

CONSTRUCTION SUMMARY

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

PURCHASERS: VALSA MARY POOZHICALA and SONNY JOSEPH POOZHICALA // DALE POOZHICA

TEL: RES.: 416-875-8266

LOT / PHASE 196 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (4 Bedroom) Elev 1		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - PIE CUT CORNER CABINET - UPPER - PER UNIT FITS TALL UPPER CABINETS - STANDARD 02Sep21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 02Sep21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 02Sep21 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 02Sep21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 02Sep21 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 02Sep21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 02Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 02Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 02Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 02Sep21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 02Sep21 Note:	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Sep21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 02Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 02Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 02Sep21 Note:	

PLUMBING



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
196 / 3	62M-1266	Mountainash Three (4 Bedroom) Elev 1		
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 02Sep21 Note:				
1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH 02Sep21 Note:				
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 02Sep21 Note:				
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 02Sep21 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 02Sep21 Note: MASTER ENSUITE - X1 ENSUITE 4 - X1				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 02Sep21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 2 02Sep21 Note:	
1 - V GROOVE HANDRAIL 02Sep21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 02Sep21 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 Three 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 t 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 2 Sep 21 at 14:26

Purchasers: VALSA MARY POOZHICALA & SONNY JOSEPH

Telephone Res. / Bus: (416) 875-8266 /

Decor Advisor: Aly Aversa

Lock Date: 2-Sep-21

Property: 196

Project: Russell Gardens Building Ltd.

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

2-Sep-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	446SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	446SA
Master Ensuite Bathroom	EVEREST - WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 2/3	EVEREST - WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 4	EVEREST - WHITE CRYSTAL	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

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	

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3. Ceramic Flooring

Entrance Vestibule	TILE-DOZZA WHITE 24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	N/A	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-DOZZA WHITE 24X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA 570 DARK GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-DOZZA WHITE 24X24	<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"/>	
		<input type="checkbox"/>	
		<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	NA	
Shower Stall	TILE-6022 UNIVERSAL GLOSSY 8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-6022 UNIVERSAL GLOSSY 8X10	
Ensuite Bath - Bedroom 4	TILE-6022 UNIVERSAL GLOSSY 8X10	
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

** Refer to Construction Summary

Initials:  

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Decor Advisor:

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Plan #: 62M-1266

Project:

Russell Gardens Building Ltd.

7. Other Flooring

Main Hall	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
Living Room	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
Dining Room	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
Family Room	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
Den / Library / Study	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD - MIRAGE - IMAGINATION COLLECTION - DRIFTWOOD RED OAK 5" DURAMAT CHARACTER CORK	
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	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimentary Colour	MIRAGE - RED OAK - DRIFTWOOD
Picket Type	EUROLINE 2	Complimentary Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE - RED OAK - DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimentary Colour	MIRAGE - RED OAK - DRIFTWOOD
Red Oak Stairs <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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> 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
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				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				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.

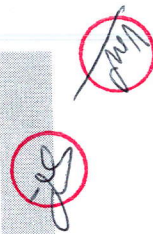
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

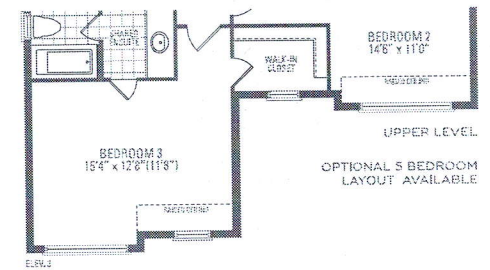
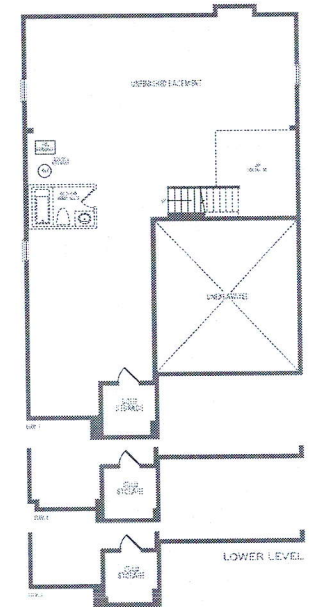
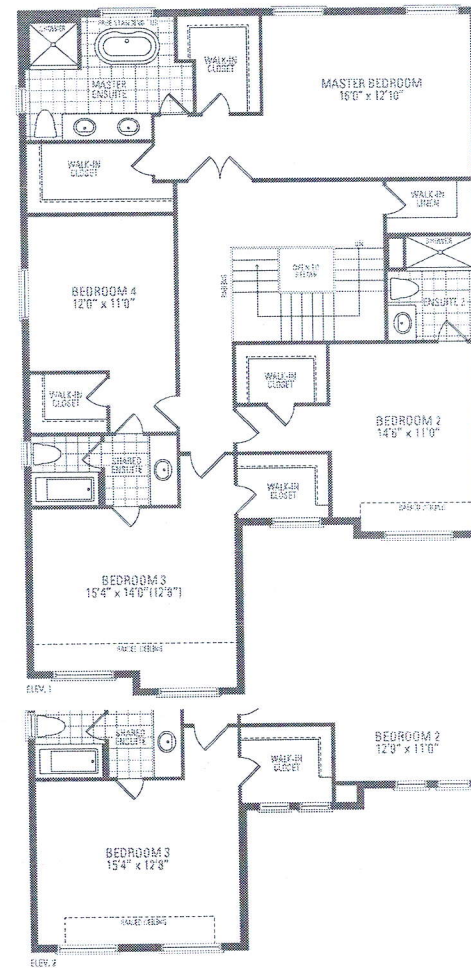
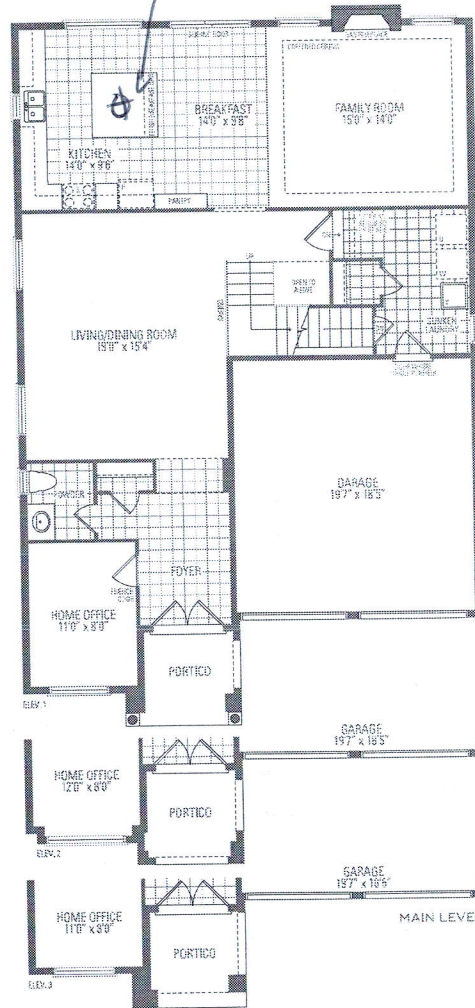
Date: 

Signature: V.M. Poozhikala 

Date: Sept 2/2021



Center to island (x1)



MOUNTAINASH THREE ELEV. 1 • 3,086 sq.ft. | ELEV. 2 • 3,074 sq.ft. | ELEV. 3 • 3,063 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at exterior entrance ways due to grading variances. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modification. Raffle and adjoining model types may vary due to change. C. & G. E. May 2020

