

CONSTRUCTION SUMMARY

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

PURCHASERS: SANJIV KUMAR SHARMA and SULAKSHANA SHARMA`

TEL:

LOT / PHASE 192 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 1		
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CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE ENTRANCE 29Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 29Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 29Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 29Jul21 Note:	

COUNTER TOP

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 29Jul21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 29Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Jul21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 29Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 29Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29Jul21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 29Jul21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 29Jul21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 29Jul21 Note:	

PLUMBING

1 - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT 29Jul21 Note: POWDER ROOM	
1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 29Jul21 Note: POWDER ROOM	



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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

29Jul21 Note:

PROMOTIONAL

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

29Jul21 Note:

STAIRS AND RAILINGS

1 - 4 X 4 POSTS 29Jul21 Note:		
1 - EUROLINE 1 29Jul21 Note: BLACK IRON PICKET		
1 - V GROOVE HANDRAIL 29Jul21 Note:		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Jul21 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:	
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 29 Jul 21 at 15:35



INTERIOR COLOUR SCHEME

Purchasers: SANJIV KUMAR SHARMA & SULAKSHANA SHARMA

Property: 192

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Twelve Elev 1

Lock Date: 29-Jul-21

29-Jul-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA PECAN 1049	410SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA PECAN 1049	410SA
Master Ensuite Bathroom	MONACO 823 DRIFT WOOD	189SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFT WOOD	189SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFT WOOD	189SA

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 ** NO FULL DEPTH ABOVE FRIDGE **

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-PALOMA BISQUE 6729-46	
Laundry Room	N/A	
Powder Room	GRANITE- GRIGIO SARDO	#360 EDGE
Master Ensuite Bathroom	LAMINATE-KALAHARI TOPAZ 4588K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 4	LAMINATE-ELEMENTAL CONCRETE 8830-58	

** Refer to Construction Summary

Initials:

SJS

SS

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-BEACH IVORY 13X13	<input type="checkbox"/>	
Powder Room	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENCE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-GHAIA GRIGIO 12.5X12.5	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-STONE BEIGE 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-EXTRA WHITE/GREY MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EVERTON STEEL 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA LIGHT GREY 8X16	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	N/A	

** 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

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7. Other Flooring

Main Hall	N/A	
Living Room	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
Dining Room	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
Family Room	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
Den / Library / Study	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
Upper Landing	HARDWOOD-MIRAGE ADMIRATION COLLECTION 3 1/4" WATERLOO RED OAK SEMI GLOSS	
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	
FLEX ROOM	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	

Underpad

Type

Area

N/A

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE w 4X4 POST	Colour	MIRAGE-RED OAK-WATERLOO
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-WATERLOO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-WATERLOO

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	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	N/A
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	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

11. Fireplace

Living Room	Family Room	Other Room - Specify
Purchased <input type="radio"/>	Purchased <input type="radio"/>	Purchased <input type="radio"/>
As Per Plan <input type="radio"/>	As Per Plan <input checked="" type="radio"/>	As Per Plan <input type="radio"/>
N/A <input checked="" type="radio"/>	N/A <input type="radio"/>	N/A <input checked="" type="radio"/>
Fireplace Type	As Per Construction Specifications	
Mantle Type	MANTLE M1-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	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		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.

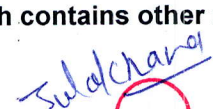
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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

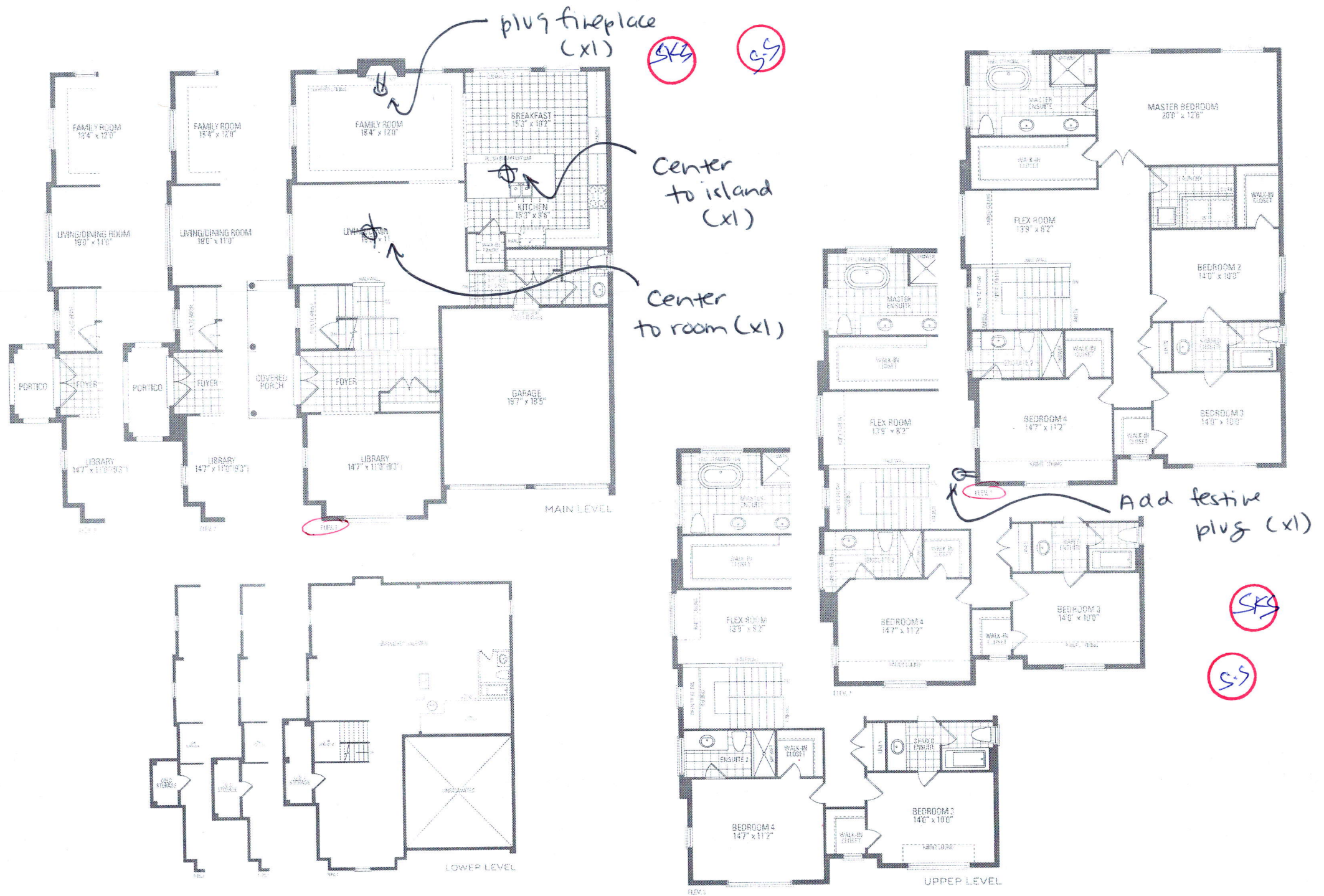
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: 07/29/2021

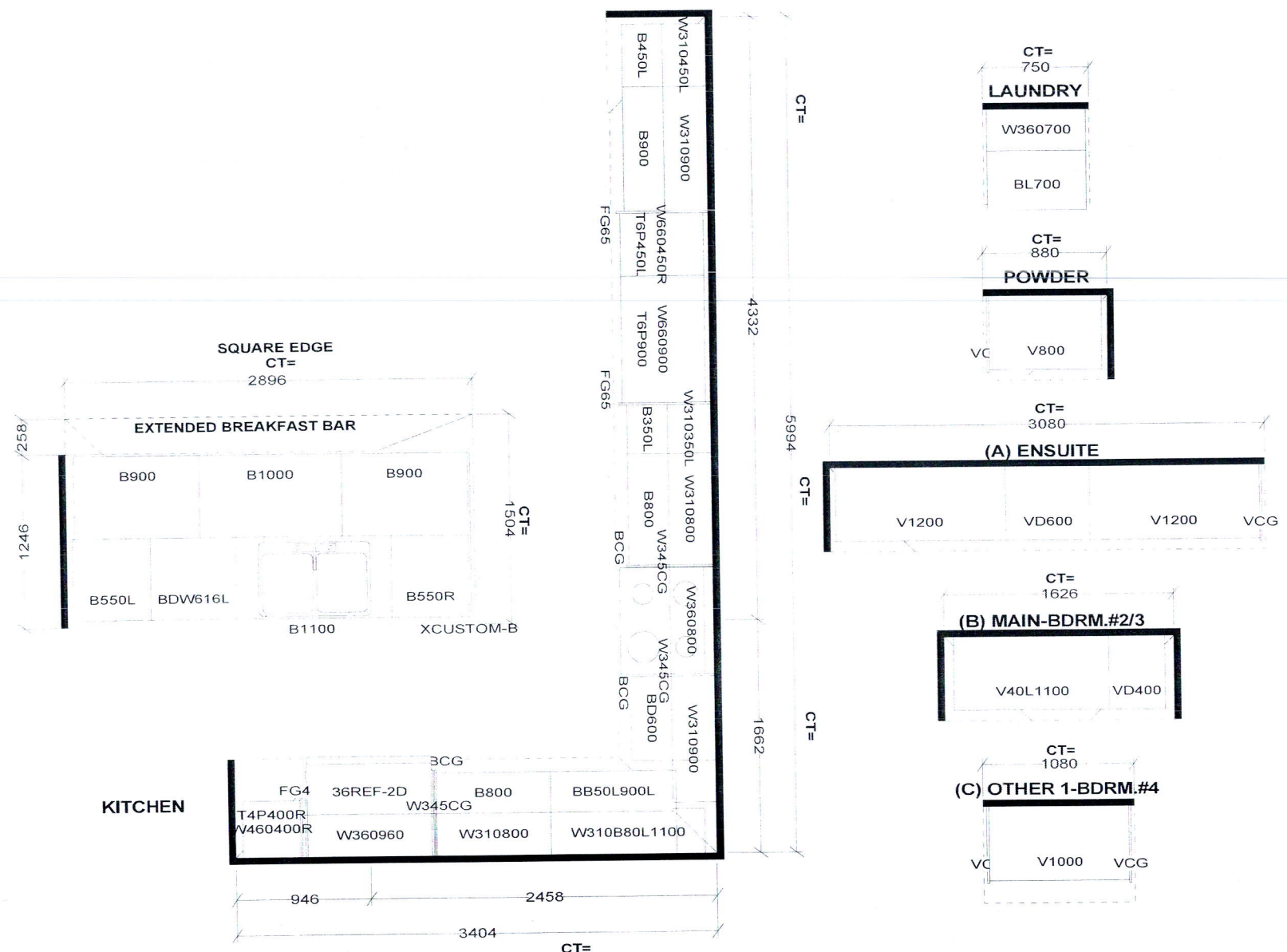
Signature: 

Date: 07/29/2021



MOUNTAINASH TWELVE ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 sq.ft.

Depiction of home may be reversed and purchaser agrees to accept the same. Beds and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from measured floor area. All renderings are artist's concept. Dimensions, specifications and materials illustrating subject to modifications. Reading and interpreting model types may vary due to scale. E & D E. May 2020



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<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>			
W WIDTH	W HGHT	W CNT	JOB NUMBER:
FLOOR HGHT	DOOR HGHT		BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER	SITE: RUSSELL GARDENS PH.3
			MODEL: MOUNTAINASH 12X EL 1
			LOT #:
<div>HA GB FC ED</div>		DESIGNER: KS DATE: MAY 13 20 rev'd June 16 20	