

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASERS: Naresh KUMAR and Laila KUMARI			RECEIVED FEB 23 2024 TEL: RES.: 514-586-8950	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
55 / 1	40M-2763	Rose 6 Elev 3 (5 Bedroom)		

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 23Feb24 Note: Bathroom walls only	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 23Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 23Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 23Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 23Feb24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE WALL - SHOWER 23Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE FLOOR 23Feb24 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 23Feb24 Note:	

CONSTRUCTION

2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 13Jul23 Note:	
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HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 23Feb24 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Feb24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,300.00 BALANCE FORWARD \$13,700.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 13Jul23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 23Feb24 Note: INCLUDING STEPS TO LOWER LANDING	
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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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Purchasers:

Naresh KUMAR & Laila KUMARI

Telephone Res. / Bus:

(514) 586-8950 /

Decor Advisor:

Ida Viola

Lock Date:

23-Feb-24

Property: 55

Project: Zadorra Estates Corp.

Model and Elevation: Rose 6 Elev 3 (5 Bedroom)

23-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 1049 PECAN	464SA
Laundry Room	N/A	Standard
Powder Room	DORAL W500 WHITE	464SA
Master Ensuite Bathroom	MONACO 1048 FLAX	464SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 5	DORAL W500 WHITE	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-WHITE CARRARA 4924-38		
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 5	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Initials:

NK

LK

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-MILOS WHITE POLISHED 24X24	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-MILOS WHITE POLISHED 24X24	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Powder Room	TILE-MILOS WHITE POLISHED 24X24	☐
Master Ensuite Bathroom	TILE-MILOS WHITE POLISHED 24X24	☐
Ensuite Bath - Bedroom 2/3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 5	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Mud Room	TILE-MILOS WHITE POLISHED 24X24	☐
		☐

** 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-SMOT ANTRACITE LAPP 24X24	GROUT 5 BLACK
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-755 ANTRACITE GLOSSY	GROUT 5 BLACK
Ensuite Bath - Bedroom 4	TILE-755 ANTRACITE GLOSSY	GROUT 5 BLACK
Ensuite Bath - Bedroom 5	TILE-755 ANTRACITE GLOSSY	GROUT 5 BLACK
Mud Room	N/A	
Kitchen Backsplash		

** Refer to Construction Summary - UPGRADE GROUT ALL SHOWER WALLS

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				

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7. Other Flooring

Main Hall	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Living Room	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Dining Room	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Family Room	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Den / Library / Study	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Upper Landing	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Upper Hall	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Master Bedroom	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Bedroom #2	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Bedroom #3	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Bedroom #4	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582
Bedroom #5	LAMINATE-PARKLANE NEWCASTLE OAK BROWN TL EL 3582

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TorlysNEWCASTLE OAK BROWN TL EL 3582
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TorlysNEWCASTLE OAK BROWN TL EL 3582
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TorlysNEWCASTLE OAK BROWN TL EL 3582
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TorlysNEWCASTLE OAK BROWN TL EL 3582

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	22 WARM GREY
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 Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	22 WARM GREY
		Mud Room	22 WARM GREY

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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:Feb 23 - 2024

Signature:

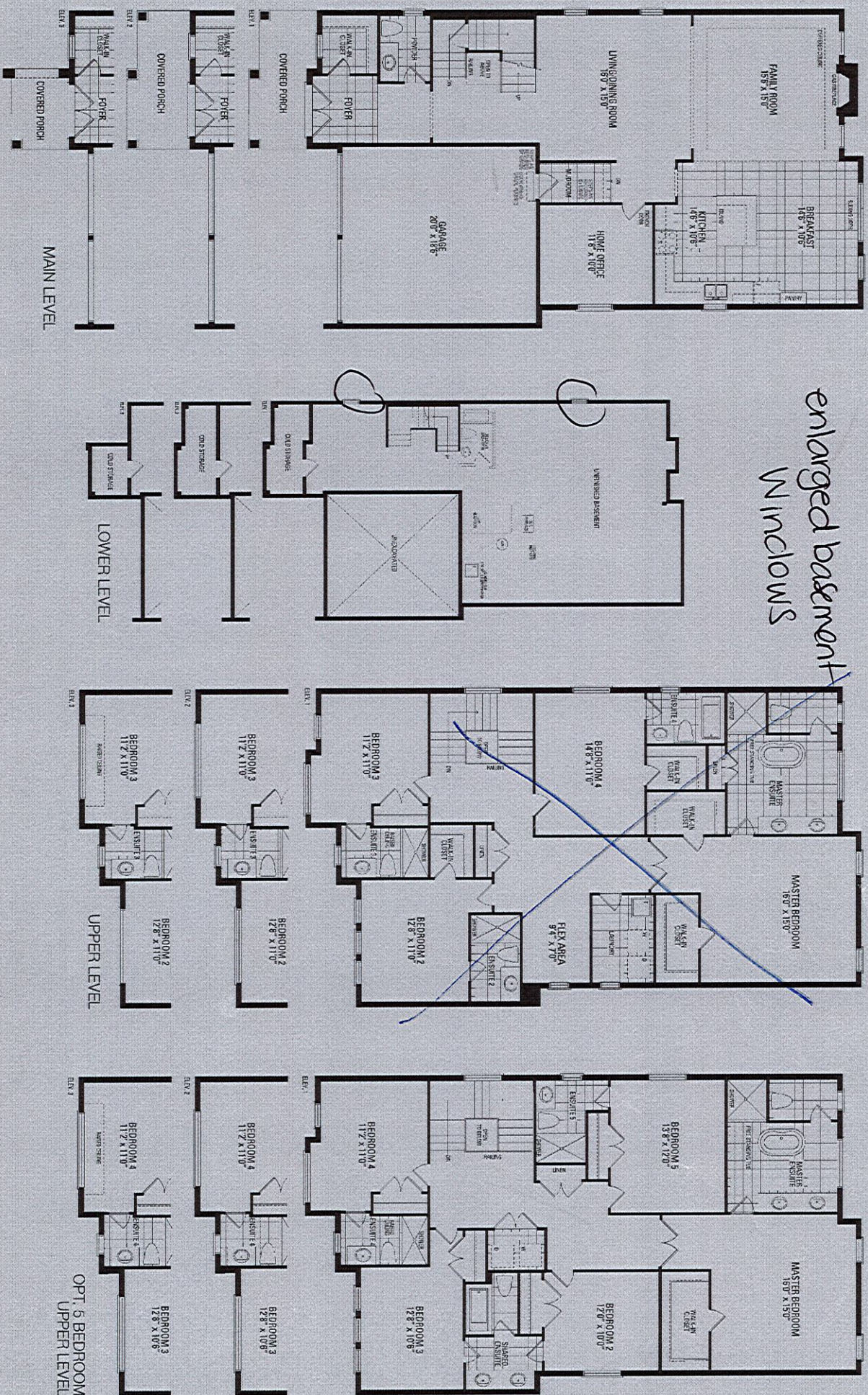
Date:Feb 23, 2024

Lot 55 Zaccona

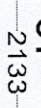
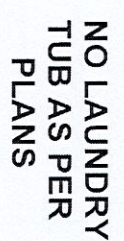
Rose 6 40' LOT

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.

enlarged basement
windows



CT=



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JOE NUMBER:

SITE: ZADORRA, Oshawa

DESIGNER: BM
DATE: AUG 3 23

MODEL: ROSE 6X OPT 5 BD EL 1,2,3
LOT #: