

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: WAQAR AHMED and USMAN AHMED SAHI // ATTIA ZAFAR			TEL: RES.: 647-646-2440 BUS.: 647-710-0366	
LOT / PHASE 220 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 2		

ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 27Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27Aug21 Note:	
14 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 27Aug21 Note: LIVING/DINING - X6 FAMILY ROOM - X4 KITCHEN - X4	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27Aug21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Aug21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Aug21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Aug21 Note:	

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8165 WITH CHAIN DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 27Aug21 Note:	
1 - MISSED APPOINTMENT FEE 27Aug21 Note:	

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER 27Aug21 Note: MASTER ENSUITE - X1 ENSUITE 4 - X1	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Aug21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Aug21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 2 27Aug21 Note: BLACK IRON PICKET	
1 - V GROOVE HANDRAIL 27Aug21 Note:	

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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

27Aug21 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:

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 27 Aug 21 at 11:25





INTERIOR COLOUR SCHEME

Purchasers:WAQAR AHMED & USMAN AHMED SAHI // ATTP

Property: 220

Telephone Res. / Bus: (647) 646-2440 / (647) 710-0366

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

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

Lock Date: 27-Aug-21

27-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 CRYSTAL	410SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 904 INK	431SA
Master Ensuite Bathroom	MONACO 904 INK	431SA
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	431SA
Ensuite Bath - Bedroom 4	MONACO 904 INK	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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary

US

A2

Initials:\_\_\_\_\_



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

WAQAR AHMED & USMAN AHMED SAHI // ATT

(647) 646-2440 / (647) 710-0366

Aly Aversa

27-Aug-21

Property: 220

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-ESSENCE BIANCO 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-ESSENCE BIANCO 13X13	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-ESSENCE BIANCO 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-ESSENCE BIANCO 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-CONCEPT PLUS LIGHT GREY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS LIGHT GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS LIGHT GREY 8X16	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All BathroomsWhite

Whirlpool

Dishwasher Rough-In

Waterline for Fridge

☐ Yes ☒ No

☒ Yes ☐ No

☒ 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

\*\* Refer to Construction Summary



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Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-5" CHARCOAL RED OAK - CASHMERE
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-5" CHARCOAL RED OAK - CASHMERE
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-5" CHARCOAL RED OAK - CASHMERE
Den / Library / Study	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-5" CHARCOAL RED OAK - CASHMERE
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-5" CHARCOAL RED OAK - CASHMERE
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #5	N/A
FLEX ROOM	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313

Underpad

Type

Area

N/A

N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimentary Colour	MIRAGE-RED OAK-CHARCOAL
Picket Type	EUROLINE 2	Complimentary Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE-RED OAK-CHARCOAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE-RED OAK-CHARCOAL

Red Oak Stairs

☒ 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	N/A
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 & Door Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY

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 type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input 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	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.

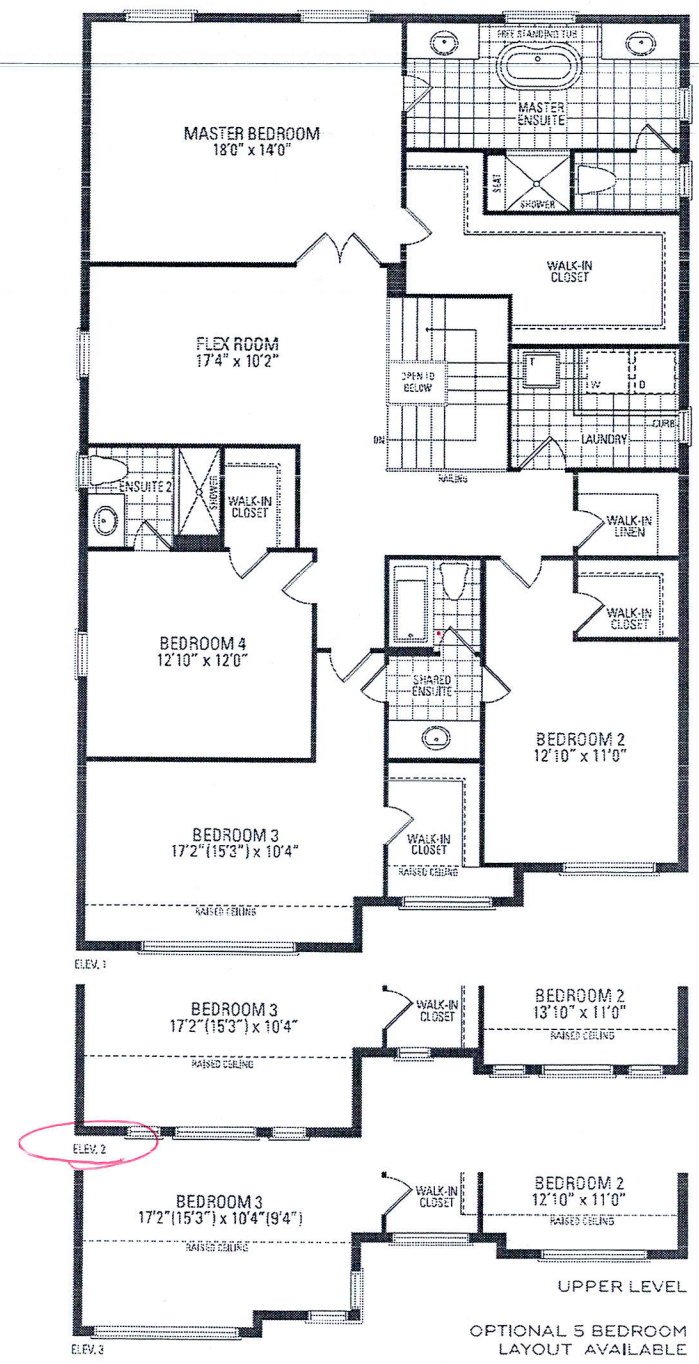
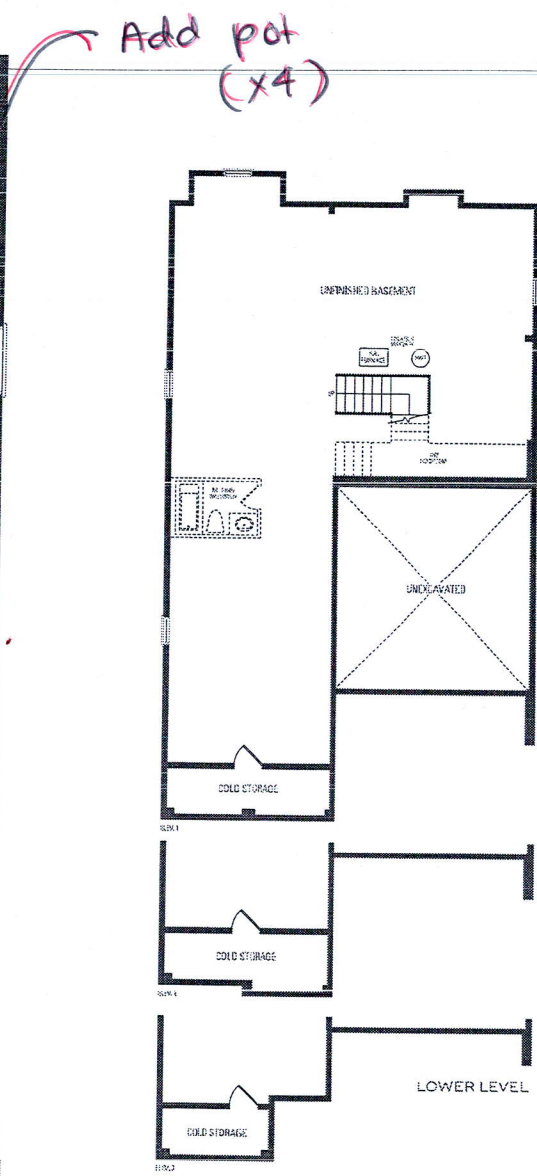
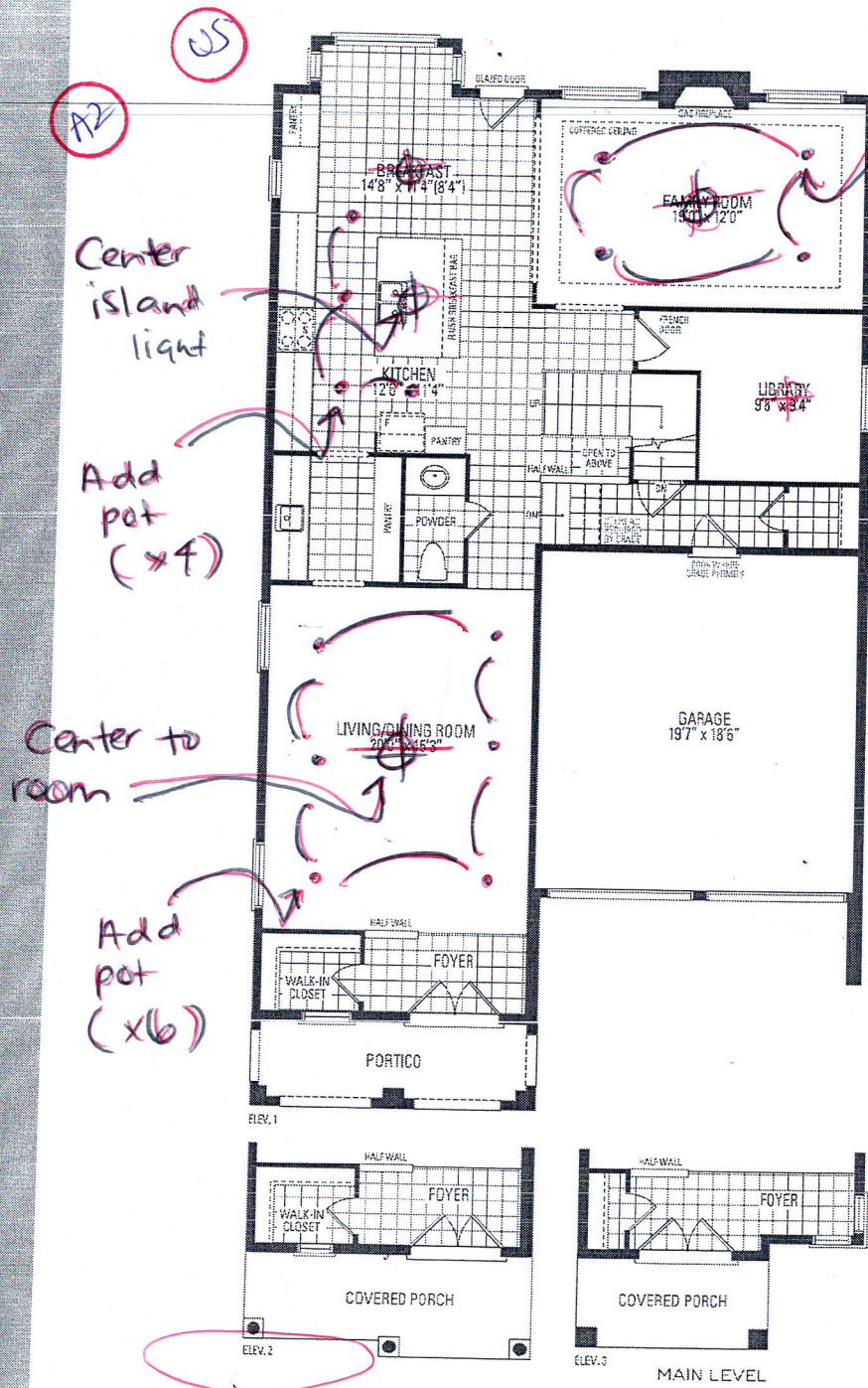
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: Adil Zafar    Date: 27-Aug-2021

Signature: [Signature]    Date: 27-Aug-2021

Page 4 of 4

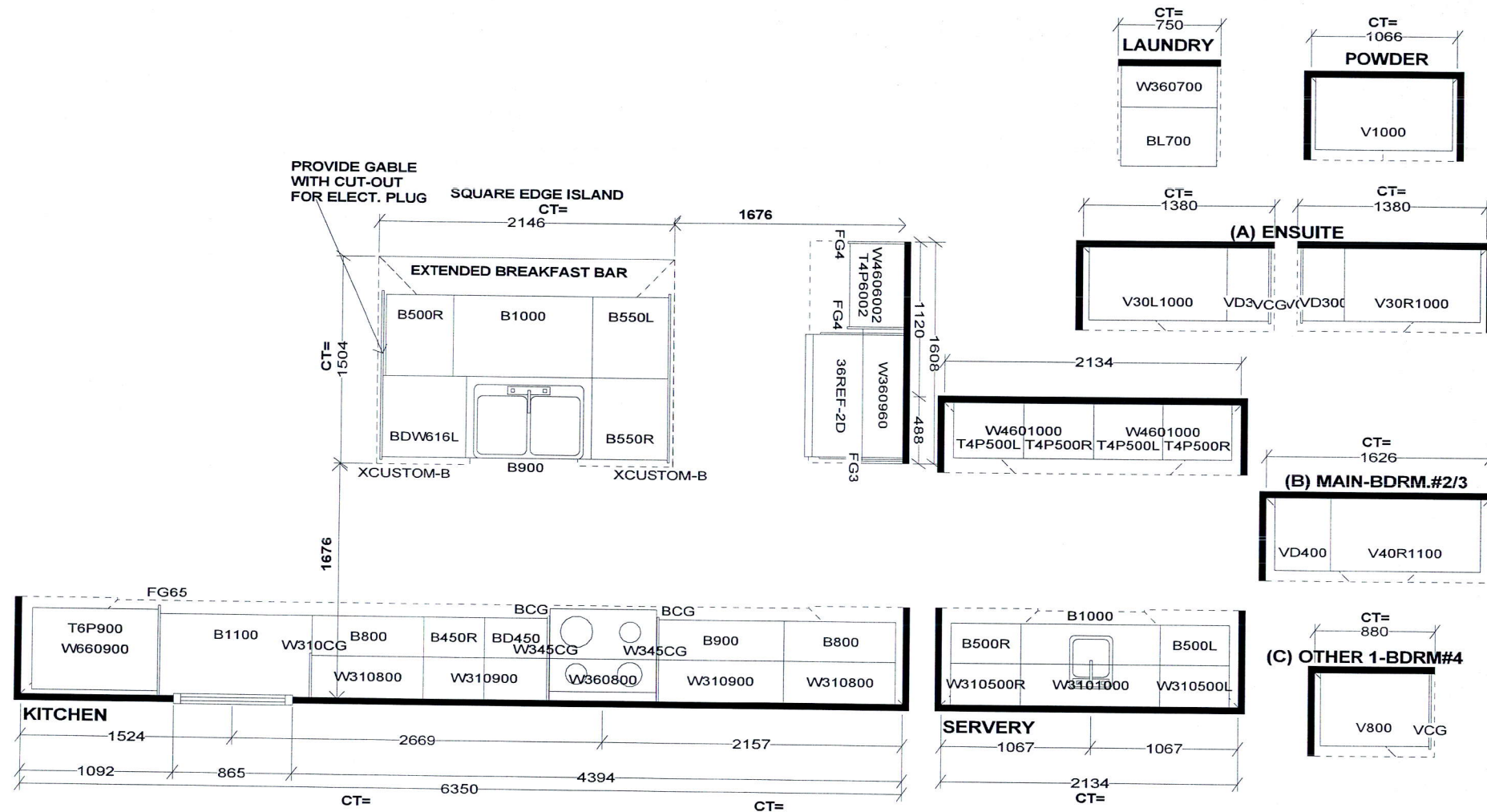




# MOUNTAINASH SIX

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



<b>Selba Industries</b>		<b>J#</b>
<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>		<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE: RUSSELL GARDENS PH.3</b> <b>MODEL: MOUNTAINASH 6X EL 1,2,3</b> <b>LOT #:</b>
W WIDTH _____	W HGHT _____	
FLOOR HGHT _____	DOOR HGHT _____	
ST. CENT _____	2X4 _____	
VENT BOX COVER _____		

DESIGNER: KS  
DATE: MAY 13 20  
REV'D AUG 27 20