

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

PURCHASER: Vithusayni PARAMANATHAN

TEL: RES.: 647-677-8367

FEB 16 2024

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
44 / 1	40M-2763	Rose 6 Elev 2 (4 Bedroom)		

CABINETRY

1 - CABINETRY - POWDER ROOM RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 15Feb24 Note:	
1 - CABINETRY - MASTER ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 15Feb24 Note:	
1 - CABINETRY - BEDROOM 4 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 15Feb24 Note:	
1 - CABINETRY - BEDROOM 3 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 15Feb24 Note:	
1 - CABINETRY - BEDROOM 2 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 15Feb24 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 15Feb24 Note: @KITCHEN ISLAND - SEE SKETCH	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 15Feb24 Note:	
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CONSTRUCTION

1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 14Jul23 Note:	
2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 14Jul23 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 14Jul23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Jul23 Note:	
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STAIRS AND RAILINGS

1 - PACKAGE 1 - MODERN PACKAGE FOR STAIR RAILING AND PICKETS 15Feb24 Note:	
1 - STAINED STAIRS - PREMIUM STAIN - STANDARD STAIRCASE 15Feb24 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:	
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Palmetto - Zadorra Estates Corp.

PURCHASER: Vithusayni PARAMANATHAN

TEL: RES.: 647-677-8367

LOT / PHASE 44 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Rose 6 Elev 2 (4 Bedroom)		
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This Document is Extremely Time Sensitive - Printed 15 Feb 24 at 11:23

Purchaser: Vithusayni PARAMANATHAN

Property: 44

Telephone Res. / Bus: (647) 677-8367 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Rose 6 Elev 2 (4 Bedroom)

Lock Date: 15-Feb-24

15-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -K43 SUMMIT WHITE	226SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL-K44 TITAN GREY	464SA
Master Ensuite Bathroom	DORAL-K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2	DORAL-K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 3	DORAL-K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 4	DORAL-K44 TITAN GREY	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	LAMINATE-FROSTY WHITE 1573-60		
Laundry Room	N/A		
Powder Room	LAMINATE-FROSTY WHITE 1573-60		
Master Ensuite Bathroom	LAMINATE-FROSTY WHITE 1573-60		
Ensuite Bath - Bedroom 2	LAMINATE-FROSTY WHITE 1573-60		
Ensuite Bath - Bedroom 3	LAMINATE-FROSTY WHITE 1573-60		
Ensuite Bath - Bedroom 4	LAMINATE-FROSTY WHITE 1573-60		

Kitchen Backsplash

N/A

** Refer to Construction Summary

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Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Rose 6 Elev 2 (4 Bedroom)
Lock Date:	15-Feb-24	15-Feb-24	Plan #: 40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-PETRA CENDRA 12.5X12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-PETRA CENDRA 12.5X12.5	☐
Laundry Room	TILE-PETRA CENDRA 12.5X12.5	☐
Powder Room	TILE-PETRA CENDRA 12.5X12.5	☐
Master Ensuite Bathroom	TILE-PETRA CENDRA 12.5X12.5	☐
Ensuite Bath - Bedroom 2	TILE-PETRA CENDRA 12.5X12.5	☐
Ensuite Bath - Bedroom 3	TILE-PETRA CENDRA 12.5X12.5	☐
Ensuite Bath - Bedroom 4	TILE-PETRA CENDRA 12.5X12.5	☐
Mud Room	TILE-PETRA CENDRA 12.5X12.5	☐
		☐

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

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-GROENLANDIA BLANCO LUCDIO 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-GROENLANDIA BLANCO LUCDIO 8X16	
Ensuite Bath - Bedroom 3	TILE-GROENLANDIA BLANCO LUCDIO 8X16	
Ensuite Bath - Bedroom 4	TILE-GROENLANDIA BLANCO LUCDIO 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			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

Initial: 

Page 2 of 4

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Vithusayni PARAMANATHAN

Telephone Res. / Bus:

(647) 677-8367 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

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7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Living Room	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Dining Room	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Family Room	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Den / Library / Study	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Upper Landing	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #5	N/A
Flex Area	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314

Underpad

Standard ☐

Upgrade ☐

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN PACKAGE	Colour	TORYLS--CHARLEROI OAK-TL-LW1314
Picket Type	MODERN PACKAGE	Colour	TORYLS--CHARLEROI OAK-TL-LW1314
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORYLS--CHARLEROI OAK-TL-LW1314
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORYLS--CHARLEROI OAK-TL-LW1314

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	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Living Room	BIRCH WHITE	Bedroom #2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom #3	BIRCH WHITE
Kitchen / Breakfast	BIRCH WHITE	Bedroom #4	BIRCH WHITE
Family Room	BIRCH WHITE	Bedroom #5	N/A
Powder Room	BIRCH WHITE	Master Ensuite	BIRCH WHITE
Laundry Room	BIRCH WHITE	Ensuite Bath - Bedroom 2	BIRCH WHITE
Den/Library	BIRCH WHITE	Ensuite Bath - Bedroom 3	BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	BIRCH WHITE
		Flex Area	BIRCH WHITE

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15-Feb-24

Plan #: 40M-2763

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 M2-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

Comment

** Refer to Construction Summary

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

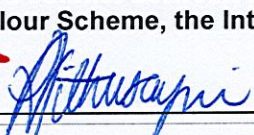
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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:  

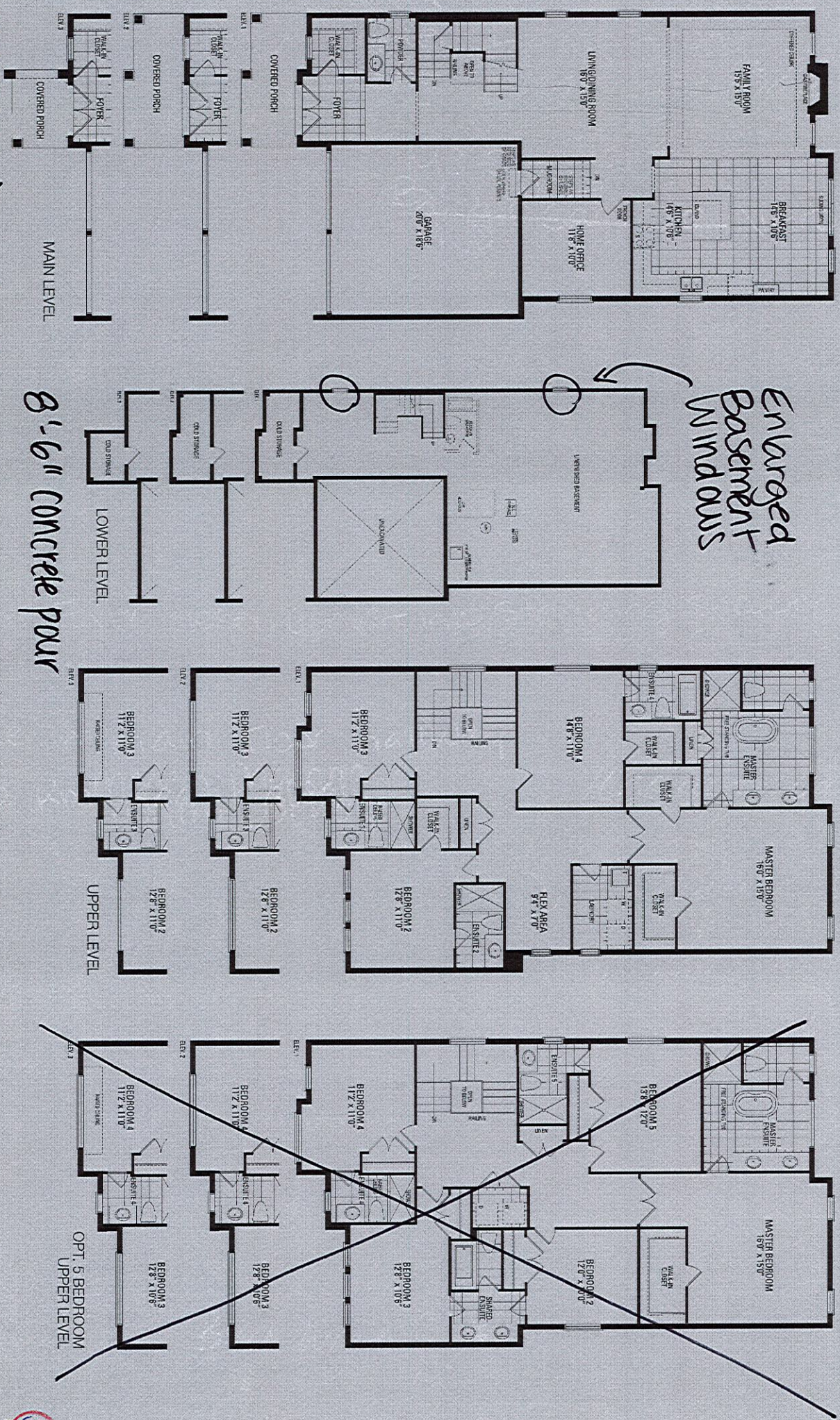
Date: Feb/15/2024

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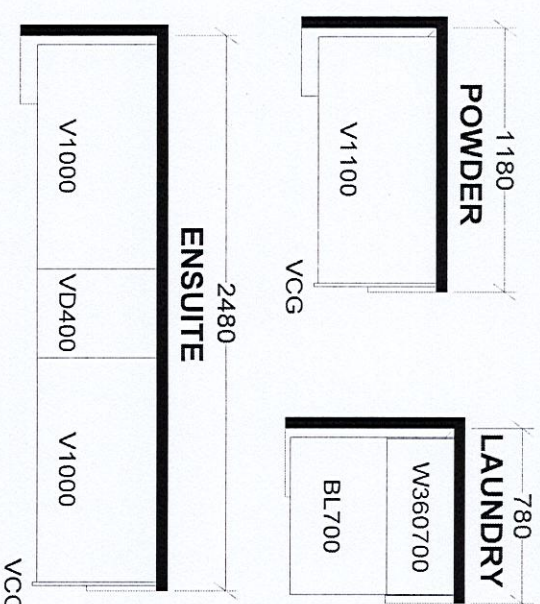
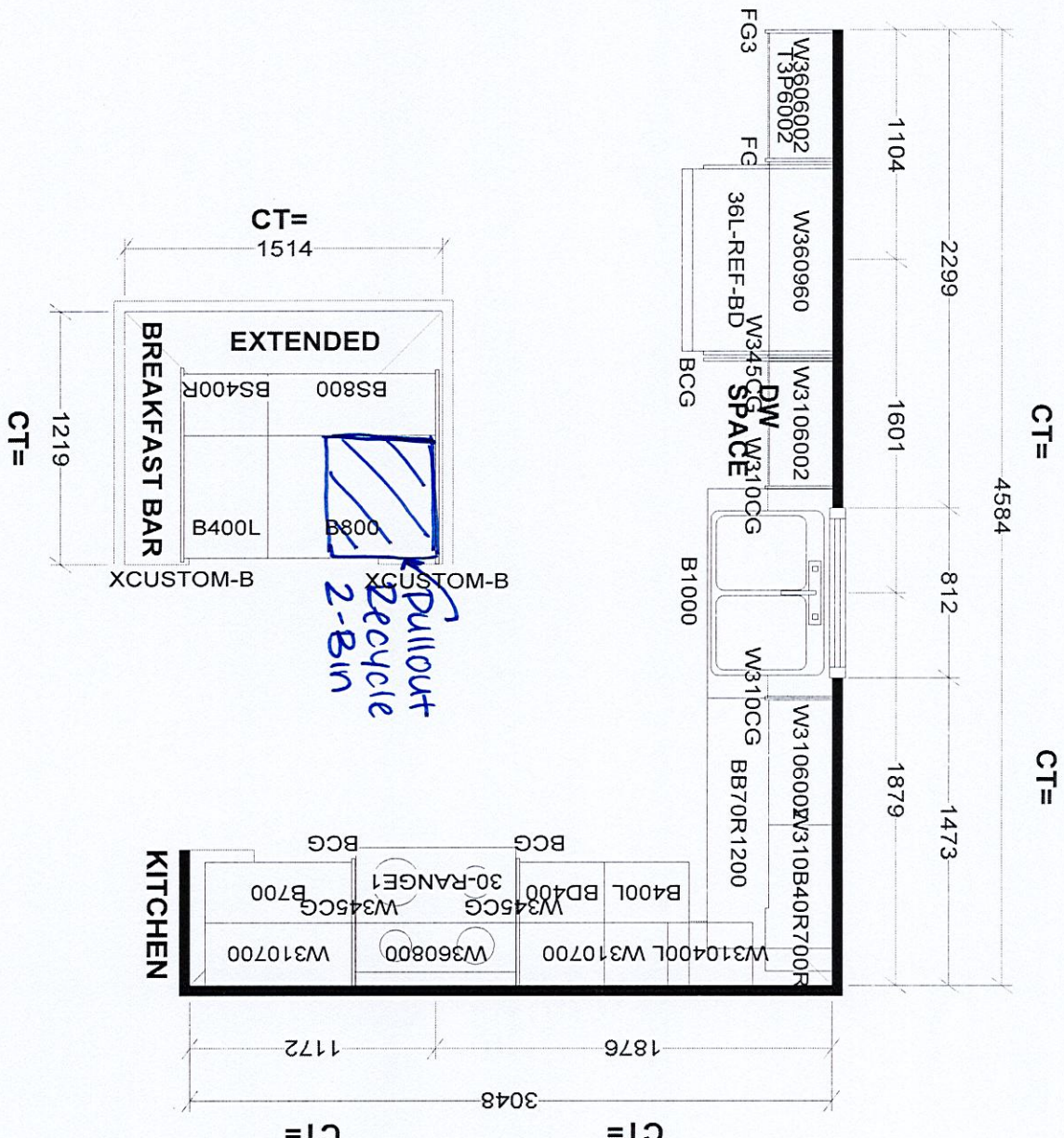
Rose 6 40' LOT

ELEVATION 1 3,215 sq.ft. • ELEVATION 2 3,197 sq.ft. • ELEVATION 3 3,197 sq.ft.
INCLUDES 11 SQ.FT. OF OPEN AREA.

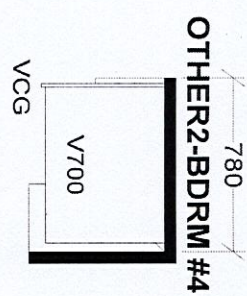
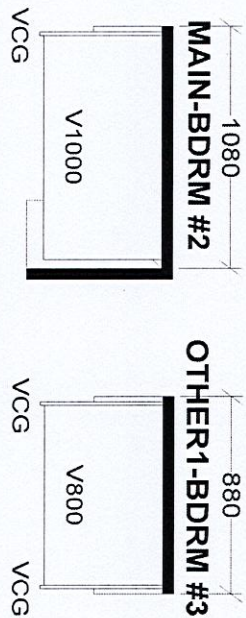


10' ceiling height on first floor
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2023

Zadora Lot #44



Raise all bathroom vanity heights to 36"



Selba Industries				J #
W WDT H	W HGHT	W CNT	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.	
FLOOR HGHT	DOOR HGHT	DESIGNER: BM		
ST CENT	2X4	VENT BOX COVER	DATE: AUG 3 23	
			BUILDER: GREENPARK HOMES	
			SITE: ZADORRA, Oshawa	
			MODEL: ROSE 6X EL 1,2,3	
			LOT #:	