

CONSTRUCTION SUMMARY

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

PURCHASERS: Nava Raj POKHAREL and Sunita Tripathi POKHAREL

TEL: RES.: 289-242-1485

LOT / PHASE 369 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five A 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 07Dec21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 07Dec21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 07Dec21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 07Dec21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 07Dec21 Note:	
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COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 07Dec21 Note:	
1 - KITCHEN - COUNTERTOP 07Dec21 Note:	

ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS 07Dec21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 07Dec21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 07Dec21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Dec21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 07Dec21 Note: MASTER ENSUITE, ENSUITE 2/3 AND ENSUITE 4	
1 - RELOCATE STANDARD UPPER HALLWAY CEILING LIGHT TO CENTER ABOVE STAIRCASE - IF CONSTRUCTION PERMITS 07Dec21 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH 07Dec21 Note:	

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369 / 4	62M-1266	Valleycreek Five A Elev 3		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT - REFER TO SKETCH 07Dec21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT - REFER TO SKETCH 07Dec21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT - REFER TO SKETCH 07Dec21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Dec21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 19May21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 07Dec21 Note:	
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HARDWOOD FLOORING

1 - UPGRADE - CARPET - COSTA BRAVA II - SECOND FLOOR - ALL BEDROOMS INCLUDING W.I.C 07Dec21 Note:	
1 - HARDWOOD - GROUP A SERIES 2 1/4 INCH - UPPER HALL 07Dec21 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Dec21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 19May21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Dec21 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19May21 Note: NEW PROMO BALANCE \$8390.00	



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EXTRAS AS PER OFFER

Purchase Price includes 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 that the lo <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:	
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 Ten <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor's standard samples <i>Worksheet</i> Note:	
4 Larger basement windows. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 7 Dec 21 at 12:00

INTERIOR COLOUR SCHEME

Purchasers:	Nava Raj POKHAREL & Sunita Tripathi POKHAR	Property:	369
Telephone Res. / Bus:	(289) 242-1485 /	Project:	Russell Gardens Building Ltd.
Decor Advisor:	Aly Aversa	Model and Elevation:	Valleycreek Five A Elev 3
Lock Date:	7-Dec-21		Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☐ Yes ☒ No Exterior Colour Scheme:

1. Cabinetry

1. Cabinetry	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	448SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE CRYSTAL	431SA
Master Ensuite Bathroom	EVEREST WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 2/3	EVEREST WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 4	EVEREST WHITE CRYSTAL	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	QUARTZITE - SEA PEARL	#300 EDGE - DOUBLE BULLNOSE
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	

**** Refer to Construction Summary**

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Nava Raj POKHAREL & Sunita Tripathi POKHAR

(289) 242-1485 /

Aly Aversa

7-Dec-21

Property: 369

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five A Elev 3

7-Dec-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE - UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE - UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE - UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE - UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE - RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE - RAINBOW WHITE 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE - GREY MATTE UNIVERSAL 6204 8X16	
- Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE - GREY MATTE UNIVERSAL 6204 8X16	
Ensuite Bath - Bedroom 4	TILE - GREY MATTE UNIVERSAL 6204 8X16	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All BathroomsWhite

Whirlpool

Dishwasher Rough-In

Waterline for Fridge

☐ Yes ☒ No

☒ Yes ☐ No

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors

Interior Trim

Door Handles

Exterior Front Door Handle

As Per Construction Specifications

As Per Construction Specifications

As Per Construction Specifications

As Per Construction Specifications

** Refer to Construction Summary

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Decor Advisor:

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7. Other Flooring

Main Hall

Living Room

Dining Room

Family Room

Den / Library / Study

Basement Landing(If Applies)

Lower Landing (If Applies)

Upper Landing

Upper Hall

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

N/A

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION-ESTATE SEMI GLOSS RED OAK 2 1/4 NATURAL

CARPET - BEAULIEU - COSTA BRAVA II - 19017 MALT

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CARPET - BEAULIEU - COSTA BRAVA II - 19017 MALT

CARPET - BEAULIEU - COSTA BRAVA II - 19017 MALT

N/A

Underpad

Type

Area

STANDARD UNDERPAD

ALL BEDROOMS INCLUDING W.I.C.

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

Picket Type

Stringer / Riser

Treads

AS PER CONSTRUCTION SPECIFICATIONS

AS PER CONSTRUCTION SPECIFICATIONS

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

Complimenting Colour

Complimenting Colour

Complimenting Colour

VINTAGE-RED OAK-NATURAL

VINTAGE-RED OAK-NATURAL

VINTAGE-RED OAK-NATURAL

VINTAGE-RED OAK-NATURAL

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

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim & Door Paint-Semi Gloss

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

BIRCH WHITE

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

Master Ensuite

Ensuite Bath - Bedroom 2/3

Ensuite Bath - Bedroom 4

22 WARM GREY

22 WARM GREY

22 WARM GREY

22 WARM GREY

N/A

22 WARM GREY

22 WARM GREY

22 WARM GREY

Smooth Ceilings First Floor

☐ Yes

☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

As Per Construction Specifications

Mantle Type

MANTLE M2-STANDARD

Colour / Stain

AS PER CONSTRUCTION SPECIFICATIONS

Surround

NERO

Hearth

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Stove

YES

Gas Provisions Dryer

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

White

Standard

Hood Fan

STANDARD WHITE TEMP.

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: Nava Raj POKHAREL

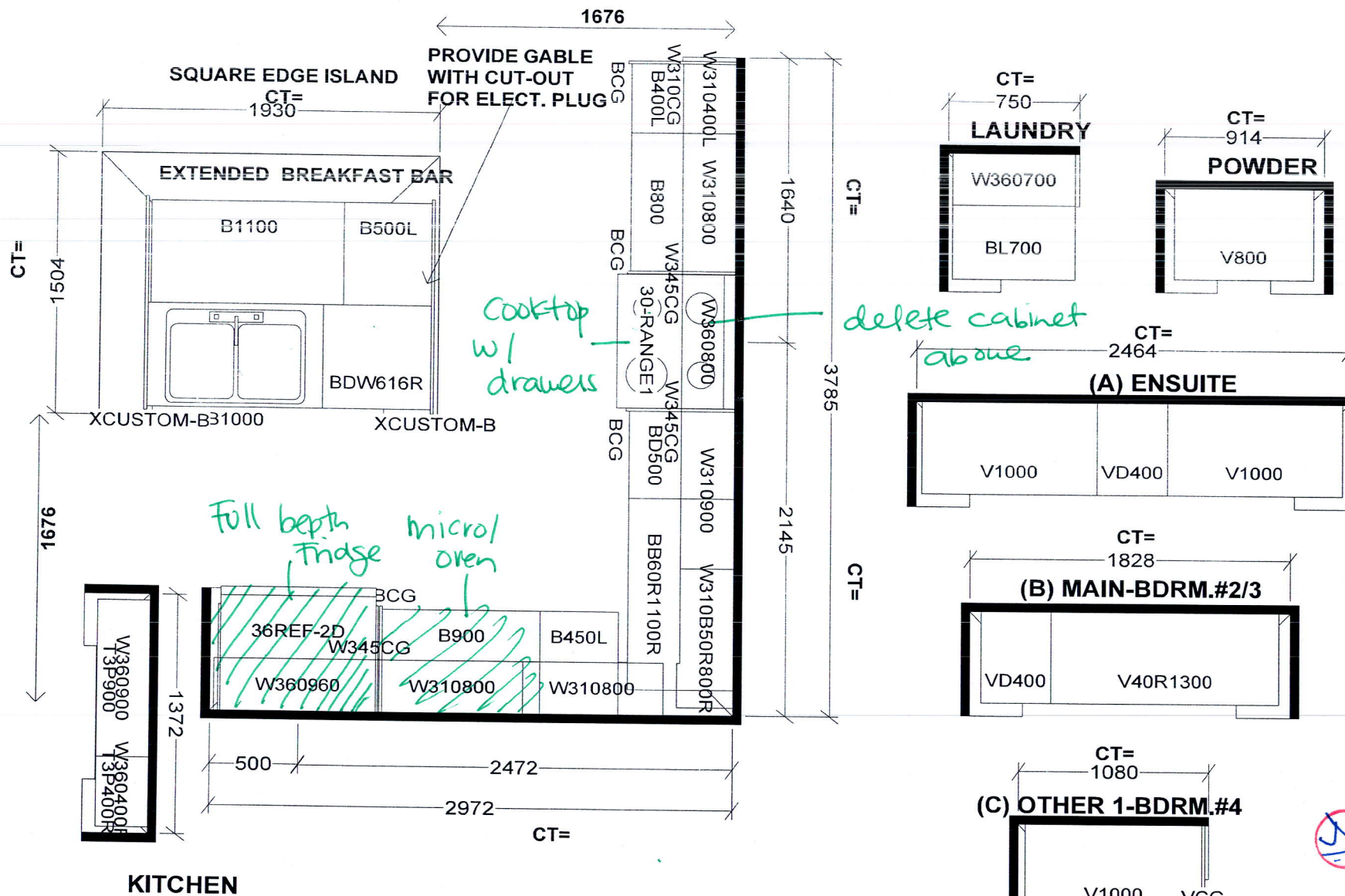
Date: Dec 7, 2021

Signature: Sunita Tripathi POKHAR

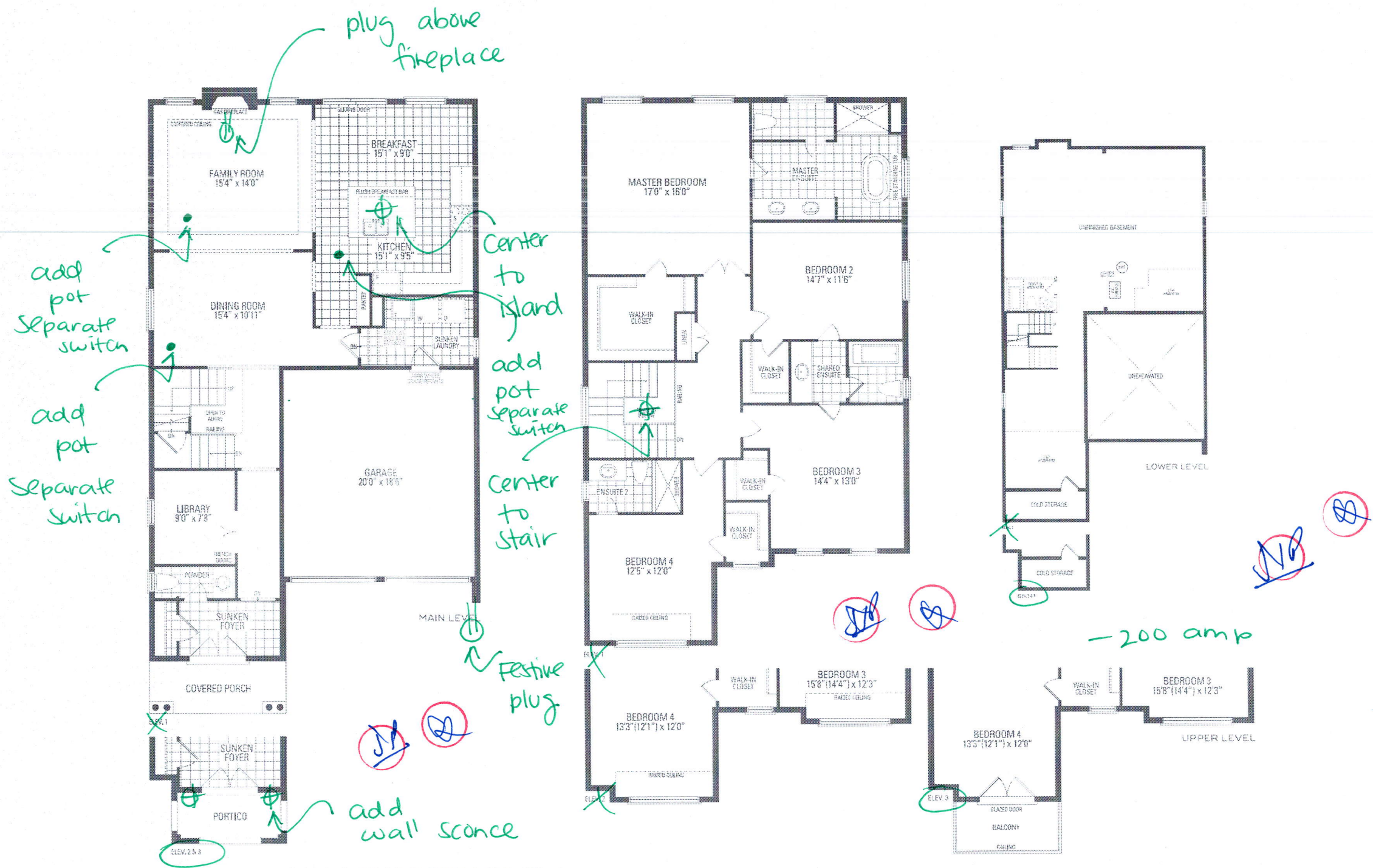
Date: Dec 7, 2021

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Selba Industries			J #
W WIDTH	W HGHT	W CNT	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. JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: VALLEYCREEK 5AX EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
B DESIGNER: KS C DATE: APR 28 21			



VALLEYCREEK FIVE A ELEV. 1 • 2,930 sq.ft. | ELEV. 2 & 3 • 2,932 sq.ft. | Include 11 sq.ft. of open area.

Orientation of home may be reversed and purchaser agrees to accept 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 plans. 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. & O.E May 2021