

CONSTRUCTION SUMMARY

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

PURCHASERS: Ky LUU and Joni O. YIU

RECEIVED

DEC 10 2021

TEL:

LOT / PHASE 378/4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 2		
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CABINETRY

1 - CABINETRY PROVISION - FARMERS SINK PROVISION 08Dec21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 01Dec21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 01Dec21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 08Dec21 Note:	
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DOORS AND TRIM

1 - DELETE-----DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 06Jul21 Note:	
1 - INSERT-----DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 06Jul21 Note:	
1 - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 15Jun21 Note:	

ELECTRICAL

23 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 15Jun21 Note:	
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 15Jun21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 15Jun21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 15Jun21 Note:	
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MISCELLANEOUS

1 - NO FURTHER CHANGES 08Dec21 Note:	
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - LIVING AND DINING ROOM 01Dec21 Note:	
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378 / 4	62M-1266	Mountainash Twelve Elev 2		

1 - CORNICE MOULDING - - KITCHEN

01Dec21 Note:

1 - CORNICE MOULDING - - FOYER

01Dec21 Note:

1 - CORNICE MOULDING - - FAMILY ROOM

01Dec21 Note:

PLUMBING

1 - SINK - FARMER SINK - BLANCO - 401868 - KITCHEN

08Dec21 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

15Jun21 Note:

STAIRS AND RAILINGS

1 - EUROLINE 1

01Dec21 Note: BLACK IRON PICKET

1 - V GROOVE HANDRAIL

01Dec21 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:

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 bu

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 8 Dec 21 at 16:02

Purchasers:Ky LUU & Joni O. YIU

Telephone Res. / Bus: /

Decor Advisor:Aly Aversa

Lock Date:1-Dec-21

Property: 378

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Twelve Elev 2

Plan #: 62M-1266

Layout Changes:☒ Yes☐ No

Sketch Attached:☒ Yes☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K43 SUMMIT WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHITE	446SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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	GRANITE-NEW CALEDONIA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-GOLDEN JUPARANA 4932-52	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE TIGRIS 4783-60	

** Refer to Construction Summary

Initials:

Page 1 of 4

Printed 12/1/2021 12:02:11

Purchasers:

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/

Decor Advisor:

Aly Aversa

Lock Date:

8-Dec-21

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Plan #: 62M-1266

1-Dec-21

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-MARMORE CARRARA 12X24	<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-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE-UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
MUD ROOM	TILE-UNISTONE 609 WHITE 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-NATURALE NERO 8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-NATURALE NERO 8X10	
Ensuite Bath - Bedroom 4	TILE-NATURALE NERO 8X10	
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	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	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Living Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Dining Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Family Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Den / Library / Study	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Upper Landing	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION - ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL
Upper Hall	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Master Bedroom	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #2	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #3	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #4	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #5	N/A
FLEX ROOM	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE-RED OAK-NATURAL
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-RED OAK-NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	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	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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☐ Yes

☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

UPDATE - 811

Main Hall

Living Room

UPDATE - 811

Dining Room

UPDATE - 811

Family Room

UPDATE - 811

Kitchen/Breakfast

UPDATE - 811

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

As Per Construction Specifications

Family Room

Purchased

As Per Plan

N/A

MANTLE M2-STANDARD

Other Room - Specify

Purchased

As Per Plan

N/A

AS PER CONSTRUCTION SPECIFICATIONS

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

** 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

Hood Fan

STANDARD WHITE

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

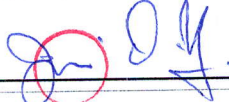
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

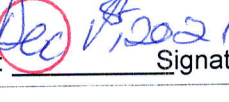
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.


3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

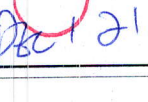
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

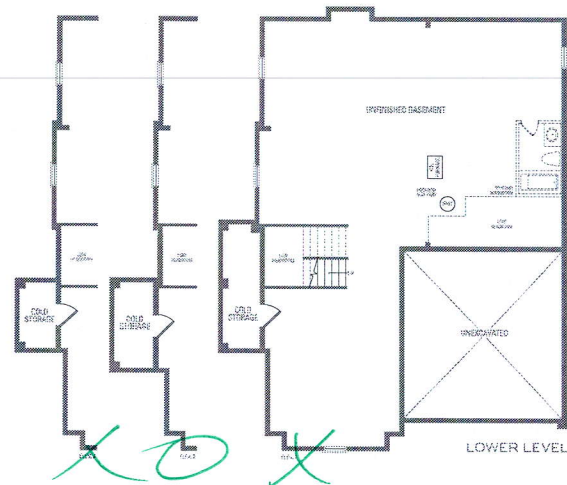
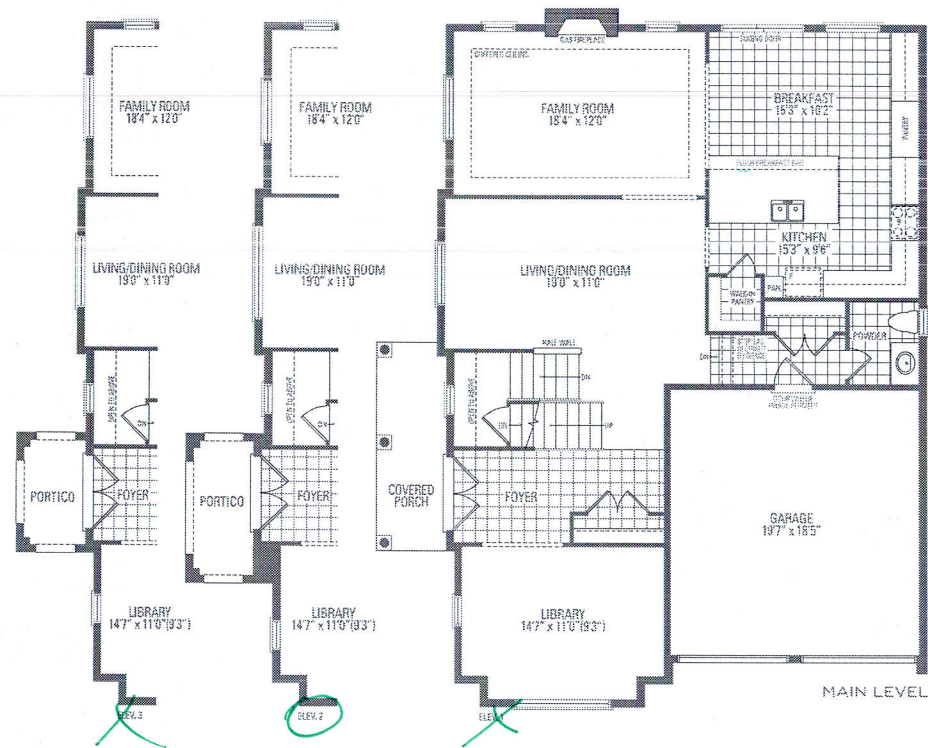
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: 

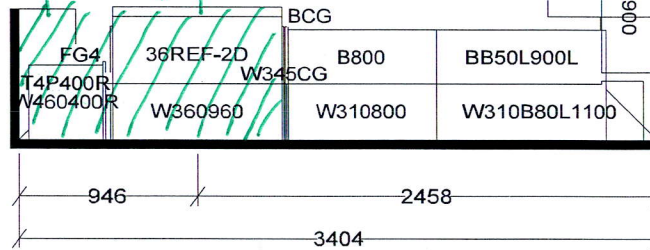
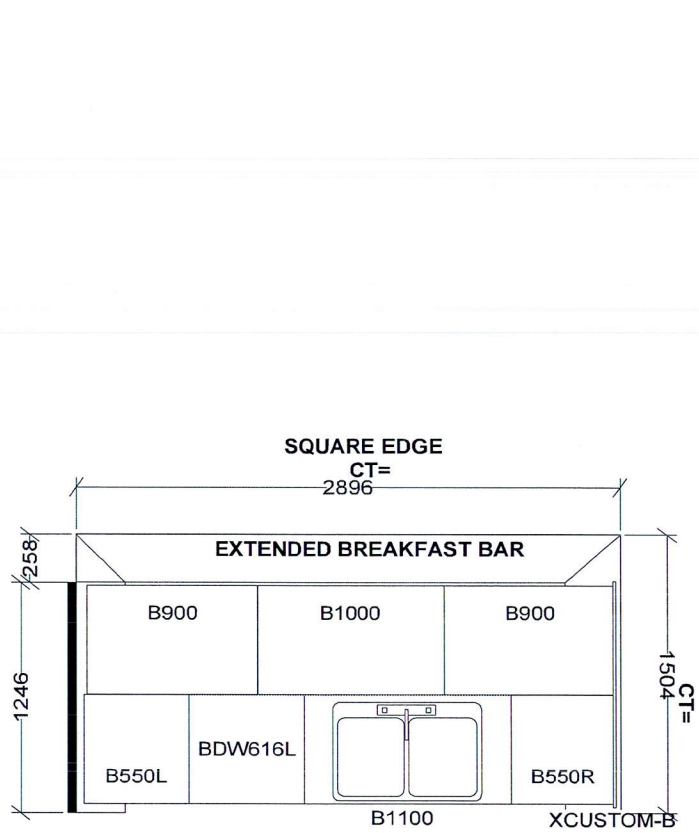
Signature: 

Date: 



MOUNTAINASH TWELVE ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 sq.ft.

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 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. & O.E May 2021



CT=

Selba Industries

J #

W WDTH _____ 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: APR 28 21

JOB NUMBER:

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.4

MODEL: MOUNTAINASH 12X EL 2

LOT #:

