

CONSTRUCTION SUMMARY

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

PURCHASERS: JIA GU and DIZHU TONG

TEL: RES.: 437-982-2777

LOT / PHASE 210 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (5 Bedroom) Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 27Jul21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 27Jul21 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 27Jul21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE BANK OF DRAWERS - SEE SKETCH 27Jul21 Note:	
1 - KITCHEN - REDUCE PANTRY AND SHIFT FRIDGE TO ACCOMMODATE BUILT-IN OVEN AND MICRO 27Jul21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 27Jul21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 27Jul21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 27Jul21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 27Jul21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 27Jul21 Note:	
1 - KITCHEN CABINETRY ACCESSORY - MAGIC CORNER MECHANISM - PRICE IS EACH - STANDARD 27Jul21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 27Jul21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 27Jul21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Jul21 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 27Jul21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 27Jul21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 27Jul21 Note:	

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1 - TILE - UPGRADE 4 MOSAIC FLOOR TILE - - POWDER ROOM	
27Jul21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS	
27Jul21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET	
27Jul21 Note:	

COUNTER TOP

1 - BACKSPLASH - QUARTZ - FULL HEIGHT - UPGRADE - KITCHEN	
27Jul21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP	
27Jul21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP	
27Jul21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP	
27Jul21 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS	
27Jul21 Note: SPECIFICATIONS REQUIRED	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY	
27Jul21 Note:	
1 - POT LIGHT - SHOWER POT LIGHT INSTALLED IN TUB - ENSUITE 4/5 BATHROOM	
27Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING	
27Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND	
27Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
27Jul21 Note:	
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE	
27Jul21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST	
27Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE	
27Jul21 Note:	

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4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 27Jul21 Note:				
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 27Jul21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 27Jul21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27Jul21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 27Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Jul21 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 27Jul21 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 27Jul21 Note:	
1 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME HINGES - MASTER ENSUITE BATHROOM 27Jul21 Note:	

PAINTING

1 - INTERIOR DOORS, BASEBOARDS, TRIM AND FIREPLACE MANTEL - UPGRADE WHITE PAINT 27Jul21 Note:	
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - FAMILY ROOM 27Jul21 Note:	
1 - CORNICE MOULDING - - LIVING AND DINING ROOM 27Jul21 Note:	
1 - CORNICE MOULDING - - FOYER 27Jul21 Note:	

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PLUMBING

3 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY - MASTER ENSUITE BATHROOM & POWDER ROOM 27Jul21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 27Jul21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 27Jul21 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 27Jul21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Jul21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Jul21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 27Jul21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Jul21 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:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. Worksheet 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 lo 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 27 Jul 21 at 14:25

Purchasers: JIA GU & DIZHU TONG

Telephone Res. / Bus: (437) 982-2777 /

Decor Advisor: Candace Forza

Lock Date: 27-Jul-21

Property: 210

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	DORAL WHITE	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	431SA
Ensuite Bath - Bedroom 4/5	DORAL H3078 HACIENDA WHITE	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☒ Yes ☐ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

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	QUARTZ-MISTRAL	#360
Laundry Room	N/A	
Powder Room	QUARTZ-VERMONT	#360
Master Ensuite Bathroom	QUARTZ-FUSION WHITE	#360
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Property: 210

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-TRAVERTINO MEM BIANCO POL-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-TRAV MEM BIANCO INTRECCIO MOSAIC-12X12	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-TRAVERTINO MEM GRIGIO POL-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-ESSENZE GRIGIO-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-TRAVERTINO MEM GRIGIO POL-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4/5	TILE-EXTRA WHITE/GREY-8X16	
	N/A	
	N/A	
	N/A	
Kitchen Backsplash		

** 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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7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #5	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE DOVER RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE DOVER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE DOVER 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	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	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule	UP814	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	UP814	N/A	Lower Landing	N/A	N/A
Dining Room	UP814	N/A		N/A	N/A
Family Room	UP814	N/A		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
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	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/AN/A			GRIGIO CARNICO			N/A		
				NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	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	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 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: July 27, 2021

Signature: _____ Date: _____

Gas Line R.I.
for BBQ

Island Plug on
4 Potlights

Island Plug
Above Fireplace

5 Potlights

Relocate Star
Light Above Island

4 Pots

6 Potlights



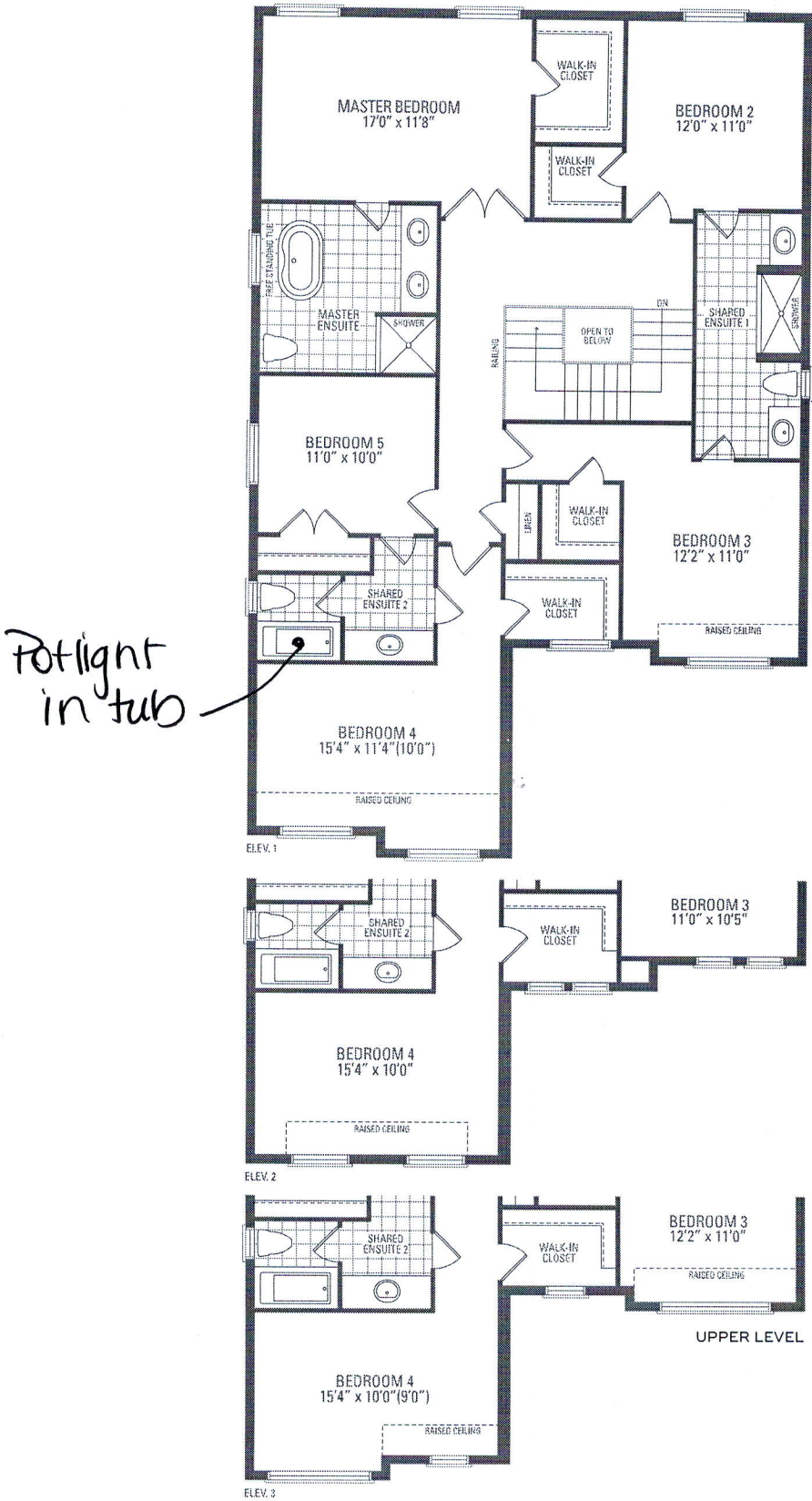
MOUNTAINASH 1

Orientation of home may be reversed and mirrored

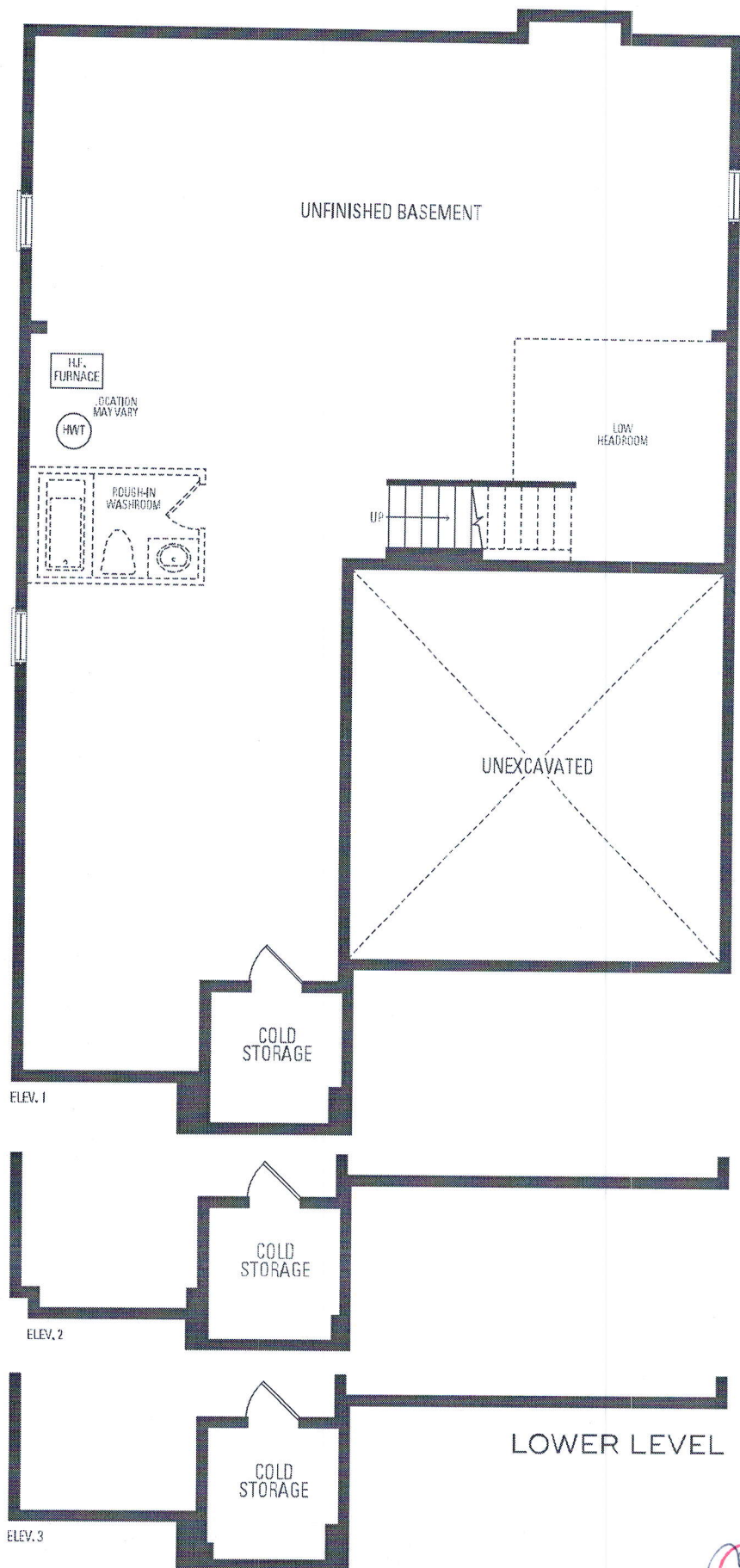
5 BEDROOM LAYOUT

MOUNTAINASH THREE

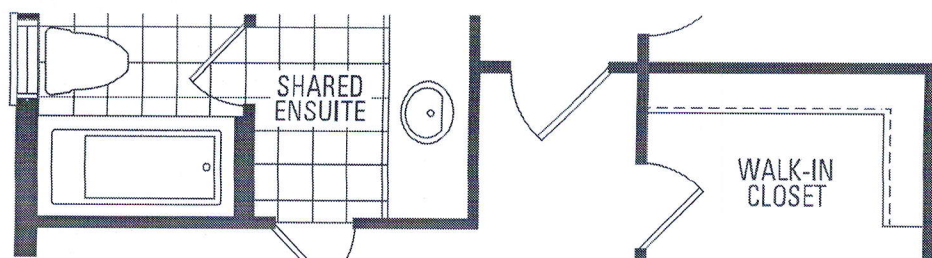
ELEV. 1 • 3,086 sq.ft. | ELEV. 2 • 3,074 sq.ft. | ELEV. 3 • 3,063 sq.ft.



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. & O. E. May 2020



AD



BEDROOM 2
14'6" x 11'0"

RAISED CEILING

- CM II moulding



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.

 DESIGNER: KS
DATE: MAY 13 20

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