

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.			RECEIVED	
PURCHASERS: Ryan Charles NEWELL and Stephanie Marie NEWELL			JUN 23 2022	TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
554 / 4	62M-1266	Valleycreek Three Elev 2		

CABINETRY

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 15Jun22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - UPGRADE 2 15Jun22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 15Jun22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 15Jun22 Note: ENSUITE 4	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 15Jun22 Note: ENSUITE 2/3	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 15Jun22 Note: MASTER ENSUITE	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 15Jun22 Note: POWDER	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 15Jun22 Note:	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 15Jun22 Note:	
1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - UPGRADE 2 15Jun22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 15Jun22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 15Jun22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 15Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 15Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LANDING 15Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 15Jun22 Note:	



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1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER

15Jun22 Note:

CONSTRUCTION

1 - OAK STAIRS TO BASEMENT FROM MAIN FLOOR-NATURAL FINISH

14Jun21 Note:

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

14Jun21 Note:

COUNTER TOP

1 - UPGRADE COUNTERTOP MATERIAL - Bdrm 4

15Jun22 Note:

1 - UPGRADE COUNTERTOP MATERIAL - Man 2/3

15Jun22 Note:

1 - UPGRADE COUNTERTOP MATERIAL - Master

15Jun22 Note:

1 - UPGRADE COUNTERTOP MATERIAL - Powder

15Jun22 Note:

1 - COUNTER - KITCHEN - ISLAND - WATERFALL

15Jun22 Note:

1 - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen

15Jun22 Note: WITH EXTENDED BACKSPLASH

1 - UPGRADE COUNTERTOP MATERIAL - Kitchen

15Jun22 Note:

ELECTRICAL

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

15Jun22 Note:

1 - DELETE STANDARD LIGHT IN FAMILY ROOM

15Jun22 Note:

1 - RELOCATE STANDARD KITCHEN & BREAKFAST LIGHT TO BE OVER ISLAND

15Jun22 Note: SEE SKETCH

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND

15Jun22 Note:

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF

15Jun22 Note:

30 - POT LIGHT - LED - FIRST FLOOR INSTALLATION

14Jun21 Note:

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

14Jun21 Note:

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1 - 200 AMP ELECTRICAL SERVICE

14Jun21 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

14Jun21 Note:

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

14Jun21 Note:

HARDWOOD FLOORING

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

15Jun22 Note:

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

15Jun22 Note: Including Main Hall -

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

14Jun21 Note:

PAINTING

1 - UPGRADE WHITE - TRIM & DOORS

15Jun22 Note:

PLUMBING

1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH

15Jun22 Note: POWDER

5 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY

15Jun22 Note: POWDER
MASTER ENSUITE - X1
ENSUITE 2/3
ENSUITE 4

3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH

15Jun22 Note: MASTER ENSUITE
ENSUITE 2/3
ENSUITE 4

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH

15Jun22 Note: POWDER
MASTER ENSUITE
ENSUITE 2/3
ENSUITE 4

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

14Jun21 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER

14Jun21 Note:

PROMOTIONAL

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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

14Jun21 Note:

STAIRS AND RAILINGS

1 - EUROLINE 1

15Jun22 Note: WROUGHT IRON PICKET

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

15Jun22 Note: BASEMENT STAIRCASE

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

15Jun22 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:

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:

Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo

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:

This Document is Extremely Time Sensitive - Printed 15 Jun 22 at 15:55

Purchasers:Ryan Charles NEWELL & Stephanie Marie NEWI

Property: 554

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Three Elev 2

Lock Date: 15-Jun-22

15-Jun-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON 823 DRIFT WOOD	466SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	466SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHITE	467SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	466SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	466SA

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 - LYSKAMM T5J6 (Q)	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	QUARTZ - BIANCO STARDUST (Q)	#360 EDGE
Master Ensuite Bathroom	QUARTZ - VICTORIA (Q)	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZ - FUSION WHITE (Q)	#360 EDGE
Ensuite Bath - Bedroom 4	QUARTZ - FUSION WHITE (Q)	#360 EDGE

** Refer to Construction Summary

Initials:  

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Ryan Charles NEWELL & Stephanie Marie NEWI

/

Aly Aversa

15-Jun-22

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15-Jun-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE - MARMORE CARRARA 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE - MARMORE CARRARA 12X24	<input type="checkbox"/>	
Laundry Room	TILE - FORM LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE - MARMORE CARRARA 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - STONE DARK GREY 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE - RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE - RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
LOWER LANDING	TILE - MARMORE CARRARA 12X24	<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-BIANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
LOWER LANDING		
Kitchen Backsplash	QUARTZ - LYSKAMM T5J6 (Q)	ISLAND: WATERFALL - LYSKAMM T5J6 (Q)

** 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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

7. Other Flooring

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7. Outer Flooring		
Main Hall	HARWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL RED OAK 5" PEWTER	
Living Room	N/A	
Dining Room	HARWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL RED OAK 5" PEWTER	
Family Room	HARWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL RED OAK 5" PEWTER	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	TILE - MARMORE CARRARA 12X24	
Upper Landing	HARWOOD-VINTAGE-NORTHERN SOLID SAWN COLLECTION-CHARACTER-PEARL RED OAK 5" PEWTER	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #5	N/A	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing TypeAS PER CONSTRUCTION SPECIFICATIONS

Complimenting ColourVINTAGE-RED OAK-PEWTER

Picket TypeEUROLINE 1

Complimenting ColourBLACK

Stringer / RiserAS PER CONSTRUCTION SPECIFICATIO

Complimenting ColourVINTAGE-RED OAK-PEWTER

TreadsAS PER CONSTRUCTION SPECIFICATIO

Complimenting ColourVINTAGE-RED OAK-PEWTER

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. BASEMENT STAIRCASE - VINTAGE - RED OAK - PEWTER. *

9. Wall Paint Flat Finish

Main & Upper Hall22 WARM GREY

Master Bedroom22 WARM GREY

Living RoomN/A

Bedroom #222 WARM GREY

Dining Room22 WARM GREY

Bedroom #322 WARM GREY

Kitchen / Breakfast22 WARM GREY

Bedroom #422 WARM GREY

Family Room22 WARM GREY

Bedroom #5N/A

Powder Room22 WARM GREY

Master Ensuite22 WARM GREY

Laundry Room22 WARM GREY

Ensuite Bath - Bedroom 2/322 WARM GREY

Den/LibraryN/A

Ensuite Bath - Bedroom 422 WARM GREY

Trim & Door Paint-Semi GlossUPGRADE WHITE

Smooth Ceilings First Floor

☒ Yes

☐ No

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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
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				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				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	YES
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	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 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 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: 

Date: 06/15/22

Signature: 

Date: 06/15/22

- Kitchen Up #2

CT=

Angled
Upper Corner

Delete

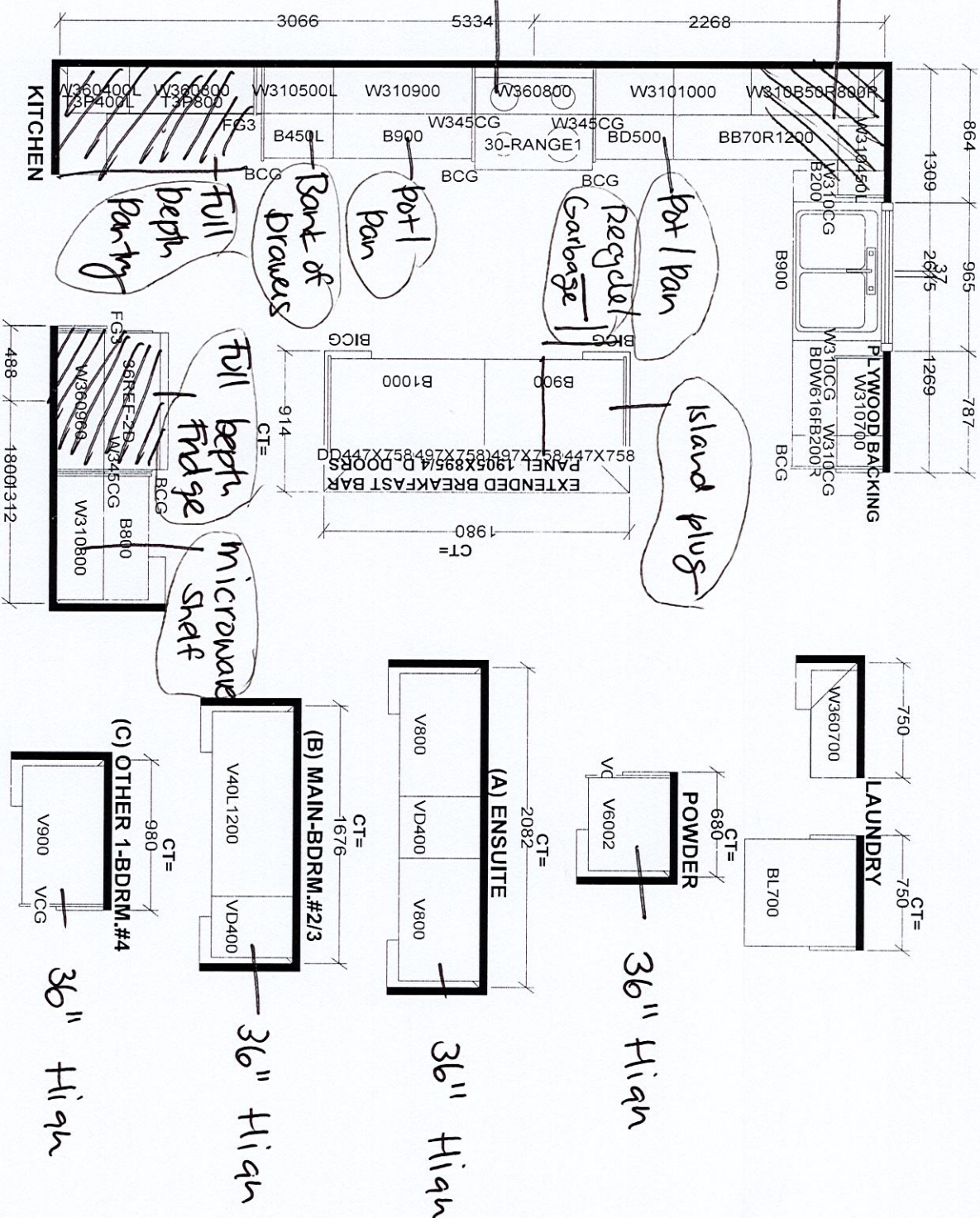
Cabinet

above

CT=

CT=

Russell Gardens
Lot 554
Valleycreek 3 Elev. 2



Selba Industries

J #

JOB NUMBER:

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.4

MODEL: VALLEYCREEK 3X EL 1,2,3

LOT #:

FLOOR WIDTH _____ W HGT _____ W CNT _____

DOOR HGT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

This drawing is the intellectual property of Selba Industries. It is to be used for the project only and is not to be released or copied without the written permission of Selba Industries. A release fee has been paid for this order placed.

DESIGNER: KS

DATE: APR 28 21

554

Electrical Plan

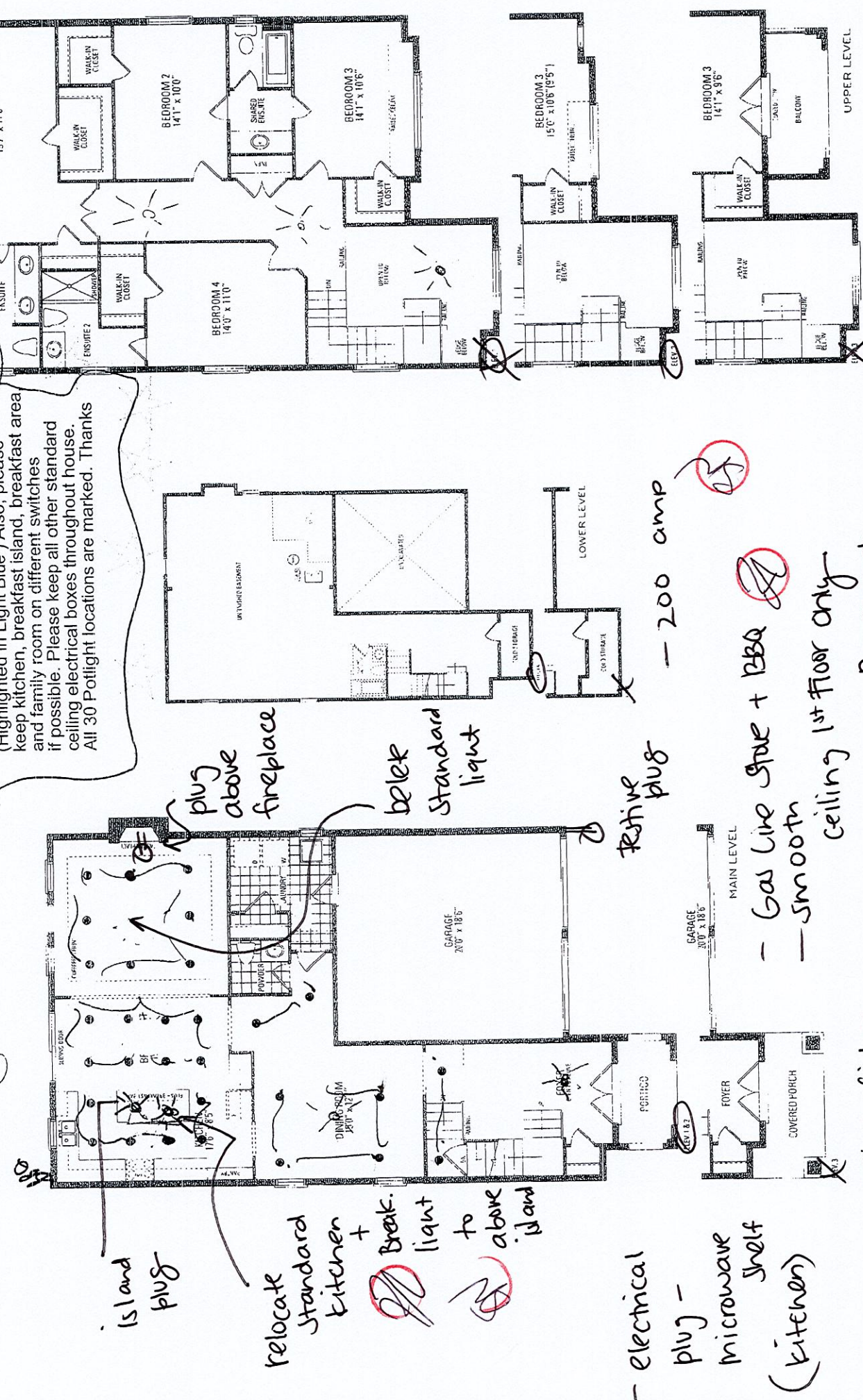
Mark Pot lights

Frameless Glass

-- the tower (x2)

Russell Gardens
PH 4
Lot 554
Valley Creek 3
Elev. 2

Please Remove Standard Ceiling Electrical Boxes in Kitchen/ Breakfast Area/ and Family Room (Highlighted in Yellow - Total of 3) Add (2) Electrical Boxes over Kitchen Island (Highlighted in Light Blue) Also, please keep kitchen, breakfast island, breakfast area and family room on different switches if possible. Please keep all other standard ceiling electrical boxes throughout house. All 30 Potlight locations are marked. Thanks



ELEV. 1 - 2,772 sqft | ELEV. 2 - 2,773 sqft | ELEV. 3 - 2,758 sqft.

THESE PLANS ARE PREPARED BY AN ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF.