

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASER: Zuhaib Pervez BAJWA			18650723 JUN 24 2022	TEL:
LOT / PHASE 601 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Grandville Twelve (4 Bedroom) Elev 3		

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 22Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 22Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 22Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 22Jun22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 2 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - HOME OFFICE 22Jun22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 22Jun22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 22Jun22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 22Jun22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 22Jun22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA IN OFFER 22Jun22 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 22Jun22 Note:	
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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:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. 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:	

Purchaser:

Zuhaib Pervez BAJWA

Telephone Res. / Bus: /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

22-Jun-22

Property: 601

Project: Russell Gardens Building Ltd.

Model and Elevation: Grandville Twelve (4 Bedroom) Elev 3

Plan #:

62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO-PLATINUM SILVER	467SA
Laundry Room	ELISSE	
Powder Room	DORAL-K44 TITAN GREY	179SA
Master Ensuite Bathroom	SABRA-814 DARK CHOCOLATE	464SA
Ensuite Bath - Bedroom 2	SABRA-823 DRIFTWOOD	464SA
Ensuite Bath - Bedroom 3	DORAL- H3078 HACIENDA WHITE	466SA
ENSUITE BATH - 4/FLEX	MONACO-821 INDUSTRIAL GRAPHITE	631SB

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

STANDARD OPENIN

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

STANDARD 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	GRANITE-NEW CALEDONIA	#360 EDGE
Laundry Room		
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-PEWTER P-999CA	
Ensuite Bath - Bedroom 2	LAMINATE-SMOKEY TOPAZ 4589K-07	
Ensuite Bath - Bedroom 3	LAMINATE-INUK SHUK TAUPE P-345 LM	
ENSUITE BATH - 4/FLEX	LAMINATE-FROSTY WHITE 1573-60	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	STONE WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	STONE WHITE 12X24	<input type="checkbox"/>	
Laundry Room	ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	STONE WHITE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	BEACH LIGHT GREY 13X13	<input type="checkbox"/>	
ENSUITE BATH - 4/FLEX	ESSENZE BIANCO 13X13	<input type="checkbox"/>	
MUD ROOM	STONE WHITE 12X24	<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-MARVEL GREY 10X13	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVA WHITE 8X16	
Ensuite Bath - Bedroom 3	TILE-GOLF GRIGIO SCURO 8X10	
ENSUITE BATH - 4/FLEX	TILE-NATURALE NERO 8X10	
MUD ROOM		
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	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
Living Room	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
Dining Room	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
Family Room	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
Upper Landing	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
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
HOME OFFICE	MIRAGE-ADMIRATION COLLECTION-PLATINUM- 3 1/4" RED OAK-CASHEMERE
FLEX ROOM	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	PLATINUM
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	PLATINUM
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	PLATINUM
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	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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	ENSUITE BATH - 4/FLEX	22 WARM GREY
		HOME OFFICE	22 WARM GREY
		FLEX ROOM	22 WARM GREY
Smooth Ceilings First Floor <input type="radio"/> Yes <input checked="" type="radio"/> 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
<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		FLAT ON WALL	
Mantle Type		MANTLE M1-STANDARD	
Colour / Stain		BIRCH WHITE	
Surround		NERO	
Hearth		NO	

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
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 type="radio"/> Yes <input checked="" 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

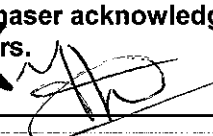
Disclaimers and Notes

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.

Signature: 

Date: 22/5/2022

Purchaser: *Zuhaib Pervez Bajwa*
Lot: *601*

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;

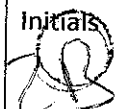

Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or 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.

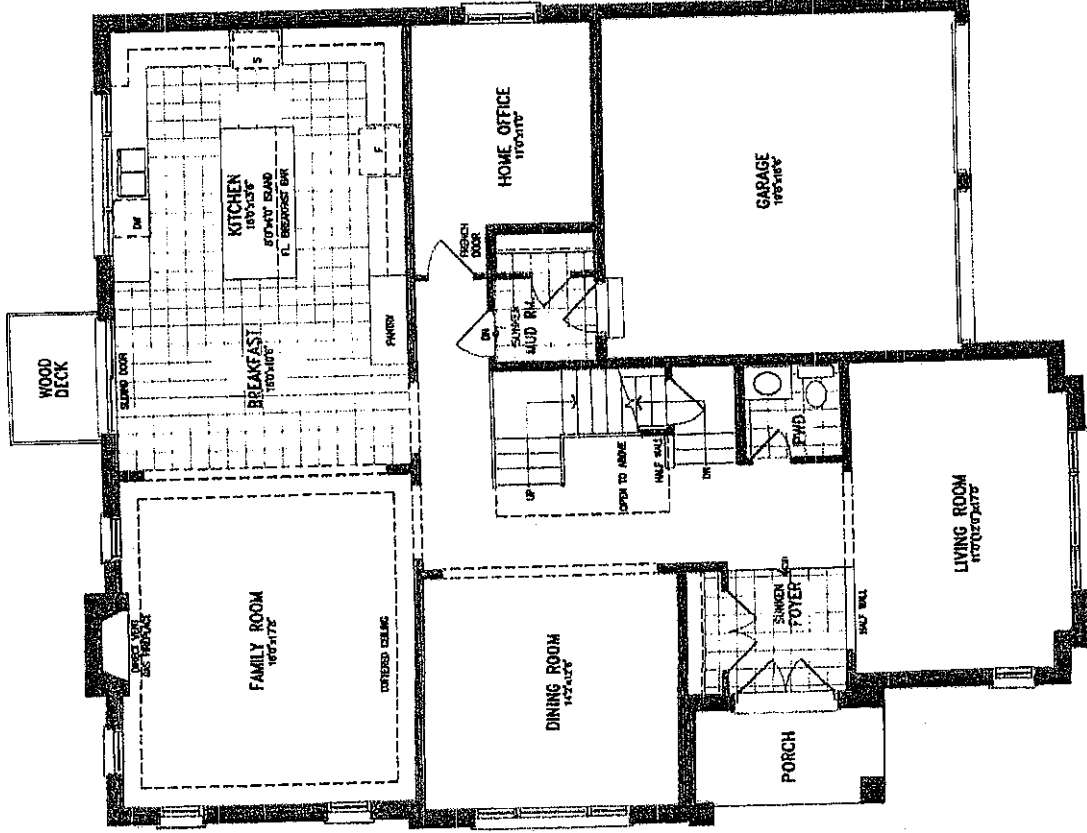
Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions,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

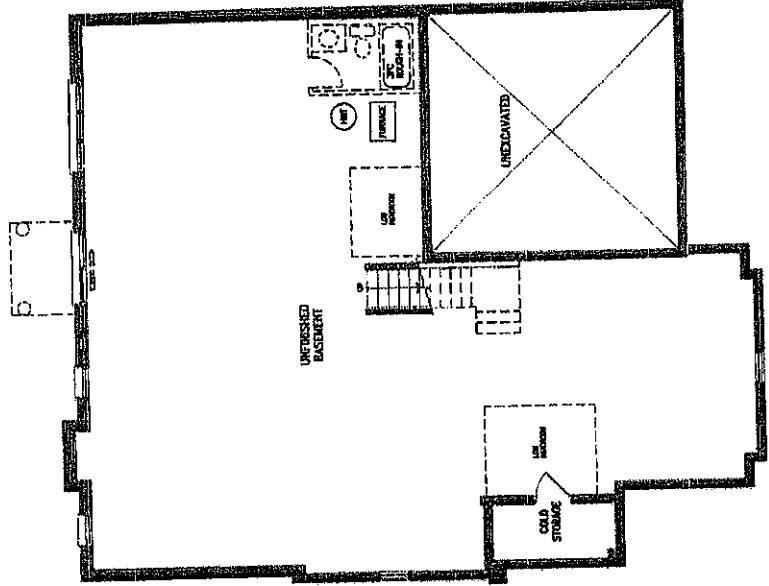
Purchaser Initials 	Purchaser Initials 
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SKETCH - FEBRUARY 17, 2022
GRANDVILLE 12-601
Elevation 3

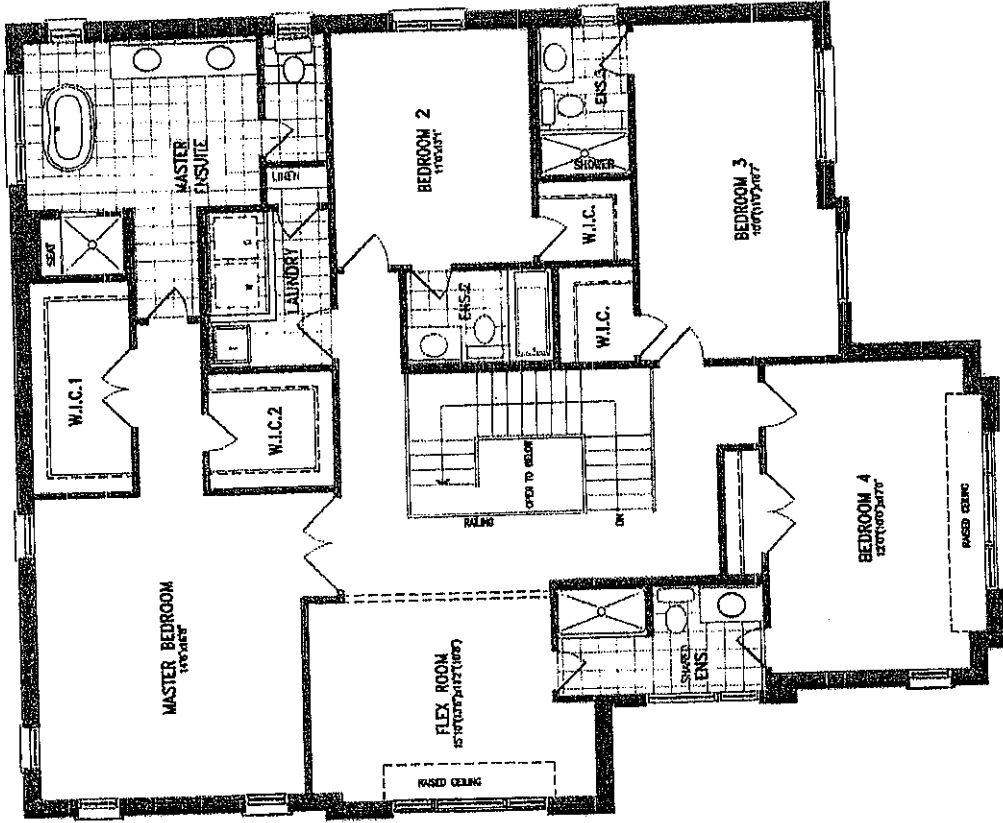
WALKOUT
10 FT MAIN FLOOR



GROUND FLOOR PLAN - ELEV. '3'



BASEMENT PLAN - ELEV. '3'



SECOND FLOOR PLAN - ELEV. '3'

Gross Floor Area: 3874 SF (359.91 SM)

[illegible]

Selba Industries				J # _____	
<i>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid at job order placed.</i>					
W WIDTH _____		W HGT _____		W CNT _____	
FLOOR HGT _____		DOOR HGT _____			
ST CNT _____		2X4 _____		VENT BOX COVER _____	
DESIGNER: LR DATE: APR 28 21				JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: GRANDVILLE 12X EL 1, 2, 3 LOT #:	