



CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: KEVIN M DEABREU and GINA MARIA ISSA

TEL: RES.: 647-518-6237

LOT / PHASE Block 200 TH 4 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Highgrove 3 Elev 1A		
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CABINETRY

1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - 26Jul18    Note:		
1 - DELETE KITCHEN AND MASTER ENSUITE HARDWARE- NO HOLES 26Jul18    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 26Jul18    Note:		
1 - CABINETRY - KITCHEN - LIGHT VALENCE 26Jul18    Note:		
1 - CABINETRY - KITCHEN - UPGRADE 1 26Jul18    Note:		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 26Jul18    Note:		
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 26Jul18    Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 26Jul18    Note:		
4 - KITCHEN CABINETRY UPPER - UPPER CABINETS - FITS TALL UPPER CABINETS - PRICE IS PER FOOT - ADD 4FT OF UPPERS IN BETWEEN PANTRIES- SEE SKETCH - UPGRADE 1 26Jul18    Note:		
4 - KITCHEN CABINETRY BASE - SHALLOW BASE AND STANDARD COUNTER - PRICE IS PER FOOT - UPGRADE 1 - ADD 4FT OF SHALLOW BASES IN BETWEEN PANTRIES- SEE SKETCH 26Jul18    Note:		
1 - PANTRY UNIT - 300MM DEEP - PRICE IS PER FOOT - UPGRADE 1 ADD 2- 2FT WIDE PANTRY TO KITCHEN ON BREAKFAST WALL IN LIEU OF 1 3FT PANTRY 26Jul18    Note:		

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 26Jul18    Note:		
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE TUB - SURROUND 26Jul18    Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 26Jul18    Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 26Jul18    Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 26Jul18    Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 26Jul18    Note:		
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 26Jul18    Note:		

DOORS AND TRIM

RECEIVED JUL 31 2018



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Block 200 TH 4 / 2	62M-1238	Highgrove 3 Elev 1A		
1 - DELETE LAUNDRY ROOM DOOR- DO NOT INSTALL AS PER PURCHASERS REQUEST				
26Jul18    Note:				
1 - UPGRADE DOOR KNOBS TO REGINA SATIN NICKEL				
26Jul18    Note:				
1 - TRIM - UPGRADE 1 - 5-¼" BASEBOARD AND 3" CASING				
26Jul18    Note:				

ELECTRICAL

1 - RELOCATE STANDARD LOUNGE LIGHT TO BE ABOVE STAIRCASE- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - POT LIGHT - SHOWER POT LIGHT- ADD TO MAIN BATHROOM TUB/SHOWER				
26Jul18    Note:				
2 - POT LIGHT - LED - SECOND FLOOR INSTALLATION-SEE SKETCH FOR LOCATIONS				
26Jul18    Note:				
11 - POT LIGHT - LED - FIRST FLOOR INSTALLATION- SEE SKETCH FOR LOCATIONS				
26Jul18    Note:				
1 - PLUG - ELECTRICAL PLUG- ADD PLUG IN BASEMENT FOR FUTURE FREEZER -SEE SKETCH FOR LOCATION				
26Jul18    Note:				
2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE- AT REAR OF HOUSE- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND				
26Jul18    Note:				
1 - PLUG - ELECTRICAL PLUG- ADD PLUG TO MASTER ENSUITE VANITY -SEE SKETCH FOR LOCATION				
26Jul18    Note:				
2 - PLUG - ELECTRICAL PLUG- ADD PLUG 5FT FROM FLOOR FOR FUTURE TV- MASTER ENDROOM AND FAMILY ROOM- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - 200 AMP ELECTRICAL SERVICE				
26Jul18    Note:				
1 - PLUG - DEDICATED ELECTRICAL PLUG- ADD TO MASTER BEDROOM- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - PLUG - ELECTRICAL PLUG- FAMILY ROOM- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - PLUG - 220V - ADD TO FAMILY ROOM- SEE SKETCH FOR LOCATION				
26Jul18    Note:				
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING				
26Jul18    Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR				
26Jul18    Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
26Jul18    Note:				

HARDWOOD FLOORING



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Block 200 TH 4 / 2	62M-1238	Highgrove 3 Elev 1A		
1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 26Jul18    Note:				
1 - LAMINATE - PARK LANE SERIES - - UPPER HALL 26Jul18    Note:				

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE WITH CHROME KNOB- MASTER ENSUITE 26Jul18    Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 26Jul18    Note:	
1 - WASHROOM - 3 PIECE ROUGH-IN IN BASEMENT 06Jul18    Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Jul18    Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$640 BALANCE FORWARD \$9,360 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000 AS PER SCHEDULE PE 06Jul18    Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS, RAILING AND PICKETS – STANDARD STAIRCASE - PRICE IS PER SET 26Jul18    Note:	
1 - V GROOVE HANDRAIL 26Jul18    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:	
No Appliances 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:	

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RECEIVED JUL 31 2018

Purchasers: KEVIN M DEABREU & GINA MARIA ISSA

Property: Block 200 TH 4

Telephone Res. / Bus: (647) 518-6237 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Natalie Mancuso

Model and Elevation: Highgrove 3 Elev 1A

Lock Date: 26-Jul-18

26-Jul-18

Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	KITCHEN CABINETS- RICHMOND W350XZ4- ISLAND ONLY RICHMOND W821XZ4	N/A
Laundry Room	ELISSE	Standard
Powder Room	MODENA WHITE	1001
Master Ensuite Bathroom	MODENA WHITE	N/A
Main Bathroom/Bed. 2/3	MODENA WHITE	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-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Main Bathroom/Bed. 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary

Initials:

GL



Purchasers: KEVIN M DEABREU & GINA MARIA ISSA

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Lock Date: 26-Jul-18

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Plan #: 62M-1238

3. Ceramic Flooring

Entrance Vestibule

TILE- TRAVERTINO BIANCO NAT 12X24

At a 45 Threshold-If App.

METAL STRIP THROUGHOUT

Main Hall

LAMINATE

Kitchen / Breakfast

TILE- TRAVERTINO BIANCO NAT 12X24

Laundry Room

TILE- RAINBOW WHITE 13X13

Powder Room

TILE- TRAVERTINO BIANCO NAT 12X24

Master Ensuite Bathroom

TILE- ESSENZE NERO 13X13

Main Bathroom/Bed. 2/3

TILE- RETRO DARK GREY 12X12

SIDE HALL AREA

TILE- TRAVERTINO BIANCO NAT 12X24

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom

Selection

Describe

Tub Deck Wall

TILE- 4500 GLOSSY WHITE OT011 4X16

Tub Deck

Tub Deck Skirt

Shower Stall

TILE- 4500 GLOSSY WHITE OT011 4X16

Bathtub Enclosure Walls

Main Bathroom/Bed. 2/3

TILE- 25500 GLOSSY WHITE 8X10

Kitchen Backsplash

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

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

REGINA SATIN NICKEL KNOBS

Exterior Front Door Handle

As Per Construction Specifications

\*\* Refer to Construction Summary



Purchasers:

KEVIN M DEABREU & GINA MARIA ISSA

Property:

Block 200 TH 4

Telephone Res. / Bus:

(647) 518-6237 /

Project:

Russell Gardens Building Ltd.

Decor Advisor:

Natalie Mancuso

Model and Elevation:

Highgrove 3 Elev 1A

Lock Date:

26-Jul-18

26-Jul-18

Plan #:

62M-1238

7. Other Flooring

Main Hall	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Living Room	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Dining Room	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Family Room	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	TILE- TRAVERTINO BIANCO NAT 12X24
Upper Landing	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Upper Hall	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Master Bedroom	CARPET-BEAULIEU - A4447 WEBSTER SDN - CHIMAERA 11079
Bedroom #2	CARPET-BEAULIEU - A4447 WEBSTER SDN - CHIMAERA 11079
Bedroom #3	CARPET-BEAULIEU - A4447 WEBSTER SDN - CHIMAERA 11079
Bedroom #4	
Bedroom #5	
LOUNGE	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY QS-UM1405
Underpad	TypeArea
	STANDARD UNDERPADBEDROOMS

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TORLYS- OLD OAK LIGHT GREY
Picket Type	1 5/16 PICKETS SQUARE CHAMFERED	Colour	TORLYS- OLD OAK LIGHT GREY
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- OLD OAK LIGHT GREY
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- OLD OAK LIGHT GREY
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	
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom/Bed. 2/3	22 WARM GREY
Den/Library		LOUNGE	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials:

Q.I.





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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

\*\* 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

Mantle Type

Colour / Stain

Surround

Hearth

\*\* 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

White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Above Kitchen Cabinet Light

Yes No

Below Kitchen Cabinet Light

Yes No

Gas Stove

Microwave

Yes

No

Yes

No

Yes

No

Yes

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.

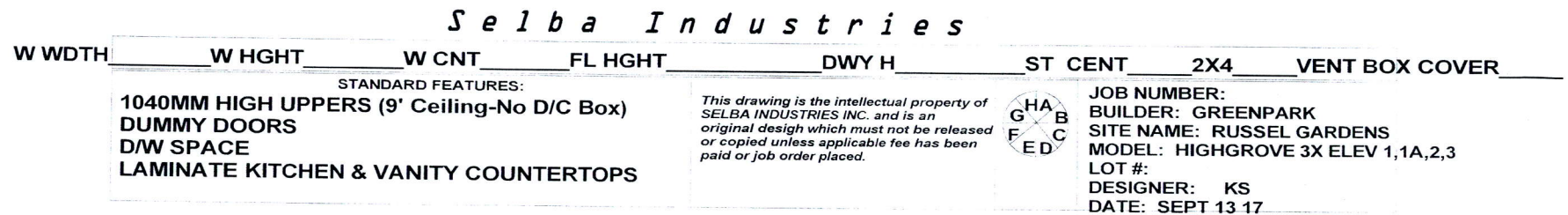
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BKL 200 TH 4

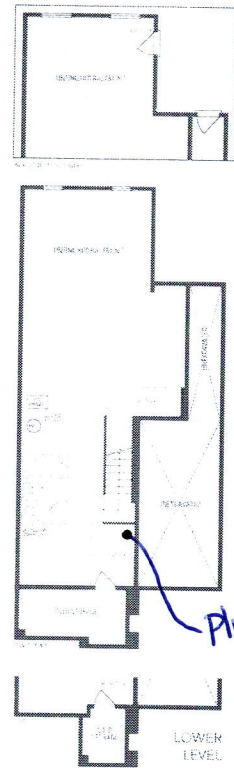




# Russell Gardens

## BLK 200 TH 4

**HIGHGROVE 3** 1,902 SQ.FT.  
AVAILABLE IN BLOCK: 200, 202, 203, 206, 207, 208, 209, 210, 211 & 213



200 TH 4

exterior pot

plug

BBQ GAS

2 pots  
1 switch

add plug  
5ft from  
floor for  
future tv

exterior pot

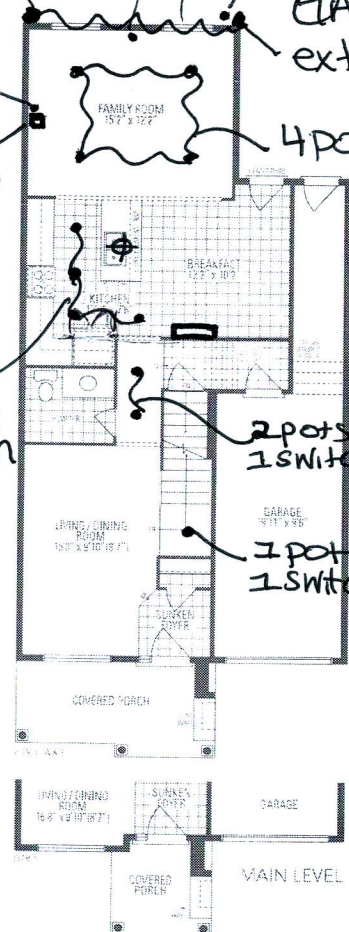
4 pots  
1 switch

220v  
plug

4 pots  
1 switch

2 pots  
1 switch

1 pot  
1 switch



2 pots  
1 switch

plug 5ft from  
floor for future  
tv.

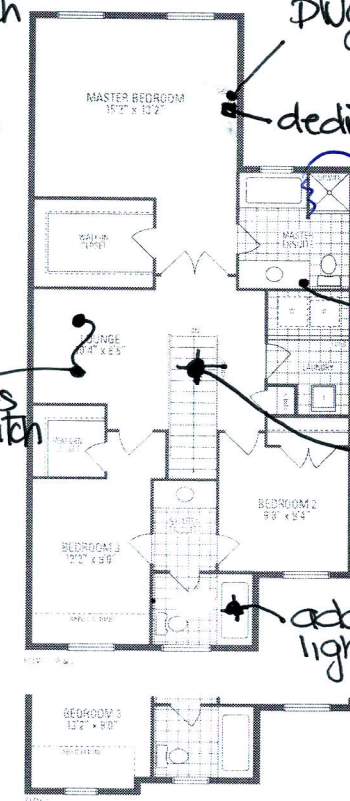
dedicated  
plug

Frameless glass  
shower

add  
plug

std lounge light  
relocated to above  
Staircase

add  
light to  
tub/shower



**HIGHGROVE 3**  
AVAILABLE IN BLOCK: 201, 204, 210, 212 & 216



Signature: G. L. S.