



CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASER: Gary KRAMER

TEL: RES.: 416-579-9443

LOT / PHASE 93 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 1A Elev 1		
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CABINETRY

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 05Nov18 Note:	
1 - CABINETRY - KITCHEN - CM1 CROWN MOULDING 05Nov18 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 05Nov18 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 1 05Nov18 Note:	

CABINETRY ACCESSORIES

1 - MASTER ENSUITE BATHROOM - RAISE VANITY HEIGHT TO 36" 05Nov18 Note:	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - UPGRADE 1 05Nov18 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 05Nov18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 05Nov18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 05Nov18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - LAUNDRY ROOM 05Nov18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 05Nov18 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Nov18 Note:	

CONSTRUCTION

1 - MASTER BEDROOM - RELOCATE CLOSET DOORS AS PER SKETCH - IF CONSTRUCTION PERMITS 05Nov18 Note:	
1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 05Nov18 Note:	

COUNTER TOP

1 - HARD SURFACE COUNTERTOP - ENSUITE 05Nov18 Note:	
1 - HARD SURFACE COUNTERTOP - KITCHEN 05Nov18 Note:	

DOORS AND TRIM

1 - THROUGHOUT - INTERIOR DOORS ONLY - WEISER WINSTON LEVERS 05Nov18 Note:	
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ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 05Nov18 Note: KITCHEN - INSTALLED ABOVE SINK ON SEPERATE SWITCH - SEE SKETCH	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 05Nov18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Nov18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Nov18 Note:	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 05Nov18 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 05Nov18 Note:	

HARDWOOD FLOORING

1 - KITCHEN - GROUP B HARDWOOD FLOORING - 5" 05Nov18 Note:	
1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 05Nov18 Note:	
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 05Nov18 Note:	

MIRRORS AND GLASS

1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 05Nov18 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE 05Nov18 Note:	
MASTER ENSUITE - WITH CHROME KNOB & HINGES	

PLUMBING

2 - SINK - UNDERMOUNT SINK - CONTRAC CALVIN #4220CFY 05Nov18 Note: MASTER ENSUITE BATHROOM	
4 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT 05Nov18 Note: ALL BATHROOMS	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 05Nov18 Note: ALL BATHROOMS	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 05Nov18 Note: ALL BATHROOMS	
1 - KITCHEN - BLANCO QUATRUS R15 SUPER SINGLE UNDERMOUNT SINK - #401518 05Nov18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Nov18 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 05Nov18 Note:	
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1 - STAIRCASE - EUROLINE 1 IRON PICKETS BLACK 05Nov18 Note:				

This Document is Extremely Time Sensitive - Printed 5 Nov 18 at 11:02



Purchaser: Gary KRAMER  
Telephone Res. / Bus: (416) 579-9443 /  
Decor Advisor: Candace Forza  
Lock Date: 5-Nov-18

Property: 93  
Project: Russell Gardens Building Ltd.  
Model and Elevation: Rosewood 1A Elev 1  
Plan #: 62M-1238

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND W823XZ4	2004
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL W350XZ4	2004
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2	CONTINENTAL W350XZ4	2004
Ensuite Bath - Bedroom 3/4	CONTINENTAL 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

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-FROSTY CARRARA	#360 PENCIL ROUND
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	QUARTZ-SUPERWHITE	#360 PENCIL ROUND
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

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-VERSAILLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/>	METAL STRIP
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	METAL STRIP
Laundry Room	TILE-VERSAILLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/>	
Powder Room	TILE-VERSAILLES CHATEAUX IVOIRE-12X24	<input type="checkbox"/>	METAL STRIP
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 2	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	METAL STRIP
LOWER LANDING	TILE-VERSAILLES 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-BIANCO LUCIDO-8X16	
Bathtub Enclosure Walls		N/A	
Ensuite Bath - Bedroom 2		TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 3/4		TILE-BIANCO LUCIDO-8X16	
LOWER LANDING		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	Whirlpool
		N/A	<input type="radio"/> N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
		N/A	
		N/A	
		N/A	Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
		N/A	Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLERMONT
Interior Trim	As Per Construction Specifications
Door Handles	Weiser - Winston Levers
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	TILE-VERSAILLES CHATEAUX IVOIRE-12X24	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #4	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Bedroom #5	N/A	
KITCHEN	STRIP-MIRAGE-IMAGINE-CHARACTER-RED OAK-DURAMAT-DRIFTWOOF-5"	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD
Red Oak Stairs with Semi Gloss Finish			<input checked="" type="radio"/> Yes <input type="radio"/> No

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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	<input type="radio"/> Yes		<input checked="" type="radio"/> No

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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			

\*\* 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 TEMP.		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 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

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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: NOV 5, 2018

Delete Cabinetry Above stove.

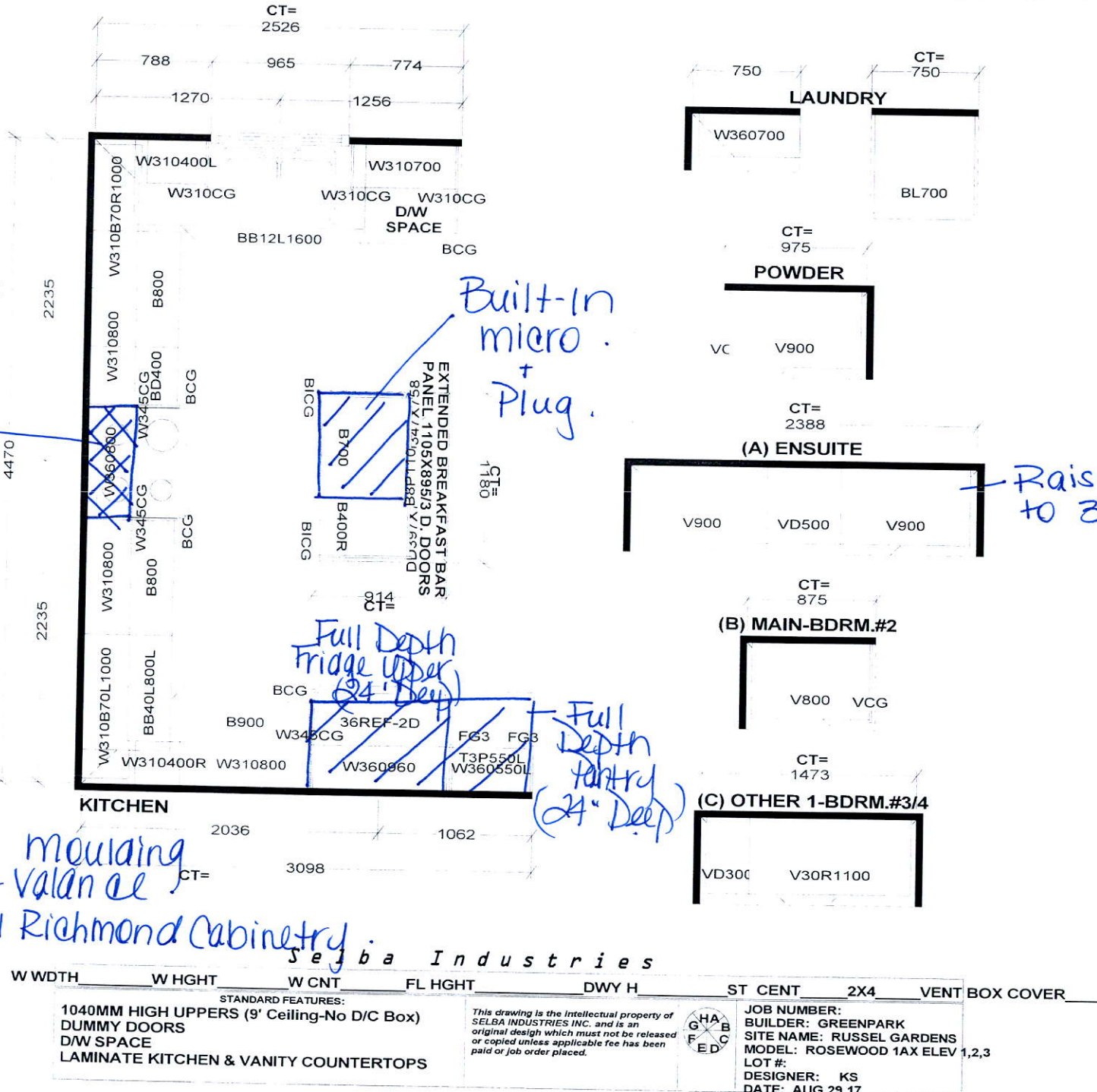
Built-In micro.  
+ Plug.

Raise Vanity to 36"

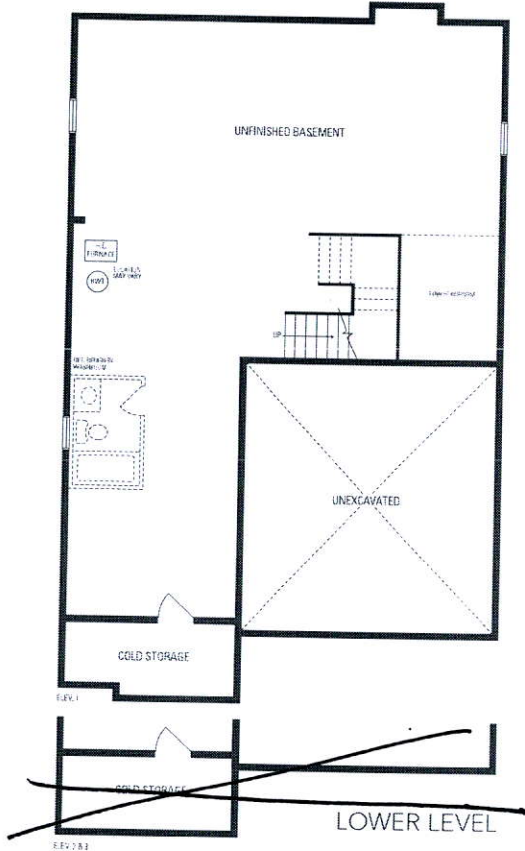
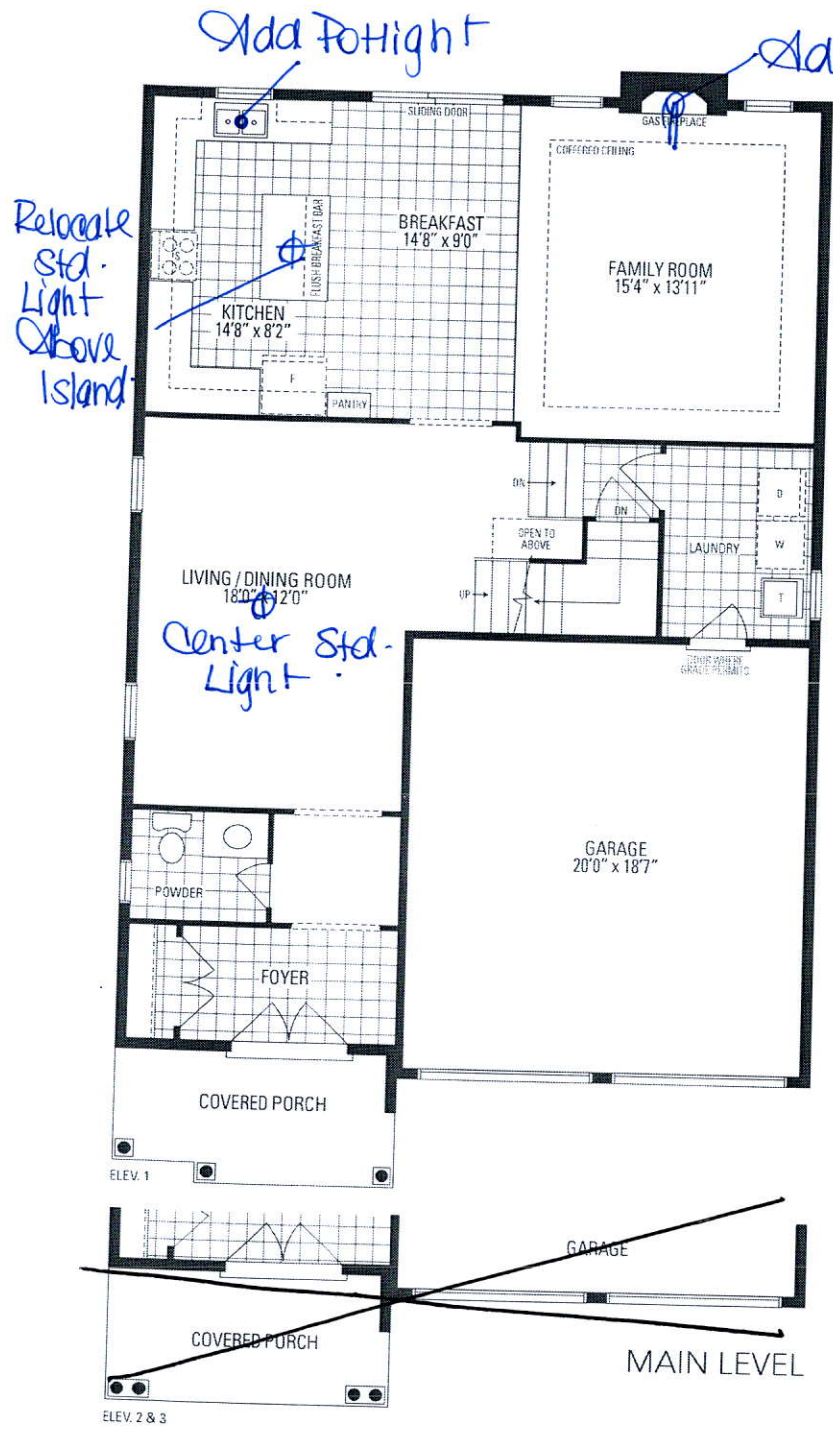
Full Depth Fridge Upper (24" Deep)

Full Depth Pantry (24" Deep)

- cm 1 moulding
- Light valance
- Upg. 1 Richmond Cabinetry.







*CR*

Frameless Glass Shower Enclosure (Delete Wall)

