



<b>CONSTRUCTION SUMMARY</b>		RECEIVED
<b>Mountainview Heights 3 (G) - Russell Gardens Building Ltd.</b>		MAY 17 2022
<b>PURCHASER:</b> Vanshika NEHRA		<b>TEL:</b> RES.: 647-625-6635

<b>LOT / PHASE</b> 536 / 4	<b>REG. PLAN #</b> 62M-1266	<b>HOUSE TYPE</b> Valleycreek Four A Elev 3		
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CABINETRY

<b>1 - KITCHEN- DELETE PANTRY- SHIFT FRIDGE OVER - SEE SKETCH</b> 27Apr22 Note:	
<b>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</b> 22Apr22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

<b>1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD</b> 22Apr22 Note:	
<b>1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD</b> 22Apr22 Note:	
<b>1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD</b> 22Apr22 Note:	

CERAMIC TILE

<b>1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR</b> 22Apr22 Note:	
<b>1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER &amp; SOAP DISH THROUGHOUT</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - WALL</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - WALL</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM</b> 22Apr22 Note:	
<b>1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN</b> 22Apr22 Note:	





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1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER

22Apr22 Note:

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

22Apr22 Note:

COUNTER TOP

1 - KITCHEN COUNTERTOP - ISLAND - HIGH END QUARTZ - WATERFALL LEGS - BOTH SIDES

22Apr22 Note:

1 - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen

22Apr22 Note: INCLUDES EXTENDED BACKSPLASH

1 - UPGRADE MAJESTIC MABLE - Kitchen

22Apr22 Note:

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 3” CASING

22Apr22 Note:

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

22Apr22 Note:

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

22Apr22 Note:

1 - 200 AMP ELECTRICAL SERVICE

22Apr22 Note: IF CONSTRUCTION PERMITS

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM

22Apr22 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

22Apr22 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

22Apr22 Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL

22Apr22 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

22Apr22 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

22Apr22 Note:



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
536 / 4	62M-1266	Valleycreek Four A Elev 3		
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 22Apr22    Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 22Apr22    Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE – SHOWER - DELETE STANDARD DOOR 22Apr22    Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 22Apr22    Note:	
1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH 22Apr22    Note: POWDER	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 22Apr22    Note: POWDER MASTER ENSUITE ENSUITE 2/3 ENSUITE 4	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 22Apr22    Note: MASTER ENSUITE ENSUITE 2/3 ENSUITE 4	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 22Apr22    Note: MASTER ENSUITE ENSUITE 4	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Apr22    Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 22Apr22    Note:	
1 - EUROLINE 1 - WROUGHT IRON - BLACK 22Apr22    Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 22Apr22    Note:	



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EXTRAS AS PER OFFER

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

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

PURCHASER: Vanshika NEHRA

TEL: RES.: 647-625-6635

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #
536	4	Valleycreek Four A Elev 3	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:

Item	Description	Amount
1	1 - KITCHEN- DELETE PANTRY- SHIFT FRIDGE OVER - SEE SKETCH Note:	\$ 0.00

Includes all taxes applicable at time of purchase.

\$0.00 Sub Total

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.

PURCHASER:

Vanshika NEHRA

27-Apr-22  
DATE

VENDOR:

PER: Russell Gardens Building Ltd.