

CONSTRUCTION SUMMARY

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

PURCHASER: NATASHA LA-TOYA JOHNSON

TEL:

LOT / PHASE 329 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 13Jul21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 13Jul21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 13Jul21 Note:	
1 - KITCHEN CABINETRY BASE - SLIDE IN RANGE PROVISION 13Jul21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 13Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 13Jul21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 13Jul21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER STOVE FOR FUTURE MICROWAVE/HOOD FAN 13Jul21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 13Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 13Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BEDROOM 13Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 13Jul21 Note:	



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1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 13Jul21 Note:	
1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO BE INSTALED ABOVE MIRROR - IF CONSTRUCTION PERMITS 13Jul21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 13Jul21 Note:	
1 - 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 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 13Jul21 Note:	

MIRRORS AND GLASS

1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 13Jul21 Note:	
1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 13Jul21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES - MASTER ENSUITE BATHROOM 13Jul21 Note:	

PLUMBING

1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - POWDER ROOM 13Jul21 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS 13Jul21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 13Jul21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 13Jul21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Jul21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 13Jul21 Note:	
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1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

13Jul21 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 <i>Worksheet</i> Note:	
Purchase Price includes 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 that the l <i>Worksheet</i> Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 13 Jul 21 at 13:27

Purchaser:

NATASHA LA-TOYA JOHNSON

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

13-Jul-21

Property:

329

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Valleycreek Two Elev 3

Plan #:

62M-1266

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	446SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHITE	410SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 2	DORAL W-500	448SB
Ensuite Bath - Bedroom 3/4	DORAL W-500	448SB
	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-PEARL SOAPSTONE 4886-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-BLACK ALICANTE 4926K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initial:



Purchaser:

NATASHA LA-TOYA JOHNSON

Property: 329

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Two Elev 3

Lock Date: 13-Jul-21

13-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM SILVER POLISHED-24X24 /	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM SILVER POLISHED-24X24 /	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>	
	N/A	<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	***LAID IN A STAGGERED PATTERN***
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC BLANC GROENLANDIA-8X16	
	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

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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Initial: 

NOTE: This is not an approved document. Document must be locked

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Lock Date: 13-Jul-21 Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Living Room	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Dining Room	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Family Room	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Upper Landing	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #5	N/A
KITCHEN & BREAKFAST	STRIP-MIRAGE-IMAGINE-TRUBALANCE-CHARACTER-DURAMATT-RED OAK-SANDSTONE-5"
	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 SANDSTONE RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE SANDSTONE RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE SANDSTONE RED OAK
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	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	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

Refer to Construction Summary

Initial: N

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13-Jul-21

Plan #: 62M-1266

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	NO	Gas Provisions Stove	NO
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 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 type="radio"/> Yes <input checked="" type="radio"/> No	<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.

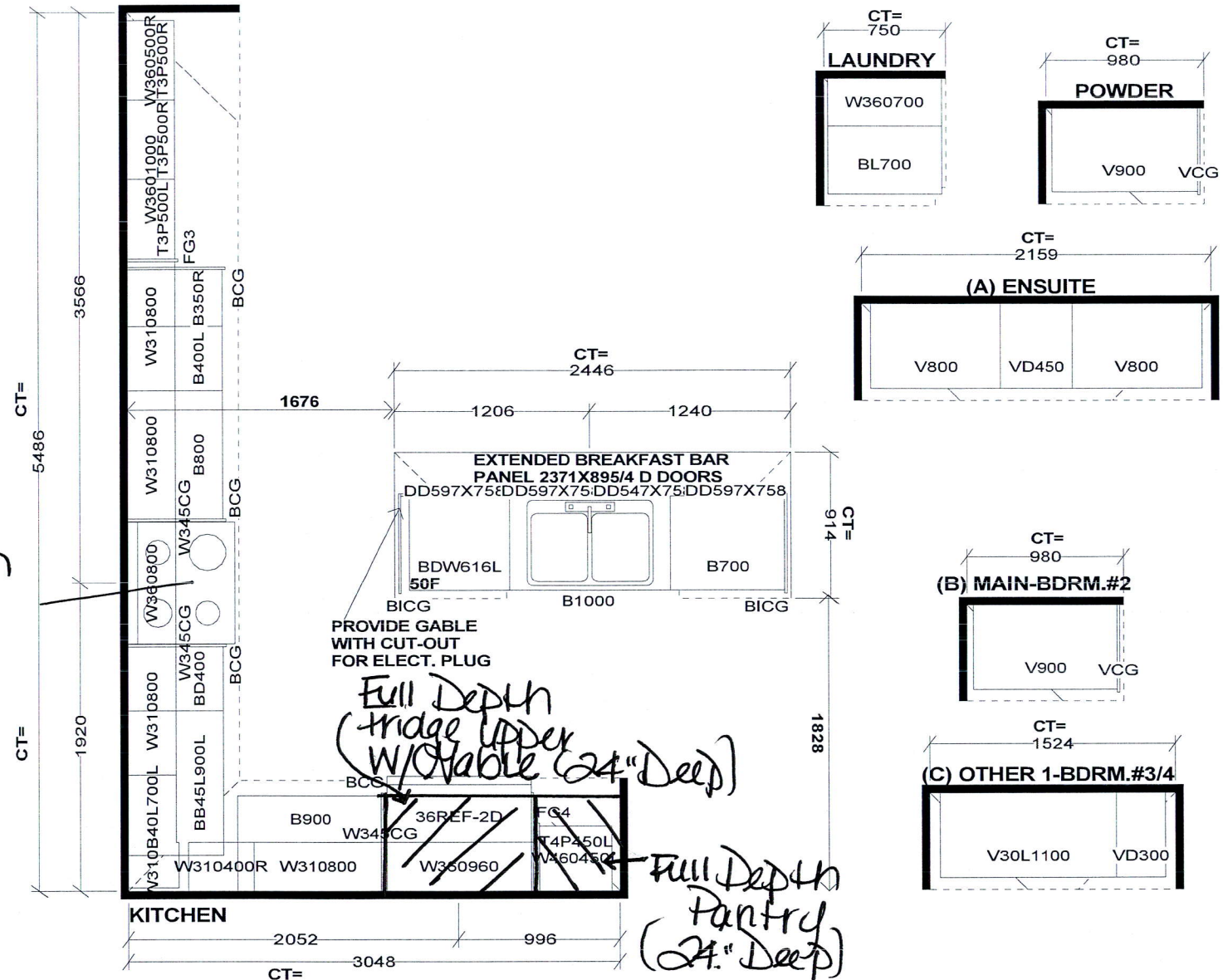
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.


Signature: 

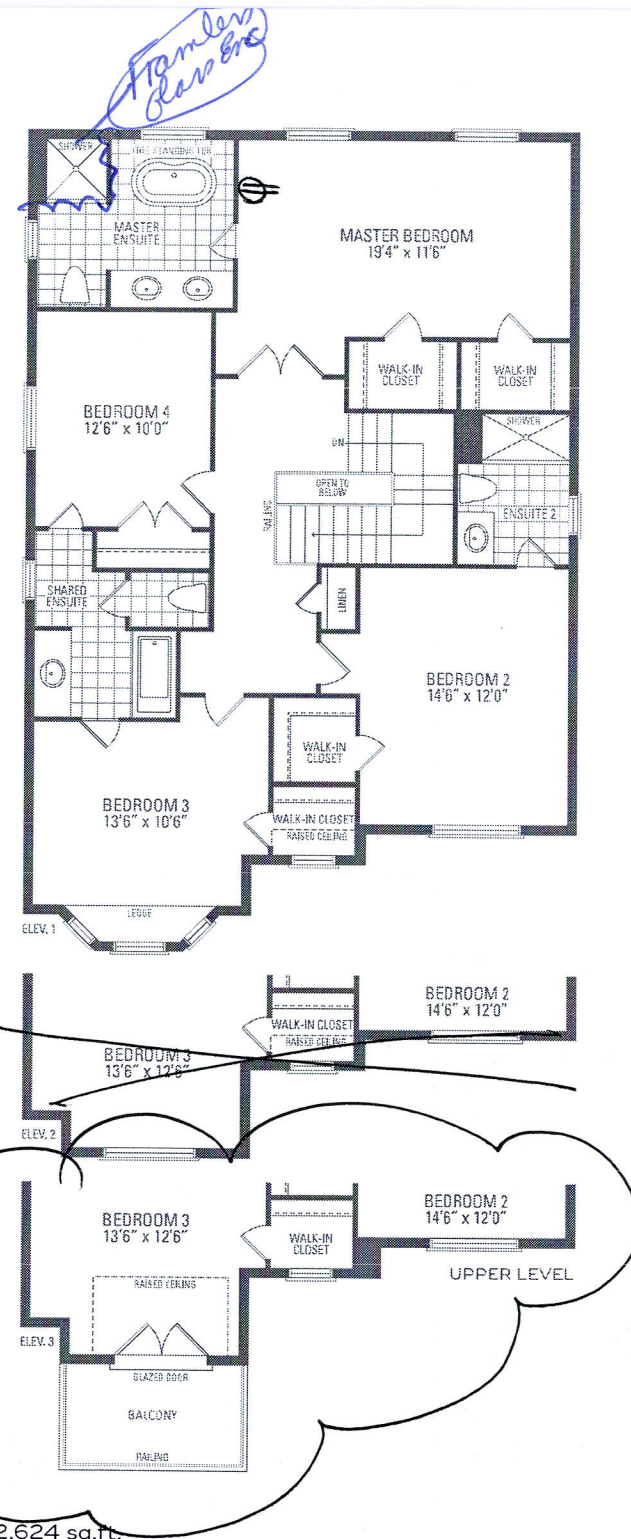
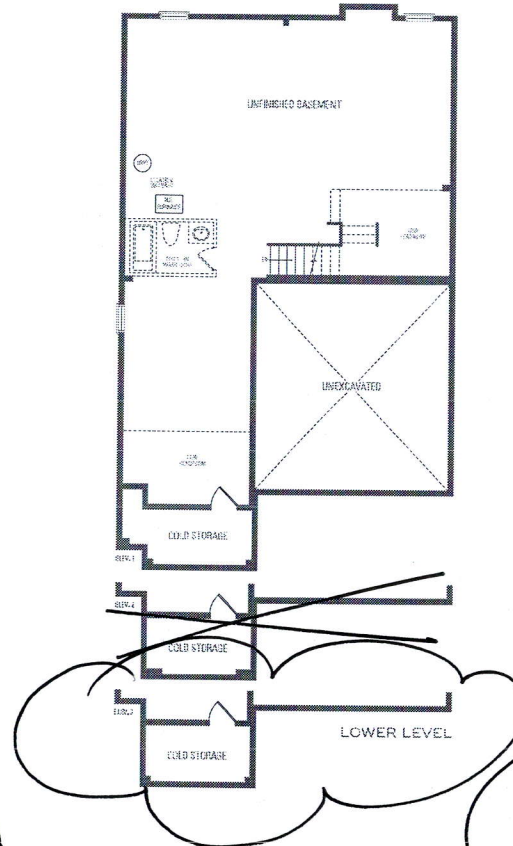
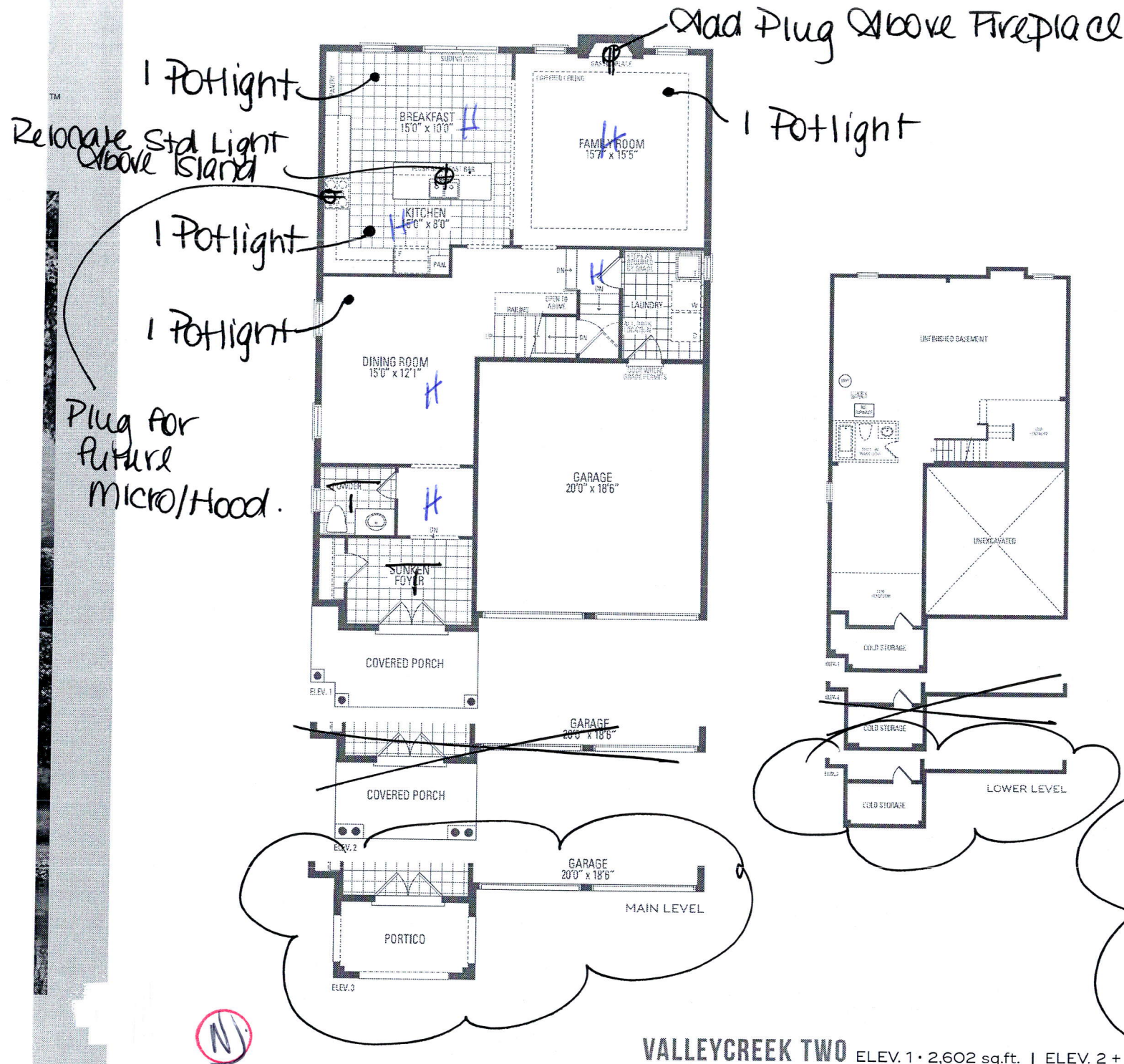
Date: 7/14/21

Kitchen
• Light Valance

Slide-In Stove



<i>S e l b a I n d u s t r i e s</i>			J# _____
WWIDTH _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST. CENT 2X4 VENT BOX COVER		<i>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.</i>	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 2X EL 1,2,3 LOT #:
		DESIGNER: KS DATE: MAY 13 20	



VALLEYCREEK TWO ELEV. 1 • 2,602 sq.ft. | ELEV. 2 + 3 • 2,624 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. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020