

CONSTRUCTION SUMMARY

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

PURCHASERS: KULDIP SINGH TOOR and KIRANADEEP TOOR

TEL: RES.: 647-631-2009

LOT / PHASE 322 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Seven Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 14Jul21 Note:	
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 14Jul21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - VANITY - POWDER ROOM - UPGRADE 2 14Jul21 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 14Jul21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 14Jul21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 14Jul21 Note:	1
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 14Jul21 Note:	2
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 14Jul21 Note:	3
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 14Jul21 Note:	4
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - UPGRADE 2 14Jul21 Note:	5
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH PANEL CUTOUT FOR BUILT IN OVEN BELOW - UPGRADE 2 14Jul21 Note:	6
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 2 14Jul21 Note:	7
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 14Jul21 Note:	7
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 14Jul21 Note:	8
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 14Jul21 Note:	9

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 14Jul21 Note:	
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1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 14Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 14Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - SIDE ENTRANCE 14Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 14Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 14Jul21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 14Jul21 Note:	
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COUNTER TOP

1 - COUNTER TOP - UPGRADE - KITCHEN - BACKSPLASH 14Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 14Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 14Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 14Jul21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 14Jul21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 14Jul21 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 14Jul21 Note:	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 14Jul21 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 14Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 14Jul21 Note:	

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2 - PLUG - ELECTRICAL PLUG - INSTALLED FOR FUTURE WALL MOUNT 14Jul21 Note: APPROX. 5'-0" FROM FINISHED FLOOR				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 14Jul21 Note:				
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 14Jul21 Note: REFER TO SKETCH				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 14Jul21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Jul21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 14Jul21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 14Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 14Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 14Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 14Jul21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 14Jul21 Note:	
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - POWDER ROOM 14Jul21 Note:	
1 - CORNICE MOULDING - - LIVING AND DINING ROOM 14Jul21 Note:	
1 - CORNICE MOULDING - - LIBRARY/DEN 14Jul21 Note:	
1 - CORNICE MOULDING - - KITCHEN 14Jul21 Note:	
1 - CORNICE MOULDING - - FOYER 14Jul21 Note:	

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1 - CORNICE MOULDING - - FAMILY ROOM

14Jul21 Note:

PLUMBING

5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY

14Jul21 Note: POWDER - X1
 MASTER ENSUITE - X2
 BEDROOM 2 - X1
 SHARED 3/4 - X1

1 - TOE TESTER - ADD TOE TESTER TO SHOWER

14Jul21 Note: SHARED 3/4 - X1

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518

14Jul21 Note:

1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB

14Jul21 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

14Jul21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

14Jul21 Note:

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL

14Jul21 Note:

1 - 4 X 4 POSTS

14Jul21 Note: BOX POST

1 - EUROLINE 2

14Jul21 Note: BLACK IRON PICKET

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

14Jul21 Note:

EXTRAS AS PER OFFER

(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:	
Purchase Price includes Three (3) 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 th Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

KULDIP SINGH TOOR & KIRANADEEP TOOR

(647) 631-2009 /

Aly Aversa

14-Jul-21

Property: 322

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Seven Elev 3

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON W814XZ4	722SC
Laundry Room	ELISSE	Standard
Powder Room	HAMPTON W814XZ4	432SA
Master Ensuite Bathroom	MONACO 823 DRIFT WOOD	446SA
Ensuite Bath - Bedroom 2	MONACO 350 PLATINUM SILVER	446SA
Ensuite Bath - Bedroom 3/4	MONACO 904 INK	446SA

Appliances:

Built In Appliances

Slide In Stove

Dishwasher Cabinet

Stove Opening

Fridge Opening

☒ Yes ☐ No

☐ Closed ☒ Open

41" Upper Cabinets

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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	QUARTZITE-SUPER WHITE	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZITE-SUPER WHITE	#360 EDGE
Master Ensuite Bathroom	MARBLE-BIANCO CARRARA BRUSHED	#360 EDGE
Ensuite Bath - Bedroom 2	CRYSTAL ONYX ABSOLUTE	#360 EDGE
Ensuite Bath - Bedroom 3/4	CRYSTAL ONYX GLASSY	#360 EDGE

** Refer to Construction Summary

Purchasers:

KULDIP SINGH TOOR & KIRANADEEP TOOR

Property: 322

Telephone Res. / Bus:

(647) 631-2009 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Aly Aversa

Model and Elevation: Mountainash Seven Elev 3

Lock Date:

14-Jul-21

14-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45

Threshold-If App.

Entrance Vestibule	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-TRAV. MEM GRIGIO POL 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE NERO 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LITIUM PEARL POL 24X24	<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-TRAV. MEM GRIGIO POL 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS DARK GREY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-AFRICA LUCIDO 8X16	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	QUARTZITE-SUPER WHITE	

** 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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:  

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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(647) 631-2009 /

Aly Aversa

14-Jul-21

Property: 322

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Seven Elev 3

14-Jul-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Landing	N/A
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

Underpad

Type

Area

N/A

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE & 4X4 POST (BOX)	Colour	MIRAGE-RED OAK -DRIFTWOOD
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK -DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK -DRIFTWOOD

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	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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☒ Yes

☐ No

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14-Jul-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	UPDATE - 175		Kitchen/Breakfast	UPDATE - 175	
Main Hall	UPDATE - 175		Den/Library	UPDATE - 175	
Living Room	UPDATE - 175		Lower Landing	N/A	
Dining Room	UPDATE - 175		POWDER ROOM	UPDATE - 175	
Family Room	UPDATE - 175				

** 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 checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				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	Standard	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	<input 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

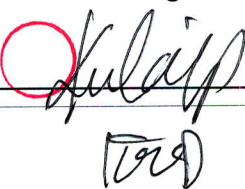
Disclaimers and Notes

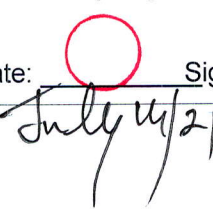
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.


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

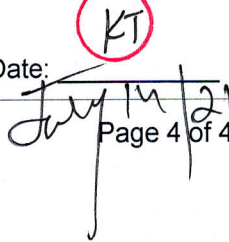
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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

Signature: 

Date: 

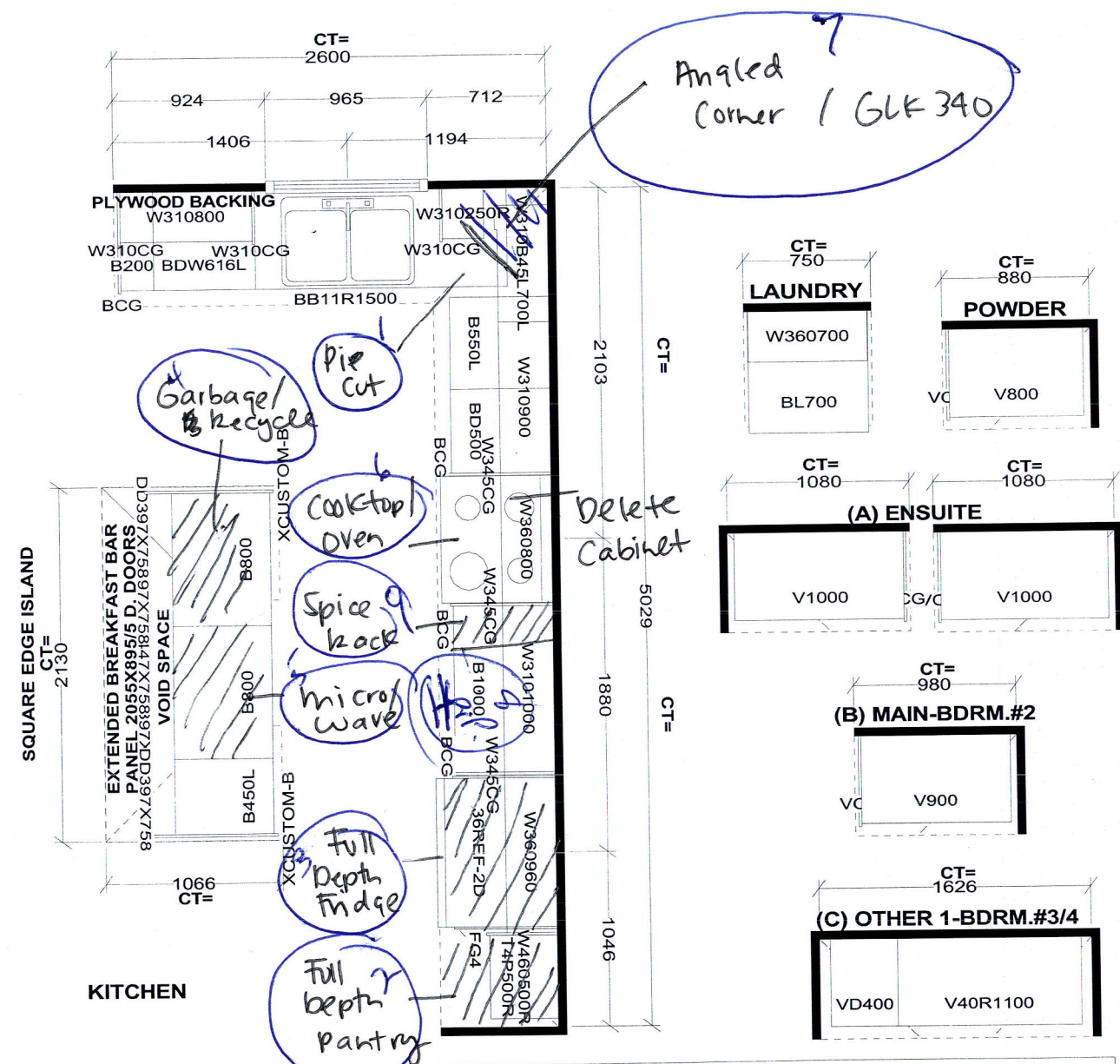
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Page 4 of 4

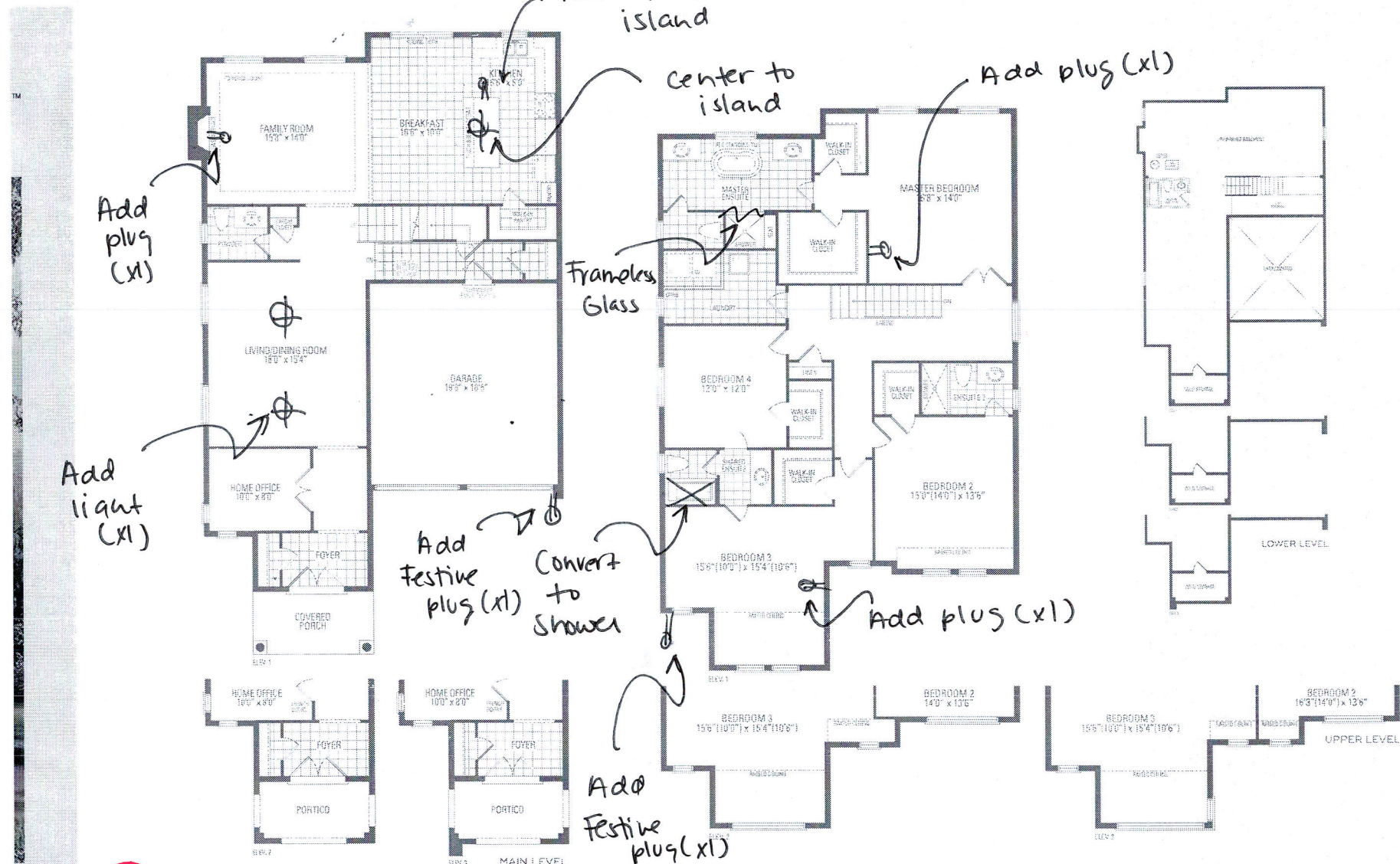
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[Handwritten signature and initials]

Selba Industries			J# _____	
<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>			JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 7X EL 1,2,3 LOT #:	
W WDTH _____	W HGHT _____	W CNT _____	<small>DESIGNER: KS DATE: MAY 13 20</small>	
FLOOR HGHT _____	DOOR HGHT _____			
ST. CENT _____	2X4 _____	VENT BOX COVER _____		



MOUNTAINASH SEVEN ELEV. 1 • 3,152 sq.ft. | ELEV. 2 • 3,157 sq.ft. | ELEV. 3 • 3,151 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 variations. Actual usable floor space may vary from the stated floor areas. All renderings are artist's conceptions. Dimensions, specifications and architectural detailing subject to modifications. Renderings and adjoining model types may vary due to slings. © & D. E. May 2020