

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU			TEL: RES.: 514-388-9742 BUS.: 905-805-6945	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
585 / 4	62M-1266	Grandville Three Elev 2		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 05Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 05Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - ON 3-WAY SWITCH INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 05Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING ROOM 05Nov21 Note:				
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 05Nov21 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 05Nov21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 05Nov21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 05Nov21 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 05Nov21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 05Nov21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE 28Apr22 Note:	New	★
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - - UPPER HALL 28Apr22 Note:	New	★
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 05Nov21 Note:		
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 05Nov21 Note:		
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 05Nov21 Note:		
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 05Nov21 Note:		
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 05Nov21 Note:		

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU			TEL: RES.: 514-388-9742 BUS.: 905-805-6945	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
585 / 4	62M-1266	Grandville Three Elev 2		

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR & PANEL ABOVE SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 05Nov21 Note:	
1 - POWDER ROOM & MASTER ENSUITE BATHROOM - DELETE STANDARD MIRRORS - DO NOT INSTALL 05Nov21 Note:	


PLUMBING

1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 - MASTER ENSUITE BATHROOM 05Nov21 Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN S3947C 05Nov21 Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - GUEST ENSUITE BATHROOM 05Nov21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 05Nov21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Nov21 Note:	
--	--

STAIRS AND RAILINGS

1 - STAIRCASE - GLASS RAILING AS PER SKETCH 05May22 Note:	New	
1 - DELETE - STARCASE - V GROOVE HANDRAIL 05May22 Note:		
1 - DELETE - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 05May22 Note:		
1 - DELETE - STAIRCASE - 4 X 4 POSTS 05May22 Note:		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 05Nov21 Note:		
1 - STAIRCASE - 4 X 4 POSTS 05Nov21 Note:		
1 - STAIRCASE - V GROOVE HANDRAIL 05Nov21 Note:		
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 05Nov21 Note:		

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

PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU      TEL: RES.: 514-388-9742 BUS.: 905-805-6945

LOT NUMBER 585	PHASE 4	HOUSE TYPE Grandville Three Elev 2	REG. PLAN # 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 \$10,930.00** in reference to this PE #27147.

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
1 ***		1 - DELETE - STAIRCASE - 4 X 4 POSTS Note:	-\$3,300.00	
2 ***		1 - DELETE - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK Note:	-\$6,615.00	
3 ***		1 - DELETE - STARCASE - V GROOVE HANDRAIL Note:	-\$1,655.00	
4		1 - STAIRCASE - GLASS RAILING AS PER SKETCH Note:	\$ 22,500.00	

\$10,930.00 Sub Total

Includes all taxes applicable at time of purchase.

This Purchaser’s Extra Form constitutes an addendum to, and is subject to, the Agreement of Purchase and Sale between the Vendor and the Purchaser as above-noted for installation of the above extras/upgrades, and upon the following added terms and conditions:

- 1. The Purchaser acknowledges that in the event the work on the house has progressed beyond a point where any or all items covered by this addendum cannot be feasibly installed (at the Vendor’s sole discretion), then any order for such extras/upgrades shall be cancelled and any monies paid in connection with same are to be adjusted on closing.
- 2. In the event that any order for extras/upgrades is not installed for any reason whatsoever, the Vendor may adjust on closing for any monies paid in reference to these extras/upgrades and the Vendor shall thereafter be relieved from any liability whatsoever in connection with such extras/upgrades.
- 3. This agreement is not binding until signed on behalf of the Vendor and payment is received. Thereafter no request for changes, deletions or alterations will be entertained.
- 4. 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 made and such cheque is not honoured by the Purchaser’s bank, the Vendor may at it’s sole option, either cancel this agreement for extras or upgrades, or terminate the entire transaction of Purchase and Sale.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.

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

PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU      TEL: RES.: 514-388-9742 BUS.: 905-805-6945

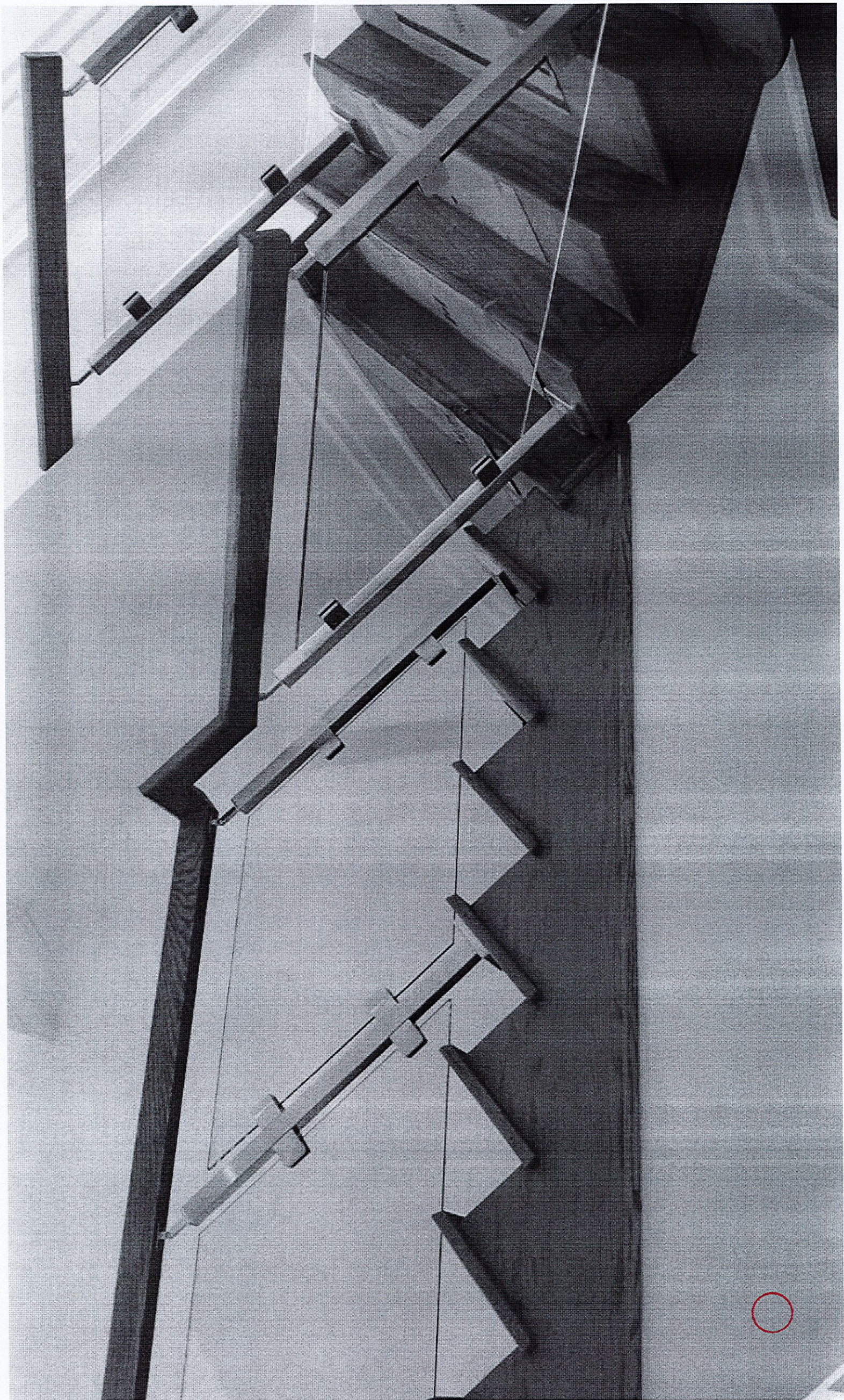
LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	
585	4	Grandville Three Elev 2	62M-1266	

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
------	-----	-------------	----------------------------	-------------------



PURCHASER: \_\_\_\_\_ 05-May-22      VENDOR: \_\_\_\_\_  
NJEUGA NJIHA NYA      DATE      PER: Russell Gardens Building Ltd.

PURCHASER: \_\_\_\_\_ 05-May-22  
Jolly Destin JUOMPAN YAKAM      DATE  
YATCHOU



NOTE: This is not an approved document. Document must be locked

Purchasers: NJEUGA NJIHA NYA & Jolly Destin JUOMPAN Y/Property: 585  
Telephone Res. / Bus: (514) 388-9742 / (905) 805-6945 Project: Russell Gardens Building Ltd.  
Decor Advisor: Candace Forza Model and Elevation: Grandville Three Elev 2  
Lock Date: 5-Nov-21 Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #5	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
GUEST SUITE	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
	N/A	
Underpad	Type	Area
	N/A	N/A

Refer to Construction Summary

8. Railings and Pickets

Railing Type	SEE BELOW	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	SEE BELOW	Complimenting Colour	SEE BELOW
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No			

STAIRCASE - GLASS RAILING AS PER SKETCH 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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - bed 5	22 WARM GREY
flex room	22 WARM GREY	Ensuite Bath - guest	22 WARM GREY
	N/A	Guest Suite	22 WARM GREY
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

Refer to Construction Summary



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

PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU      TEL: RES.: 514-388-9742 BUS.: 905-805-6945

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	
585	4	Grandville Three Elev 2	62M-1266	
Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number

★

PURCHASER:

NJEUGA NJIHA NYA

28-Apr-22

DATE

VENDOR:

PER: Russell Gardens Building Ltd.

PURCHASER:

Jolly Destin JUOMPAN YAKAM YATCHOU

28-Apr-22

DATE

Business Number:82543-5563-RT0004

PE# 27062 - Page 2 of 2

invoiceMS.rpt 16Oct19

PREPARED BY: Candace Forza

Initial(s)