

CONSTRUCTION SUMMARY

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

PURCHASERS: Varun SARANGAL and . NEHA

RECEIVED  
MAR - 4 2022

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
506 / 4	62M-1266	Valleycreek Two Elev 3		

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 02Mar22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 02Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 02Mar22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 02Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 02Mar22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 02Mar22 Note:	Specs required - *
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 02Mar22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 02Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 02Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 02Mar22 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 02Mar22 Note:	
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COUNTER TOP

1 - UPGRADE MAJESTIC MABLE - Kitchen 02Mar22 Note:	
1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 02Mar22 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 02Mar22 Note:	
2 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 02Mar22 Note: POWDER MASTER ENSUITE	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 02Mar22 Note:	

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1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH 02Mar22 Note:	
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER STAIRCASE - IF CONSTRUCTION PERMITS 02Mar22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Mar22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 19May21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02Mar22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 02Mar22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 02Mar22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 02Mar22 Note:	

PLASTER MOULDINGS

1 - CORNICE MOULDING - - FAMILY ROOM 02Mar22 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER 02Mar22 Note: MASTER ENSUITE - X1 ENSUITE 2 - X1	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 02Mar22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 02Mar22 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 02Mar22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19May21 Note: PROMO AS PER OFFER \$10,000.00 LESS \$1055.00 NEW PROMO BALANCE \$8945.00	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 02Mar22 Note:	
1 - EUROLINE 1 02Mar22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 02Mar22 Note:	

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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

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Purchasers:Varun SARANGAL & . NEHA

Telephone Res. / Bus: /

Decor Advisor:Aly Aversa

Lock Date:2-Mar-22

Property: 506

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Two Elev 3

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	468SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	465SA
Master Ensuite Bathroom	DORAL W-500	465SA
Ensuite Bath - Bedroom 2	DORAL W-500	465SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	465SA

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 - VICTORIA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07	

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Initials:

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Model and Elevation: Valleycreek Two Elev 3

Lock Date: 2-Mar-22

2-Mar-22

Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-MILOS WHITE POLISHED 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-MILOS WHITE POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-MILOS WHITE POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT 590 WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-CONCEPT 590 WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT 590 WHITE 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-SILVIA WHITE 8X16		
Bathtub Enclosure Walls	N/A		
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16		
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16		
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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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION-ASPEN OAK CHARACTER BRUSHED 5" DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION-ASPEN OAK CHARACTER BRUSHED 5" DURAMATT
Family Room	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION-ASPEN OAK CHARACTER BRUSHED 5" DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION-ASPEN OAK CHARACTER BRUSHED 5" DURAMATT
Upper Landing	HARDWOOD-MIRAGE-DREAMVILLE COLLECTION-ASPEN OAK CHARACTER BRUSHED 5" DURAMATT
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #5	N/A

Underpad

Type

Area

\*\* Refer to Construction Summary

8. Railings and Pickets

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

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

\*\* Refer to Construction Summary

10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room	UPDATE - 714				

\*\* 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			As Per Construction Specifications					
Mantle Type			MANTLE M2-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			GRIGIO CARNICO					
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

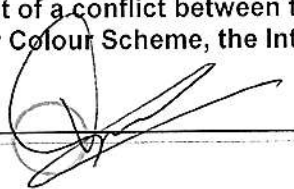
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 2 March 2022

Signature: 

Date: 2 March 2022

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