

CONSTRUCTION SUMMARY

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

PURCHASERS: Varun KUMAR and Nikita HINGLE

RECEIVED

FEB - 8 2022

TEL: RES.: 437-219-0192

LOT / PHASE 482 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 1		
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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 07Feb22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMTER - SEE SKETCH 07Feb22 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 07Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 07Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 07Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 07Feb22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 07Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 07Feb22 Note:	

CONSTRUCTION

1 - LAUNDRY ROOM - REMOVE CURB - IF CONSTRUCTION PERMITS 07Feb22 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 07Feb22 Note:	
1 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 28Jun21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 28Jun21 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 23Jun21 Note:	

COUNTER TOP

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4 VANITY COUNTER TOP 07Feb22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP 07Feb22 Note:	

DOORS AND TRIM



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482 / 4	62M-1266	Mountainash Four (4 Bedroom) Elev 1		
1 - TRIM - UPGRADE 3- 7-¼” ONE STEP BASEBOARD AND BB ONE STEP CASING 07Feb22 Note:				
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 28Jun21 Note:				

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - INSTALLED 5 FEET FROM FLOOR - MASTER BEDROOM 07Feb22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Feb22 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Feb22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 28Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 07Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 07Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 07Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 07Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 07Feb22 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 07Feb22 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 07Feb22 Note:	
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1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 28Jun21 Note:	
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PLUMBING

1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO PERIMTER - SEE SKETCH 07Feb22 Note:	
2 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY - ENSUITE 2/3 & ENSUITE 4 BATHROOMS 07Feb22 Note:	
1 - ENSUITE 2/3 & ENSUITE 4 BATHROOMS - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS 07Feb22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 28Jun21 Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 28Jun21 Note: 2/3 ENSUITE	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Jun21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - 4 X 4 POSTS 07Feb22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Feb22 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 07Feb22 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 07Feb22 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:	



Purchasers:Varun KUMAR & Nikita HINGLE

Property: 482

Telephone Res. / Bus: (437) 219-0192 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 1

Lock Date: 7-Feb-22

7-Feb-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	431SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	431SA
Ensuite Bath - Bedroom 4	DORAL W-500	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	GRANITE-NERO ASSOLUTO	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	QUARTZ-GRECALE	#360
Ensuite Bath - Bedroom 4	QUARTZ-GRECALE	#360
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

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Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-CLASSIC STATUARIO MATTE-24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	STRIP	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-CLASSIC STATUARIO MATTE-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-DOZZA WHITE-24X24	<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-CLASSIC STATUARIO MATTE-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-DOZZA WHITE-24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	
MUD ROOM	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	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initials:  



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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7. Other Flooring		
Main Hall	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Living Room	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Dining Room	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Family Room	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Den / Library / Study	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
Upper Hall	LAMINATE-AVENUE-VENTURA OAK-TL-AV234-PEFC	
Master Bedroom	LAMINATE-AVENUE-VENTURA OAK-TL-AV234-PEFC	
Bedroom #2	LAMINATE-AVENUE-VENTURA OAK-TL-AV234-PEFC	
Bedroom #3	LAMINATE-AVENUE-VENTURA OAK-TL-AV234-PEFC	
Bedroom #4	LAMINATE-AVENUE-VENTURA OAK-TL-AV234-PEFC	
Bedroom #5	N/A	
KITCHEN & BREAKFAST	STRIP-MIRAGE-TRUBALANCE-SWEET MEMORIES-CHARCTER-MAPLE-DURAMATT-PEPPERMINT-7 3/4"	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets



Railing Type	V-GROOVE & 4X4 POSTS	Complimenting Colour	MIRAGE PEPPERMINT MAPLE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE PEPPERMINT MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE PEPPERMINT MAPLE
Red Oak Stairs <input checked="" type="radio"/> Yes <input 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	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	FLEX ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

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

\*\* 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.

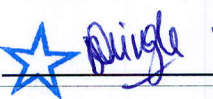
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: 02/07/22

Signature: 

Date: 7<sup>th</sup> Feb 2022



FILE NAME:  
MOUNTAIN ASH 4X-REV SINK LOCATION

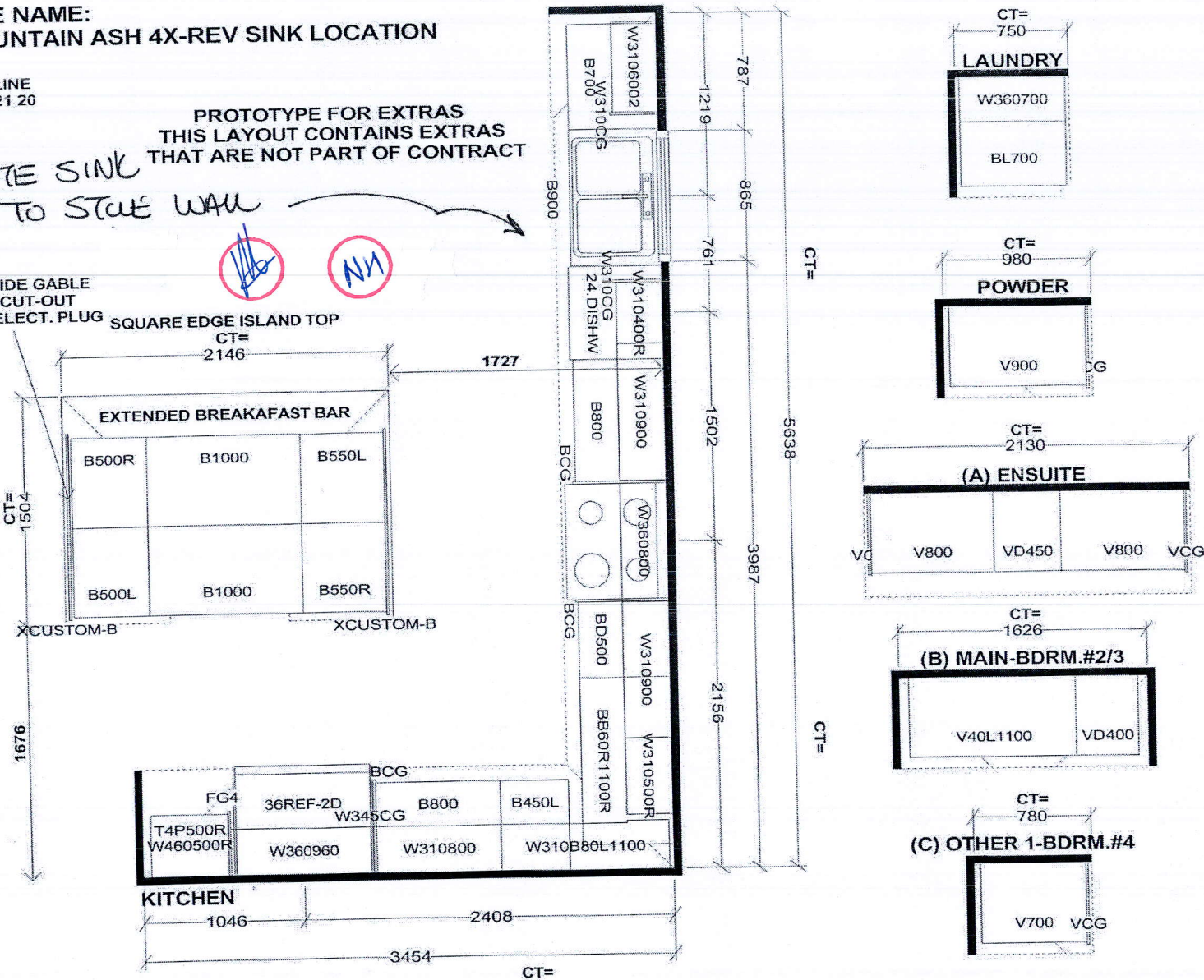
PAULINE  
JUL 21 20

PROTOTYPE FOR EXTRAS  
THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT

RELOCATE SINK  
E! DW TO STAGE WALL

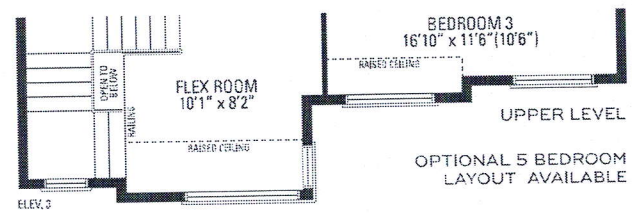
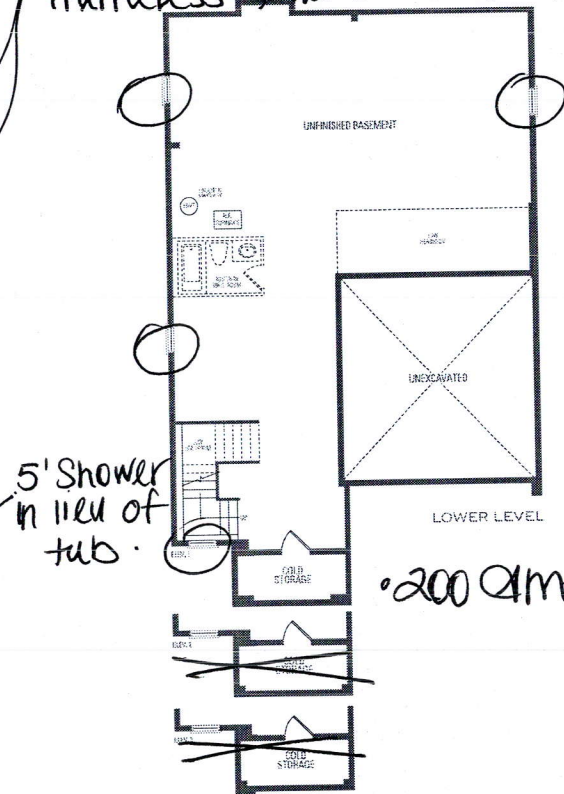
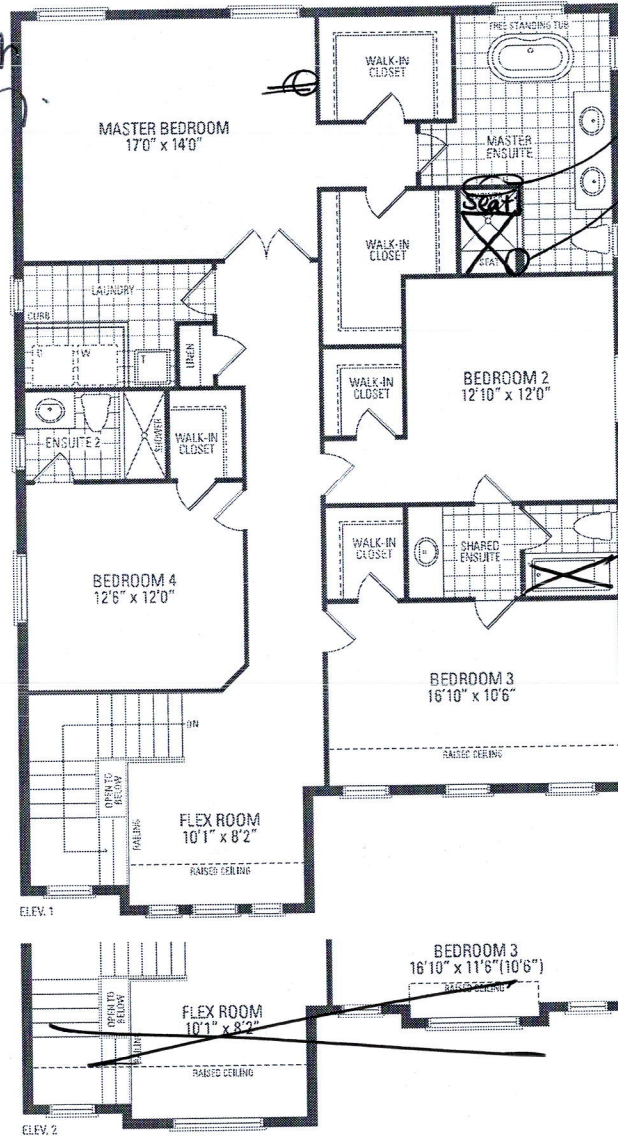
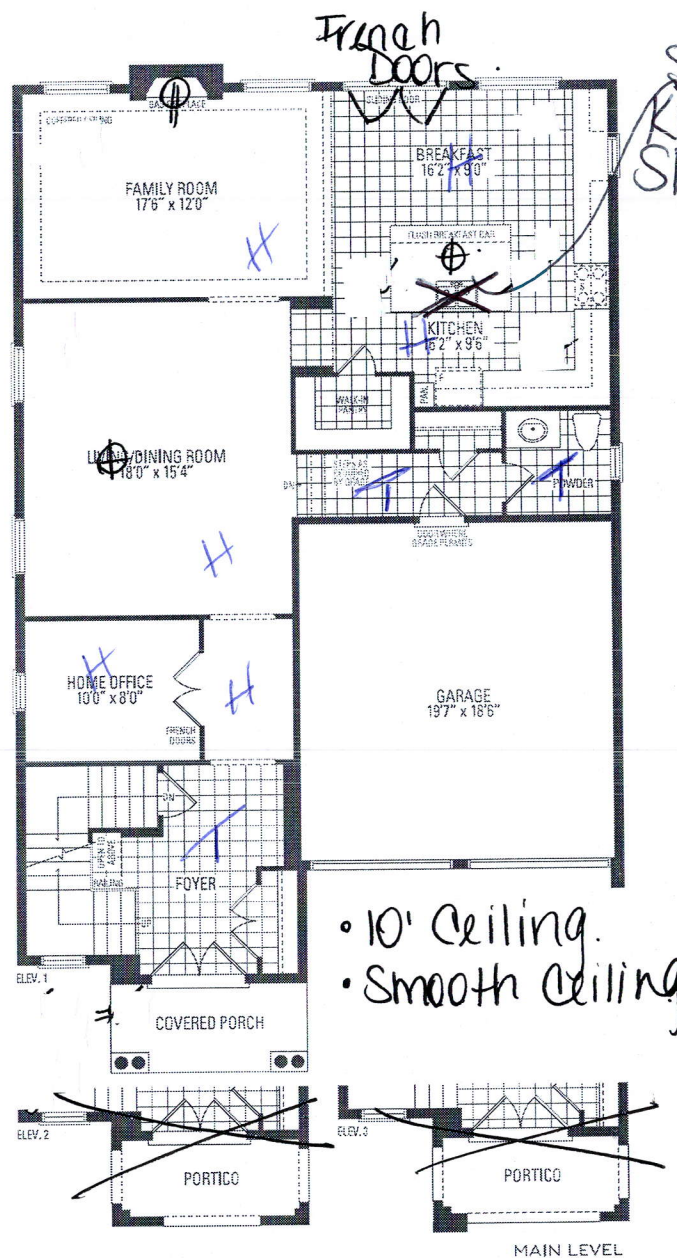
PROVIDE GABLE  
WITH CUT-OUT  
FOR ELECT. PLUG

SQUARE EDGE ISLAND TOP



Selba Industries			J#
W WIDTH	W HGHT	W CNT	<small>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.</small> DESIGNER: KS DATE: MAY 13 20
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT. BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 4X EL 1,2,3 LOT #:			





# MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 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. & D. E. May 2020



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
