

CONSTRUCTION SUMMARY

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

RECEIVED

SEP - 7 2021

TEL:

PURCHASER: SALMAN AHMED

LOT / PHASE 212 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 2		
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE ENTRANCE 07Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 07Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 07Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 07Sep21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 07Sep21 Note:	
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ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Sep21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Sep21 Note:	
12 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 07Sep21 Note: REFER TO SKETCH	
14 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 07Sep21 Note: LIVING/DINING - X4 FAMILY ROOM - X4 BREAKFAST/KITCHEN - X6	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Sep21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 07Sep21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 07Sep21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 07Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 07Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 07Sep21 Note:	

MIRRORS AND GLASS



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1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

07Sep21 Note:

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL

07Sep21 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

07Sep21 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER

07Sep21 Note: MASTER ENSUITE - X1
ENSUITE 4 - X1

1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY ARCTIC STAINLESS POT FILLER #1165AR

07Sep21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

07Sep21 Note:

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL

07Sep21 Note:

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

07Sep21 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:

200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS.
Worksheet Note:

Purchase Price includes FOUR (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
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 7 Sep 21 at 10:39

Purchaser:

SALMAN AHMED

Telephone Res. / Bus:

/

Decor Advisor:

Aly Aversa

Lock Date:

7-Sep-21

Property: 212

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Twelve Elev 2

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 821 INDUSTRIAL GRAPHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 821 INDUSTRIAL GRAPHITE	447SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	447SA

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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LITIUM SILVER POL 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM SILVER POL 24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM SILVER POL 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LITIUM SILVER POL 24X24	<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	N/A	
Shower Stall	TILE-CONCEPT NEVE LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT NEVE LUCIDO 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT NEVE LUCIDO 8X16	
SIDE ENTRANCE	N/A	
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

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7. Other Flooring

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

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting 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 ☒ 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
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 M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					

** 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	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 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

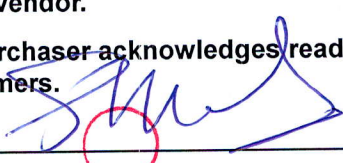
Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

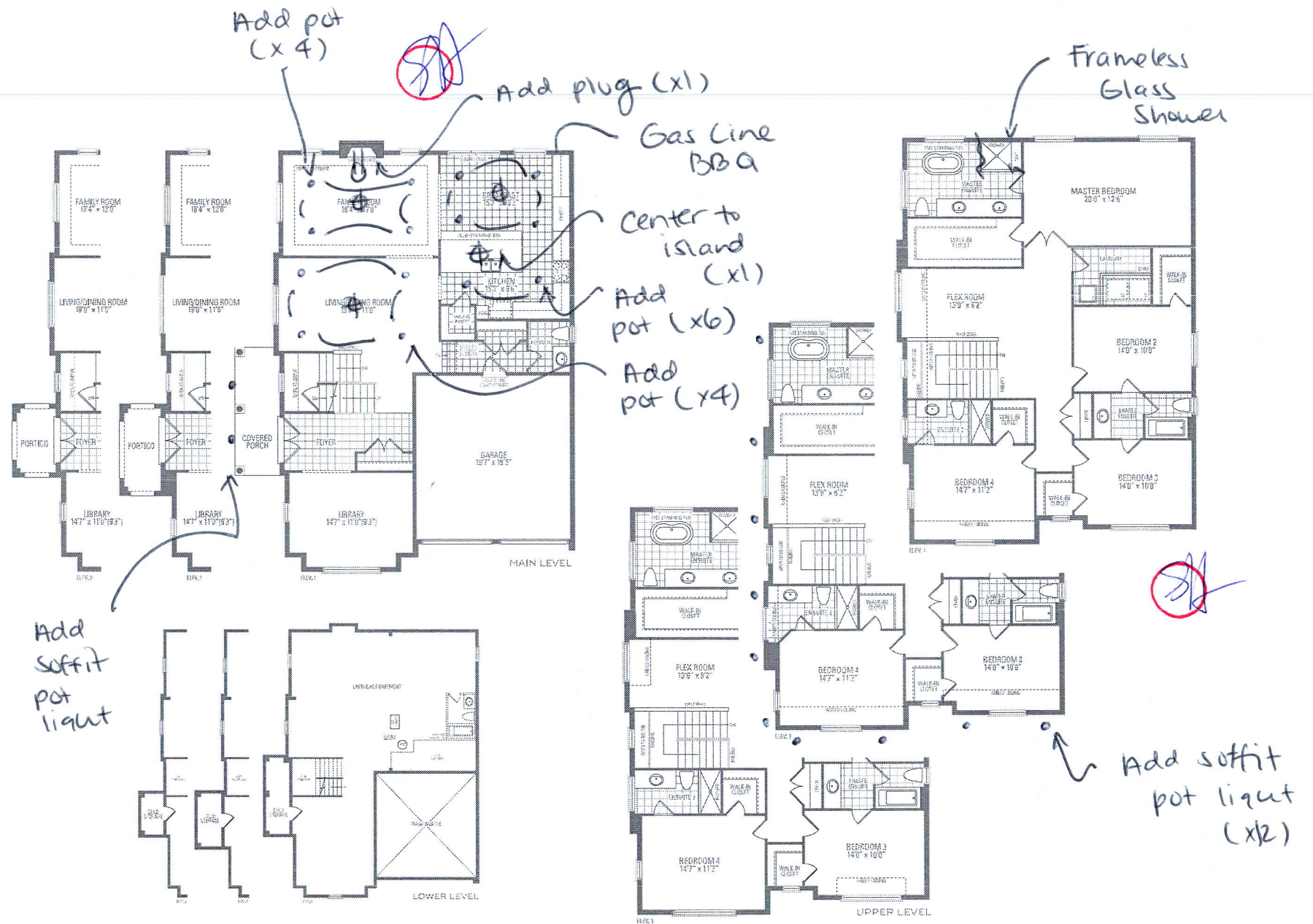
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

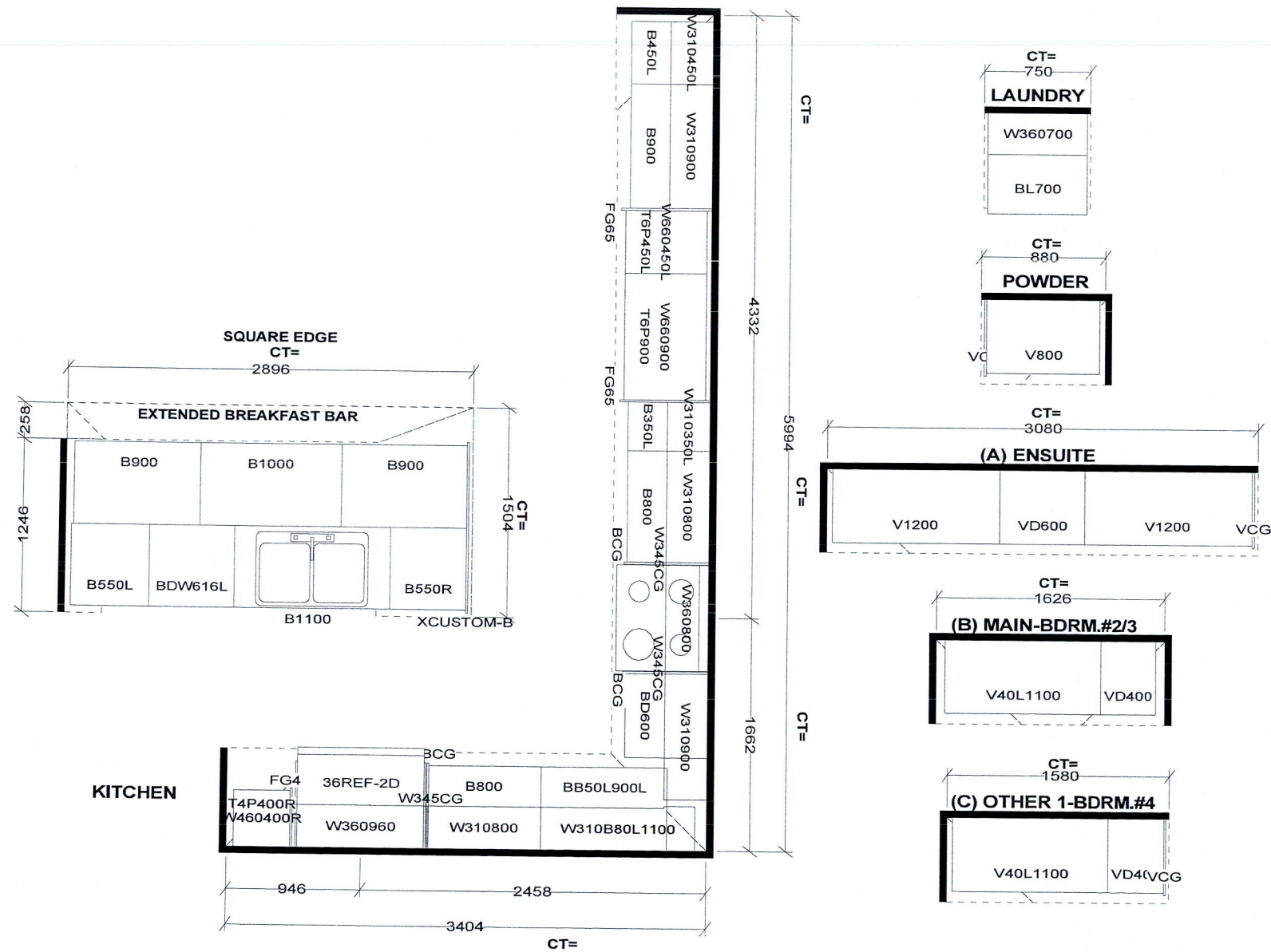
Signature: 

Date: 7 Sep 7, 2021



MOUNTAINASH TWELVE ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances ways due to grading variance. Actual usable floor space may vary from the actual floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Profile and adjoining model types may vary due to styling. E. & O. E. May 2020



Selba Industries			J#
WW WIDTH	W HGHT	W CNT	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. JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 12X EL 2 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
DESIGNER: KS DATE: MAY 13 20 rev'd June 16 20			