



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Muhammad YAHYA and Rubina M YAHYA

TEL: RES.: 416-727-0561

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
160 / 1	20M-1184	Juniper 9 Elev 3		

CABINETY ACCESSORIES

1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 21Feb18 Note:	
2 - KITCHEN CABINETY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 21Feb18 Note:	
1 - COUNTER TOP HUTCH SINGLE DOOR - PRICE IS EACH - STANDARD 21Feb18 Note:	
3 - ACCESSORY - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 21Feb18 Note: ONE IN THE HUTCH AND EACH ANGLED CABINET	
1 - KITCHEN CABINETY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 21Feb18 Note:	
2 - KITCHEN CABINETY BASE - PIE CUT CORNER CABINET - BASE CABINETY - STANDARD 21Feb18 Note:	
1 - KITCHEN - BLU MOTION DRAWERS 21Feb18 Note:	
1 - KITCHEN - SLOW CLOSING CABINETY 21Feb18 Note:	
1 - KITCHEN CABINETY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH 21Feb18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 21Feb18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 21Feb18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 21Feb18 Note:	

CONSTRUCTION

1 - ADD BASEMENT WALK-UP 22Dec16 Note:	
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COUNTER TOP

1 - HARD SURFACE COUNTERTOP - POWDER ROOM 21Feb18 Note: RECTANGULAR EDGELINE SINK CULTURED MARBLE	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 26Jan18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 26Jan18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 26Jan18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 26Jan18 Note:	

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LOT / PHASE 160 / I	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 9 Elev 3		
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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 21Feb18 Note:	
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 21Feb18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Dec16 Note:	
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STAIRS AND RAILINGS

1 - ADD FOR PEWTER 21Feb18 Note:	
1 - STAIRCASE - EUROLINE R-6-3 IRON PICKETS 21Feb18 Note:	
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 21Feb18 Note:	
1 - V GROOVE HANDRAIL 21Feb18 Note: STAIRCASE	

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 Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 21 Feb 18 at 11:48

Purchasers: Muhammad YAHYA & Rubina M YAHYA

Property: 160

Telephone Res. / Bus: (416) 727-0561 /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Candace Forza

Model and Elevation: Juniper 9 Elev 3

Lock Date: 21-Feb-18

21-Feb-18

Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HASTING CHOCOLATE	2002
Laundry Room	ELISSE	Standard
Powder Room	HASTING CHOCOLATE	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2/3	EVEREST WHITE	1001
Ensuite Bath - Bedroom 4	EVEREST WHITE	1001
Ensuite Bath - Bedroom 5	EVEREST WHITE	1001
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

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

Fridge Opening

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
Kitchen / Breakfast	LAMINATE-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	CM 310	
Master Ensuite Bathroom	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 4	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 5	LAMINATE-INUK SHUK GREY P-344 LM	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-VERSAILLES CHATEAUX IVOIRE BRILL-12X24	
Main Hall	STRIP	
Kitchen / Breakfast	TILE-VERSAILLES CHATEAUX IVOIRE BRILL-12X24	METAL STRIP
Laundry Room	TILE-RAINBOW WHITE-13X13	METAL STRIP
Powder Room	TILE-VERSAILLES CHATEAUX IVOIRE BRILL-12X24	METAL STRIP
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	METAL STRIP
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	METAL STRIP
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	METAL STRIP
Ensuite Bath - Bedroom 5	TILE-RAINBOW WHITE-13X13	METAL STRIP
	N/A	
	N/A	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LUC. 09 AFRICA-8X16	
Bathtub Enclosure Walls	N/A	
	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC. GREY EUROPE-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC. GREY EUROPE-8X16	
Ensuite Bath - Bedroom 5	TILE-LUC. GREY EUROPE-8X16	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool
	N/A	N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
	N/A	
	N/A	
	N/A	Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
	N/A	Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

7. Other Flooring

Muhammad YAHYA & Rubina M YAHYA

(416) 727-0561 /

Candace Forza

21-Feb-18

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Main Hall	STRIP-MIRAGE-ENGINEERED-IMAGINE-MAPLE-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-ENGINEERED-IMAGINE-MAPLE-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-ENGINEERED-IMAGINE-MAPLE-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-ENGINEERED-IMAGINE-MAPLE-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-ENGINEERED-IMAGINE-MAPLE-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-ENGINEERED-IMAGINE-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-ENGINEERED-IMAGINE-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
Bedroom #4	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
Bedroom #5	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A



** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE DRIFTWOOD
Picket Type	PICKETS R-6-3	Colour	PEWTER
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE DRIFTWOOD
Treads	As Per Construction Specifications	Colour	MIRAGE DRIFTWOOD
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 Warm Grey.  
Living Room	22 WARM GREY	Bedroom #2	43 BIRCH WHITE
Dining Room	22 WARM GREY	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	43 BIRCH WHITE
Family Room	22 WARM GREY	Bedroom #5	43 BIRCH WHITE
Powder Room	22 WARM GREY	Master Ensuite	43 BIRCH WHITE
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	N/A

** Refer to Construction Summary

11. 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	N/A		FLAT ON WALL	N/A			N/A	
Mantle Type	N/A		MANTLE M1-STANDARD	N/A			N/A	
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS	N/A			N/A	
Surround	N/A		NERO	N/A			N/A	
Hearth	N/A		NO	N/A			N/A	

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

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13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: Feb 21, 2018

Signature: 

Date: Feb 21, 2018

The image displays three architectural floor plan options for a house, labeled ELEV. 1, ELEV. 2, and ELEV. 3. Each plan includes a large garage (20'0" x 18'7") and a central foyer with a staircase. ELEV. 1 features a family room (17'0" x 14'10"), breakfast room (14'10" x 10'0"), kitchen (17'10" x 8'2"), living/dining room (19'4" x 12'6"), powder room, laundry, and a covered porch. ELEV. 2 and ELEV. 3 show alternative room divisions, including home offices and porticos. A handwritten note 'Relocate Std Light Above Island' with an arrow points to a location in the kitchen area of ELEV. 1. The text 'MAIN LEVEL' and 'Festive Plug' are written at the bottom right, along with the number '3.466 sq'.

Relocate Std Light Above Island

ELEV. 1

ELEV. 2

ELEV. 3

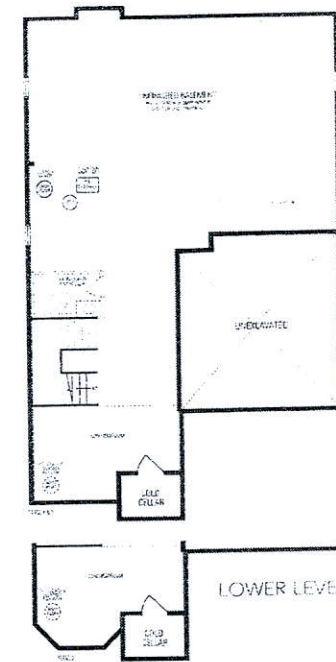
MAIN LEVEL

Festive Plug

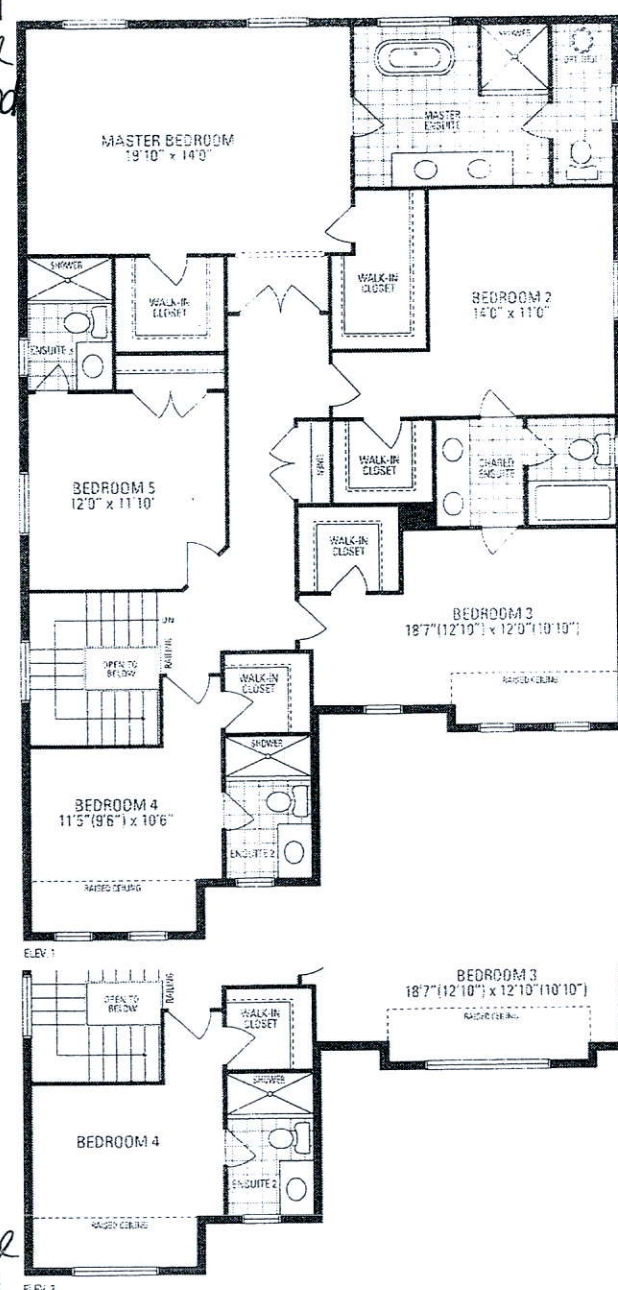
3.466 sq

Relocate Sta Light Above Island

walk-up

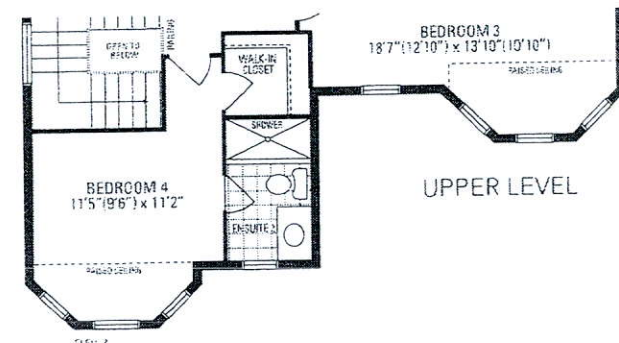


LOWER LEVE



JUNIPER 9

3,486 sq.ft. includes 10 sq.ft. of open area



UPPER LEVEL

MAIN LEVEL *Festive Plug*

