



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASER: Shabana SHAHRIYAR

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
85 / 1	20M-1184	Juniper 9 Elev 3		

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 25Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - LIGHT VALENCE - KITCHEN 25Apr18 Note:	

CABINETRY ACCESSORIES

1 - BASE MICROWAVE CABINET - BUILT-IN - MICROWAVE BASE CABINET WITH ONE DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 25Apr18 Note: Specs to Follow	
1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 2 BIN - PRICE IS EACH 25Apr18 Note:	
2 - ACCESSORY - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 25Apr18 Note: BOTH CORNERS	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 25Apr18 Note: BOTH CORNERS	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 25Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 25Apr18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 5 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - LAUNDRY ROOM 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 25Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 25Apr18 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 25Apr18 Note:	
1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 20Dec16 Note:	

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2 - ADD NEW ENLARGE BASEMENT WINDOW (MAY REQUIRE WINDOW WELL) - WINDOW IS 30 INCHES X 24 INCHES 20Dec16 Note:				
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 20Dec16 Note:				
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 20Dec16 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.				

DOORS AND TRIM

22 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - ROMAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR- SECOND FLOOR 25Apr18 Note:	
5 - DOORS INTERIOR - FOR 10 FOOT CEILING - ROMAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR- FIRST FLOOR 25Apr18 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 25Apr18 Note:	
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 25Apr18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Mar18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Mar18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 12Mar18 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 25Apr18 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD – GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 25Apr18 Note:	
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MISCELLANEOUS

1 - FURTHER VENDOR DISCOUNT 25Apr18 Note:	
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PLUMBING

1 - MASTER ENSUITE UPGRADE FREE STANDING TUB TO CIRRUS SR22 25Apr18 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 25Apr18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Dec16 Note:	
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STAIRS AND RAILINGS



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

PURCHASER: Shabana SHAHRIYAR **TEL:**

LOT / PHASE 85 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 9 Elev 3		
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1 - V GROOVE HANDRAIL 25Apr18 Note:	
1 - EUROLINE 2 25Apr18 Note:	
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 25Apr18 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 25 Apr 18 at 15:39

Purchaser:

Shabana SHAHRIYAR

Telephone Res. / Bus:

/

Decor Advisor:

Natalie Mancuso

Lock Date:

25-Apr-18

Property:

85

Project:

Lecco Ridge Developments Inc.

Model and Elevation:

Juniper 9 Elev 3

Plan #:

20M-1184

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HASTING CHOCOLATE	2003
Laundry Room	ELISSE	Standard
Powder Room	HASTING MAJESTIC	1001
Master Ensuite Bathroom	HASTING CHOCOLATE	1001
Ensuite Bath - Bedroom 2/3	HASTING MAJESTIC	1001
Ensuite Bath - Bedroom 4	HASTING MAJESTIC	1001
Ensuite Bath - Bedroom 5	HASTING MAJESTIC	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

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-AUTUMN CARNIVAL 1877K-52	
Laundry Room	N/A	
Powder Room	LAMINATE-GOLDEN JUPARANA 4932-52	
Master Ensuite Bathroom	LAMINATE-WHITE JUPARANA 4931-52	
Ensuite Bath - Bedroom 2/3	LAMINATE-GOLDEN JUPARANA 4932-52	
Ensuite Bath - Bedroom 4	LAMINATE-GOLDEN JUPARANA 4932-52	
Ensuite Bath - Bedroom 5	LAMINATE-GOLDEN JUPARANA 4932-52	

** Refer to Construction Summary

Initial: 

Purchaser:Shabana SHAHRIYAR

Telephone Res. / Bus: /

Decor Advisor:Natalie Mancuso

Lock Date:25-Apr-18

Property: 85

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 9 Elev 3

25-Apr-18

Plan #: 20M-1184

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- VESUBIO NAPLES BROWN 20X20	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- VESUBIO NAPLES BROWN 20X20	<input type="checkbox"/>	
Laundry Room	TILE- VESUBIO NAPLES BROWN 20X20	<input type="checkbox"/>	
Powder Room	TILE- VESUBIO NAPLES BROWN 20X20	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 5	TILE-FM45GL003S GLOSSY BEIGE 18X18	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<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- LUC AMERICA BEIGE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- LUC AMERICA BEIGE 8X16	
Ensuite Bath - Bedroom 3/4	TILE- LUC AMERICA BEIGE 8X16	
Ensuite Bath - Bedroom 5	TILE- LUC AMERICA BEIGE 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	ROMAN-SMOOTH
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

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Lock Date:25-Apr-18

Property: 85

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25-Apr-18

Plan #: 20M-1184

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Living Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Family Room	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Upper Landing	HARDWOOD- MIRAGE 5" ENGINEERED RED OAK- FERNHAM- CASHMERE
Upper Hall	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Master Bedroom	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Bedroom #2	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Bedroom #3	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Bedroom #4	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Bedroom #5	LAMINATE-PARK LANE - NATURAL WALNUT TL-30026
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- FERNHAM
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- FERNHAM
Treads	Standard	Colour	MIRAGE- FERNHAM
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	48 CAMEO WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	48 CAMEO WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	48 CAMEO WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	48 CAMEO WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	48 CAMEO WHITE
Powder Room	48 CAMEO WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	48 CAMEO WHITE		
Den/Library	48 CAMEO WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Trim Paint-Semi Gloss	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
		Ensuite Bath - Bedroom 5	43 BIRCH WHITE

Smooth Ceilings First Floor ☒ Yes ☐ No

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25-Apr-18

Plan #: 20M-1184

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 M1-STANDARD	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		CREMA MARFIL	
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 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

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

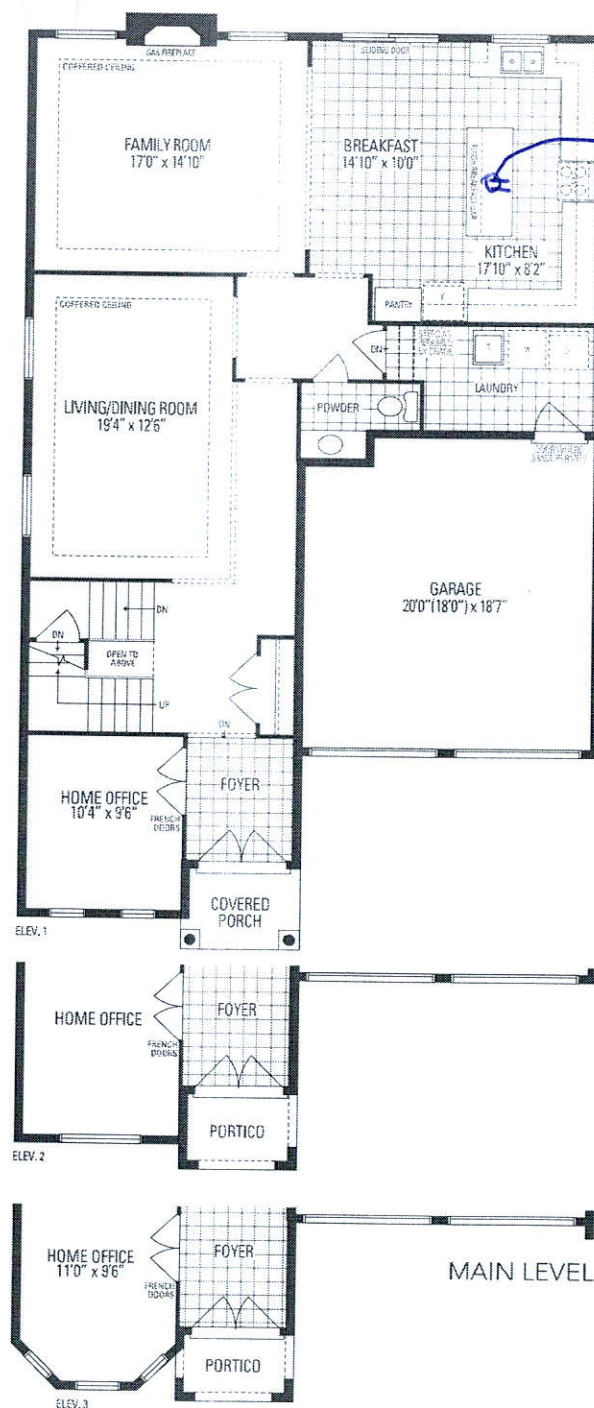
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

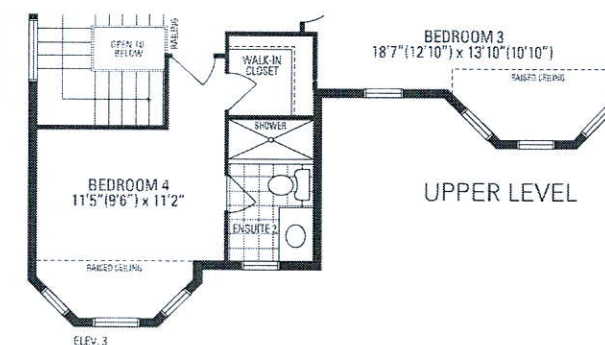
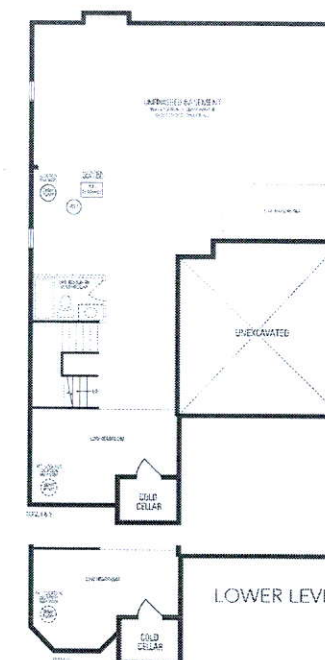
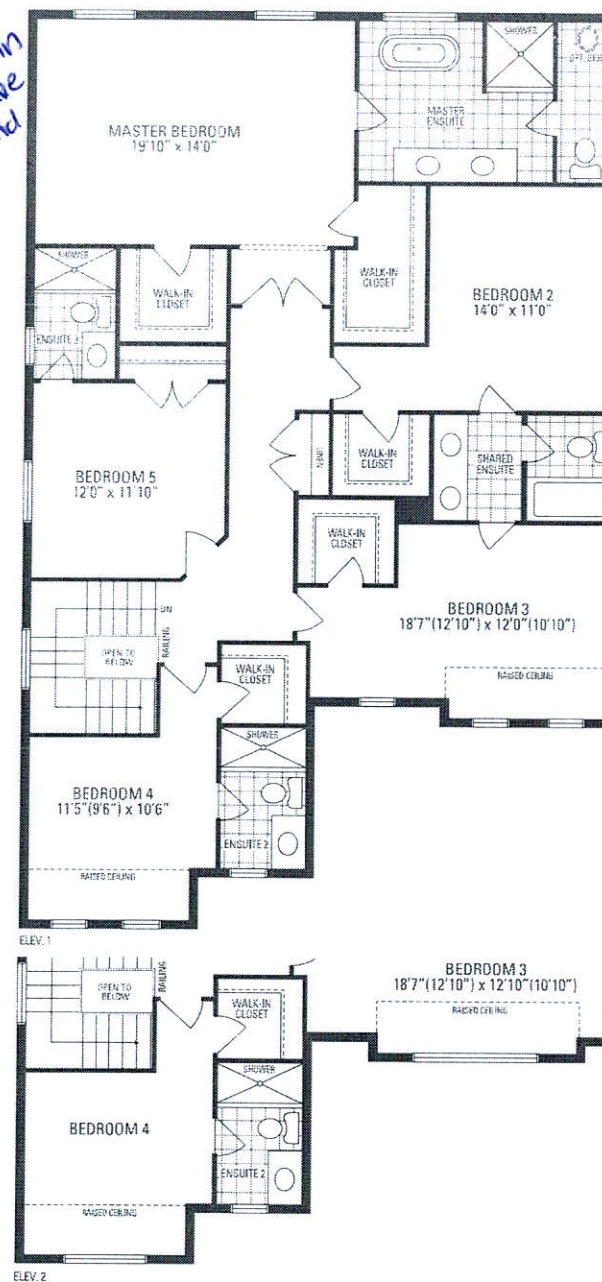
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:_____

Date: 25/4/18



Built in
microwave
in Island



JUNIPER 9

3,466 sq.ft. includes 10 sq.ft. of open area