

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Robert B. FLEET and Liam Padraic McLoughlin FLEET			TEL: RES.: 284-775-6671 BUS.: 905-301-3449	
LOT / PHASE 496 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 3		

CABINETRY

1 - KITCHEN CABINETRY - DIFFERENT COLOUR - FLAT FEE 03May22 Note:	
1 - DELETE HARDWARE NO HOLES DRILLED-IN KITCHEN ONLY 03May22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 03May22 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 03May22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 03May22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 03May22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN HOOD CABINETS - CONTEMPORARY WOOD HOOD (DHB) 800-1000 WIDE - UPGRADE 2 03May22 Note:	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - UPGRADE 2 03May22 Note:	
1 - KITCHEN CABINETRY UPPER - OPEN SHELF ANGLED END UNIT FINISHED INTERIOR - ANGLED UNIT 300 X 300 - UPGRADE 2 03May22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 03May22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 03May22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 03May22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 03May22 Note:	
1 - MASTER ENSITE - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 03May22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03May22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 4 - SHOWER 03May22 Note:	✓

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496 / 4	62M-1266	Valleycreek Three Elev 3		
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 4 - FLOOR 03May22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/3 - FLOOR 03May22 Note:				
1 - TILE - UPGRADE 6 FLOOR TILE - - ENSUITE BATHROOM - FLOOR ✓ 03May22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM ✓ 03May22 Note:				
1 - TILE - UPGRADE 6 FLOOR TILE - - POWDER ROOM ✓ 03May22 Note:				
1 - TILE - UPGRADE 6 FLOOR TILE - - FOYER ✓ 03May22 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03May22 Note:	/
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COUNTER TOP

1 - KITCHEN ADD WATERFALL TO ISLAND IN CEASERSTONE 03May22 Note:	✓
1 - UPGRADE QUARTZ COUNTERTOP IN ENSUITE - Bdrm 4 03May22 Note:	
1 - UPGRADE - ENSUITE 2/3 QUARTZ COUNTERTOP 03May22 Note:	
1 - UPGRADE -CEASERSTONE IN MASTER ENSUITE COUNTERTOP 03May22 Note:	
1 - UPGRADE- Full Height Backsplash - Kitchen IN CEASERSTONE 03May22 Note:	
1 - UPGRADE -KITCHEN COUNTERTOP IN CEASERSTONE IN LIEU OF GRANITE AS PER OFFER 03May22 Note:	
1 - UPGRADE CEASERSTONE UPGRADE COUNTERTOP IN - POWDER ROOM 03May22 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 03May22 Note:	1
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ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 03May22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 03May22 Note:				
1 - KITCHEN - FAN INSERT FOR UPGRADE 36" HOOD - CYCLONE BX21534 03May22 Note:				
1 - KITCHEN - VALANCE LIGHTING -L.E.D. 03May22 Note:				
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE ON ISLAND 03May22 Note:				
2 - PLUG - ELECTRICAL PLUG ON EACH SIDE OF ISLAND 03May22 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03May22 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 03May22 Note:				
1 - 200 AMP ELECTRICAL SERVICE 27May21 Note:				
FIREPLACE AND ACCESSORIES				
1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL-NATURAL IVORY 03May22 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03May22 Note:				
HARDWOOD				
1 - KITCHEN ADD 5" HARDWOOD FLOORING INLIU OF STANDARD TILE AS PER OFFR 03May22 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 4 03May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 3 03May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - BEDROOM 2 03May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - MASTER BEDROOM 03May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 03May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 03May22 Note:				

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM  
03May22 Note:

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON  
03May22 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES  
27May21 Note:

MISCELLANEOUS

2 - 2-GARAGE DOOR OPENERS – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL  
03May22 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY  
03May22 Note:

5 - SINK - UNDERMOUNT SINK - TECO BATH #4815  
03May22 Note: BE 2/3 AND BED 4

1 - POWDER ROOM - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT  
03May22 Note:

1 - MASTER ENSUITE - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT  
03May22 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER  
03May22 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER  
27May21 Note: NEW PROMO BALANCE \$4710.00

STAIRS AND RAILINGS

3 - EUROLINE I  
03May22 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET  
03May22 Note:

1 - V GROOVE HANDRAIL  
03May22 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. <i>Worksheet Note:</i>	
(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 Note:</i>	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet Note:</i>	
Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc <i>Worksheet Note:</i>	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 3 May 22 at 16:22

Purchasers:

Robert B. FLEET & Liam Padraic Mcloughlin FLE

Telephone Res. / Bus:

(284) 775-6671 / (905) 301-3449

Decor Advisor:

Ida Viola

Lock Date:

3-May-22

Property: 496

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Three Elev 3

Plan #:

62M-1266

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	ARUBA 614 CRISP WHITE/HOOD ARUBA L611XZ4	N/A
Laundry Room	ELISSE	
Powder Room	ARUBA 614 CRISP WHITE	468SA
Master Ensuite Bathroom	ARUBA 614 CRISP WHITE	468SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	468SA

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

KITCHEN - HOOD ARUBA L611XZ4

2. Counters

	Counter	Edge
Kitchen / Breakfast	SEE BELOW	#360 EDGE
Laundry Room	N/A	
Powder Room	CAESARSTONE-ATERRA BLANCA 5112	#360 EDGE
Master Ensuite Bathroom	CAESARSTONE-ATERRA BLANCA 5112	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZ- MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 4	QUARTZ- MISTRAL	#360 EDGE

KITCHEN PERIMETER- CEASERSTONE- 3142 WHITE SHIMMER- ISLAND COUNTERTOP-CEASERSTONE -5114 CALACATTA MAXIMUS----- WITH WATERFALL LEGS-----

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Lock Date:

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3-May-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-PURITY CALACATTA LUX 24X24	<input type="checkbox"/> Metal Strip Where Applic.
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	STRIP	<input type="checkbox"/>
Laundry Room	TILE- CRAFT COTTON 12X24	<input type="checkbox"/>
Powder Room	TILE-PURITY CALACATTA LUX 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-PURITY CALACATTA LUX 24X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-CRAFT COTTON 12X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-CRAFT COTTON 12X24	<input type="checkbox"/>
LOWER LANDING	TILE-PURITY CALACATTA LUX 24X24	<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-RMD CALACATTA BRILL 10X30	NICHE - CEASERSTONE ATERRA BLANCA 5112
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-BIANCO MATTE 8X16	
Ensuite Bath - Bedroom 4	TILE-BIANCO MATTE 8X16	
LOWER LANDING		
Kitchen Backsplash	CAESARSTON-WHITE SHIMMER 3142	

\*\* 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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Living Room	N/A
Dining Room	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Family Room	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Upper Hall	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Master Bedroom	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Bedroom #2	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Bedroom #3	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Bedroom #4	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"
Bedroom #5	N/A
KITCHEN	STRIP-MIRAGE S.M.C.BUBBLE BATH WHITE OAK CHARACTER BRUSHED 5"

Underpad

Type

Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	BUBBLE BATH WHITE OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	BUBBLE BATH WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	BUBBLE BATH WHITE 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	
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library		Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE		

Smooth Ceilings First Floor

☒ Yes

☐ No

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Plan #:

62M-1266

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
<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	AEQUALITAS 1	
Mantle Type	CASTONE	
Colour / Stain	NATURAL IVORY	
Surround	N/A	
Hearth	NO	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	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	CYCLONE INSERT 34" #BX21534	Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes <input 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-in	Yes		

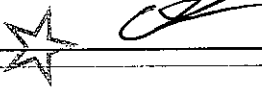
\*\* Refer to Construction Summary

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.

Signature:  Date: May 3 22

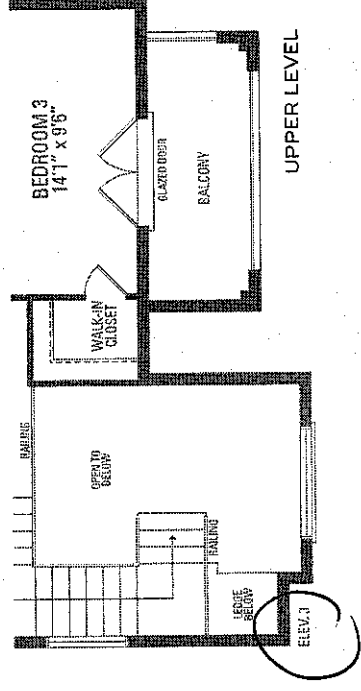
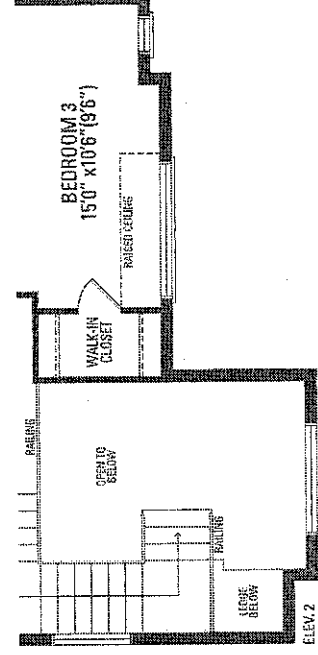
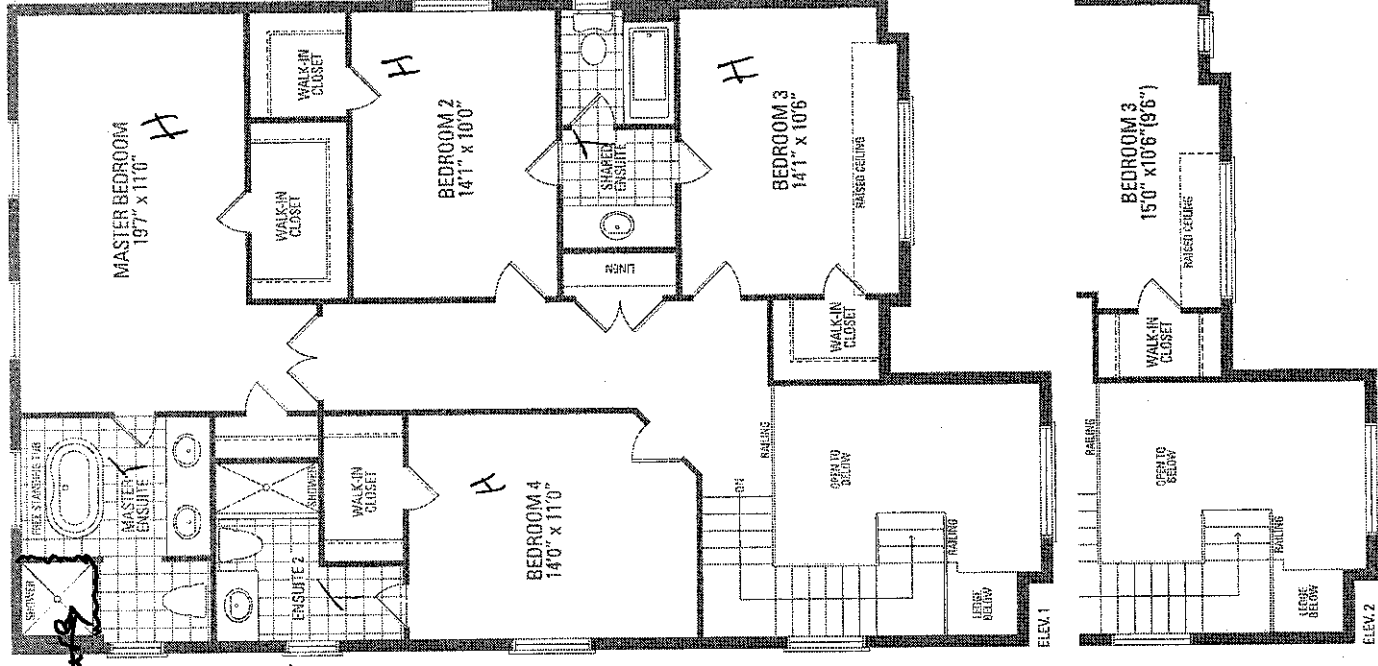
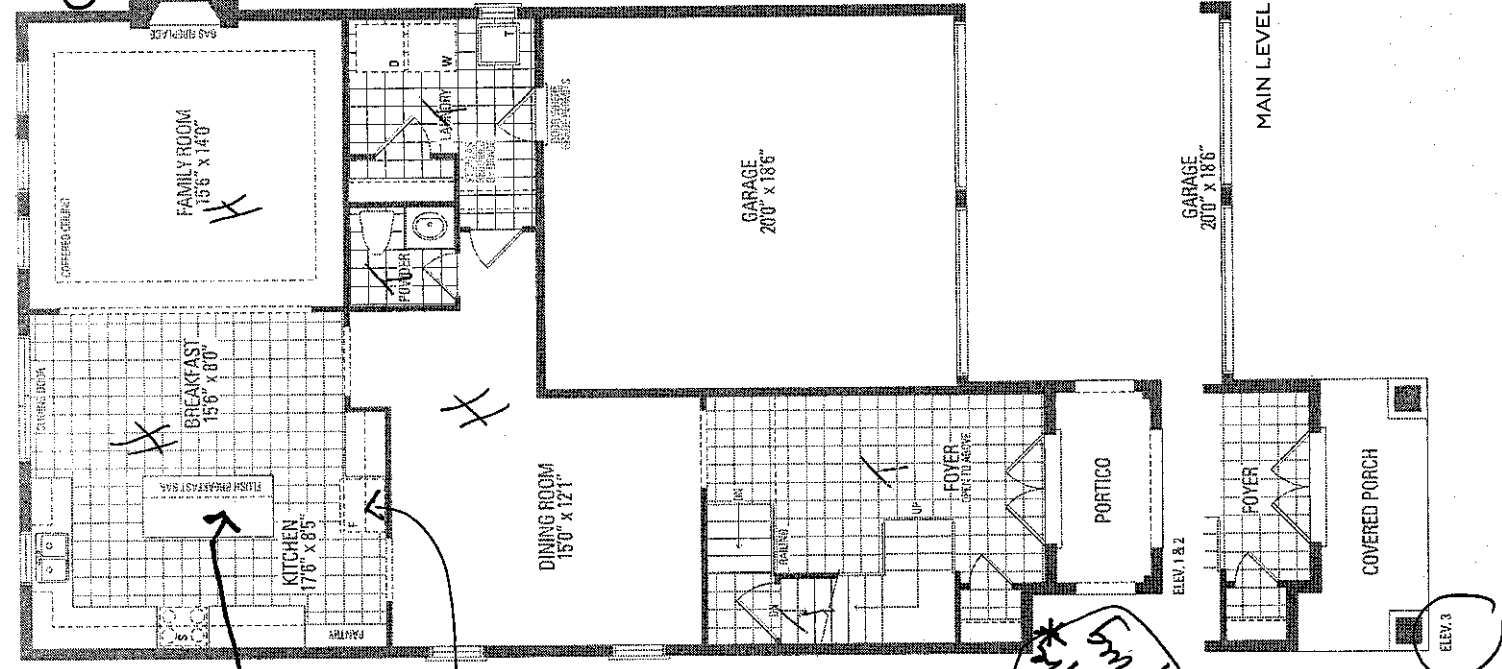
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



← Add Plug Above Fireplace

Waterline -  
for Fridge

5mnd  
\* 2.4.52



Valley Creek 3 - Elev. 3

Lot 496 Russell Gardens 4