

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

FEB 27 2024

TEL: RES.: 647-893-6040

PURCHASERS: Umasankar KALIYAMOORTHY and Subhashini UMASANKAR

LOT / PHASE 45 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 1		
-----------------------	-------------------------	--------------------------------	--	--

CABINETRY

1 - CABINETRY - POWDER ROOM HARDWARE - UPGRADE 1 27Feb24 Note:	
1 - CABINETRY - BEDROOM 2 ENSUITE HARDWARE - UPGRADE 1 27Feb24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 03Oct23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 27Feb24 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 27Feb24 Note: @ KITCHEN ISLAND - SEE SKETCH	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 27Feb24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 27Feb24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 27Feb24 Note: @ KITCHEN ISLAND - SEE SKETCH	

ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 03Oct23 Note: ALL BATHROOMS	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Oct23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 03Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 03Oct23 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) 03Oct23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Oct23 Note:	
---	--

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 27Feb24 Note:	
---	--

HEATING AND AIR CONDITIONING

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Umasankar KALIYAMOORTHY and Subhashini UMASANKAR

TEL: RES.: 647-893-6040

LOT / PHASE 45 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 1		
-----------------------	-------------------------	--------------------------------	--	--

1 - HUMIDIFER
03Oct23 Note:

MISCELLANEOUS

1 - PURCHASER FORFITS REMAINING BALANCE OF CREDIT FOR \$45.00
27Feb24 Note:

1 - GARAGE DOOR OPENER – LIFTMASTER 8155 WITH BELT DRIVE – INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR TWO GARAGE DOORS
03Oct23 Note:

FOR BOTH DOORS X2

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
27Feb24 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,825.00. BALANCE FORWARD \$8,175.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE.
03Oct23 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE
27Feb24 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:

This Document is Extremely Time Sensitive - Printed 27 Feb 24 at 13:03

Purchasers:Umasankar KALIYAMOORTHY & Subhashini UM

Property: 45

Telephone Res. / Bus: (647) 893-6040 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 1

Lock Date: 27-Feb-24

27-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO -823 DRIFTWOOD	468SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO -823 DRIFTWOOD	592SC
Master Ensuite Bathroom	MONACO -823 DRIFTWOOD	468SA
Ensuite Bath - Bedroom 2	MONACO -823 DRIFTWOOD	592SC
Ensuite Bath - Bedroom 3/4	MONACO -823 DRIFTWOOD	468SA
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-CALCUTTA MARBLE 4925K-07		
Laundry Room	N/A		
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Purchasers:Umasankar KALIYAMOORTHY & Subhashini UMProperty: 45

Telephone Res. / Bus: (647) 893-6040 /Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di GirolamoModel and Elevation: Penrose 2 Elev 1

Lock Date: 27-Feb-2427-Feb-24Plan #: 40M-2763

3. Ceramic Flooring		At a 45
Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Ensuite Bath - Bedroom 2	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Ensuite Bath - Bedroom 3/4	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Mud Room	TILE-KALMA BLANCO GLOSSY 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-NEO LTE GREY 8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-NEO LTE GREY 8X10	
Ensuite Bath - Bedroom 3/4	TILE-NEO LTE GREY 8X10	
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					

Purchasers:Umasankar KALIYAMOORTHY & Subhashini UM

Property: 45

Telephone Res. / Bus: (647) 893-6040 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 1

Lock Date: 27-Feb-24

27-Feb-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Living Room	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Dining Room	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Family Room	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Den / Library / Study	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Upper Hall	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Master Bedroom	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Bedroom #2	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Bedroom #3	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Bedroom #4	LAMINATE - AVENUE - ARTESIA OAK TL-AV 235 - PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ARTESIA OAK TL-AV 235
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ARTESIA OAK TL-AV 235
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ARTESIA OAK TL-AV 235
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ARTESIA OAK TL-AV 235

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

** Refer to Construction Summary

Purchasers: Umasankar KALIYAMOORTHY & Subhashini UM

Property: 45

Telephone Res. / Bus: (647) 893-6040 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 1

Lock Date: 27-Feb-24

27-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				GRIGIO CARNICO					
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

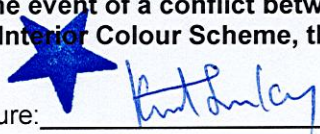
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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:

Signature:

Date: 02/27/2024

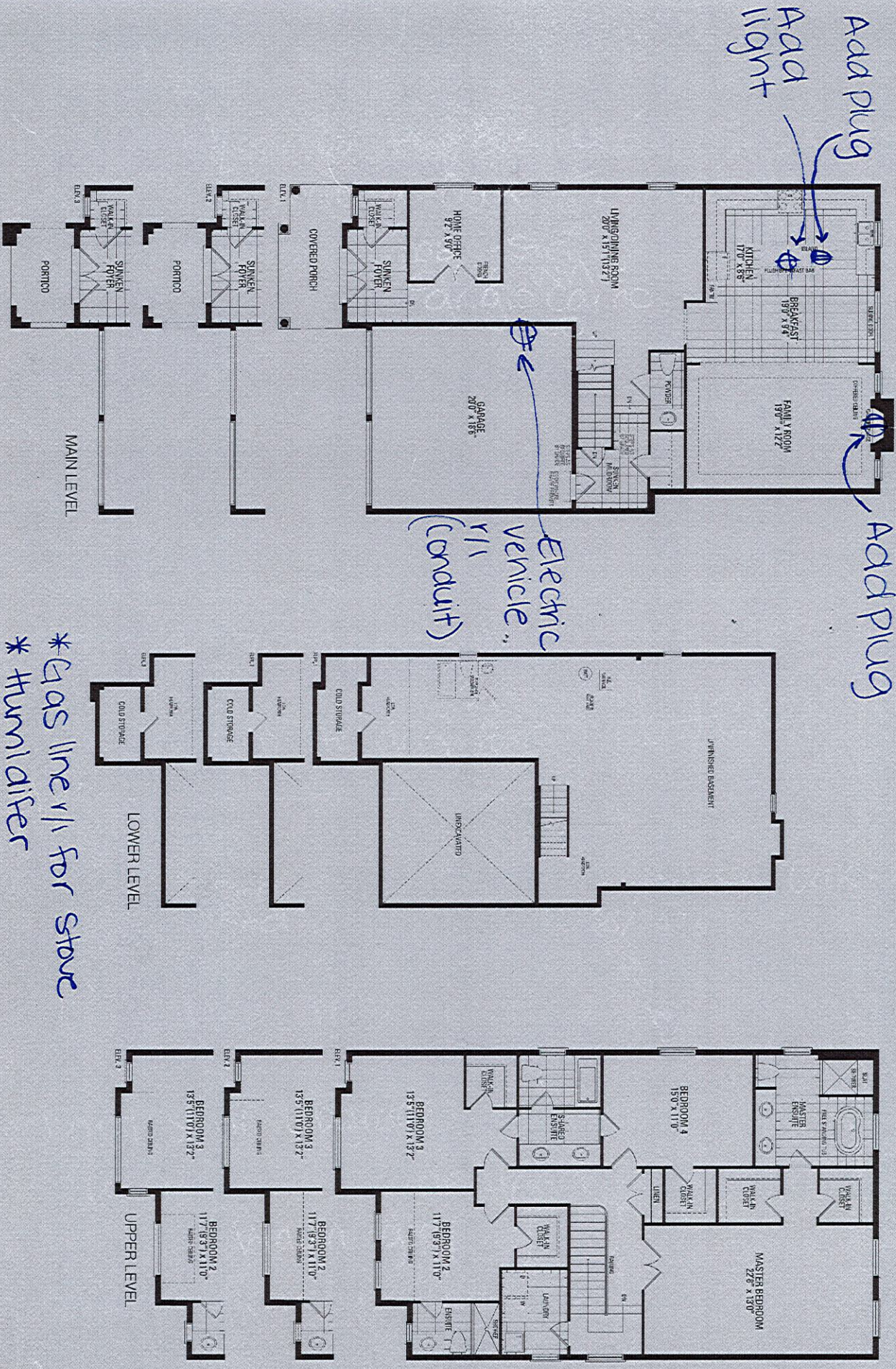
Page 4 of 4

Printed 2024-02-27 11:39:27

LOT# 45

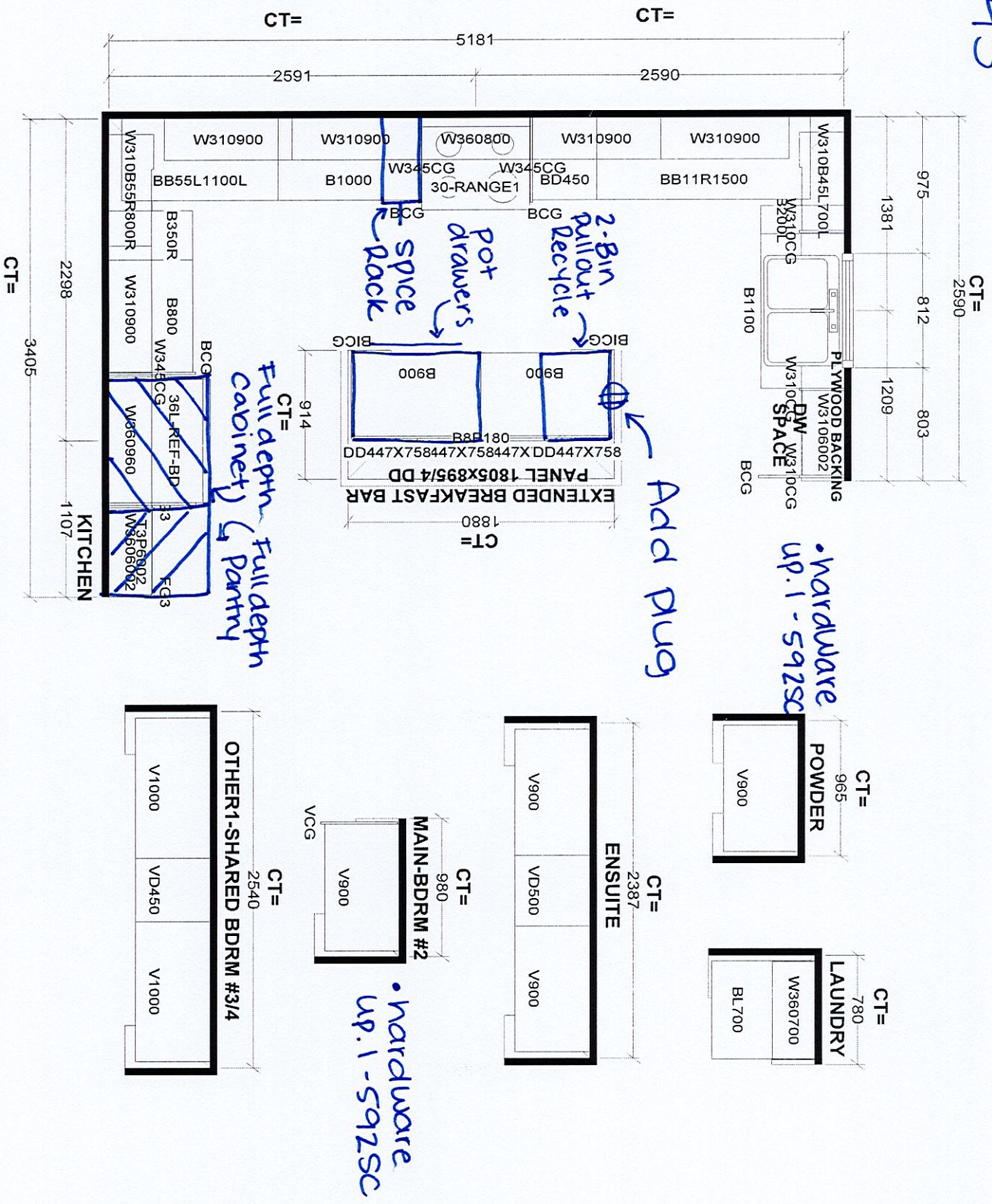
Penrose 2 40' LOT

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

Zadora Lot # 45



Selba Industries

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.

DESIGNER: BM
DATE: JULY 31 23

JOB NUMBER: _____
BUILDER: GREENPARK HOMES
SITE: ZADORA, Oshawa
MODEL: PENROSE 2X EL 1,2,3
LOT #: Zadora Lot # 45

W WIDTH _____ W HIGHT _____ W CNT _____
FLOOR HIGHT _____ DOOR HIGHT _____
ST CENT 2X4 VENT BOX COVER _____