



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Ashraf K. Nouri AL-ZUBAIDI and Hamsa W. Ali ALI

TEL: RES.: 647-771-7019

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
89 / 1	20M-1184	Juniper 7 Elev 1		

CABINETRY

1 - CABINETRY - UPGRADE 2 - POWDER ROOM 03Apr18 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 03Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 03Apr18 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03Apr18 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 03Apr18 Note:	
1 - BASE MICROWAVE CABINET - BUILT-IN - MICROWAVE BASE CABINET WITH ONE DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 03Apr18 Note:	

CERAMIC TILE

1 - ENSUITE 2 BATHROOM - SHOWER STALL - UPGRADE 2 BORDER - 6" - LAID APPROX 5' FROM FLOOR 03Apr18 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER 03Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 03Apr18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 03Apr18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - KITCHEN 03Apr18 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER AND MAIN HALL 03Apr18 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 03Apr18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Mar18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Mar18 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Mar18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 07Mar18 Note:	

RECEIVED APR 0 5 2018

HARDWOOD FLOORING

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LOT / PHASE 89 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 7 Elev 1		
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1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 03Apr18 Note:	
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1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 03Apr18 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Mar18 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Apr18 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$\$\$\$\$\$ BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$\$\$\$\$\$ AS PER SCHEDULE PE DATED MMMDDYYYY. 07Mar18 Note: ORIGINAL PROMO PACKAGE - \$10,000.00 BALANCE FORWARD - \$8665.00	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 03Apr18 Note: STAIRCASE	
1 - STAINED STAIRS, RAILING AND PICKETS – STANDARD STAIRCASE - PRICE IS PER SET 03Apr18 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:	

This Document is Extremely Time Sensitive - Printed 3 Apr 18 at 12:08



Purchasers: Ashraf K. Nouri AL-ZUBAIDI & Hamsa W. Ali ALI

Property: 89

Telephone Res. / Bus: (647) 771-7019 /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Candace Forza

Model and Elevation: Juniper 7 Elev 1

Lock Date: 3-Apr-18

3-Apr-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	2002
Laundry Room	ELISSE	Standard
Powder Room	HAMPTON W823XZ4	1001
Master Ensuite Bathroom	EVEREST WHITE	2002
Ensuite Bath - Bedroom 2	MODENA WHITE	2002
Ensuite Bath - Bedroom 3/4	MODENA WHITE	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

KITCHEN - BUILT IN MICRO ONLY  
\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-BLACK ALICANTE 4926K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-INUK SHUK GREY P-344 LM	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary



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<b>Decor Advisor:</b>	Candace Forza	<b>Model and Elevation:</b>	Juniper 7 Elev 1	
<b>Lock Date:</b>	3-Apr-18	3-Apr-18	<b>Plan #:</b>	20M-1184

### 3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	METAL STRIP
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	METAL STRIP
Laundry Room	TILE-RAINBOW DARK GREY-13X13	<input type="checkbox"/>	METAL STRIP
Powder Room	TILE-CALCATT (CA6082P) POL-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-PRY200 ROYAL CARRARA-10X24	<input type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 2	TILE-RAINBOW DARK GREY-13X13	<input type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-BEACH LIGHT GREY-13X13	<input type="checkbox"/>	METAL STRIP
MUDROOM	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* 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-PRY200 ROYAL CARRARA-10X24	
Bathtub Enclosure Walls	N/A	
	N/A	
Ensuite Bath - Bedroom 2	TILE-BIANCO LUCIDO-8X16	6" BORDER -YGT016 METAL/STONE HEXAGON
Ensuite Bath - Bedroom 3/4	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

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

**\*\* Refer to Construction Summary**

## 6. Trim Carpentry

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

**\*\* Refer to Construction Summary**

Initials:

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Telephone Res. / Bus:

(647) 771-7019 /

Decor Advisor:

Candace Forza

Lock Date:

3-Apr-18

Property: 89

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 7 Elev 1

Plan #:

20M-1184

7. Outer Flooring

Main Hall	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-5"
Living Room	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-5"
Dining Room	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-5"
Family Room	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-5"
Den / Library / Study	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-VINTAGE-NSS WHITE OAK-SMOOTH CHARACTER-UV OIL-APOLLO-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	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE APOLLO
Picket Type	As Per Construction Specifications	Colour	VINTAGE APOLLO
Stringer / Riser	As Per Construction Specifications	Colour	VINTAGE APOLLO
Treads	As Per Construction Specifications	Colour	VINTAGE APOLLO
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	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	MUD ROOM	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials: AA KE



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**Lock Date:** 3-Apr-18 3-Apr-18 **Plan #:** 20M-1184

### 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
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			GRIGIO CARNICO			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 checked="" type="radio"/> Yes <input 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: April 03, 2018

Signature: 

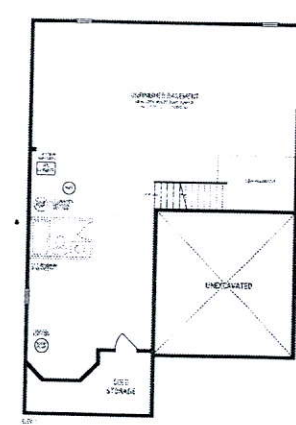
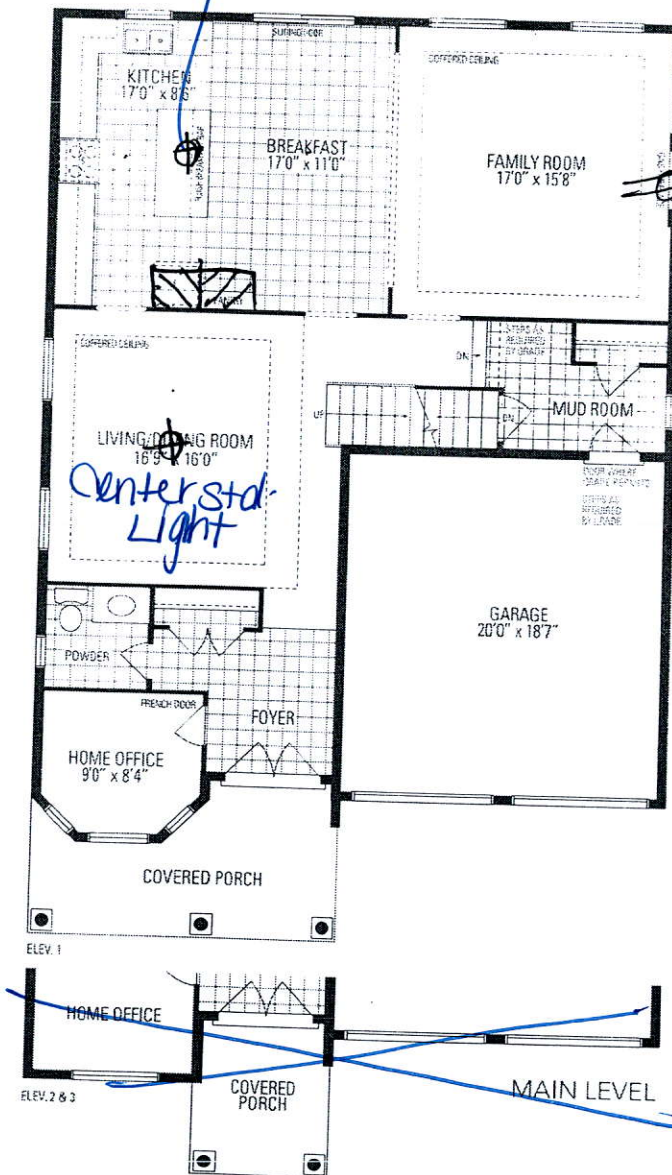
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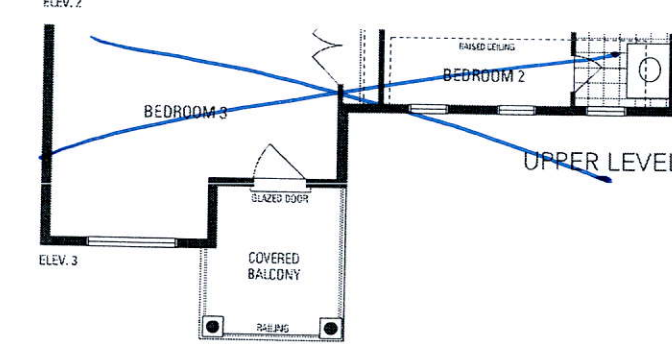
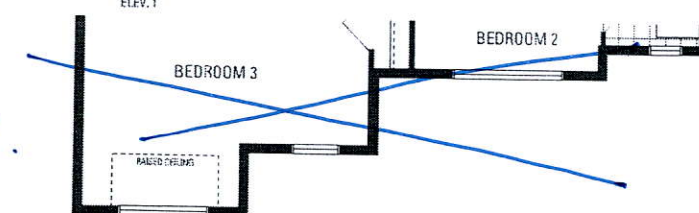
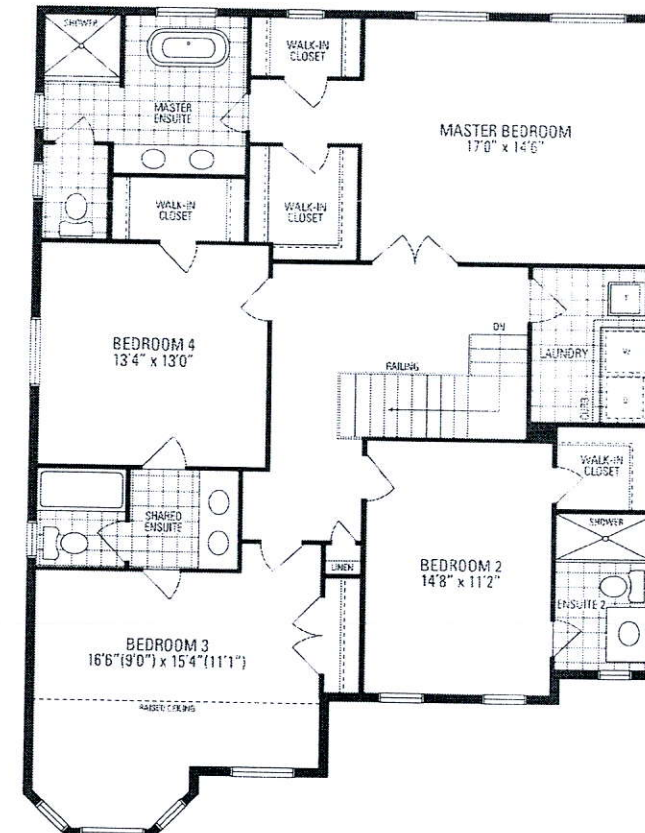


Relocate Std.  
Light

Add Plug  
Above  
Fireplace



200 AMP  
Electrical



JUNIPER 7  
3,093 sq.ft.

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. Roofline and adjoining model types may vary due to siting. E. & D.E. LEC Juniper 7 - Copyright Nov. 2016