

CONSTRUCTION SUMMARY

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

RECEIVED

JUL 22 2021

TEL:

PURCHASERS: HARPREET KAUR CHANA and HARJIT SINGH CHANA

LOT / PHASE 214 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 21Jul21 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 21Jul21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN HOOD CABINETS - CONTEMPORARY WOOD HOOD – UPGRADE 1 21Jul21 Note:	1
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 21Jul21 Note:	2
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 21Jul21 Note:	3
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 21Jul21 Note:	4
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 21Jul21 Note:	5
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 21Jul21 Note:	6

CARPET

1 - CARPET - MASTER BEDROOM, BEDROOM 2, 3, 4 & 5 - COSTA BRAVA II 21Jul21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - SHOWER 21Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 21Jul21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 21Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 21Jul21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 21Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 21Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 21Jul21 Note:	



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1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM				
21Jul21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN				
21Jul21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER				
21Jul21 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET	
21Jul21 Note:	

COUNTER TOP

1 - COUNTER TOP - PROMO - ENSUITE BATHROOM VANITY COUNTER TOP	
21Jul21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN - BACKSPLASH	
21Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4/5 VANITY COUNTER TOP	
21Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP	
21Jul21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP	
21Jul21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP	
21Jul21 Note:	

ELECTRICAL

1 - KITCHEN - FAN INSERT FOR UPGRADE 30" HOOD - CYCLONE BX21528	
21Jul21 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING	
21Jul21 Note:	
2 - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - INSTALLED FOR POT LIGHTS ONLY	
21Jul21 Note: REFER TO SKETCH FAMILY ROOM LIVING ROOM	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT	
21Jul21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT	
21Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
21Jul21 Note:	



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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 21Jul21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 21Jul21 Note:				
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING ROOM - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 21Jul21 Note:				
8 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 21Jul21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 21Jul21 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 21Jul21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 21Jul21 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 21Jul21 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 21Jul21 Note:				

PLASTER MOULDINGS

1 - CORNICE MOULDING - - SIDE HALL 21Jul21 Note:				
1 - CORNICE MOULDING - - LIVING AND DINING ROOM 21Jul21 Note:				
1 - CORNICE MOULDING - - LIBRARY/DEN 21Jul21 Note:				
1 - CORNICE MOULDING - - KITCHEN 21Jul21 Note:				
1 - CORNICE MOULDING - - FOYER 21Jul21 Note:				
1 - CORNICE MOULDING - - FAMILY ROOM 21Jul21 Note:				

PLUMBING

1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH 21Jul21 Note: POWDER ROOM - X1				
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4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 21Jul21 Note: POWDER ROOM - X1 MASTER ENSUITE - X1 SHARED 2/3 - X1 SHARED 4/5 - X1	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 21Jul21 Note: MASTER ENSUITE - X1 SHARED 2/3 - X1 SHARED 4/5 - X1	
5 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 21Jul21 Note: POWDER - X1 MASTER ENSUITE - X2 ENSUITE 2/3 - X1 ENSUITE 4/5 - X1	
4 - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT 21Jul21 Note: POWDER - X1 MASTER ENSUITE - X1 ENSUITE 2/3 - X1 ENSUITE 4/5 - X1	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 21Jul21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 21Jul21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jul21 Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 21Jul21 Note:	
1 - 1¾" SQUARE PICKETS 21Jul21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 21Jul21 Note:	

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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:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <i>Worksheet</i> Note:	
Purchase Price includes FOUR (4) 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 <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
WALK UP Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser ackno <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 21 Jul 21 at 16:12

Purchasers: HARPREET KAUR CHANA & HARJIT SINGH CH

Property: 214

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

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

Lock Date: 21-Jul-21

21-Jul-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	410SA
Master Ensuite Bathroom	DORAL W-500	411SB
Ensuite Bath - Bedroom 2/3	DORAL W-500	410SA
Ensuite Bath - Bedroom 4/5	DORAL W-500	410SA

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	QUARTZ-VITTORIA WHITE T5P3	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-VITTORIA WHITE T5P3	#360 EDGE
Master Ensuite Bathroom	GRANITE-MISTY NIGHT	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZITE-TERRA BIANCA	#360 EDGE
Ensuite Bath - Bedroom 4/5	QUARTZITE-TERRA BIANCA	#360 EDGE

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Lock Date: 21-Jul-21

21-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LIFE FOG 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LIFE ICE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-COLOURS NERO 13X13	<input type="checkbox"/>	
Powder Room	TILE-LIFE ICE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GLOSSY ANTRACITE FM45GL005S 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LIFE ICE 12X24	<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-GLOSSY ANTRACITE FM45GL005S 18X18	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE 12X24	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	QUARTZ-VITTORIA WHITE T5P3	

** 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

7. Other Flooring

Initials:

Purchasers:

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Telephone Res. / Bus:

/

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Decor Advisor:

Aly Aversa

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21-Jul-21

21-Jul-21

Plan #:

62M-1266

7. Other Flooring

Main Hall	N/A	
Living Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-CHARCOAL MAPLE 5" CASHMERE	
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-CHARCOAL MAPLE 5" CASHMERE	
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-CHARCOAL MAPLE 5" CASHMERE	
Den / Library / Study	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-CHARCOAL MAPLE 5" CASHMERE	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-CHARCOAL MAPLE 5" CASHMERE	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	CARPET-COSTA BRAVA II A8129 - COMET GREY 86533	
Bedroom #2	CARPET-COSTA BRAVA II A8129 - COMET GREY 86533	
Bedroom #3	CARPET-COSTA BRAVA II A8129 - COMET GREY 86533	
Bedroom #4	CARPET-COSTA BRAVA II A8129 - COMET GREY 86533	
Bedroom #5	CARPET-COSTA BRAVA II A8129 - COMET GREY 86533	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE-MAPLE-CHARCOAL
Picket Type	1 3/4" SQUARE PICKETS	Colour	MIRAGE-MAPLE-CHARCOAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-MAPLE-CHARCOAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-MAPLE-CHARCOAL

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	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4/5	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes☐ No

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21-Jul-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	UPDATE - 814		Kitchen/Breakfast	UPDATE - 814	
Main Hall	N/A		Den/Library	UPDATE - 814	
Living Room	UPDATE - 814		Lower Landing	N/A	
Dining Room	UPDATE - 814		SIDE ENTRANCE	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 M2-STANDARD					
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	YES
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	CYCLONE INSERT 28" #BX21528		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes <input 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	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary **

14. General Comments

** Refer to Construction Summary

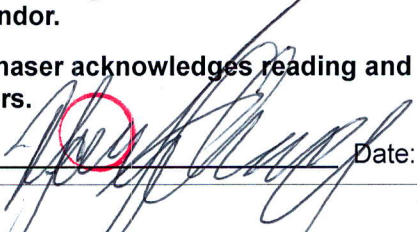
Disclaimers and Notes

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

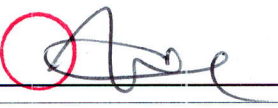
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 

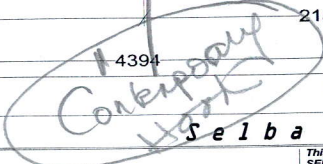
Date: 07/21/21

Signature: 

Date: 07/21/21

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PURCHASER ALTERATION FORM

LOT 214
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 6
ELEV. 1

REVISION:

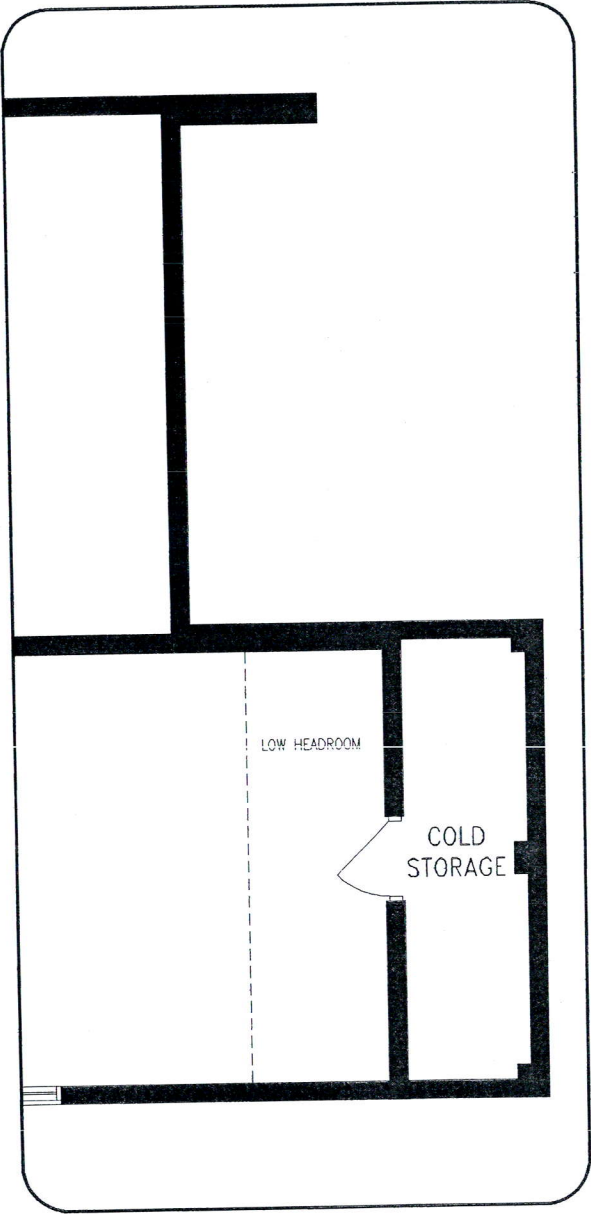
1. SUNKEN FOYER AS PER
GRADE CONDITION

01-Oct-20

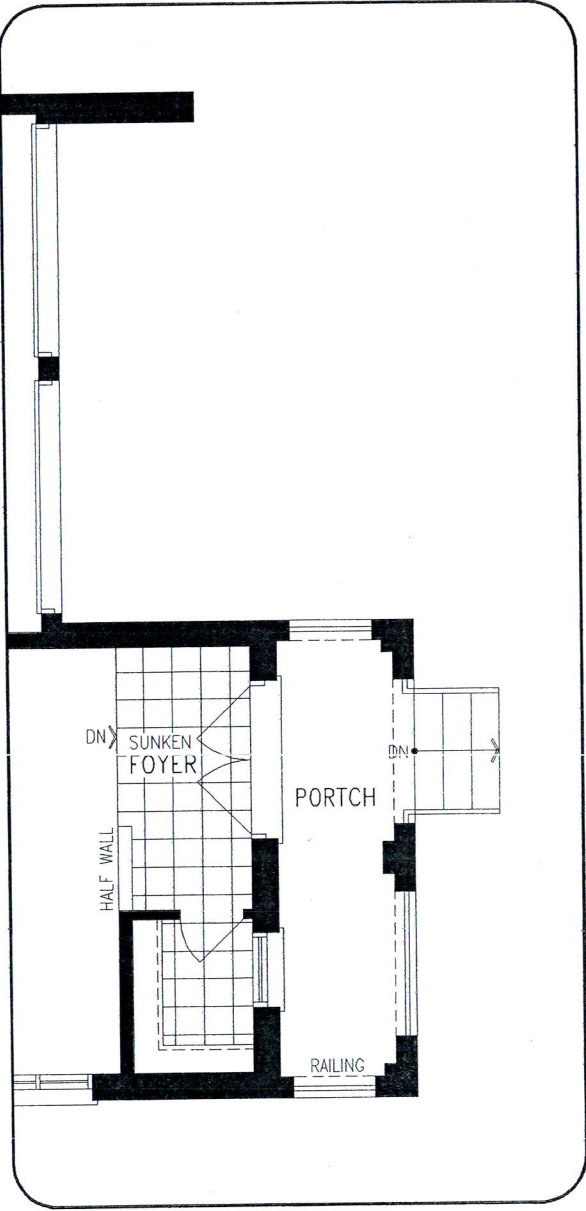
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HKL

01-Oct-20

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MSC



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.

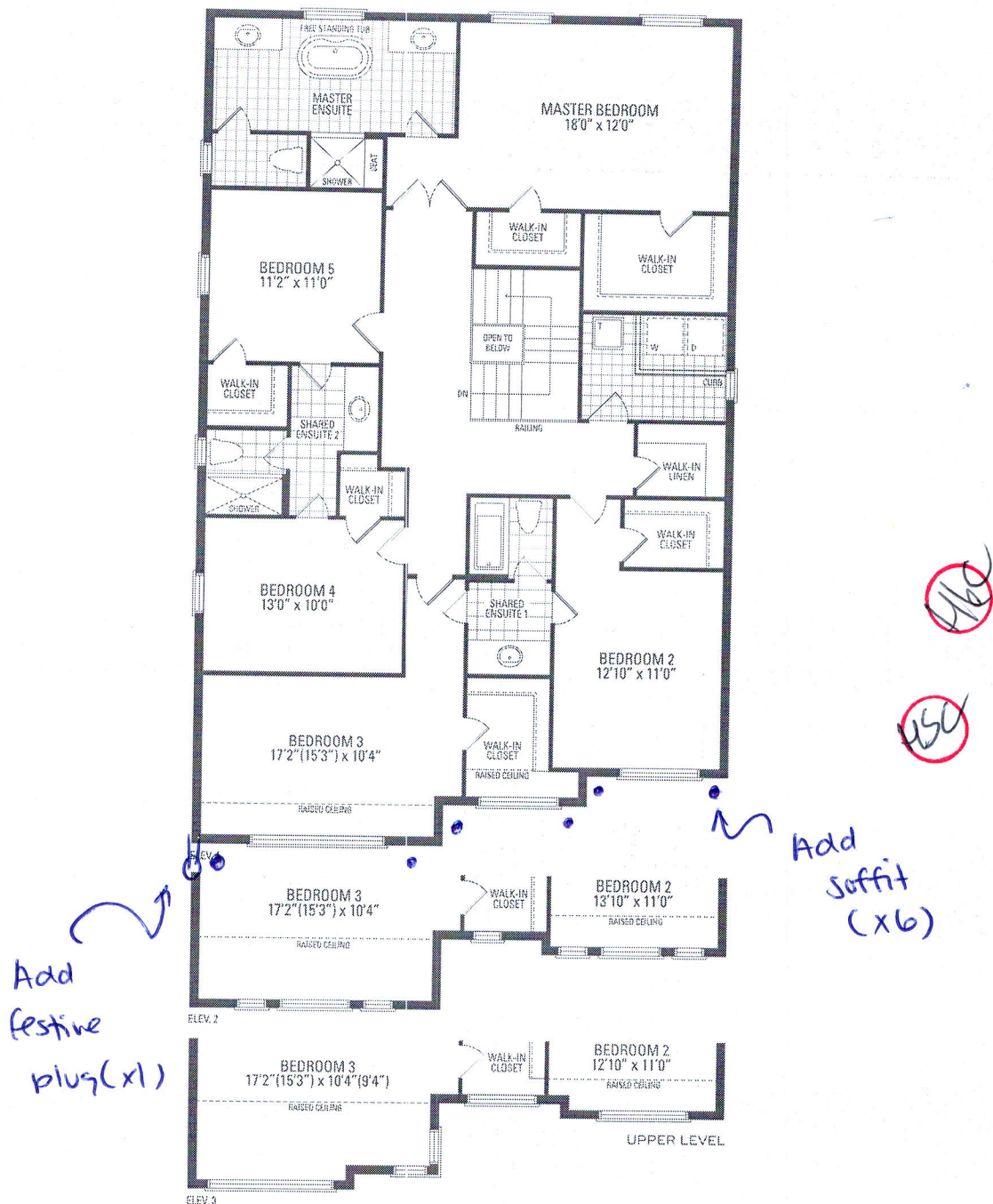
SCALE
N.T.S.
BY
VG
PAGE No.
1 OF 1

Greenpark™

5 BEDROOM LAYOUT

MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 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. Roadline and adjoining model types may vary due to siting. E. & O. E. May 2021