

CONSTRUCTION SUMMARY

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

PURCHASERS: Wissam JAO and Nagham KAYA

RECEIVED

APR 13 2022

TEL:

LOT / PHASE 556 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 1		
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CABINETRY

1 - KITCHEN - CLOSE OPENING TO DINING AND ADD REVISED LAYOUT WITH CABINETS- 21Mar22 Note:	
1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 21Mar22 Note:	

CABINETRY ACCESSORIES

2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 12Apr22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 12Apr22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH FULL HEIGHT DOORS - STANDARD 12Apr22 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 21Mar22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 21Mar22 Note:	
2 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 21Mar22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 21Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 21Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 21Mar22 Note:	

CONSTRUCTION

1 - KITCHEN/DINING ROOM CLOSE OPENING 21Mar22 Note:	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 21Jul21 Note:	

COUNTER TOP

1 - <del>UPGRADE QUARTZ COUNTERTOP IN LIEU OF STANDARD GRANITE AS PER OFFER - Kitchen</del> 12Apr22 Note:	
1 - INSERT-----UPGRADE Full Height Backsplash - Kitchen 12Apr22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP IN LIEU OF STANDARD GRANITE AS PER OFFER - Kitchen 12Apr22 Note:	
1 - <del>UPGRADE QUARTZ COUNTERTOP IN LIEU OF STANDARD GRANITE AS PER OFFER - Kitchen</del> 21Mar22 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 21Mar22 Note:	
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1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

21Mar22 Note:

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

21Mar22 Note:

1 - 200 AMP ELECTRICAL SERVICE

21Mar22 Note:

FIREPLACE AND ACCESSORIES

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

21Mar22 Note:

HARDWOOD FLOORING

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

21Mar22 Note:

1 - HARDWOOD - GROUP A SERIES 2 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

21Mar22 Note:

PLASTER MOULDINGS

1 - CORNICE MOULDING - - FAMILY ROOM

21Mar22 Note:

1 - CORNICE MOULDING - - DINING ROOM

21Mar22 Note:

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH  
ALL BATHS

21Mar22 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH  
ALL BATHS

21Mar22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

21Jul21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

21Mar22 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

21Jul21 Note: NEW PROMO BALANCE \$ 17,280.00

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

21Mar22 Note:

1 - EUROLINE 1

21Mar22 Note:

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556 / 4	62M-1266	Valleycreek Three Elev 1		

EXTRAS AS PER OFFER

Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> Note:	
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:	

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Purchasers:Wissam JAJO & Nagham KAYA

Property: 556

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Ida Viola

Model and Elevation: Valleycreek Three Elev 1

Lock Date: 21-Mar-22

21-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 H3C78 HACIENDA WHITE UPPERS/ BASE & ISLAND -MONACO 904 INK	See Below
Laundry Room	ELISSE	N/A
Powder Room	DORAL H3081 HACIENDA BLACK	179SA
Master Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	179SA
Ensuite Bath - Bedroom 2/3	DORAL H3081 HACIENDA BLACK	179SA
Ensuite Bath - Bedroom 4	DORAL H3081 HACIENDA BLACK	179SA

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 

30"

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

KITCHEN CABINET HARDWARE - UPPERS 179SA - BASE - 464SA

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ - MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	

\*\* Refer to Construction Summary

Initials:

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Lock Date: 21-Mar-22

21-Mar-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 Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED 12X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO 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		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-UNIVERSAL GREY GLOSS GLOSS 6022 8X10	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-UNIVERSAL GREY GLOSS GLOSS 6022 8X10	
Ensuite Bath - Bedroom 4	TILE-UNIVERSAL GREY GLOSS GLOSS 6022 8X10	
Kitchen Backsplash	QUARTZ - MISTRAL	FULL HEIGHT

\*\* 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	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



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21-Mar-22

Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-MIRAGE RIO RED OAK 2 1/4 EXCLUSIVE	
Living Room	STRIP-MIRAGE RIO RED OAK 2 1/4 EXCLUSIVE	
Dining Room	STRIP-MIRAGE RIO RED OAK 2 1/4 EXCLUSIVE	
Family Room	STRIP-MIRAGE RIO RED OAK 2 1/4 EXCLUSIVE	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	TILE	
Upper Landing	STRIP-MIRAGE RIO RED OAK 2 1/4 EXCLUSIVE	
Upper Hall	LAMINATE- LEXINGTON BRUSSELLS OAK TL-LW1316	
Master Bedroom	LAMINATE- LEXINGTON BRUSSELLS OAK TL-LW1316	
Bedroom #2	LAMINATE- LEXINGTON BRUSSELLS OAK TL-LW1316	
Bedroom #3	LAMINATE- LEXINGTON BRUSSELLS OAK TL-LW1316	
Bedroom #4	LAMINATE- LEXINGTON BRUSSELLS OAK TL-LW1316	
Bedroom #5	N/A	
Underpad	Type	Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

AS PER CONSTRUCTION SPECIFICATIONS

Complimenting Colour

MIRAGE-RIO RED OAK

Picket Type

EUROLINE 1

Complimenting Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

AS PER CONSTRUCTION SPECIFICATIO

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	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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☐ Yes

☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	UPDATE - 614				
Family Room	UPDATE - 614				

\*\* 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 type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>

Fireplace Type	As Per Construction Specifications	
Mantle Type	MANTLE M2-STANDARD	
Colour / Stain	AS PER CONSTRUCTION SPECIFICATIONS	
Surround	NERO	
Hearth	NO	

\*\* 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	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 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-inYes

\*\* 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.

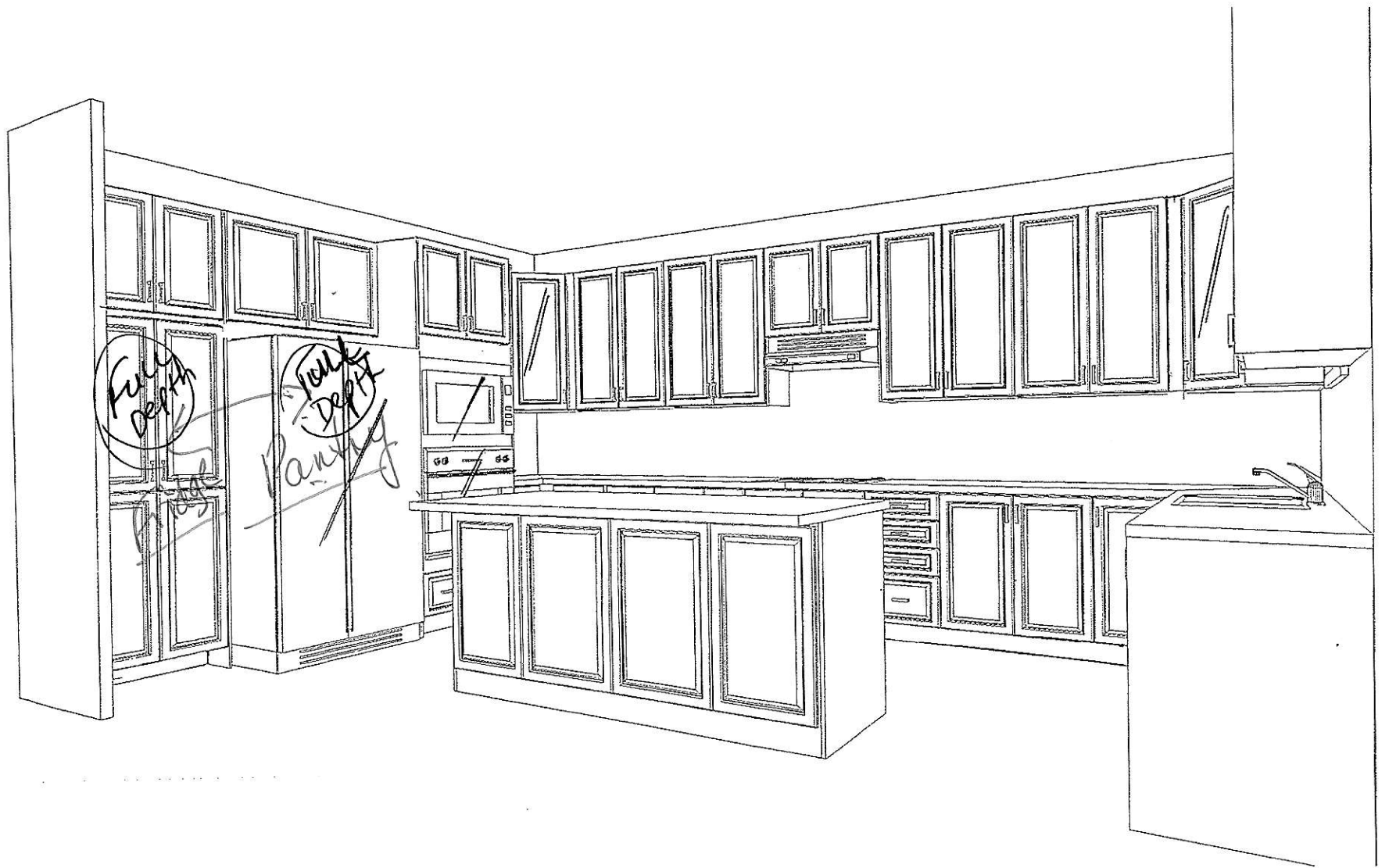
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: Mar 21

Signature:

Date:



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Kitchen + Bath Designs

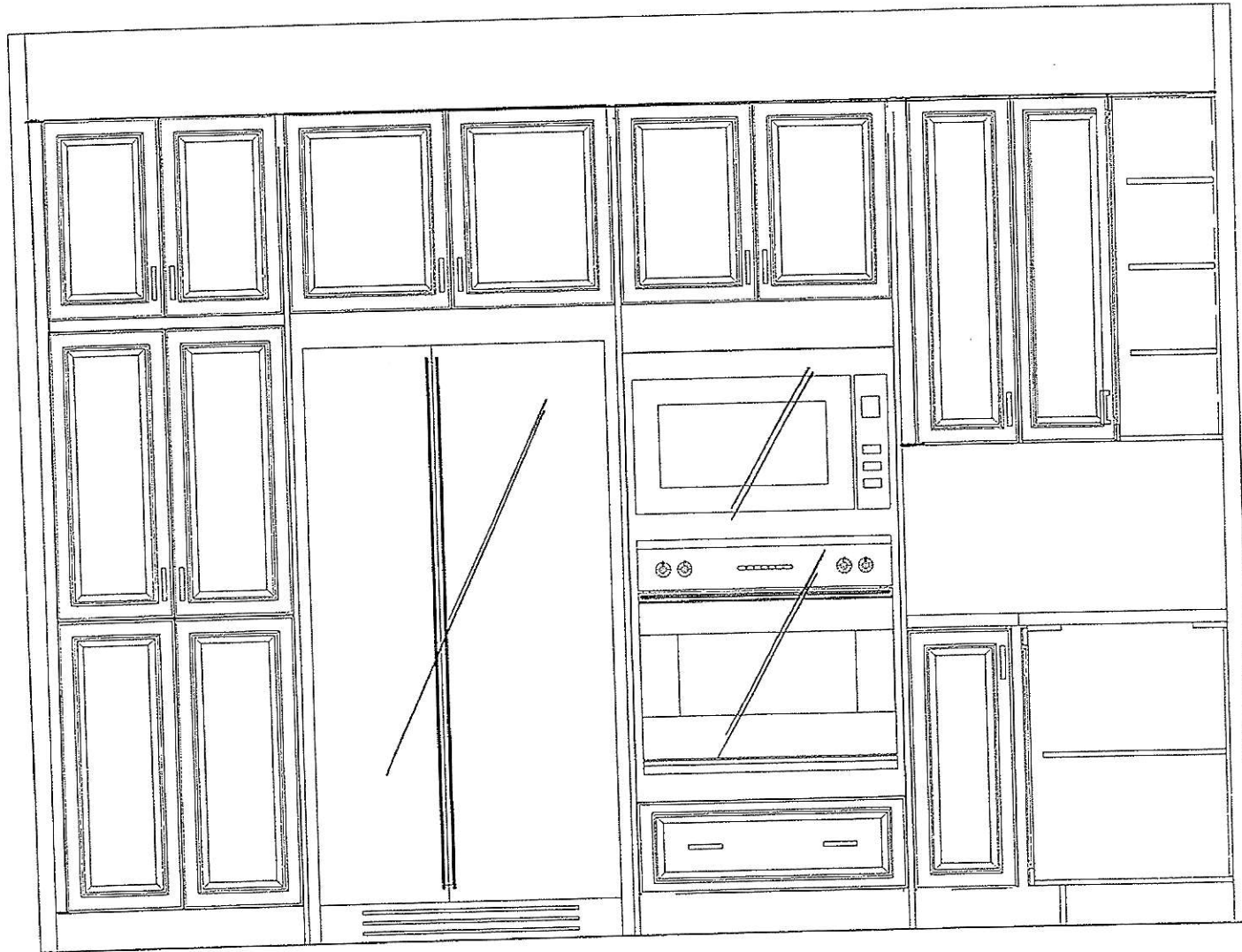
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LOT 556 RUSSEL GARDENS

LAYOUT

Drawing #: 1





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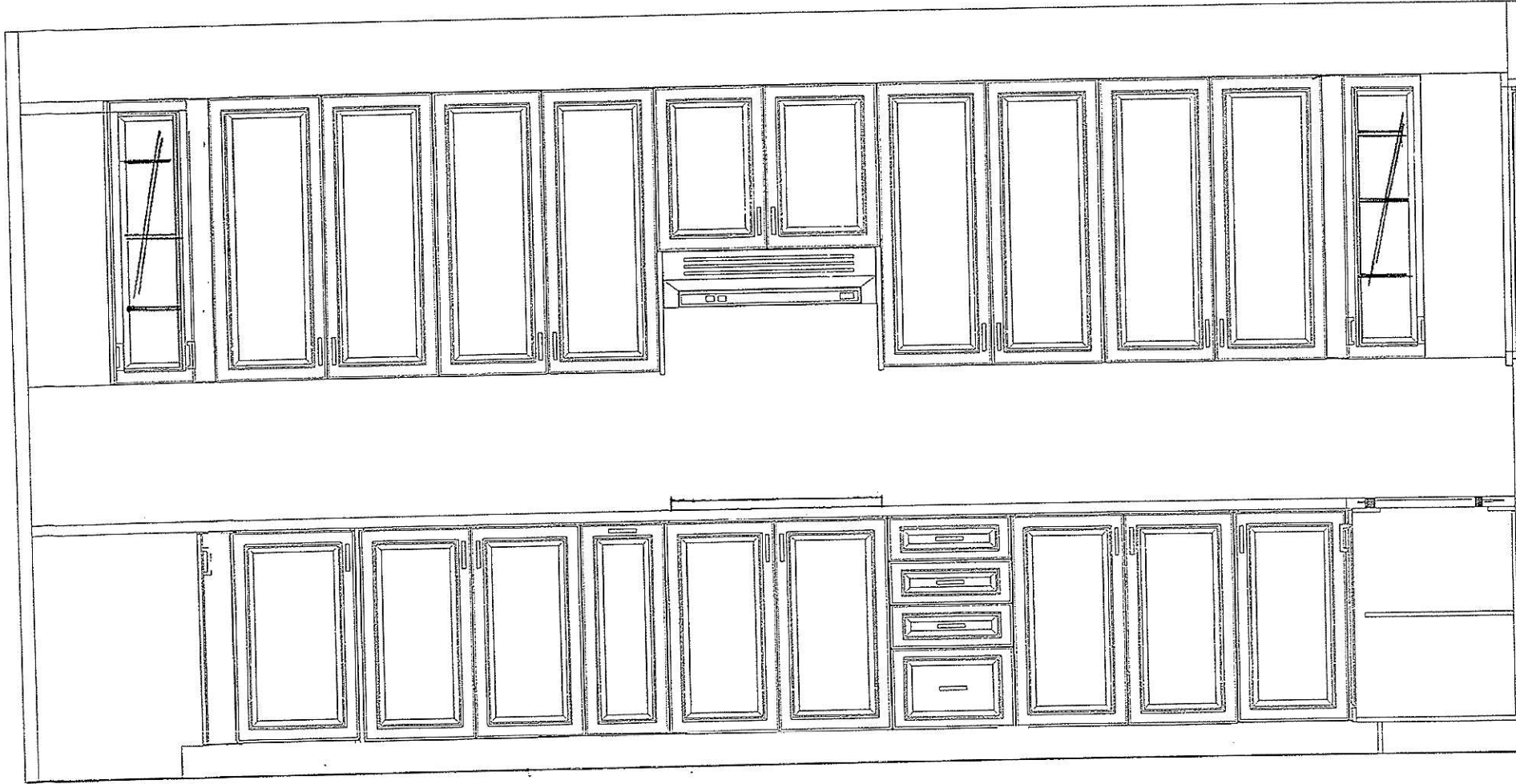
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Kitchen + Bath Designs

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LOT 556 RUSSEL GARDENS

LAYOUT

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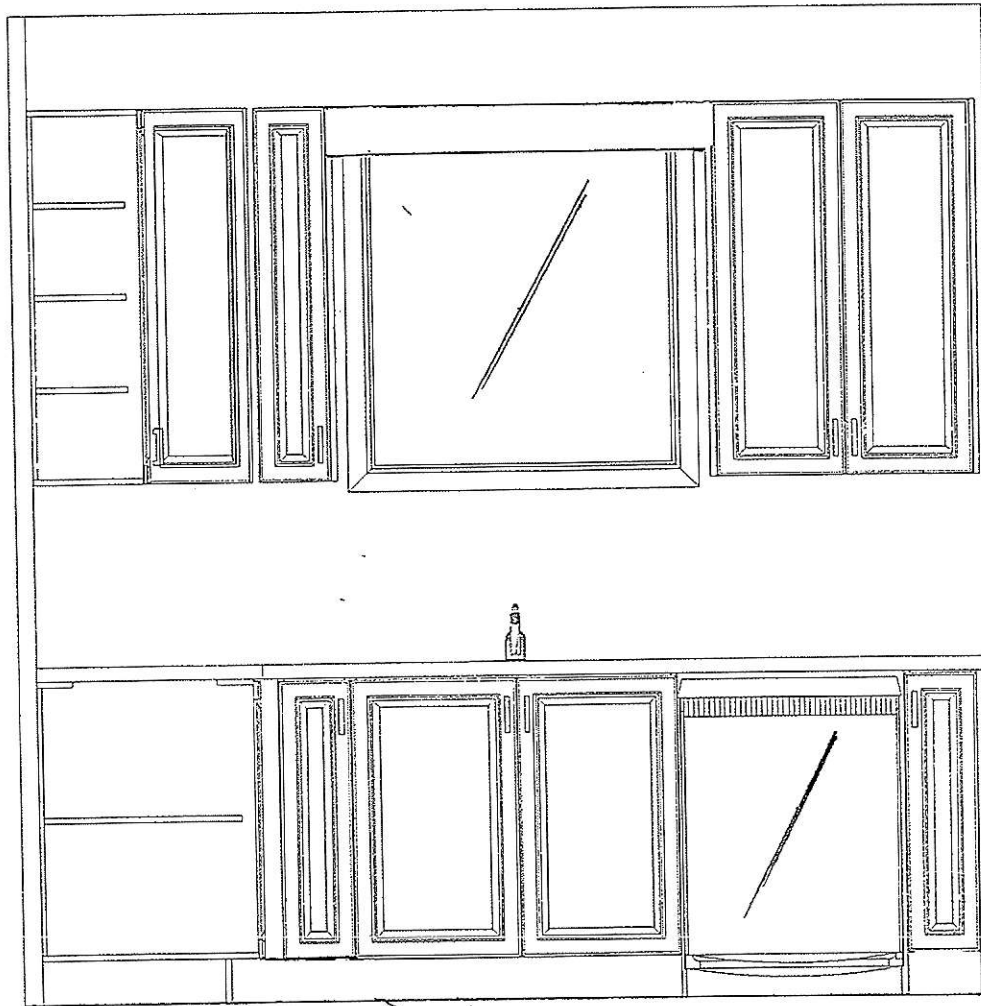
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Kitchen + Bath Designs

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LOT 556 RUSSEL GARDENS

LAYOUT

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Kitchen + Bath Designs

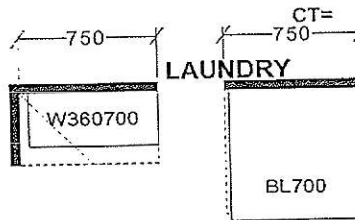
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LOT 556 RUSSEL GARDENS

LAYOUT

Drawing #: 1

CT=



CT=  
—680—  
POWDER

VQ V6002

CT=  
2082  
(A) ENSUITE

CT= 1676  
(B) MAIN-BDRM.#2/3

V40L1200	VD400
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CT= 980

(C) OTHER 1-BDRM.#4

V900 VCG

J#

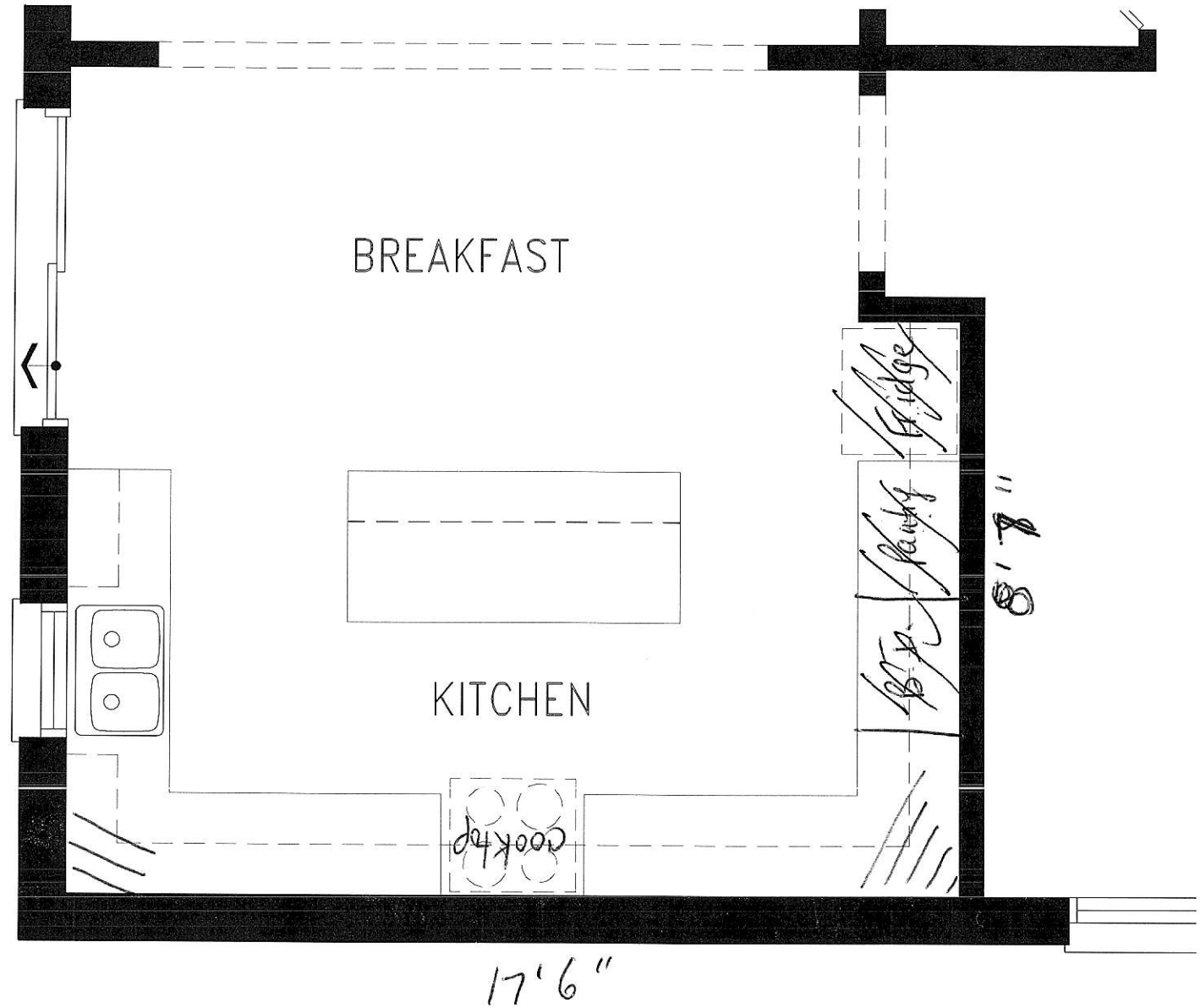
LOT #:

LOT 556  
RUSSELL GARDENS  
PHASE 4  
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 3  
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REVISION:

1. CLOSE ARCHWAY TO DINING ROOM.
2. EXTEND CABINETS THROUGH AREA WHERE ARCHWAY AND PANTRY WAS.



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

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