

CONSTRUCTION SUMMARY

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

PURCHASERS: Tajinder KUMAR and Urmal SHARMA // Isha SHARMA

RECEIVED  
FEB - 9 2022

TEL:

LOT / PHASE 350 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (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 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 - BANK OF DRAWERS - STANDARD 03Feb22 Note: EXTRA.	
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 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 03Feb22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 03Feb22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Feb22 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 03Feb22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 03Feb22 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE BATHROOMS ONLY 03Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 03Feb22 Note:	



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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Feb22    Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 03Feb22    Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 03Feb22    Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 03Feb22    Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 03Feb22    Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Jul21    Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 03Feb22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 03Feb22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 03Feb22    Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03Feb22    Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN S3946C - KITCHEN 03Feb22    Note:	
5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS (2 IN MASTER ENSUITE) 03Feb22    Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY 03Feb22    Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 03Feb22    Note:	
1 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE BATHROOM 03Feb22    Note:	

PROMOTIONAL

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

22Jul21    Note: NEW PROMO BALANCE \$8,945.00

STAIRS AND RAILINGS

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

EXTRAS AS PER OFFER

Granite kitchen counter top, from Vendor?s standard samples 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:	
Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo Worksheet    Note:	

This Document is Extremely Time Sensitive - Printed 3 Feb 22 at 16:14



Purchasers:                   Tajinder KUMAR & Urmal SHARMA // Isha SHAR

Property: 350

Telephone Res. / Bus:   /

Project: Russell Gardens Building Ltd.

Decor Advisor:           Candace Forza

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

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	EVEREST	447SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	EVEREST	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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-GRIGIO SARDO	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials:



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Lock Date: 3-Feb-22

3-Feb-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24x24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24x24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24x24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
SIDE/GARAGE HALL	TILE-VARENNA CARRARA POLISHED-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-SILVIA WHITE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EVERTON GREIGE-8X16	
Ensuite Bath - Bedroom 4	TILE-EVERTON GREIGE-8X16	
SIDE/GARAGE 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: 



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Tajinder KUMAR & Urmal SHARMA // Isha SHAR

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Candace Forza

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Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"	
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	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE TITAN RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE TITAN RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE TITAN RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE TITAN RED OAK
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 type="radio"/> Yes <input checked="" 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			GRIGIO CARNICO			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	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" 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.

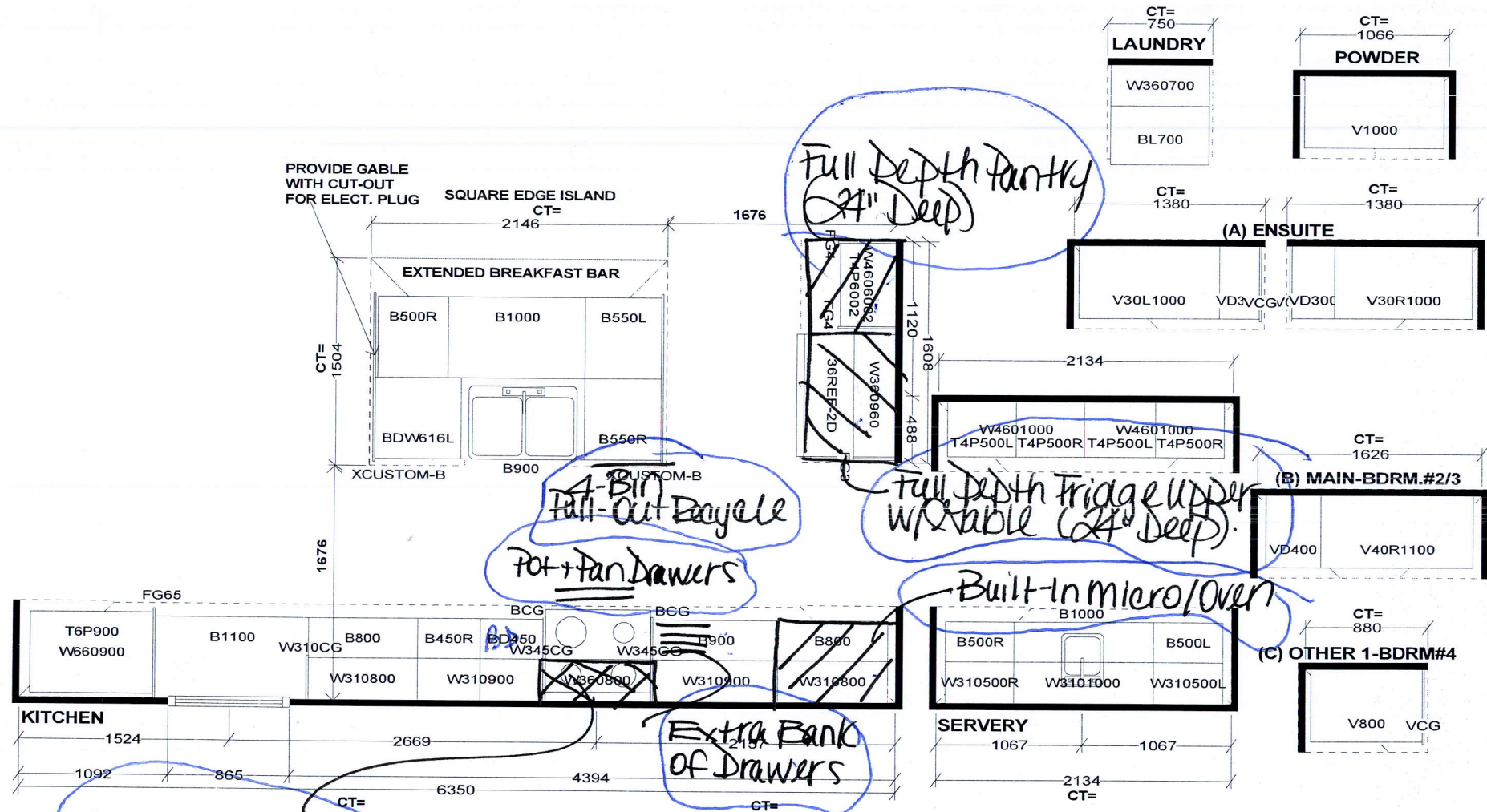
Signature: 

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: Feb 03/22





Delete Cabinetry  
Above Cooktop

Selba Industries J#

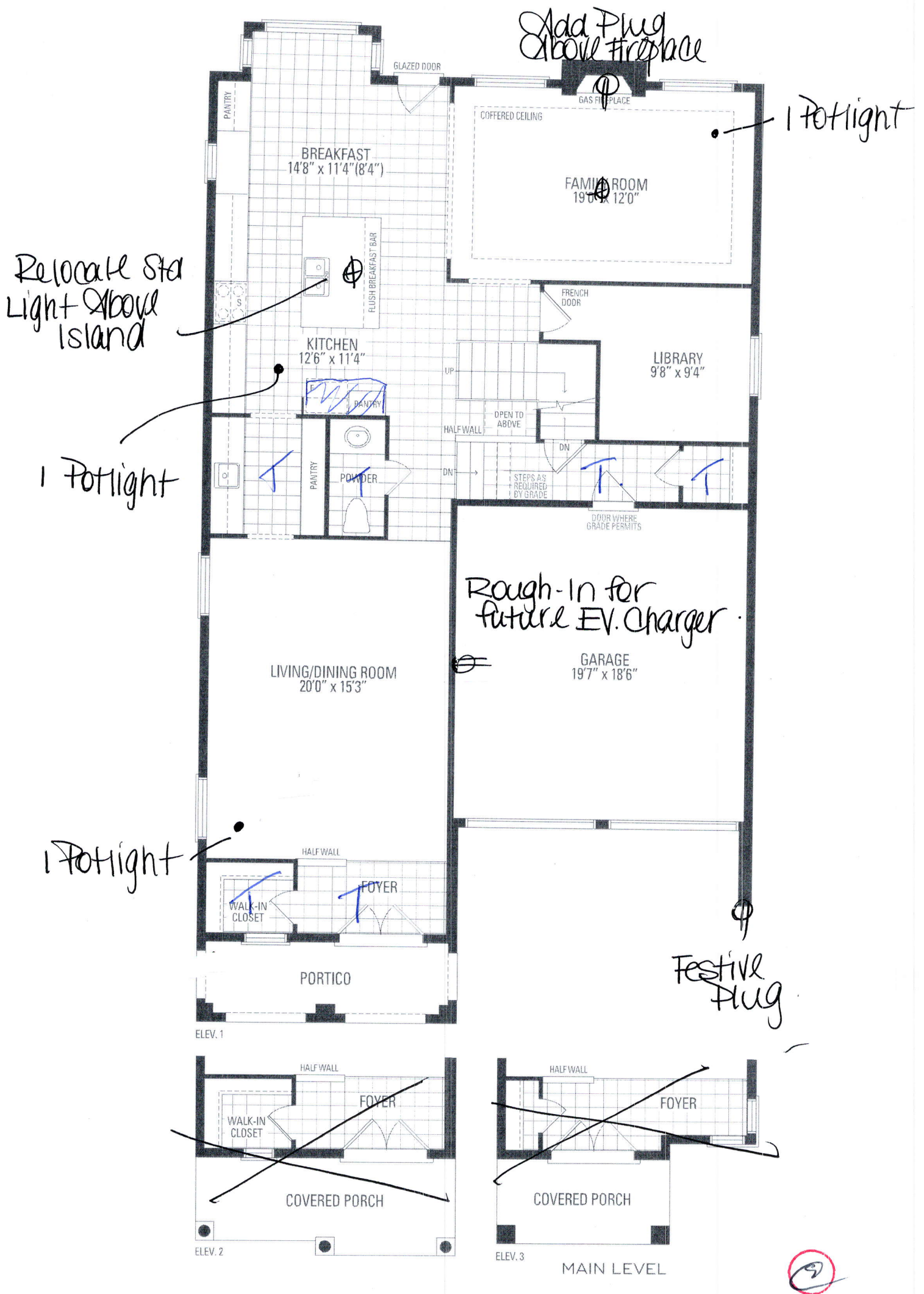
W WIDTH W HGHT W CNT  
FLOOR HGHT DOOR HGHT  
ST CENT 2X4 VENT BOX COVER

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.  
DESIGNER: KS  
DATE: MAY 13 20  
REV'D AUG 27 20

JOB NUMBER:  
BUILDER: GREENPARK  
SITE: RUSSELL GARDENS PH.3  
MODEL: MOUNTAINASH 6X EL 1,2,3  
LOT #:

23



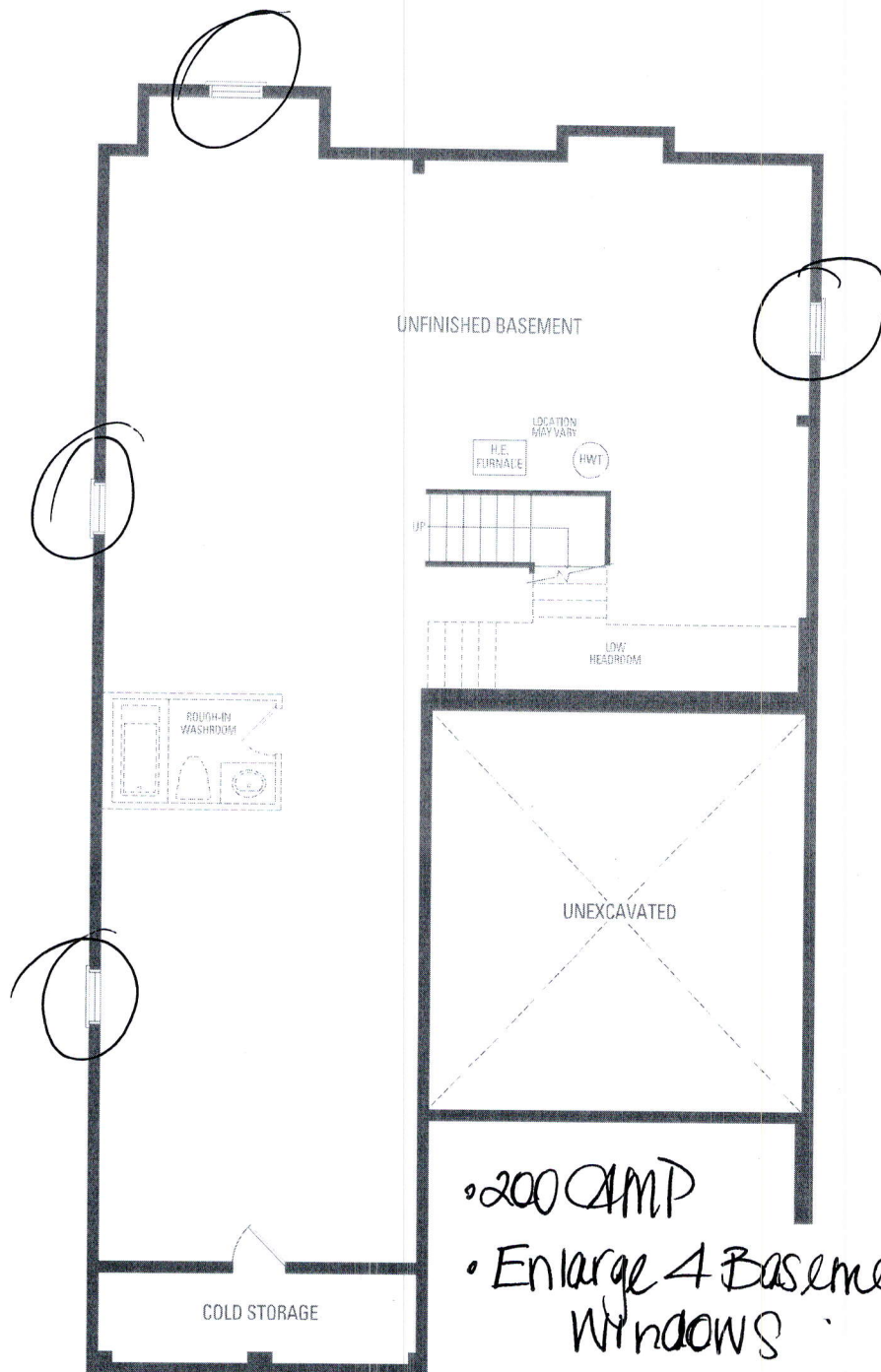


# MOUNTAINASH SI

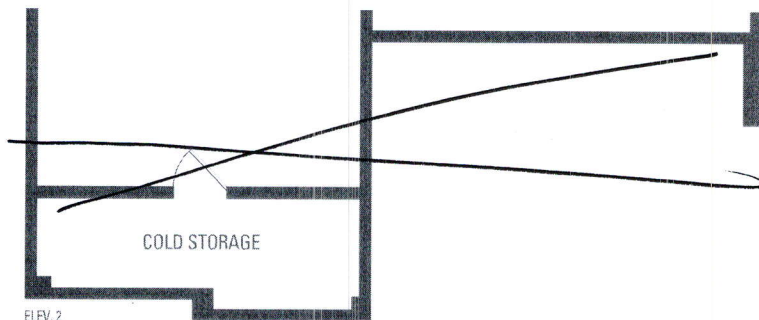
Orientation of home may be reversed and purchaser agrees to a stated floor areas. All renderings are artist's concept. Dimensions



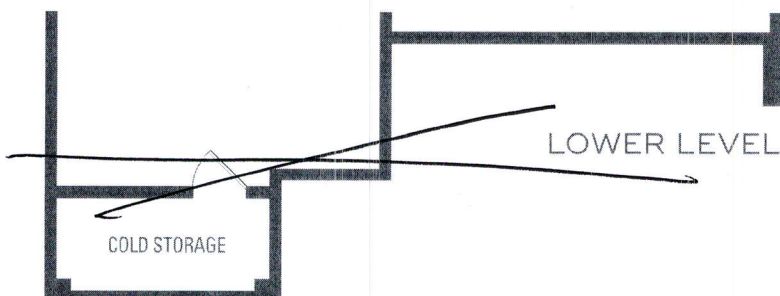




ELEV. 1



ELEV. 2



ELEV. 3

LOWER LEVEL



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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