

CONSTRUCTION SUMMARY

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

PURCHASERS: DIPIKA BHASKAR SHAH and VANDANA SAMIR MEHTA

RECEIVED
AUG 27 2021

TEL:

LOT / PHASE 336 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 2		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 25Aug21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED		
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 25Aug21 Note:		

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 25Aug21 Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 25Aug21 Note:		
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 25Aug21 Note:		
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 25Aug21 Note:		
1 - VANITY CABINETRY - CHEST OF DRAWERS VANITY CABINET INCLUDING 36 INCH HIGH VANITY - STANDARD - ENSUITE 4 BATHROOM 25Aug21 Note:		
1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER - DELETE PANTRY TO ACCOMMODATE - SEE SKETCH 25Aug21 Note:		

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 25Aug21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 25Aug21 Note:		
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 25Aug21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 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:		

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 25Aug21 Note:		
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1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMETER - DELETE PANTRY TO ACCOMMODATE - SEE SKETCH
25Aug21 Note:

DOORS AND TRIM

1 - LIBRARY - FROSTED GLASS IN LIEU OF CLEAR GLASS

25Aug21 Note:

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

25Aug21 Note:

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND

25Aug21 Note:

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED

25Aug21 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM

25Aug21 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM

25Aug21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

25Aug21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

25Aug21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

25Aug21 Note:

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3.5 TON

25Aug21 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

25Aug21 Note:

5 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - ALL BATHROOMS

25Aug21 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS

25Aug21 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS

25Aug21 Note:

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
336 / 3	62M-1266	Mountainash Six (4 Bedroom) Elev 2		
3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL ENSUITE BATHROOMS 25Aug21 Note:				
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - ENSUITE 2/3 BATHROOM 25Aug21 Note:				

PROMOTIONAL

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

1 - STAIRCASE - V GROOVE HANDRAIL 25Aug21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 25Aug21 Note:	
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:	
Purchase Price includes Four 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 th 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 25 Aug 21 at 13:35

Purchasers:DIPIKA BHASKAR SHAH & VANDANA SAMIR M

Property: 336

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (4 Bedroom) Elev 2

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	EVEREST WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	EVEREST WHITE	431SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 4	CONTINENTAL 823 DRIFT WOOD	446SA
	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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:  

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Property: 336

Telephone Res. / Bus: /

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Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (4 Bedroom) Elev 2

Lock Date: 25-Aug-21

25-Aug-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-WHITE ICE-12X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-WHITE ICE-12X24	<input type="checkbox"/>	
Laundry Room	TILE-UNISTONE 609 WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-WHITE ICE-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-EMOTIONS TAUPE-13X13	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-WHITE ICE-12X24	<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-MARMORE CARRARA-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/BEIGE-8X16	
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

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Purchasers:

DIPIKA BHASKAR SHAH & VANDANA SAMIR M

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

25-Aug-21

Property: 336

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Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Living Room	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Dining Room	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Family Room	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Den / Library / Study	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-DREAMVILLE-CHARACTER-BRISHED-OAK-DURAMATT-MORRO BAY-5"
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #5	N/A
FLEX ROOM	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
	N/A
	N/A
Underpad	TypeArea
	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE MORRO BAY OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE MORRO BAY OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE MORRO BAY 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	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	SIDE/GARAGE ENTRY	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No		

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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	<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 M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			NERO			N/A		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	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	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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

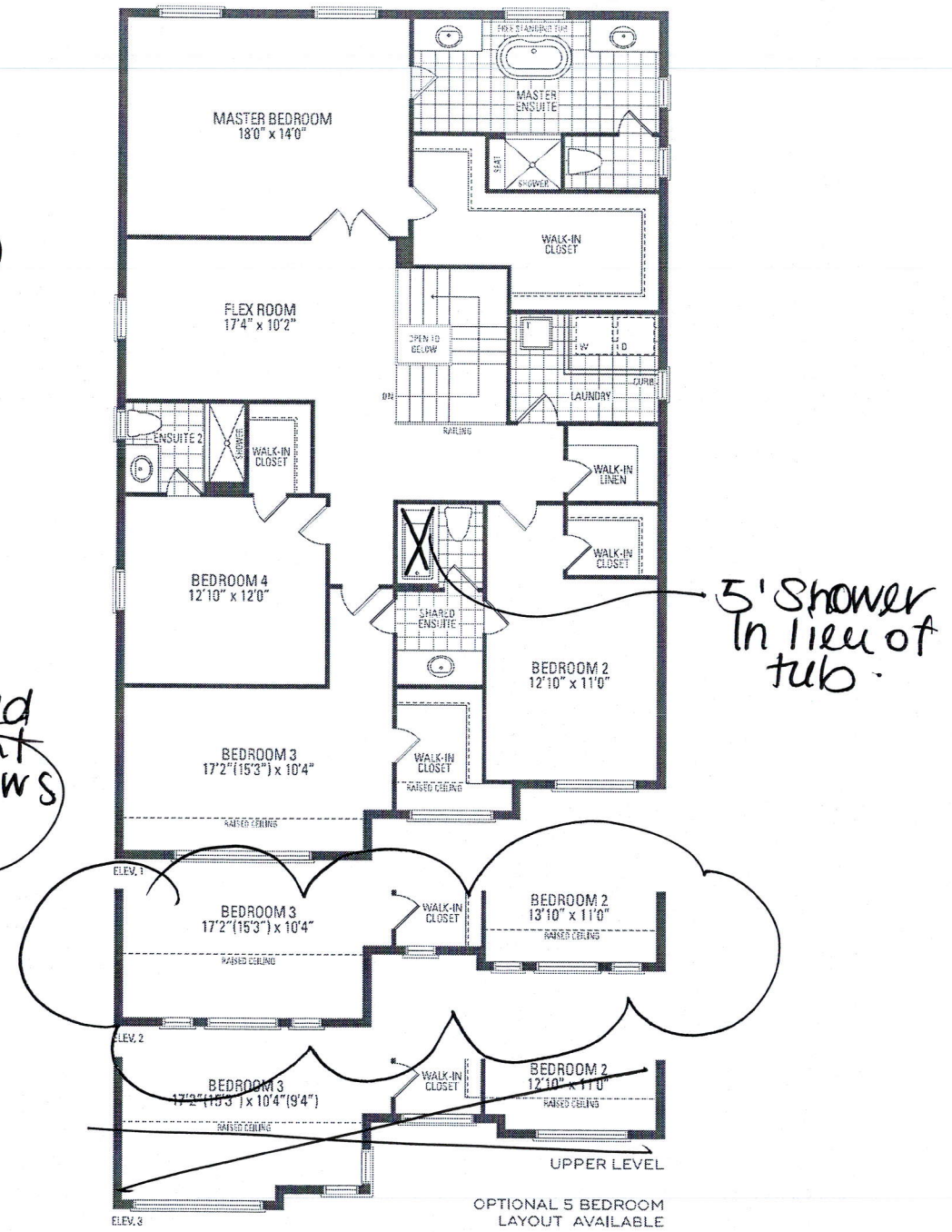
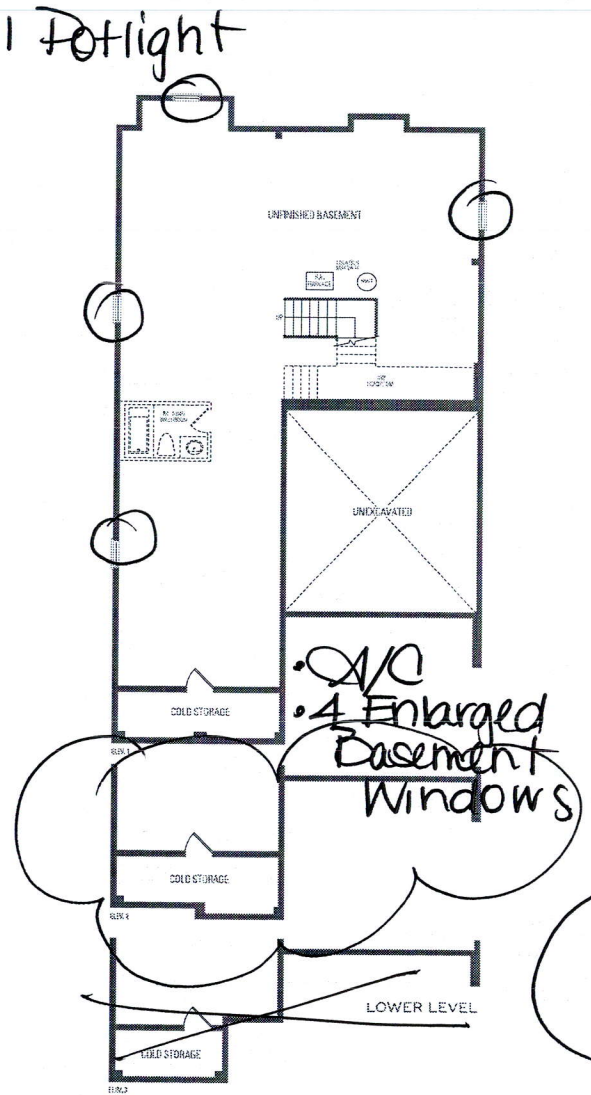
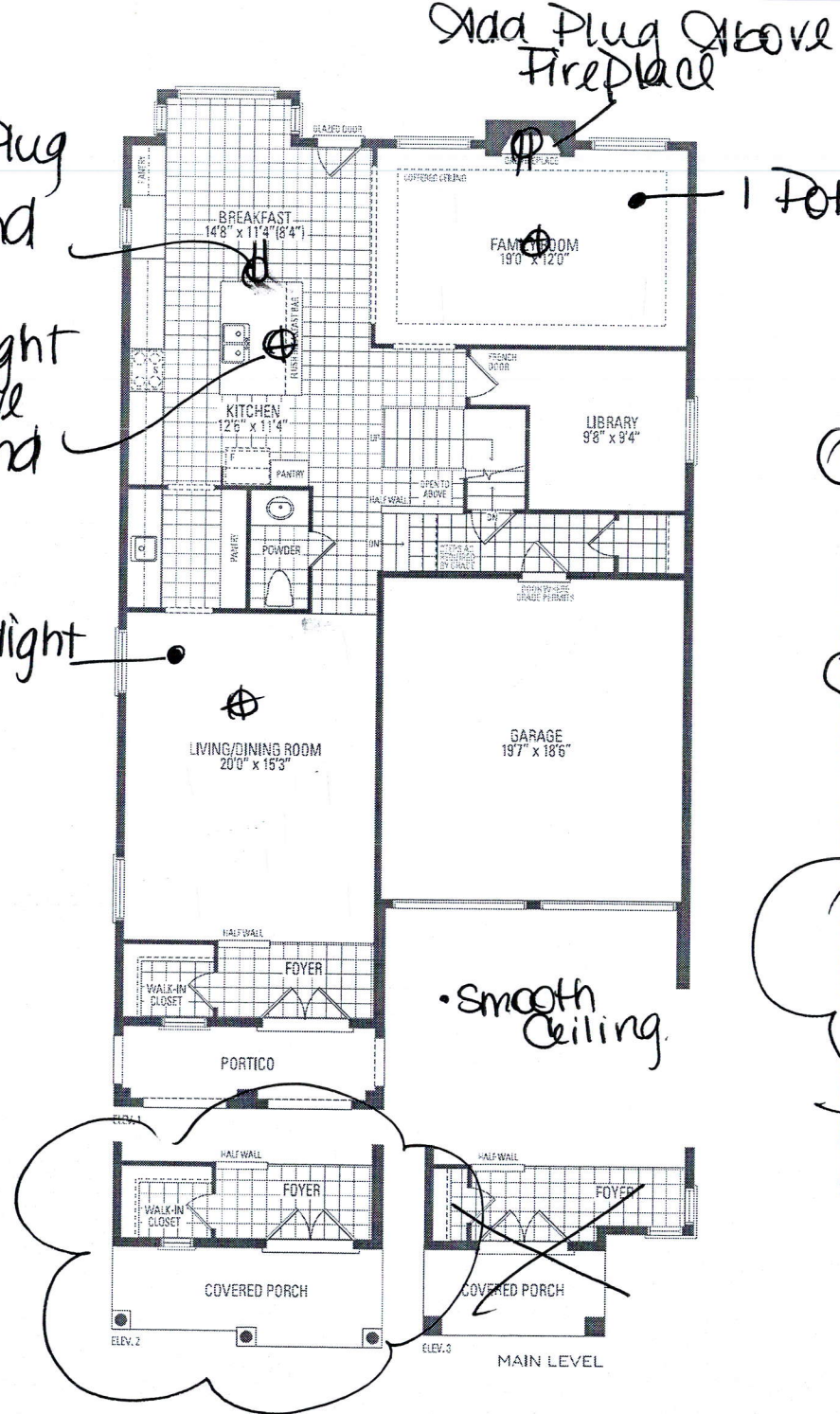
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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: Aug-25-2021

Signature: 

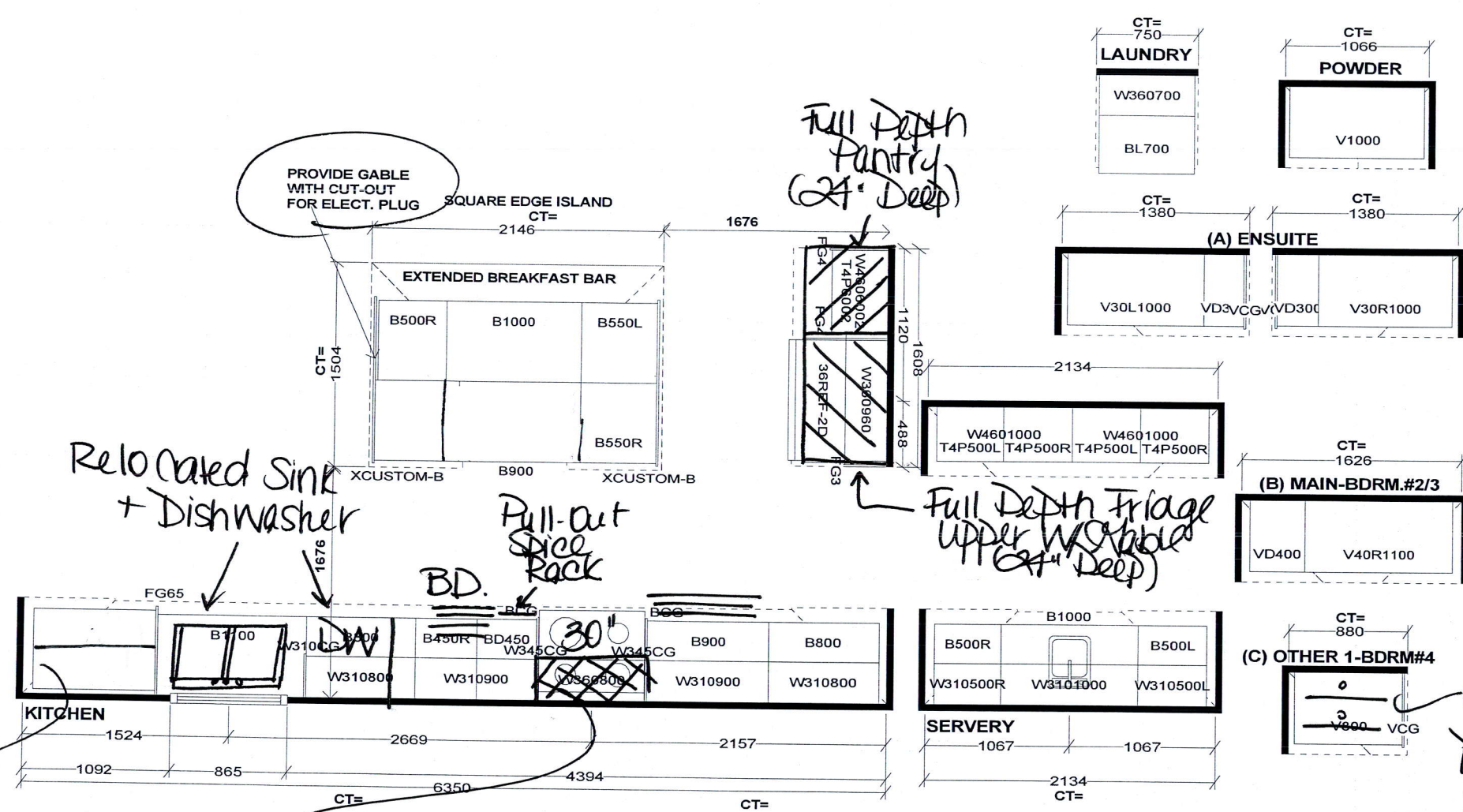
Date: Aug-25-2021



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. & D. E. May 2020





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 JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	

Ⓢ ✓

Chest of Drawers 36" High