

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASER: Sumit SHARMA			RECEIVED MAY 16 2022	TEL:
LOT / PHASE 531 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (5 Bedroom) Elev 3		

CABINETRY

1 - KITCHEN - CABINETRY - BASE - RELOCATE STANDARD BANK OF DRAWERS - SEE SKETCH 11May22 Note:	
1 - KITCHEN - REDUCE PANTRY AND SHIFT FRIDGE OVER TO ACCOMODATE BUILT IN MICRO/OVEN COMBO - SEE SKETCH 11May22 Note:	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 11May22 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 11May22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY – MINI STACKED UPPER CABINETS – STANDARD CABINETRY 11May22 Note:	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 11May22 Note: ISLAND - REFER TO SKETCH	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 11May22 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 11May22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 11May22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 11May22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 11May22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 11May22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - STANDARD 11May22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 11May22 Note:	
1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL OVEN/MICROWAVE COMBO CABINET ONLY 11May22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 11May22 Note:	
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531 / 4	62M-1266	Mountainash Three (5 Bedroom) Elev 3		
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 11May22 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - TUB AREA 11May22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 11May22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - SHOWER 11May22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 11May22 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM 11May22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 11May22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 11May22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 11May22 Note:				
CONSTRUCTION				
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 11Jun21 Note:				
COUNTER TOP				
1 - UPGRADE COUNTERTOP MATERIAL - Powder 11May22 Note:				
1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 11May22 Note:				
1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 11May22 Note:				
DOORS AND TRIM				
1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING - ONE STEP 11May22 Note:				
1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 11Jun21 Note:				
ELECTRICAL				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11May22 Note:				

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1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 11May22 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - MASTER ENSUITE - WALL LIGHT ABOVE VANITY SINK- REFER TO SKETCH 11May22 Note:				
1 - RELOCATE STANDARD UPPERHALLWAY LIGHT TO BE CENTERED TO OPEN TO BELOW STAIRCASE - IF CONSTRUCTION PERMITS 11May22 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 11May22 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 11Jun21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 11Jun21 Note:				
FIREPLACE AND ACCESSORIES				
1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 11May22 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 11May22 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 11May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 11May22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 11May22 Note:				
MISCELLANEOUS				
2 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 11May22 Note:				
PLUMBING				
1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 11May22 Note: POWDER ROOM				
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 11May22 Note: MASTER ENSUITE ENSUITE 2/3				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 11May22 Note:				
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 11Jun21 Note:				

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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11May22 Note:	
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER (NEW PROMO BAL \$260.00) 11Jun21 Note:	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 11May22 Note:	
1 - 4 X 4 POSTS 11May22 Note: RING POST	
1 - 1¼" SQUARE PICKETS 11May22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 11May22 Note:	

EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples 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:	
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 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:	
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 Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 11 May 22 at 15:19

Purchaser:Sumit SHARMA

Telephone Res. / Bus: /

Decor Advisor:Aly Aversa

Lock Date:11-May-22

Property: 531

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Three (5 Bedroom) Elev 3

11-May-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	468SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	468SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	468SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 4/5	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

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ - MISTRAL (Q)	#360 EDGE
Laundry Room	N/A	
Powder Room	ONYX - CRYSTAL ONYX ABSOLUTE (CO)	#360 EDGE
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE CARRARA 4924-38	

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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	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE-LIFE ICE 12X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-MARMORE CARRARA 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	<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	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-MARMORE CARRARA 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-STONE WHITE 12X24	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	
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	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Outer Flooring		
Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
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	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE w 4X4 RING POST

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Picket Type

1 3/4" SQUARE PICKETS

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Treads

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

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	22 WARM GREY
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 4/5	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initial: 

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Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule			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 checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Fireplace Type		As Per Construction Specifications	
Mantle Type		MANTLE M6	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		GRIGIO CARNICO	
Hearth		N/A	

** 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	<input type="radio"/> Standard	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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-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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:

Sumit Sharma

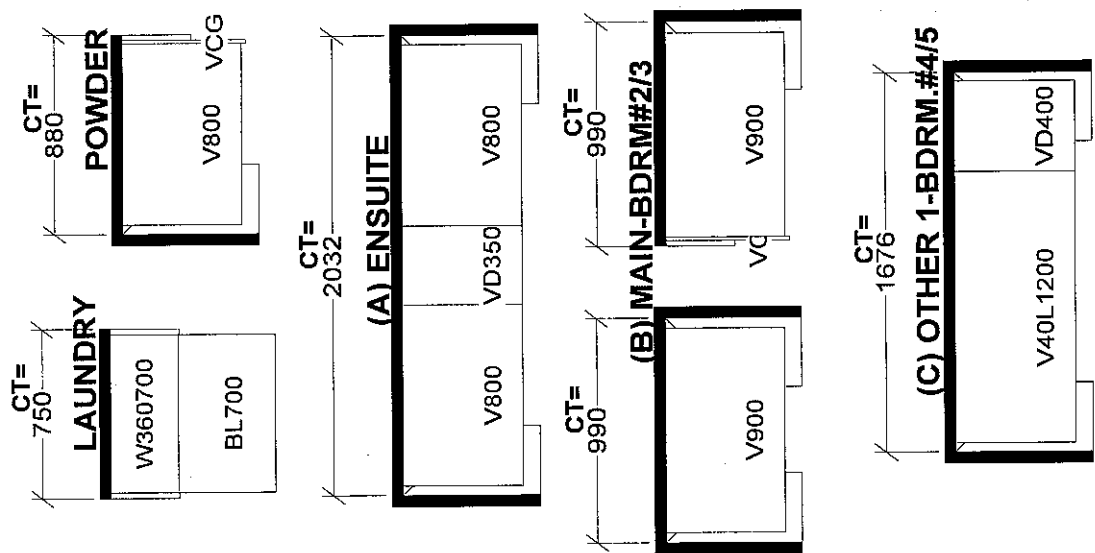
 - Date: 11 May 22

- Mini Stacked Uppers



ST CENT 2X4 VENT BOX COVER

Lot #



Center
to island

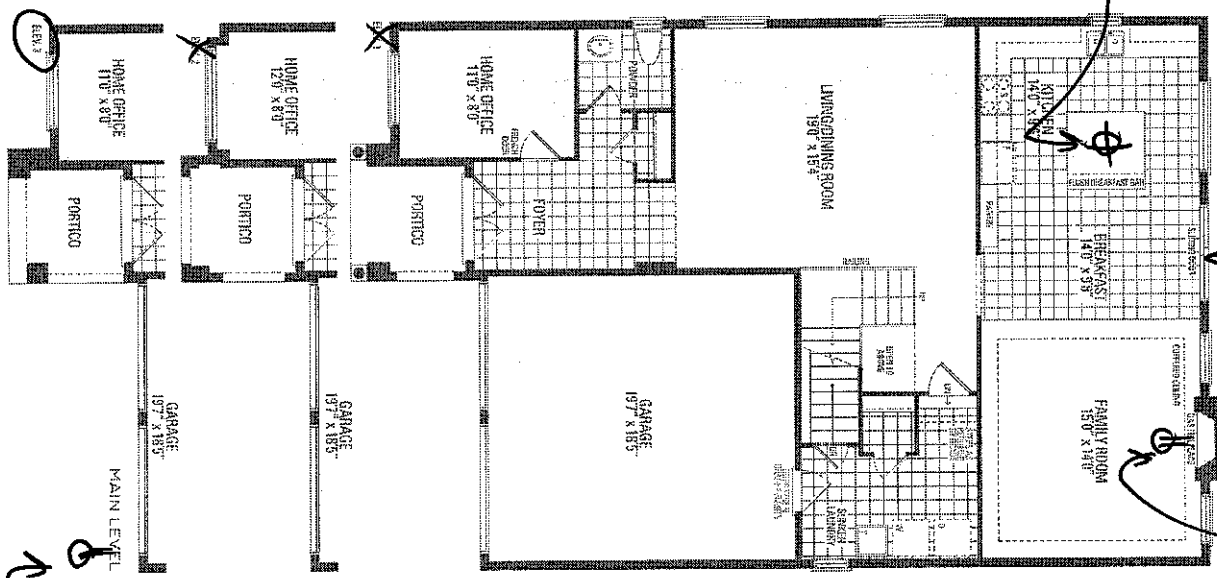
55

1st Floor:

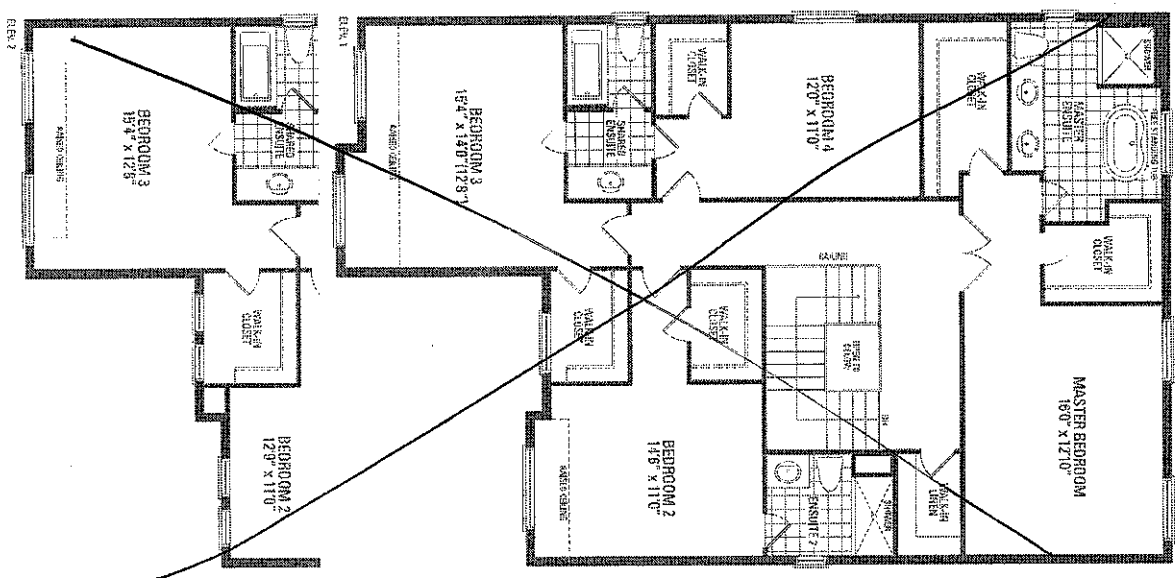
- Smooth ceilings
- 7 1/4" BG + 3" casing one step
- Gas like stove
- Garage Door Opener (x2)

French Door

add plug (fireplace)

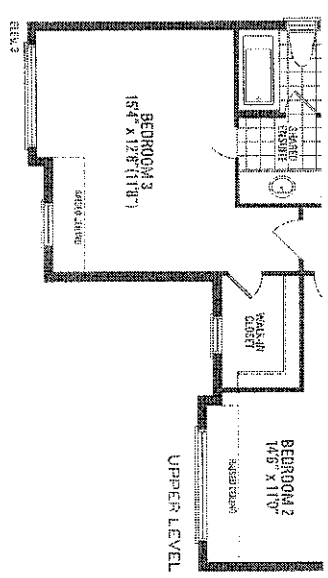
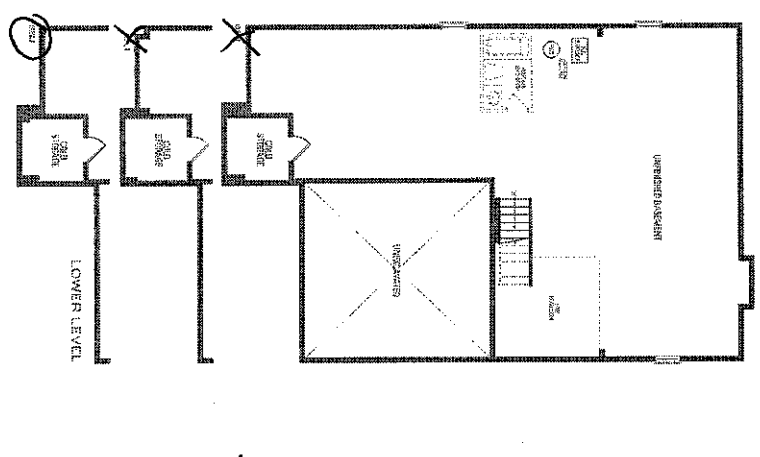


Festive plug



200 amp

55



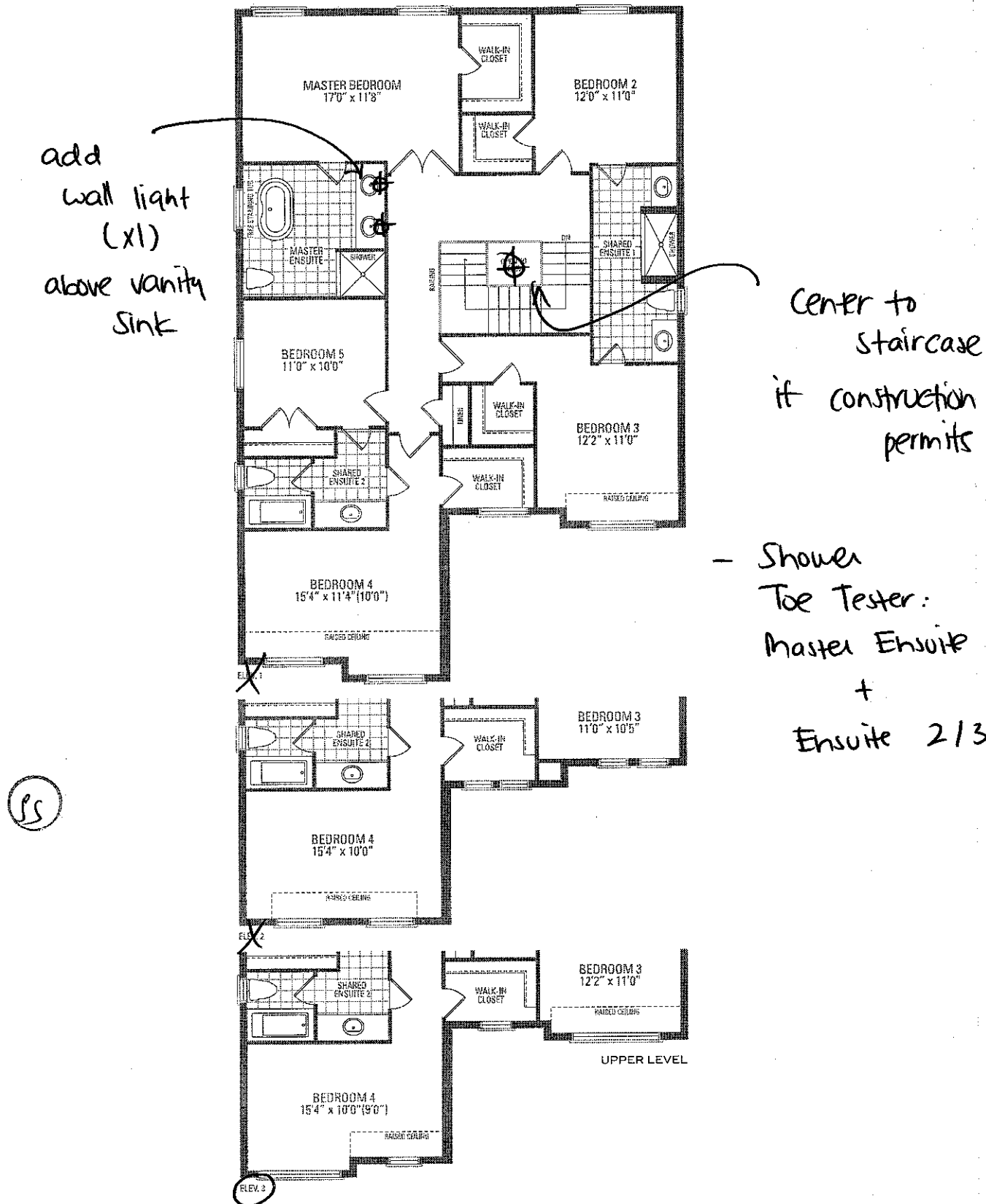
MOUNTAINASH THREE ELEV. 1 - 3,085 sq.ft. | ELEV. 2 - 3,074 sq.ft. | ELEV. 3 - 3,063 sq.ft. | Include 14 sq.ft. of open area.

Orientation of home may be reversed and purchased areas to accept some. Stairs and porches may vary in any exterior entrance ways due to grading variations. Actual usable floor space may vary from the stated floor areas. All dimensions are artist's concept. Dimensions, specifications and architectural details subject to modification. Absolute and adjoining model space may vary due to scaling. C. & D.E. May 2021

5 BEDROOM LAYOUT

MOUNTAINASH THREE

ELEV. 1 • 3,085 sq.ft. | ELEV. 2 • 3,074 sq.ft. | ELEV. 3 • 3,063 sq.ft.



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2021