

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

FEB 27 2024 TEL: RES.: 204-698-8663

PURCHASERS: Mahesh Kumar VARALA and Shravya BEERAKAYALA

LOT / PHASE 43 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 3		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 11Oct23 Note:	
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CONSTRUCTION

1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 11Oct23 Note: MASTER ENSUITE	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 11Oct23 Note: SEE SKETCH	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 11Oct23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 11Oct23 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) 11Oct23 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 23Feb24 Note:	
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HEATING AND AIR CONDITIONING

1 - HUMIDIFER 11Oct23 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL - MATTE BLACK FINISH 23Feb24 Note: INCLUDES CLIPS IN MATTE BLACK FINISH MASTER ENSUITE	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 11Oct23 Note:	

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER 11Oct23 Note: MASTER ENSUITE ENSUITE 2	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Feb24 Note:	
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LOT / PHASE 43 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 3		
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$7,340.00 BALANCE FORWARD \$7,660.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 11Oct23 Note:				

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 2 - BLACK PICKETS 23Feb24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 23Feb24 Note:	

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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This Document is Extremely Time Sensitive - Printed 23 Feb 24 at 15:07

Purchasers: Mahesh Kumar VARALA & Shravya BEERAKAYAP

Property: 43

Telephone Res. / Bus: (204) 698-8663 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 3

Lock Date: 23-Feb-24

23-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL-H3081 HACIENDA BLACK	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL-H3078 HACIENDA WHITE	226SA
Master Ensuite Bathroom	DORAL-H3078 HACIENDA WHITE	226SA
Ensuite Bath - Bedroom 2	DORAL-H3078 HACIENDA WHITE	226SA
Ensuite Bath - Bedroom 3/4	DORAL-H3078 HACIENDA WHITE	226SA

Stove Opening

STANDARD

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

Fridge Opening

STADARD

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-CALCUTTA MARBLE 4925K-07		
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38		

Kitchen Backsplash

N/A

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

** 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-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 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					

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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)	N/A
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	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	toryls NEWCASTLE OAK BROWN TL EL 3582
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	toryls NEWCASTLE OAK BROWN TL EL 3582
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	toryls NEWCASTLE 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	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	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	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
	<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				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				GRIGIO CARNICO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	<input type="text" value="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: B. Girolamo

Date: 23 feb

Signature: _____

Date: _____

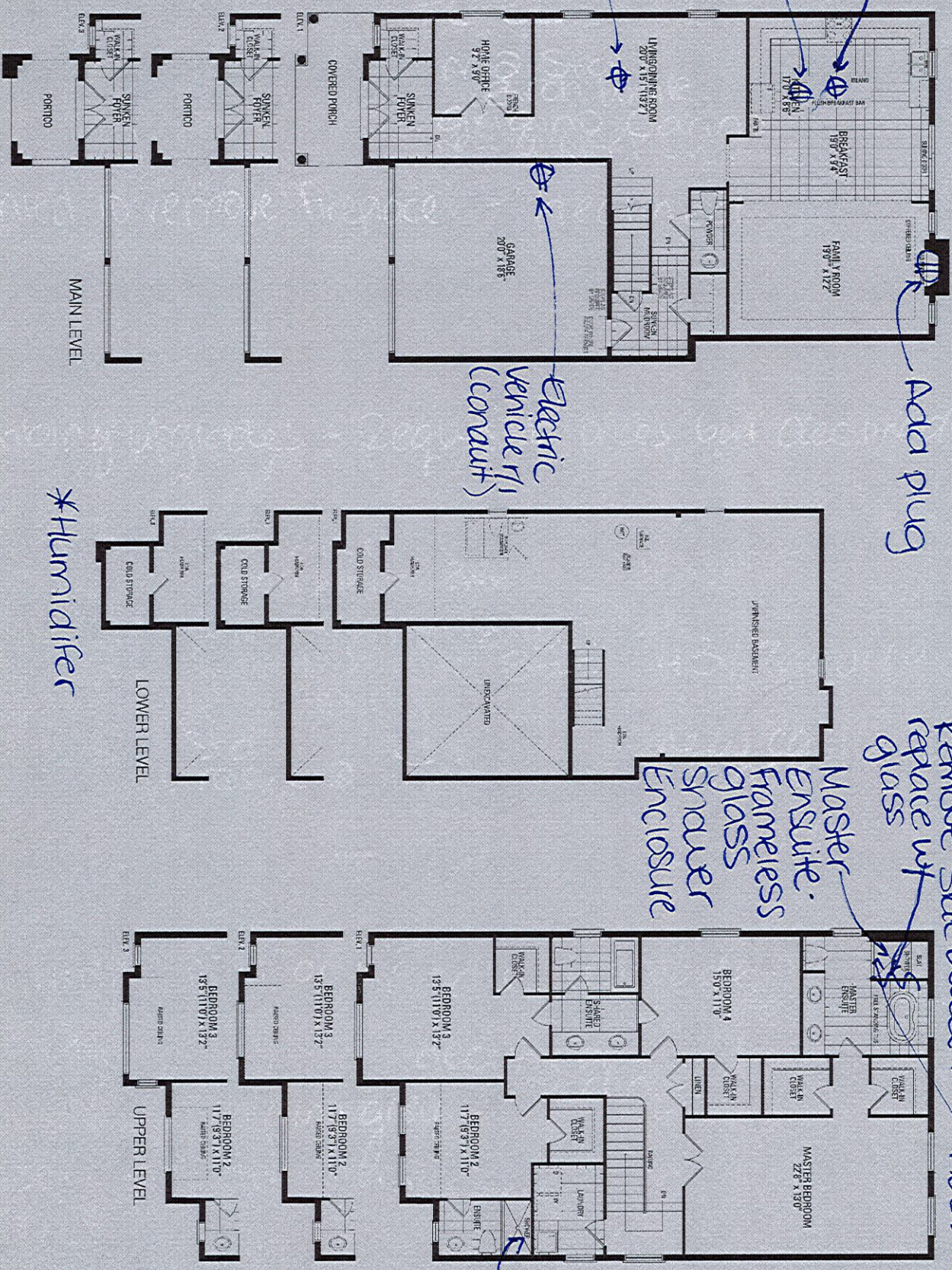
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LOT #43

Penrose 2 40' LOT

ELEVATION 1 3,045 sq.ft. • ELEVATION 2 3,045 sq.ft. • ELEVATION 3 3,042 sq.ft.

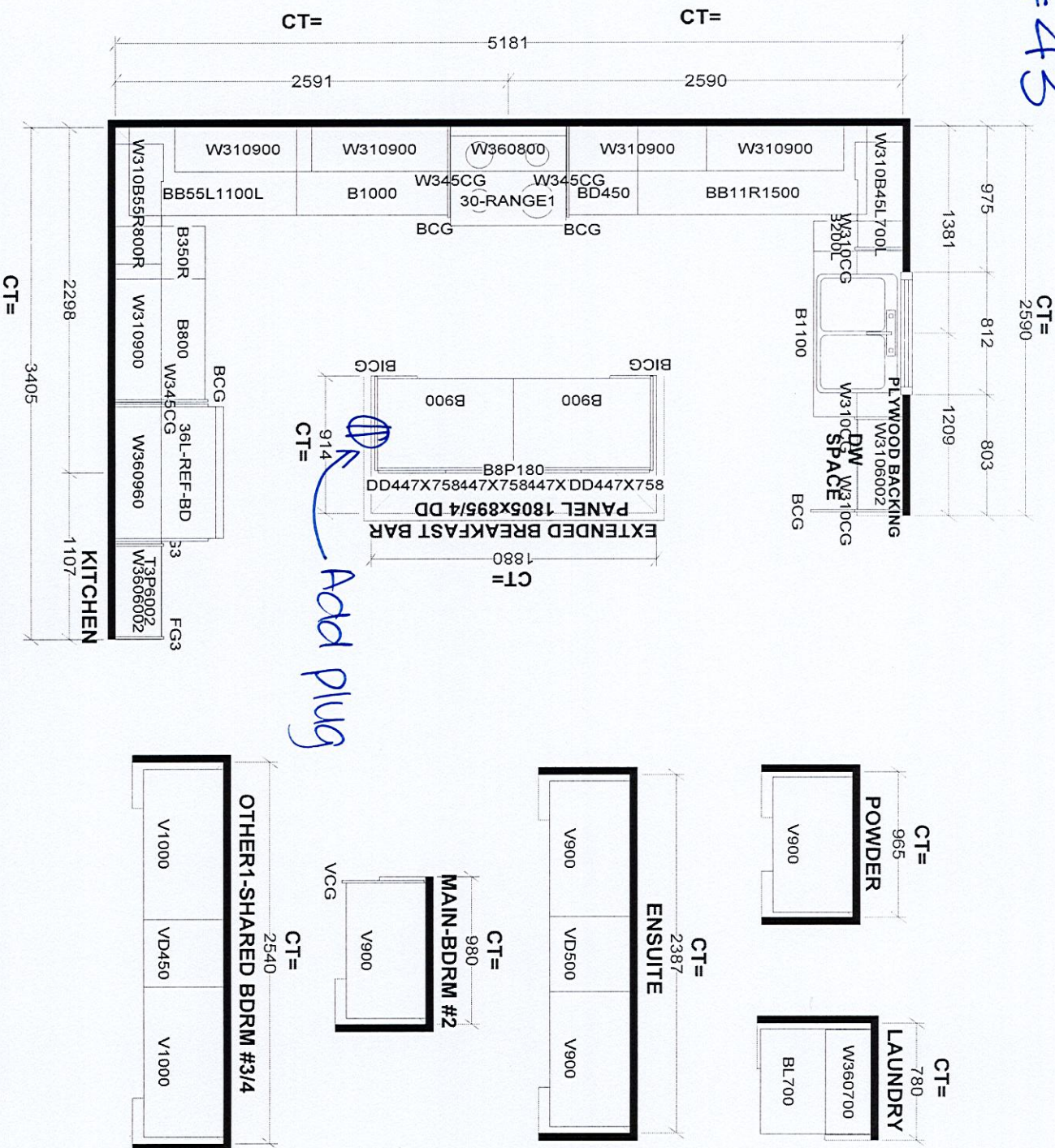


Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural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

55B

Zadora Lot #43

*No upgrades



Selba Industries			
W WIDTH		J #	
W HGHT		JOB NUMBER:	
W CNT		BUILDER: GREENPARK HOMES	
FLOOR HGHT		SITE: ZADORA, Oshawa	
DOOR HGHT		MODEL: PENROSE 2X EL 1,2,3	
ST CENT		LOT #:	
2X4		VENT BOX COVER	
DATE: JULY 31 23		DESIGNER: BM	

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