

CONSTRUCTION SUMMARY

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

RECEIVED
OCT 08 2021

PURCHASERS: GULNAZ BAJWA and HAMZA BAJWA

TEL:

LOT / PHASE 184 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 2		
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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 23Sep21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 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 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 23Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 23Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - TUB AREA 23Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 23Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - SHOWER 23Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 23Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 23Sep21 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 23Sep21 Note:	
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:	

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1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

23Sep21 Note:

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 3” CASING

23Sep21 Note:

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

23Sep21 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

23Sep21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

23Sep21 Note:

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM

23Sep21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

23Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

23Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

23Sep21 Note:

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

23Sep21 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

23Sep21 Note:

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL

23Sep21 Note:

1 - NO SHOW APPOINTMENT FEE

23Sep21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

23Sep21 Note:

STAIRS AND RAILINGS

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

23Sep21 Note:



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1 - EUROLINE 2 23Sep21 Note: BLACK IRON PICKET				
1 - V GROOVE HANDRAIL 23Sep21 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:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS Worksheet Note:	
Purchase Price includes Three 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:	

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Purchasers:GULNAZ BAJWA & HAMZA BAJWA

Property: 184

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

Lock Date: 23-Sep-2123-Sep-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST-WHITE CRYSTAL	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	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 4/5	MONACO 350 PLATINUM SILVER	431SA

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-PEARL SOAPSTONE 4886-38	
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 4/5	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials:

H.B.

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GULNAZ BAJWA & HAMZA BAJWA

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/

Decor Advisor:

Aly Aversa

Lock Date:

23-Sep-21

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Model and Elevation: Mountainash Five (5 Bedroom) Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule

TILE-LITIUM PEARL POL 24X24

☐

Metal Strip Where Applic.

Main Hall

HARDWOOD

☐

Kitchen / Breakfast

TILE-LITIUM PEARL POL 24X24

☐

Laundry Room

TILE- MARMONE CARRARA 12X24

☐

Powder Room

TILE-LITIUM PEARL POL 24X24

☐

Master Ensuite Bathroom

TILE-VARENNA CARRARA POL 24X24

☐

Ensuite Bath - Bedroom 2/3

TILE-STONE LTE GREY 12X24

☐

Ensuite Bath - Bedroom 4/5

TILE- MARMONE CARRARA 12X24

☐

Mud Room

TILE-LITIUM PEARL POL 24X24

☐

☐

☐

** 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-VARENNA CARRARA POL 24X24

Bathtub Enclosure Walls

N/A

Ensuite Bath - Bedroom 2/3

TILE-STONE LTE GREY 12X24

Ensuite Bath - Bedroom 4/5

TILE- MARMONE CARRARA 12X24

Mud Room

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

3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL

Door Handles

As Per Construction Specifications

Exterior Front Door Handle

As Per Construction Specifications

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A.B.

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Plan #: 62M-1266

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
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	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	EUROLINE 2	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
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	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		

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Initials:

11.8

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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	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					
				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	☒ White	☐ Standard	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop		Built in Oven		Gas Stove
	☒ Yes	☐ No	☒ Yes	☐ No	☐ Yes
Dishwasher Rough-in	Yes				Microwave
					☒ Yes

** Refer to Construction Summary

14. General Comments

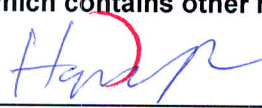
** Refer to Construction Summary

Disclaimers and Notes

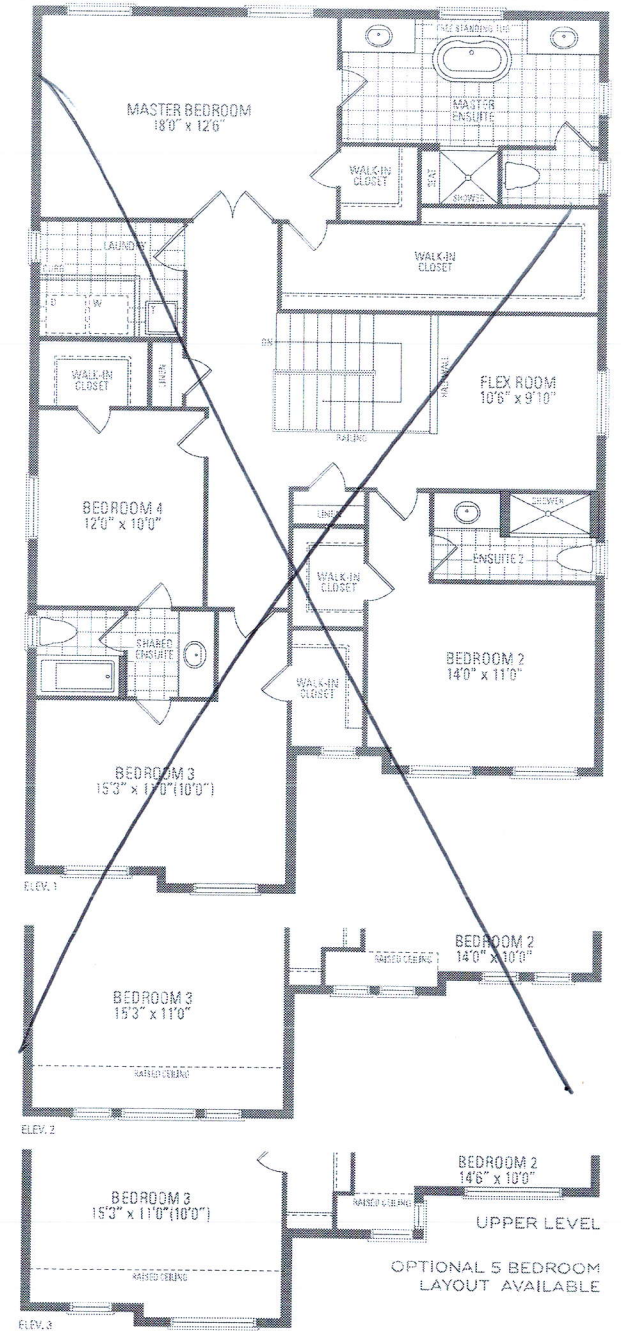
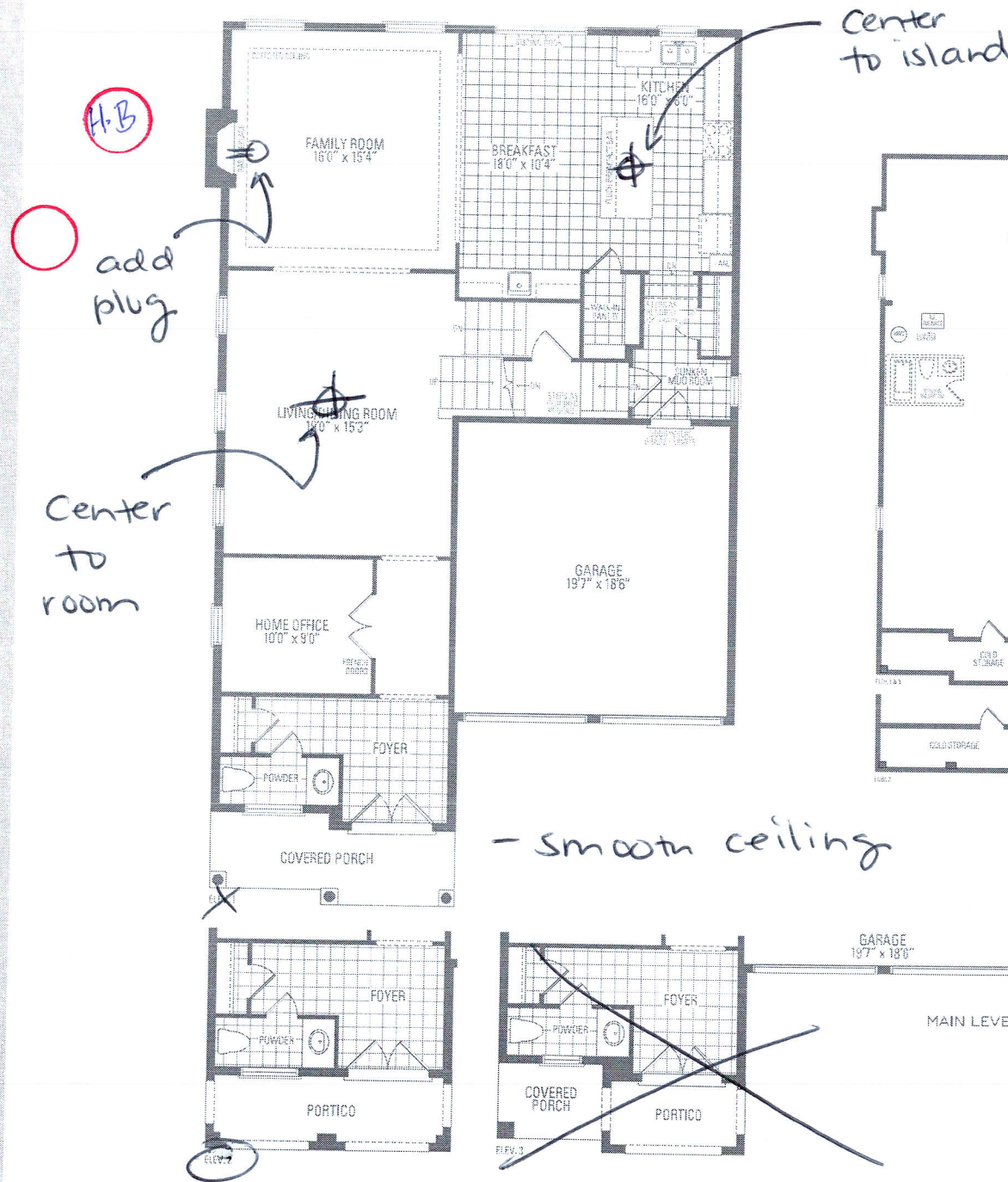
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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: _____

Signature: 

Date: 09/23/2021



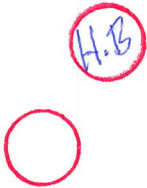
MOUNTAINASH FIVE

ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.

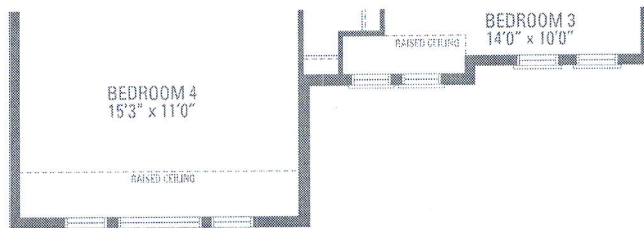
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are a life's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020

5 BEDROOM LAYOUT

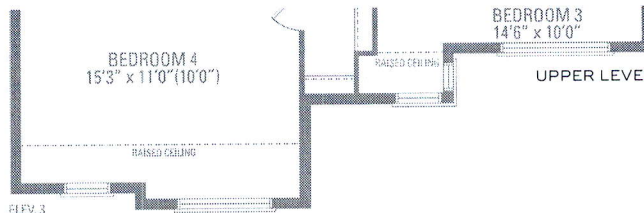
ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.



Frameless Glass Shower



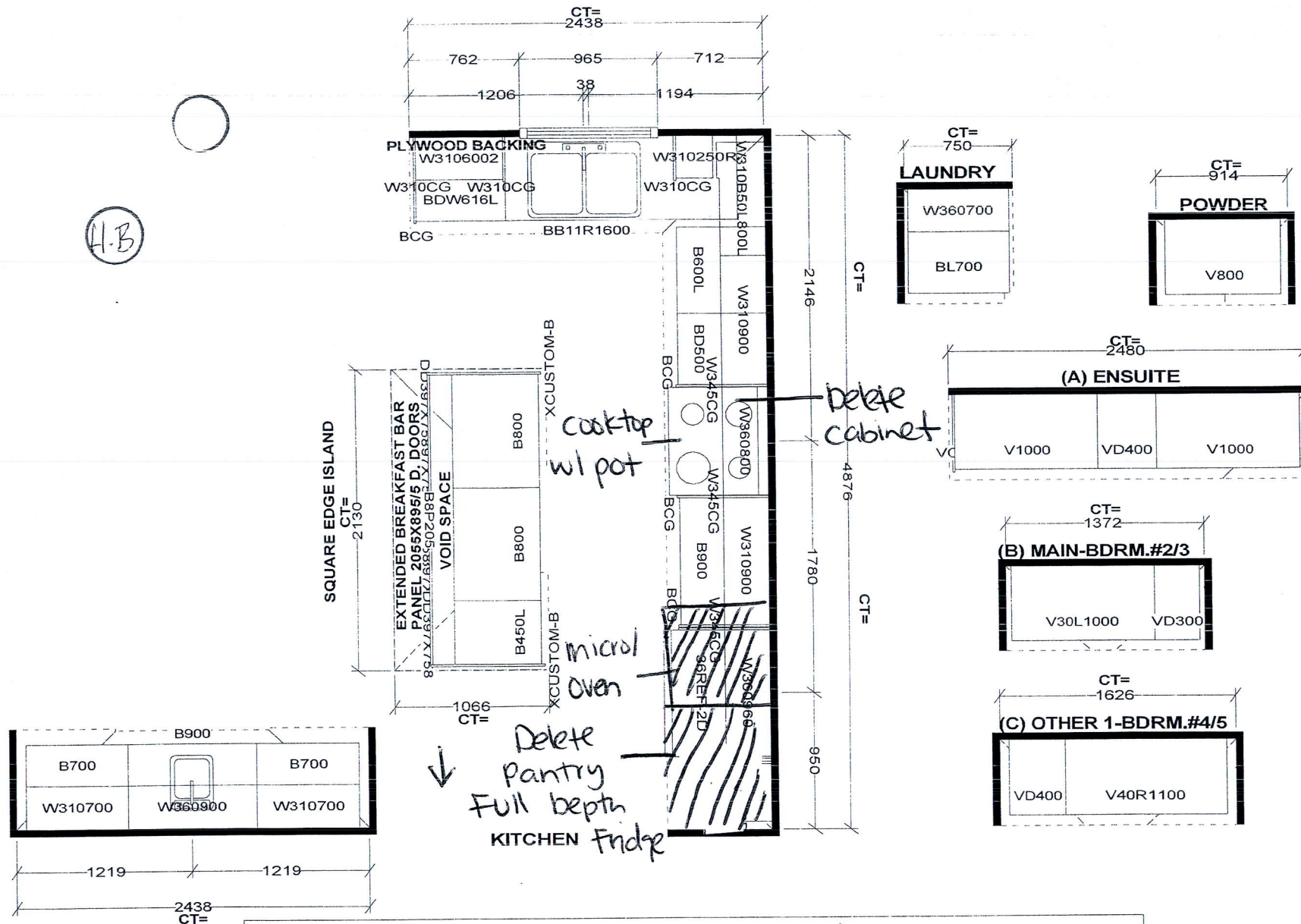
ELEV. 2



ELEV. 3



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 edging model types may vary due to wind. E. & O. E. May 2021



Selba Industries			J#
W WIDTH _____ W HGHT _____ W CNT _____ 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	
		JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 5X OPT 5 BDRM EL 1,2,3 LOT #:	