



CONSTRUCTION SUMMARY

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

RECEIVED

SEP 29 2021

PURCHASERS: Thi Kim Thoa NGUYEN and Van Luyen TRAN

TEL:

LOT / PHASE 400 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 1		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Sep21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 28Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 28Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4 BATHROOM 28Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2/3 BATHROOM 28Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 28Sep21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 28Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LANDING 28Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 28Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 28Sep21 Note:	

COUNTER TOP

1 - KITCHEN - HIGH-END QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER 28Sep21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Sep21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Sep21 Note:	
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 28Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 28Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 28Sep21 Note:	



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400 / 4	62M-1266	Valleycreek Three Elev 1		
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 28Sep21 Note:				
1 - POWDER ROOM - INSTALL STANDARD LIGHT FROM CEILING - IF CONSTRUCTION PERMITS 28Sep21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 28Sep21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 28Sep21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 28Sep21 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 28Sep21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28Sep21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Sep21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 28Sep21 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:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
Purchase Price includes 3 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 the lo Worksheet Note:	

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOLATE	431SA
Master Ensuite Bathroom	EVEREST	431SA
Ensuite Bath - Bedroom 2/3	EVEREST	431SA
Ensuite Bath - Bedroom 4	EVEREST	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	QUARTZ-MISTRAL	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
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	

** Refer to Construction Summary

Purchasers:Thi Kim Thoa NGUYEN & Van Luyen TRAN

Property: 400

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Three Elev 1

Lock Date: 28-Sep-21

28-Sep-21

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-STONE WHITE-12 14 X 24 1/4	<input type="checkbox"/>	At a 45 Threshold-If App. metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE WHITE-12 14 X 24 1/4	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-STONE WHITE-12 14 X 24 1/4	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
LOWER LANDING	TILE-STONE WHITE-12 14 X 24 1/4	<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-SILVIA WHITE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	
LOWER LANDING	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

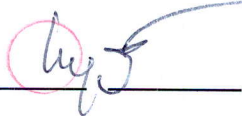
No

** 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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7. Other Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-CASHMERE-WATERLOO-3 1/4"	
Family Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-CASHMERE-WATERLOO-3 1/4"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	TILE	
Upper Landing	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-CASHMERE-WATERLOO-3 1/4"	
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315	
Bedroom #5	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	V-GROOVE	Complimenting Colour	MIRAGE WATERLOO RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE WATERLOO RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE WATERLOO RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE WATERLOO 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No		

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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 M2-STANDARD			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	YES
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 type="radio"/> Yes <input checked="" 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

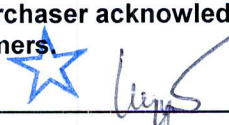
Disclaimers and Notes

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.

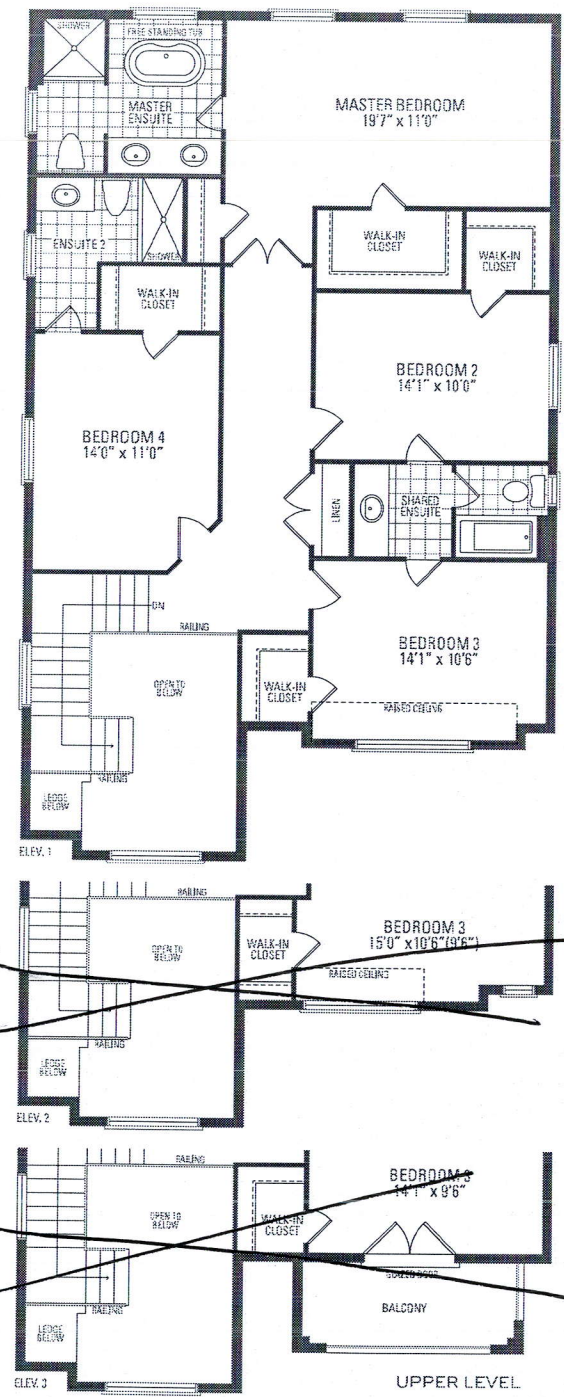
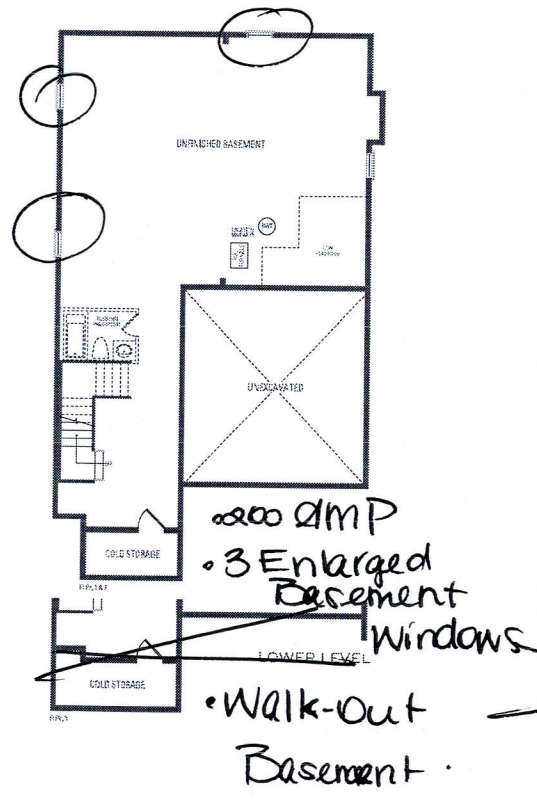
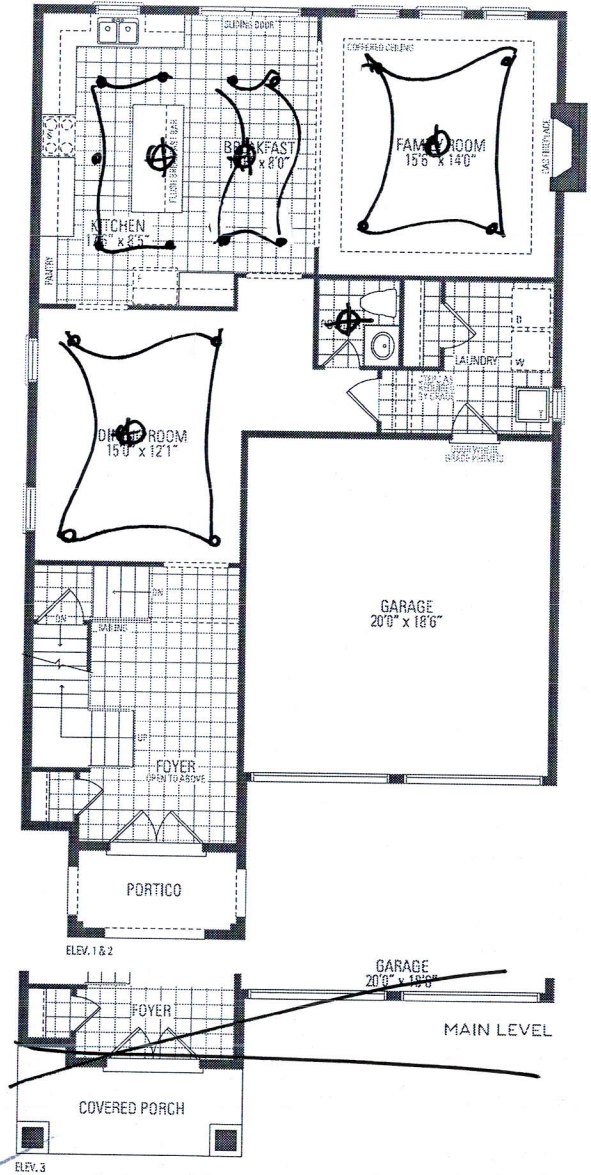
Signature: 

Date: Sept 28/21

Signature: _____

Date: _____

As Line R.1
for BBO.



VALLEYCREEK THREE ELEV. 1 • 2,772 sq.ft. | ELEV. 2 • 2,773 sq.ft. | ELEV. 3 • 2,758 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. & D. E. May 2020

