

11 Revision 4
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SEP 29 2021

CONSTRUCTION SUMMARY

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

PURCHASERS: George Latif A TADROSS and Angy SABA

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
99 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 3		

CABINETRY

1 - *** DELETE - CABINETRY - KITCHEN - LIGHT VALENCE 22Sep21 Note:	
1 - *** DELETE - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 - INCLUDES HARDWARE FOR MINI STACKED UPPERS 22Sep21 Note:	
1 - KITCHEN - SLOW CLOSING CABINETRY 28Oct20 Note:	
1 - KITCHEN - BLU MOTION DRAWERS 28Oct20 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 28Oct20 Note:	
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 28Oct20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 - INCLUDES HARDWARE FOR MINI STACKED UPPERS 28Oct20 Note:	
1 - KITCHEN - STACKED MINI UPPER CABINETRY 28Oct20 Note:	

CABINETRY ACCESSORIES

1 - *** DELETE - KITCHEN - SLOW CLOSING CABINETRY 22Sep21 Note:	
1 - *** DELETE - KICTHEN - BLU MOTION DRAWERS 22Sep21 Note:	
1 - *** DELETE - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY UPPER - GLASS DOOR - FROSTED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 22Sep21 Note:	
1 - *** DELETE - KITCHEN CABINETRY - MINI STACKED UPPER CABINETS - PRICE IS PER FOOT - STANDARD CABINETRY 22Sep21 Note:	

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1 - KITCHEN - ROTATE ISLAND 28Oct20 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - FROSTED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 28Oct20 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 28Oct20 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 28Oct20 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 28Oct20 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 28Oct20 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 28Oct20 Note:	
1 - KITCHEN - LEAVE OPENING IN BASE CABINETRY FOR FUTURE WINE FRIDGE 28Oct20 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Oct20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4 - SHOWER 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4 - FLOOR 28Oct20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 2/3 - TUB AREA 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 28Oct20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 28Oct20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 28Oct20 Note:	

CONSTRUCTION

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
99 / 3	62M-1266	Mountainash Four (4 Bedroom) Elev 3		

1 - *** DELETE - KITCHEN - ADD BULKHEAD ABOVE MINI STACKED UPPERS 22Sep21 Note:		
1 - KITCHEN - ADD BULKHEAD ABOVE MINI STACKED UPPERS 28Oct20 Note:		
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 28Oct20 Note:		
1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO BACK WALL - SEE SKETCH 28Oct20 Note:		
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - RELOCATE SEAT TO ACCOMODATE FRAMELESS GLASS - SEE SKETCH FRAMELESS GLASS SHOWER INCLUDES CHROME KNOB & HINGES 13Jul20 Note: IF CONSTRUCTION PERMITS		
1 - MAIN LEVEL - INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 13Jul20 Note: IF CONSTRUCTION PERMITS		

DOORS AND TRIM

1 - TRIM - UPGRADE - 5 1/4 ONE STEP BASEBOARD AND BB ONE STEP CASING 28Oct20 Note:	
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ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 27Jan21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 28Oct20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Oct20 Note:	
4 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 28Oct20 Note:	
1 - LIBRARY - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 28Oct20 Note:	
1 - LIVING/DINING ROOM - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 28Oct20 Note:	
1 - FAMILY ROOM - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 28Oct20 Note:	
1 - KITCHEN - DINETTE - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 28Oct20 Note:	
1 - KITCHEN - WORK SPACE - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 28Oct20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Oct20 Note:	
1 - KITCHEN - PLUG - ELECTRICAL PLUG - FOR FUTURE WINE FRIDGE 28Oct20 Note:	

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TEL:

LOT / PHASE 99 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 3		
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1 - 200 AMP ELECTRICAL SERVICE

13Jul20 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

28Oct20 Note:

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL

28Oct20 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 4

22Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 3

22Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 2

22Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - MASTER BEDROOM

22Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL

22Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILES - KITCHEN

28Oct20 Note:

KITCHEN & BREAKFAST

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

28Oct20 Note:

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

28Oct20 Note:

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

28Oct20 Note:

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

28Oct20 Note:

MIRRORS AND GLASS

1 - MASTER ENSUTE BATHROOM - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR

28Oct20 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

28Oct20 Note:

1 - MASTER ENSUITE BATHROOM - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH

28Oct20 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS

13Jul20 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

13Jul20 Note:

STAIRS AND RAILINGS



CONSTRUCTION SUMMARY				
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LOT / PHASE 99 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 3		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Oct20 Note:				
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 28Oct20 Note:				

EXTRAS AS PER OFFER

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 Two Worksheet Note:	
Larger basement windows - subject to Engineering Approval Worksheet Note:	
8 foot 6 poured basement - subject to Engineering Approval Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 29 Sep 21 at 11:46

Purchasers:George Latif A TADROSS & Angy SABA

Property: 99

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 3

Lock Date: 22-Sep-2128-Oct-20

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	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	MONACO 821 INDUSTRIAL GRAPHITE	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

41" Upper Cabinets ☒ Yes ☐ No

☐ Closed ☒ Open

36"

See Specs

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

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

Please NOTE: Standard Cabinet Height is 30"

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
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	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers:George Latif A TADROSS & Angy SABA

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:22-Sep-21

Property: 99

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (4 Bedroom) Elev 3

Plan #: 62M-1266

28-Oct-20

7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Living Room	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Dining Room	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Family Room	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Den / Library / Study	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Upper Hall	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Master Bedroom	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Bedroom #2	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Bedroom #3	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Bedroom #4	STRIP-MIRAGE-IMAGINE COLLECTION-DURAMATT-RED OAK-DRIFTWOOD-5'	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	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 ☒ 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	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor ☒ Yes ☐ No			

** Refer to Construction Summary

Initials:

FILE NAME:
MOUNTAIN ASH 4X-REV SINK LOCATION

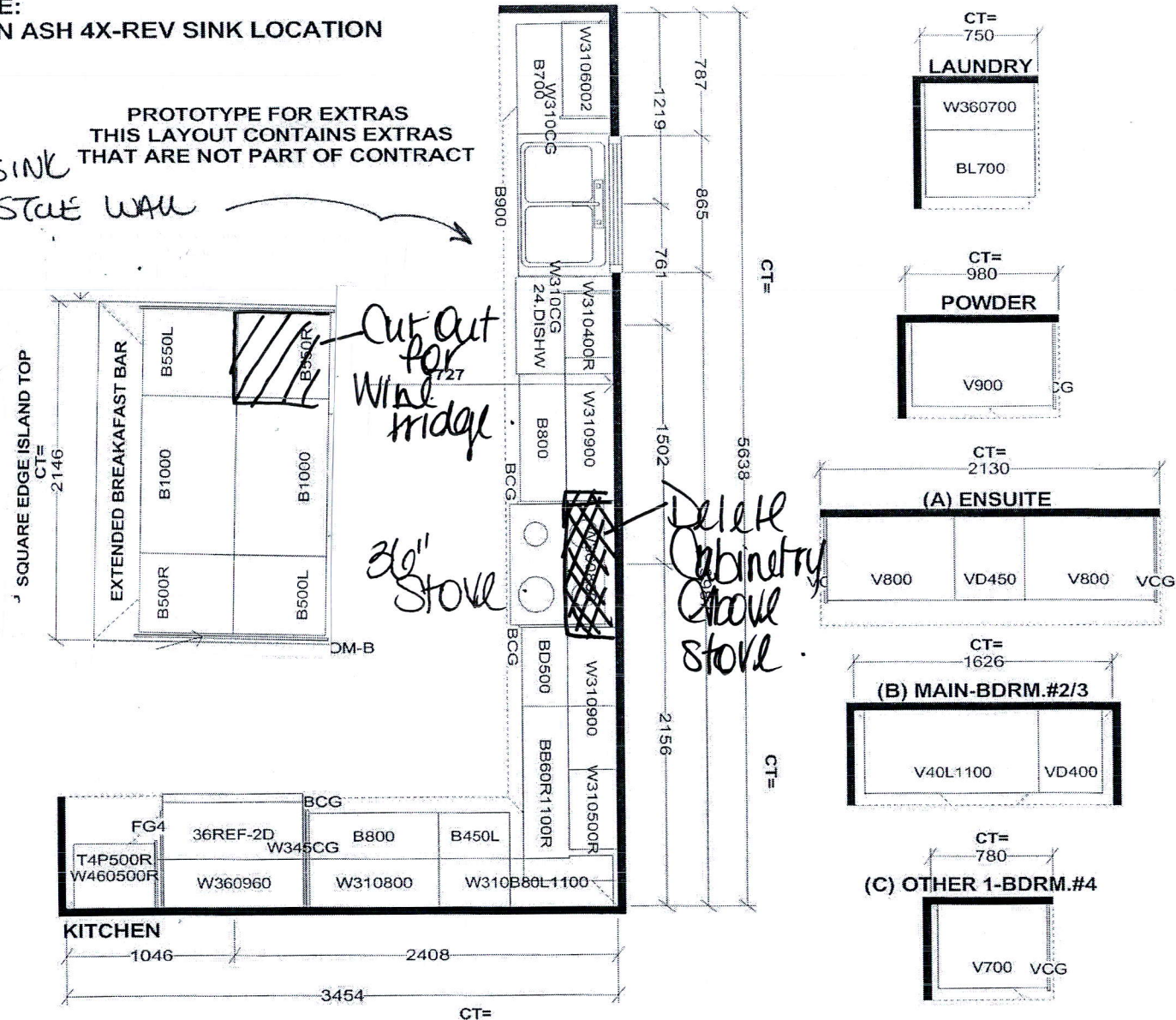
PAULINE
JUL 21 20

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

RELOCATE SINK
E! DW TO STOVE WALL

Rotate Island

1676



Selba Industries

J#

W WIDTH _____ W HGHT _____ W CNT _____
FLOOR HGHT _____ DOOR HGHT _____
ST. CENT _____ 2X4 _____ VENT BOX COVER _____

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or copied unless applicable fee has been
paid or job order placed.



DESIGNER: KS
DATE: MAY 13 20

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: MOUNTAINASH 4X EL 1,2,3
LOT #: