

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

JAN 30 2024

TEL: RES.: 647-708-8548

PURCHASER: Surya AHLUWALIA

LOT / PHASE 165 / 1	REG. PLAN #	HOUSE TYPE Villa 2 Elev 1		
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CABINETY ACCESSORIES

1 - KITCHEN CABINETY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 29Jan24 Note:	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 29Jan24 Note:	

CONSTRUCTION

3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 12Jun23 Note:	
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COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 29Jan24 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Nov23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Nov23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 08Nov23 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 08Nov23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 29Jan24 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 29Jan24 Note:	

PLUMBING

1 - SINK - UNDERMOUNT - BLANCO PRECIS SILGRANIT U SUPER SINGLE #402884 SOFT WHITE 29Jan24 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER PRIMARY ENSUITE & MAIN 08Nov23 Note:	
TOE TESTER- ADD TOE TESTER TO SHOWER- PRIMARY ENSUITE AND ENSUITE BED 3	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jan24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,950.00 BALANCE FORWARD \$12,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 08Nov23 Note:	

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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,950.00 BALANCE FORWARD \$13,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE.
12Jun23 Note:

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 29Jan24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 29Jan24 Note: INCLUDING STEPS TO LOWER LANDING	

EXTRAS AS PER OFFER

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 Fif
Worksheet Note:

This Document is Extremely Time Sensitive - Printed 29 Jan 24 at 13:26

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Main Bathroom	MONACO 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3	MONACO 350 PLATINUM SILVER	464SA
Stove Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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	Niche
Kitchen / Breakfast	QUARTZ-MISTRAL	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46		
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Initial: SA

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-CONCEPT PLUS GREY 8X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE-CONCEPT PLUS GREY 8X16	
Ensuite Bath - Bedroom 3	TILE-CONCEPT PLUS GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. 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				
Family Room	N/A				

** Refer to Construction Summary

Purchaser:

Surya AHLUWALIA

Telephone Res. / Bus:

(647) 708-8548 /

Decor Advisor:

Ida Viola

Lock Date:

29-Jan-24

Property: 165

Project: Zadorra Estates Corp.

Model and Elevation: Villa 2 Elev 1

Plan #:

7. Other Flooring

Main Hall	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Living Room	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Dining Room	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Family Room	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Upper Hall	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Master Bedroom	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #2	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #3	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #4	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #5	N/A
Flex	LAMINATAE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Underpad	Standard ☐ Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317

Red Oak Stairs as Per Vendor's Standard

** 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	Main Bathroom	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
		Flex	22 WARM GREY

** Refer to Construction Summary

Purchaser:	Surya AHLUWALIA	Property:	165
Telephone Res. / Bus:	(647) 708-8548 /	Project:	Zadorra Estates Corp.
Decor Advisor:	Ida Viola	Model and Elevation:	Villa 2 Elev 1
Lock Date:	29-Jan-24	29-Jan-24	Plan #:

10. 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				As Per Construction Specifications					
Mantle Type				MANTLE M1-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	NO
Comment	
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

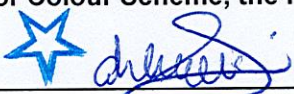
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

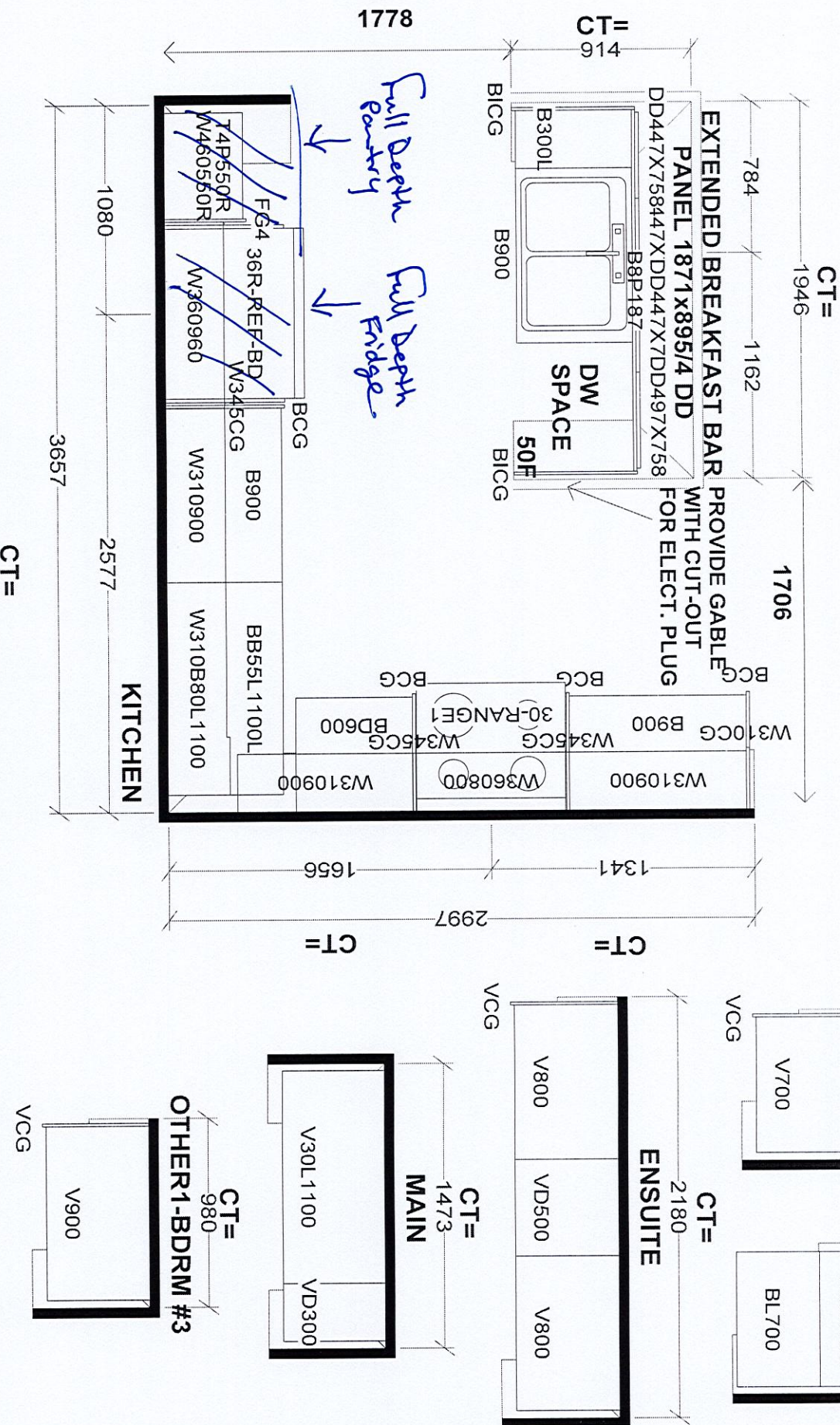
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: Jan 29/24

Lot 165 Zadora



Selba Industries				J #
This drawing is the intellectual property of JOB NUMBER:				
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.				
BUILDER: GREENPARK HOMES				
SITE: ZADORA, Oshawa				
MODEL: VILLA 2X EL 1,2,3				
LOT #:				
DESIGNER: BM				
DATE: AUG 4 23				
ST CENT 2X4 VENT BOX COVER				

Lot 165 Zadoria

Villa 2 36' LOT

ELEVATION 1 2,527 sq.ft. • ELEVATION 2 2,527 sq.ft. • ELEVATION 3 2,523 sq.ft.
INCLUDES 10 SQ.FT. OF OPEN AREA

