

CONSTRUCTION SUMMARY

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

PURCHASERS: MANOJKUMAR AMTHABHAI PATEL and MANISHA, M PATEL

TEL:

LOT / PHASE 328 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 2		
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Jul21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Jul21 Note:	
1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER CABINETRY 28Jul21 Note:	
1 - KITCHEN CABINETRY - EXTEND UPPER AND BASE CABINETRY ON STOVE WALL TO REAR EXTERIOR WALL IN LIEU OF STANDARD PANTRY - STANDARD 28Jul21 Note:	X

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 28Jul21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 28Jul21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 28Jul21 Note:	
Construction? Move Sink to Stove Wall	*

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 28Jul21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 28Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Jul21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 28Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 28Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 28Jul21 Note:	

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 2 & MASTER ENSUITE BATHROOM 28Jul21 Note:	
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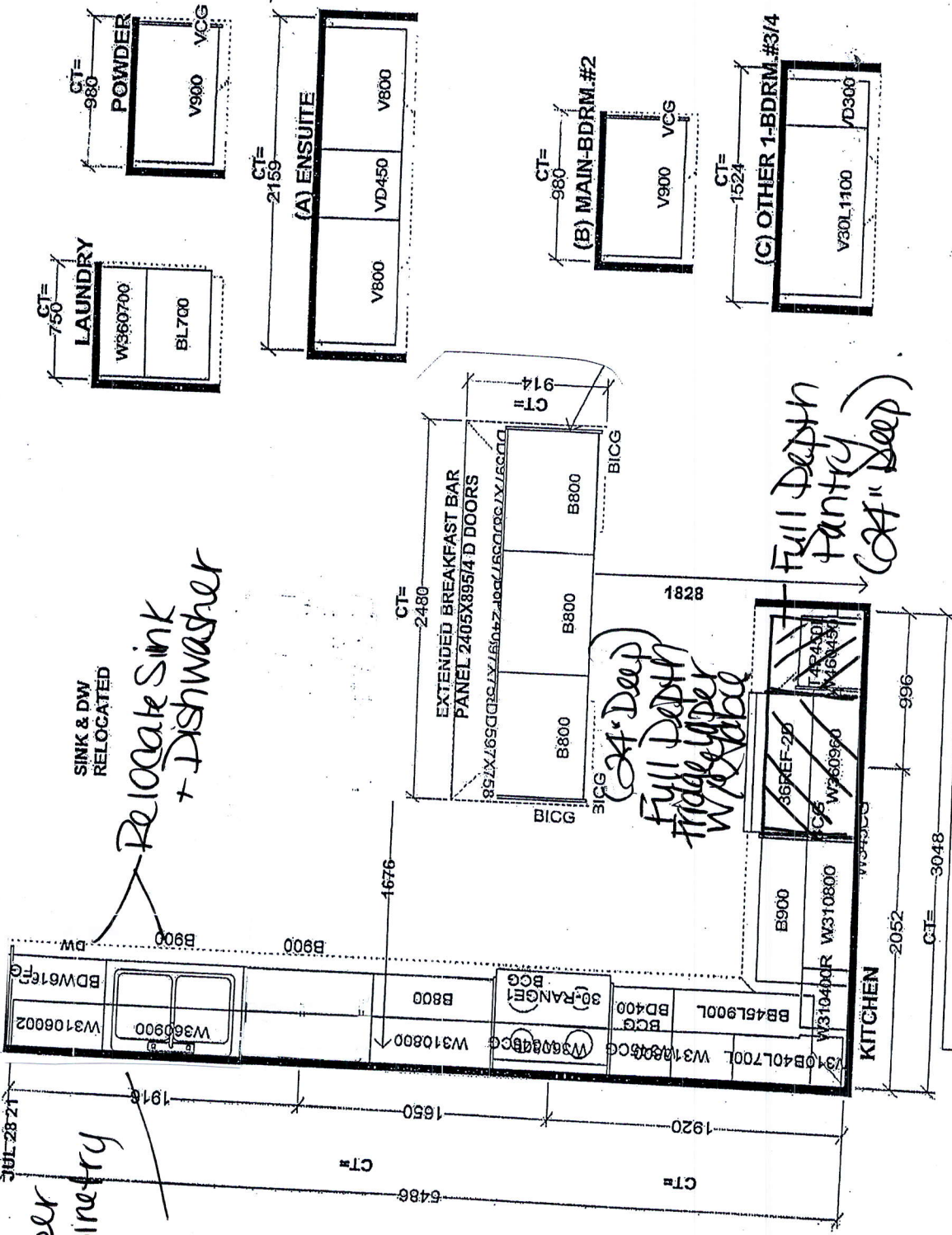
FILE NAME:  
RUSSELL GARDENS

PAULINE  
JUL 28 21

Extend upper  
+ Base Cabinetry  
In lieu of  
Pantry

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT

PROTOTYPE FOR EXTRAS

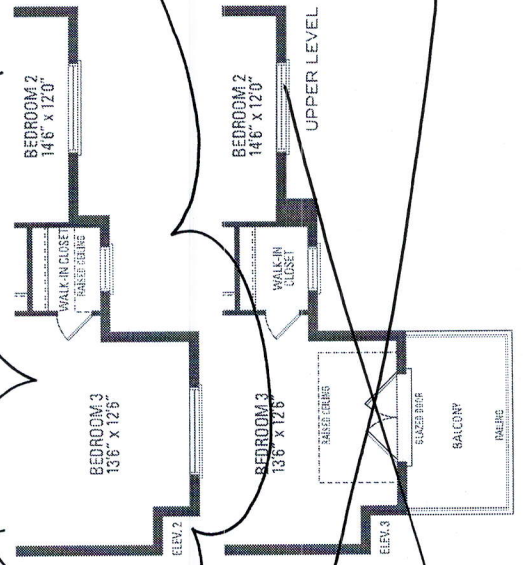
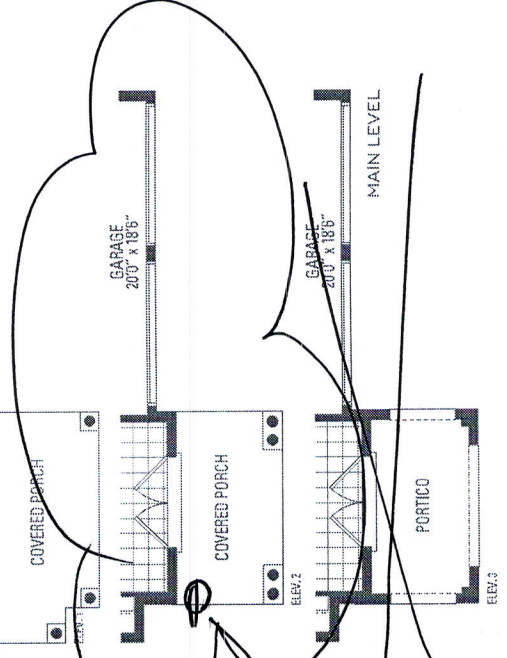
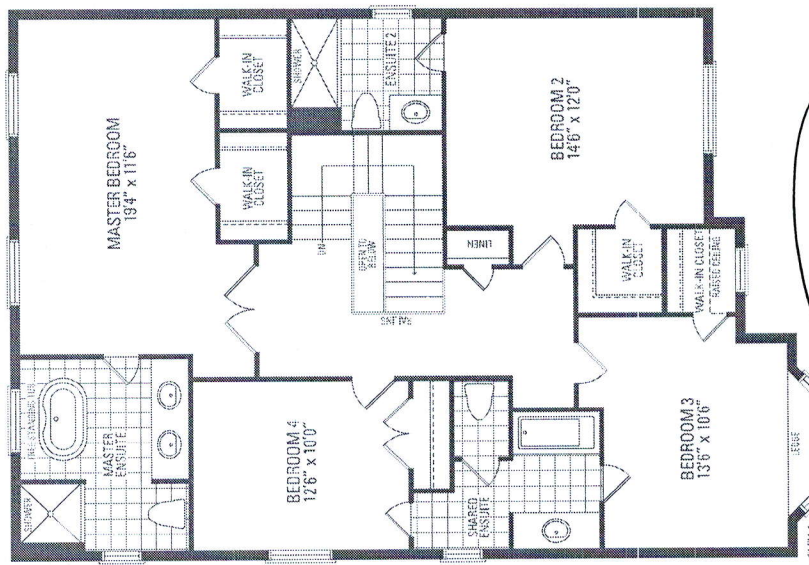
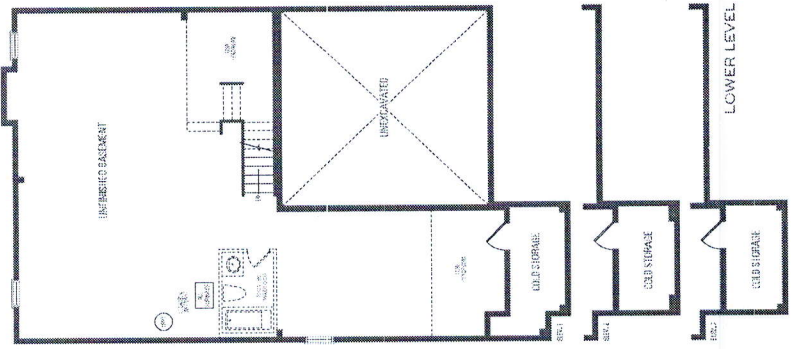


Selba Industries		J #
W WIDTH	W HIGHT	WCNT
FLOOR HIGHT	DOOR HIGHT	
ST CENT	2X4	VENT BOX COVER
JOB NUMBER: BUILDERS: GREENPARK		
SITE: RUSSELL GARDENS PH.3		
MODEL: VALLEYCREEK 2X EL 1,2,3		
DESIGNER: KS		
DATE: MAY 13 20		
LOT #		



Add Plug Above  
Fireplace

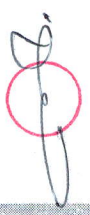
See  
housed  
Kitchen  
Sketch



- 8'10" Four
- 3 Enlarged  
Basement  
Windows

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. Audline and adjoining model types may vary due to siting. E. & D. E. May 2020





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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

28Jul21 Note:

Relocate Sink to Stove Wall \*

\*

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

28Jul21 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL

28Jul21 Note:

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

28Jul21 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:

LOWER LEVEL POURED 8 FOOT 6 INCHES.

3 LARGER BASEMENT WINDOWS.

Purchase Price includes 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

Worksheet Note:

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.

Worksheet Note:

LOWER LEVEL POURED 8 FOOT 6 INCHES.

Worksheet Note:

3 LARGER BASEMENT WINDOWS.

Purchase Price includes 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

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 28 Jul 21 at 13:53

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MANOJKUMAR AMTHABHAI PATEL & MANISH

/

Candace Forza

28-Jul-21

Property: 328

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Two Elev 2

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K44 TITAN GREY	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORA K38 RIVERSIDE	447SA
Master Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	447SA
Ensuite Bath - Bedroom 2	DORAL H3081 HACIENDA BLACK	447SA
Ensuite Bath - Bedroom 3/4	DORAL H3081 HACIENDA BLACK	447SA
	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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary



Purchasers:MANOJKUMAR AMTHABHAI PATEL & MANISH/Property: 328

Telephone Res. / Bus: /Project: Russell Gardens Building Ltd.

Decor Advisor: Candace ForzaModel and Elevation: Valleycreek Two Elev 2

Lock Date: 28-Jul-2128-Jul-21Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-SUITE ICE-12X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-SUITE ICE-12X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-SUITE ICE-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT GREY-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-EXTRA LIGHT GREY-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA LIGHT GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA LIGHT GREY-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

\*\* Refer to Construction Summary

Initials:\_\_\_\_\_



Purchasers:

Telephone Res. / Bus: /

Decor Advisor:

Lock Date:

MANOJKUMAR AMTHABHAI PATEL & MANISH

Candace Forza

28-Jul-21

28-Jul-21

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Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-5"	
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	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE PEPPERMINT MAPLE COLOUR
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PEPPERMINT MAPLE COLOUR
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PEPPERMINT MAPLE COLOUR
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PEPPERMINT MAPLE COLOUR

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	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

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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			BIANCO			N/A		
Hearth	N/A			NO			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	<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: 28 July 2021

Signature: \_\_\_\_\_

Date: \_\_\_\_\_