

CONSTRUCTION SUMMARY

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

PURCHASERS: Stephanie Anna SORGIOVANNI and Kevin J. MCKAY

TEL: RES.: 289-888-2567 BUS.: 905-336-8670

LOT / PHASE 494 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 2		
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CABINETRY

1 - VANITY - ENSUITE BATHROOM - HARDWARE UPGRADE 2 01Feb22 Note:	
1 - VANITY - POWDER ROOM - HARDWARE UPGRADE 2 01Feb22 Note:	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 01Feb22 Note:	
1 - KITCHEN CABINETRY - TWO COLOUR KITCHEN - FLAT FEE 01Feb22 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 01Feb22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 01Feb22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 01Feb22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 01Feb22 Note:	

CABINETRY ACCESSORIES

1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL OVEN/MICROWAVE COMBO CABINET ONLY 01Feb22 Note:	
1 - KITCHEN CABINETRY - APPLIANCE DOOR PANELS - 24" DISHWASHER DOOR PANEL (SUPPLY ONLY) - UPGRADE 2 01Feb22 Note:	/
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GROUP 2 GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 2 01Feb22 Note: FROSTED GLASS	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 01Feb22 Note:	,
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET WITH LAZY SUSAN (WHITE POLYMER) - UPGRADE 2 01Feb22 Note:	,
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 01Feb22 Note:	,
5 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 01Feb22 Note:	/
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 01Feb22 Note:	,
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 01Feb22 Note:	,
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 01Feb22 Note:	,
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 01Feb22 Note:	,

CERAMIC TILE

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1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 01Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 01Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 01Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 01Feb22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM 01Feb22 Note:				
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 01Feb22 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 01Feb22 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 3/4 - TUB AREA 01Feb22 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2 - SHOWER 01Feb22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 3/4 - FLOOR 01Feb22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 01Feb22 Note:				

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 01Feb22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 01Feb22 Note:	

COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 01Feb22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 01Feb22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 01Feb22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 01Feb22 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 01Feb22 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 01Feb22 Note:	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 01Feb22 Note: SUPPLY & INSTALL - MASTER ENSUITE	

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DOORS AND TRIM

1 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 01Feb22 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 01Feb22 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 01Feb22 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH 01Feb22 Note: COVERED PORCH - WALL LIGHT - REFER TO SKETCH	
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED TO OPEN TO BELOW STAIRCASE - IF CONSTRUCTION PERMITS 01Feb22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 01Feb22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 19May21 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 01Feb22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 01Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 01Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 01Feb22 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 19May21 Note:	
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PLUMBING

2 - MOEN - ECO-PERFORMANCE POSI-TEMP SHOWER ONLY - MODEL T2662EP/62320 - CHROME - ENSUITE 2 & ENSUITE 3/4 01Feb22 Note:	
2 - MOEN - SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN - MODEL 6710 - CHROME - ENSUITE 2 & ENSUITE 3/4 01Feb22 Note:	
1 - MOEN - TWO HANDLE ROMAN TUB FAUCET - MODEL TS903/4796 - CHROME - MASTER ENSUITE 01Feb22 Note:	
1 - MOEN - POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER - MODE TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 - CHROME - MASTER ENSUITE 01Feb22 Note:	
2 - MOEN - SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN - MODEL S6700 - CHROME - MASTER ENSUITE 01Feb22 Note:	

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1 - MOEN - SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN - MODEL 6900 - MATTE BLACK (BL) - POWDER 01Feb22 Note:				
1 - MOEN - SINGLE HANDLE PULLDOWN KITCHEN FAUCET - MODEL S72308 - MATTE BLACK - KITCHEN 01Feb22 Note:				
5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 01Feb22 Note: POWDER - X1 MASTER ENSUITE - X2 ENSUITE 2 - X1 ENSUITE 3.4 - X1				
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 01Feb22 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 01Feb22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19May21 Note: NEW PROMO BALANCE \$4710.00	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 01Feb22 Note:	
1 - EUROLINE 1 01Feb22 Note: BLACK IRON PICKET	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 01Feb22 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 3 Feb 22 at 11:19

Purchasers: Stephanie Anna SORGIOVANNI & Kevin J. MCK/Property: 494

Telephone Res. / Bus: (289) 888-2567 / (905) 336-8670

Decor Advisor: Aly Aversa

Lock Date: 1-Feb-22

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Two Elev 2

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA - SATIN SNOW/SONATA - FOSSIL (ISLAND ONLY)	722SC
Laundry Room	ELISSE	Standard
Powder Room	SONATA - FOSSIL	722SC
Master Ensuite Bathroom	SONATA - CHARCOAL	722SC
Ensuite Bath - Bedroom 2	MONACO 350 PLATINUM SILVER	411SB
Ensuite Bath - Bedroom 3/4	MONACO 350 PLATINUM SILVER	411SB

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☒ Yes ☐ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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
Fridge Opening	NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height	
Kitchen / Breakfast	QUARTZ - GRECALE	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	QUARTZ - GRECALE	#360 EDGE
Master Ensuite Bathroom	QUARTZ - GRECALE/SHAMPOO NICHE:GRECALE(Q)	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ - BIANCO STARDUST	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ - BIANCO STARDUST	#360 EDGE

** Refer to Construction Summary

Purchasers:

Stephanie Anna SORGIOVANNI & Kevin J. MCK

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Project: Russell Gardens Building Ltd.

Decor Advisor:

Aly Aversa

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1-Feb-22

1-Feb-22

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3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POL 24X24	☐ Metal Strip Where Applic.
Main Hall	N/A	☐
Kitchen / Breakfast	TILE-VARENNA CARRARA POL 24X24	☐
Laundry Room	TILE-STONE LTE GREY 12X24	☐
Powder Room	TILE-VARENNA CARRARA POL 12X24	☐
Master Ensuite Bathroom	TILE-RMD STATUARIO BRILL 10X30	☐
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	☐
Ensuite Bath - Bedroom 3/4	TILE-STONE WHITE 12X24	☐
		☐
		☐
		☐

** 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-RMD STATUARIO BRILL 10X30	
Master Ensuite Bathroom Bathtub Enclosure Walls	TILE-RMD STATUARIO BRILL 10X30	
Ensuite Bath - Bedroom 2	TILE-STONE WHITE 12X24	
Ensuite Bath - Bedroom 3/4	TILE-STONE WHITE 12X24	
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	LOGAN-SMOOTH
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-MIRAGE-SWEET MEMORIES-GELATO-MAPLE CHAR. 5" DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-SWEET MEMORIES-GELATO-MAPLE CHAR. 5" DURAMATT
Family Room	HARDWOOD-MIRAGE-SWEET MEMORIES-GELATO-MAPLE CHAR. 5" DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SWEET MEMORIES-GELATO-MAPLE CHAR. 5" DURAMATT
Upper Landing	HARDWOOD-MIRAGE-SWEET MEMORIES-GELATO-MAPLE CHAR. 5" DURAMATT
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-MAPLE-GELATO
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-GELATO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-GELATO

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	N/A	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	N/A	Ensuite Bath - Bedroom 3/4	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

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

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M6

AS PER CONSTRUCTION SPECIFICATIONS

GRIGIO CARNICO

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

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

● Yes ○ No

Built in Oven

● Yes ○ No

Above Kitchen Cabinet Light

○ Yes ● No

Below Kitchen Cabinet Light

○ Yes ● No

Gas Stove

○ Yes ● No

Microwave

● Yes ○ 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.
- 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: Feb 1/22

Signature: 

Date: Feb 1/22

