

CONSTRUCTION SUMMARY

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

PURCHASERS: BALIHAR SINGH VRAITCH and SAWINDER KAUR VRAITCH

TEL: RES.: 647-525-7391

LOT / PHASE 180 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 3		
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 10Aug21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 10Aug21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4/5 BATHROOM 10Aug21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2/3 BATHROOM 10Aug21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 10Aug21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 10Aug21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 10Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 10Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 10Aug21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 10Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 10Aug21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - SHOWER 10Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 10Aug21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 10Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 10Aug21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Aug21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 10Aug21 Note:	
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DOORS AND TRIM

1 - TRIM - UPGRADE 3 - 7-¼"ONE STEP BASEBOARD AND BB ONE STEP CASING 10Aug21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 10Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10Aug21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 10Aug21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 10Aug21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 10Aug21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - FOYER 10Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 10Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 10Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 10Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 10Aug21 Note:	

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 4/5 & MASTER ENSUITE BATHROOMS 10Aug21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 10Aug21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Aug21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 10Aug21 Note:	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
180 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 10Aug21 Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Aug21 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:	
Purchase Price includes 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 that the lo Worksheet Note:	
10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu 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 10 Aug 21 at 13:09

Purchasers:

BALIHAR SINGH VRAITCH & SAWINDER KAUF

Telephone Res. / Bus:

(647) 525-7391 /

Decor Advisor:

Candace Forza

Lock Date:

10-Aug-21

Property: 180

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	447SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL K36 RIVERIDE	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4/5	DORAL W-500	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 TIGRIS 4783-60	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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10-Aug-21

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10-Aug-21

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	STRIP	☐	At a 45 Threshold-If App.
Main Hall	STRIP	☐	metal strip where applicable
Kitchen / Breakfast	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	☐	
Powder Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐	
Master Ensuite Bathroom	TILE-MARMORE CARRARA-12X24	☐	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE-12 1/4 X 24 1/4	☐	
Ensuite Bath - Bedroom 4/5	TILE-STONE LTE GREY-12 1/4 X 24 1/4	☐	
SIDE/GARAGE ENTRY	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐	
	N/A	☐	
	N/A	☐	

** 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-MARMORE CARRARA-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE-12 1/4 X 24 1/4	
Ensuite Bath - Bedroom 4/5	TILE-STONE LTE GREY-12 1/4 X 24 1/4	
SIDE/GARAGE ENTRY	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

** Refer to Construction Summary

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10-Aug-21

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
FOYER	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
	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 DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
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	SIDE/GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor

☒ Yes ☐ No

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Initials: 

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Plan #: 62M-1266

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
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☐	☒
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/A			GRIGIO CARNICO			N/A		
	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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

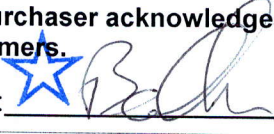
14. General Comments

** 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:



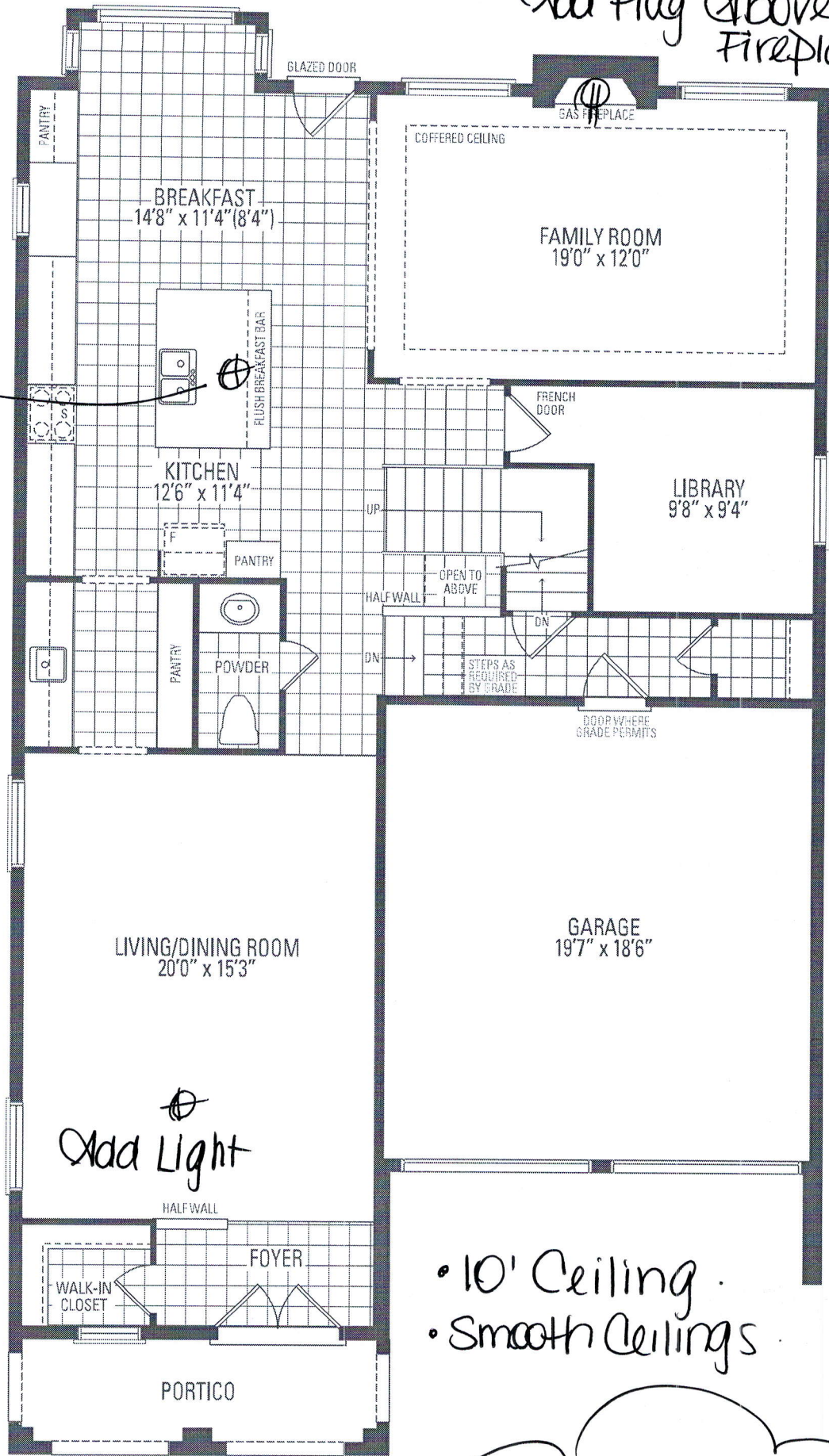
Date: 2021/08/10

Signature:

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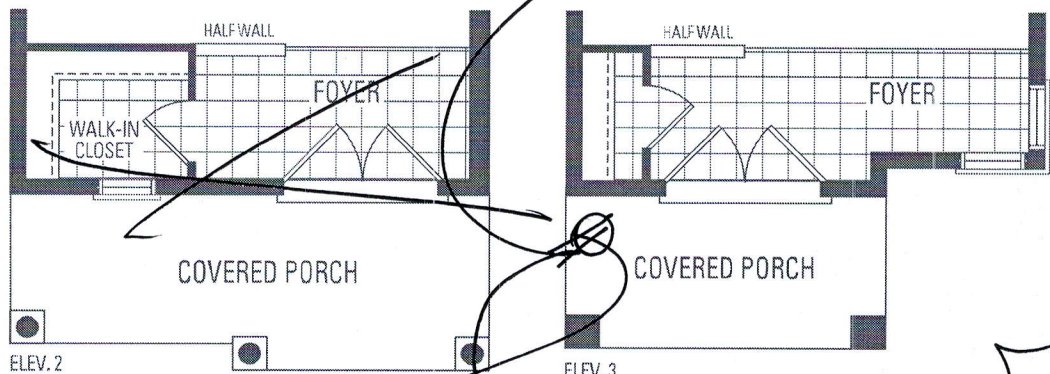
Add Plug Above
Fireplace.

Add Light
Above
Island



ELEV. 1

- 10' Ceiling.
- Smooth Ceilings.



MAIN LEVEL

Festive Plug.

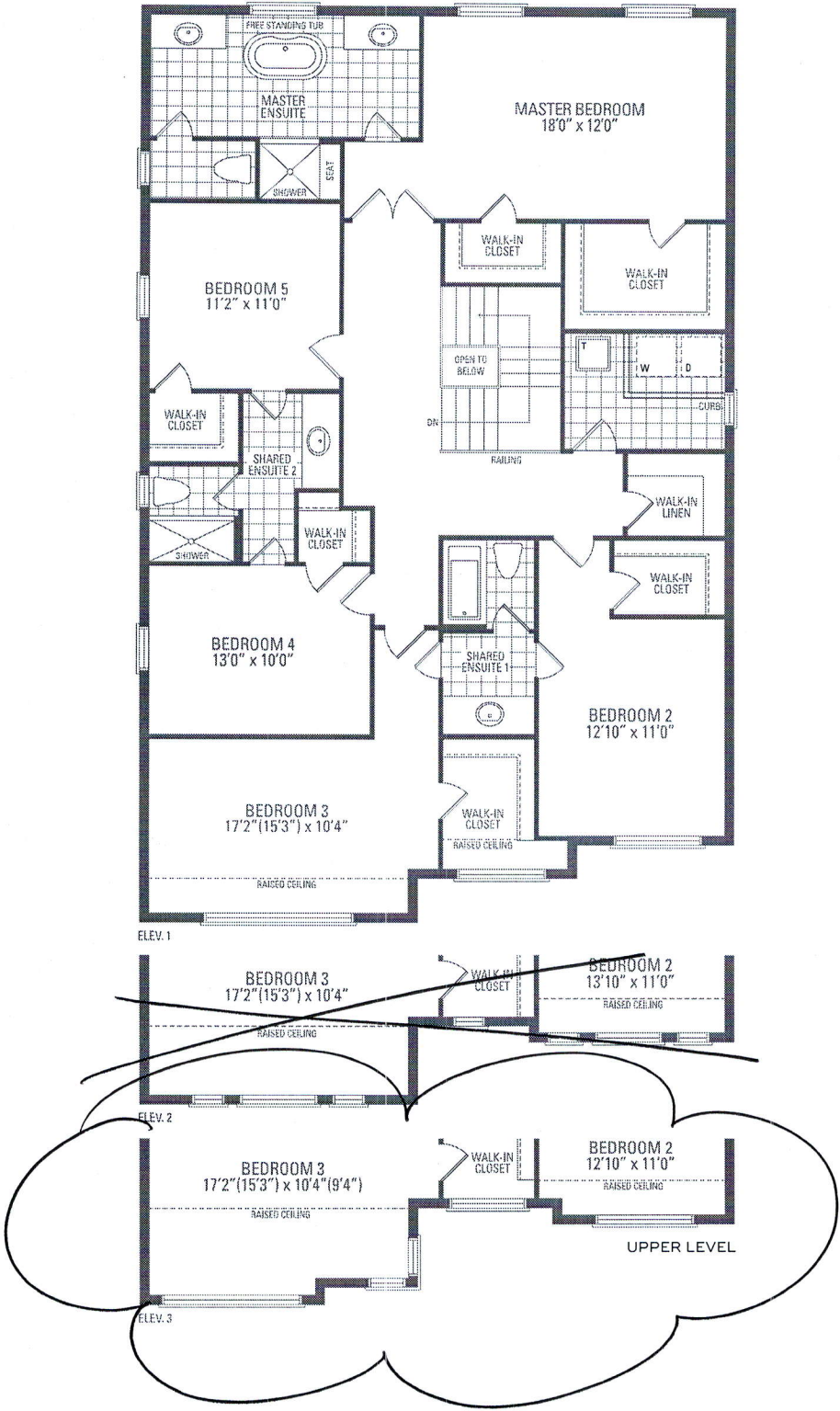
MOUNTAINASH SIX

Orientation of home may be reversed and purchaser agrees to the stated floor areas. All renderings are artist's concept. Dimensio

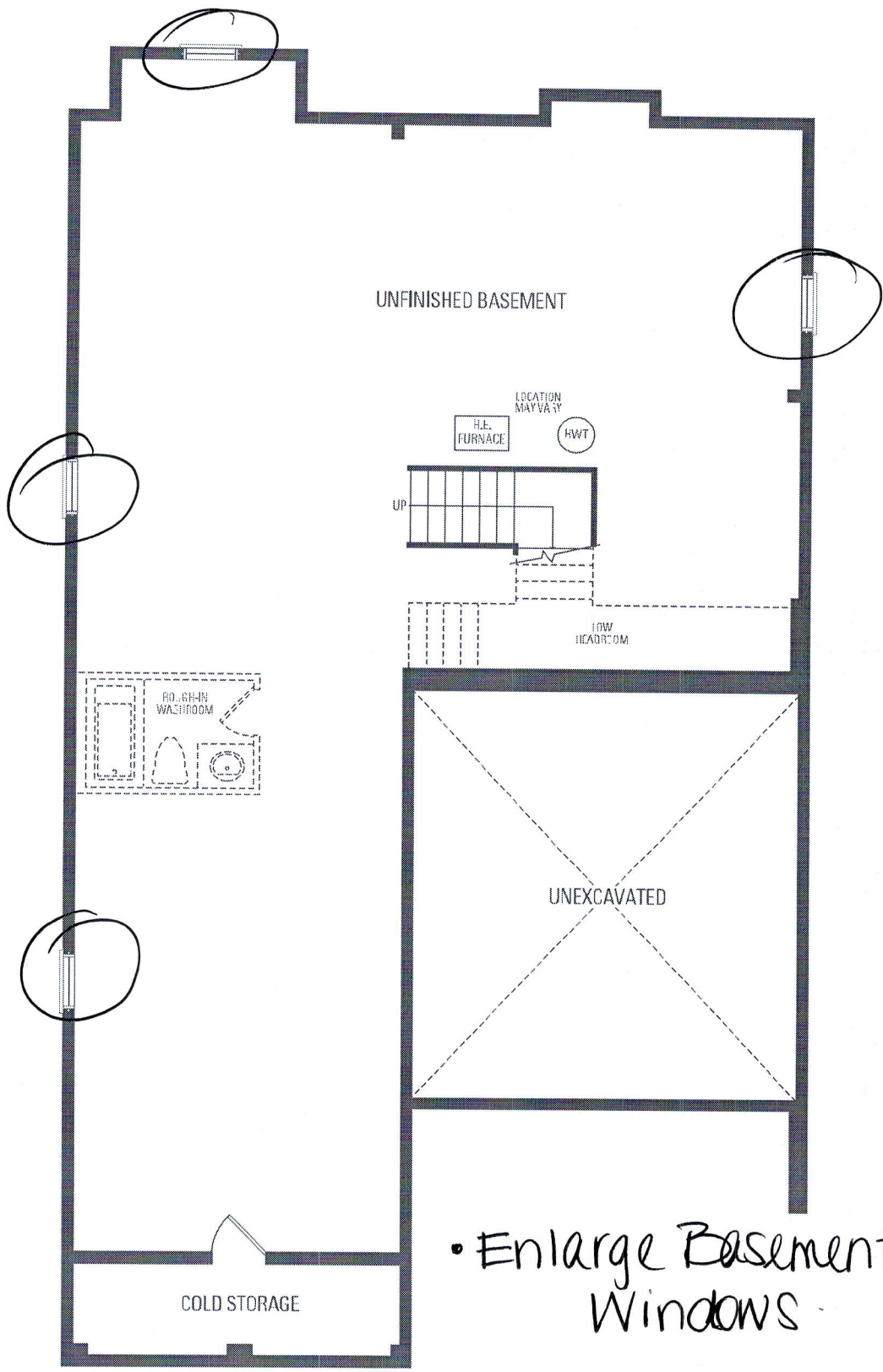
5 BEDROOM LAYOUT

MOUNTAINASH SIX

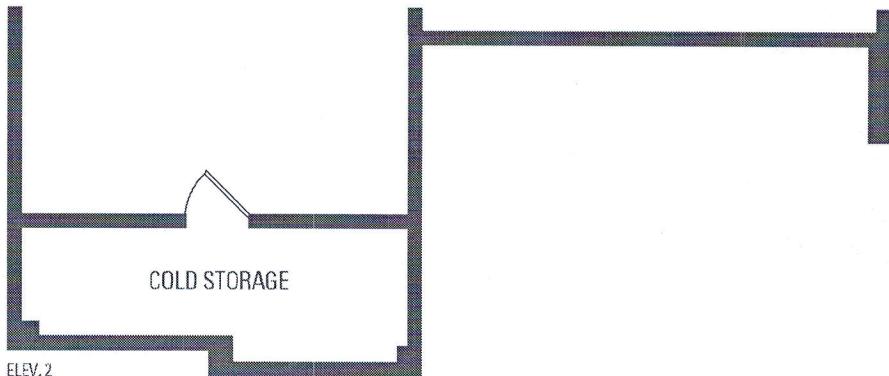
ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.



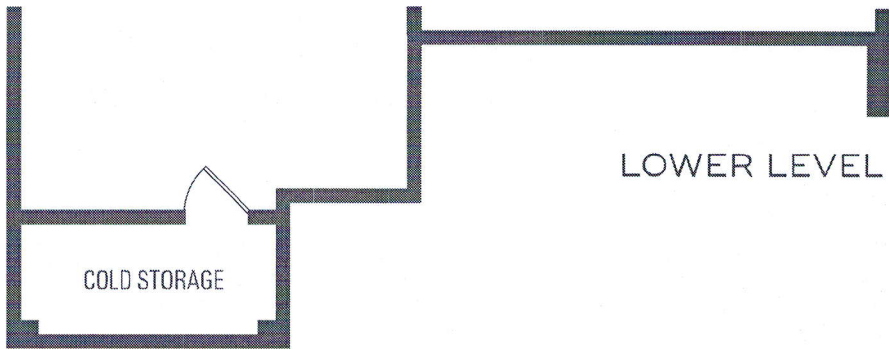
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & G. E. May 2020



ELEV. 1



ELEV. 2



ELEV. 3

LOWER LEVEL

BS

