

CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.



PURCHASERS: Arron Albert SWIRE and Shahbaz ARSHI

TEL:

LOT / PHASE 150 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 6 Elev 2		
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CABINETRY

1 - LIGHT VALENCE - KITCHEN 06Mar18 Note:	
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 06Mar18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - KITCHEN - MOVE PANTRY TO OTHER SIDE OF FRIDGE - SHIFT FRIDGE AND CABINERTY OVER - SEE SKETCH 06Mar18 Note:	
1 - CABINETRY - UPGRADE 3 - KITCHEN 06Mar18 Note:	
1 - KITCHEN- OPENING FOR STOVE AND HOOD TO BE 36INCHES WIDE AS PER PURCHASERS REQUEST 06Mar18 Note:	

CABINETRY ACCESSORIES

2 - ACCESSORY - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 3 06Mar18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 3 06Mar18 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 3 06Mar18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 3 06Mar18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE ENTRANCE 06Mar18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 06Mar18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 06Mar18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER AND MAIN HALL 06Mar18 Note:	

COUNTER TOP

1 - HARD SURFACE COUNTERTOP - KITCHEN 06Mar18 Note:	
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ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 06Mar18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10Feb18 Note:	
12 - POT LIGHT - LOW VOLTAGE LED - FIRST FLOOR INSTALLATION 10Feb18 Note:	
8 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 10Feb18 Note:	

RECEIVED MAR 08 2018



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150 / 1	20M-1184	Juniper 6 Elev 2		

1 - 200 AMP ELECTRICAL SERVICE

10Feb18 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

06Mar18 Note:

HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE

06Mar18 Note:

1 - KITCHEN-UGRADED TO HARDWOOD GROUP B 5"

06Mar18 Note:

1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE

06Mar18 Note:

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN

06Mar18 Note:

MASTER ENSUITE - CHROME KNOB & HINGES

MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT

06Mar18 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

06Mar18 Note:

1 - SINK - UNDERMOUNT SINK - BLANCO ESSENTIAL U2 #400008

06Mar18 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

06Mar18 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5880.00 BALANCE \$4120.00 FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE DATED MMMDDYYYY.

10Feb18 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS, RAILING AND PICKETS – STANDARD STAIRCASE - PRICE IS PER SET

06Mar18 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 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:

Purchasers:Arrron Albert SWIRE & Shahbaz ARSHI

Property: 150

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Juniper 6 Elev 2

Lock Date: 6-Mar-18

6-Mar-18

Plan #: 20M-1184

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	Legacy L662XZ4	1001
Laundry Room	ELISSE	Standard
Powder Room	MONACO W350XZ4	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2/3	MONACO W350XZ4	1001
Ensuite Bath - Bedroom 4	MONACO W350XZ4	1001

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

36"

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	QUARTZ- VIRGINIA	#320 PENCIL
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	

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Decor Advisor:

Lock Date:

Arron Albert SWIRE & Shahbaz ARSHI

/

Natalie Mancuso

6-Mar-18

Property: 150

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 6 Elev 2

Plan #: 20M-1184

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/> METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>
Laundry Room	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>
Powder Room	TILE-FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/>
Master Ensuite Bathroom	TILE- VERSAILLES CHATEAUX IVORIE 12X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>
SIDE HALL	TILE-FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/>

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- BIANCO MATTE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- SAT. BLANC GROENLANDIA 8X16	
Ensuite Bath - Bedroom 4	TILE- SAT. BLANC GROENLANDIA 8X16	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge


☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLERMONT
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

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7. Other Flooring

Main Hall	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Living Room	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Dining Room	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Family Room	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Den / Library / Study	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Upper Landing	HARDWOOD- MIRAGE-5" ENGINEERED MAPLE- ROCK CLIFF- DURAMATT
Upper Hall	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M
Master Bedroom	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M
Bedroom #2	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M
Bedroom #3	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M
Bedroom #4	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M
Bedroom #5	

Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE- ROCK CLIFF
Picket Type	1 3/4 PICKETS COLONIAL	Colour	MIRAGE- ROCK CLIFF
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- ROCK CLIFF
Treads	Standard	Colour	MIRAGE- ROCK CLIFF
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	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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

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

** 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			FLAT ON WALL					
Mantle Type			MANTLE M2-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			BIANCO					
Hearth			NO					

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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: March 6/18

Signature: _____

Date: _____

