

CONSTRUCTION SUMMARY

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

PURCHASER: Madiha KHAN

RECEIVED

SEP 29 2021

TEL:

LOT / PHASE 177 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - CM1 CROWN MOULDING 23Sep21 Note:	
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CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 3/4 BATHROOM 23Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2 BATHROOM 23Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 23Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 23Sep21 Note:	
1 - KITCHEN - DELETE STANDARD PANTRY AND SHIFT FRIDGE TO ACCOMMODATE BUILT-IN OVEN/MICRO 23Sep21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 23Sep21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 23Sep21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 23Sep21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 23Sep21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 23Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 23Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 23Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 23Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 23Sep21 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 23Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 23Sep21 Note:	



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1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 3/4 - TUB AREA 23Sep21    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 3/4 - FLOOR 23Sep21    Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 2 - SHOWER 23Sep21    Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2 - FLOOR 23Sep21    Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 23Sep21    Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 31Mar21    Note:	

COUNTER TOP

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 23Sep21    Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 23Sep21    Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 23Sep21    Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 23Sep21    Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 3” CASING 23Sep21    Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 23Sep21    Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 16Jun21    Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 16Jun21    Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16Jun21    Note:	
1 - 200 AMP ELECTRICAL SERVICE 16Jun21    Note:	

FIREPLACE AND ACCESSORIES



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1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL				
23Sep21    Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL	
23Sep21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM	
23Sep21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN	
23Sep21    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
23Sep21    Note:	

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDSM TRIM & FIREPLACE MANTLE - UPGRADE WHITE PAINT	
23Sep21    Note:	

PLUMBING

5 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - ALL BATHROOMS	
23Sep21    Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
23Sep21    Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5120.00 BALANCE FORWARD TO BE USED AT A LATER DATE.	
16Jun21    Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
31Mar21    Note: PROMO AS PER OFFER \$30,000.00 LESS \$22,600.00 NEW BALANCE OF PROMO \$7400.00	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL	
23Sep21    Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK	
23Sep21    Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
23Sep21    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:	
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 23 Sep 21 at 15:48



Purchaser: Madiha KHAN

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 23-Sep-21

Property: 177

Project: Russell Gardens Building Ltd.

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

23-Sep-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	446SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 823 DRIFTWOOD	431SA
Ensuite Bath - Bedroom 2	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	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	CO-CRYSTAL ONYX ABSOLUTE	#360
Master Ensuite Bathroom	QUARTZ-VICTORIA	#360
Ensuite Bath - Bedroom 2	QUARTZ-WHITE MACAUBA	#360
Ensuite Bath - Bedroom 3/4	QUARTZ-ARABESCATO NUOVO	#360
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-TRAVERTINO MEM BIANCO-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-LITIUM SILVER POLISHED-24X24	<input type="checkbox"/>	
MUD ROOM	TILE-VARENNA CARRARA POLISHED-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-TRAVERTINO MEM BIANCO-24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LITIUM PEARL POLISHED-24X24	
Ensuite Bath - Bedroom 3/4	TILE-LITIUM SILVER POLISHED-24X24	
MUD ROOM	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

☐ 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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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7. Other Flooring

Main Hall	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-5"	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-BRUSHED-RED OAK-DURAMATT-TREASURE-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	N/A	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	N/A	
	N/A	
Underpad	Type	Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE TREASURE RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE TREASURE RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE TREASURE 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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	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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Initial:



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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 M3			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			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	NO
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 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: