

CONSTRUCTION SUMMARY

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

PURCHASERS: FAIQA SAHER ALVI and MUHAMMAD IMRAN IDREES

RECEIVED

APR - 6 2022

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
186 / 3	62M-1266	Mountainash Six (4 Bedroom) Elev 3		


CABINETRY

1 - INSERT-----CABINETRY - KITCHEN - HARDWARE UPGRADE 2 05Apr22 Note:	
1 - DELETE-----VANITY - ENSUITE BATHROOM - UPGRADE 2 05Apr22 Note:	
1 - VANITY - ENSUITE BATHROOM - HARDWARE UPGRADE 2 04Apr22 Note:	
1 - VANITY - BED 4 ENSUITE - UPGRADE 2 04Apr22 Note:	
1 - VANITY -BED 2/3 BATHROOM - UPGRADE 2 04Apr22 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS 04Apr22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 04Apr22 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 04Apr22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 04Apr22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 04Apr22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 04Apr22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 04Apr22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 04Apr22 Note:	
2 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 04Apr22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 04Apr22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 04Apr22 Note:	

CERAMIC TILE

1 - POWDER ROOM - DELETE MOSAIC TILES 05Apr22 Note:	
1 - POWDER ROOM FLOOR UPGRADE MOSAICS IN LIU OF TILES- 04Apr22 Note: Deleted*	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4 - SHOWER 04Apr22 Note:	

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1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 04Apr22 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 04Apr22 Note:				
1 - TILE - UPGRADE 2 FLOOR TILE - - SIDE HALL 04Apr22 Note:				
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 04Apr22 Note:				
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 04Apr22 Note:				
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 04Apr22 Note:				
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 04Apr22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 04Apr22 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 04Apr22 Note:	
1 - CLOSE FLEX ROOM AND ADD A DOOR AND ADD A DOOR TO THE BEDR.4 ENSUITE- SEE SKETCH 24Mar22 Note:	

COUNTER TOP

1 - SHOWER JAMS – UPGRADE MATERIAL IN LIEU OF STANDARD MATERIAL 04Apr22 Note:	
3 - SHAMPOO NICHE 24” WIDE X 20” HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 04Apr22 Note: SUPPLY & INSTALL- MAJETIC IN ALL 3 BATHROOMS	
1 - SHOWER SEAT – UPGRADE MATERIAL IN LIEU OF STANDARD MATERIAL 04Apr22 Note: MASTER ENSUITE-	
1 - UPGRADE MAJESTIC MABLE – Bdrm 4 04Apr22 Note: UPGRADED COUNTERTOP IN BEDROMM 4 ENSUITE	
1 - UPGRADE MAJESTIC MABLE – Kitchen 04Apr22 Note: UPGRADED KITCHEN COUNTERTOP IN LIEU OF STANDARD GRANITE AS PER OFFER	
1 - UPGRADE MAJESTIC MABLE – Main 2/3 04Apr22 Note: UPGRADED COUNTERTOP IN MAIN 2/3 ENSUITE	
1 - UPGRADE MAJESTIC MABLE – Master 04Apr22 Note: UPGRADED COUNTERTOP IN MASTER ENSUITE	
1 - UPGRADE MAJESTIC MABLE – Powder 04Apr22 Note: UPGRADED COUNTERTOP IN POWDER ROOM	
1 - UPGRADE MAJESTIC MABLE Full Height Backsplash – Kitchen 04Apr22 Note: UPGRADE FULL HEIGHT KITCHEN BACKSPLASH	

DOORS AND TRIM

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1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 8050 CASING

04Apr22 Note:

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

04Apr22 Note:

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

04Apr22 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

04Apr22 Note:

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING

04Apr22 Note:

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

04Apr22 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

04Apr22 Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE

04Apr22 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

04Apr22 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

04Apr22 Note:

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

04Apr22 Note:

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3.5 TON

04Apr22 Note:

MIRRORS AND GLASS

1 - ALL BATHROOM MIRRORS TO BE FULL WALL TO CEILING WITH BEVELL

04Apr22 Note:

1 - BED 2/3 ENSUITE -ADD TUB ENCLOSURE - 3 PANEL CLEAR GLASS CHROME FRAMED SLIDING DOORS

04Apr22 Note:

1 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME DOOR HANDLE WITH TOWEL BAR & HINGES

04Apr22 Note:

MISCELLANEOUS

1 - VENDOR DISCOUNT

05Apr22 Note:

1 - BED 2/3 AND BED ENSUITE ADD ALIGN TOILET TISSUE AND 24" TOWEL BAR

04Apr22 Note:

1 - MASTER ENSUITE ADD- 90 DEGREE TOILET TISSUE AND TOWEL BARS X2

04Apr22 Note:

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1 - POWDER ROOM ADD- EVA 24 "TOWEL BAR AND TISSUE HOLDER
04Apr22 Note:

PLASTER MOULDINGS

1 - CORNICE MOULDING - - SIDE HALL
04Apr22 Note:

1 - CORNICE MOULDING - - FAMILY ROOM
04Apr22 Note:

1 - CORNICE MOULDING - - FOYER
04Apr22 Note:

1 - CORNICE MOULDING - - LIBRARY/DEN
04Apr22 Note:

1 - CORNICE MOULDING - - LIVING AND DINING ROOM
04Apr22 Note:

PLUMBING

5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY
04Apr22 Note:

4 - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT
04Apr22 Note:

2 - MASTER ENSUITE VANITY FAUCETS- TS6720-6900 8" WIDESPREAD
04Apr22 Note:

1 - MASTER ENSUITE- ROMAN TUB FAUCET- TS904/9796
04Apr22 Note:

1 - MASTER ENSUITE- 90 DEGREE SHOWER FAUCET TS2713
04Apr22 Note:

2 - BEDR 2/3 ENSUITE AND BED 4 ENSUITE- ADD TO TUB AND SHOWER- ALIGN SHOWER WITH LARGE SQUARE HEAD
04Apr22 Note:

2 - BED 2/3 ENSUITE AND BED 4 ENSUITE ADD- ALIGN 8" SPREAD FAUCET T6193/6900
04Apr22 Note:

1 - UPRADED FAUCET- EVA 6410
04Apr22 Note:

1 - ADD UPGRADED MOEN FAUCET TO KITCHEN- STO-S72308
04Apr22 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
04Apr22 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
24Mar22 Note: NEW PROMO BALANCE \$15,000.00

STAIRS AND RAILINGS

3 - INSERT-----EUROLINE CONTEMPORARY PICKETS
05Apr22 Note:

3 - DELETE-----EUROLINE 3 PICKETS- BLACK
05Apr22 Note:

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3 - EUROLINE 3-BLACK PICKETS 04Apr22 Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 04Apr22 Note:				
1 - V GROOVE HANDRAIL 04Apr22 Note:				

EXTRAS AS PER OFFER

(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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 6 Apr 22 at 8:31

Purchasers:

FAIQA SAHER ALVI & MUHAMMAD IMRAN IDRIP

Property: 186

Telephone Res. / Bus:

/

Decor Advisor:

Anne Federico

Lock Date:

6-Apr-22

4-Apr-22

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Plan #:

62M-1266

7. Outer Flooring

Main Hall	N/A	
Living Room	VINTAGE 5"MAPLE PEGASUS N.S.S. SCULPED CHARACTER UVF	
Dining Room	VINTAGE 5"MAPLE PEGASUS N.S.S. SCULPED CHARACTER UVF	
Family Room	VINTAGE 5" MAPLE PEGASUS N.S.S. SCULPED CHARACTER UVF	
Den / Library / Study	VINTAGE 5" MAPLE PEGASUS N.S.S. SCULPED CHARACTER UVF	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	TILE-IROC WHITE 24X24	
Upper Landing	VINTAGE 5"MAPLE PEGASUS N.S.S. SCULPED CHARACTER UVF	
Upper Hall	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Master Bedroom	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Bedroom #2	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Bedroom #3	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Bedroom #4	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Bedroom #5	LAMINATE - AVENUE - LINCOHN WALLNUT TL-AV 236 - PEFC	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE MAPLE PEGASUS
Picket Type	EUROLINE CONTEMPORARY	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE MAPLE PEGASUS
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE MAPLE PEGASUS
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	22 WARM GREY
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		

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary