

CONSTRUCTION SUMMARY

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

TEL: RES.: 416-797-2715

PURCHASERS: Arif NOORANI and Sawdah AMODE

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
486 / 4	62M-1266	Springfield One (5 Bedroom) Elev 2		

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Mar22 Note:	
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CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 14Jul21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 14Jul21 Note:	

ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS 28Mar22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

3 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - BEDROOM 3, BEDROOM 4 & MASTER BEDROOM 28Mar22 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 28Mar22 Note:	
2 - PLUG - EXTERIOR ELECTRICAL PLUG WITH GFI - ON MAIN & BASEMENT LEVEL - SEE SKETCH FOR LOCATION 28Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FAMILY ROOM 28Mar22 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD - KITCHEN - BREAKFAST 28Mar22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Mar22 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD - KITCHEN - WORKSPACE 28Mar22 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 28Mar22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 14Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - FIREPLACE SURROUND - UPGRADE TO GRANITE IN LIEU OF MARBLE 28Mar22 Note:	
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HARDWOOD FLOORING



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1 - FOYER, KITCHEN, BREAKFAST AREA, STAIRCASE LANDINGS, LIVING ROOM, DINING ROOM, MAIN HALL, LIBRARY & FAMILY ROOM - LEXINGTON LAMINATE FLOORING 28Mar22 Note: PURCHASERS DECLINE TILES IN FOYER & KITCHEN PURCHASERS DECLINE STANDARD HARDWOOD ON STAIRCASE LANDINGS, LIVING ROOM, DINING ROOM, MAIN HALL, LIBRARY & FAMILY ROOM PURCHASERS ACKNOWLEDGE AND ACCEPT ALL NOSINGS WILL BE SET TO THE HEIGHT OF LAMINATE	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 14Jul21 Note:	
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1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - ENSUITE 3/4 BATHROOM 14Jul21 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Jul21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Mar22 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. Worksheet Note:	
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Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
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(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:	
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(8?6? Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basernent concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre Worksheet Note:	
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10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu Worksheet Note:	
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Purchasers:Arif NOORANI & Sawdah AMODE

Property: 486

Telephone Res. / Bus: (416) 797-2715 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Springfield One (5 Bedroom) Elev 2

Lock Date: 28-Mar-22

28-Mar-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	467SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	468SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 2	DORAL W-500	467SA
Ensuite Bath - Bedroom 3/4	MONACO 823 DRIFT WOOD	468SA
	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 IMPALA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials:

Page 1 of 4

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Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Arif NOORANI & Sawdah AMODE

(416) 797-2715 /

Candace Forza

28-Mar-22

Property: 486

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield One (5 Bedroom) Elev 2

Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	LAMINATE	<input type="checkbox"/>	metal strip where applicable
Main Hall	LAMINATE	<input type="checkbox"/>	
Kitchen / Breakfast	LAMINATE	<input type="checkbox"/>	
Laundry Room	TILE-413 DARK GREY-12X12	<input type="checkbox"/>	
Powder Room	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
MUD ROOM	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile		Describe
Master Ensuite Bathroom	Selection	
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	TILE-EXTRA WHITE/GREY-8X16	
Shower Stall	N/A	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA WHITE/GREY-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		Whirlpool	Dishwasher Rough-In	Waterline for Fridge
All Bathrooms	White	<input type="text" value="N/A"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
	N/A			
	N/A			
	N/A			
	N/A			

\*\* 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

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Plan #: 62M-1266

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Living Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Dining Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Family Room	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Den / Library / Study	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Upper Landing	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #5	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
FOYER	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
KITCHEN	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TORLYS BRUSSELS OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TORLYS BRUSSELS OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TORLYS BRUSSELS OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TORLYS BRUSSELS OAK

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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ 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 ASSOLUTO			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		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" 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.

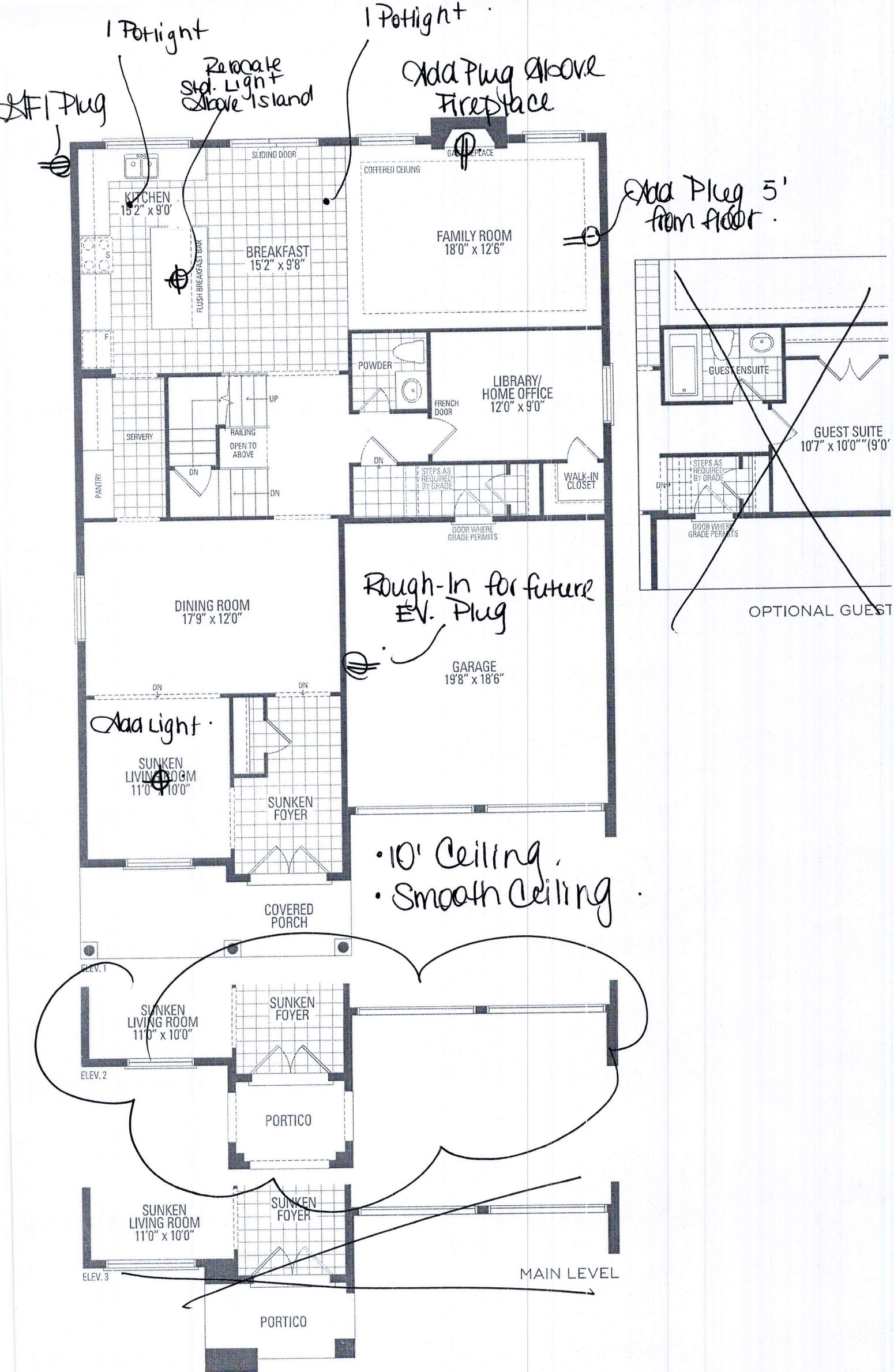
Signature: 

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

Signature: 

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





# SPRINGFIELD ONE

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







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
