

CONSTRUCTION SUMMARY

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

PURCHASERS: Hassan AZEEM and Faiza HASSAN

TEL: RES.: 647-649-6409

LOT / PHASE 380 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 2		
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CABINETY ACCESSORIES

1 - KITCHEN CABINETY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 28Oct21 Note:	
1 - KITCHEN CABINETY - RELOCATE FRIDGE TO SERVERY WALL 28Oct21 Note:	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Oct21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Oct21 Note:	
1 - CABINETY FEE FOR FLUSH CUTOUT ON WALL OVEN/MICROWAVE COMBO CABINET ONLY 28Oct21 Note:	
1 - KITCHEN CABINETY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 28Oct21 Note:	
1 - KITCHEN CABINETY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 28Oct21 Note:	

CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4/5 - SHOWER 28Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - SHOWER 28Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 28Oct21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - SHOWER 28Oct21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - SHOWER 28Oct21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 28Oct21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 28Oct21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 25May21 Note:	
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COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 28Oct21 Note:	
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ELECTRICAL



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1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER STAIRCASE - IF CONSTRUCTION PERMITS 28Oct21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - BREAKFAST - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 28Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 28Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 28Oct21 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 28Oct21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Oct21 Note:				
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 28Oct21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 25May21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Oct21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 28Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 28Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 28Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 28Oct21 Note:	

PLUMBING

1 - DELETE SERVERY SINK 28Oct21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 25May21 Note:	

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1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB

25May21 Note: ENSUITE 3/4

PROMOTIONAL

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

28Oct21 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

25May21 Note: NEW PROMO BALANCE \$4200.00

STAIRS AND RAILINGS

1 - EUROLINE 1

28Oct21 Note: BLACK IRON PICKET

1 - V GROOVE HANDRAIL

28Oct21 Note:

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

28Oct21 Note:

EXTRAS AS PER OFFER

FAMILY ROOM FIREPLACE CAN NOT PROJECT INTO SIDE YARD DUE TO LOT REQUIREMENTS

Worksheet Note:

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:

This Document is Extremely Time Sensitive - Printed 28 Oct 21 at 13:25



INTERIOR COLOUR SCHEME

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Hassan AZEEM & Faiza HASSAN

(647) 649-6409 /

Aly Aversa

28-Oct-21

Property: 380

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFT WOOD	448SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	113SB
Master Ensuite Bathroom	CONTINENTAL 823 DRIFT WOOD	113SB
Ensuite Bath - Bedroom 2/3	CONTINENTAL 823 DRIFT WOOD	113SB
Ensuite Bath - Bedroom 4/5	CONTINENTAL 823 DRIFT WOOD	113SB

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-GRIGIO SARDO	
Laundry Room	N/A	
Powder Room	LAMINATE-KALAHARI TOPAZ 4588K-07	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA BISQUE 6729-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE TIGRIS 4783-60	

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Plan #: 62M-1266

28-Oct-21

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-GARDA GREY 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>	
Powder Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CRAFT COTTON 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-GARDA SAND 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Mud Room	TILE-GARDA GREY 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-CRAFT COTTON 12X24	TO BE LAID STAGGERED
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-ANDE SABBIA 12X24	TO BE LAID STAGGERED
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	TO BE LAID STAGGERED
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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Decor Advisor:

Lock Date:

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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Living Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Den / Library / Study	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER UV UR. OIL WHITE OAK 5" APOLLO
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #5	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE-WHITE OAK-APOLLO
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-WHITE OAK-APOLLO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-WHITE OAK-APOLLO

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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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
	<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				As Per Construction Specifications					
Mantle Type				MANTLE M1-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				EMPERADORA DARK					
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	<input checked="" type="radio"/> White	<input type="radio"/> Standard	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		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 checked="" type="radio"/> Yes <input 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: Hassan Azeem

Date: 28/10/2021

Signature:

Date:

Page 4 of 4

Printed 10/28/2021 13:17:20

5 BEDROOM LAYOUT

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 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

Purchaser:
Lot:

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;



Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials 	Purchaser Initials 
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