

CONSTRUCTION SUMMARY			
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.			
PURCHASERS: Brijesh Lalji PANDEY and Aakriti Brijesh PANDEY			TEL: RES.: 647-904-3459

LOT / PHASE 507 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three A Elev 1		
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 26May22 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 26May22 Note:	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 16Jun21 Note:	

COUNTER TOP

1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 26May22 Note:	
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DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 26May22 Note:	
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ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 26May22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 26May22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 16Jun21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 16Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 26May22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 26May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 26May22 Note:	

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 26May22 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 26May22 Note:	

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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 16Jun21 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 16Jun21 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26May22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Jun21 Note: NEW PROMO BALANCE \$5570.00	

STAIRS AND RAILINGS

1 - STAIRCASE - V-GROOVE HANDRAIL 26May22 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 26May22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 26May22 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:	
(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:	

This Document is Extremely Time Sensitive - Printed 26 May 22 at 13:39

Purchasers:

Brijesh Lalji PANDEY & Aakriti Brijesh PANDEY

Property: 507

Telephone Res. / Bus:

(647) 904-3459 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Three A Elev 1

Lock Date:

26-May-22

26-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	467SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	467SA
Master Ensuite Bathroom	DORAL W-500	467SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	467SA
Ensuite Bath - Bedroom 4	DORAL W-500	467SA

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	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials:

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT 599 WHITE-13X13	<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-SILVIA WHITE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ 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	N/A
Living Room	N/A
Dining Room	STRIP-VINTAGE-NSS-BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"
Family Room	STRIP-VINTAGE-NSS-BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"
Upper Landing	STRIP-VINTAGE-NSS-BRUSHED-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-5"
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #5	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE DOVER RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE DOVER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE DOVER RED OAK
Red Oak Stairs	<input checked="" type="radio"/> Yes <input type="radio"/> 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	N/A	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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No		

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 Telephone Res. / Bus: (647) 904-3459 / Project: Russell Gardens Building Ltd.
 Decor Advisor: Candace Forza Model and Elevation: Valleycreek Three A Elev 1
 Lock Date: 26-May-22 26-May-22 Plan #: 62M-1266

10. Plaster Mouldings and Medallions

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

** 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	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A		GRIGIO CARNICO			N/A		
Hearth	N/A		NO			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	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

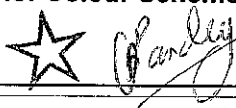
14. General Comments

** Refer to Construction Summary

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.
- 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.

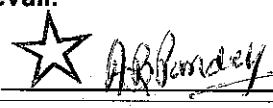
Signature:



Date:

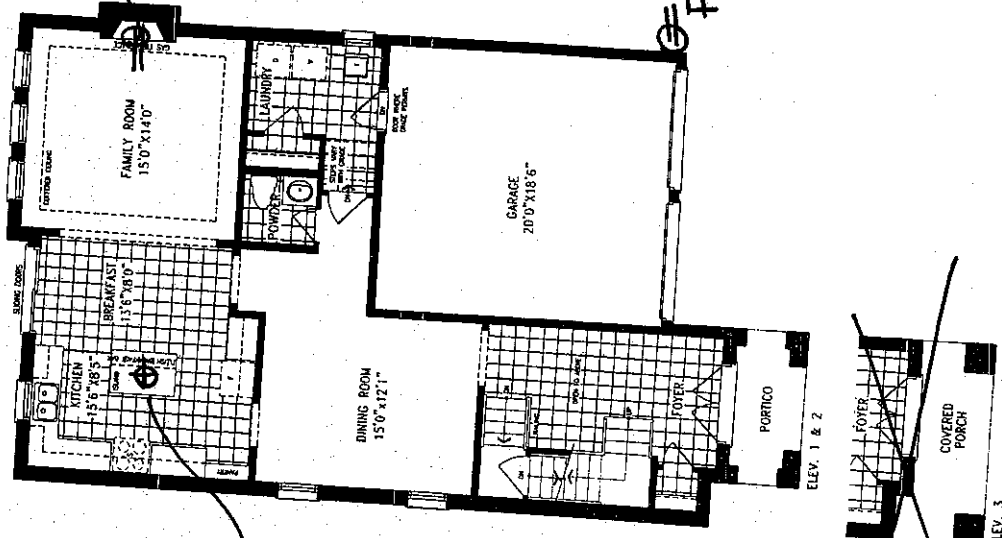
05/26/2022

Signature:

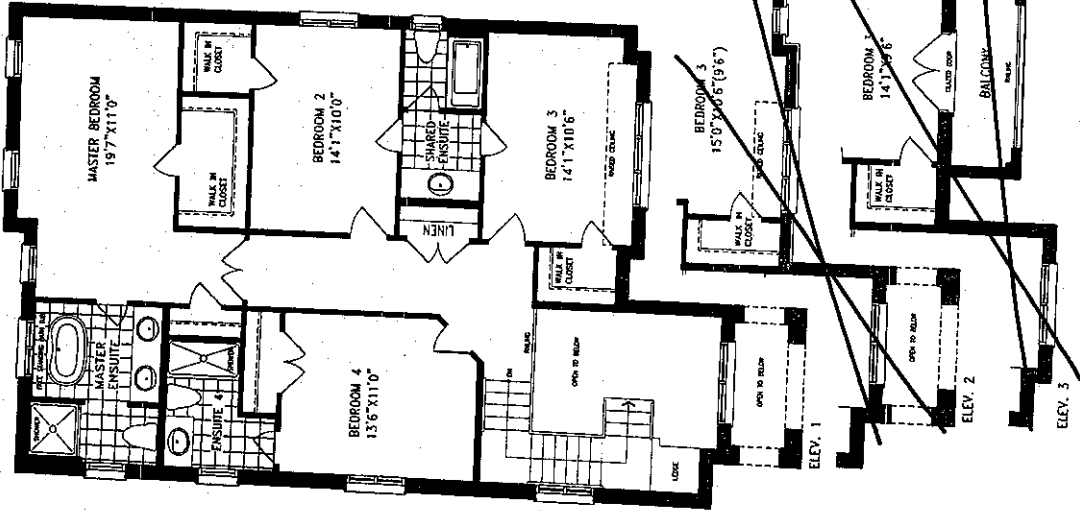


Date:

05/26/2022

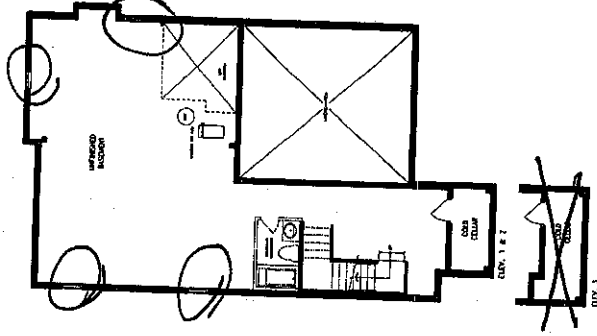


MAIN LEVEL



UPPER LEVEL

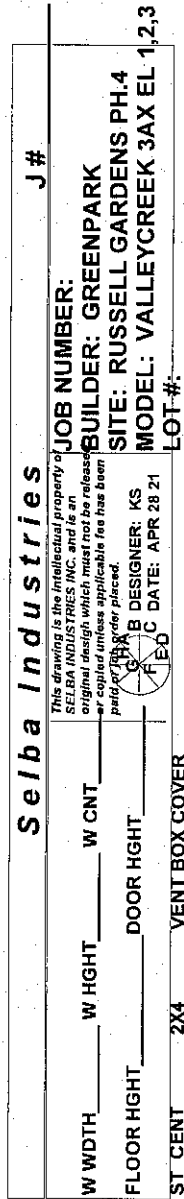
• Enlarge
Basement
Windows
200
sq. ft.

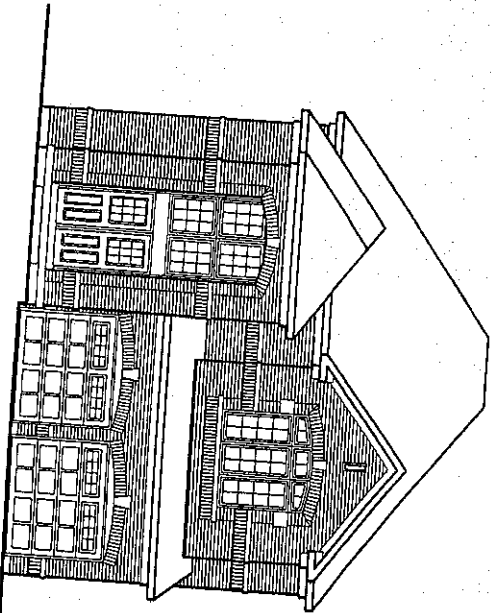


LOWER LEVEL

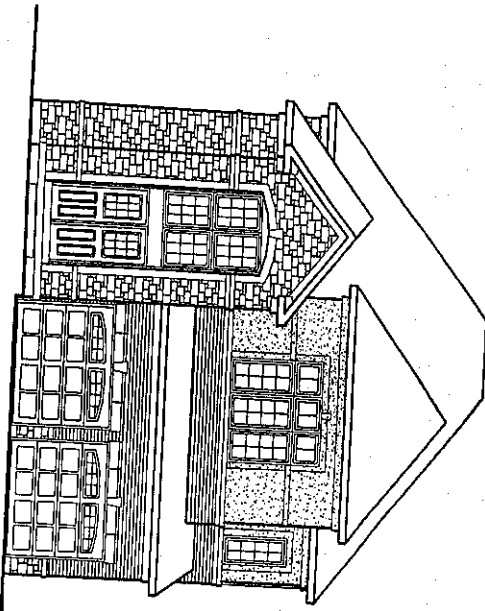
VALLEYCREEK THREE A ELEV. 1 - 2,700 sq. ft. | ELEV. 2 - 2,701 sq. ft. | ELEV. 3 - 2,686 sq. ft. Includes 105 sq. ft. open area

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS AND PORCHES MAY VARY AT ANY EXTERIOR ENTRANCE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE SHOWN FLOOR AREA. ALL DIMENSIONS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATIONS. ROUNDED AND ADJOINING MODEL TYPES MAY VARY DUE TO SPEC. E. & D. APR. 2021

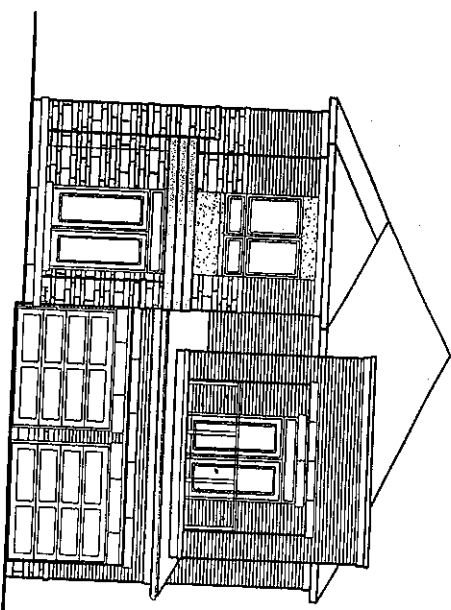




FRONT ELEVATION 1



FRONT ELEVATION 2



FRONT ELEVATION 3

VALLEYCREEK THREE A

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STOPS AND REVERSES MAY VARY AT ANY EXTERIOR ENTRANCE. WAYS DUE TO GRADING VARIANCE. ACTUAL SQUARE FOOTAGE SINCE MAY VARY FROM THE STATED FOOTAGE AREA. ALL REVISIONS ARE SUBJECT TO MODIFICATIONS. INCLUDE AND ADDRESS MORE THAN ONE TO SHEET. C & D. APR 2021

Purchaser: Pandey
Lot: 507.

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

- 1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
- 2. One (1) Doorbell camera supplied and installed at front door;
- 3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
- 4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
- 5. Smart light switches to be installed in such locations as determined by the Vendor;

Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials	Purchaser Initials
