

CONSTRUCTION SUMMARY

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

PURCHASER: MUNEEB-UR-REHMA MOHAMMAD

RECEIVED

NOV 02 2021

TEL:

LOT / PHASE 175 / 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 27Oct21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 27Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 27Oct21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 27Oct21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 27Oct21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Oct21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 14Sep21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Sep21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 14Sep21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 14Sep21 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 14Sep21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 14Sep21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 14Sep21 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 27Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 27Oct21 Note:	

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175 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Oct21 Note:	

MISCELLANEOUS

1 - MISSED APPOINTMENT FEE 14Sep21 Note:	
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PLUMBING

1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - ENSUITE 2/3 BATHROOM 14Sep21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL ENSUITE BATHROOMS 14Sep21 Note:	
4 - HOT WATER VALVE NEXT TO TOILET - ALL BATHROOMS 14Sep21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Oct21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8530.00 BALANCE FORWARD \$3470.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE. 14Sep21 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Oct21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 27Oct21 Note:	
1 - STAIRCASE - 4 X 4 POSTS 27Oct21 Note:	
1 - STAIRCASE - EUROLINE CONTEMPORARY IRON PICKETS - BLACK 27Oct21 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 Note:</i>	
10 FOOT CEILING HEIGHT ON MAIN LEVEL. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including <i>Worksheet Note:</i>	
8 FOOT 6 INCH LOWER LEVEL POURED If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of fou <i>Worksheet Note:</i>	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and <i>Worksheet Note:</i>	
Purchase Price includes FOUR (4) 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 t <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 27 Oct 21 at 12:11

Purchaser:

MUNEEB-UR-REHMA MOHAMMAD

Property: 175

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

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

Lock Date: 27-Oct-21

27-Oct-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST	431SA
Master Ensuite Bathroom	DORAL W-500	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	431SA
Ensuite Bath - Bedroom 4/5	DORAL H3078 HACIENDA WHITE	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	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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27-Oct-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-GARDA GREY-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-GARDA GREY-13X13	<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-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4/5	TILE-EXTRA WHITE/GREY-8X16	
SIDE/GARAGE ENTRY	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. Outer Flooring

Main Hall	N/A	
Living Room	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Dining Room	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Family Room	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Den / Library / Study	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Upper Hall	STRIP-MIRAGE-ESCAPE-CHARACTER-ENGRAVED-MAPLE-CASHMERE-MYSTIC ISLAND-5"	
Master Bedroom	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #2	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #3	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #4	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #5	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	4X4 POSTS & V-GROOVE	Complimenting Colour	MIRAGE MYSTIC ISLAND MAPLE
Picket Type	EUROLINE CONTEMPORARY	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE MYSTIC ISLAND MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE MYSTIC ISLAND MAPLE

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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	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	43 BIRCH WHITE
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	43 BIRCH WHITE	Ensuite Bath - Bedroom 4/5	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	SIDE/GARAGE ENTRY	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ 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	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 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.

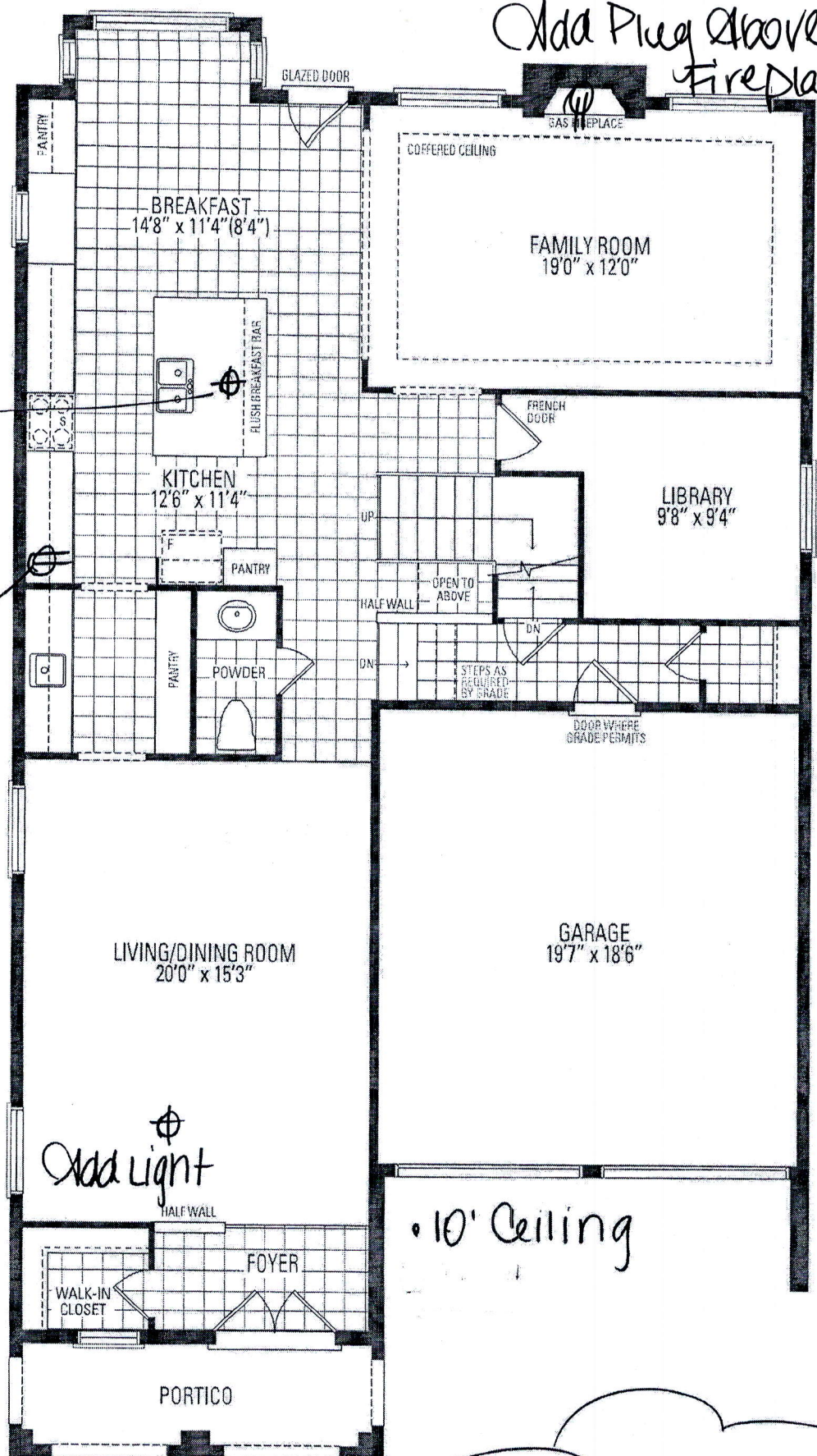
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.
- Signature: 

Date: 06/27/2021

Add Plug Above
Fireplace

Add Light
Above
Island

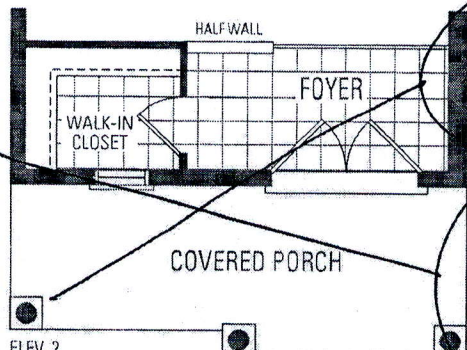
Electrical
for B-I
Oven/micro



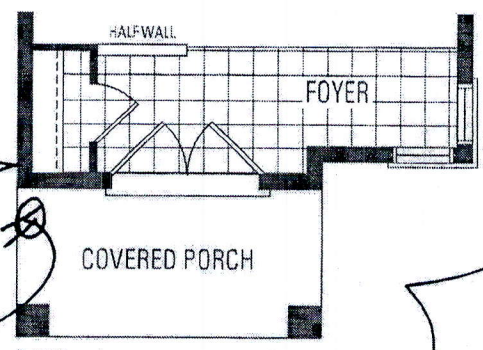
Add Light

• 10' Ceiling

ELEV. 1



ELEV. 2



ELEV. 3

MAIN LEVEL

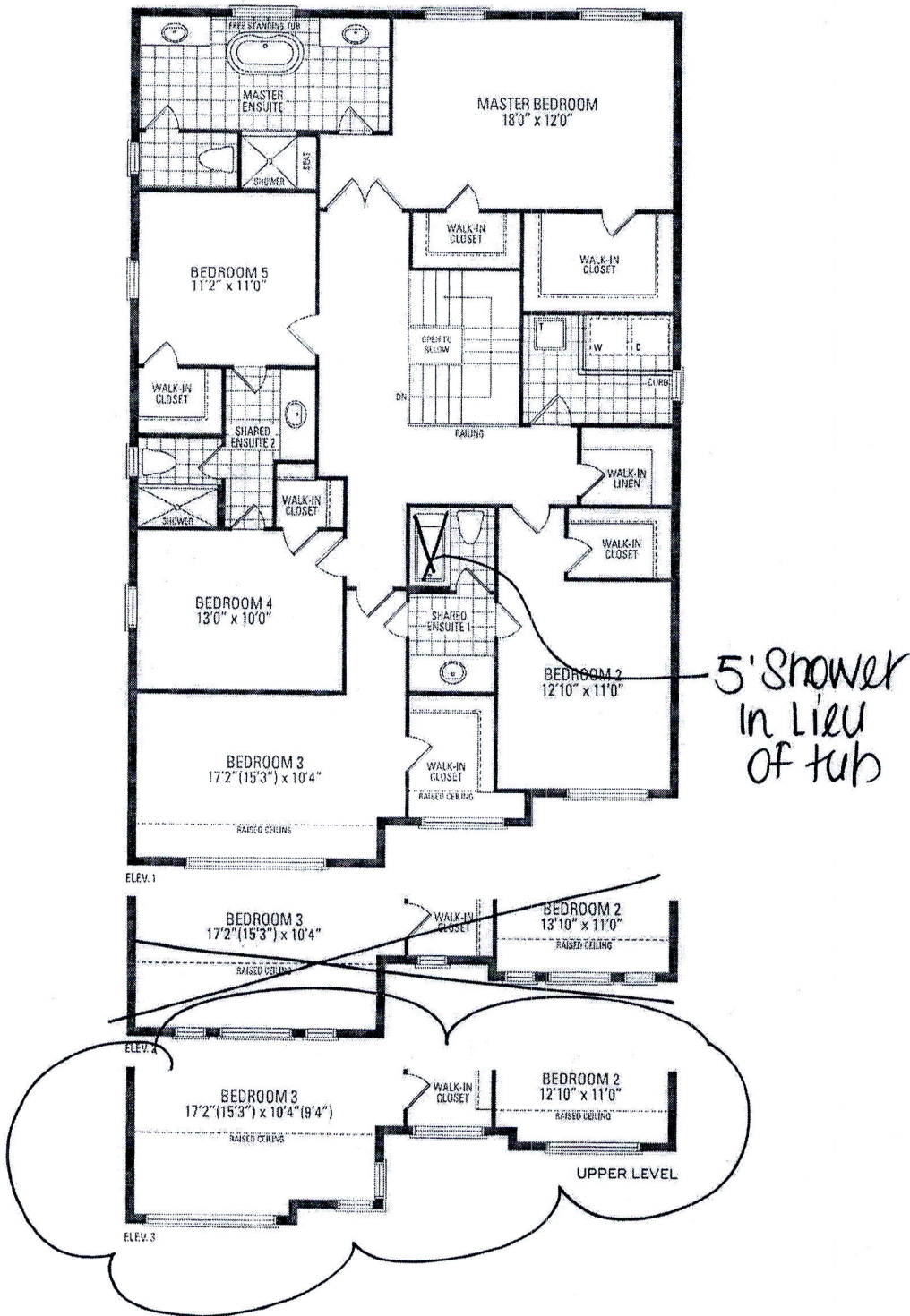
Festive
Plug

MOUNTAINASH SIX

Orientation of home may be reversed and purchaser agrees to the stated floor areas. All renderings are artist's concept. Dimensions

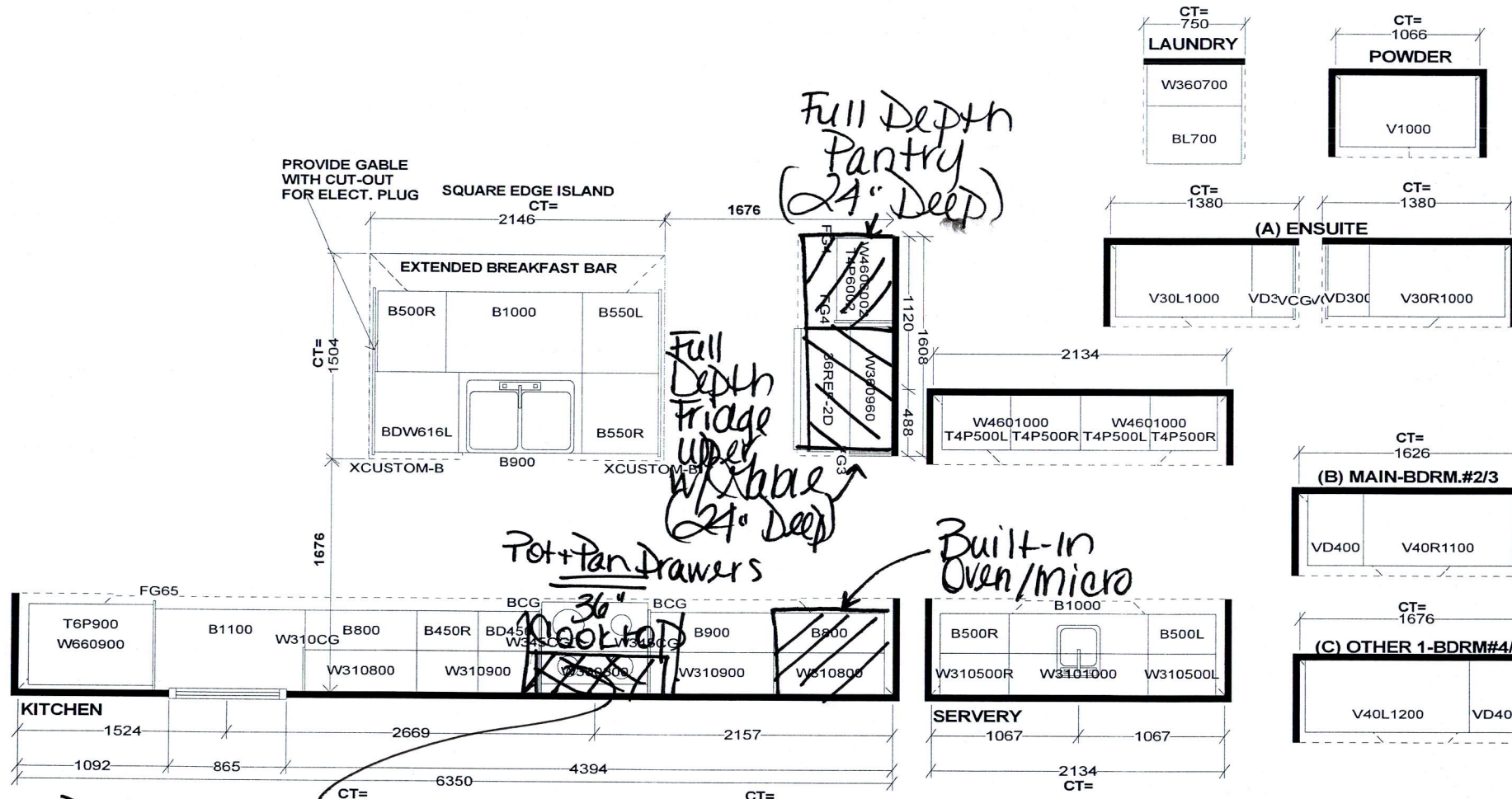
5 BEDROOM LAYOUT
MOUNTAINASH SIX

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 stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Rounding and adjoining model types may vary due to slings. E. & O. E. May 2020





Delete Cabinetry
Above
Cooktop

Selba Industries			J#
W WIDTH	W HGHT	W CNT	<small>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.</small> JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
<small>DESIGNER: KS DATE: MAY 13 20 REVD AUG 27 20</small>			

