

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				TEL:
PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL				
LOT / PHASE 318 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 1		

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 19Aug21 Note: MASTER ENSUITE	
--	--

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 19Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 19Aug21 Note:	

DOORS AND TRIM

2 - HOME OFFICE - FROSTED GLASS IN LIEU OF CLEAR GLASS ON FRENCH DOORS 19Aug21 Note:	
1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 19Aug21 Note:	

ELECTICAL

1 - PLUG -- ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE -- FOR FUTURE ELECTRIC CAR -- 240V / 40-50 AMPS 19Aug21 Note: SPECIFICATIONS REQUIRED	
---	--

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19Aug21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 19Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BEDROOM 19Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 19Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 19Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 19Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 19Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 19Aug21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Dec20 Note:	

HARDWOOD FLOORING

1 - LAMINATE -- UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 19Aug21 Note:	
--	--

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				TEL:
PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
318 / 3	62M-1266	Mountainash Five (4 Bedroom) Elev 1		
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 19Aug21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 19Aug21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 19Aug21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 19Aug21 Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM -SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR 19Aug21 Note:	
1 - FRAMELESS GLASS SHOWER DOOR & FRONT WALL AT SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 22Dec20 Note:	

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS AND TRIM - UPGRADE WHITE PAINT 19Aug21 Note:	
--	--

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ENSUITE BATHROOMS ONLY (2 IN MASTER ENSUITE BATHROOM) 19Aug21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 19Aug21 Note:	
ALL 4 BATHROOMS-----	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 19Aug21 Note:	
1 - MOEN 90 DEGREE POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 19Aug21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE BATHROOM & ENSUITE 2 BATHROOM 22Dec20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Aug21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3665.00 BALANCE FORWARD (\$8335.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE 22Dec20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 19Aug21 Note:	
1 - STAIRCASE - TIFFANY POSTS 19Aug21 Note:	
1 - STAIRCASE - EUROLINE 2 IRON PICKETS - BLACK 19Aug21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 19Aug21 Note:	

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				TEL:
PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
318 / 3	62M-1266	Mountainash Five (4 Bedroom) Elev 1		

EXTRAS AS PER OFFER

10 FOOT CEILING ON MAIN LEVEL <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
(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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 26 Aug 21 at 14:25

Purchasers:

NITABEN, A PATEL & PRAGNESH KUMAR JAY

Property: 318

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date:

19-Aug-21

19-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	113SB
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFT WOOD	113SB
Master Ensuite Bathroom	EVEREST WHITE	113SB
Ensuite Bath - Bedroom 2	CONTINENTAL 350 PLATINUM SILVER	113SB
Ensuite Bath - Bedroom 3/4	EVEREST WHITE	113SB
	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-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

Purchasers: NITABEN, A PATEL & PRAGNESH KUMAR JAYA

Property: 318

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date: 19-Aug-21

19-Aug-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-FORM LIGHT GREY (695)-13X13	<input type="checkbox"/>	
MUD ROOM	TILE-RAINBOW WHITE-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-STONE WHITE-12 1/4 X 24 1/4	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 3/4	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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:  

Purchasers:

NITABEN, A PATEL & PRAGNESH KUMAR JAY

Property: 318

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date:

19-Aug-21

19-Aug-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-CHARACTER-MAPLE-DURAMATT-PEPPERMINT-6 1/2"	
Upper Hall	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
Master Bedroom	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
Bedroom #2	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
Bedroom #3	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
Bedroom #4	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	TIFFANY POST & V-GROOVE	Colour	MIRAGE PEPPERMINT COLOUR
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PEPPERMINT COLOUR
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PEPPERMINT COLOUR
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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	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:  

Purchasers:

NITABEN, A PATEL & PRAGNESH KUMAR JAY

Property: 318

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date:

19-Aug-21

19-Aug-21

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			

** 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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A		WHITE			N/A		
Surround	N/A		BIANCO			N/A		
Hearth	N/A		NO			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	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 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 19, 2021

Signature:  Date: 8/19/2021

1 Potlight

1 Potlight

1 Potlight

Add Plug Above Fireplace

1 Potlight

Relocate Std Light Above Island

Electrical for future electric car charger

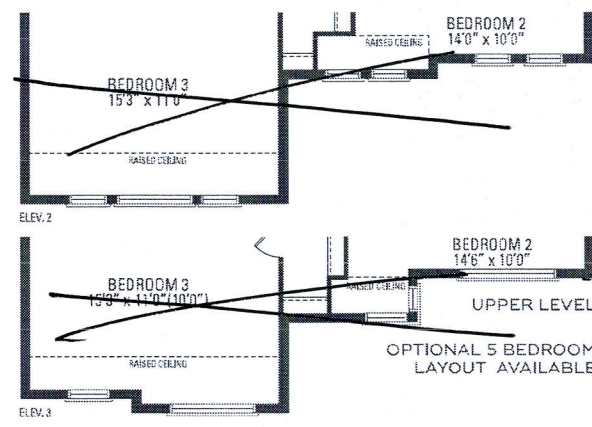
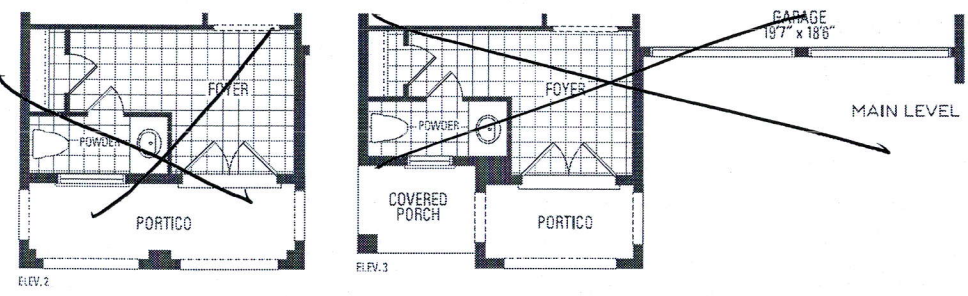
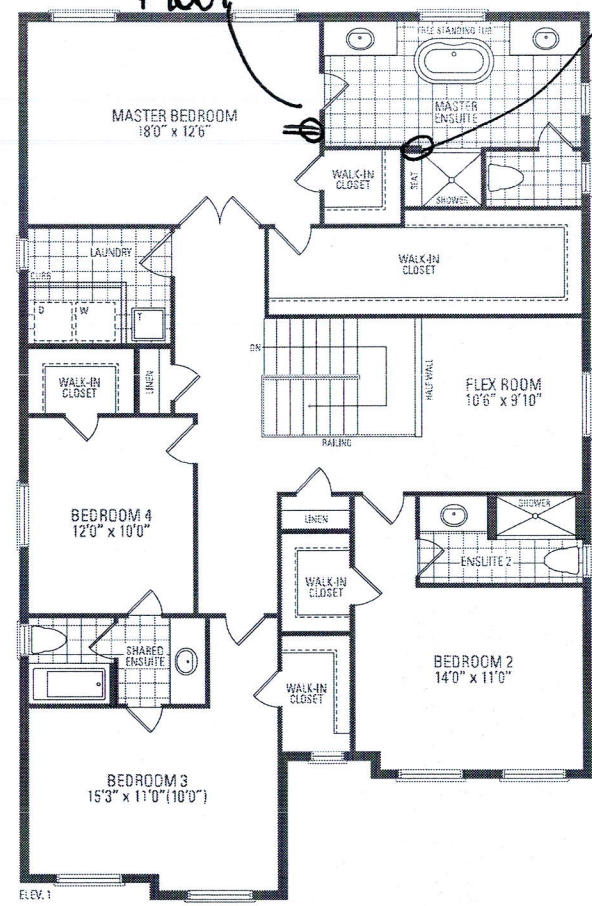
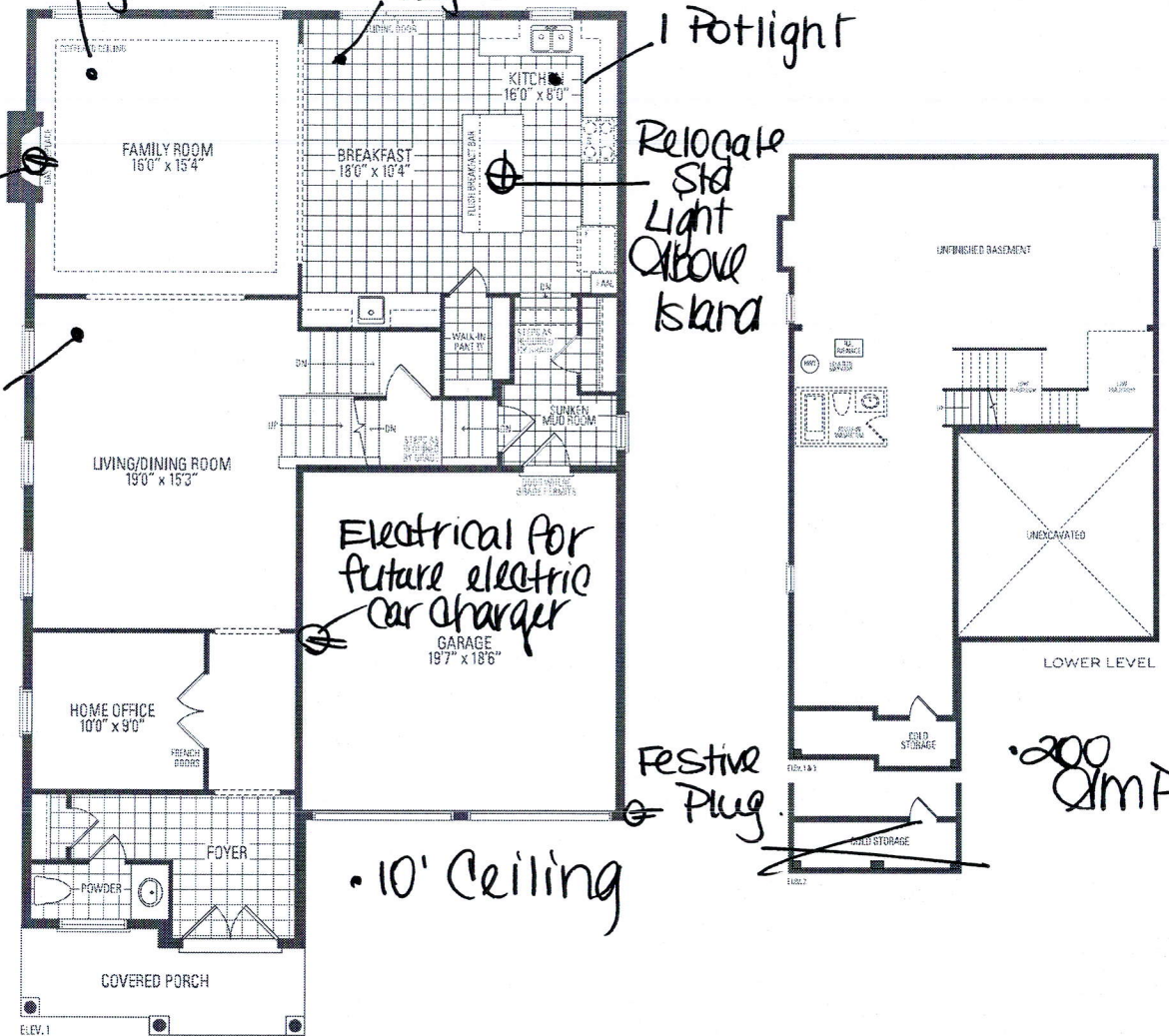
Festive Plug

• 10' Ceiling

• 200 AMP

Add Plug 5' from Floor

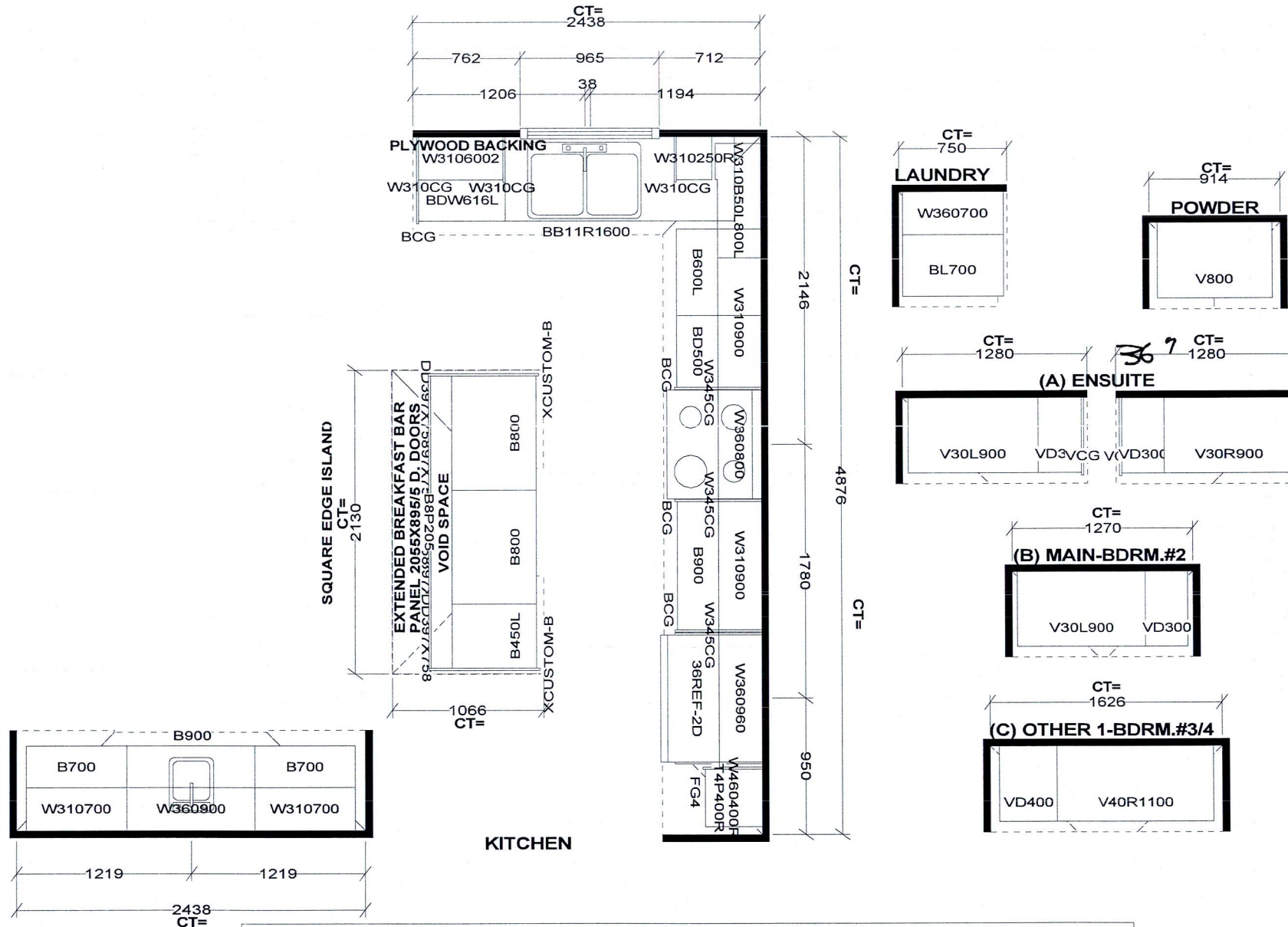
Delete Wall Frameless Glass Door + Front Wall Above Seat



MOUNTAINASH FIVE

ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 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	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 5X EL 1,2,3 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