

CONSTRUCTION SUMMARY

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

PURCHASER: AMSHA TOOR

TEL:

LOT / PHASE 326 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 27Aug21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - STANDARD 27Aug21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 27Aug21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 27Aug21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 27Aug21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 27Aug21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 27Aug21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Aug21 Note:	
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ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 27Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 27Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BATHROOM 27Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - LIBRARY 27Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FAMILY ROOM 27Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 27Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 27Aug21 Note:	



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1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 27Aug21 Note:		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 27Aug21 Note:		
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 27Aug21 Note:		

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL 27Aug21 Note:		
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 27Aug21 Note:		
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27Aug21 Note:		

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 27Aug21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 27Aug21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Aug21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Aug21 Note:		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Aug21 Note:		

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 27Aug21 Note:		
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 27Aug21 Note:		
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & ENSUITE 4 BATHROOM 27Aug21 Note:		
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Aug21 Note:		

PROMOTIONAL

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

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Aug21 Note:	
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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 3 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:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag 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 11:29

Purchaser:AMSHA TOOR

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:27-Aug-21

Property: 326

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four Elev 3

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 K44 TITAN GREY	431SA
Master Ensuite Bathroom	DORAL W-500	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	431SA
Ensuite Bath - Bedroom 4	DORAL W-500	431SA
	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 CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE TIGRIS 4783-60	
	N/A	
	N/A	
	N/A	

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/

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Candace Forza

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27-Aug-21

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Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-ESSENZE GRIGIO-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"/>	
MUD ROOM	TILE-ESSENZE GRIGIO-13X13	<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	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	
MUD ROOM	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

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7. Other Flooring

Main Hall	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Living Room	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Dining Room	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Family Room	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Den / Library / Study	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Upper Landing	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"
Upper Hall	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Master Bedroom	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #2	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #3	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #4	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimentary Colour	MIRAGE NEW HAVEN RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimentary Colour	MIRAGE NEW HAVEN RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE NEW HAVEN RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE NEW HAVEN RED OAK

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	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 & Door Paint-Semi Gloss	BIRCH WHITE	GARAGE/SIDE ENTRY	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ 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 M3			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	YES
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.

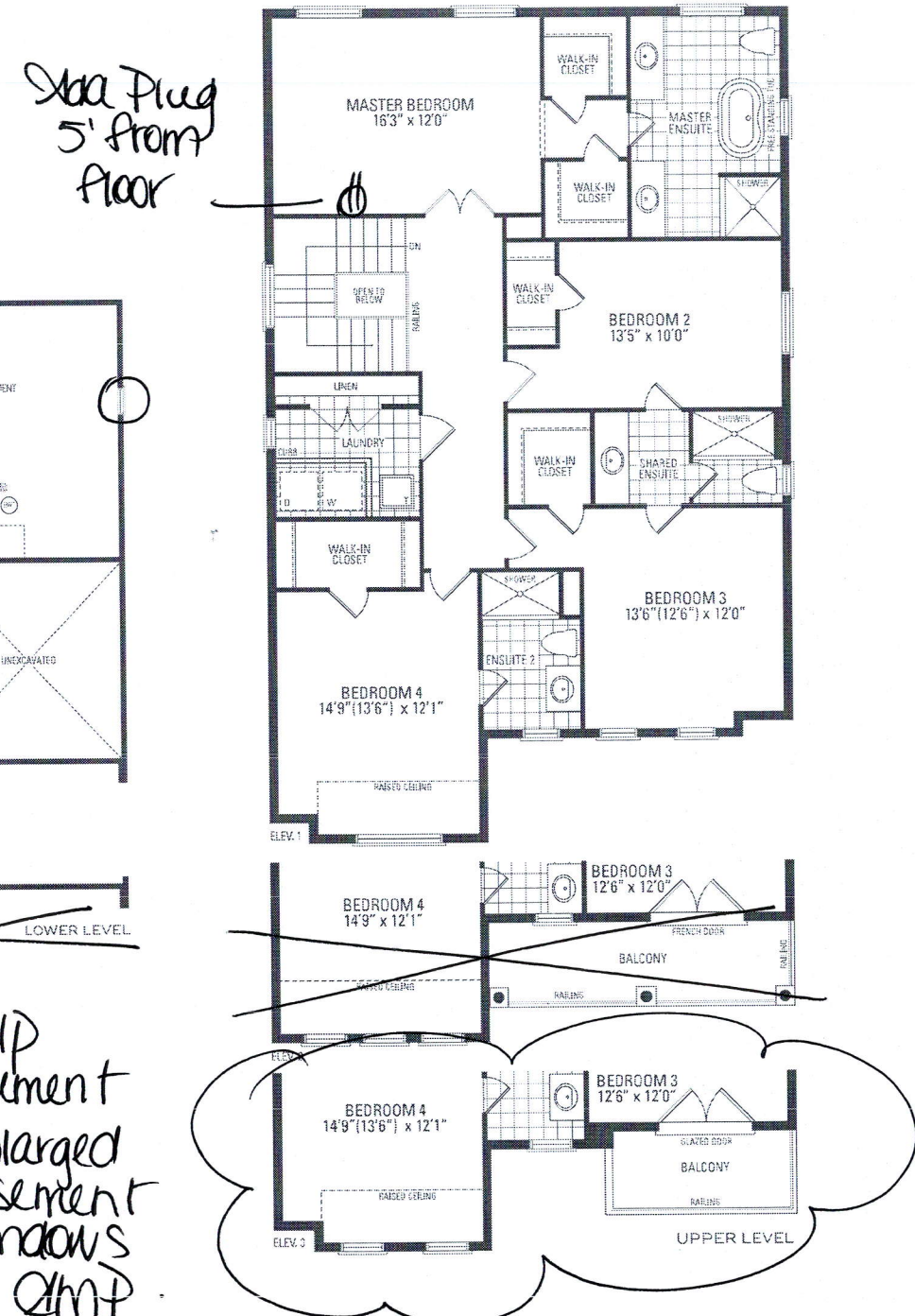
Signature: 

Date: 27-08-2021

TNA



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. & Q. E. May 2020



PURCHASER ALTERATION FORM

LOT 326
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 4
ELEV. 3

REVISION:

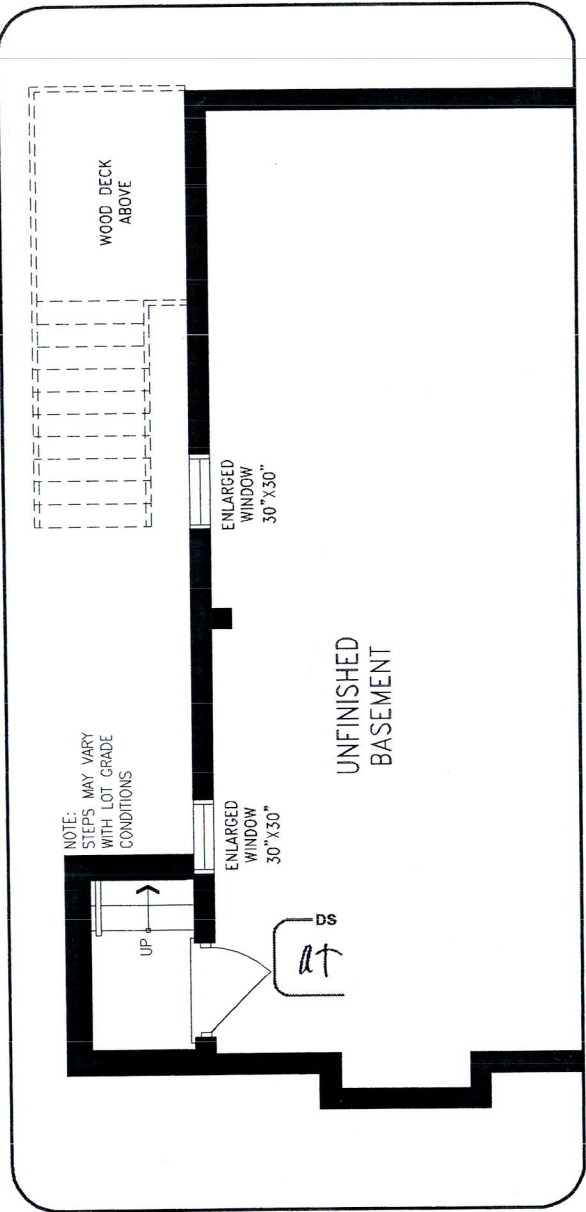
- 1. ADD EXTERIOR BASEMENT WALK-UP STEPS
- 2. FAMILY ROOM - REMOVE BAY WALL AND STRAIGHTEN THE WALL TO ACCOMMODATE WALK UP STEPS AS PER SKETCH
- 3. DECK AS PER GRADE CONDITION, REPLACE SLIDING GLASS DOOR WITH NEW WINDOW, REPLACE WINDOW IN KITCHEN TO GLASS PANEL DOOR AS PER SKETCH

DocuSigned by:

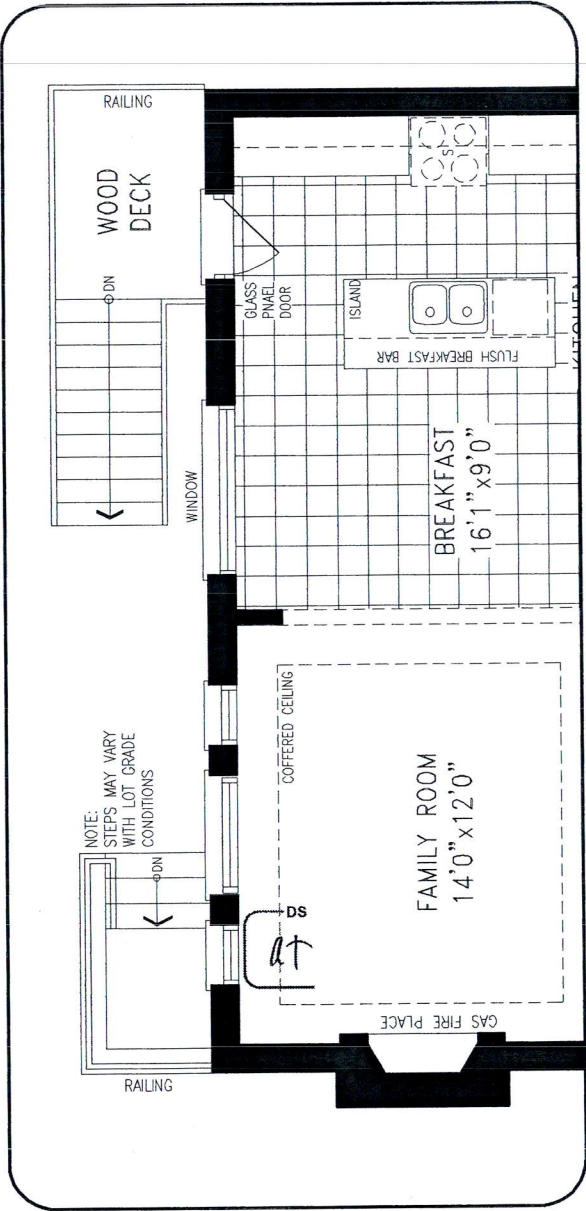
AMSHA 1008

07-Sep-20

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LOWER LEVEL



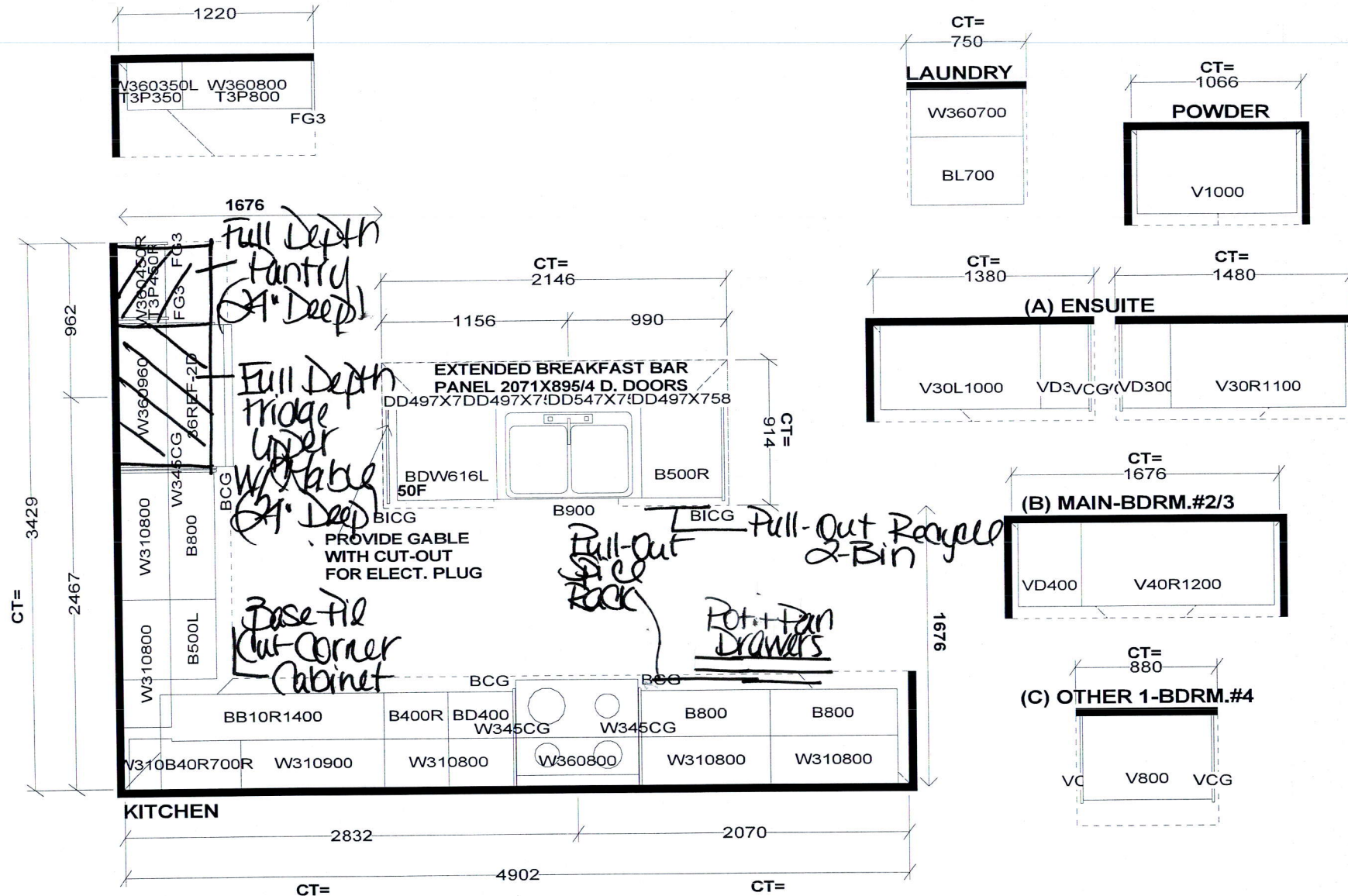
MAIN LEVEL

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

Greenpark



AT

Selba Industries			J#
W WDT	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 4X EL 1,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
<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