



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Wissam Ragheb EL-DIB and Meral SOBEIH

TEL: RES.: 905-842-7000 BUS.: 289-930-2130

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
121 / 1	20M-1184	Juniper 7 Elev 2		

CABINETRY

1 - CABINETRY - UPGRADE 2 - POWDER ROOM 12Apr18 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 12Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - LIGHT VALENCE - KITCHEN 12Apr18 Note:	
1 - CM11 CROWN MOULDING - KITCHEN 12Apr18 Note: INCLUDES ABOVE HOOD FAN	
1 - CABINETRY - UPGRADE 2 - KITCHEN 12Apr18 Note:	

CABINETRY ACCESSORIES

2 - ACCESSORY - GLASS DOOR - GROUP 2 GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 2 12Apr18 Note: HALFMOON 333	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 12Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 12Apr18 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 12Apr18 Note:	
1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH 12Apr18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 12Apr18 Note:	

CERAMIC TILE

1 - MASTER ENSUITE - SHOWER STALL - UPGRADE 1 MOSAIC BORDER - 6" - LAID APPROX 5' FROM FLOOR 12Apr18 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 12Apr18 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER 12Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 12Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - SIDE HALL 12Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 12Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 12Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER AND MAIN HALL 12Apr18 Note:	



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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 08Mar18 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 08Dec16 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.	
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 08Dec16 Note:	

COUNTER TOP

1 - HARD SURFACE COUNTERTOP - POWDER ROOM 12Apr18 Note:	
1 - HARD SURFACE COUNTERTOP - ENSUITE 12Apr18 Note:	
1 - HARD SURFACE COUNTERTOP - KITCHEN 12Apr18 Note:	

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 12Apr18 Note:	
1 - KITCHEN - CROWN MOULDING LIGHTING - FLOURESCENT LIGHTING 12Apr18 Note:	
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 12Apr18 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 08Mar18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Mar18 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 08Mar18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Mar18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 08Mar18 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 08Mar18 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 08Mar18 Note:	

HARDWOOD FLOORING

1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 12Apr18 Note:	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE 08Mar18 Note: MASTER ENSUITE BATHROOM - CHROME KNOB AND HINGES	
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MISCELLANEOUS

1 - FURTHER DISCOUNT AS PER VENDOR 12Apr18 Note:	
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PLUMBING

1 - KITCHEN - BLANCO QUATRUS R15 SUPER SINGLE UNDERMOUNT SINK - #401518 12Apr18 Note:	
1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 12Apr18 Note: POWDER ROOM	
2 - SINK - UNDERMOUNT SINK - CONTRAC CATENA #4210CIY 12Apr18 Note: MASTER ENSUITE BATHROOM	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 12Apr18 Note: ALL BATHROOMS	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 12Apr18 Note: ALL BATHROOMS	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 08Mar18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Dec16 Note:	
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STAIRS AND RAILINGS

1 - ADD FOR PEWTER 12Apr18 Note: STAIRCASE - ADD TO IRON PICKETS PICKETS TO MAKE PEWTER	
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 12Apr18 Note:	
1 - EUROLINE 1 12Apr18 Note: STAIRCASE- IRON PICKETS	
1 - STAIRCASE - V GROOVE HANDRAIL 12Apr18 Note:	

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:	
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:	

Purchasers:Wissam Ragheb EL-DIB & Meral SOBEIH

Property: 121

Telephone Res. / Bus: (905) 842-7000 / (289) 930-2130

Project: Lecco Ridge Developments Inc.

Decor Advisor: Candace Forza

Model and Elevation: Juniper 7 Elev 2

Lock Date: 12-Apr-18

12-Apr-18

Plan #: 20M-1184

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON W823XZ4	1001
Laundry Room	ELISSE	Standard
Powder Room	HAMPTON W823XZ4	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2	EVEREST WHITE	1001
Ensuite Bath - Bedroom 3/4	EVEREST WHITE	1001
	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	QUARTZ-CALCATTa MICHAELANGELO	#320 PENCIL ROUND EDGE
Laundry Room	N/A	
Powder Room	QUARTZITE-TERRA BIANCA	#320 PENCIL ROUND EDGE
Master Ensuite Bathroom	QUARTZ-CALCATTa MICHAELANGELO	#320 PENCIL ROUND EDGE
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-VERSIALLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/> METAL STRIP
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	TILE-VERSIALLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/>
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/> METAL STRIP
Powder Room	TILE-VERSIALLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/> METAL STRIP
Master Ensuite Bathroom	TILE-VERSIALLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/> METAL STRIP
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/> METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-BEACH LIGHT GREY-13X13	<input type="checkbox"/> METAL STRIP
MUD ROOM	TILE-VERSIALLES CHATEAUX IVOIRE-12X24	<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-VERSIALLES CHATEAUX IVOIRE-12X24	6" BORDER-MARBLE/BRICK YGT008
Bathtub Enclosure Walls	N/A	
	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC. BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO MATTE-8X16	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	800 SERIES
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: ME WE

Purchasers:

Wissam Ragheb EL-DIB & Meral SOBEIH

Property: 121

Telephone Res. / Bus:

(905) 842-7000 / (289) 930-2130

Project: Lecco Ridge Developments Inc.

Decor Advisor:

Candace Forza

Model and Elevation: Juniper 7 Elev 2

Lock Date:

12-Apr-18

12-Apr-18

Plan #: 20M-1184

7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Living Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Dining Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Family Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-CHARCOAL-4 7/16"	
Upper Hall	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305	
Master Bedroom	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305	
Bedroom #2	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305	
Bedroom #3	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305	
Bedroom #4	LAMINATE-PARK LANE - GREY VARNISHED OAK TL-U1305	
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	MIRAGE CHARCOAL
Picket Type	EUROLINE 1	Colour	PEWTER
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE CHARCOAL
Treads	As Per Construction Specifications	Colour	MIRAGE CHARCOAL
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	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 Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

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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
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	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	Standard	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan			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

- 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 12/18

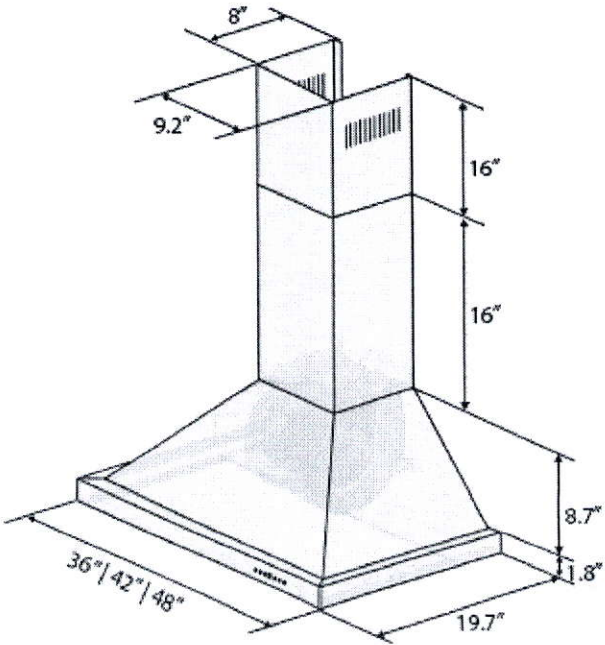
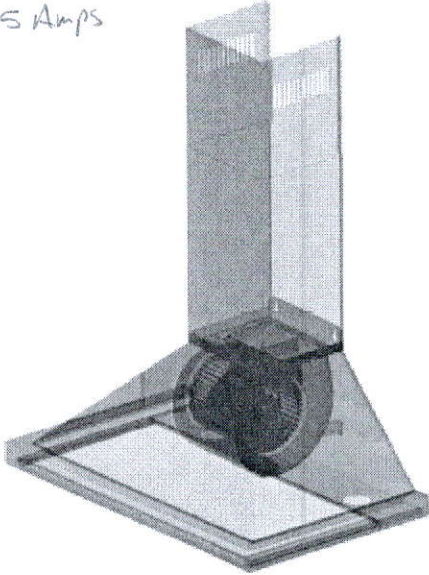
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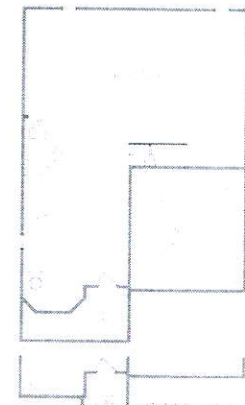
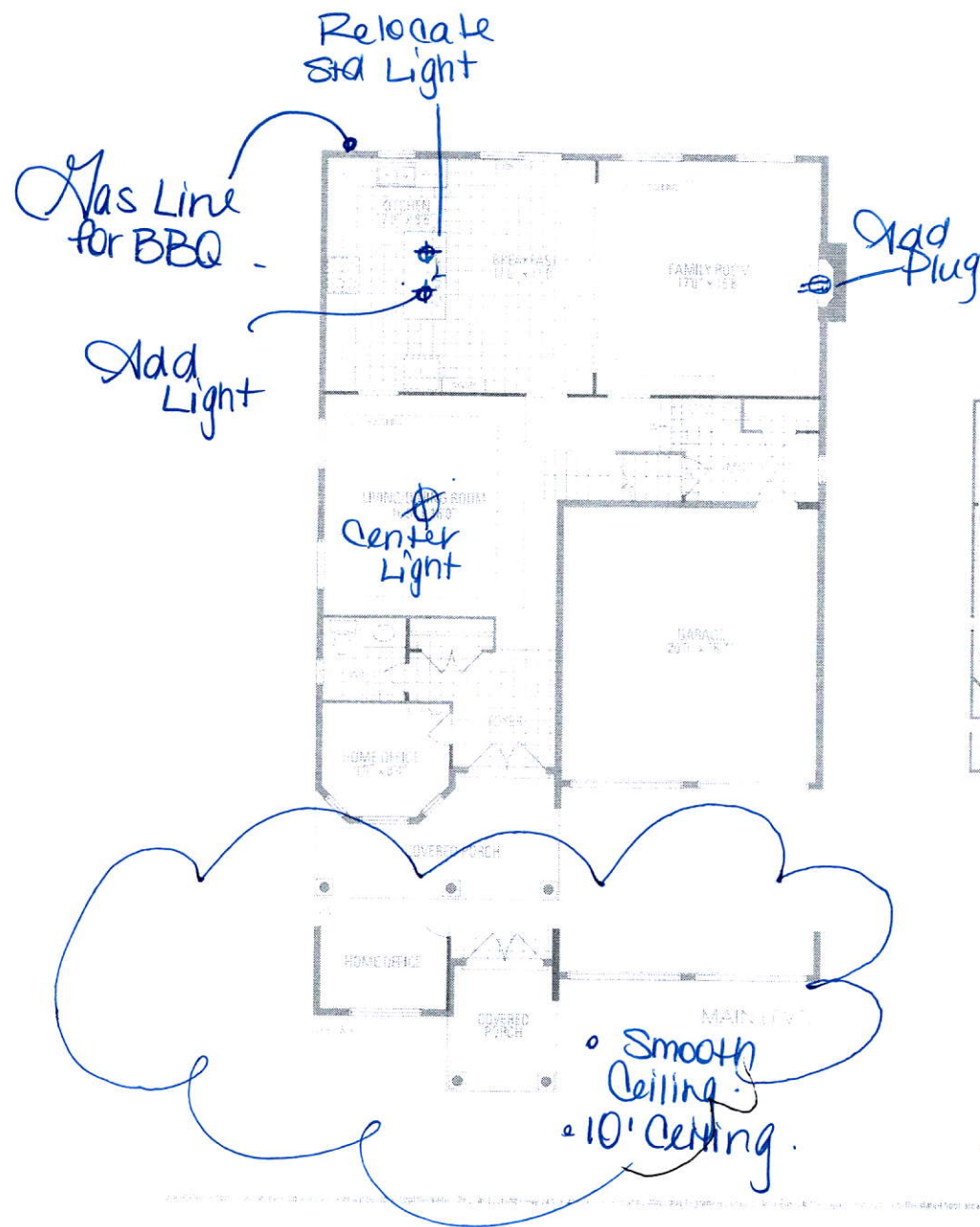
Date: April 12/18

SIZE	30"	36"	42"	48"
HOOD DIMENSIONS LxWxH	30 x 17.7 x 10.5	36 x 19.7 x 10.5	42 x 19.7 x 10.5	48 x 19.7 x 10.5
WEIGHT (LBS)	40	44	45	50
CHIMNEY DIMENSIONS LxWxH	Qty 2 @ 9.2 x 8 x 16 [each]			
MOTOR	760 CFM Motor			
AIR FLOW	280/400/580/760 [CFM]			
NOISE LEVEL	1.2/2.6/4.2/5.8 [Sones]			
SPEEDS	4 speeds			
FILTER STYLE	Stainless Steel Baffle Filters [Dishwasher Safe]			
CONTROL TYPE	Speed/Timer Panel with LCD [3 Minute AutoTimer with Delayed Shutoff]			
LIGHTING	2 Directional Lights 3W LED or 20W Halogen			
MOUNT TYPE	Wall Mount			
MATERIAL	21g #430 Brushed Stainless Steel			
VENTING SIZE	<u>6" Round</u> [Transition piece to round ducting included with backdraft damper]			
VOLTAGE	<u>110V/60HZ</u>			
WARRANTY	3 Year Parts Warranty [Longest in the industry]			

3D SEE THROUGH
& DRAWING

3.5 Amps

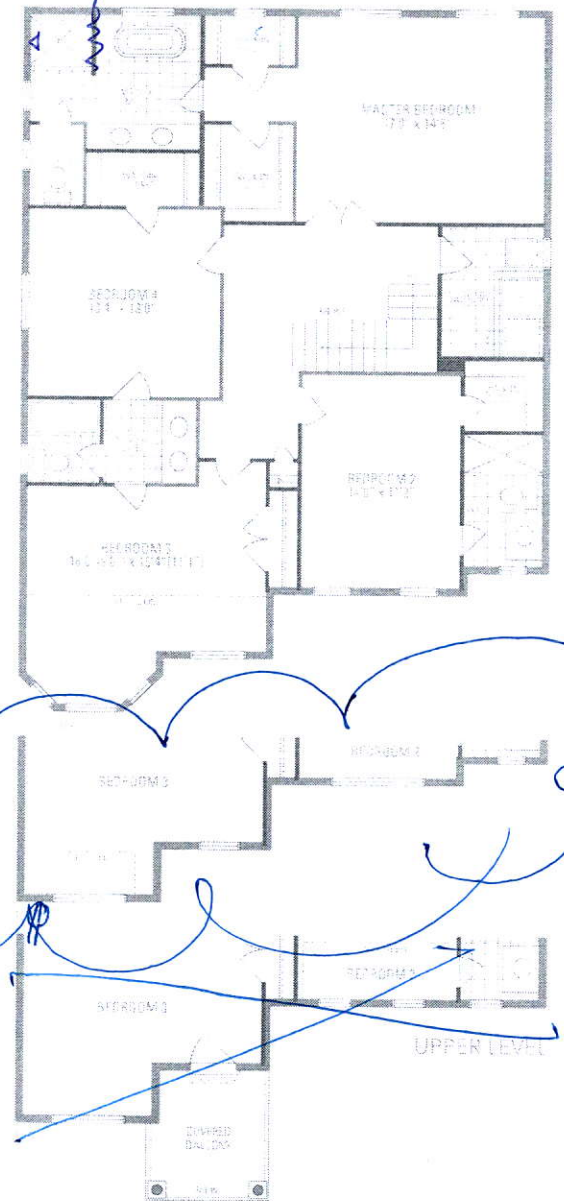




• 200 Amp
• 8'6" Pour.

Festival Plug

Delete wall for frameless glass shower



JUNIPER 7
3,093 sq.ft.

MS

WE