

CONSTRUCTION SUMMARY

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

PURCHASERS: KARAMJIT SINGH SAINI and GURDEEP KAUR SAINI

RECEIVED

SEP 10 2021

TEL:

LOT / PHASE 338 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (5 Bedroom) Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE SINK AND DISHWASHER FROM ISLAND TO PERIMETER - IF CONSTRUCTION PERMITS 09Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4/5 BATHROOM 09Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2/3 BATHROOM 09Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 09Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 09Sep21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 09Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 09Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - SIDE HALL 09Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - POWDER ROOM 09Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - KITCHEN 09Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - FOYER 09Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 09Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 09Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 09Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 09Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - SHOWER 09Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 09Sep21 Note:	

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1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - SHOWER 09Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 09Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE & IN A STAGGERED PATTERN - - ENSUITE BATHROOM - FLOOR 09Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 09Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 09Sep21 Note:	

CONSTRUCTION

1 - KITCHEN - RELOCATE SINK AND DISHWASHER FROM ISLAND TO PERIMETER - IF CONSTRUCTION PERMITS 09Sep21 Note:	
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COUNTER TOP

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 09Sep21 Note:	
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DOORS AND TRIM

2 - ADD PLAIN SINGLE PANEL GLASS DOOR - SINGLE DOOR / FROSTED GLASS IN LIEU OF CLEAR GLASS - LIBRARY 09Sep21 Note:	
1 - TRIM - UPGRADE 3 - 7-¼” ONE STEP BASEBOARD AND BB ONE STEP CASING 09Sep21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 09Sep21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 09Sep21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 09Sep21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 09Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 09Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 09Sep21 Note:	



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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

09Sep21 Note:

PLUMBING

1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - ENSUITE 4/5 BATHROOM

09Sep21 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

09Sep21 Note:

1 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY - POWDER ROOM

09Sep21 Note:

3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL ENSUITE BATHROOMS

09Sep21 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

09Sep21 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL

09Sep21 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

09Sep21 Note:

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

09Sep21 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 <i>Worksheet</i> Note:	
10 FOOT CEILING HEIGHT ON MAIN LEVEL. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including <i>Worksheet</i> 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 t <i>Worksheet</i> Note:	
8 FOOT 6 INCH POURED LOWER LEVEL If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of fou <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <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:	

This Document is Extremely Time Sensitive - Printed 9 Sep 21 at 14:08

Purchasers: KARAMJIT SINGH SAINI & GURDEEP KAUR S/Property: 338

Telephone Res. / Bus: /Project: Russell Gardens Building Ltd.

Decor Advisor: Candace ForzaModel and Elevation: Mountainash Four (5 Bedroom) Elev 3

Lock Date: 9-Sep-219-Sep-21Plan #: 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	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	447SA
Ensuite Bath - Bedroom 4/5	MONACO 823 DRIFT WOOD	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	QUARTZ-GRECALE	#360
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

GK

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

KARAMJIT SINGH SAINI & GURDEEP KAUR S/Property: 338

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

9-Sep-21

9-Sep-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-DOZZA WHITE-24X24***LAID ON A 45 DEGREE**	<input checked="" type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-DOZZA WHITE-24X24***LAID ON A 45 DEGREE**	<input checked="" type="checkbox"/>	
Laundry Room	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Powder Room	TILE-DOZZA WHITE-24X24***LAID ON A 45 DEGREE**	<input checked="" type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE-12 1/4 X 24 1/4 ***45 & STAGGER**	<input checked="" type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-STONE LTE GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-DOZZA WHITE-24X24***LAID ON A 45 DEGREE**	<input checked="" 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 2/3	TILE-STONE LTE GREY-12 1/4 X 24 1/4	
Ensuite Bath - Bedroom 4/5	TILE-MARMORE CARRARA-12X24	
SIDE/GARAGE ENTRY	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	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

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Property: 338

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

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9-Sep-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	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 DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
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	22 WARM GREY
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 4/5	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor <input type="radio"/> Yes <input checked="" type="radio"/> No			

** Refer to Construction Summary

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Telephone Res. / Bus: /

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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 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 M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			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	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		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

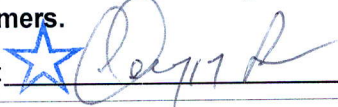
Disclaimers and Notes

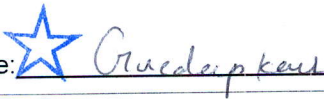
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

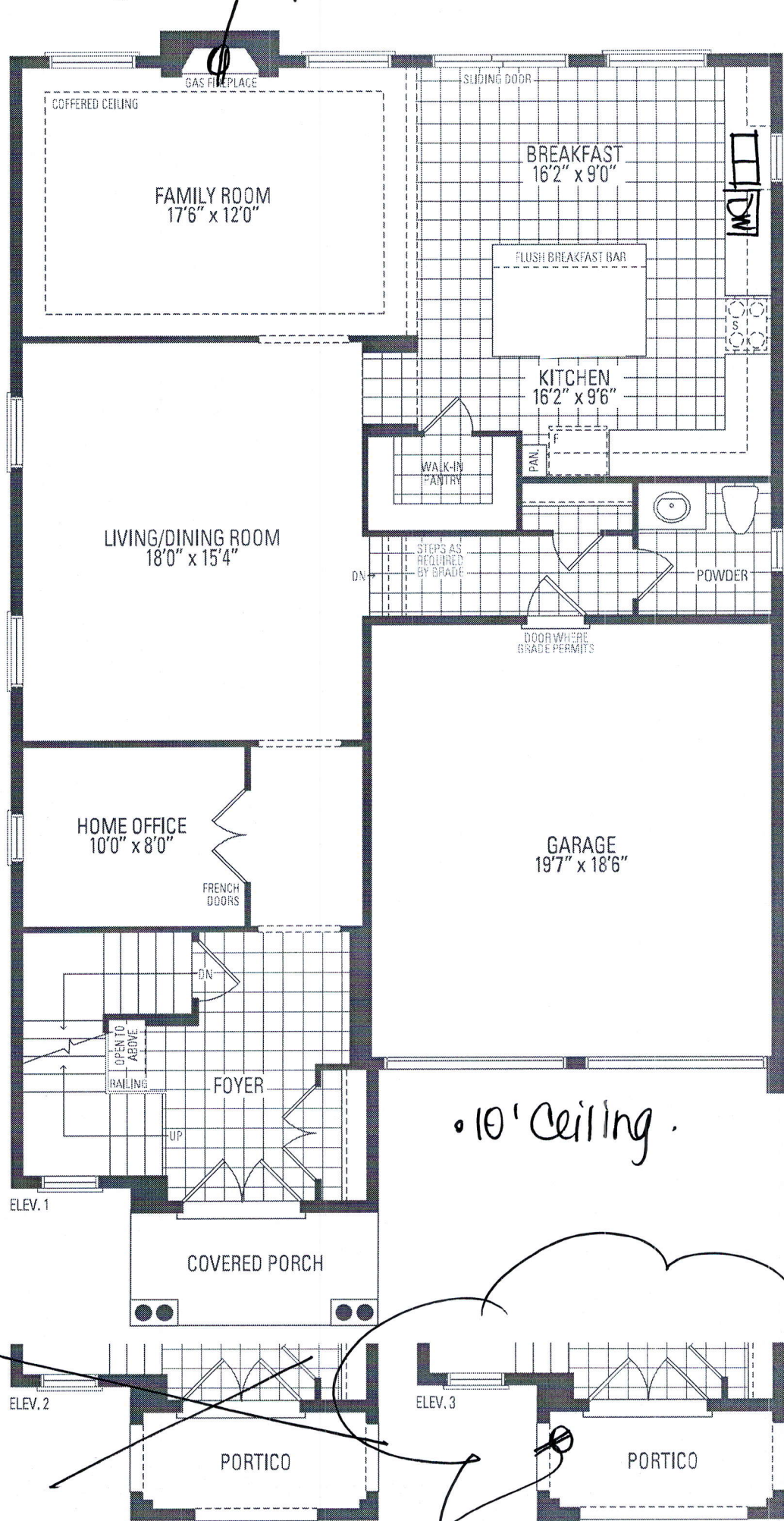
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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

Signature:  Date: 9/9/2021

Signature:  Date: 9/9/2021

10' Plug Above Fireplace



Rebate Sink + Dishwasher

• 10' Ceiling •

Festive Plug

g

67K

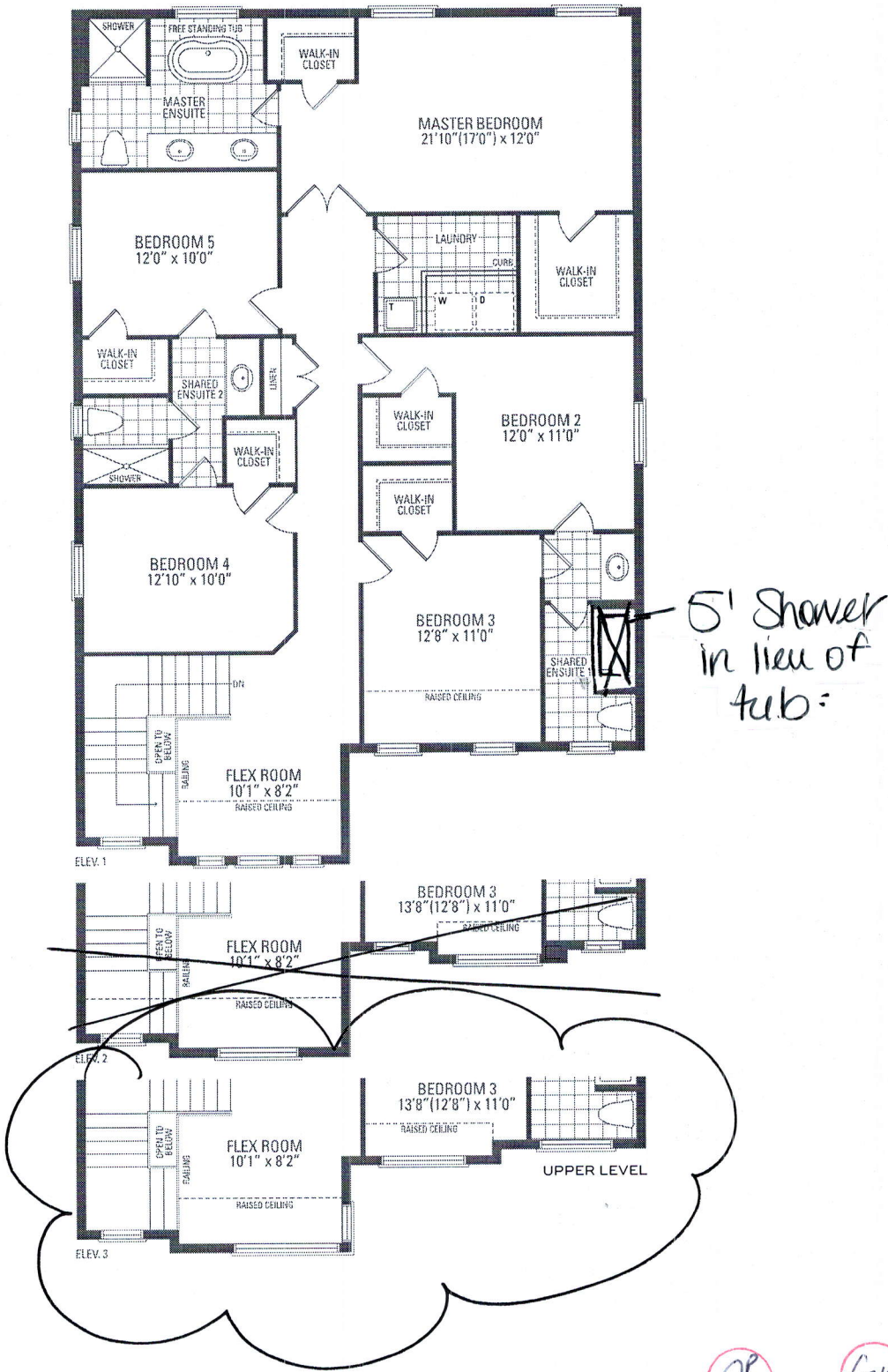
MOUNTAINASH

Orientation of home may be reversed and purchase the stated floor areas. All renderings are artist's concept.

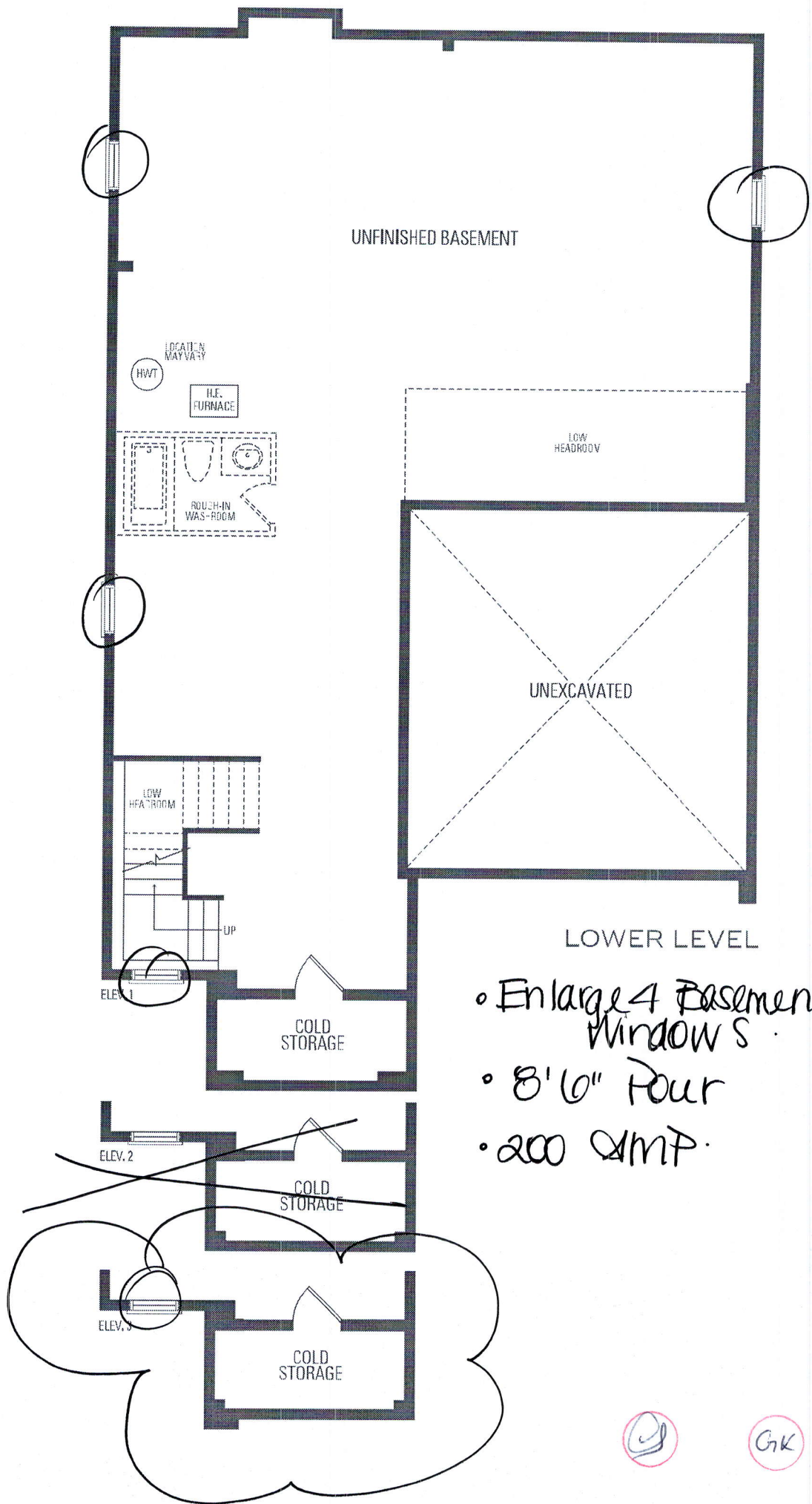
5 BEDROOM LAYOUT

MOUNTAINASH FOUR

ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 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. & G. E. May 2020



PAULINE
JUL 21 20

PROTOTYPE FOR EXTRAS
THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

RELOCATE SINK THAT ARE
E! DW TO STATE WALL

PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG

SQUARE EDGE ISLAND TOP

CT=2146

1727

EXTENDED BREAKFAST BAR

B500R

B1000

B550L

B500L

B1000

B550R

XCUSTOM-B

XCUSTOM-B

1676

FG4		BCG		R100R		10500R	
36REF-2D		W345CG		B800		B450L	
T4P500R W460500R		W360960		W310800		W310B80L1100	

KITCHEN

—1046

—2408

3454

CT=

Selba Industries

J#

W W DTH _____ W H GHT _____ W C N T _____

FLOOR HGHT _____ DOOR HGHT _____

ST	CENT	2X4	VENT BOX COVER
----	------	-----	----------------

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.

DESIGNER: KS
DATE: MAY 13 20

of **JOB NUMBER:**

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.3

MODEL: MOUNTAINASH 4X OPT 5 BDRM EL 1,2,3

LOT #:

Diagram of a laundry unit with dimensions and labels:

- Top dimension: CT= 750
- Unit label: LAUNDRY
- Internal label 1: W360700
- Internal label 2: BL700

Diagram of a powder container. The top width is labeled **CT= 980**. The container is labeled **POWDER**. Inside the container, the label **V900** is on the left and **VCO** is on the right. A dashed line indicates a bottom layer.

CT= 2430

(A) ENSUITE

V900 VD550 V900 V900

CT=1219

(B) MAIN-BDRM.#2/3

V1100

CT=1422

(C) OTHER 1-BDRM.#4/5

V30L1000 VD300

All Bathroom S
Raise Vanity
Height to 36"