

CONSTRUCTION SUMMARY

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

PURCHASERS: RAVISHANKAR THIRUCHELVAM and SUTHARSINI RAVISHANKAR

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
221 / 3	62M-1266	Mountainash Three (5 Bedroom) Elev 3		
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 26Jul21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 26Jul21 Note:				
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 26Jul21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 26Jul21 Note:				

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - ADJUST FRAMING ON SHOWER TO ACCOMMODATE FRAMELESS ENCLOSURE 04Aug21 Note:	New	★
3 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION - ALL ENSUITE BATHROOMSPERMIT 04Aug21 Note:	New	★
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 08Jun21 Note:		

COUNTER TOP

3 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - ALL ENSUITE BATHROOMS 04Aug21 Note: SUPPLY & INSTALL	New	★
1 - KITCHEN - FULL HEIGHT QUARTZ BACKSPLASH 26Jul21 Note:		
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 26Jul21 Note:		
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 26Jul21 Note:		
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 26Jul21 Note:		
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4/5 VANITY COUNTER TOP 26Jul21 Note:		
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP 26Jul21 Note:		

DOORS AND TRIM

1 - TRIM - UPGRADE 3- 7-¼" ONE STEP BASEBOARD AND ONE STEP BB CASING 26Jul21 Note:	
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ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 26Jul21 Note:	
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1 - KITCHEN - RELOCATE FRIDGE TO ACCOMMODATE BUILT-IN OVEN/MICRO 08Jun21 Note:				
1 - PLUG - ELECTRICAL PLUG - FOR BEVERAGE FRIDGE 08Jun21 Note:				
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 08Jun21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR FOR FUTURE TV - MASTER BEDROOM 08Jun21 Note:				
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 08Jun21 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 08Jun21 Note:				
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 08Jun21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Jun21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - LIVING/DINING ROOM 08Jun21 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 08Jun21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL 26Jul21 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 08Jun21 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 08Jun21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 26Jul21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 26Jul21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 26Jul21 Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE WITH GLASS PANEL ABOVE VANITY – INCLUDES CHROME KNOB AND HINGES 04Aug21 Note:				
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New





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1 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM  
26Jul21 Note:

PLUMBING

6 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY - ALL BATHROOMS 26Jul21 Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN #3944 - KITCHEN 26Jul21 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 26Jul21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 08Jun21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Jul21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$10,870.00 BALANCE (\$14,130.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$25,000.00 AS PER SCHEDULE PE. 08Jun21 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 26Jul21 Note:	
1 - STAIRCASE - 4 X 4 POSTS 26Jul21 Note:	
1 - STAIRCASE - EUROLINE R6-3 IRON PICKETS - BLACK 26Jul21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 26Jul21 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:	



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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 26Jul21    Note:	
1 - DELETE HARDWARE NO HOLES DRILLED - KITCHEN & BATHROOMS 26Jul21    Note:	
1 - KITCHEN - ISLAND - CREATE OPENING IN ISLAND FOR WINE BEVERAGE FRIDGE 08Jun21    Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 08Jun21    Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE STANDARD BANK OF DRAWERS TO ISLAND 26Jul21    Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 26Jul21    Note:	
1 - KITCHEN - BLU MOTION DRAWERS 26Jul21    Note:	
1 - KITCHEN - SOFT CLOSING CABINETRY 26Jul21    Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 26Jul21    Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 26Jul21    Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 26Jul21    Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 26Jul21    Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 26Jul21    Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 26Jul21    Note:	
1 - KITCHEN - REDUCE PANTRY AND SHIFT FRIDGE TO ACCOMMODATE BUILT-IN OVEN/MICRO 08Jun21    Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 26Jul21    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 26Jul21    Note:	



Purchasers:

RAVISHANKAR THIRUCHELVAM & SUTHARSIN

Telephone Res. / Bus:

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Decor Advisor:

Candace Forza

Lock Date:

4-Aug-21

Property: 221

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Three (5 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-CALACATTA POLISHED (CA6083P)24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CALACATTA POLISHED (CA6083P)24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-CALACATTA POLISHED (CA6083P)24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CALACATTA POLISHED (CA6083P)24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-COLOURS WHITE-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-CALACATTA POLISHED (CA6083P)24X24	SHAMPOO NICHE - QUARTZ-MISTRAL
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC AFRICA-8X16	SHAMPOO NICHE - QUARTZ-GRECALE
Ensuite Bath - Bedroom 4/5	TILE-CONCEPT PLUS DARK GREY-8X16	SHAMPOO NICHE - QUARTZ-VERMONT
	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	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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