

CONSTRUCTION SUMMARY

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

PURCHASERS: SUHAS NEELAM and RASAGNA BATTU

TEL: RES.: 647-924-2298

LOT / PHASE 247 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 07Sep21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - UPGRADE 3 07Sep21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - CREATE OPENING FOR BEVERAGE FRIDGE - SEE SKETCH 07Sep21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 3 07Sep21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 3 07Sep21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 3 07Sep21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 3 07Sep21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 07Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 07Sep21 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 07Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 07Sep21 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - SIDE ENTRANCE 07Sep21 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - POWDER ROOM 07Sep21 Note:	

CONSTRUCTION

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

1 - PLUG - ELECTRICAL PLUG - FOR BEVERAGE FRIDGE - KITCHEN 07Sep21 Note:	
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247 / 3	62M-1266	Mountainash Twelve Elev 1		
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 07Sep21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR FOR FUTURE TV - SEE SKETCH - FLEX ROOM 07Sep21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Sep21 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 07Sep21 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 07Sep21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 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 STANDARD TILE - KITCHEN & BREAKFAST 07Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - FOYER 07Sep21 Note:	
1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 07Sep21 Note:	
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

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 07Sep21 Note:	
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PAINTING

1 - THROUGHOUT INTERIOR DOORS, TRIM, BASEBAORDS AND FIREPLACE MANTLE - UPGRADE WHITE PAINT 07Sep21 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & ENSUITE 4 BATHROOMS 07Sep21 Note:	
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247 / 3	62M-1266	Mountainash Twelve Elev 1		
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 07Sep21 Note:				
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 07Sep21 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Sep21 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Sep21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Sep21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 07Sep21 Note:	
1 - STAIRCASE - EUROLINE CONTEMPORARY IRON PICKETS - BLACK 07Sep21 Note:	

EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet 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 Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 7 Sep 21 at 13:17

Purchasers:

SUHAS NEELAM & RASAGNA BATTU

Property: 247

Telephone Res. / Bus:

(647) 924-2298 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Twelve Elev 1

Lock Date:

7-Sep-21

7-Sep-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SENOSAN 1982 SNOW WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	447SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 4	DORAL K38 RIVERSIDE	447SA
	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-CALCUTTA MARBLE 4925K-07	
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	
	N/A	
	N/A	
	N/A	

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Lock Date: 7-Sep-21

7-Sep-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	STRIP	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT 603 BLACK-13X13	<input type="checkbox"/>	
Powder Room	TILE-ELEMENTS PORT LAURENT LP-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
GARAGEE/SIDE ENTRY	TILE-ELEMENTS PORT LAURENT LP-24X24	<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-VARENNA CARRARA-12X24	***LAID IN A STAGGERED PATTERN***
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC AFRICA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC AFRICA-8X16	
GARAGEE/SIDE ENTRY	N/A	
	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

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Initials: 

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Property: 247

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Project: Russell Gardens Building Ltd.

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Model and Elevation: Mountainash Twelve Elev 1

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7-Sep-21

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7. Other Flooring		
Main Hall	N/A	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-WHITE OAK-BRUSHED-DURAMATT-BUBBLE BATH-5"	
Upper Hall	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
Master Bedroom	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
Bedroom #2	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
Bedroom #3	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
Bedroom #4	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type V-GROOVE

Complimenting Colour MIRAGE CHATEAU RED OAK

Picket Type EUROLINE CONTEMPORARY

Complimenting Colour BLACK

Stringer / Riser AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour MIRAGE CHATEAU RED OAK

Treads AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour MIRAGE CHATEAU 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	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	WHITE	FLEX ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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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 checked="" 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 M6	N/A
Colour / Stain	N/A	WHITE	N/A
Surround	N/A	GRIGIO CARNICO	N/A
Hearth	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	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 TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

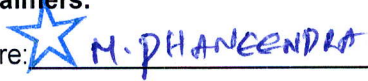
Disclaimers and Notes

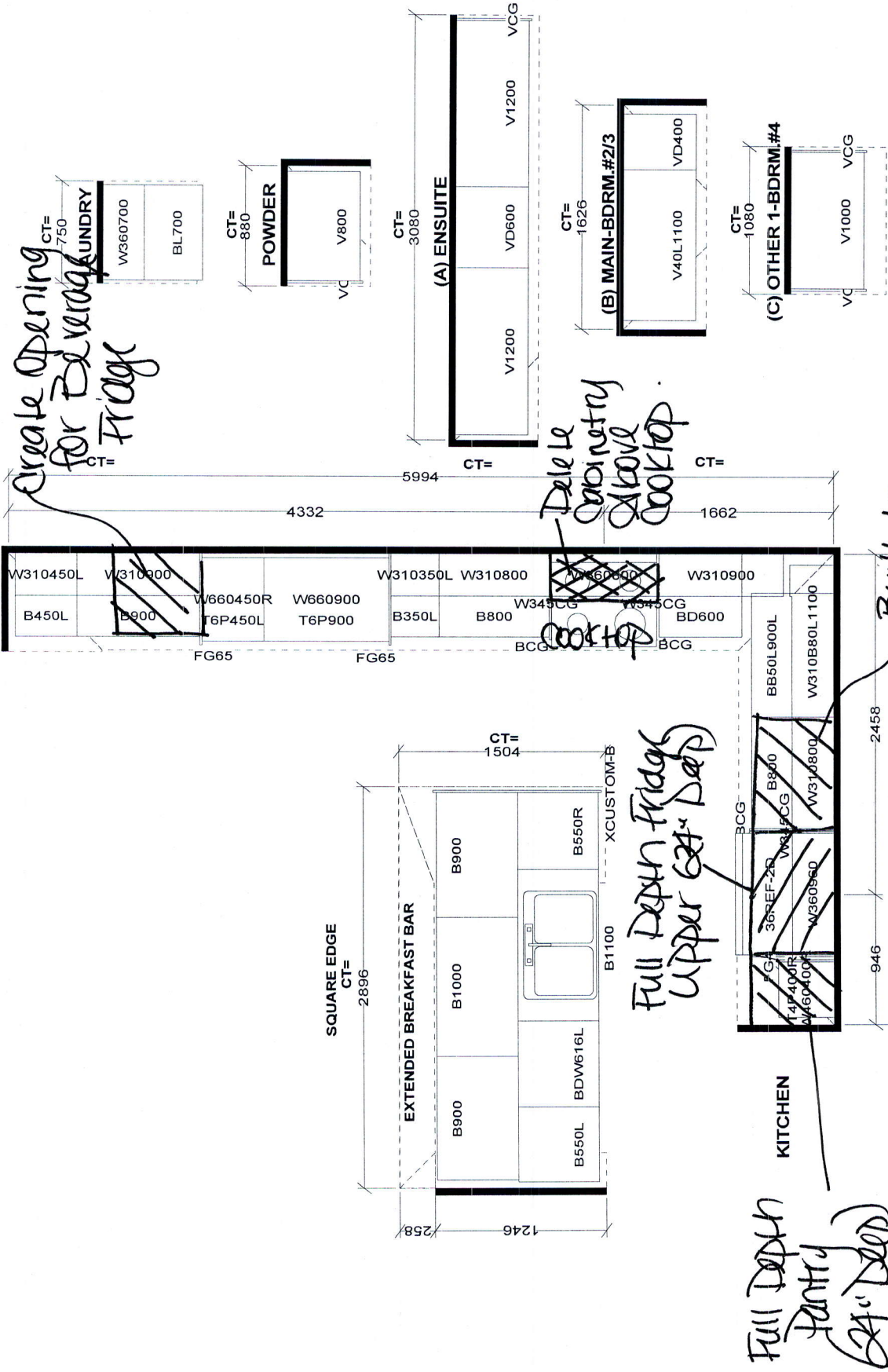
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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:  M. PHANEENDRA Date: 07-09-21 Signature: _____ Date: _____



Selba Industries		J#
JOB NUMBER:		BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3		MODEL: MOUNTAINASH 12X EL 1
LOT #:		
This drawing is the intellectual property of Selba Industries and is not to be reproduced, copied, or used in any way without the written consent of Selba Industries. A fee of \$100.00 per set of drawings will be charged for reproduction or copying unless applicable fee has been paid or job order placed.		DESIGNER: KS
DATE: MAY 13 20		rev'd June 16 20
W WIDTH	W HGT	W CNT
FLOOR HGT	DOOR HGT	
ST. CENT	2X4	VENT BOX COVER

Selba Industries Inc.

STANDARD BUILT IN APPLIANCE POLICY PART ONE

COOKTOPS: The standard base cabinet size supplied will be 800mm wide (30" cooktop). The upper over the cooktop will also be 800mm wide (standard 30" hood fan).

WALL OVENS: The standard cabinet size supplied will be 800mm wide (30" oven). See attached diagrams for the 3 available std. cut-out dimensions. Sign for A B or C.

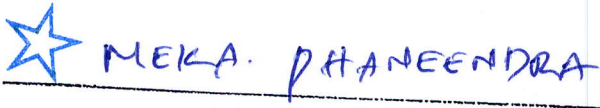
MICROWAVE OVENS: Standard cabinet size supplied will be 800mm wide (30" trim-kit). The cut-out dimensions will be 28 1/2"w X 17 5/8"h (724mm wide x 447mm high).

CUSTOM WOOD HOODS: Standard cut-out will be 19 5/8"w X 10 5/16"d (499mm wide x 262mm deep). Consult Decor staff regarding appropriate fan dimensions for all wood hoods.

SLIDE-IN RANGES: The standard opening will be 30 5/32" wide (766mm).

Under no circumstance will SELBA be responsible for any costs incurred by the customer as a result of the appliance installation and / or the adjustment of any cut-out sizes to accommodate the appliances once the standard sizes have been supplied in accordance with this document. Appliance installation (including all electrical, gas, plumbing, etc.), is the sole responsibility of the customer.

I have read and fully understand the above policies:

CUSTOMER SIGNATURE  PART ONE

Deadline.
Sept. 14/21

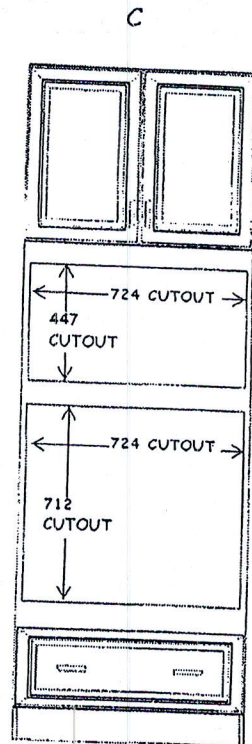
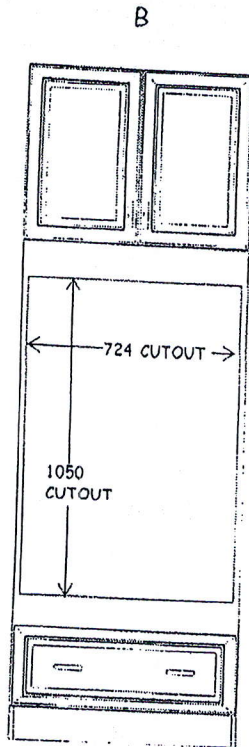
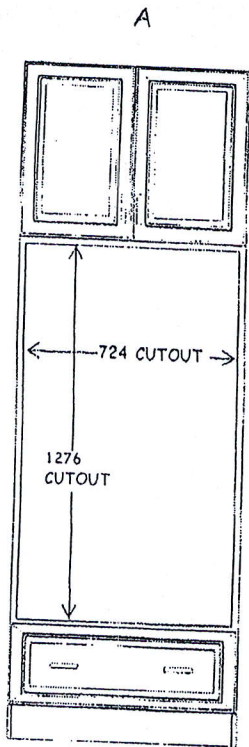
Selba Industries Inc.

STANDARD BUILT IN APPLIANCE POLICY PART TWO

DOUBLE OVEN CUTOUT

MICRO/OVEN COMBO
CUTOUT

SEPARATE OVEN &
MICRO CUTOUT



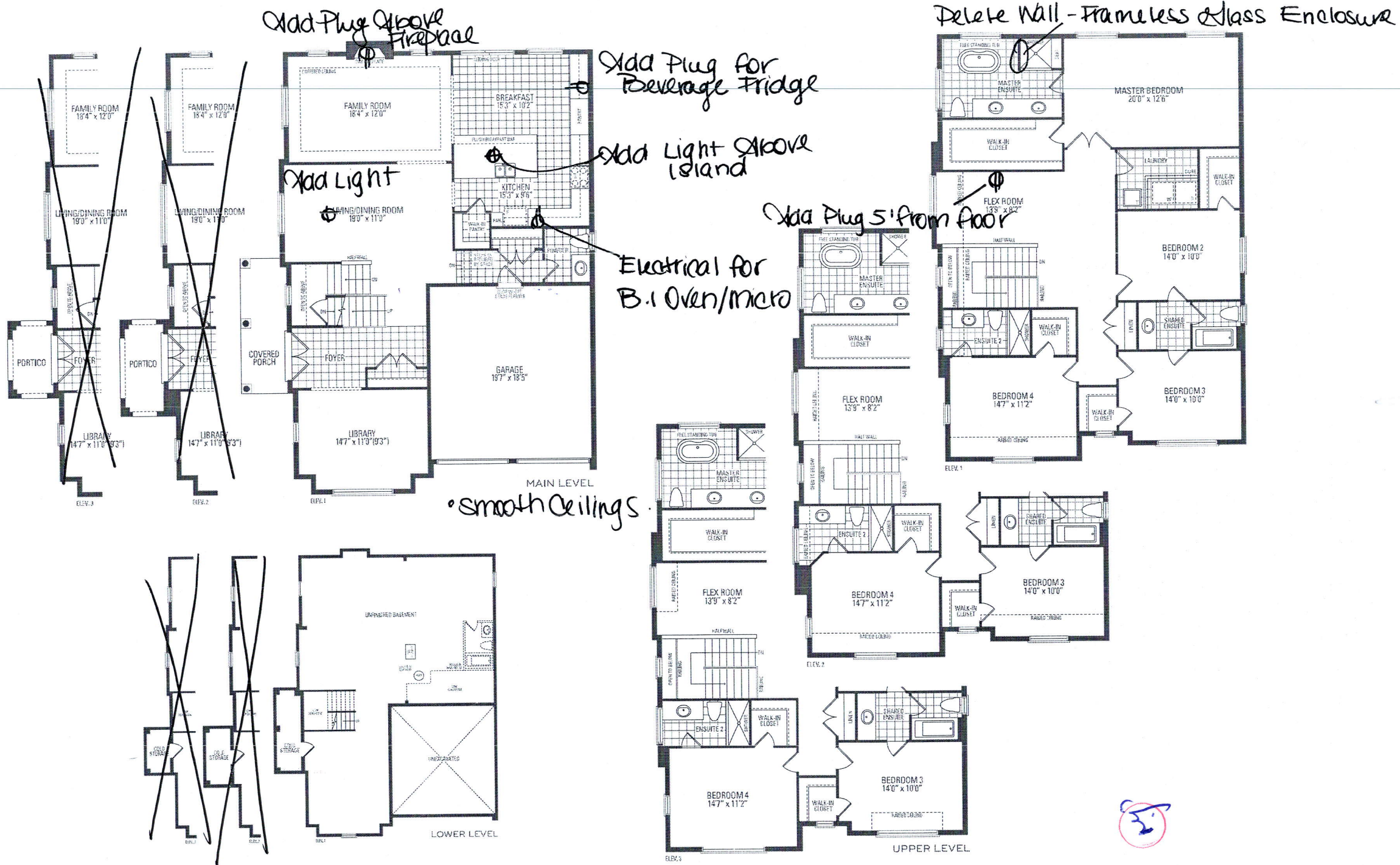
X _____

A B C

*SIGNATURE REQUIRED FOR ONE OF THE ABOVE CUTOUTS

*NOTE: FLUSH INSTALLATION NOT AVAILABLE

DATE: 07-09-2021



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 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. & O. E. May 2020