

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.



PURCHASER: Gary KRAMER

TEL: RES.: 416-579-9443

LOT / PHASE Block 204 TH 1 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Highgrove 7E Elev 2		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 20Jul18 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 20Jul18 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 1 20Jul18 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 20Jul18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 20Jul18 Note:	
1 - MASTER ENSUITE BATHROOM - RAISE VANITY HEIGHT TO 36" 20Jul18 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Jul18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 20Jul18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 20Jul18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 20Jul18 Note:	

COUNTER TOP

1 - HARD SURFACE COUNTERTOP - KITCHEN 20Jul18 Note:	
1 - HARD SURFACE COUNTERTOP - ENSUITE 20Jul18 Note:	

DOORS AND TRIM

1 - THROIGHOUT - INTERIOR DOORS ONLY - WEISER WINSTON LEVERS IIN LIEU OF STANDARD AS PER OFFER 20Jul18 Note:	
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ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 20Jul18 Note:	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 20Jul18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Jul18 Note:	
1 - PLUG - ELECTRICAL PLUG 20Jul18 Note: FAMILY ROOM - INSTALLED 5' FROM FLOOR FOR FUTURE TV - SEE SKETCH	

RECEIVED JUL 24 2018

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1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION

20Jul18 Note: KITCHEN - INSTALLED ON SEPERATE SWITCH - ABOVE SINK - SEE SKETCH

HARDWOOD FLOORING

1 - LAMINATE - LEXINGTON SERIES - - UPPER HALL	
20Jul18 Note:	
1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE	
20Jul18 Note:	

PLUMBING

1 - KITCHEN - BLANCO QUATRUS R15 U SUPER SINGLE UNDERMOUNT SINK - #401518	
20Jul18 Note:	
1 - SINK - UNDERMOUNT SINK - CONTRAC CALVIN #4220CFY	
20Jul18 Note: MASTER ENSUITE BATHROOM	
4 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT	
20Jul18 Note: ALL BATHROOMS	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH	
20Jul18 Note: ALL BATHROOMS	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH	
20Jul18 Note: ALL BATHROOMS	
1 - WASHROOM - 3 PIECE ROUGH-IN IN BASEMENT	
01Mar18 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
20Jul18 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$640.00 BALANCE (\$6,860.00)FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF 7,500.00 AS PER SCHEDULE PE.	
01Mar18 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET	
20Jul18 Note:	
1 - EUROLINE 1	
20Jul18 Note: STAIRCASE - IRON PICKETS - BLACK	

EXTRAS AS PER OFFER

Five (5) White Appliances as per PE Appliances	
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 Sev	
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:	

Purchaser: Gary KRAMER
Telephone Res. / Bus: (416) 579-9443 /
Decor Advisor: Candace Forza
Lock Date: 20-Jul-18

Property: Block 204 TH 1
Project: Russell Gardens Building Ltd.
Model and Elevation: Highgrove 7E Elev 2
Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND W350XZ4	2004
Laundry Room	ELISSE	Standard
Powder Room	MONACO W350XZ4	2004
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2	MONACO W350XZ4	2004
Ensuite Bath - Bedroom 3/4	MONACO W350XZ4	2004
	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 MICROWAVE ONLY
** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-FROSTY CARRARA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	QUARTZITE-SUPERWHITE	#360 EDGE
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

Entrance Vestibule	TILE-FM45GL001S GLOSSY WHITE-18X18	☐	At a 45 Threshold-If App.
Main Hall	LAMINATE	☐	METAL STRIP
Kitchen / Breakfast	TILE-FM45GL001S GLOSSY WHITE-18X18	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	METAL STRIP
Powder Room	TILE-FM45GL001S GLOSSY WHITE-18X18	☐	METAL STRIP
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	☐	METAL STRIP
Ensuite Bath - Bedroom 2	TILE-RAINBOW WHITE-13X13	☐	METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW WHITE-13X13	☐	METAL STRIP
	N/A	☐	
	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-NATURALE GRIGIO-8X10	(LAID HORIZONTALLY)
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-NATURALE GRIGIO-8X10	(LAID HORIZONTALLY)
Ensuite Bath - Bedroom 3/4	TILE-NATURALE GRIGIO-8X10	(LAID HORIZONTALLY)
	N/A	
	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	CLERMONT
Interior Trim	2 3/4" CASING WITH 4 1/4" BASEBOARD - COLONIAL
Door Handles	WEISER WNISTON LEVER
Exterior Front Door Handle	As Per Construction Specifications

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Initial:



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7. Outer Flooring

Main Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Living Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Dining Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Family Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Upper Landing	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Master Bedroom	CARPET-BEAULIEU - A4447 WEBSTER SDN - COMET GREY 86533	
Bedroom #2	CARPET-BEAULIEU - A4447 WEBSTER SDN - COMET GREY 86533	
Bedroom #3	CARPET-BEAULIEU - A4447 WEBSTER SDN - COMET GREY 86533	
Bedroom #4	CARPET-BEAULIEU - A4447 WEBSTER SDN - COMET GREY 86533	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	STANDARD	BEDROOMS ONLY

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	As Per Construction Specifications	Colour	TORLYS HAZELWOOD OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	TORLYS HAZELWOOD OAK
Treads	As Per Construction Specifications	Colour	TORLYS HAZELWOOD OAK
Red Oak Stairs with Semi Gloss Finish		☒ Yes ☐ 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	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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20-Jul-18

Plan #: 62M-1238

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A
Main Hall	N/A	N/A
Living Room	N/A	N/A
Dining Room	N/A	N/A
Family Room	N/A	N/A

Kitchen/Breakfast	N/A	N/A
Den/Library	N/A	N/A
Lower Landing	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	N/A		☒	N/A		☒	N/A		☒
Mantle Type	N/A			N/A			N/A		
Colour / Stain	N/A			N/A			N/A		
Surround	N/A			N/A			N/A		
Hearth	N/A			N/A			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning
Gas Provisions Dryer

Gas Provisions Stove
Gas Provisions Barbecue

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches ☒ White DECOR
Hood Fan STANDARD WHITE TEMP.
Appliances Built in Cooktop ☐ Yes ☒ No Built in Oven ☐ Yes ☒ No
Dishwasher Rough-in Yes

Above Kitchen Cabinet Light ☐ Yes ☒ No
Below Kitchen Cabinet Light ☒ Yes ☐ No LED
Gas Stove ☐ Yes ☒ No Microwave ☒ Yes ☐ No

** 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: July 20, 2018

Prepared by
 Jerry Domanico
 jdomanico@coastappliances.com
 July 20, 2018 - 2:02 PM



KitchenAid® 30" Built In Microwave Oven with Convection Cooking

KMBP100ESS

Available Finishes/Colours

KMBP100ESS
 Other

\$ 2399

This convection microwave oven can quickly and thoroughly defrost, melt or cook your favourite foods. The EasyConvect™ Conversion System takes the guesswork out of convection cooking, ensuring exceptional results. And its chrome inlaid frame, satin cross-hatched handles, stainless steel oven cooking cavity and touch controls are the perfect balance of elegance and functionality.

Top Features

Convection Cooking

EasyConvect™ Conversion System

Professionally-Inspired Design including handle, badge, graphics, chrome chamber

Manuals & Literature:

[View User and Care](#)

[View Dimension Guide](#)

[View Installation Instructions](#) [View Warranty](#)

- Kings 4499
 - Stone 2600
 - Hood 1400
 - Muesli 2400
 - PW 10000

~~1 to 6000~~

11,300 - 2500 →

KitchenAid

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see installation instructions packed with product. Specifications subject to change without notice.

Kramer

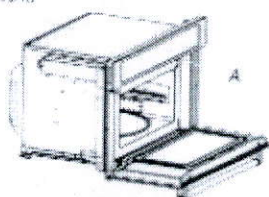
KitchenAid® 27" (68.6 cm) and 30" (76.2 cm) Electric Built-In Convection Microwave Oven

PRODUCT MODEL NUMBERS

KMBP100E KMBP107E

ELECTRICAL CONNECTION

- Microwave oven must be connected to the proper electrical voltage and frequency as specified on the model/serial number rating plate. The model/serial number rating plate is located underneath the control panel, along the oven vent.

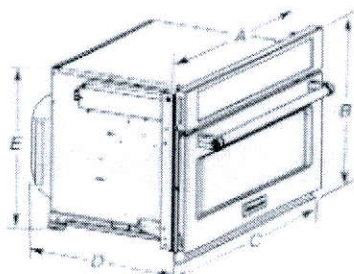


A. Model/serial number rating plate

- The microwave oven rated 120/240 volt, 20-amp, has 4 wires (L1, L2, N and G) in the flex conduit and should be connected to a 20-amp maximum rated circuit, overcurrent protected on both the L1 and L2 circuits.
- A time-delay fuse or circuit breaker is recommended.

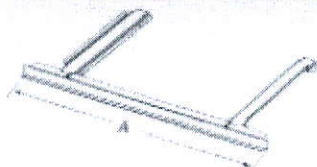
PRODUCT DIMENSIONS

27" (68.6 cm) and 30" (76.2 cm) Microwave Ovens



27" (68.6 cm) models	30" (76.2 cm) models
A. 25 1/2" (64.5 cm)	A. 28 1/2" (72.1 cm)
B. 18 1/2" (47.3 cm) overall height	B. 18 1/2" (47.3 cm) overall height
C. 24 1/2" (62.5 cm) overall width	C. 29 1/2" (75.0 cm) overall width
D. 21 1/2" (54.6 cm)	D. 21 1/2" (54.6 cm)
E. 17 1/2" (44.1 cm)	E. 17 1/2" (44.1 cm)

27" (68.6 cm) and 30" (76.2 cm) Microwave Oven Spacer Kit



27" (68.6 cm) models	30" (76.2 cm) models
A. 25 1/2" (64.5 cm) overall width	A. 29 1/2" (75.0 cm) overall width

NOTE: The microwave oven spacer kit will allow the microwave oven to be installed in a 17 1/2"-17 3/4" (44.1-45.1 cm) maximum cutout height. A microwave oven spacer kit is available from your dealer that will allow the microwave oven to be installed in a 19 1/2"-19 3/4" (49.3-50.2 cm) maximum cutout height. Match the oven size to the following kits:

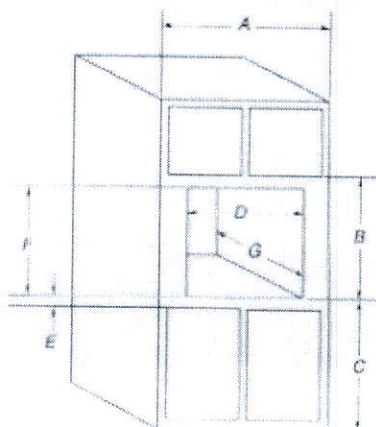
27" (68.6 cm) Stainless Steel - Model W10469901
30" (76.2 cm) Stainless Steel - Model W10469903

To order, see the "Assistance or Service" section of the Use and Care Guide.

KitchenAid Corporation includes a certificate of warranty to improve our products; we reserve the right to change materials and specifications without notice.

CABINET DIMENSIONS

27" (68.6 cm) and 30" (76.2 cm) Microwave Ovens

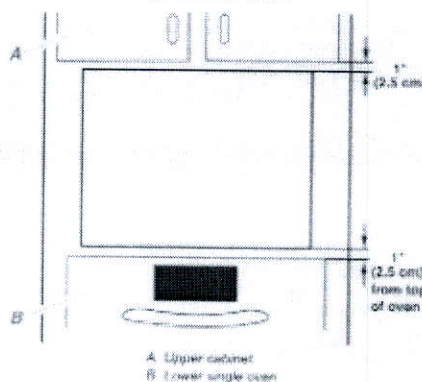


27" (68.6 cm) models	30" (76.2 cm) models
A. 27" (68.6 cm) min. cabinet width	A. 30" (76.2 cm) min. cabinet width
B. 18 1/2" (47.3 cm) from bottom of cutout to bottom of upper cabinet door	B. 18 1/2" (47.3 cm) from bottom of cutout to bottom of upper cabinet door
C. 40" (101.6 cm) bottom of cutout to floor (recommended)	C. 40" (101.6 cm) bottom of cutout to floor (recommended)
D. 25 1/2" (64.5 cm) cutout width	D. 29 1/2" (75.0 cm) cutout width
E. 17 1/2" (44.1 cm) min. bottom of cutout to top of cabinet door	E. 17 1/2" (44.1 cm) min. bottom of cutout to top of cabinet door
F. 17 1/2" (44.1 cm) recommended cutout height (not fit cutout height from 17 1/2" (44.1 cm) to 17 3/4" (45.1 cm))	F. 17 1/2" (44.1 cm) recommended cutout height (not fit cutout height from 17 1/2" (44.1 cm) to 17 3/4" (45.1 cm))
G. 21 1/2" (54.6 cm) min. cutout depth	G. 21 1/2" (54.6 cm) min. cutout depth

MINIMUM INSTALLATION CLEARANCES

For proper installation, the following minimum clearances must exist above and below the cabinet opening.

Installation Above Single Built-In Oven



Approved models: KMBP100E and KMBP107E

Ref. W10469901
5/10/11

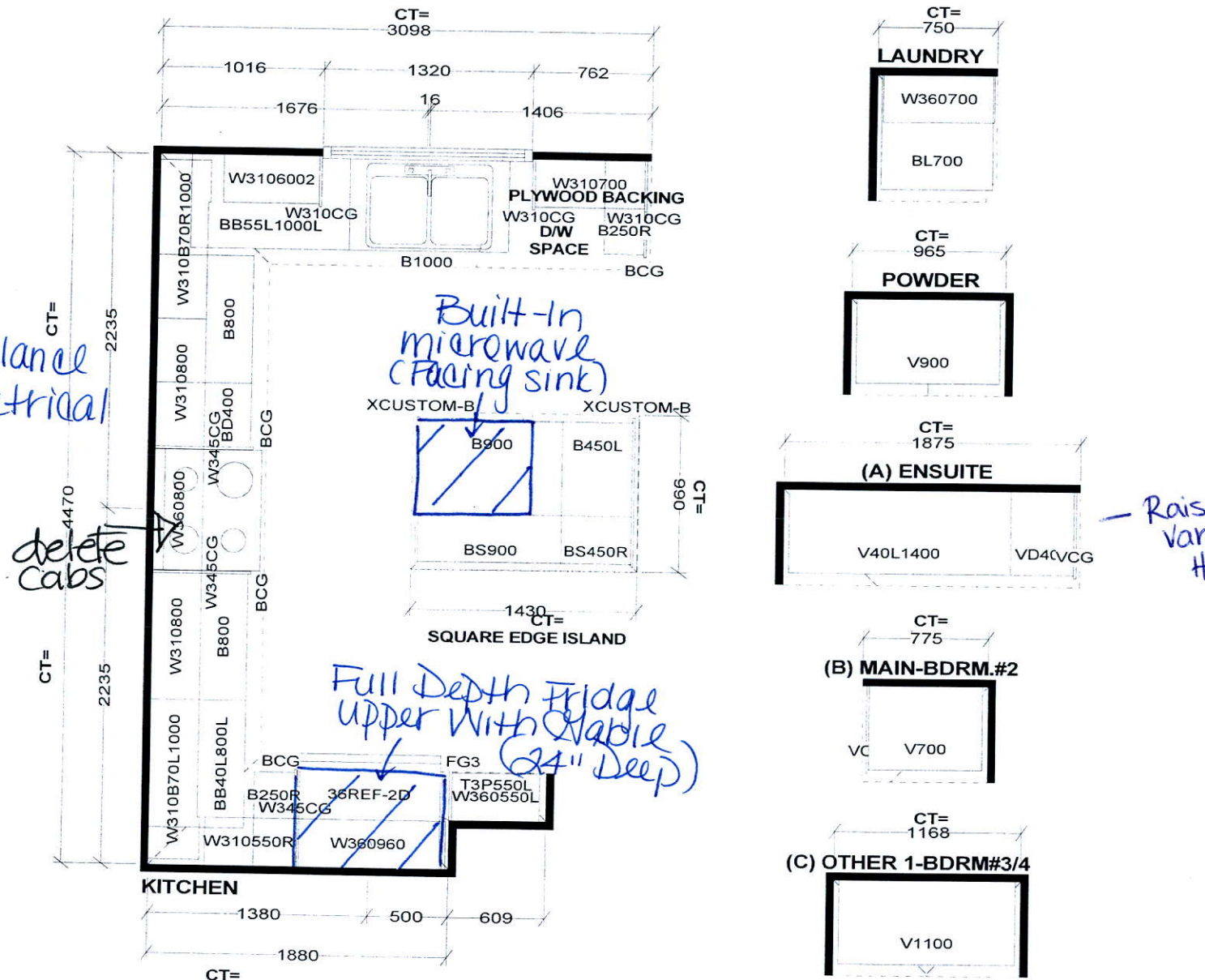
Light Valance
+ Electrical

delete
Cabs

Built-In
microwave
(Facing sink)

Full Depth Fridge
upper with stable
(24" Deep)

Raise
Vanity
Height



Selba Industries

W WDT	W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
STANDARD FEATURES:							
1040MM HIGH UPPERS (9' Ceiling-No D/C Box)							
DUMMY DOORS							
D/W SPACE							
LAMINATE KITCHEN & VANITY COUNTERTOPS							
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.				HA G F E D C		JOB NUMBER: BUILDER: GREENPARK SITE NAME: RUSSEL GARDENS MODEL: HIGHGROVE 7EX ELEV 2 LOT #: DESIGNER: KS DATE: SEPT 13 17	

AVAILABLE IN BLOCK: 204

2,484 SQ.FT.

AVAILABLE IN BLOCK: 204

Add 1 Potlight

Relocate std.
Light & above
sink.

Add Plug
5' from floor

