

CONSTRUCTION SUMMARY

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

TEL: RES.: 905-921-6021

PURCHASERS: Vikramjeet Singh MATHARU and Sandeep K. MATHARU

LOT / PHASE 476 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Eleven Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 09Feb22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 09Feb22 Note:	
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 09Feb22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

3 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 09Feb22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 09Feb22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 09Feb22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 09Feb22 Note:	
1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL OVEN/MICROWAVE COMBO CABINET ONLY 09Feb22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 3/4 - TUB AREA 09Feb22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2 - SHOWER 09Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 3/4 - FLOOR 09Feb22 Note:	

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476 / 4	62M-1266	Valleycreek Eleven Elev 3		
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 09Feb22 Note:				
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 09Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 09Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE ENTRANCE 09Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 09Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 09Feb22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 09Feb22 Note:				
CONSTRUCTION				
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 09Feb22 Note: MASTER ENSUITE				
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 09Feb22 Note:				
COUNTER TOP				
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 09Feb22 Note:				
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 09Feb22 Note:				
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 09Feb22 Note:				
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 09Feb22 Note:				
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 09Feb22 Note:				
1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 09Feb22 Note:				
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 09Feb22 Note: SUPPLY & INSTALL - MASTER ENSUITE				
ELECTRICAL				
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER STAIRCASE - IF CONSTRUCTION PERMITS 09Feb22 Note:				

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1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 09Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 09Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 09Feb22 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 09Feb22 Note: MASTER ENSUITE, ENSUITE 2 & ENSUITE 3/4	
1 - 200 AMP ELECTRICAL SERVICE 09Feb22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 09Feb22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 09Feb22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 09Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 09Feb22 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 09Feb22 Note:	

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 09Feb22 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 09Feb22 Note: POWDER	
1 - SOAP DISPENSER - CHROME FINISH 09Feb22 Note: KITCHEN #3942 *	
3 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH 09Feb22 Note: MASTER ENSUITE, ENSUITE 2 & ENSUITE 3/4	
2 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 09Feb22 Note: MASTER ENSUITE	
1 - SINK - UNDERMOUNT SINK - TECO BATH #4815 09Feb22 Note: ENSUITE 2 & ENSUITE 3/4	

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476 / 4	62M-1266	Valleycreek Eleven Elev 3		
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 09Feb22 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 09Feb22 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 28May21 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 09Feb22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28May21 Note: NEW PROMO BALANCE \$9630.00	

STAIRS AND RAILINGS

1 - 1¾" SQUARE PICKETS 09Feb22 Note:	
1 - V GROOVE HANDRAIL 09Feb22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 09Feb22 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:	
Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc Worksheet Note:	

Purchasers: Vikramjeet Singh MATHARU & Sandeep K. MATI

Property: 476

Telephone Res. / Bus: (905) 921-6021 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Eleven Elev 3

Lock Date: 9-Feb-22

9-Feb-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA FOSSIL	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	447SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 2	MONACO 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 3/4	MONACO 350 PLATINUM SILVER	447SA

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 36 INCH

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

Fridge Opening 36 INCH

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 - MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-VICTORIA	#360 EDGE
Master Ensuite Bathroom	QUARTZ-FUSION WHITE	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZITE-CALCATTa QUARTZITE	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ-GRECALE	#360 EDGE

** Refer to Construction Summary

Initials:

SN

DM

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Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Vikramjeet Singh MATHARU & Sandeep K. MATHARU

(905) 921-6021 /

Aly Aversa

9-Feb-22

Property: 476

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Eleven Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-AGATA WHITE POLISHED 24X24	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-AGATA WHITE POLISHED 24X24	☐	
Laundry Room	TILE-ESSENZE GRIGIO 13X13	☐	
Powder Room	TILE-AGATA WHITE POLISHED 24X24	☐	
Master Ensuite Bathroom	TILE- LITIUM SILVER POL 24X24	☐	
Ensuite Bath - Bedroom 2	TILE-ESCARPMENT WHITE GLOSSY 12X24	☐	
Ensuite Bath - Bedroom 3/4	TILE-ESCARPMENT WHITE GLOSSY 12X24	☐	
SIDE ENTRANCE	TILE-AGATA WHITE POLISHED 24X24	☐	
		☐	
		☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LITIUM SILVER 12X24	SHAMPOO NICHE: QUARTZ-FUSION WHITE
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-ESCARPMENT WHITE GLOSSY 12X24	
Ensuite Bath - Bedroom 3/4	TILE-ESCARPMENT WHITE GLOSSY 12X24	
SIDE ENTRANCE	N/A	
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	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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9-Feb-22

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7. Outer Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 6 1/2 DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 6 1/2 DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 6 1/2 DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 6 1/2 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	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	1 3/4" SQUARE PICKETS	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
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	22 WARM GREY	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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Plan #: 62M-1266

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
☐	☒	☐

Fireplace Type	As Per Construction Specifications	
Mantle Type	MANTLE M2-STANDARD	
Colour / Stain	AS PER CONSTRUCTION SPECIFICATIONS	
Surround	BIANCO	
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	☒ White	Standard	Above Kitchen Cabinet Light	☐ Yes ☒ No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Dishwasher Rough-in	Yes			

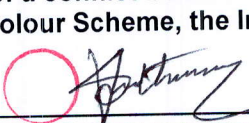
** Refer to Construction Summary

14. General Comments

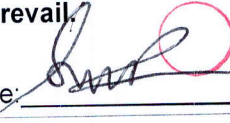
** Refer to Construction Summary

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.

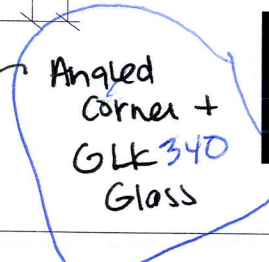
Signature: 

Date: 9 Feb 2022

Signature: 

Date: Feb 9, 2022

VM



Selba Industries				J # _____
W WDTH _____	W HGHT _____	W CNT _____	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. 	
FLOOR HGHT _____	DOOR HGHT _____			
ST CENT _____	2X4 _____	VENT BOX COVER _____		
			JOB NUMBER: _____ BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: VALLEYCREEK 11X EL 1,2,3 LOT #: _____	
			B DESIGNER: KS C DATE: APR 28 21	

