

CONSTRUCTION SUMMARY

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

PURCHASERS: Priyanka S. RAIMUGIA and Sanjit KANG

TEL: RES.: 647-640-0993

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
547 / 4	62M-1266	Springfield Eleven (4 Bedroom) Elev 3		

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - ENSUITE BATHROOM - <del>FLOOR</del> 27Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 27Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 27Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 27Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 27Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 27Jun22 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 27Jun22 Note:	
---	--

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 27Jun22 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 27Jun22 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 27Jun22 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 27Jun22 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 4 TON 27Jun22 Note:	
---	--

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Jun22 Note:	
---	--

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 27Jun22 Note:	
1 - EUROLINE 1 - BLACK 27Jun22 Note:	

CONSTRUCTION SUMMARY

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

PURCHASERS: Priyanka S. RAIMUGIA and Sanjit KANG

TEL: RES.: 647-640-0993

LOT / PHASE 547 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Eleven (4 Bedroom) Elev 3		
------------------------	-------------------------	---	--	--

EXTRAS AS PER OFFER

Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc <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:	
(8?6? Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 27 Jun 22 at 13:21

Purchasers: Priyanka S. RAIMUGIA & Sanjit KANG

Property: 547

Telephone Res. / Bus: (647) 640-0993 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Ida Viola

Model and Elevation: Springfield Eleven (4 Bedroom) Elev 3

Lock Date: 27-Jun-22

27-Jun-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	DORAL K44 TITAN GERY	464SA
Ensuite Bath - Bedroom 2/3	DORAL W500	464SA
Ensuite 4 / Flex	DORAL W500	464SA

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	NERO IMPALA - Granite	#360 EDGE
Laundry Room		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite 4 / Flex	LAMINATE-BLACK ALICANTE 4926K-07	

\*\* Refer to Construction Summary

Purchasers: Priyanka S. RAIMUGIA & Sanjit KANG

Property: 547

Telephone Res. / Bus: (647) 640-0993 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Ida Viola

Model and Elevation: Springfield Eleven (4 Bedroom) Elev 3

Lock Date: 27-Jun-22

27-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	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-MARMORE CARRARA 12X24	<input type="checkbox"/>	
Laundry Room	TILE-NEO GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-MARMORE CARRARA 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	MEDITERRANEO WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-NEO GREY 13X13	<input type="checkbox"/>	
Ensuite 4/Flex	TILE-NEO GREY 13X13	<input type="checkbox"/>	
Mud Room	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		
Tub Deck		
Tub Deck Skirt		
Shower Stall	MEDITERRANEO WHITE 12X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVA WHITE 8X16	
Ensuite 4/Flex	TILE-SILVA WHITE 8X16	
Mud Room		
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

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

Initials: 

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Priyanka S. RAIMUGIA & Sanjit KANG

(647) 640-0993 /

Ida Viola

27-Jun-22

Property: 547

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bedroom) Elev 3

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)		
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL MAPLE 5" NOVA	
Upper Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Bedroom #5	N/A	
Flex Room	LAMINATE-LEXINGTON ROCHEFORT OAK TL-LW1317 PEFC	
Underpad	Type	Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	CHARACTER PEARL MAPLE 5" NOVA
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	CHARACTER PEARL MAPLE 5" NOVA
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	CHARACTER PEARL MAPLE 5" NOVA

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.

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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite 4/Flex	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Flex	22 WARM GREY

Smooth Ceilings First Floor    ☐ Yes    ☒ No

\*\* Refer to Construction Summary

Purchasers: Priyanka S. RAIMUGIA & Sanjit KANG

Property: 547

Telephone Res. / Bus: (647) 640-0993 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Ida Viola

Model and Elevation: Springfield Eleven (4 Bedroom) Elev 3

Lock Date: 27-Jun-22

27-Jun-22

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fireplace Type		As Per Construction Specifications	
Mantle Type		MANTLE M2-STANDARD	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		NERO	
Hearth		NO	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	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		Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan			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

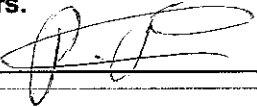
Disclaimers and Notes

- 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.

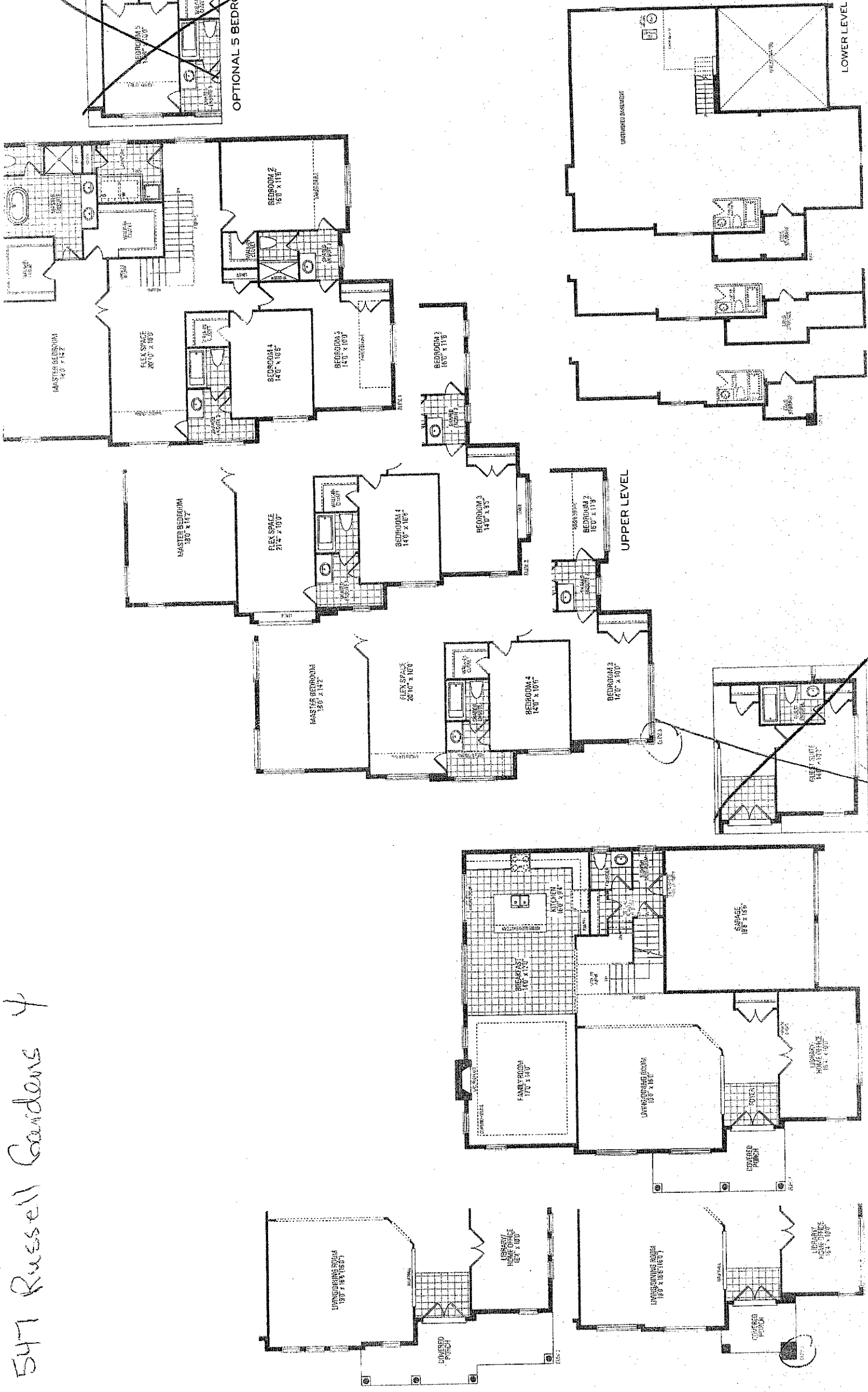
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

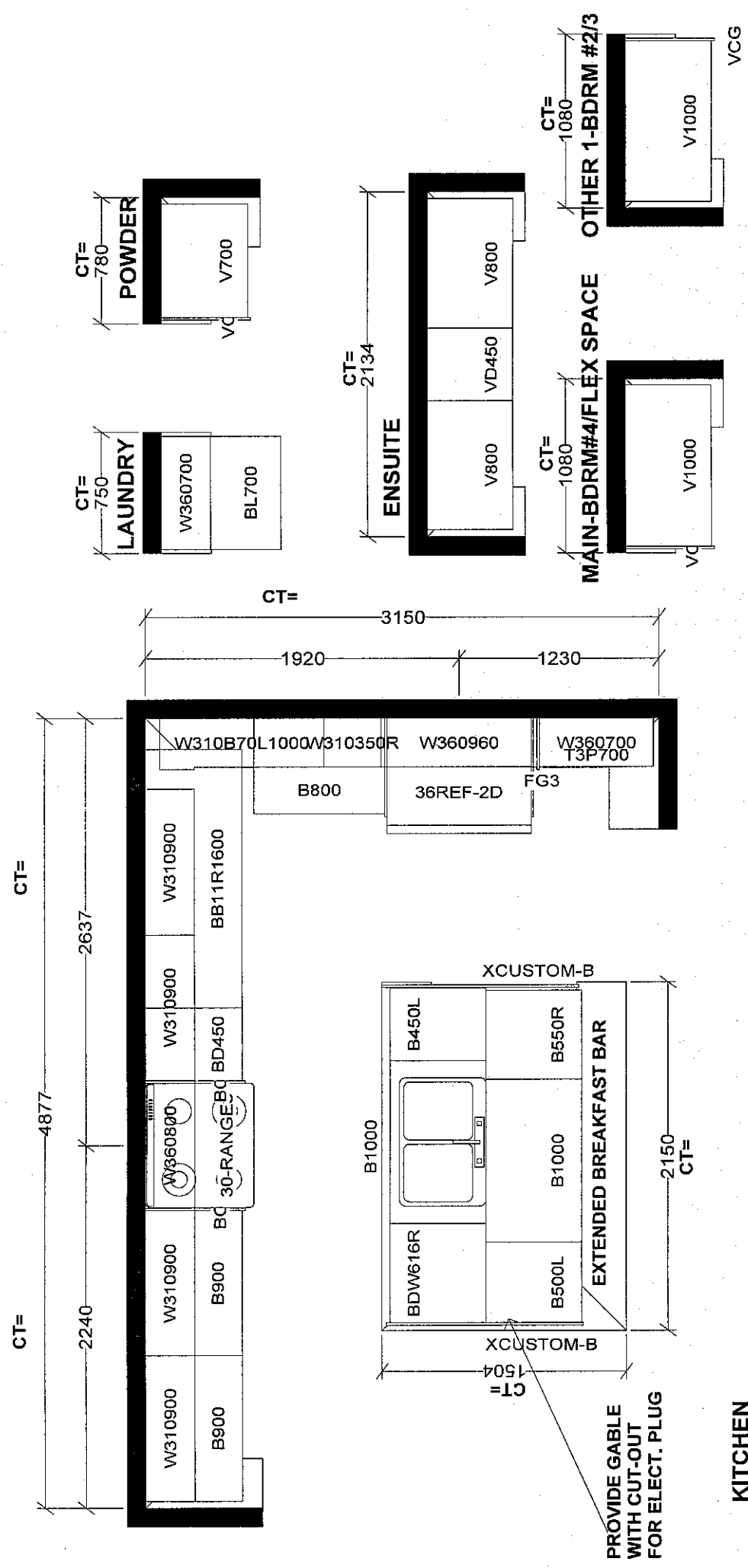
Signature:  Date: 27/06/22

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lot 547 Russell Gardens 4



lot 547 Russell Gardens 4



<b>Selba Industries</b>				<b>J #</b>	
W WIDTH		W HIGHT		W CNT	
FLOOR HIGHT		DOOR HIGHT			
ST CENT		2X4		VENT BOX COVER	
DESIGNER: LR				DATE: APR 28 21	
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 or job order placed.					
JOB NUMBER:				BUILDER: GREENPARK	
SITE: RUSSELL GARDENS PH.4				MODEL: SPRINGFIELD 11X EL 1, 2, 3	
LOT #:					



Purchaser: *Priyanka S. Raimugra & Sanjit Kang*  
Lot: *547 Russell Gardens Phase 4*

**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
<i>PR</i>	