

CONSTRUCTION SUMMARY

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

PURCHASERS: Rodney SANCHEZ ALVAREZ and Lida Rocio FIGUEROA DURAN

TEL: RES.: 204-698-5587

LOT / PHASE 394 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 2		
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CABINETRY

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 03Feb22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03Feb22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 03Feb22 Note:	
1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL OVEN/MICROWAVE COMBO CABINET ONLY 03Feb22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 03Feb22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 03Feb22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 03Feb22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 03Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 03Feb22 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 03Feb22 Note:	
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COUNTER TOP

1 - COUNTER TOP - ENSUITE BATHROOM 4 VANITY COUNTER TOP 03Feb22 Note:	
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394 / 4	62M-1266	Valleycreek Three Elev 2		

1 - COUNTER TOP - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP 03Feb22    Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 03Feb22    Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 03Feb22    Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 03Feb22    Note:	
1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 03Feb22    Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 03Feb22    Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 03Feb22    Note:	
1 - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - PRICE IS EACH 03Feb22    Note: MASTER BEDROOM	
1 - 200 AMP ELECTRICAL SERVICE 03Feb22    Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Feb22    Note:	
2 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM AND DINING ROOM 03Feb22    Note:	
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED TO OPEN TO BELOW AREA CENTER TO STAIRCASE, IF CONSTRUCTION PERMITS 03Feb22    Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 03Feb22    Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Feb22    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 03Feb22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 03Feb22    Note:	

MISCELLANEOUS



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1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 03Feb22 Note:	
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PLUMBING

3 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 03Feb22 Note: MASTER ENSUITE POWDER	
2 - SINK - UNDERMOUNT SINK - TECO BATH #4815 03Feb22 Note: ENSUITE 2/3 ENSUITE 4	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03Feb22 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Feb22 Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 03Feb22 Note:	
1 - EUROLINE 2 03Feb22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Feb22 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:	

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INTERIOR COLOUR SCHEME

Purchasers:Rodney SANCHEZ ALVAREZ & Lida Rocio FIGU

Property: 394

Telephone Res. / Bus: (204) 698-5587 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Three Elev 2

Lock Date: 3-Feb-22

3-Feb-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVERST - WHITE CRYSTAL	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	410SA
Master Ensuite Bathroom	DORAL W-500	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	QUARTZ-BIANCO STARDUST T609	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-FUSION BLACK T5R4	#360 EDGE
Master Ensuite Bathroom	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 4	QUARTZ-MISTRAL	#360 EDGE

\*\* Refer to Construction Summary



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Rodney SANCHEZ ALVAREZ & Lida Rocio FIGUEROA

(204) 698-5587 /

Aly Aversa

3-Feb-22

Property: 394

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Model and Elevation: Valleycreek Three Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-NANTES WHITE POL 24X24	<input type="checkbox"/> Metal Strip Where Applicable
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-NANTES WHITE POL 24X24	<input type="checkbox"/>
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>
Powder Room	TILE-NANTES WHITE POL 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-STONE WHITE 12X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<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-STONE WHITE 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EVERTON STEEL 8X16	
Ensuite Bath - Bedroom 4	TILE-EVERTON STEEL 8X16	
Kitchen Backsplash		

\*\* 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

\*\* Refer to Construction Summary

Initials: RS LF



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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV UTR. OIL RED OAK 5" TITAN		
Living Room	N/A		
Dining Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV UTR. OIL RED OAK 5" TITAN		
Family Room	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV UTR. OIL RED OAK 5" TITAN		
Den / Library / Study	N/A		
Basement Landing(If Applies)	N/A		
Lower Landing (If Applies)	N/A		
Upper Landing	HARDWOOD-VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED CHARACTER UV UTR. OIL RED OAK 5" TITAN		
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	VINTAGE-RED OAK - TITAN
Picket Type	EUROLINE 2	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-RED OAK - TITAN
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE-RED OAK - TITAN
Red Oak Stairs <input type="radio"/> Yes <input checked="" type="radio"/> 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 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

RS

LF

Initials:\_\_\_\_\_



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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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type			As Per Construction Specifications					
Mantle Type			MANTLE M1-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			NERO					
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	Standard	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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

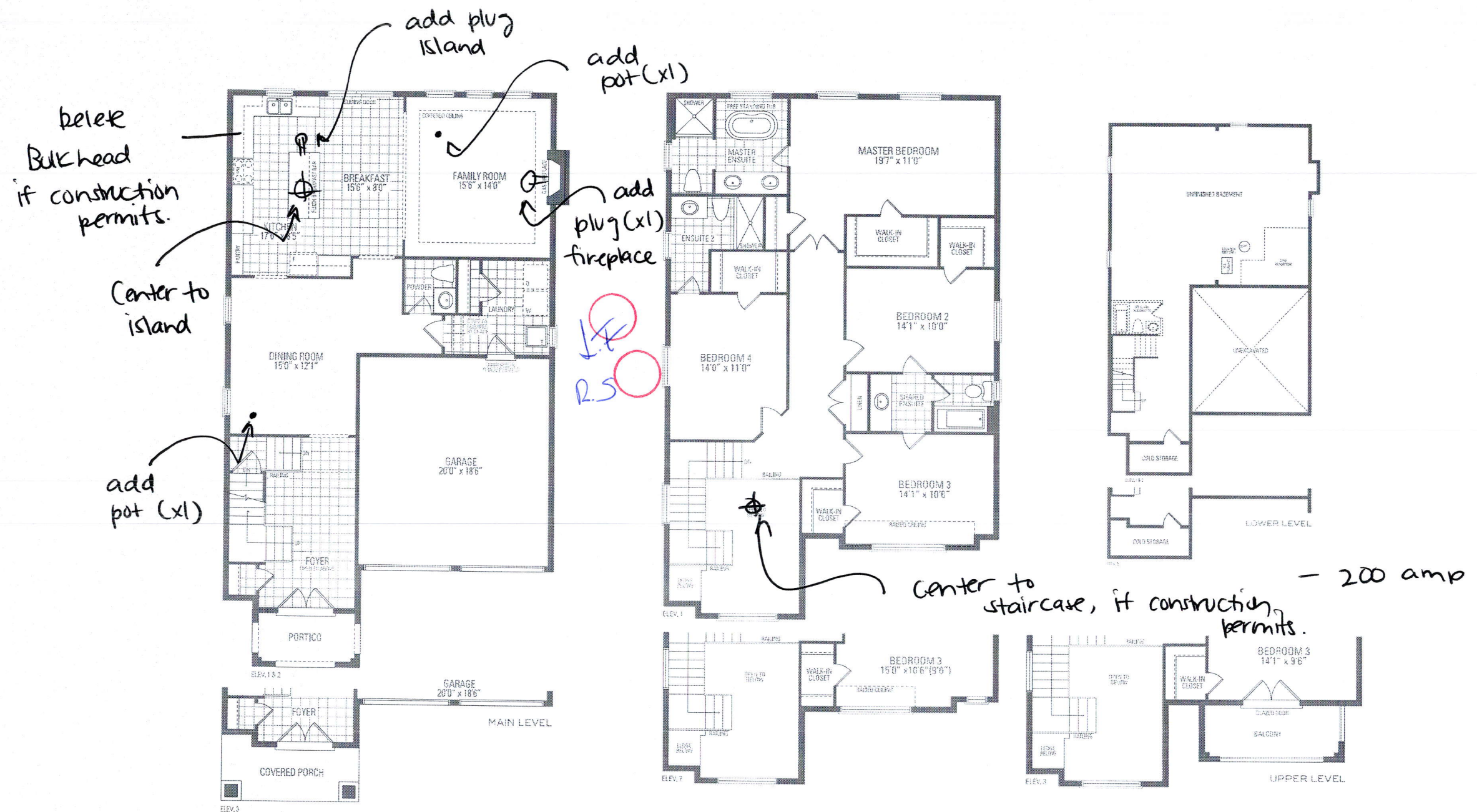
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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.
- 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: 22-02-03

Signature:  Date: 22-02-03







**VALLEYCREEK THREE** ELEV. 1 • 2,772 sq.ft. | ELEV. 2 • 2,773 sq.ft. | ELEV. 3 • 2,758 sq.ft. | Include 105 sq.ft. of open area.

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