

CONSTRUCTION SUMMARY

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

RECEIVED

SEP 17 2021

PURCHASERS: VIENA ORERE and HOLLY ELIZABETH M FRASER-ORERE

TEL:

LOT / PHASE 334 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 3		
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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 16Sep21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - UPGRADE 1 16Sep21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 16Sep21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 16Sep21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 16Sep21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 16Sep21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 1 16Sep21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 1 16Sep21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 16Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 16Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE OR INSTALL TILE IN A STAGGERED PATTERN - - SIDE HALL 16Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE OR INSTALL TILE IN A STAGGERED PATTERN - - POWDER ROOM 16Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE OR INSTALL TILE IN A STAGGERED PATTERN - - KITCHEN 16Sep21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE OR INSTALL TILE IN A STAGGERED PATTERN - - FOYER 16Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 16Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 16Sep21 Note:	



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1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 16Sep21 Note:					
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 16Sep21 Note:					
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Sep21 Note:					

## CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET									
16Sep21	Note:								

## COUNTER TOP

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 16Sep21 Note:		
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 16Sep21 Note:		

## ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 16Sep21 Note:			
7 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 16Sep21 Note: KITCHEN - X3 FAMILY ROOM - X4			
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 16Sep21 Note:			
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 16Sep21 Note:			
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER OPEN TO ABOVE STAIRCASE IF CONSTRUCTION PERMITS 16Sep21 Note:			

## HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 16Sep21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 16Sep21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 16Sep21 Note:	

## MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES									
16Sep21	Note:								

## PLUMBING



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334 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		
1 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - MINI TOWEL RING - MODEL YB8886 CHROME 16Sep21    Note: POWDER ROOM X1				
1 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - 24" TOWEL BAR - MODEL YB8824 CHROME 16Sep21    Note: MASTER ENSUITE - X1				
2 - MOEN BATHROOM ACCESSORIES- 90 DEGREE- PIVOTING PAPER HOLDER - MODEL YB8808 CHROME 16Sep21    Note: POWDER - X1 MASTER ENSUITE - X1				
2 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 16Sep21    Note: ENSUITE 2/3 - X1 ENSUITE 4/5 - X1				
2 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 16Sep21    Note: ENSUITE 2/3 - X1 ENSUITE 4/5 - X1				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 16Sep21    Note: MASTER ENSUITE - X1 ENSUITE 4/5 - X1				
2 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 16Sep21    Note: MASTER ENSUITE - X2				
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 16Sep21    Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 16Sep21    Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Sep21    Note:	
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STAIRS AND RAILINGS

1 - EUROLINE I 16Sep21    Note: BLACK IRON PICKET	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 16Sep21    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 Four 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:	

Purchasers:VIENA ORERE & HOLLY ELIZABETH M FRASEI

Property: 334

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

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

Lock Date: 16-Sep-21

16-Sep-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 821 INDUSTRIAL GRAPHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3453 LAVA GREY FLEETWOOD	410SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	410SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	410SA
Ensuite Bath - Bedroom 4/5	DORAL K44 TITAN GREY	410SA

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 36"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening 42"

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	QUARTZ - FUSION GREY T5R3	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PEARL SOAPSTONE 4886-38	
Master Ensuite Bathroom	QUARTZ - METROPOLIS GALAXY C17	#360 EDGE
Ensuite Bath - Bedroom 2/3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-PEARL SOAPSTONE 4886-38	

\*\* Refer to Construction Summary

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16-Sep-21

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3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-LITIUM SILVER POL 24X24	<input checked="" type="checkbox"/>	Metal Strip Where Applic.
Main Hall	TILE-LITIUM SILVER POL 24X24	<input checked="" type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM SILVER POL 24X24	<input checked="" type="checkbox"/>	
Laundry Room	TILE-FORM LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM SILVER POL 24X24	<input checked="" type="checkbox"/>	
Master Ensuite Bathroom	TILE-TRAV. MEM. GRIGIO POL 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-FORM LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-FORM LIGHT GREY 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LITIUM SILVER POL 24X24	<input checked="" 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-TRAV. MEM. GRIGIO POL 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EVERTON GREY 8X16	
Ensuite Bath - Bedroom 4/5	TILE-EVERTON GREY 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

\*\* Refer to Construction Summary

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Telephone Res. / Bus: / Project: Russell Gardens Building Ltd.  
Decor Advisor: Ida Viola Model and Elevation: Mountainash Six (5 Bedroom) Elev 3  
Lock Date: 17-Sep-21 16-Sep-21 Plan #: 62M-1263

## 7. Other flooring

Main Hall	N/A
Living Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION SELECT V PEARL MAPLE 4 3/8" SLATE
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION SELECT V PEARL MAPLE 4 3/8" SLATE
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION SELECT V PEARL MAPLE 4 3/8" SLATE
Den / Library / Study	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION SELECT V PEARL MAPLE 4 3/8" SLATE
Basement Landing (If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION SELECT V PEARL MAPLE 4 3/8" SLATE
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #5	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Underpad	Type Area N/A N/A

\*\* Refer to Construction Summary

## 8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE-MAPLE-SLATE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-MAPLE-SLATE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-MAPLE-SLATE
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		

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary

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Initials: \_\_\_\_\_

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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	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="radio"/> Standard	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 type="radio"/> Yes <input checked="" 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: 

Date: 16/09/2021

Signature: 

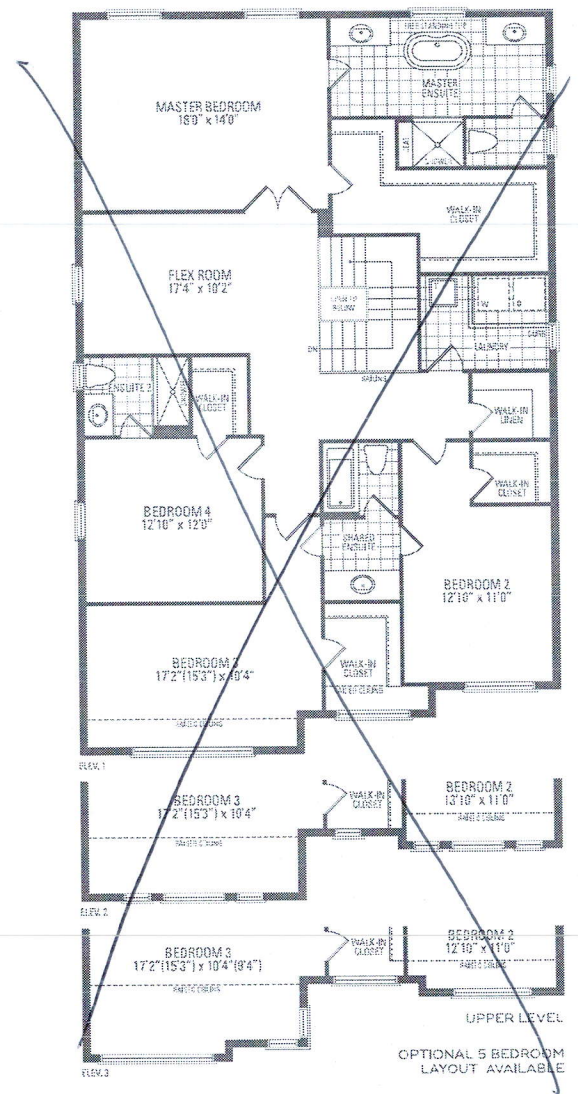
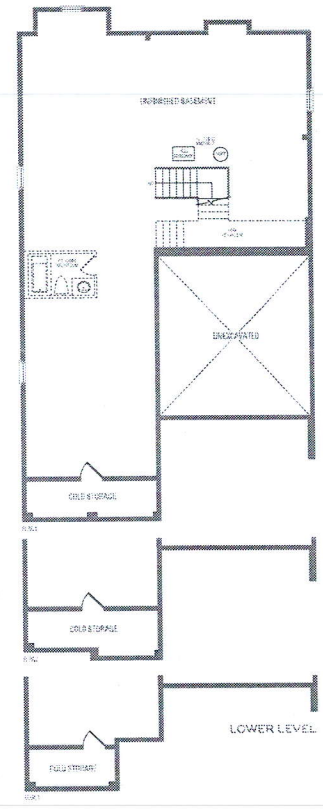
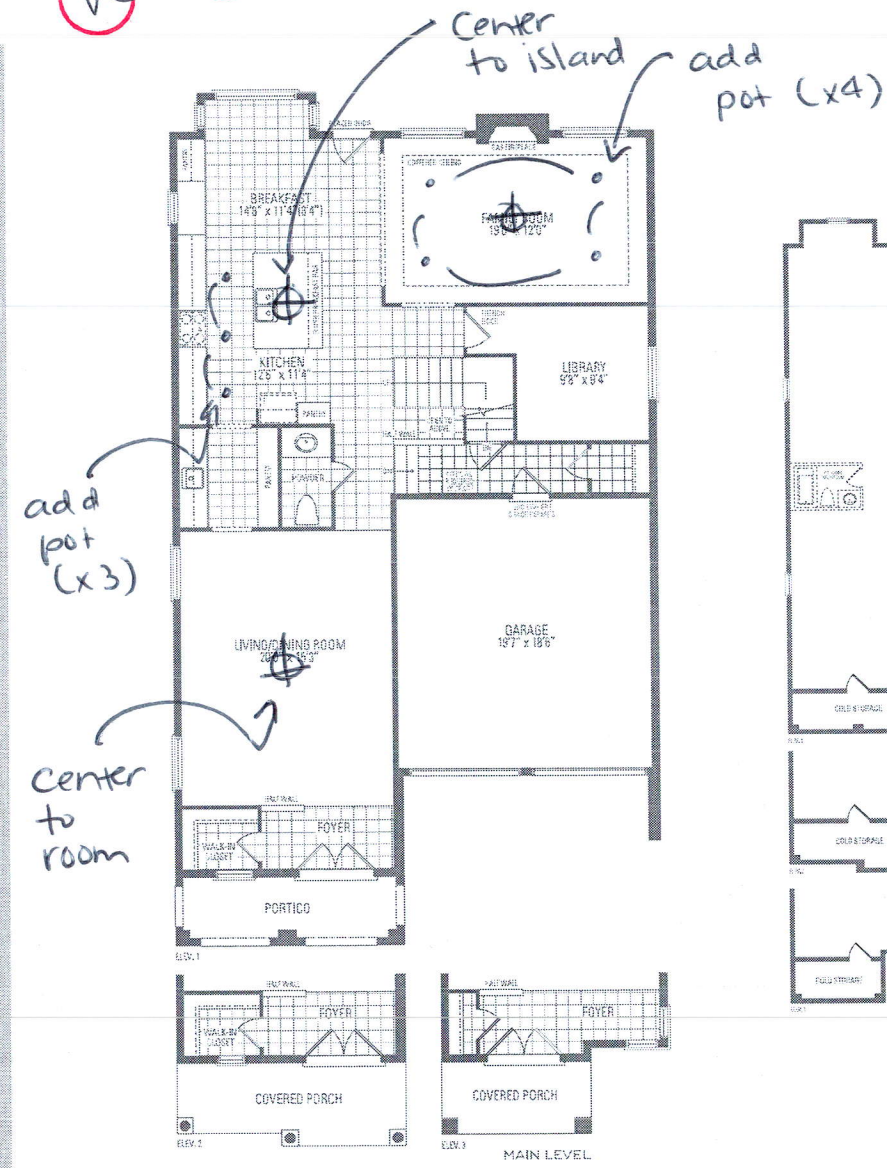
Date: 16/09/2021







V&H



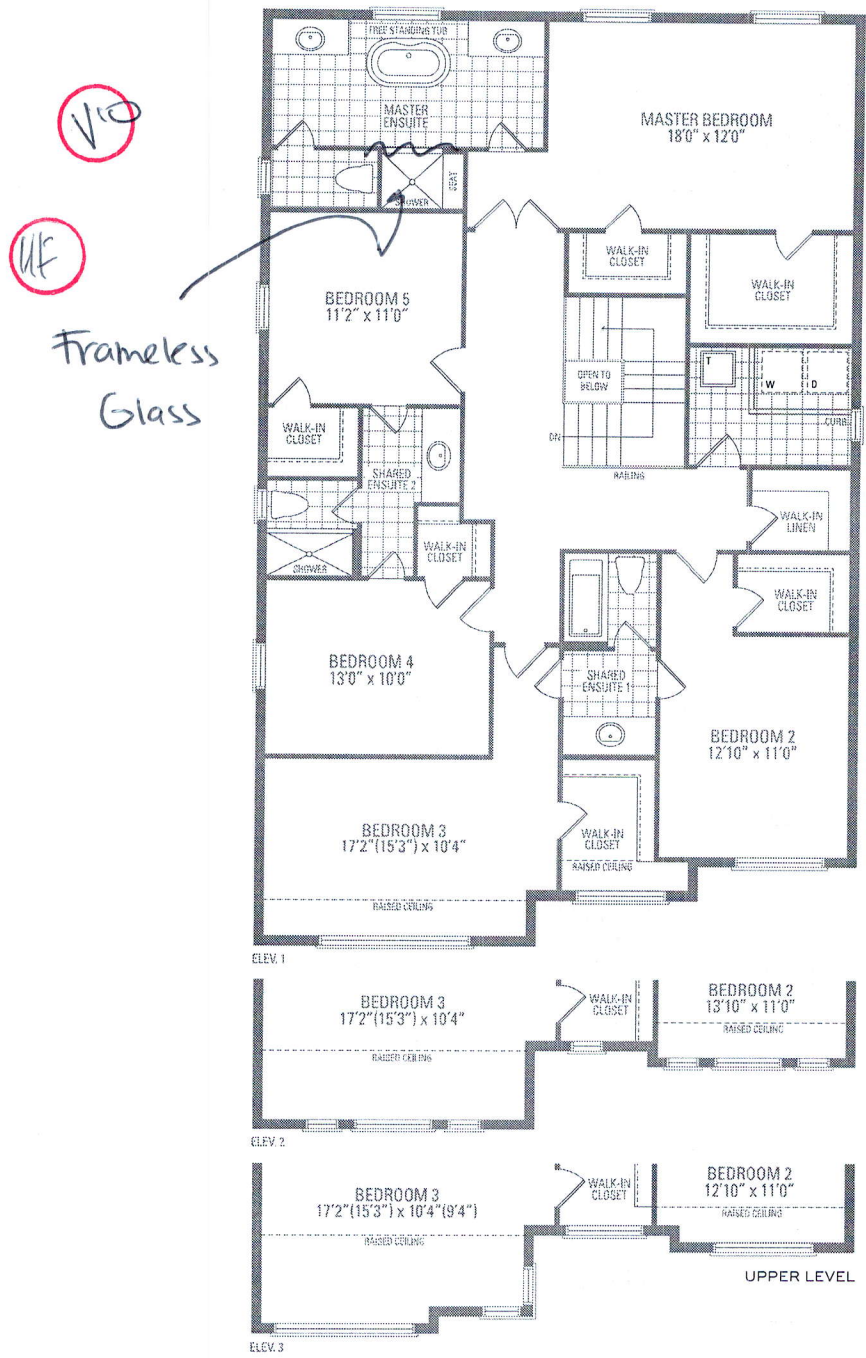
### MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 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 spread floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Redline and adjoining model types may vary due to timing. E. & O. E. May 2020

5 BEDROOM LAYOUT

MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.



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