

CONSTRUCTION SUMMARY

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

PURCHASERS: PARAG ROHITKUMAR PARIKH and CHAITALI P PARIKH

TEL: RES.: 416-605-5661

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
217 / 3	62M-1266	Mountainash Four (5 Bedroom) Elev 3		

CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - FOYER 18Aug21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 18Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL ✓ 18Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM ✓ 18Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN ✓ 18Aug21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER @45degree 18Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR ✓ 18Aug21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4/5 - SHOWER 18Aug21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 18Aug21 Note:	

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - REMOVE FRAMING ON SHOWER WALL TO ACCOMMODATE FRAMELESS ENCLOSURE 18Aug21 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS - ENSUITE 2/3 BATHROOM 15Jun21 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS - ENSUITE 4/5 BATHROOM 15Jun21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03May21 Note:	
1 - FIRST FLOOR - ROUNDED BEADED CORNERS 03May21 Note:	
1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 03May21 Note:	
1 - KITCHEN - RELOCATE STANDARD SINK & DISHWASHER FROM ISLAND TO PERIMETER AS PER SKETCH - IF CONSTRUCTION PERMITS 03May21 Note:	

COUNTER TOP



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1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - ENSUITE 2/3 BATHROOM
15Jun21 Note: SUPPLY & INSTALL

1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - ENSUITE 4/5 BATHROOM
15Jun21 Note: SUPPLY & INSTALL

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 15Jun21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 18Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 18Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 18Aug21 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 18Aug21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 15Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 18Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 18Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 18Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 18Aug21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 18Aug21 Note:	
1 - POWDER ROOM, MASTER ENSUITE BATHROOM & ENSUITE 4/5 BATHROOM - DELETE STANDARD MIRRORS - DO NOT INSTALL 18Aug21 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Aug21 Note:	
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1 - KITCHEN - RELOCATE STANDARD SINK & DISHWASHER FROM ISLAND TO PERIMETER AS PER SKETCH - IF CONSTRUCTION PERMITS 03May21 Note:				
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - IF CONSTRUCTION PERMITS - ENSUITE 2/3 BATHROOM 03May21 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Aug21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4700.00 BALANCE FORWARD (\$9900.00) TO BE USED AT A LATER DATE. 15Jun21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$10,400.00 BALANCE FORWARD (\$14,600.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$25,000.00 AS PER SCHEDULE PE 03May21 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, NOSING AND TREADS WITH PAINTED PICKETS, RISERS AND STRINGER - STANDARD STAIRCASE - PRICE IS PER SET 18Aug21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 18Aug21 Note:	
1 - STAIRCASE - 4 X 4 POSTS 18Aug21 Note:	
1 - STAIRCASE - 1¾" SQUARE PICKETS 18Aug21 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 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:	

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	SABRA 1048 FLAX	447SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4/5	MONACO 904 INK	410SA
	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-CALCUTTA MARBLE 4925K-07	
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	

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

PARAG ROHITKUMAR PARIKH & CHAITALI P P

(416) 605-5661 /

Candace Forza

18-Aug-21

Property: 217

Project: Russell Gardens Building Ltd.

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

18-Aug-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24***45 DEGR	<input checked="" type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-VARENNA CARRARA POLISHED-24X24	<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-SILVIA WHITE-8X16	***LAID STAGGERED***
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CARRARA MATTE-8X10	***LAID HORIZONTALLY***
Ensuite Bath - Bedroom 4/5	TILE-SILVIA WHITE-8X16	***LAID STAGGERED***
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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

PP

CP

Purchasers: PARAG ROHITKUMAR PARIKH & CHAITALI P P

Telephone Res. / Bus: (416) 605-5661 /

Decor Advisor: Candace Forza

Lock Date: 18-Aug-21

Property: 217

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	4X4 POST & V-GROOVE	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	1 3/4" SQUARE PICKETS	Colour	WHITE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	WHITE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD 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	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	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initials:

PP

CP

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Decor Advisor: Candace Forza

Lock Date: 18-Aug-21

Property: 217

Project: Russell Gardens Building Ltd.

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

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		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 M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			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

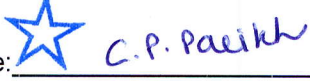
Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

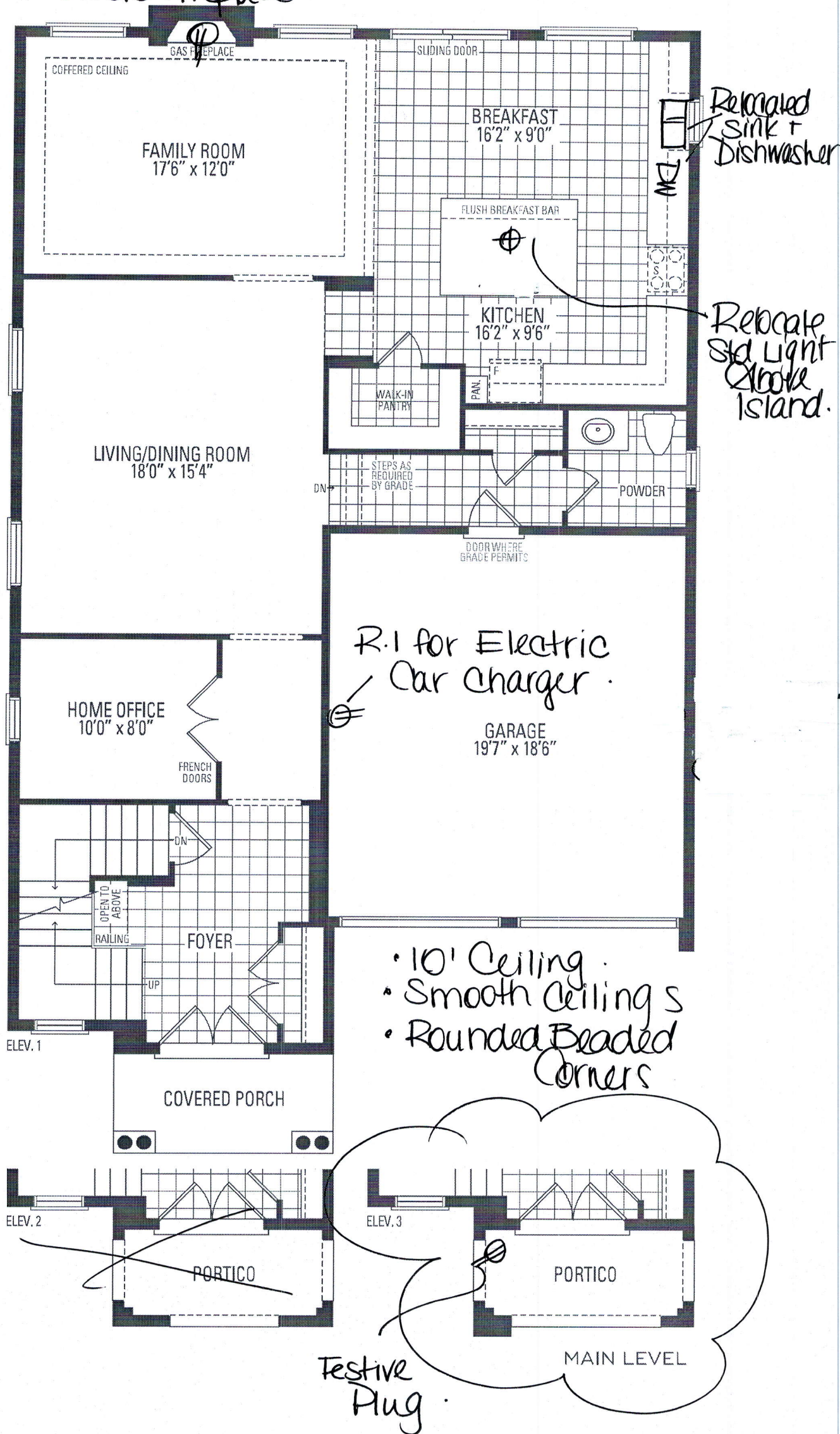
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: Aug 18, 2021

Signature:  Date: Aug 18, 2021

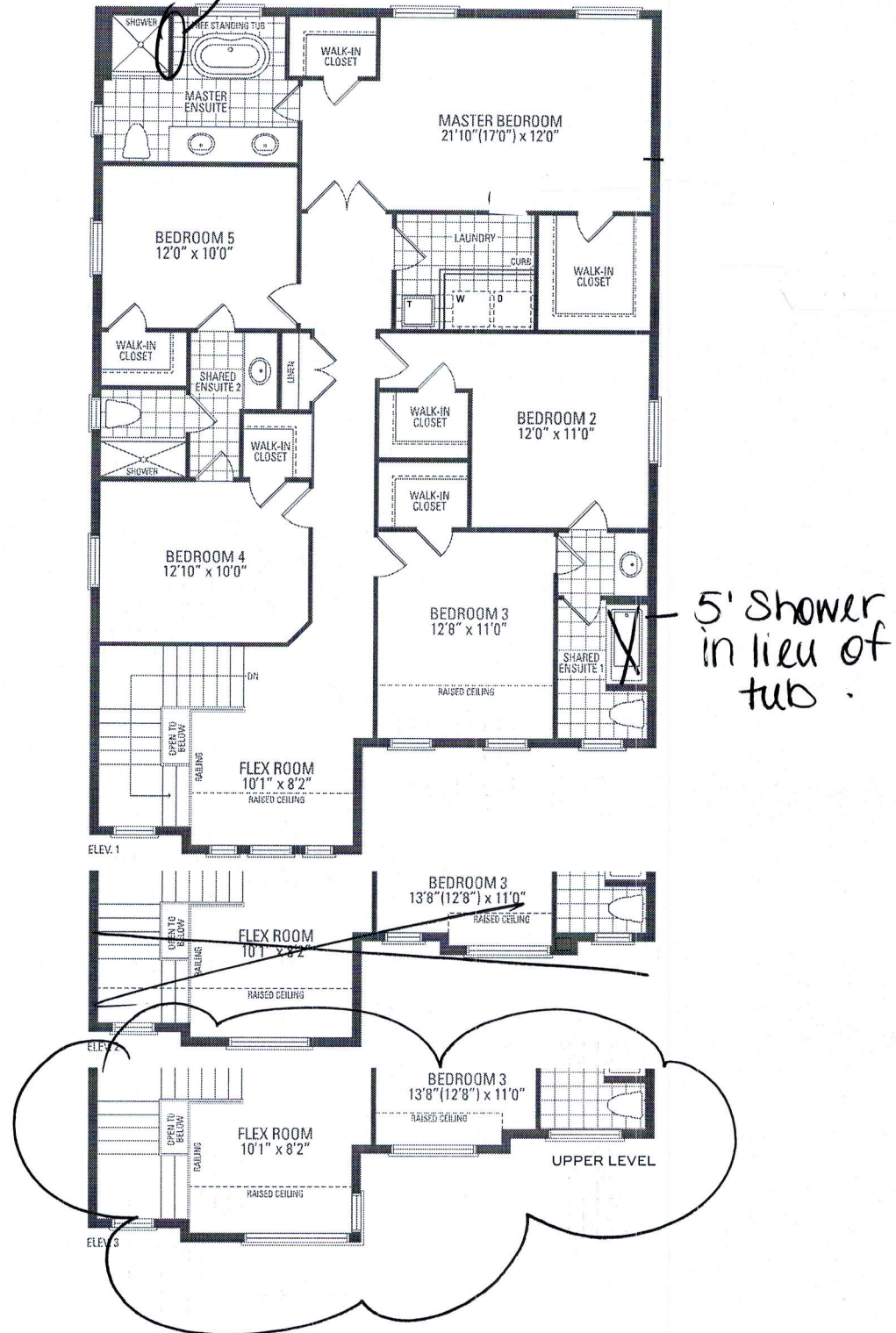
Add Plug
Above Fireplace.



5 BEDROOM LAYOUT MOUNTAINASH FOUR

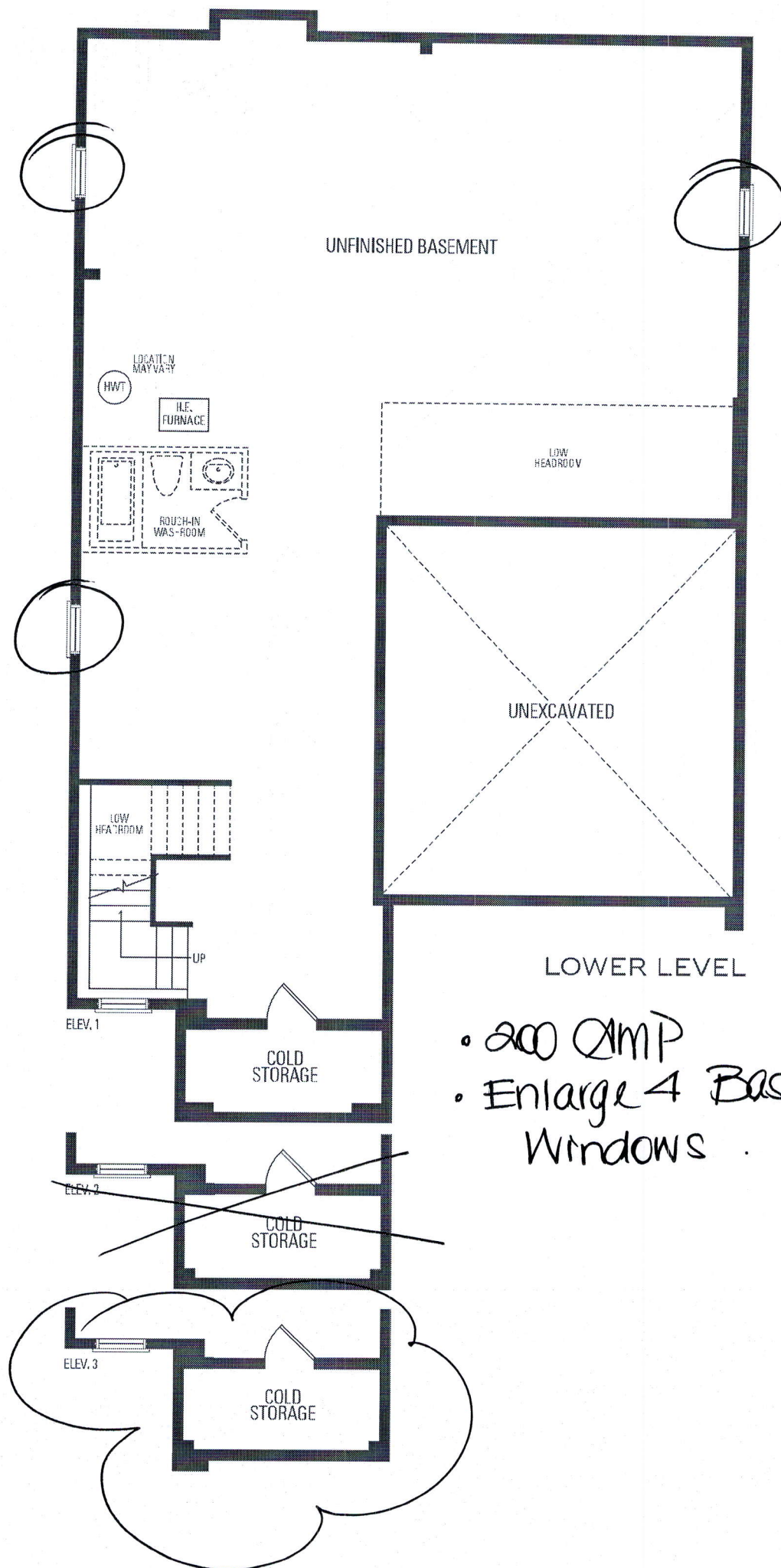
ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

Delete Wall
Frameless Glass
Shower Enclosure



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. Routine and adjoining model types may vary due to siting. E. & G. E. May 2020

PP CP



PS CP

FILE NAME:
MOUNTAIN ASH 4X-REV SINK LOCATION

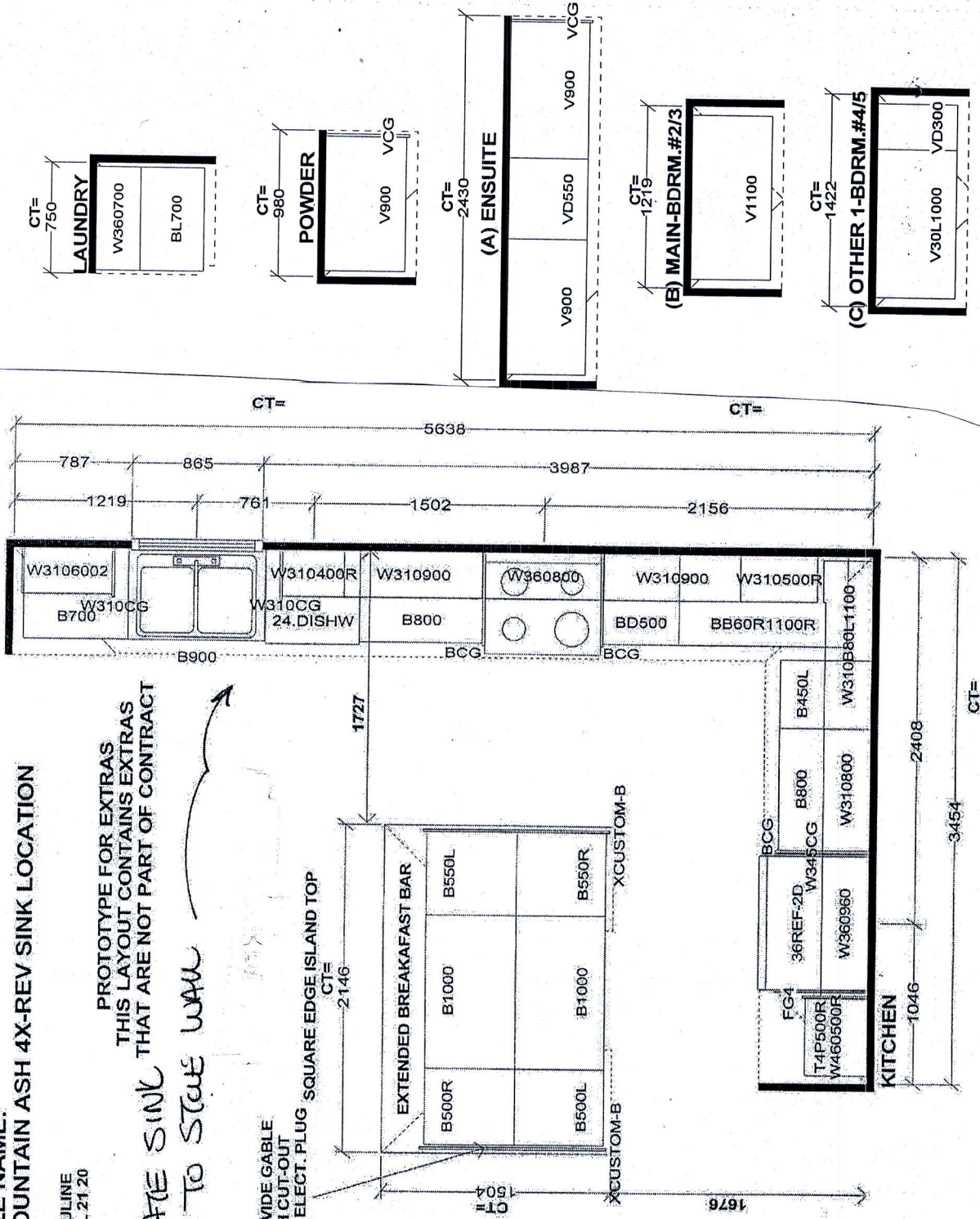
PAULINE
JUL 21 20

PROTOTYPE FOR EXTRAS
THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

RELOCATE SINK
DW TO STAGE WALL

PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG

SQUARE EDGE ISLAND TOP



Selba Industries		J#
JOB NUMBER:		
BUILDER: GREENPARK		
SITE: RUSSELL GARDENS PH.3		
MODEL: MOUNTAINASH 4X OPT 5 BDRM EL 1,2,3		
LOT #:		
W WIDTH	W HGT	W CNT
FLOOR HGT	DOOR HGT	
ST. CENT	2X4	VENT BOX COVER
DESIGNER: KS		
DATE: MAY 13 20		
The drawing is the intellectual property of Selba Industries. It is to be used for the project only and not to be reproduced or copied without the written consent of Selba Industries. A fee of \$100.00 per set of drawings will be charged for reproduction or copying of drawings for other projects.		