

CONSTRUCTION SUMMARY	
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.	
PURCHASERS: Warren W. SAMUEL and Faheema WARDAK	TEL: RES.: 416-740-8676 BUS.: 647-206-1684

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
375 / 4	62M-1266	Springfield One (4 Bedroom) Elev 1		

CABINETRY

1 - ***DELETE - CABINETRY - KITCHEN - UPGRADE 2 24Nov21 Note:	
1 - KITCHEN - SHIFT STOVE TO ACCOMMODATE BUILT-IN APPLIANCES 03Nov21 Note:	
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 03Nov21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - KITCHEN - LIGHT VALANCE - NO ELECTRICAL 03Nov21 Note:	
1 - KITCHEN - CM 11 CROWN MOULDING 03Nov21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 03Nov21 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 03Nov21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 03Nov21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 03Nov21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 03Nov21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 03Nov21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 1 03Nov21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 03Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 03Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 03Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 03Nov21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM 03Nov21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE BATHROOM - SHOWER 03Nov21 Note:	



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1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 03Nov21 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2 - SHOWER 03Nov21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 03Nov21 Note:				
1 - TILE - UPGRADE 2 WALL TILE - - BATHROOM 3/4 - TUB 03Nov21 Note:				
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 3/4 - FLOOR 03Nov21 Note:				

CONSTRUCTION

1 - KITCHEN - SHIFT STOVE TO ACCOMMODATE BUILT-IN APPLIANCES 03Nov21 Note:	
1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 03Nov21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Nov21 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 25May21 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 25May21 Note:	

COUNTER TOP

1 - KITCHEN COUNTER TOP - IN LIEU OF STANDARD AS PER OFFER 03Nov21 Note:	
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ELECTICAL

1 - ***DELETE - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 09Nov21 Note: SPECIFICATIONS REQUIRED	
1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 03Nov21 Note: SPECIFICATIONS REQUIRED	

ELECTRICAL

1 - BUILT IN OVEN AND MICRO PROVISION - PROVISION ONLY - ELECTRICAL ONLY 03Nov21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 03Nov21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Nov21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 03Nov21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 03Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 03Nov21 Note:	



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1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 03Nov21 Note:				
1 - POWDER ROOM - INSTALL LIGHT ON WALL ABOVE MIRROR - IF CONSTRUCTION PERMITS 03Nov21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 03Nov21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Nov21 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 03Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 03Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 03Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 03Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 03Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 03Nov21 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR & PANEL ABOVE SEAT - INCLUDES CHROME KNOB & HINGES 03Nov21 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25May21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - 1¾" SQUARE PICKETS 03Nov21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Nov21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 03Nov21 Note:	

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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	
(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>	
Granite kitchen counter top, from Vendor's standard samples <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 24 Nov 21 at 16:08

Revised

Purchasers:

Warren W. SAMUEL & Faheema WARDAK

Property: 375

Telephone Res. / Bus:

(416) 740-8676 / (647) 206-1684

Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Springfield One (4 Bedroom) Elev 1

Lock Date:

24-Nov-21

3-Nov-21

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2	DORAL H3453 LAVA GREY FLEETWOOD	410SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	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-ISTRIA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE TIGRIS 4783-60	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Decor Advisor:

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Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-LIFE ICE-12X24	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE12 1/4 x 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-STONE LTE GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-AXIS LIGHT GREY NAT-12X24	<input type="checkbox"/>	
GARAGE/SIDE ENTRY	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile		Describe
Master Ensuite Bathroom	Selection	
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-STONE WHITE12 1/4 x 24 1/4	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-STONE WHITE12 1/4 x 24 1/4	
Ensuite Bath - Bedroom 3/4	TILE-AXIS BIANCO NAT-12X24	
GARAGE/SIDE ENTRY	N/A	
	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

** Refer to Construction Summary

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7. Outer Flooring

Main Hall	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Living Room	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Dining Room	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Family Room	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Den / Library / Study	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Upper Landing	STRIP-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Upper Hall	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
Master Bedroom	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
Bedroom #2	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
Bedroom #3	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
Bedroom #4	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-PARKLANE-NEWCASTLE OAK DARK-TL-EL-3581	
	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	VINTAGE PEWTER RED OAK
Picket Type	1 3/4" SQUARE PICKETS	Complimenting Colour	VINTAGE PEWTER RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE PEWTER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE PEWTER 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	BIRCH WHITE	FLEX ROOM	22 WARM GREY
	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

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

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

NERO

N/A

Hearth

N/A

NO

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

YES

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

White

DECOR

Hood Fan

STANDARD WHITE TEMP.

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

Yes

No

Yes

No

Yes

No

Yes

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:

Signature:

Date:

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