A



N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

Initials:  

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Printed 7/2/2021 13:51:09

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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 M2-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

Gas Provisions Dryer

Comment

NO

NO

Gas Provisions Stove

Gas Provisions Barbecue

YES

YES

** Refer to Construction Summary

13. Electrical

Plugs and Switches

Hood Fan

Appliances

☒ White

DECOR

STANDARD WHITE

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

☐ Yes ☒ No

Dishwasher Rough-in

Yes

Above Kitchen Cabinet Light

Below Kitchen Cabinet Light

☐ Yes ☒ No

☐ Yes ☒ No

** 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.

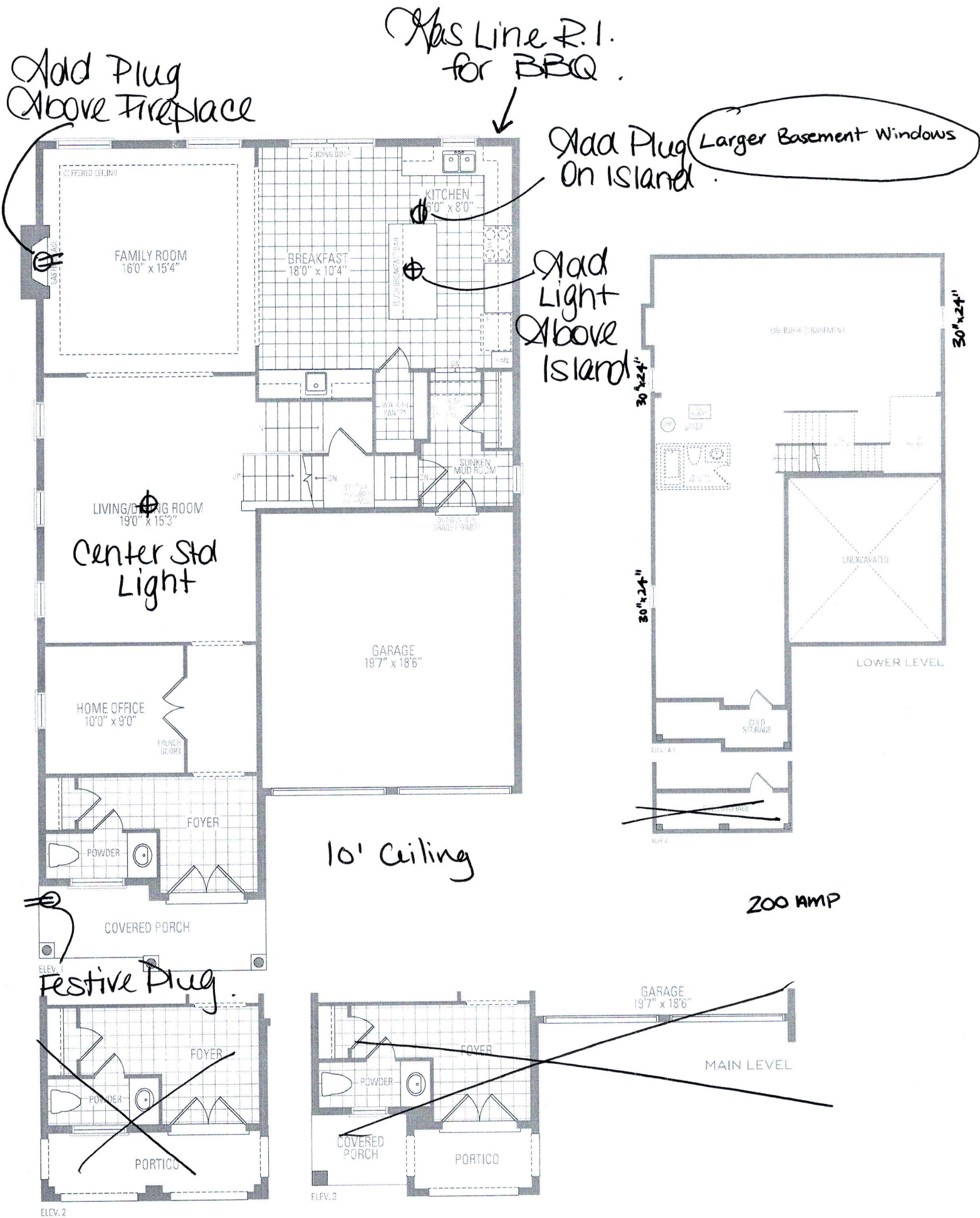
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:

Date: 7/2/21

Signature:

Date: 7/2/21



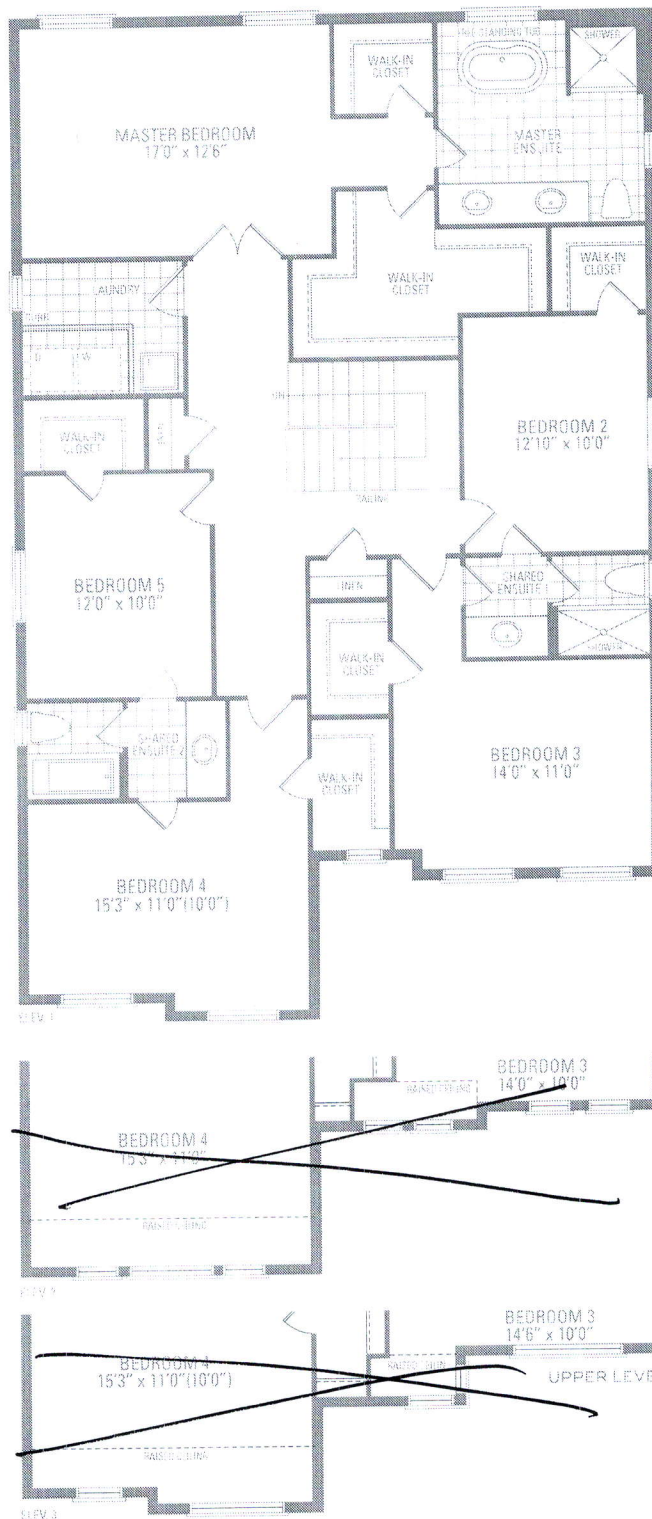
MOUNTAINASH FIVE ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.

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 the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline at



5 BEDROOM LAYOUT MOUNTAINASH FIVE

ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.



AG

HA

Greenpark
GROUP

Orientation of home may be reversed and purchaser agrees to accept the plan. Steps and porches may vary in any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor gross. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Site/line and adjoining model types may vary due to siting. © & D. E. May 2020

PURCHASER ALTERATION FORM

LOT 258
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 5
ELEV. 1

REVISION:

1. SUNKEN FOYER AS PER GRADE CONDITION
2. LOW HEADROOM UNDER SUNKEN FOYER

DocuSigned by:

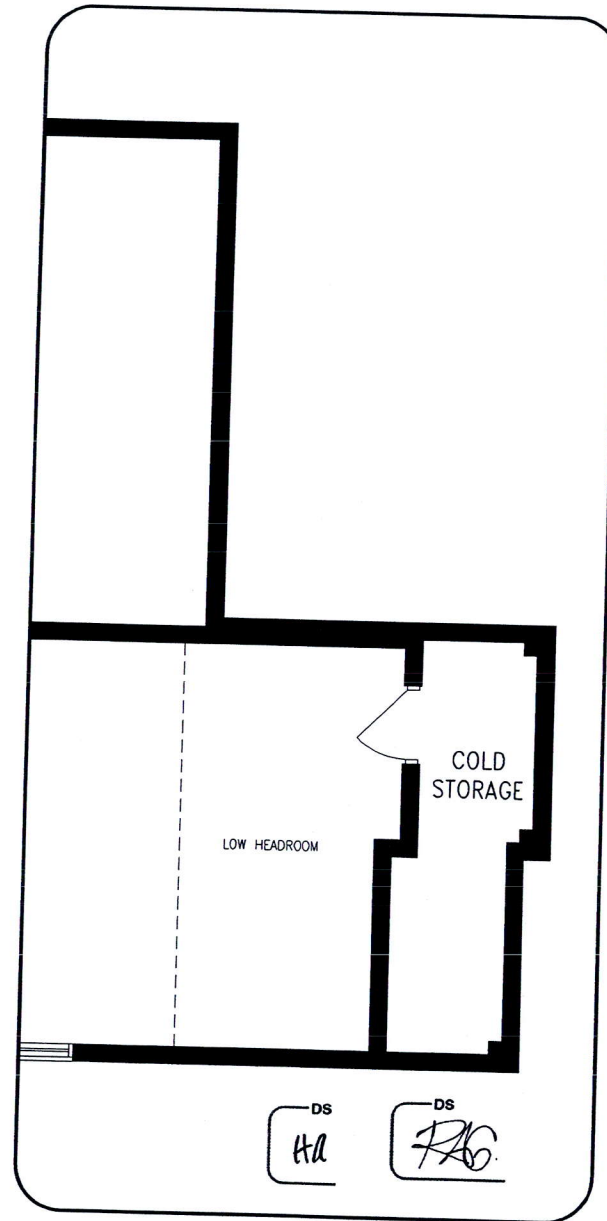
Hassan Al-Chareib
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21-Oct-20

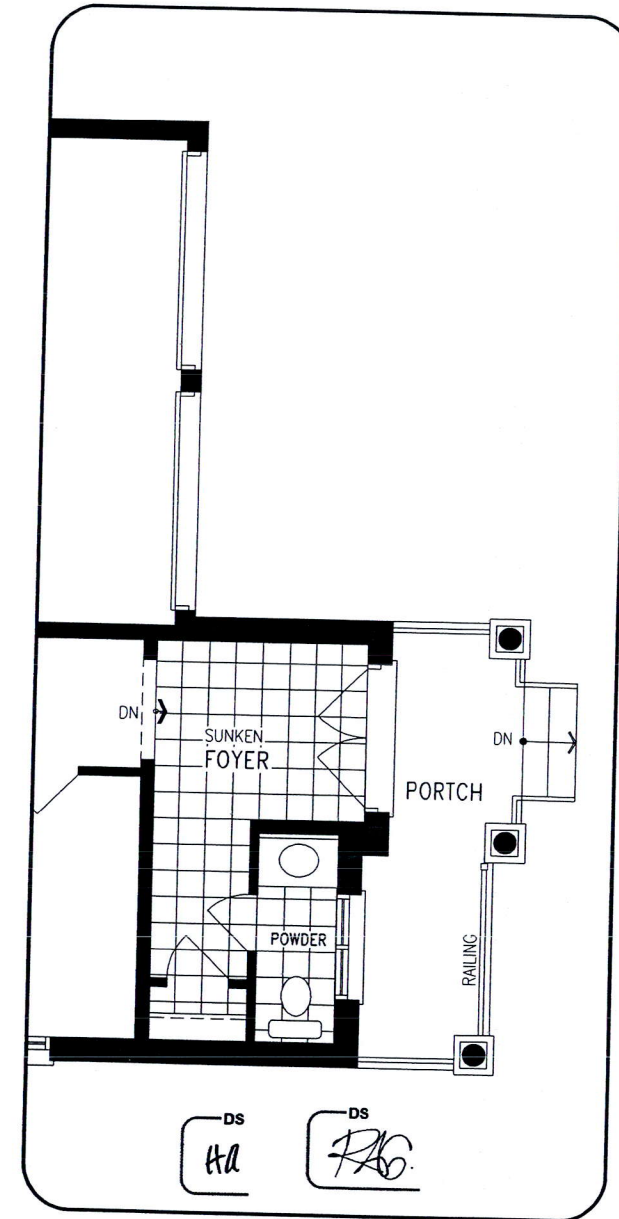
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21-Oct-20



LOWER LEVEL



MAIN LEVEL

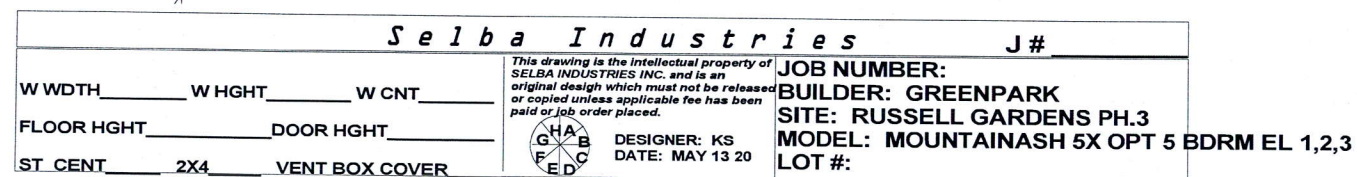
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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
BY
VG

N.T.S.
PAGE No.
1 OF 1





JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: MOUNTAINASH 5X OPT 5 BDRM EL 1,2,3
LOT #: