

CONSTRUCTION SUMMARY

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

PURCHASERS: Cornelius Onyisi ENEBELI and Christiana Eseoghene ENEBELI TEL: RES.: 416-522-6299

LOT / PHASE 381 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four A Elev 2		
------------------------	-------------------------	---	--	--

CABINETRY

1 - KITCHEN - RELOCATE SINK & DISHWASHER TO PERIMTER IN LIEU OF STANDARD INSTALLATION ON ISLAND - SEE SKETCH 07Dec21 Note:	
1 - KITCHEN - LIGHT VALANCE - NO ELECTRICAL 22Nov21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE STOVE AND BANK OF DRAWERS - SEE SKETCH 07Dec21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 22Nov21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 22Nov21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 22Nov21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 22Nov21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 22Nov21 Note:	
1 - FOYER, POWDER ROOM, SIDE HALL & KITCHEN - UPGRADE 4 FLOOR TILES 22Nov21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 22Nov21 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 11Jun21 Note:	

COUNTER TOP

1 - KITCHEN - HIGH-END QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER 22Nov21 Note:	
--	--

ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE BATHROOM ONLY 22Nov21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 22Nov21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 22Nov21 Note:	



CONSTRUCTION SUMMARY

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

PURCHASERS: Cornelius Onyisi ENEBELI and Christiana Eseoghene ENEBELI

TEL: RES.: 416-522-6299

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
381 / 4	62M-1266	Valleycreek Four A Elev 2		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 22Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 22Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 22Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 22Nov21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 11Jun21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 11Jun21 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 22Nov21 Note:	
---	--

HARDWOOD FLOORING

1 - FIRST FLOOR - STANDARD NON-TILED AREAS - 5" GROUP B HARDWOOD IN LIEU OF STANDARD AS PER OFFER 22Nov21 Note:	
1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 22Nov21 Note:	

MIRRORS AND GLASS

1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 22Nov21 Note:	
--	--

PLUMBING

1 - KITCHEN - RELOCATE SINK & DISHWASHER TO PERIMTER IN LIEU OF STANDARD INSTALLATION ON ISLAND - SEE SKETCH 07Dec21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & ENSUITE 4 BATHROOMS 07Dec21 Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN S3946C 22Nov21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 22Nov21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Nov21 Note:	
---	--



CONSTRUCTION SUMMARY

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

PURCHASERS: Cornelius Onyisi ENEBELI and Christiana Eseoghene ENEBELI TEL: RES.: 416-522-6299

LOT / PHASE 381 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four A Elev 2		
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3110.00 BALANCE FORWARD \$6890.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE 11Jun21 Note:				

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 22Nov21 Note:	
---	--

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

This Document is Extremely Time Sensitive - Printed 7 Dec 21 at 16:19

Purchasers: Cornelius Onyisi ENEBELI & Christiana Eseoghe

Property: 381

Telephone Res. / Bus: (416) 522-6299 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four A Elev 2

Lock Date: 22-Nov-21

22-Nov-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHITE	431SA
Ensuite Bath - Bedroom 2	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 3/4	MONACO 821 INDUSTRIAL GRAPHITE	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-GRECALE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

C.O.

C.E.

Initials: _____

Purchasers: Cornelius Onyisi ENEBELI & Christiana Eseoghe

Property: 381

Telephone Res. / Bus: (416) 522-6299 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four A Elev 2

Lock Date: 22-Nov-21

22-Nov-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
SIDE HALL	TILE-DOZZA WHITE-24X24	<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-EXTRA WHITE/GREY-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA GREY-8X16	
SIDE HALL	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

Initials:

C.O

C.E

Purchasers:

Cornelius Onyisi ENEBELI & Christiana Eseoghe

Property: 381

Telephone Res. / Bus:

(416) 522-6299 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Four A Elev 2

Lock Date:

22-Nov-21

22-Nov-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5"	
Upper Hall	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Master Bedroom	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #2	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #3	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #4	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE PEWTER RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Purchasers:	Cornelius Onyisi ENEBELI & Christiana Eseoghe			Property:	381
Telephone Res. / Bus:	(416) 522-6299 /			Project:	Russell Gardens Building Ltd.
Decor Advisor:	Candace Forza			Model and Elevation:	Valleycreek Four A Elev 2
Lock Date:	22-Nov-21	22-Nov-21		Plan #:	62M-1266

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		NERO			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	YES
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		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: _____ Signature:  Date: 22/11/2022

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.

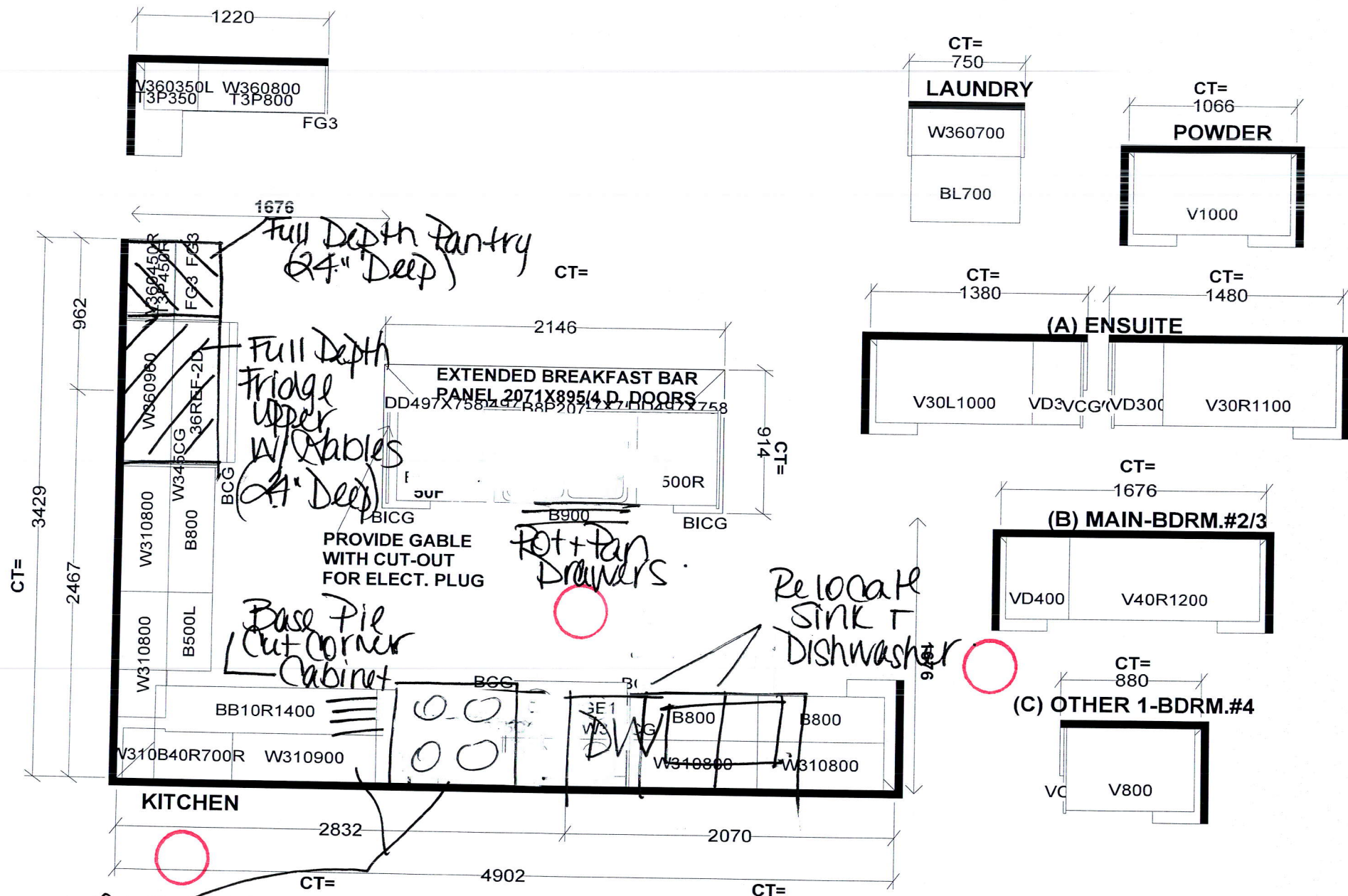
The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data 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 C.O	Purchaser Initials C.E
------------------------------	------------------------------



Shift Stove
+ BD

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.

CHA B DESIGNER: KS
F C DATE: APR 28 21
ED

JOB NUMBER: _____
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.4
MODEL: VALLEYCREEK 4AX EL 2
LOT #: _____

Ada Plug Above
Fireplace

Gas Line
R-1 for BBQ.

1 Potlight

1 Pot

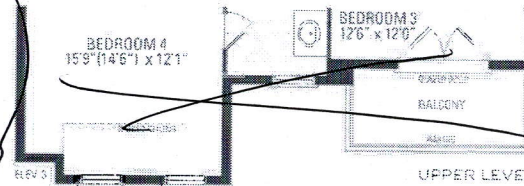
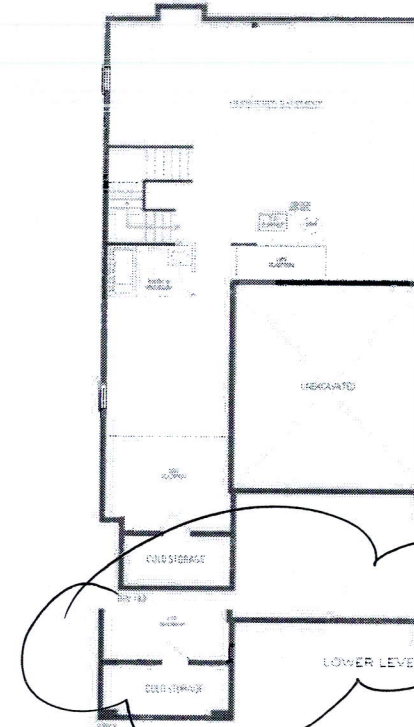
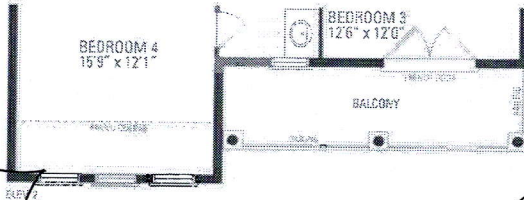
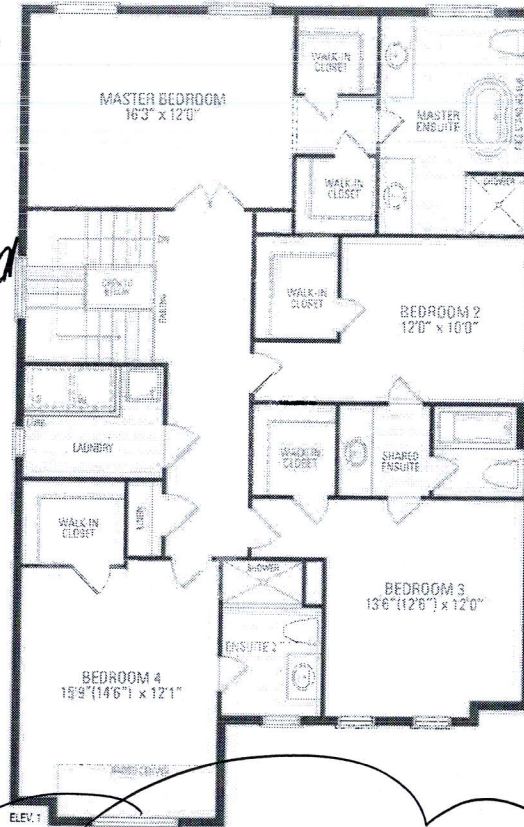
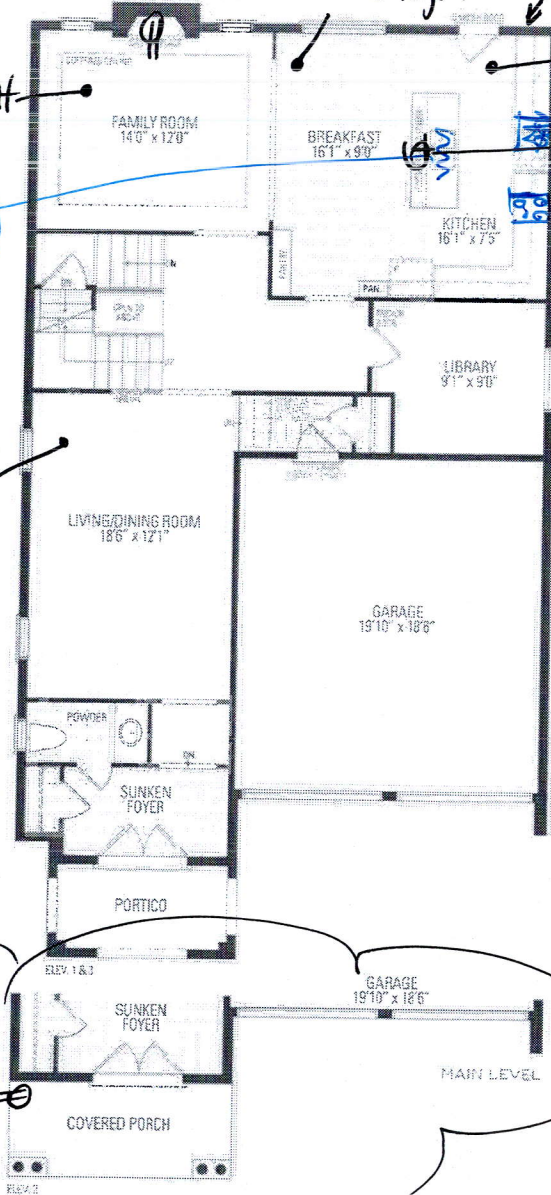
1 Potlight

Relocated
Sink

Std
Light
Above
Island

1 Potlight

• Enlarge
Basement
Windows



Reserve
Plug

Lot 381

VALLEYCREEK FOUR A ELEV. 1 • 2,827 sq.ft. | ELEV. 2 • 2,818 sq.ft. | ELEV. 3 • 2,829 sq.ft. | Include 10 sq.ft. of open area.

Dimensions of home may be reversed and purchaser agrees to accept same. Stairs and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All dimensions are approximate. Dimensions, specifications and materials are subject to change without notice. Roofing and siding materials types may vary due to pricing. E* N 03 May 2021