

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED
MAR 06 2024

PURCHASER: Mari MAJIDZADEH

TEL: RES.: 416-473-1772

LOT / PHASE 133 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 1 Elev 3		
------------------------	-------------------------	--------------------------------	--	--

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 06Mar24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 12Oct23 Note:	

CABINETRY ACCESSORIES

[REDACTED] - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 06Mar24 Note:	
1 - ***DELETE*** KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 06Mar24 Note:	
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:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 27Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM 27Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 27Feb24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 27Feb24 Note:	

CONSTRUCTION

1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 16Oct23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR 12Oct23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 04Jul23 Note:	

COUNTER TOP

1 - KITCHEN - QUARTZ WATERFALL LEGS TO BOTH SIDES OF ISLAND 27Feb24 Note:	
1 - KITCHEN COUNTER TOP - UPGRADE STONE QUARTZ COUNTER TOP - IN LIEU OF VENDOR STANDARD GRANITE 27Feb24 Note: AS per offer	

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: Mari MAJIDZADEH

TEL: RES.: 416-473-1772

LOT / PHASE 133 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 1 Elev 3		
------------------------	-------------------------	--------------------------------	--	--

ELECTRICAL

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 12Oct23 Note:	
1 - PRIMARY ENSUITE - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 12Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 12Oct23 Note:	
SEE KITCHEN SKETCH FOR EXACT LOCATION OF PLUG TO BE IN DUMMY DOOR	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Oct23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 12Oct23 Note:	

HARDWOOD FLOORING

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

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 12Oct23 Note:	
---	--

PLUMBING

1 - KITCHEN SINK - UNDERMOUNT SINK - TECO KITCHEN #170 27Feb24 Note:	
--	--

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Oct23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,950.00 BALANCE FORWARD \$13,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 04Jul23 Note:	

STAIRS AND RAILINGS

1 - DELETE **HANDRAIL - V-GROOVE HANDRAIL 16Mar24 Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL 27Feb24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 27Feb24 Note: INCLUDING STEPS TO LOWER LANDING	

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: Mari MAJIDZADEH

TEL: RES.: 416-473-1772

LOT / PHASE 133 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 1 Elev 3		
------------------------	-------------------------	--------------------------------	--	--

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 <i>Worksheet</i> Note:	
--	--

This Document is Extremely Time Sensitive - Printed 6 Mar 24 at 15:00

SCHEDULE "PE"

PURCHASER'S EXTRA

Sold By:

Vendor: Zadorra Estates Corp.
c.o.b. Greenpark

Purchaser: Mari MAJIDZADEH

Telephone Number: Cell: (416) 473-1772

Unit Number
133

Penrose I Elev 3 Elev.

Reg. Plan #

Closing Date
As Per Agreement

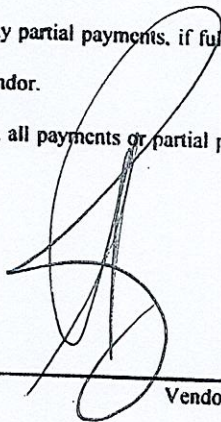
Date Ordered
20-Jan-2024

DESCRIPTION	AMOUNT
Complete Central Air Conditioning, Supplied and Installed	
Standard Level Granite Countertop including Standard Top Mount Sink	

- 1). All extras must be paid in full prior to the installation of said extras. The Purchaser shall forfeit any partial payments, if full payment of the said extras cannot be made prior to time of installation.
- 2). All extras are non refundable and cannot be changed once this contract has been submitted to the Vendor.
- 3). All parties are in agreement to the prices and extras depicted in this contract.
- 4). The Vendor at any given time, without reason may declare this contract null and void. In doing so, all payments or partial payments will be returned in full to the Purchaser.

DocuSigned by:
Mari MAJIDZADEH
Purchaser - Mari MAJIDZADEH

22-Jan-24



Vendor: Zadorra Estates Corp.

Construction Scheduling Approval

Per: _____

Date: _____

☐ Greenpark ☐ Metropark ☐ Purchaser ☐ Construction ☐ Site Office ☐ Purchaser's Lawyer

Tower: 1 Suite: 133 Penrose I Elev 3 Vendor: Zadorra Estates Corp.

Purchaser: Mari MAJIDZADEH

Telephone Res. / Bus: (416) 473-1772 /

Decor Advisor: Ida Viola

Lock Date: 6-Mar-24

Property: 133

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 1 Elev 3

27-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	464SA
Master Ensuite Bathroom	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 2	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 3/4	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	QUARTZ-MISTRAL	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
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		

** Refer to Construction Summary

Purchaser:

Mari MAJIDZADEH

Telephone Res. / Bus:

(416) 473-1772 /

Decor Advisor:

Ida Viola

Lock Date:

6-Mar-24

Property:

133

Project:

Zadorra Estates Corp.

Model and Elevation:

Penrose 1 Elev 3

Plan #:

40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-AGATA WHITE POLISHED 24X24	<input type="checkbox"/>
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	TILE-AGATA WHITE POLISHED 24X24	<input type="checkbox"/>
Laundry Room	TILE-AGATA WHITE POLISHED 24X24	<input type="checkbox"/>
Powder Room	TILE-AGATA WHITE POLISHED 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	<input type="checkbox"/>
		<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		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16	
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	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				

** Refer to Construction Summary

Purchaser: Mari MAJIDZADEH

Telephone Res. / Bus: (416) 473-1772 /

Decor Advisor: Ida Viola

Lock Date: 6-Mar-24

Property: 133

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 1 Elev 3

27-Feb-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Living Room	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Dining Room	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Family Room	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Upper Landing	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Upper Hall	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Master Bedroom	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #2	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #3	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #4	LAMINATE - AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS LAUREL OAK TL AV233 PEFC
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS LAUREL OAK TL AV233 PEFC
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS LAUREL OAK TL AV233 PEFC
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS LAUREL OAK TL AV233 PEFC

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

** Refer to Construction Summary

Purchaser: Mari MAJIDZADEH

Telephone Res. / Bus: (416) 473-1772 /

Decor Advisor: Ida Viola

Lock Date: 6-Mar-24

Property: 133

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 1 Elev 3

27-Feb-24

Plan #: 40M-2763

10. Fireplace

	Living Room			Family Room			Other Room - Specify <input type="text"/>		
	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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type	<input type="text"/>			As Per Construction Specifications			<input type="text"/>		
Mantle Type	<input type="text"/>			MANTLE M2-STANDARD			<input type="text"/>		
Colour / Stain	<input type="text"/>			AS PER CONSTRUCTION SPECIFICATIONS			<input type="text"/>		
Surround	<input type="text"/>			NERO			<input type="text"/>		
Hearth	<input type="text"/>			NO			<input type="text"/>		
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	<input type="text" value="YES"/>
Comment	<input type="text"/>
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

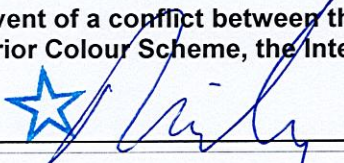
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

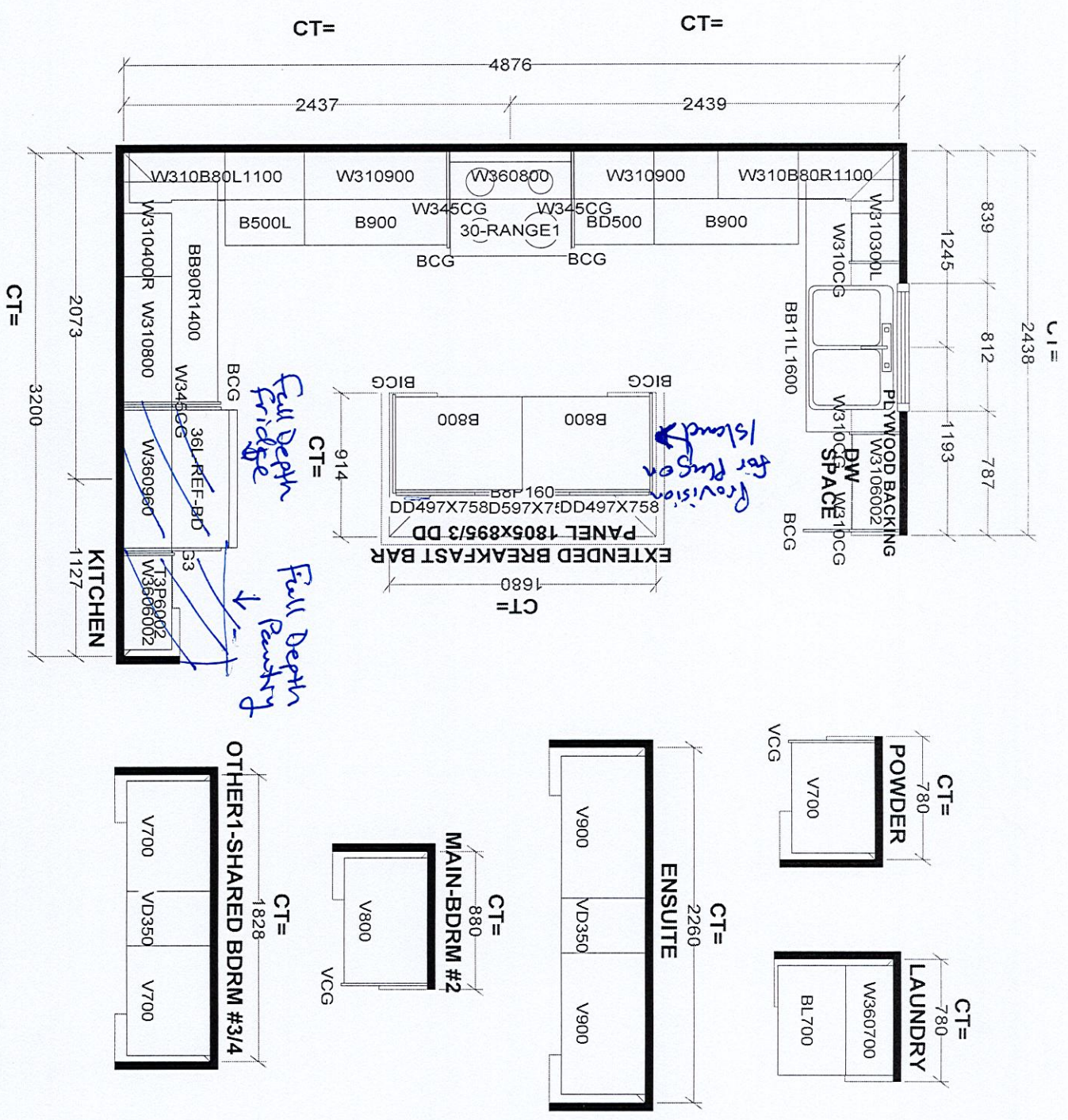
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

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: March 6th 2024

Lot 133 Zadora



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

Lot 133 Zadora

Penrose 1 40' LOT

Add Plug to Island

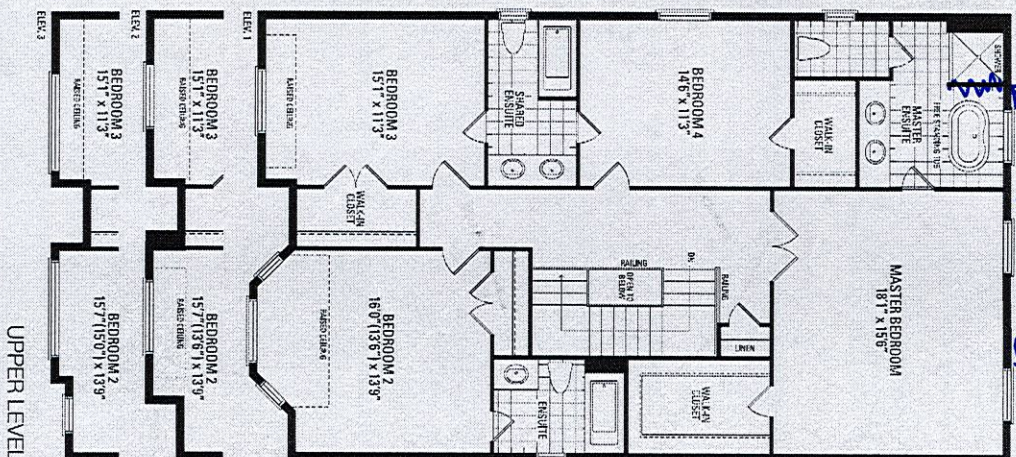
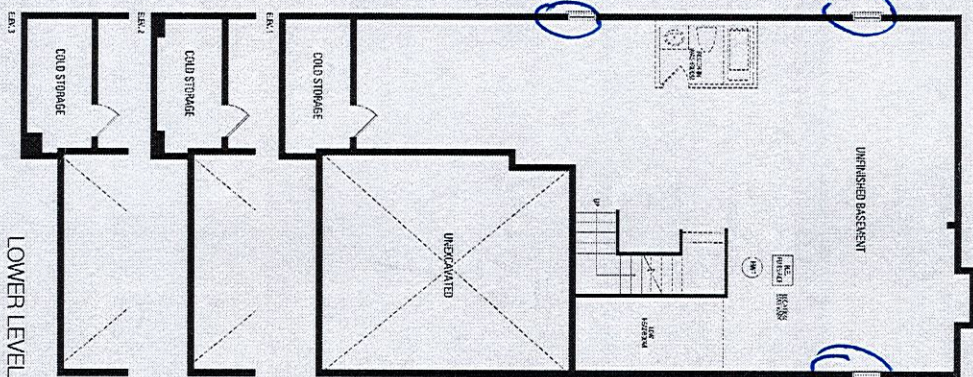
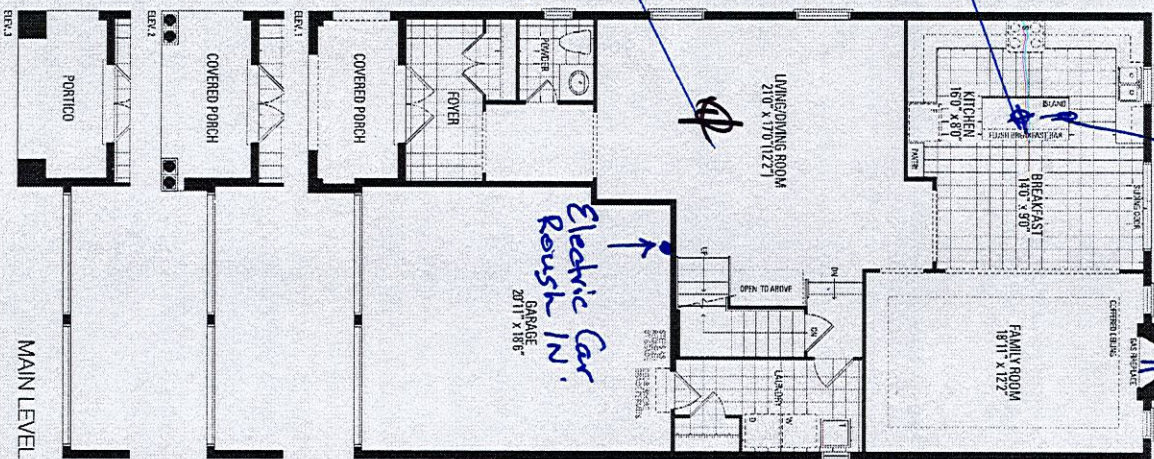
Plug over fireplace

Enlarge Basement Windows

Frameless Glass Shower Enclosure

Add Light above Island
Add Light in Living Room

Electric Car Rough IN.



Smooth Ceilings 1st fl.

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