



CONSTRUCTION SUMMARY

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

PURCHASER: Dritan PLAKU

RECEIVED
APR 28 2022

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
565 / 4	62M-1266	Springfield Two (4 Bedroom) Elev 3		

CERAMIC TILE

1 - ALL BATHS - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27Apr22 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 25Apr22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 25Apr22 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 25Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 25Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 25Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 25Apr22 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 25Apr22 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 25Apr22 Note:	
1 - EUROLINE 1 - BLACK 25Apr22 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:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
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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Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASER: Dritan PLAKU

TEL:

LOT / PHASE 565 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Two (4 Bedroom) Elev 3		
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This Document is Extremely Time Sensitive - Printed 25 Apr 22 at 10:03

Purchaser: Dritan PLAKU
Telephone Res. / Bus: /
Decor Advisor: Ida Viola
Lock Date: 25-Apr-22

Property: 565
Project: Russell Gardens Building Ltd.
Model and Elevation: Springfield Two (4 Bedroom) Elev 3
Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	467SA
Laundry Room	ELISSE	
Powder Room	EVEREST	464SA
Master Ensuite Bathroom	EVEREST	464SA
Ensuite Bath - Bedroom 2/3	EVEREST	464SA
Ensuite Bath - Bedroom 4	EVEREST	464SA

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

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3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-S.N.PASTELLO BIANCO 13X13	☐ Metal Strip Where Applic.
Main Hall	STRIP	☐
Kitchen / Breakfast	TILE-S.N.PASTELLO BIANCO 13X13	☐
Laundry Room	TILE-S.N.PASTELLO BIANCO 13X13	☐
Powder Room	TILE-RAINBOW WHITE 13X13	☐
Master Ensuite Bathroom	TILE-RAINBOW WHITE 13X13	☐
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE 13X13	☐
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE 13X13	☐
Mud Room	TILE-S.N.PASTELLO BIANCO 13X13	☐
		☐
		☐

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	SILVIA WHITE 8X16	
Mud Room		
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

** Refer to Construction Summary

Initial: 

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7. Outer Flooring

Main Hall	STRIP-MIRAGE ROCK CLIFF RED OAK CHARACTER 5"	Duramatt
Living Room	STRIP-MIRAGE ROCK CLIFF RED OAK CHARACTER 5"	Duramatt
Dining Room	STRIP-MIRAGE ROCK CLIFF RED OAK CHARACTER 5"	Duramatt
Family Room	STRIP-MIRAGE ROCK CLIFF RED OAK CHARACTER 5"	Duramatt
Den / Library / Study	STRIP-MIRAGE ROCK CLIFF RED OAK CHARACTER 5"	Duramatt
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	N/A	
Upper Hall	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Master Bedroom	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Bedroom #2	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Bedroom #3	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Bedroom #4	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE - AVENUE LINCOLN WALNUT TL-AV 236-PEFC	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE ROCK CLIFF RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE ROCK CLIFF RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE ROCK CLIFF RED 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	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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY

Smooth Ceilings First Floor ☐ Yes ☒ No

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Initial: KC

Purchaser: Dritan PLAKU

Telephone Res. / Bus: /

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10. Plaster Mouldings and Medallions

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

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

** 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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan			Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Dishwasher Rough-in	Yes				

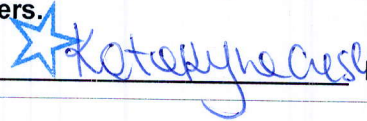
** Refer to Construction Summary

14. General Comments

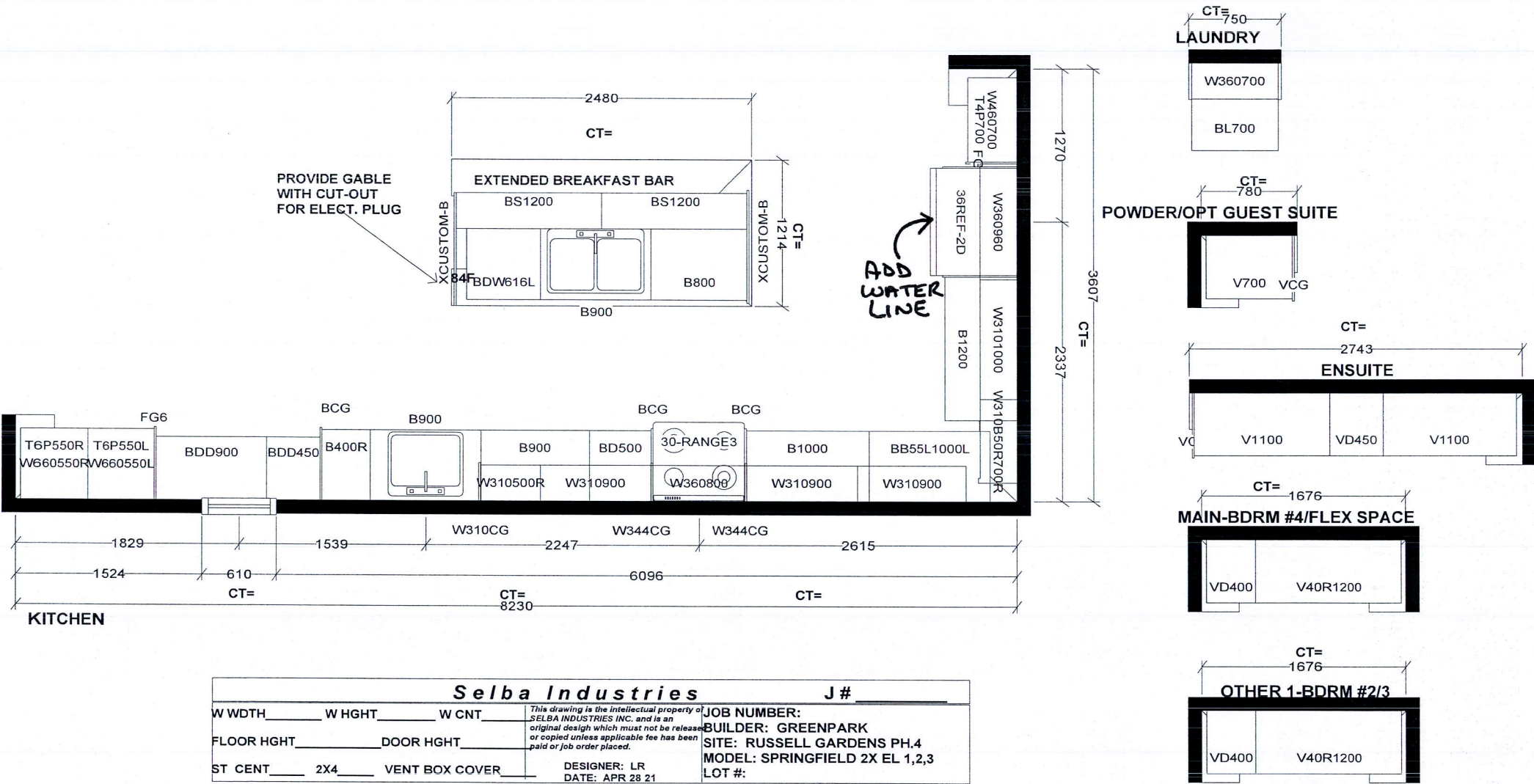
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Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: Date: April 25/2022

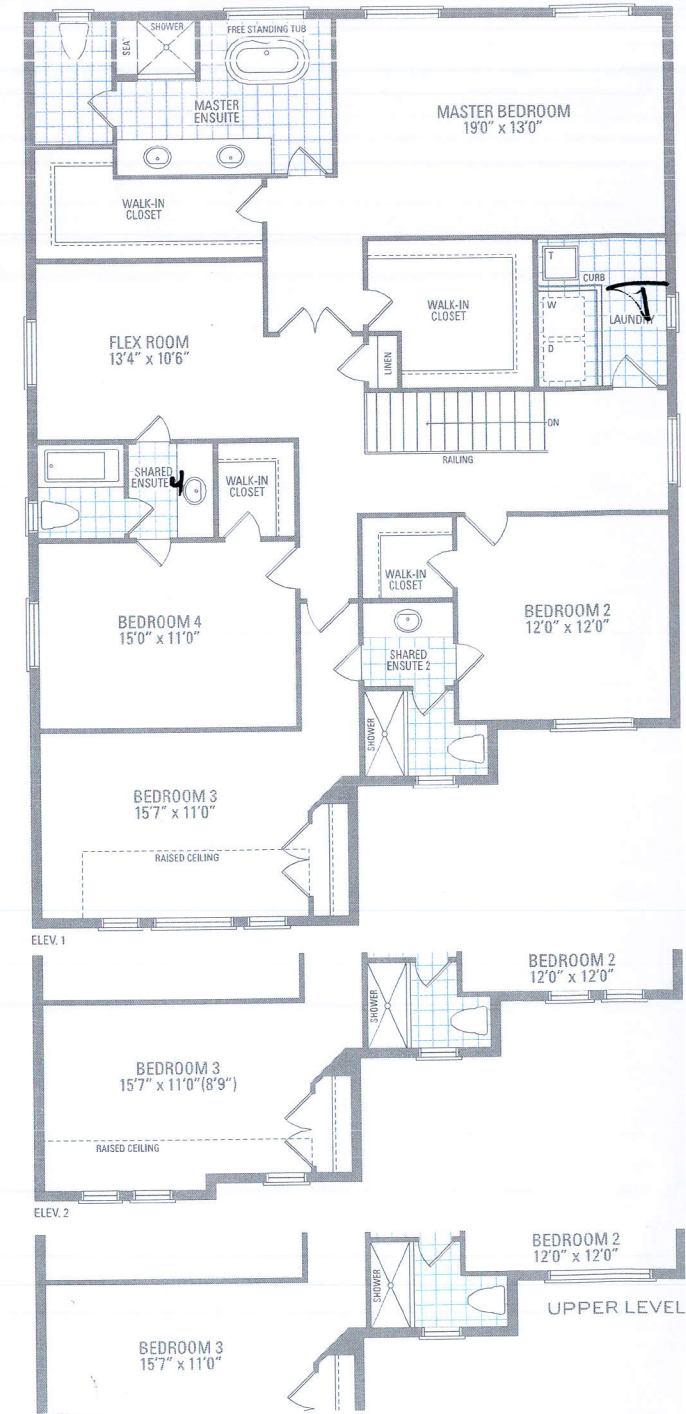
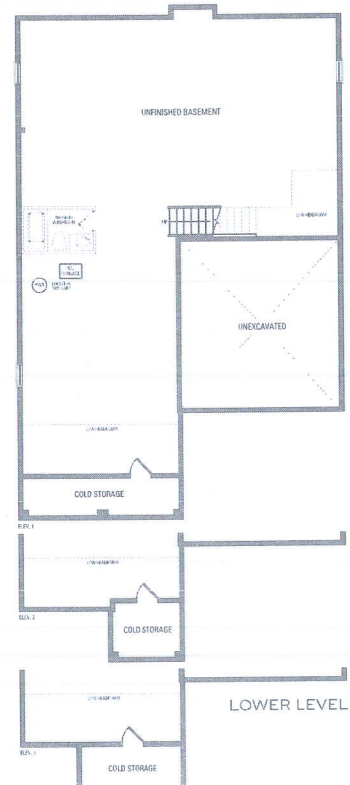
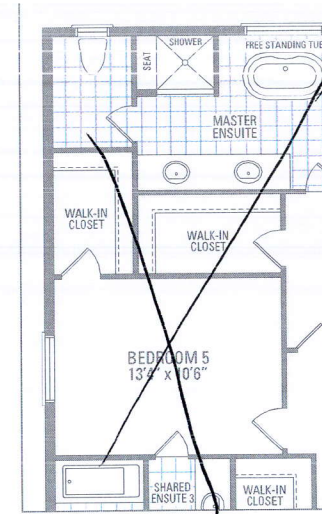
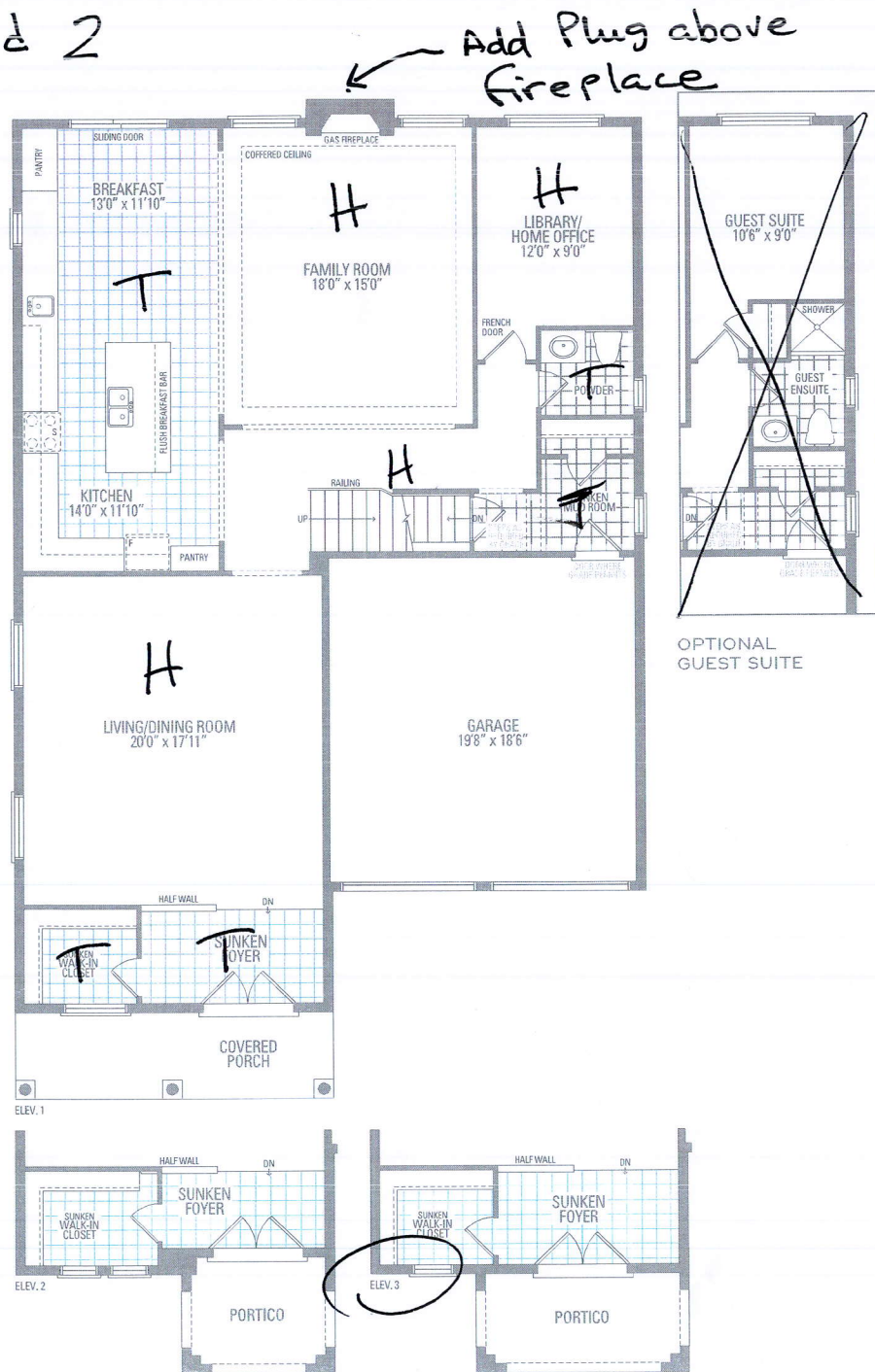
Lot 565 Russell Gardens 4



Lot 565 Russell Gardens 4

Springfield 2

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GROUP



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