

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASERS: Shalini Dhal BISOI and Vivek PANDEY			RECEIVED MAR 04 2024 TEL: RES.: 647-861-0989	
LOT / PHASE 28 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Villa 2 Elev 1		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 17Nov23 Note:	
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CONSTRUCTION

3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 02Oct23 Note:	
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COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 29Feb24 Note:	
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ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 17Nov23 Note: POWDER ROOM MASTER ENSUITE MAIN BATHROOM ENSUITE 3	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 17Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 17Nov23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 17Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 17Nov23 Note: @PORTICO	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 17Nov23 Note:	
1 - GAS LINE ROUGH-IN FOR DRYER (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 17Nov23 Note:	

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFTMASTER 8155 WITH BELT DRIVE – INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR TWO GARAGE DOORS 17Nov23 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 29Feb24 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 17Nov23 Note: MASTER ENSUITE ENSUITE 3	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
28 / 1	40M-2763	Villa 2 Elev 1		
1 - HOSE BIB - EXTERIOR FROST FREE 17Nov23 Note: @ GARAGE				
1 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH 17Nov23 Note: MASTER ENSUITE				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 17Nov23 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Feb24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8,825.00. BALANCE FORWARD \$19,225.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$30,000.00 AS PER SCHEDULE PE. 17Nov23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,950.00. BALANCE FORWARD \$28,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$30,000.00 AS PER SCHEDULE PE. 02Oct23 Note:	

STAIRS AND RAILINGS

1 - HANDRAIL - V-GROOVE HANDRAIL 29Feb24 Note:	
1 - PICKETS - EUROLINE 0 - BLACK PICKETS 29Feb24 Note:	
1 - POSTS - 4X4 POSTS 29Feb24 Note: RING POST	
1 - STAINED STAIRS - STANDARD STAIRCASE 29Feb24 Note: INCLUDING STEPS TO LOWER LANDING	

This Document is Extremely Time Sensitive - Printed 29 Feb 24 at 11:08

Purchasers:

Shalini Dhal BISOI & Vivek PANDEY

Telephone Res. / Bus:

(647) 861-0989 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

29-Feb-24

Property: 28

Project: Zadorra Estates Corp.

Model and Elevation: Villa 2 Elev 1

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO -821 INDUSTRIAL GRAPHITE	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-CALCUTTA MARBLE 4925K-07		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Main Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 3	LAMINATE-CALCUTTA MARBLE 4925K-07		

Kitchen Backsplash

n/a

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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	☐
Main Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Ensuite Bath - Bedroom 3	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-GROENLANDIA BLANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 3	TILE-GROENLANDIA BLANCO LUCIDO 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

Initials:

JK

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7. Other Flooring

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

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE/ 4x4 RING POST	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Picket Type	EUROLINE 0	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	Mud Room	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Main Bathroom	22 WARM GREY
		Flex Area	22 WARM GREY

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10. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M1-STANDARD

BIRCH WHITE

GRIGIO CARNICO

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:

29 Feb 2024

Date:

Signature:

Date:

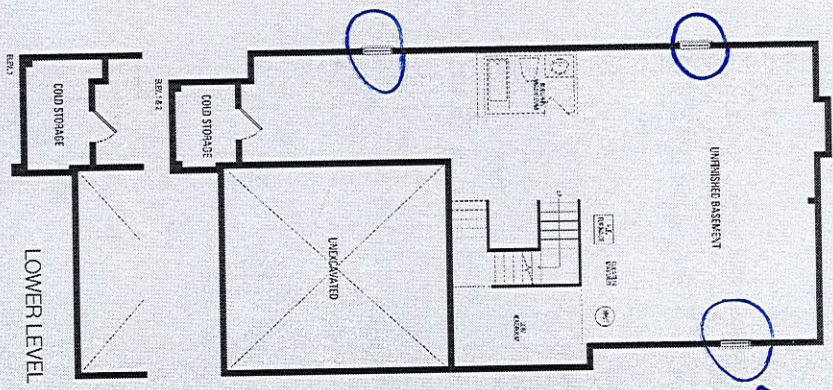
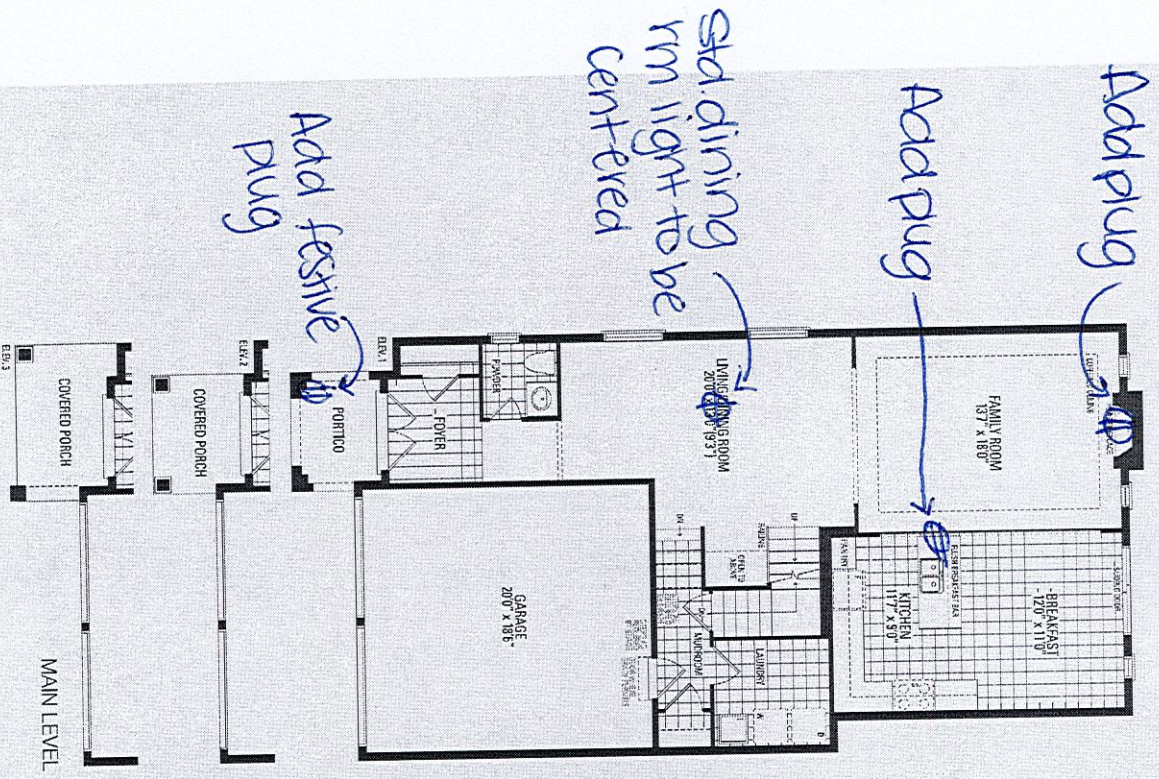
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LOT # 28-Zadora

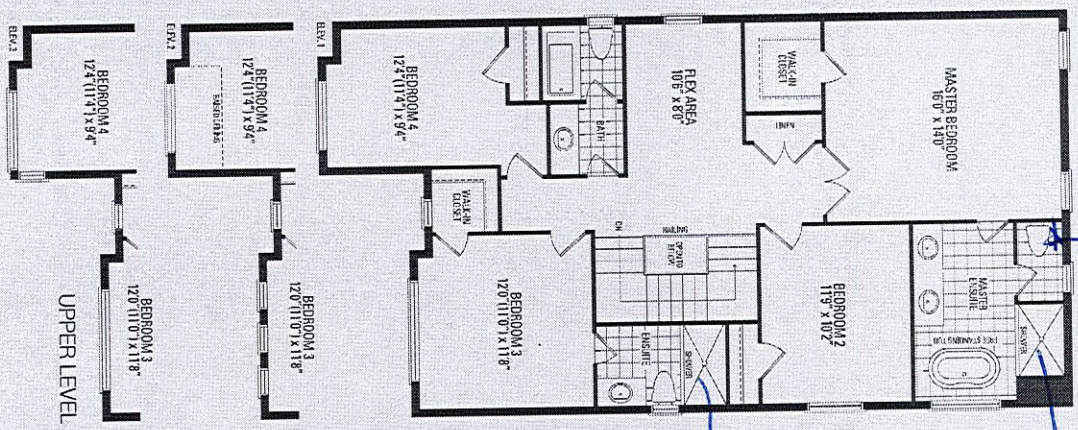
Villa 2 36' LOT

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



enlarge basement windows

*Gasline v11 for stove
*Gasline v11 for Dwyer
*Waterline v11 for fridge



hot water valve

toe fester

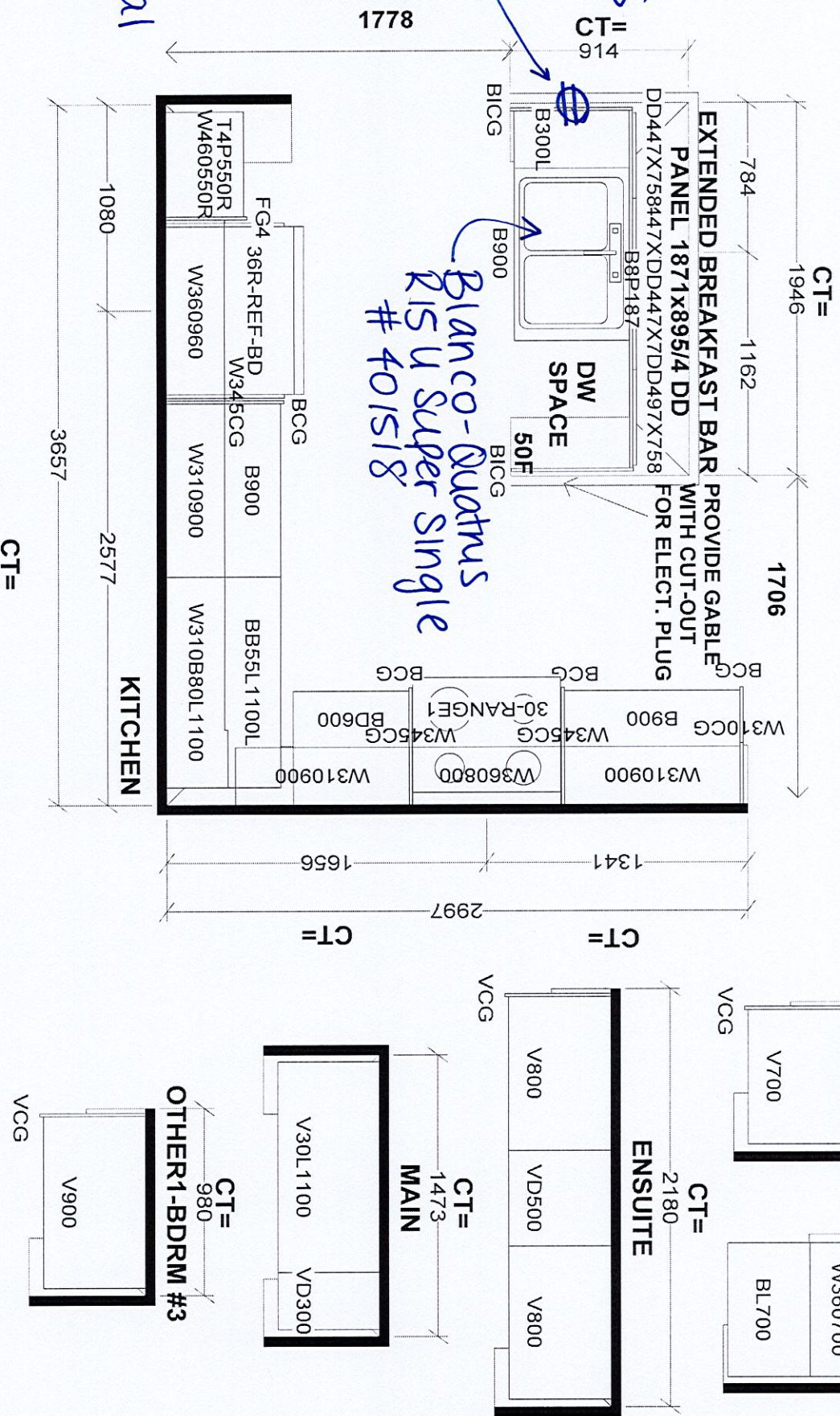
VP

Zadora Lot # 28

* No upgrades

Add plug

* Counter top:
Quartz - Mistral
(edge # 360)



Selba Industries				J #
W WDT H	W HGT	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 HGT	DOOR HGT	DESIGNER: BM		
ST CENT	2X4	VENT BOX COVER	DATE: AUG 4 23	
JOB NUMBER:			BUILDER: GREENPARK HOMES	
SITE: ZADORA, Oshawa			MODEL: VILLA 2X EL 1,2,3	
LOT #:				