

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASERS: Rajesh ARRA and Shailaja ARRA			RECEIVED APR 10 2024 TEL: RES.: 647-786-9189	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
148 / 1	40M-2763	Rose 2 Elev 1		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 20Mar24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY - SHARED ENSUITE 3/4 RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - POWDER ROOM RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - MASTER ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - BEDROOM 2 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 06Nov23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD LEVEL 20Mar24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 20Mar24 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 20Mar24 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 20Mar24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - BEDROOM 3/4 SHARED ENSUITE WALL - TUB 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 3/4 SHARED ENSUITE FLOOR 20Mar24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - BEDROOM 2 ENSUITE WALL - SHOWER 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 2 ENSUITE FLOOR 20Mar24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM 20Mar24 Note:	

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1 - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE WALL - SHOWER 20Mar24 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE FLOOR 20Mar24 Note:				
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Mar24 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 06Nov23 Note:	
1 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 12Jun23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 12Jun23 Note:	

DOORS AND TRIM

1 - INTERIOR DOORS - BLACK FINISH HINGES IN LIEU OF STANDARD 09Apr24 Note:	
1 - INTERIOR DOORS - UPGRADE INTERIOR DOOR STYLE THROUGHOUT WHERE APPLICABLE - FOR 10' MAIN FLOOR & 9' UPPER LEVEL CEILING HEIGHTS 20Mar24 Note:	

ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN PRIMARY ENSUITE / ENSUITE 2 / ENSUITE 3/4 06Nov23 Note:	
1 - ENSUITE 3/4 - POT LIGHT - TUB/SHOWER POT LIGHT 06Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 06Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 06Nov23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 06Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 06Nov23 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) 06Nov23 Note:	

FIREPLACE AND ACCESSORIES

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148 / 1	40M-2763	Rose 2 Elev 1		
1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 20Mar24 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 06Nov23 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 06Nov23 Note:				

HARDWOOD FLOORING

1 - LAMINATE - TORLYS AVENUE SERIES - FOYER - IN LIEU OF TILE 20Mar24 Note:	
1 - LAMINATE - TORLYS AVENUE SERIES - KITCHEN/BREAKFAST AREA - IN LIEU OF TILE 20Mar24 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 20Mar24 Note:	

MIRRORS AND GLASS

1 - DELETE STANDARD MIRRORS IN ALL WASHROOMS AS PURCHASERS REQUEST 09Apr24 Note:	
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PLUMBING

1 - PRIMARY ENSUITE - MOEN 90 DEGREE - POSI-TEMP TUB/SHOWER WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 - CHROME 20Mar24 Note:	
1 - ENSUITE 2 - MOEN 90 DEGREE - POSI-TEMP TUB/SHOWER WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 - CHROME 20Mar24 Note:	
1 - SHARED ENSUITE 3/4 - MOEN ALIGN - ECO-PERFORMANCE POSI-TEMP TUB/SHOWER TRIM #T2193EP/62320 - CHROME 20Mar24 Note:	
4 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - PIVOTING PAPER HOLDER #YB8808CH - CHROME - PRICE IS EACH PRIMARY ENSUITE, ENSUITE 2, ENSUITE 3/4, POWDER ROOM 20Mar24 Note:	
4 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - 18” TOWEL BAR #YB8818CH - CHROME - PRICE IS EACH PRIMARY ENSUITE, ENSUITE 2, ENSUITE 3/4, POWDER ROOM 20Mar24 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER PRIMARY ENSUITE / ENSUITE 2 06Nov23 Note:	
1 - HOSE BIB - EXTERIOR FROST FREE BACKYARD 06Nov23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 06Nov23 Note:	

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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Mar24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$13,050.00 BALANCE 1,950.000 FORWARD \$ TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 06Nov23 Note:	

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 20Mar24 Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL 20Mar24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 20Mar24 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 9 Apr 24 at 13:47

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Rajesh ARRA & Shailaja ARRA

(647) 786-9189 /

Ida Viola

20-Mar-24

Property: 148

Project: Zadorra Estates Corp.

Model and Elevation: Rose 2 Elev 1

20-Mar-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K44 TITAL GREY	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K38 RIVERSIDE	464SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 2	MONACO 823 DRIFTWOOD	464SA
Ensuite Bath - Bedroom 3/4	MONACO 823 DRIFTWOOD	464SA

Stove Opening

RA

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-CALCUTTA MARBLE 4925K-07		
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 2	LAMINATE-PORTICO MARBLE 7735-58		
Ensuite Bath - Bedroom 3/4	LAMINATE-PORTICO MARBLE 7735-58		

Kitchen Backsplash

N/A

** Refer to Construction Summary

3. Ceramic Flooring

At a 45

Entrance Vestibule	LAMINATE	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	LAMINATE	☐
Laundry Room	TILE-TRAVERTINO MOMENTO BIANCO 24X24	☐
Powder Room	TILE-TRAVERTINO MOMENTO BIANCO 24X24	☐
Master Ensuite Bathroom	TILE-TRAVERTINO MOMENTO BIANCO 24X24	☐
Ensuite Bath - Bedroom 2	TILE-VIENNA BIANCO 12X24	☐
Ensuite Bath - Bedroom 3/4	TILE-QUARTZITE GRIS CLAIR 12X24	☐
Mud Room	TILE-AXIS LIGHT GREY 12X24	☐
		☐
		☐

** 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-TRAVERTINO MOMENTO BIANCO 24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LITIUM SILVER POLISHED 24X24	
Ensuite Bath - Bedroom 3/4	TILE-LITIUM SILVER POLISHED 24X24	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Trim Carpentry

Interior Doors	LINCON-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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Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Rajesh ARRA & Shailaja ARRA

(647) 786-9189 /

Ida Viola

9-Apr-24

Property: 148

Project: Zadorra Estates Corp.

Model and Elevation: Rose 2 Elev 1

20-Mar-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Living Room	N/A
Dining Room	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Family Room	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Den / Library / Study	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Master Bedroom	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #2	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #3	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #4	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #5	N/A
Flex	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
FOYER	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
KITCHEN/BREAKFAST	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Underpad	Standard ☐ Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TORLYS-COLORADO OAK TL-AV 225 - PEFC
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-COLORADO OAK TL-AV 225 - PEFC
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-COLORADO OAK TL-AV 225 - 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	N/A	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	Flex	22 WARM GREY
		MUD ROOM	22 WARM GREY

** Refer to Construction Summary

Initials: 

Purchasers: Rajesh ARRA & Shailaja ARRA

Property: 148

Telephone Res. / Bus: (647) 786-9189 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Rose 2 Elev 1

Lock Date: 9-Apr-24

20-Mar-24

Plan #: 40M-2763

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

☐

☐

☒

Family Room

Purchased

As Per Plan

N/A

☐

☒

☐

Other Room - Specify

Purchased

As Per Plan

N/A

☐

☐

☒

Fireplace Type

As Per Construction Specifications

Mantle Type

MANTLE M6

Colour / Stain

AS PER CONSTRUCTION SPECIFICATIONS

Surround

NERO

Hearth

NO

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

NO

Comment

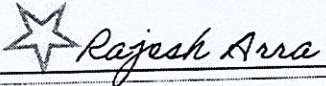
** Refer to Construction Summary

12. General Comments

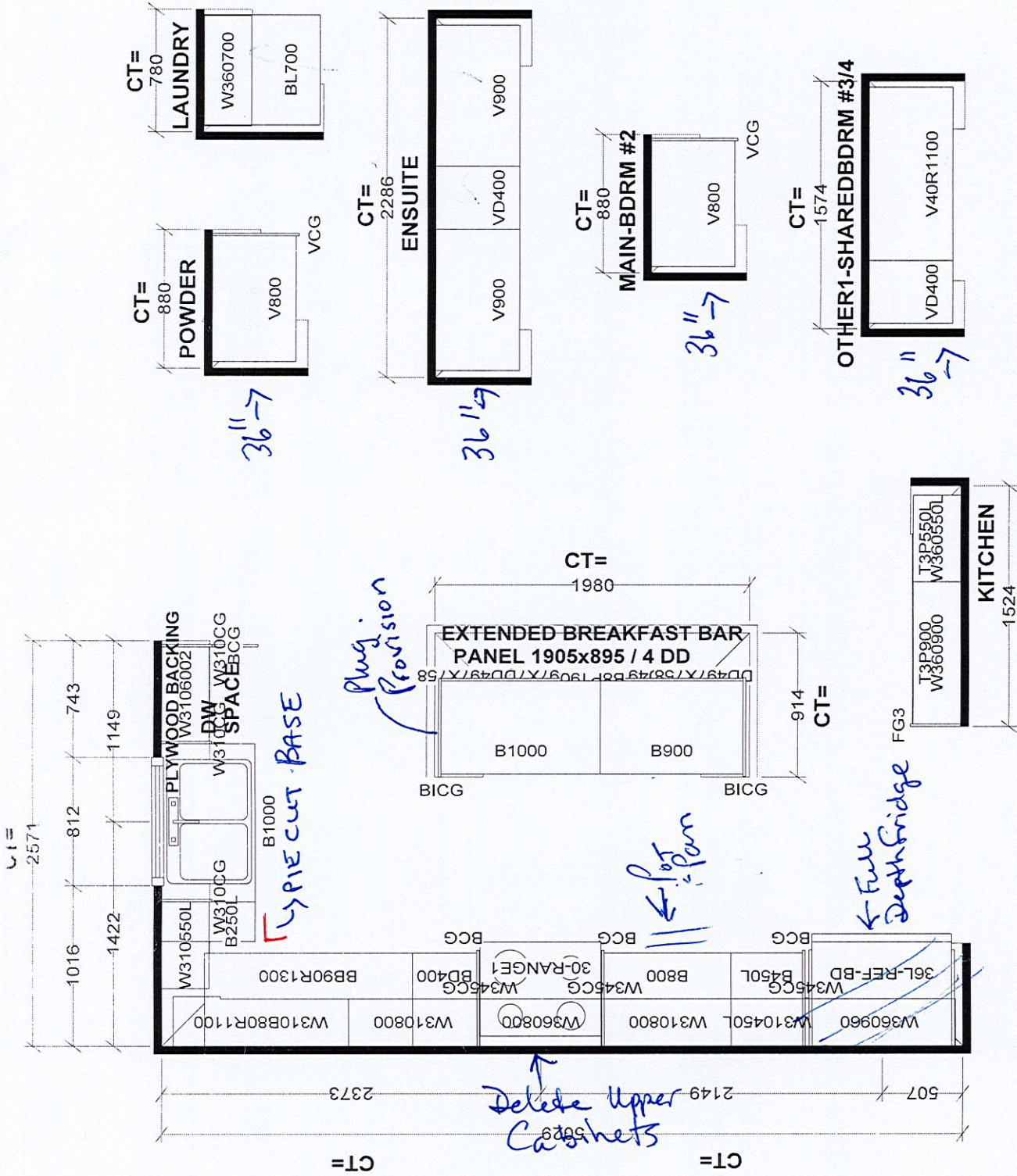
** Refer to Construction Summary

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: Apr 9/24 Signature: _____ Date: _____

Lot 148 Zadorra



Selba Industries		J #	
W WIDTH		W HIGHT	
FLOOR HGHT		DOOR HGHT	
ST CENT		2X4	
W CNT		WENT BOX COVER	
DESIGNER: BM		DATE: AUG 2 23	
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.			
JOB NUMBER: BUILDER: GREENPARK HOMES SITE: ZADORRA, Oshawa MODEL: ROSE 2X EL 1,2,3 LOT #:			

148 Zadora

Rose 2 40' LOT

ELEVATION 1 3,005 sq.ft. • ELEVATION 2 2,999 sq.ft. • ELEVATION 3 2,998 sq.ft.

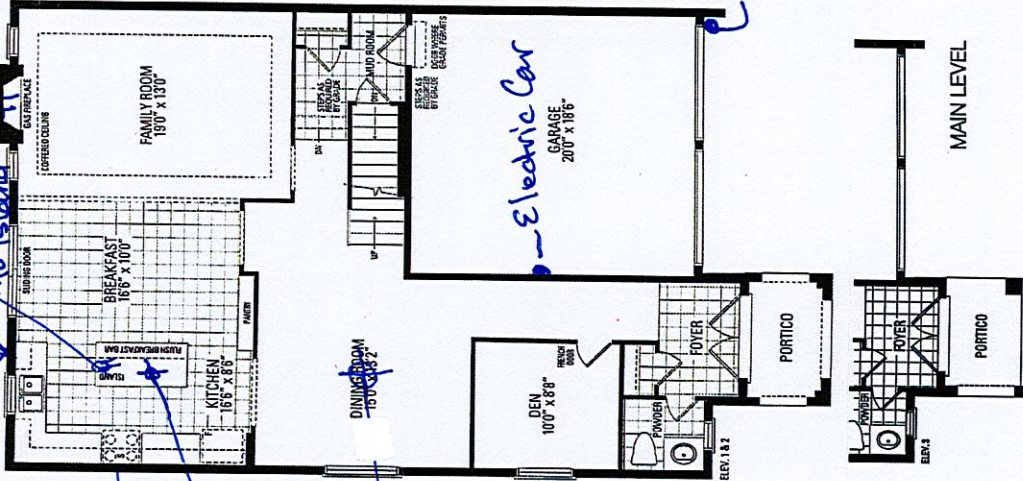
Gas BBQ

Add Plug
to Island

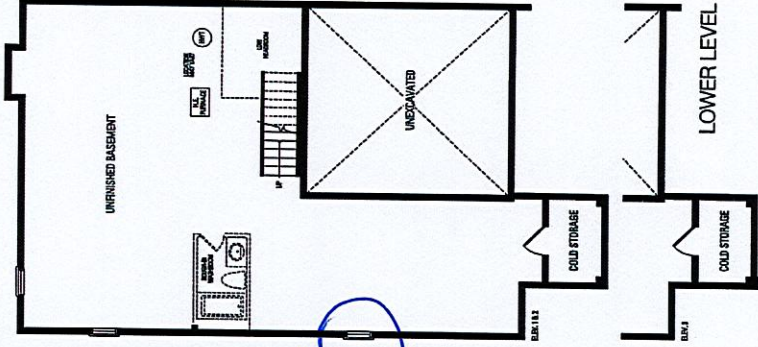
Add Plug above
Fireplace

Gas Line

Add Light



*10' First Floor Ceiling Height



Smooth Ceilings 1st Fl.

Add Toe Tester

Add Toe Tester

Add
Light
To Tub.

