

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: Yousuf Ali KALHORO and Sadia YOUSUF

TEL:

LOT / PHASE 539 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 2		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 20May22 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 20May22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 20May22 Note:	
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CONSTRUCTION

1 - MAIN LEVEL - EXTERIOR AND INTERIOR - 8' DOORS AND ARCHWAYS - WHERE CONSTRUCTION PERMITS 07Jul21 Note: PURCHASER IS AWARE TRASOM ABOVE FRONT DOOR WILL BE REDUCED IN HEIGHT TO ACCOMMODATE	
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COUNTER TOP

1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 20May22 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20May22 Note:	
1 - KITCHEN - STANDARD STANDARD 120V PLUG FOR GAS STOVE AS WELL AS STANDARD 220V PLUG FOR ELECTRICAL STOVE 20May22 Note:	
2 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 20May22 Note:	
1 - FOYER - CENTER LIGHT ON SECOND FLOOR CEILING AS PER SKETCH - IF CONSTRUCTION PERMITS 20May22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20May22 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 20May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 20May22 Note:	

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTEL - UPGRADE WHITE PAINT 20May22 Note:	
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PLUMBING

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2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE BATHROOM & ENSUITE 4 BATHROOM

20May22 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

20May22 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$7800.00 BALANCE FORWARD \$2200.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE

07Jul21 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

20May22 Note:

EXTRAS AS PER OFFER

(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:

FAMILY ROOM FIREPLACE CAN NOT PROJECT INTO SIDE YARD DUE TO LOT REQUIREMENTS

Worksheet Note:

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:

This Document is Extremely Time Sensitive - Printed 20 May 22 at 13:24

Purchasers:

Yousuf Ali KALHORO & Sadia YOUSUF

Property: 539

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Three Elev 2

Lock Date: 24-May-22

20-May-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFT WOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	MONACO 904 INK	465SA
Ensuite Bath - Bedroom 2/3	DORAL K43 SUMMIT WHITE	467SA
Ensuite Bath - Bedroom 4	DORAL H3453 LAVA GREY FLEETWOOD	464SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Three Elev 2

Lock Date: 20-May-22

20-May-22

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule

TILE-GARDA GREY-13X13

☐

metal strip where applicable

Main Hall

N/A

☐

Kitchen / Breakfast

TILE-GARDA GREY-13X13

☐

Laundry Room

TILE-GARDA GREY-13X13

☐

Powder Room

TILE-GARDA GREY-13X13

☐

Master Ensuite Bathroom

TILE-RAINBOW LIGHT GREY-13X13

☐

Ensuite Bath - Bedroom 2/3

TILE-BEACH LIGHT GREY-13X13

☐

Ensuite Bath - Bedroom 4

TILE-GARDA GREY-13X13

☐

☐

☐

☐

** 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-EXTRA WHITE/BEIGE-8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY-8X16	
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

As Per Construction Specifications

Door Handles

As Per Construction Specifications

Exterior Front Door Handle

As Per Construction Specifications

** Refer to Construction Summary

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Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

20-May-22

Property: 539

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Three Elev 2

Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
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	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
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			

** 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	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor

☐ Yes ☒ No

** Refer to Construction Summary

Initials: YK SY

Purchasers: Yousuf Ali KALHORO & Sadia YOUSUF

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Lock Date: 20-May-22

20-May-22

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	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
Fireplace Type	<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"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			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 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 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.

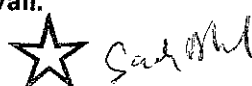
Signature:



Date:

20-MAY-2022

Signature:



Date:

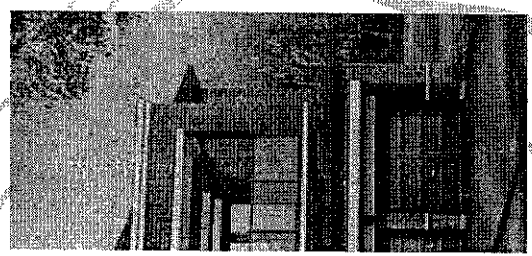
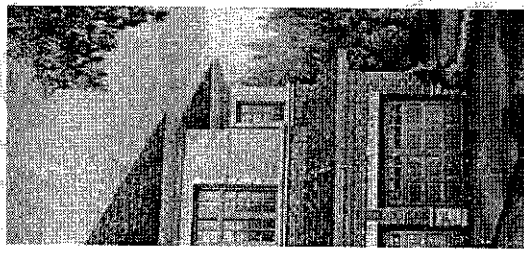
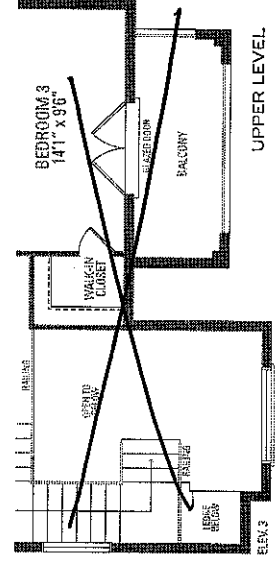
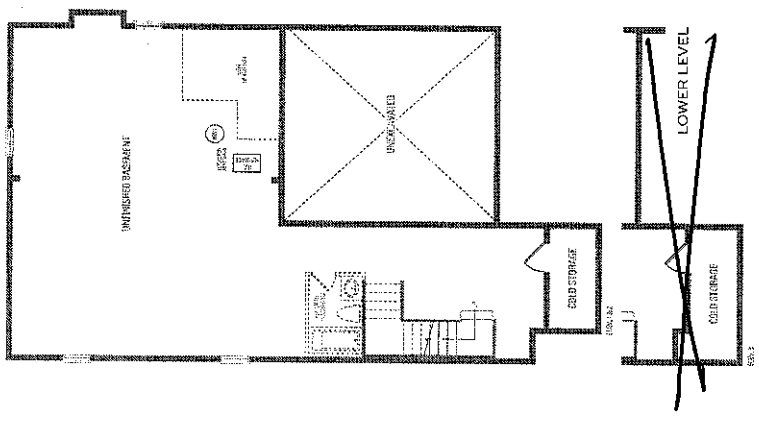
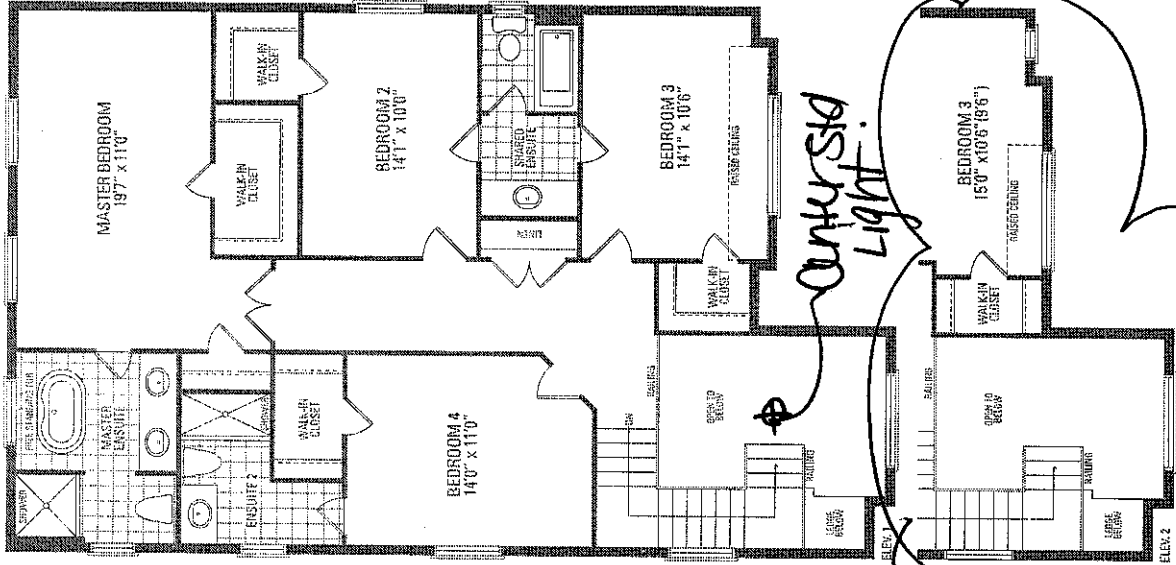
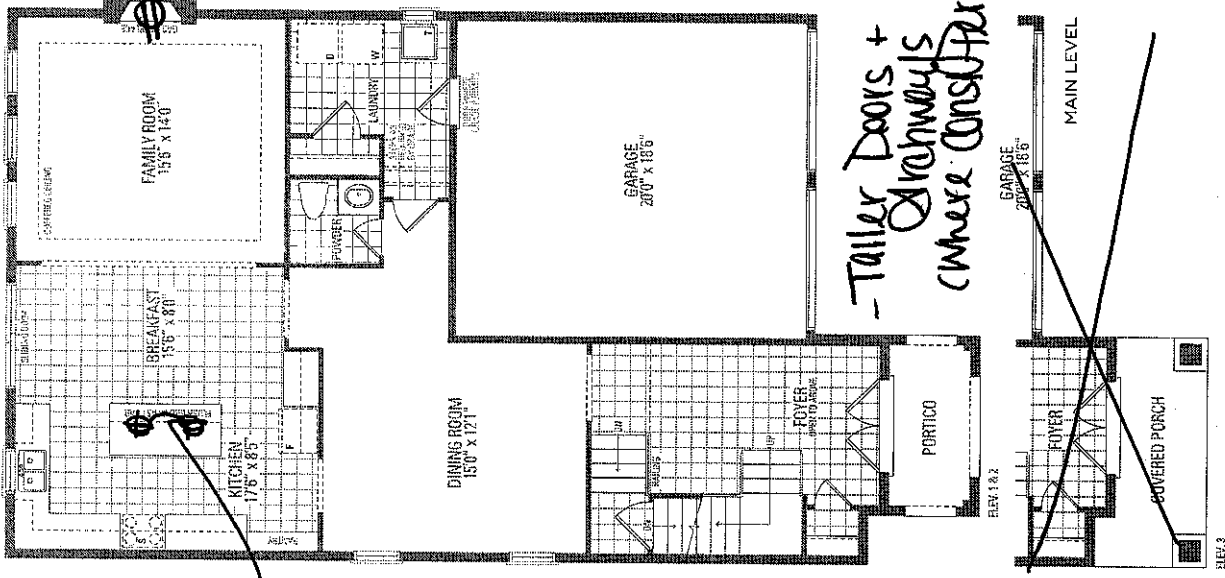
20-MAY-2022

539 - Russell Gardens
Ph. 4.



Add 2
lights
above
Island

add plug
above
fireplace



VALLEYCREEK THREE ELEV. 1 • 2,772 sq.ft. | ELEV. 2 • 2,773 sq.ft. | ELEV. 3 • 2,758 sq.ft. | Include 105 sq.ft. of open area.

Y4
SY

LOT 539
RUSSELL GARDENS
PHASE 4
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 3
ELEV. 2

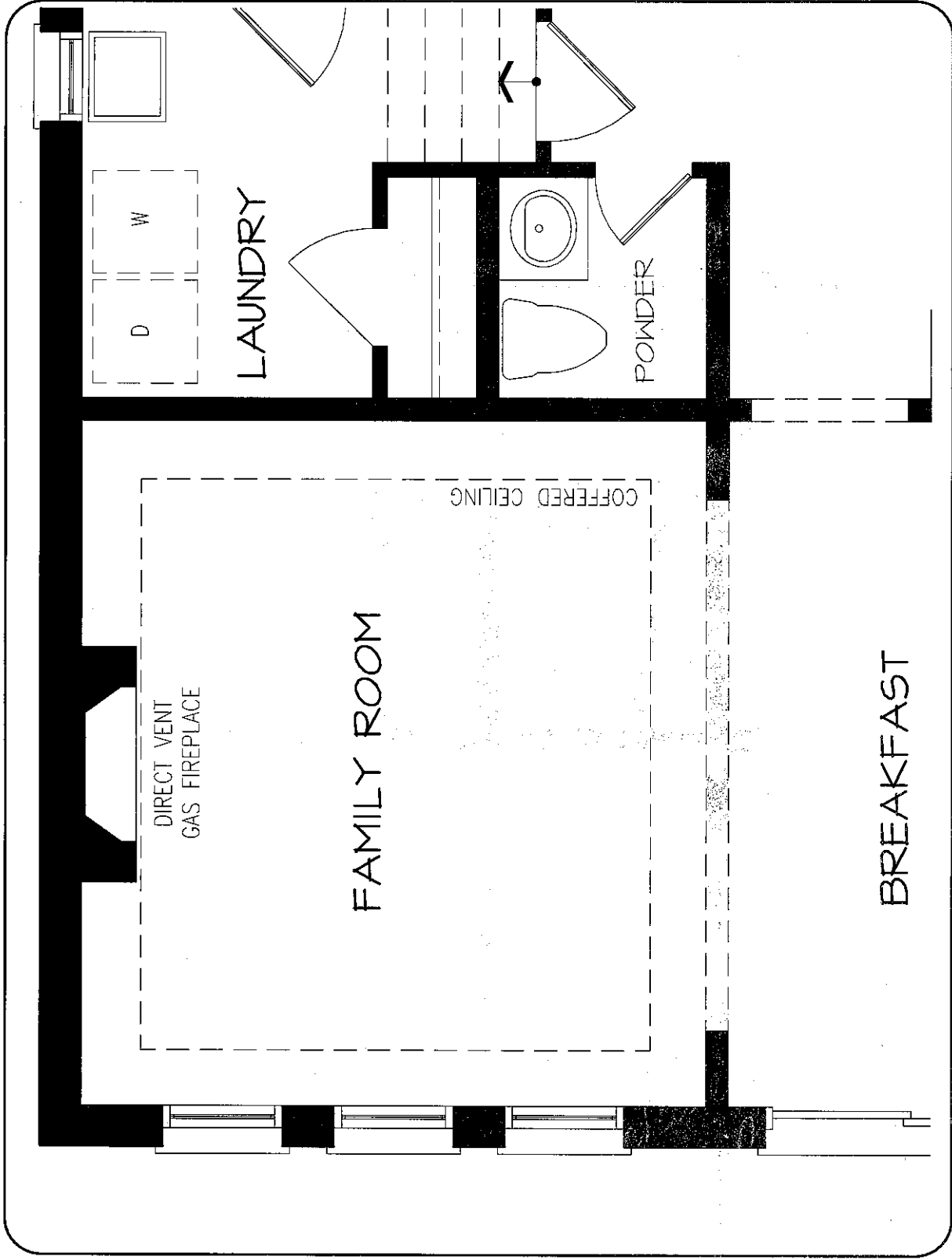
REVISIONS:

1. FAMILY ROOM FIREPLACE
CAN NOT PROJECT INTO
SIDE YARD DUE TO LOT
REQUIREMENTS.



TK

SY



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY MB
N.T.S.
PAGE No.
1 OF 1



Kitchen
• Light Valance.

Full Depth Fridge
Upper With Labels
(8th Deep)



Selba Industries

7

JOB NUMBER:

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.4

MODEL: VALLEYCREEK 3AX EL 1.2.3

LOT#:

ST CENT 2X4 VENT BOX COVER

Purchaser: Kalhoro + Yusuf
Lot: 539.

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
	

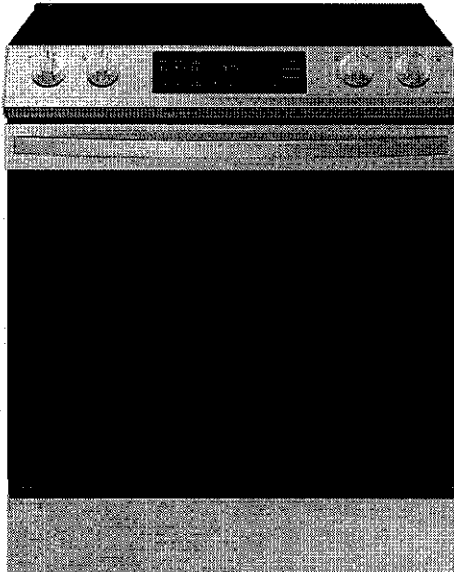
LOT 539
Russell Gardens
Ph 4
Page 1 of 2

NE63T811SS

SAMSUNG

Samsung Front Control Slide-in Electric Range

6.3 cu. ft. Capacity



Signature Features

Ready2Fit™ Guarantee

- If your Samsung Front Control Slide-In Range doesn't fit your 30" Freestanding Range cutout, enjoy \$100* on us to cover any countertop modification costs.

*Visit samsungpromotions.com/SlideInReady2Fit for details.

Fingerprint Resistant Finish

- Fingerprint resistant, for an everyday beautiful finish.

Flexible Cooktop

- Get to high heat quickly for searing meat or boiling water, or turn down to a simmer to make your favorite sauces. Has 5 heating elements, including 2 dual ring elements, so you can cook with small and large sized pots and pans.

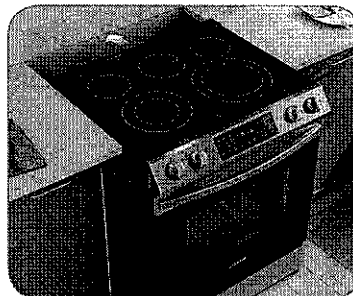
Available Colors



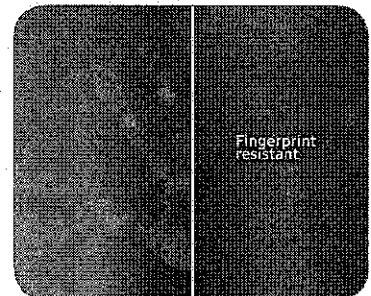
Fingerprint Resistant
Stainless Steel (shown)



Fingerprint Resistant
Black Stainless Steel



Ready2Fit™ Guarantee



Fingerprint Resistant Finish

Features

- Ready2Fit™ Guarantee
- Fingerprint Resistant Finish
- Large Oven Capacity – 6.3 cu. ft.
- Glass Touch Controls
- Storage Drawer

- Flexible Cooktop:
Five Element Cooktop
 - Two Dual Elements (6"/9")
 - Two Single Elements (6")
 - Warming Center

Convenience

- Wi-Fi Connectivity
- Voice-Enabled
- Self & Steam Clean
- Hidden Bake Element
- Child Safety Lock
- Delay Start
- Auto Oven Light
- Kitchen Timer
- Sabbath Mode



Lot 539
Russell Gardens
Ph. 4.
Page 2 of 2.

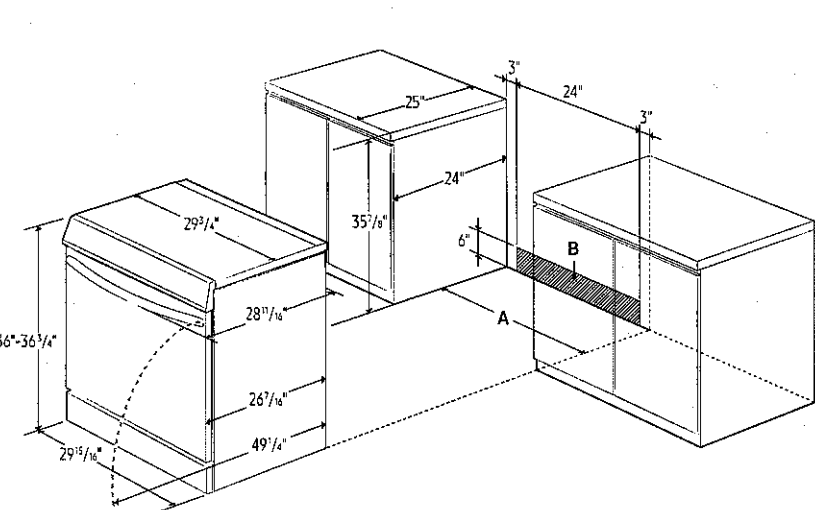
NE63T8111SS

SAMSUNG

Samsung Front Control Slide-in Electric Range

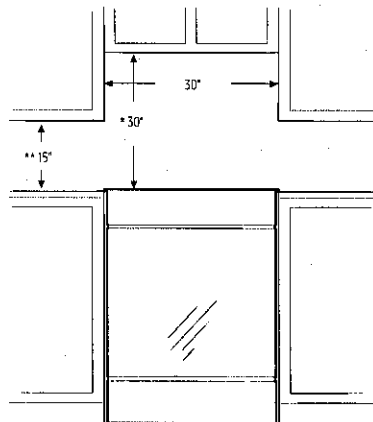
6.3 cu. ft. Capacity

Installation Specifications



A: Cabinet opening min 30"
B: Acceptable electrical outlet area

IMPORTANT: If your cabinets are over 36 3/4" high, you must install this range on a hard, heat resistant support that raises the surface of the range so that it is about even with the countertop.



* 30" minimum clearance between the top of the cooking surface and the bottom of an unprotected wood or metal cabinet; or 24" minimum when the bottom of the wood or metal cabinet is protected by not less than 1/4" of flame retardant millboard covered with not less than no.28 MSG sheet steel, 0.015" stainless steel, 0.024" aluminum, or 0.020" copper.

** 15" minimum between the countertop and the adjacent cabinet bottom.

IMPORTANT: Consult with Installation Manual for detailed instructions before installing. All ranges must be installed with the Anti-Tip device that is included.

Power Source

240V/208V/60 Hz/40A

Electric Ceramic Cooktop

- Right Front: 6"/9" Dual Element, 3000 W
- Left Front: 6"/9" Dual Element, 3000 W
- Right Rear: 6", 1200 W
- Left Rear: 6", 1200 W
- Center: 7" Warming Center

Oven

- Capacity: 6.3 cu. ft.
- Hidden Bake Element
- Bake
- Variable Broil: Low/High
- Bread Proof

Warranty

One (1) Year Parts and Labor

Product Dimensions & Weight (WxHxD)

Oven Interior Dimensions:

24 13/16" x 22 7/16" x 19 3/4"

Outside Net Dimensions:

29 15/16" x 36-36 3/4" (Adjustable) x 28 11/16"

Weight: 166 lbs

Shipping Dimensions & Weight (WxHxD)

Dimensions:

33 1/16" x 41 3/4" x 30 5/16"

Weight: 189 lbs

Color

Fingerprint Resistant

Stainless Steel

Fingerprint Resistant

Black Stainless Steel

Model

NE63T8111SS

NE63T8111SG

UPC Code

887276409009

887276408996



Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.

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