

CONSTRUCTION SUMMARY

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

PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL

TEL:


LOT / PHASE	REG. PLAN #	HOUSE TYPE		
318 / 3	62M-1266	Mountainash Five (4 Bedroom) Elev 1		
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19Aug21 Note:				
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 19Aug21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BEDROOM 19Aug21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Aug21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 19Aug21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 19Aug21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 19Aug21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 19Aug21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 19Aug21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 22Dec20 Note:				

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 19Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 19Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 19Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 19Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 19Aug21 Note:	

HEATING AND AIR CONDITIONING

ELECTRICAL & PLUMBING

1 - INSERT- RINNAI TANKLESS WATER HEATER 199i in liu of standard hot water tank 26Apr22 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM -SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR 19Aug21 Note:	
1 - FRAMELESS GLASS SHOWER DOOR & FRONT WALL AT SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 22Dec20 Note:	

PAINTING

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CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 3/4 BATHROOM 30Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2 BATHROOM 30Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 30Sep21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 19Aug21 Note:	
MASTER ENSUITE	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 3/4 - TUB AREA 30Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 3/4 - FLOOR 30Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2 - SHOWER 30Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 30Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 19Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 19Aug21 Note:	

CONSTRUCTION

1 - PLEASE REMOVE STANDARD HOT WATER TANK 26Apr22 Note:	<div>★ ★ ★ ★ ★ ★</div> <div>✖</div>
2 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS - ENSUITE 2 & MASTER ENSUITE BATHROOM 30Sep21 Note:	

COUNTER TOP

1 - SHOWER SEAT – UPGRADE MATERIAL IN LIEU OF STANDARD MATERIAL 30Sep21 Note:	
2 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - ENSUITE 2 & MASTER ENSUITE BATHROOMS 30Sep21 Note: SUPPLY & INSTALL	

DOORS AND TRIM

2 - HOME OFFICE - FROSTED GLASS IN LIEU OF CLEAR GLASS ON FRENCH DOORS 19Aug21 Note:	
1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 19Aug21 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 19Aug21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

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PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL				
LOT / PHASE 318 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (4 Bedroom) Elev 1		
1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS AND TRIM - UPGRADE WHITE PAINT 19Aug21 Note:				

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ENSUITE BATHROOMS ONLY (2 IN MASTER ENSUITE BATHROOM) 19Aug21 Note:	
2 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 19Aug21 Note:	
ALL 4 BATHROOMS-----	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 19Aug21 Note:	
1 - MOEN 90 DEGREE POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 19Aug21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE BATHROOM & ENSUITE 2 BATHROOM 22Dec20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Aug21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3665.00 BALANCE FORWARD (\$8335.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE 22Dec20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 19Aug21 Note:	
1 - STAIRCASE - TIFFANY POSTS 19Aug21 Note:	
1 - STAIRCASE - EUROLINE 2 IRON PICKETS - BLACK 19Aug21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 19Aug21 Note:	

EXTRAS AS PER OFFER

10 FOOT CEILING ON MAIN LEVEL Worksheet Note:	
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:	

Russell Gardens Building Ltd. (the "Vendor")
PURCHASER'S EXTRAS & AMENDMENT TO
AGREEMENT OF PURCHASE AND SALE

PURCHASERS: NITABEN, A PATEL and PRAGNESH KUMAR JAYANTIBHAI PATEL

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #
318	3	Mountainash Five (4 Bedroom) Elev 1	62M-1266

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale dated , and except for such changes noted above and below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

The undersigned Purchaser hereby agrees with the undersigned Vendor to **Increase** the Purchase Price and Add a Further Deposit in connection with Extras/Upgrades ordered contemporaneously herewith:

Increase Purchase Price by \$6,500.00 in reference to this PE #27101.

- Purchaser delivers herewith a **further deposit of \$1,950.00** paid by **Visa** and to be applied to the Purchase Price as per the terms of the Agreement of Purchase and Sale.

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
1	1	PLEASE REMOVE STANDARD		
		Note:		
2	1	INSERT standard hot water tank	\$ 6,500.00	
		Note:		

\$6,500.00 Sub Total

This Purchaser's Extra P
the Purchaser as abo

one of purchase.

Agreement of Purchase and Sale between the Vendor and
and upon the following added terms and conditions:

- The Purchaser acknowledges that this addendum cannot be relied upon for any monies paid in connection with such extras/upgrades.
- In the event that any order for such extras/upgrades is not made when due or if any Further Deposit paid by cheque is not honoured by the Purchaser's bank, the Vendor may at its sole option, either cancel this agreement for extras or upgrades, or terminate the entire transaction of Purchase and Sale.
- This agreement is not binding on the Vendor and payment is received. Thereafter no request for changes, deletions or alterations will be entertained.
- In the event the Further Deposit(s) (above) for extras or upgrades is not made when due or if any Further Deposit paid by cheque is not honoured by the Purchaser's bank, the Vendor may at its sole option, either cancel this agreement for extras or upgrades, or terminate the entire transaction of Purchase and Sale.
- In the event the Purchaser selects any extra or upgrade and the Vendor subsequently requires the Purchaser to attend or re-attend to make or modify any selection of any kind, the Purchaser covenants to do so forthwith upon request. In the further event that the Purchaser's selected upgrade or extra is not available or will not be available in a timely fashion, the Purchaser shall forthwith upon request re-attend to reselect. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed.
- All exterior changes or modifications or additions are subject to architectural control and the Dwelling will be constructed in accordance with architectural control notwithstanding the foregoing Purchaser's Extra.
- The Purchaser acknowledges that as a result of the increased ceiling height additional risers may be required on the staircase(s) from the main to the second floor, which will result in modifications to the layout, design, and/or structural components of the home and the Purchaser hereby accepts such modifications which will be at the sole discretion of the Vendor.
- The Purchaser acknowledges and agrees that the walk-up's location, dimension and configuration shall be determined by the Vendor in its sole and unfettered discretion. As a result of the installation of the walk-up modifications to the main floor and basement floor plan may be required to allow for such walk-up, including but not limited to, modifications to the layout, design, window and door location and/or size and structural components of the home and the Purchaser hereby accepts such modifications. Please be advised that the walk-up is uncovered.

PURCHASER:

NITABEN, A PATEL

26-Apr-22

DATE

VENDOR:

PER: Russell Gardens Building Ltd.

PURCHASER:

PRAGNESH KUMAR JAYANTIBHAI
PATEL

26-Apr-22

DATE

Business Number:82543-5563-RT0004

PREPARED BY: Candace Forza

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