

CONSTRUCTION SUMMARY

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

RECEIVED
AUG 26 2021

TEL:

PURCHASER: HARMINDER SINGH MULTANI

LOT / PHASE 316 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 3		
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CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL ENTRANCE - 25Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 25Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 25Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 25Aug21 Note:	

ELECTRICAL

1 - STAIRCASE - OPEN TO ABOVE - LIGHT - TO BE INSTALLED CENTERED TO STAIRCASE - IF CONSTRUCTION PERMITS 25Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 25Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING ROOM/DINING ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 25Aug21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 25Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 25Aug21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 25Aug21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 25Aug21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 25Aug21 Note:	

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER 25Aug21 Note: MASTER ENSUITE - X1 POWDER ROOM SHOWER - X1	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25Aug21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 25Aug21 Note: BLACK IRON PICKET	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
316 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET				
25Aug21 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:	
10 FT CEILING ON MAIN LEVEL	
Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.	
Worksheet Note:	
MAIN LEVEL TO BE AS PER ENGINEERING SKETCH DATED JULY 29, 2020.	
Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 25 Aug 21 at 12:47

Purchaser:

HARMINDER SINGH MULTANI

Property: 316

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Aly Aversa

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

Lock Date:

25-Aug-21

25-Aug-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL H3078 HACIENDA WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHITE	431SA
Master Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4/5	DORAL H3078 HACIENDA WHITE	431SA

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-BLACK ALICANTE 4926K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-BLACK ALICANTE 4926K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-SMOKEY TOPAZ 4589K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-CARRARA BIANCO 6696-46	

** Refer to Construction Summary

Initial:

hm

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/

Aly Aversa

25-Aug-21

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Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-STONE DARK GREY 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE DARK GREY 12X24	<input type="checkbox"/>	
Laundry Room	TILE-UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-STONE DARK GREY 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-ESSENZE NERO 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-STONE DARK GREY 12X24	<input type="checkbox"/>	
Powder Room	N/A	<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-LUCIDO AFRICA 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EVERTON GREY 8X16	
Ensuite Bath - Bedroom 4/5	TILE-SILVIA WHITE 8X16	
SIDE ENTRANCE	N/A	
	<i>Handed Room - Tile: Silvia White 8X16.</i>	
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" PLATINUM RED OAK CASHMERE	
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION- 3 1/4" PLATINUM RED OAK CASHMERE	
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION- 3 1/4" PLATINUM RED OAK CASHMERE	
Den / Library / Study	HARDWOOD-MIRAGE-ADMIRATION COLLECTION- 3 1/4" PLATINUM RED OAK CASHMERE	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION- 3 1/4" PLATINUM RED OAK CASHMERE	
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	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-PLATINUM
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK-PLATINUM
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 4/5	22 WARM GREY
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	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		As Per Construction Specifications	
Mantle Type		MANTLE M2-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	NO
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 type="radio"/> Yes <input checked="" 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

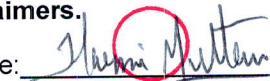
Disclaimers and Notes

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: 25 Aug 21

PURCHASER ALTERATION FORM

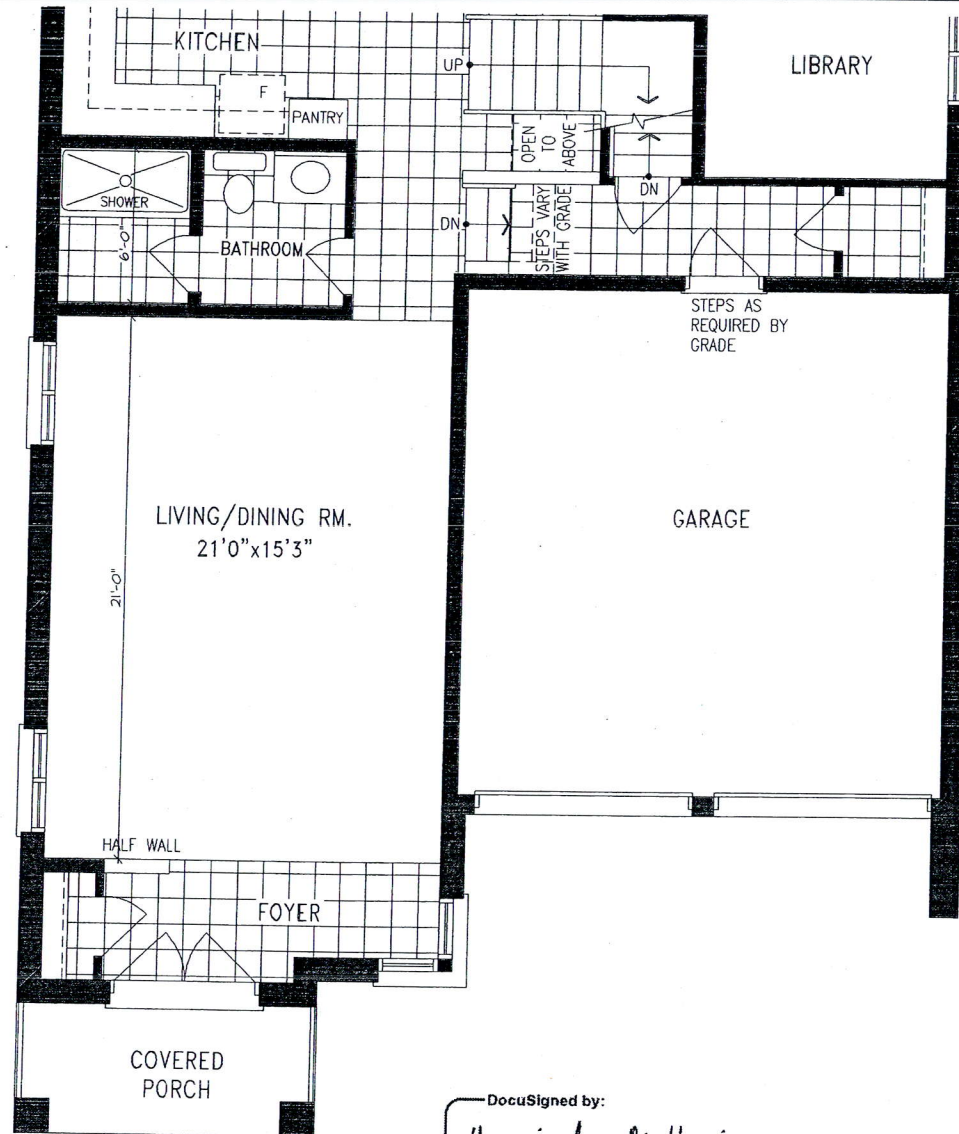
LOT 316
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 6
ELEV. 3

REVISION:

1. DELETE SERVERY WITH CABINETS, SINK AND PANTRY.
2. INCREASE POWDER ROOM SIZE INTO BATHROOM WITH SEPARATE SHOWER AREA.
3. EXTEND KITCHEN COUNTER AND CABINETS BESIDE FRIDGE.
4. INCREASE LIVING/DINING ROOM BY 1'-0", REDUCING BATHROOM ACCORDINGLY. ADJUST WINDOW LOCATION TO NEW ROOM SIZE.

DS
HM



DocuSigned by:

Harinder Multani

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30-Jul-20

MAIN LEVEL

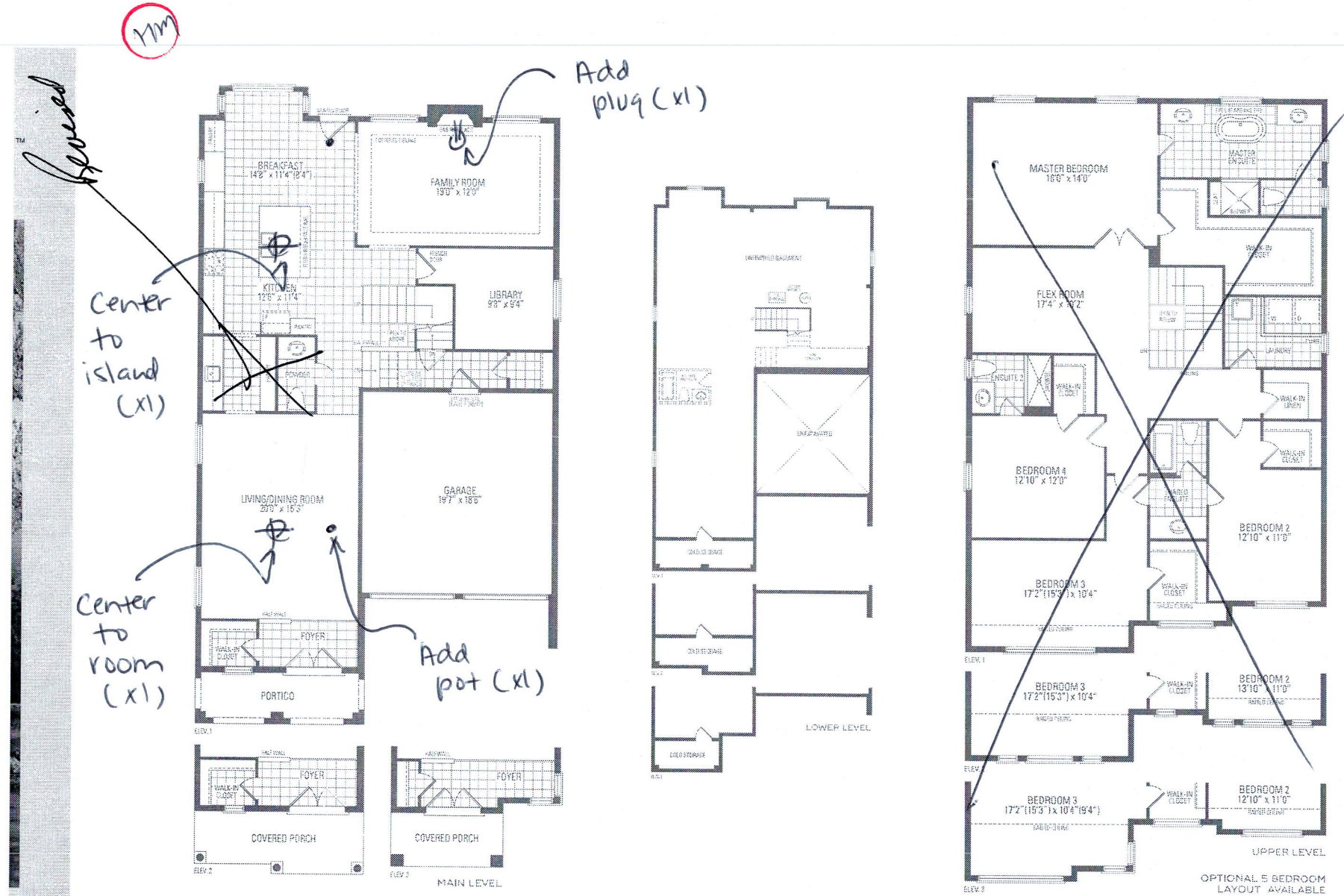
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY
MB

N.T.S.
PAGE No.
1 OF 1

Greenpark



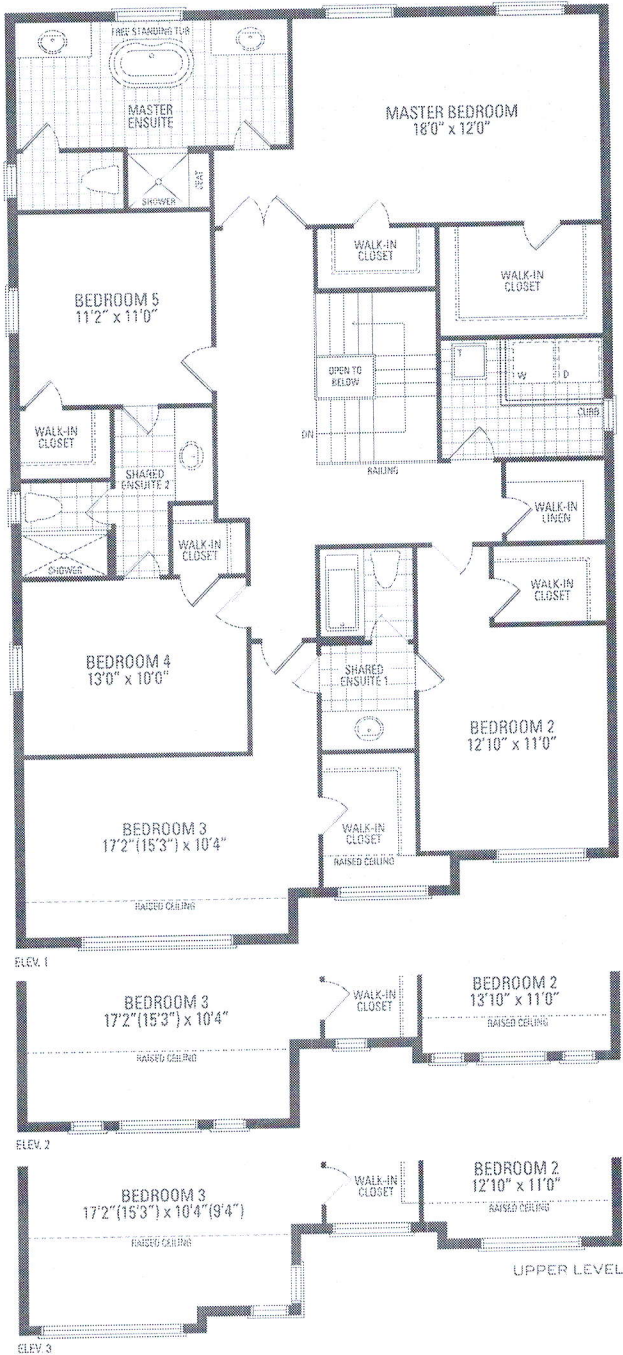
MOUNTAINASH SIX ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.

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 useable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofing and adjoining model types may vary due to smtg. E. & C. E. May 2020

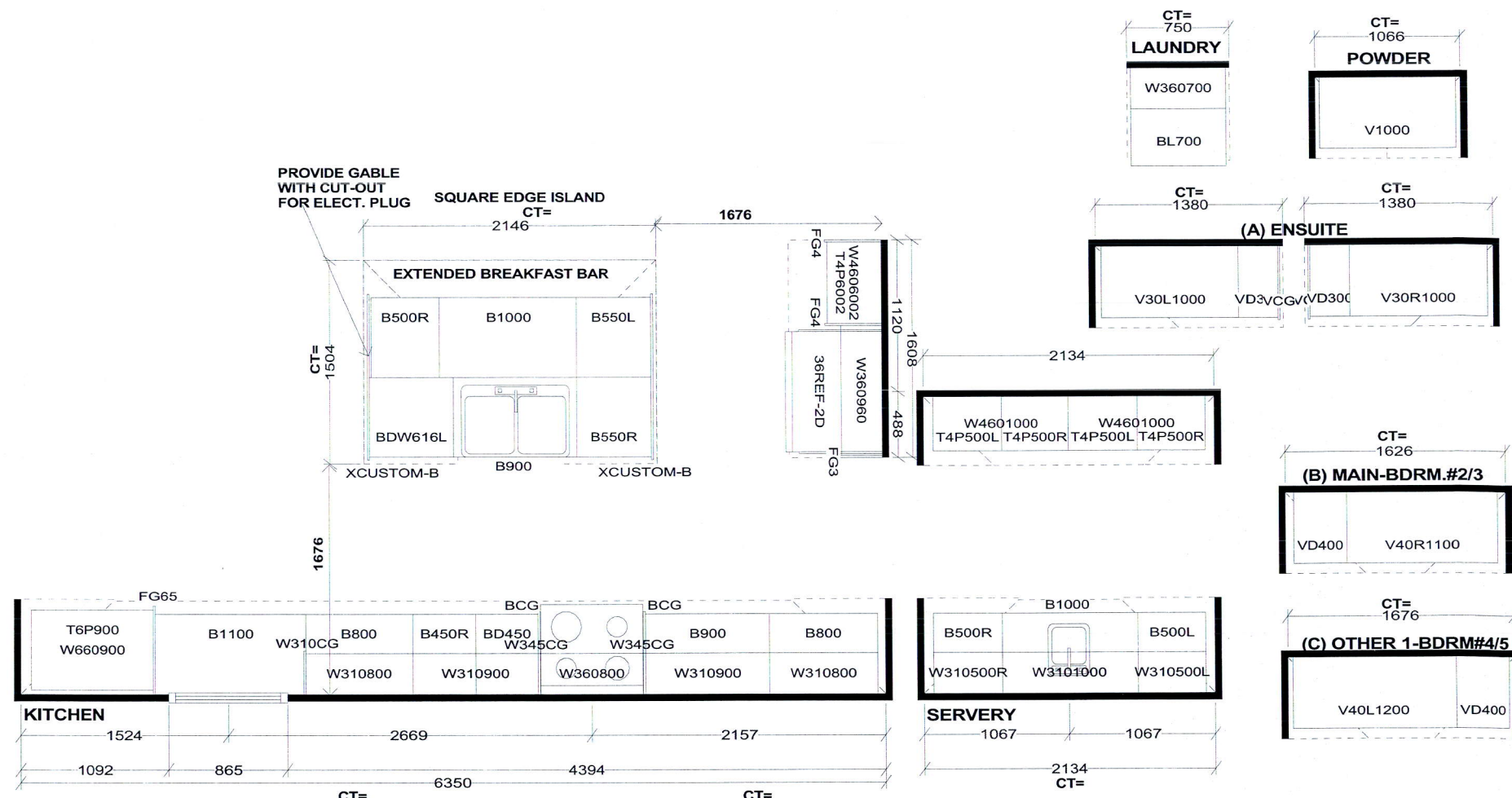
5 BEDROOM LAYOUT


MOUNTAINASH SIX

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



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Selba Industries			J# _____
W WIDTH _____	W HGHT _____	W CNT _____	<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>  DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 20
FLOOR HGHT _____	DOOR HGHT _____		
ST. CENT _____	2X4 _____	VENT BOX COVER _____	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3 LOT #:			