

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Rudreshkumar S. PANDYA and Priyadarshini PANDYA // Rahul Rudreshkum				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
282 / 3	62M-1266	Mountainash Four (5 Bedroom) Elev 3		

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 29Jun21 Note:	
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CONSTRUCTION

1 - KITCHEN - RELOCATE SINK AND DISHWASHER FROM ISLAND TO STOVE WALL AS PER SKETCH 12Aug20 Note:	
1 - SHARED ENSUITE BEDROOM 2/3 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 12Aug20 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 12Aug20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 29Jun21 Note:	
5 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED FOR FUTURE WALL MOUNTED TV 29Jun21 Note: APPROX. 5'-0" FROM FLOOR	
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Jun21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 29Jun21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 29Jun21 Note:	
6 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - SEPARATE SWITCH FROM STANDARD LIGHT 29Jun21 Note: MASTER BEDROOM - X1 BEDROOM 2 - X1 BEDROOM 3 - X1 BEDROOM 4 - X1 BEDROOM 5 - X1 FLEX ROOM - X1	
7 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - SEPARATE SWITCH FROM STANDARD LIGHT 29Jun21 Note: FOYER - X1 LIVING/DINING - X2 FAMILY ROOM - X2 BREAKFAST - X1 KITCHEN - X1	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 29Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29Jun21 Note:	
1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL 29Jun21 Note:	

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LOT / PHASE 282 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (5 Bedroom) Elev 3		
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HARDWOOD FLOORING

1 - ***DELETE*** HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 13Jul21 Note:	
1 - ***DELETE*** HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 13Jul21 Note:	
1 - ***DELETE*** HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 13Jul21 Note:	
1 - ***DELETE*** HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 13Jul21 Note:	
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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 29Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 29Jun21 Note:	

PLASTER MOULDINGS

1 - CORNICE MOULDING - - LIVING AND DINING ROOM 29Jun21 Note:	
1 - CORNICE MOULDING - - FAMILY ROOM 29Jun21 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29Jun21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jun21 Note:	
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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,000.00 BALANCE (\$10,000.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$16,000.00 AS PER SCHEDULE PE DATED 07/16/2020.
12Aug20 Note:

STAIRS AND RAILINGS

1 - 4 X 4 POSTS 29Jun21 Note:	
1 - V GROOVE HANDRAIL 29Jun21 Note:	
1 - EUROLINE 2 29Jun21 Note: BLACK IRON PICKET	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Jun21 Note:	

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 Six Worksheet Note:	
LOWER LEVEL POURED 8 FOOT 6 INCHES. Worksheet Note:	
MAIN LEVEL 10 FOOT CEILING. Worksheet Note:	
4 LARGER BASEMENT WINDOWS. Worksheet Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. 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 13 Jul 21 at 15:38

Purchasers: Rudreshkumar S. PANDYA & Priyadarshini PAND

Property: 282

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

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

Lock Date: 13-Jul-21

24-Jun-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	113SB
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOLATE	113SB
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	113SB
Ensuite Bath - Bedroom 2/3	DORAL W-500	190SA
Ensuite Bath - Bedroom 4/5	CONTINENTAL 823 DRIFT WOOD	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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-SMOKY TOPAZ 4589K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE TIGRIS 4783-60	

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Rudreshkumar S. PANDYA & Priyadarshini PAND

/

Aly Aversa

13-Jul-21

Property: 282

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24-Jun-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-GARDA GREY 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-COLOURS WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE-ESSENCE NERO 13X13	<input type="checkbox"/>	
Powder Room	TILE-COLOURS WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENCE NERO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-BEACH LIGHT GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-COLOURS WHITE 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-AFRICA LUC 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-NERO LIGHT GREY 8X10	
Ensuite Bath - Bedroom 4/5	TILE-EXTRA WHITE/GREY 8X16 MATTE	
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

Purchasers:

Rudreshkumar S. PANDYA & Priyadarshini PAND

Telephone Res. / Bus:

/

Decor Advisor:

Aly Aversa

Lock Date:

13-Jul-21

Property: 282

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Living Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Den / Library / Study	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 6 1/2" GOTHAM	
Upper Hall	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Master Bedroom	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #2	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #3	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #4	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #5	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
FLEX ROOM	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE with 4x4 POSTS	Colour	VINTAGE-WHITE OAK-GOTHAM
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-WHITE OAK-GOTHAM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE-WHITE OAK-GOTHAM

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	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	UPDATE - 814		Lower Landing		
Dining Room	UPDATE - 814				
Family Room	UPDATE - 814				

** 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 M3					
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	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 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
Dishwasher Rough-in	Yes					

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

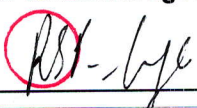
Disclaimers and Notes

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

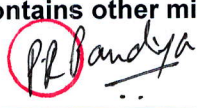
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 13 JUL 2021

Signature: 

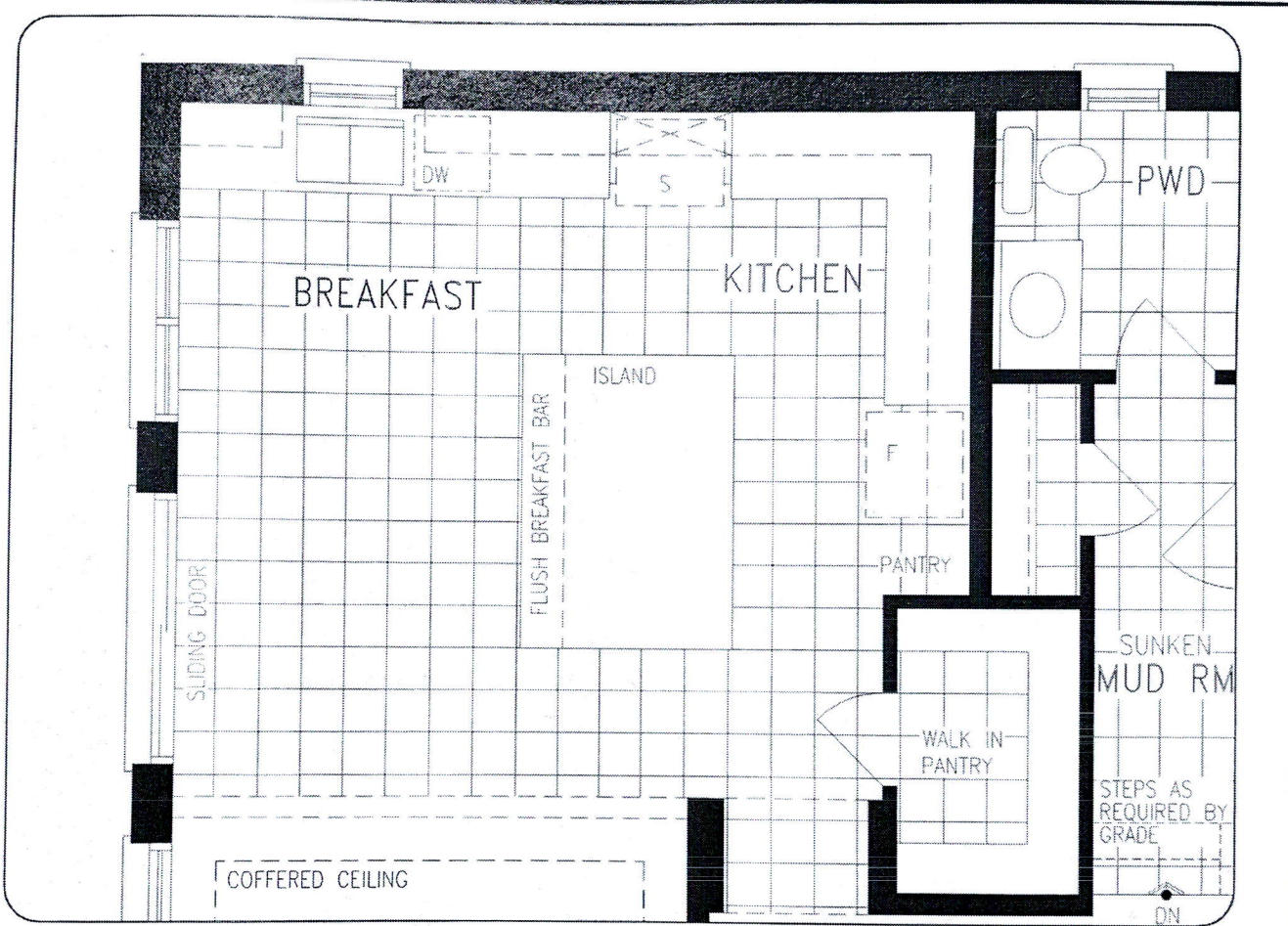
Date: 13 Jul. 2021

PURCHASER ALTERATION FORM

LOT 282
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 4
ELEV. 3

- REVISION:
1. ALTERNATE KITCHEN LAYOUT.
RELOCATED SINK UNDER
WINDOW AS PER SKETCH



RJP *[Signature]* Rabin P. P. R. Pandya

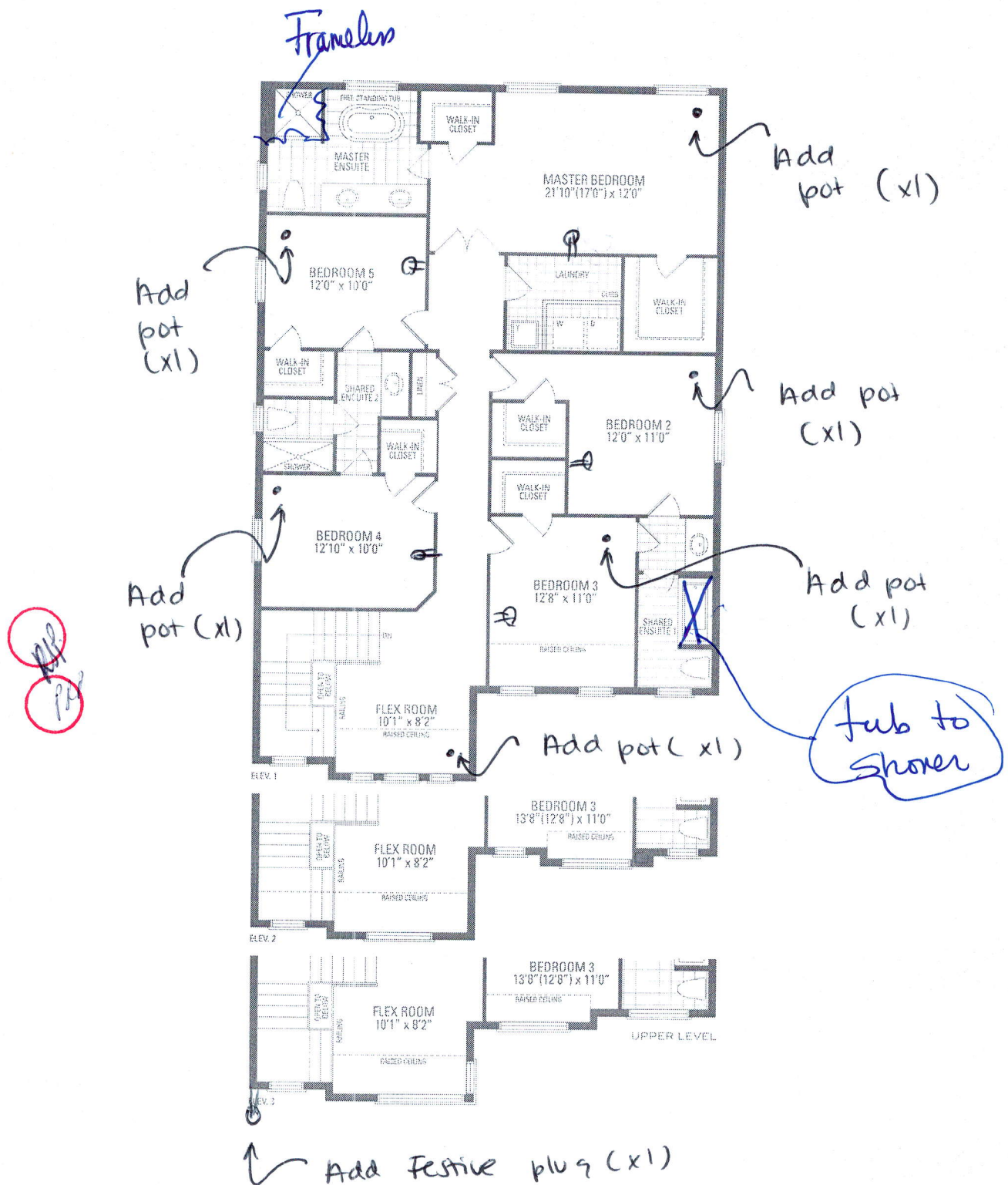
MAIN LEVEL

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

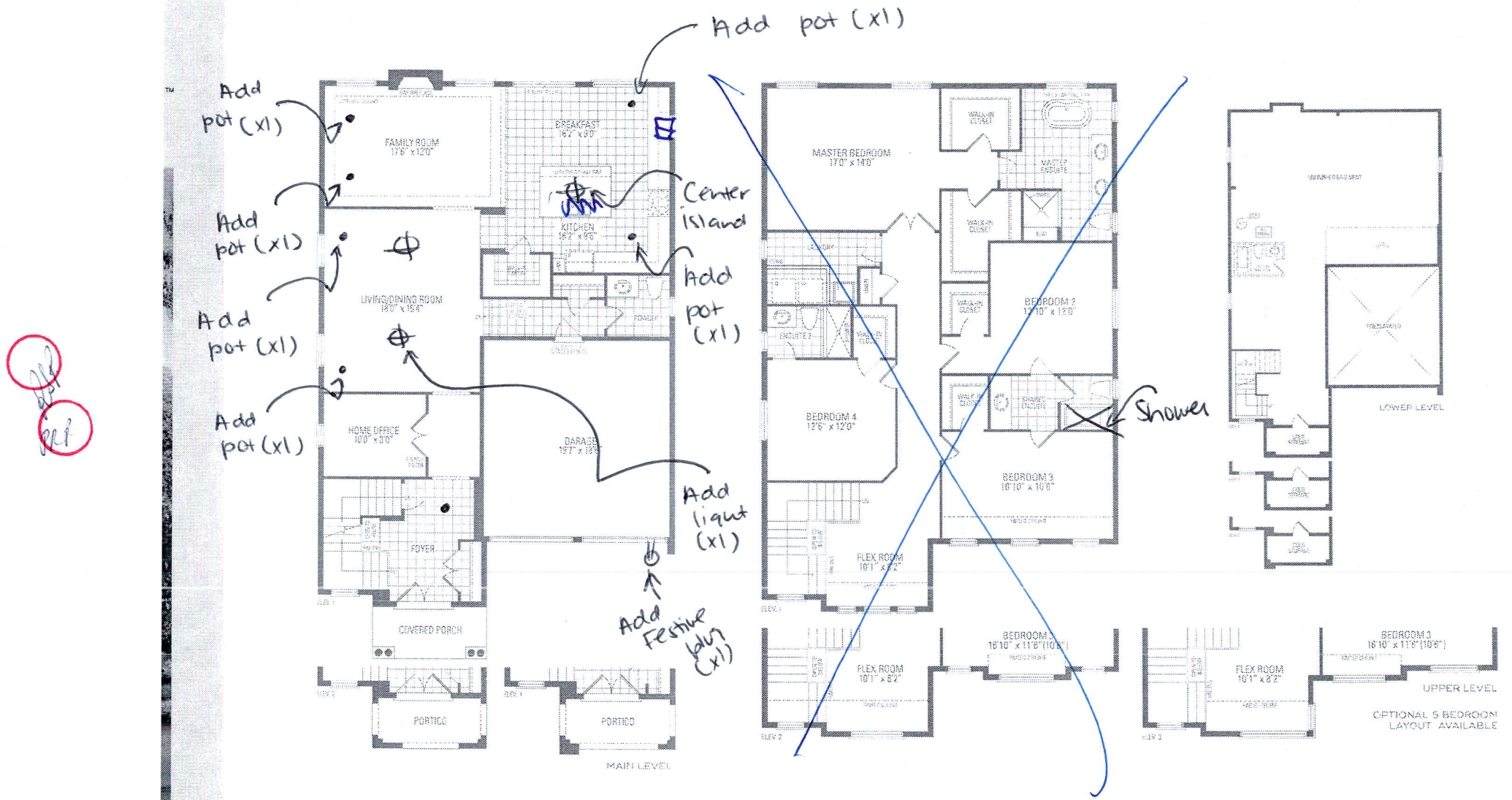
REGION DESIGN INC.	SCALE		N.T.S.
	BY	PAGE No.	
	VC	1 OF 1	



5 BEDROOM LAYOUT
MOUNTAINASH FOUR
ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 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 artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Redline and adjoining model types may vary due to siting. E & O. E. May 2021

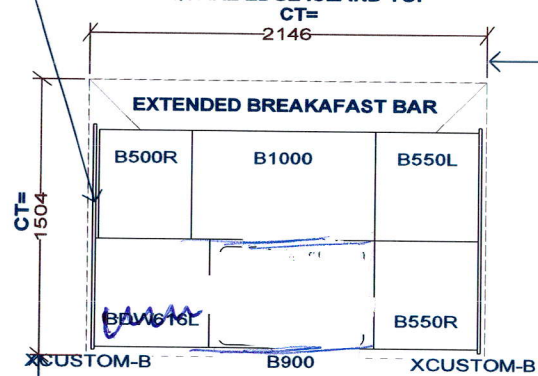


MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

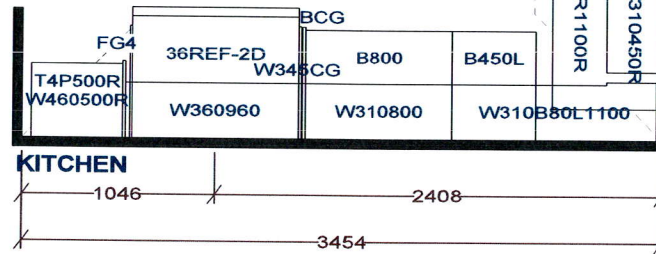
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variances. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofing and siding model types may vary due to pricing. E. & O. C. May 2020

PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG

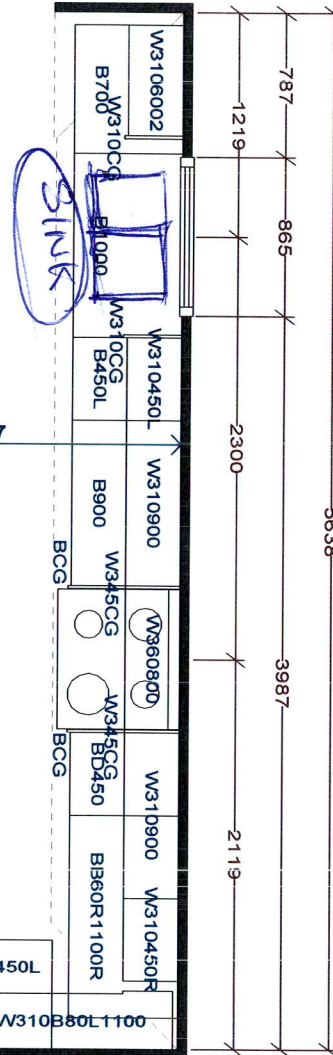
SQUARE EDGE ISLAND TOP



1676

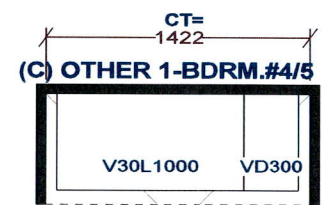
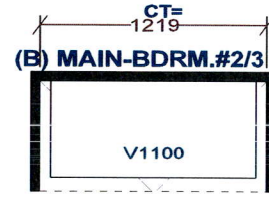
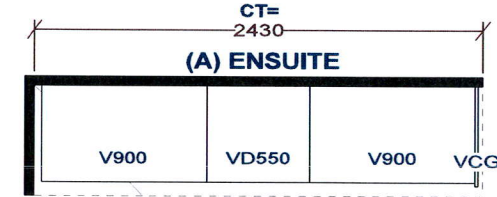
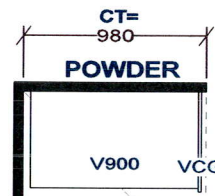
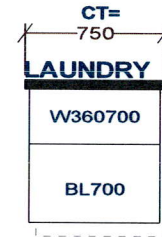


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Selba Industries			J#
W WIDTH _____	W HGHT _____	W CNT _____	<p>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</p> <p>DESIGNER: KS DATE: MAY 13 20</p>
FLOOR HGHT _____	DOOR HGHT _____		
ST. CENT _____	2X4 _____	VENT BOX COVER _____	
<p>JOB NUMBER: _____ BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 4X OPT 5 BDRM EL 1,2,3 LOT #: _____</p>			