

CONSTRUCTION SUMMARY
Saddle Ridge (G) - Lecco Ridge Developments Inc.



PURCHASERS: Nematullah HAYAT and Shahli HAYAT

TEL: RES.: 647-287-3057

LOT / PHASE 255 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 11 Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER STANDARD CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT 05Mar18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - DELETE HARDWARE NO HOLES DRILLED 05Mar18 Note: KITCHEN ONLY	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH 05Mar18 Note:	
1 - FRIDGE CABINET - BUILT-IN - FRIDGE - PRICE IS EACH 05Mar18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 05Mar18 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 05Mar18 Note:	
2 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 05Mar18 Note:	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 05Mar18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 05Mar18 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Mar18 Note:	

CONSTRUCTION

1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 15Dec16 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 15Dec16 Note: The ceiling height is measured from the top of the unfinished subfloor to underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.	

PLUMBING

1 - SINK - DROP-IN SINK - CONTRAC LOLAND #4480BST 05Mar18 Note: POWDER ROOM	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Dec16 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 05Mar18 Note:	
1 - EUROLINE 1 05Mar18 Note: STAIRCASE - IRON PICKETS	

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I - V GROOVE HANDRAIL
05Mar18 Note: STAIRCASE - LARGER POST AND HANDRAIL

EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
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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:	
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Purchasers: Nematullah HAYAT & Shahli HAYAT

Property: 255

Telephone Res. / Bus: (647) 287-3057 /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Candace Forza

Model and Elevation: Juniper 11 Elev 1

Lock Date: 5-Mar-18

5-Mar-18

Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	N/A
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	2002
Master Ensuite Bathroom	EVEREST WHITE	2002
Ensuite Bath - Bedroom 2/3	MONACO W350XZ4	2002
Ensuite Bath - Bedroom 4	MONACO W350XZ4	2002
	N/A	N/A
	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	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-RAINBOW WHITE-13X13	METAL STRIP
Main Hall	STRIP	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	METAL STRIP
Laundry Room	TILE-RAINBOW WHITE-13X13	METAL STRIP
Powder Room	TILE-RAINBOW WHITE-13X13	
Master Ensuite Bathroom	TILE-FM45GL001S GLOSSY WHITE-18X18	METAL STRIP
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	METAL STRIP
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	METAL STRIP
GARAGE ENTRY	TILE-RAINBOW WHITE-13X13	
	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 BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

Appliances	White	Whirlpool
All Bathrooms	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
	N/A	

**** 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:

N.H.

SH

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7. Other flooring

Main Hall	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Living Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Dining Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Family Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Upper Landing	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Upper Hall	LAMINATE-PARK LANE - HERITAGE OAK TL-U1386	
Master Bedroom	LAMINATE-PARK LANE - HERITAGE OAK TL-U1386	
Bedroom #2	LAMINATE-PARK LANE - HERITAGE OAK TL-U1386	
Bedroom #3	LAMINATE-PARK LANE - HERITAGE OAK TL-U1386	
Bedroom #4	LAMINATE-PARK LANE - HERITAGE OAK TL-U1386	
Bedroom #5	N/A	
	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	VINTAGE OTHELLO
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	VINTAGE OTHELLO
Treads	As Per Construction Specifications	Colour	VINTAGE OTHELLO
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	43 BIRCH WHITE	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	43 BIRCH WHITE	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input type="radio"/> Yes		<input checked="" type="radio"/> 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			

** 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
Fireplace Type	<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"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			BIANCO			N/A		
				NO			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			

** Refer to Construction Summary

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

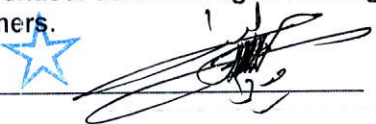
Disclaimers and Notes

- 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.

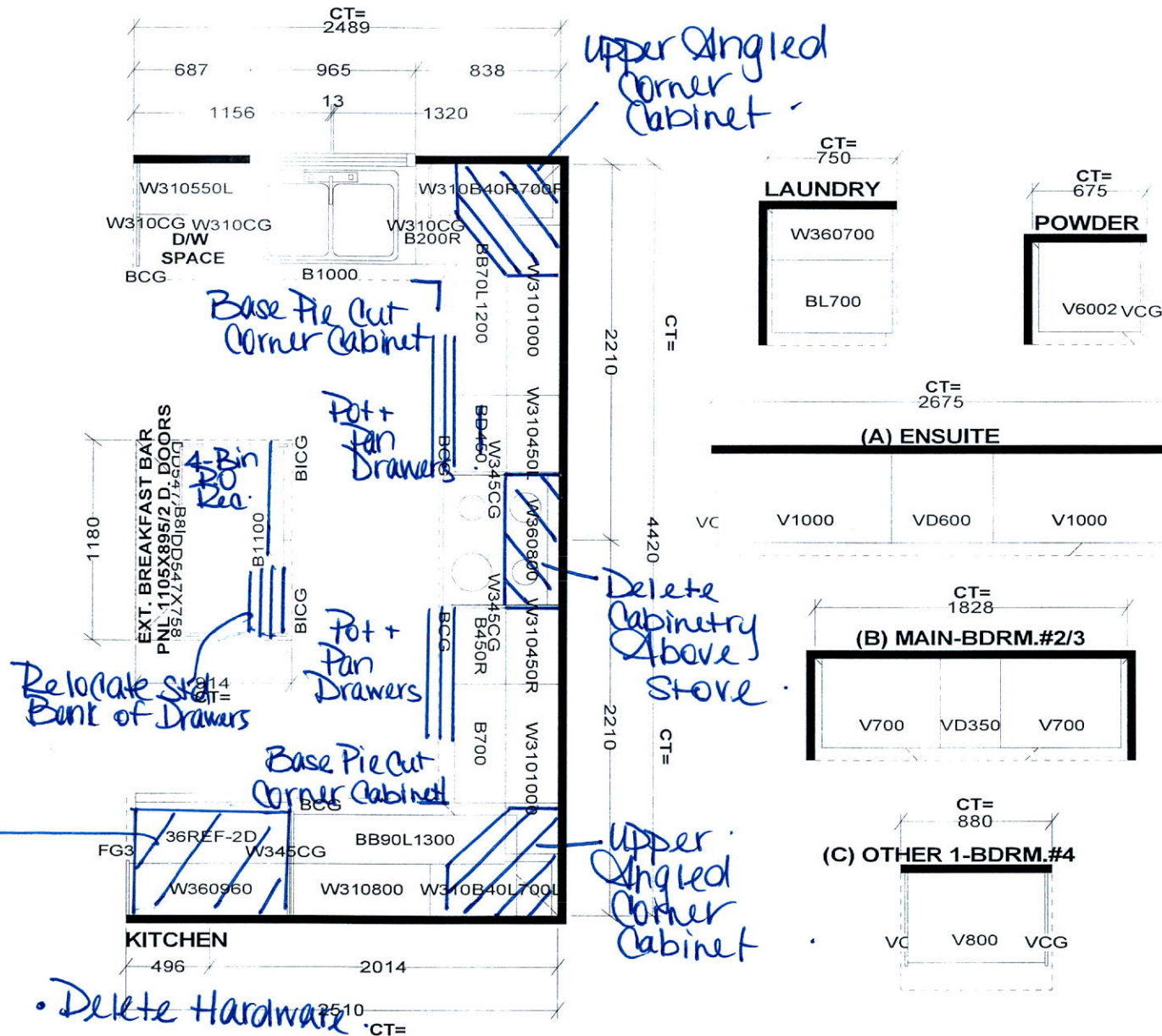
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: Mar 05/2018

Signature: 

Date: Mar 05/2018



Selba Industries

STANDARD FEATURES:
 9" CEILINGS WITH D/C BOX
 1040MM HIGH UPPER CABINETS
 DISHWASHER SPACE
 DUMMY DOORS ON EXPOSED BACKS
 LAMINATE KITCHEN & VANITY COUNTERTOPS

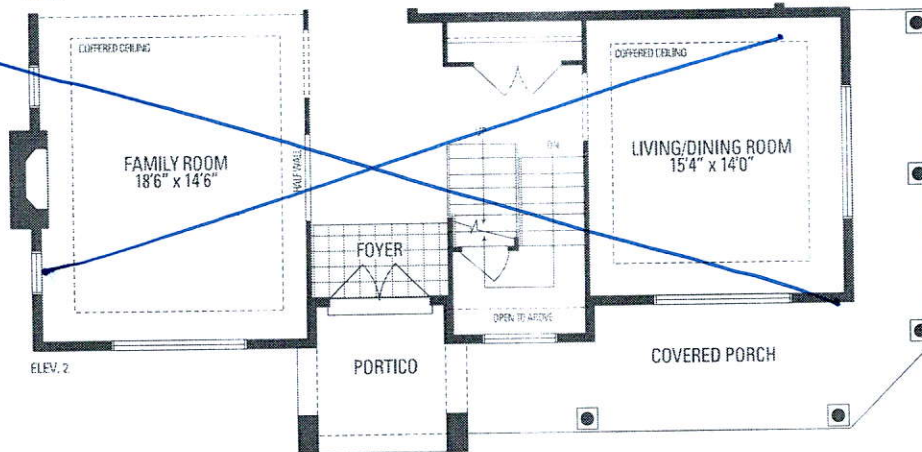
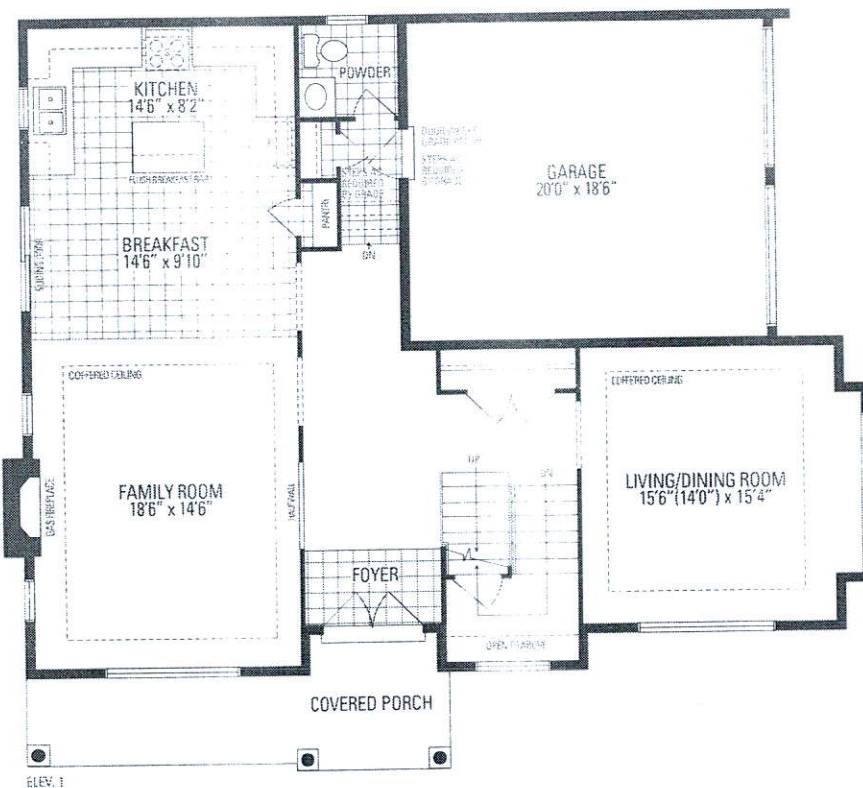
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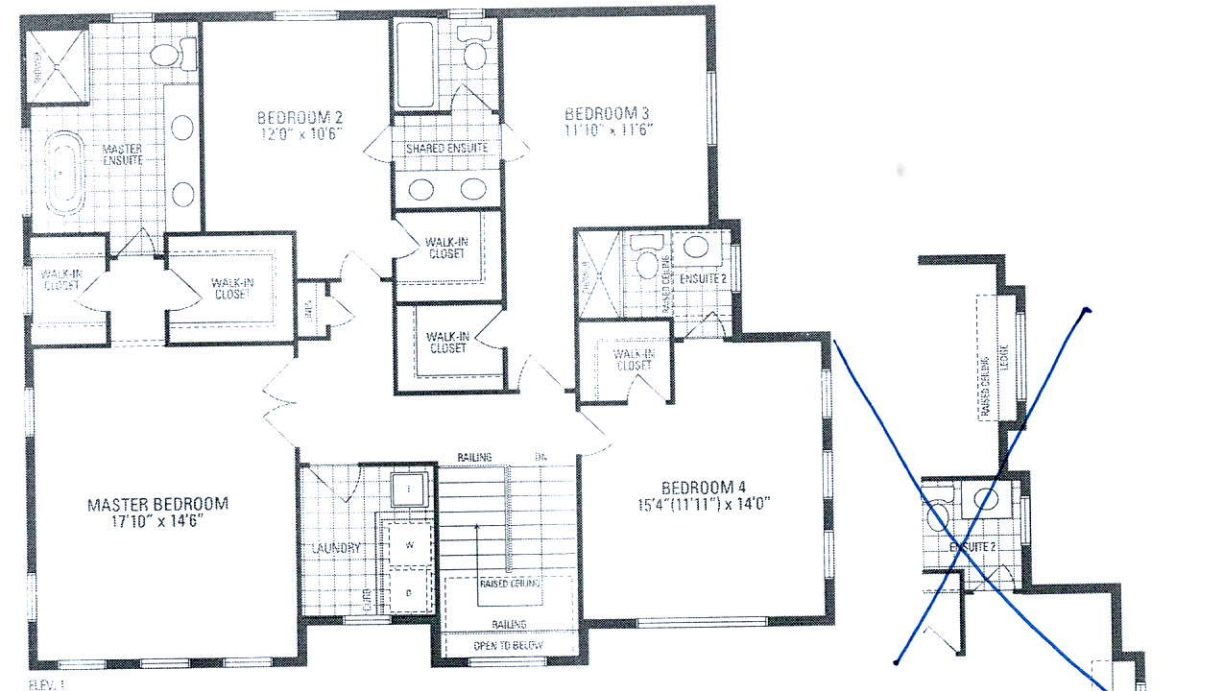
JOB NUMBER:
 BUILDER: GREENPARK HOMES
 SITE NAME: LECCO RIDGE, Milton
 MODEL: JUNIPER 11X ELEV 1,2
 LOT #:
 DESIGNER: KS
 DATE: FEB 13 17

N.4

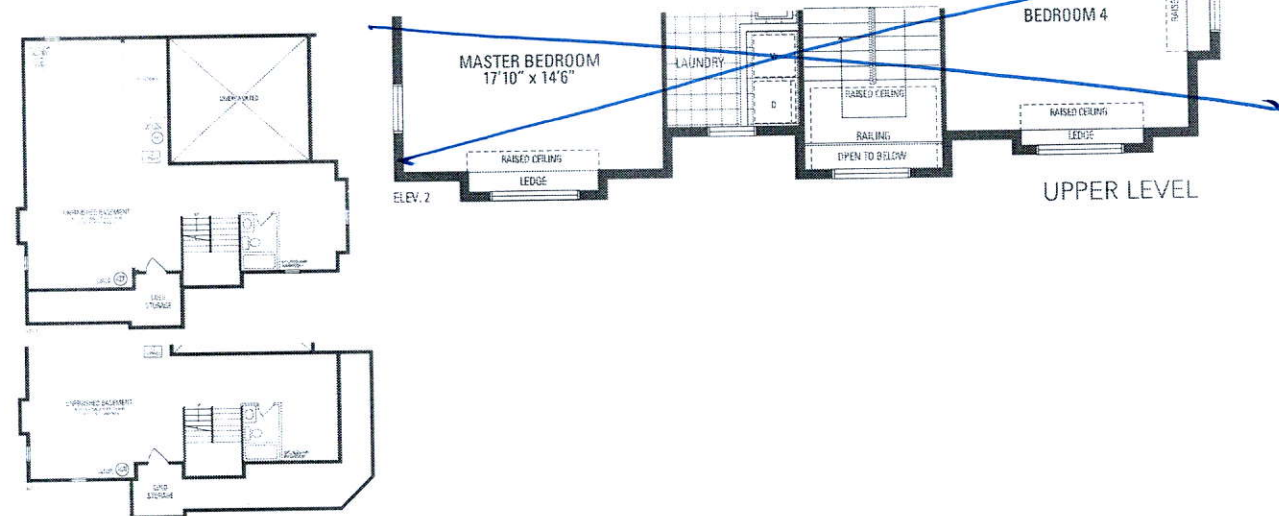
SH



MAIN LEVEL



ELEV. 1



LOWER LEVEL

UPPER LEVEL

• 10' Ceiling

JUNIPER 11
2,955 sq.ft.

N.H. SK

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 area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. Final location of sump pump is based on site conditions. Roofing and adjoining model types may vary due to siting. E. & D.E. LEC Juniper 11 • Copyright Nov. 2016