

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: MASSOUD M YOUSOF and HAMED HOSHMAND

TEL:

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

25Mar19 Note: NO ELECTRICAL

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - BASE AND STANDARD COUNTER - PRICE IS PER FOOT - STANDARD

25Mar19 Note: ADD ONE FOOT TO ISLAND

2 - KITCHEN CABINETRY UPPER - PIE CUT CORNER CABINET - UPPER - PER UNIT FITS TALL UPPER CABINETS - STANDARD

25Mar19 Note:

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD

25Mar19 Note:

1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD

25Mar19 Note: Specs. to Follow

1 - KITCHEN CABINETRY BASE - RECYCLE PULLOUT 4 BIN - PRICE IS EACH

25Mar19 Note:

2 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD

25Mar19 Note:

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD

25Mar19 Note:

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH

25Mar19 Note:

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM

25Mar19 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN

25Mar19 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER

25Mar19 Note:

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT

25Mar19 Note:

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE ~~INSTALL TILE IN STAIRS AND HALLWAY PATTERN~~

POWDER ROOM

25Mar19 Note:

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE ~~INSTALL TILE IN STAIRS AND HALLWAY PATTERN~~ -

KITCHEN

25Mar19 Note:

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE ~~INSTALL TILE IN STAIRS AND HALLWAY PATTERN~~ -

FOYER

25Mar19 Note:

1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER

25Mar19 Note:

1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR

25Mar19 Note:

DOORS AND TRIM

RECEIVED APR 05 2019

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Block 204 TH 1 / 2	62M-1238	Highgrove 7E Elev 2		

1 - TRIM - UPGRADE 1 - 5-1/4" BASEBOARD AND 3" CASING

25Mar19 Note:

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE

25Mar19 Note:

1 - PLUG - ELECTRICAL PLUG

26Feb19 Note: FAMILY ROOM - INSTALLED 5' FROM FLOOR FOR FUTURE TV

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

26Feb19 Note:

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM

26Feb19 Note:

HARDWOOD FLOORING

1 - LAMINATE - CLASSIC PLUS - - UPPER HALL

25Mar19 Note:

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE

25Mar19 Note:

PLUMBING

1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH

25Mar19 Note: MASTER ENSUITE BATHROOM

3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH

25Mar19 Note: ENSUITE BATHROOMS ONLY

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH

25Mar19 Note: ALL BATHROOMS

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

26Feb19 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

25Mar19 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9330.00 BALANCE FORWARD TO BE USED AT A LATER DATE.
ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE

26Feb19 Note:

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE
- PRICE IS PER SET

25Mar19 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

25Mar19 Note:

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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 <i>Worksheet</i> Note:	
Five (5) White Appliances as per PE Appliances <i>Worksheet</i> Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 25 Mar 19 at 11:12

Purchasers:MASSOUD M YOUSOF & HAMED HOSHMAND

Property:Block 204 TH 1

Telephone Res. / Bus: /

Project:Russell Gardens Building Ltd.

Decor Advisor:Candace Forza

Model and Elevation:Highgrove 7E Elev 2

Lock Date:25-Mar-19

25-Mar-19

Plan #:62M-1238

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL W823XZ4	2002
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL W814XZ4	1001
Master Ensuite Bathroom	CONTINENTAL W814XZ4	1001
Ensuite Bath - Bedroom 2	CONTINENTAL W814XZ4	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

KITCHEN - BUILT-IN MICROWAVE ONLY

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-ARGENTO ROMANO 6697-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-INUK SHUK GREY P-344 LM	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-CALCATTAPOL (CA6082) POL-24X24	☒ metal strip where applicable
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-CALCATTAPOL (CA6082) POL-24X24	☒
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	☐
Powder Room	TILE-CALCATTAPOL (CA6082) POL-24X24	☒
Master Ensuite Bathroom	TILE-PALLISANDRO LIGHT GREY-12X24	☐
Ensuite Bath - Bedroom 2	TILE-RAINBOW WHITE-13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-BEACH LIGHT GREY-13X13	☐
	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-PALLISANDRO LIGHT GREY-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-GOLF GRIGIO-8X10	***LAID HORIZONTALLY***
Ensuite Bath - Bedroom 3/4	TILE-GOLF 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	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:

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7. Other Flooring

Main Hall	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Living Room	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Dining Room	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Family Room	N/A	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Upper Landing	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Upper Hall	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382	
Master Bedroom	CARPET-BEAULIEU - A4447 WEBSTER SDN - HAZE ON THE TOWN 89834	
Bedroom #2	CARPET-BEAULIEU - A4447 WEBSTER SDN - HAZE ON THE TOWN 89834	
Bedroom #3	CARPET-BEAULIEU - A4447 WEBSTER SDN - HAZE ON THE TOWN 89834	
Bedroom #4	CARPET-BEAULIEU - A4447 WEBSTER SDN - HAZE ON THE TOWN 89834	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	STANDARD	ALL BEDROOMS

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS OLD OAK GREY
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS OLD OAK GREY
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS OLD OAK GREY
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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62M-1238

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	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	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No	
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No	
Appliances	Built in Cooktop		Built in Oven		Gas Stove	
	☐ Yes	☒ No	☐ Yes	☒ No	Microwave	
			☐ Yes	☒ No	☒ Yes	☐ 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: _____

Signature: _____

Date: _____

Kitchen

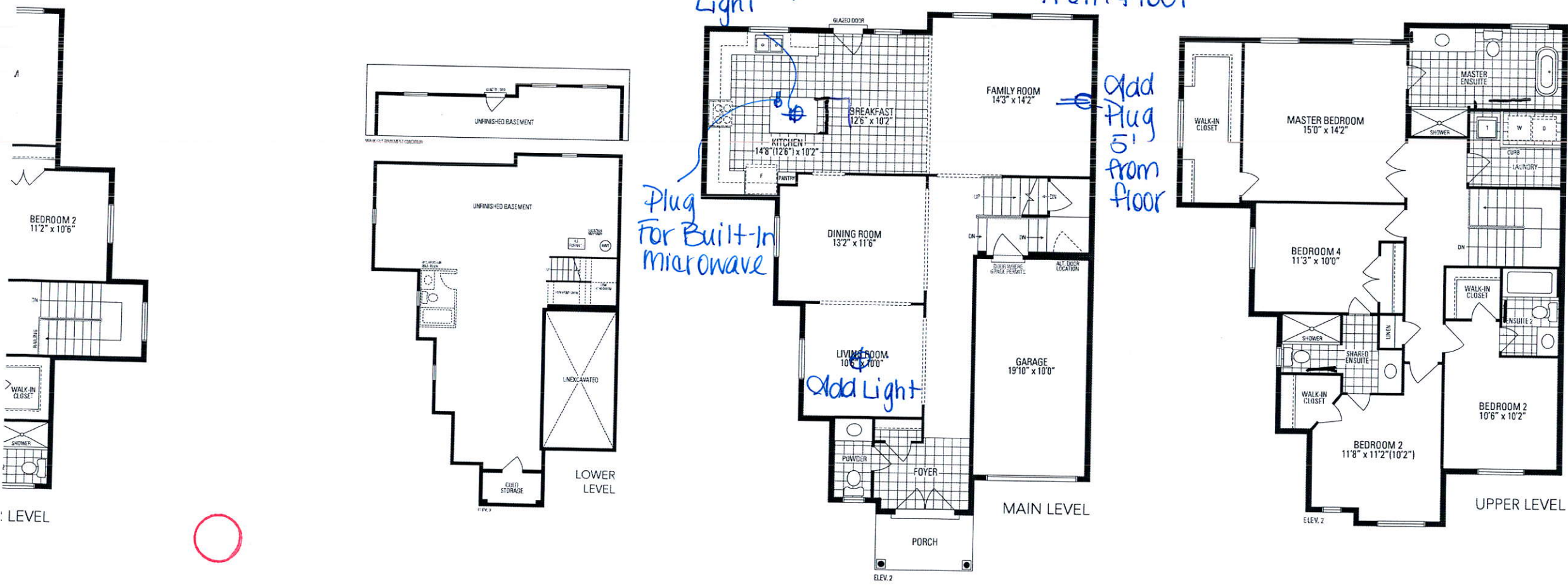
- Light Valance.



W W D T H	W H G H T	W C N T	FL H G H T	D W Y H	ST C E N T	2 X 4	VENT BOX COVER
STANDARD FEATURES:							
1040MM HIGH UPPERS (9' Ceiling-No D/C Box)				<i>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.</i>		JOB NUMBER: BUILDER: GREENPARK SITE NAME: RUSSEL GARDENS MODEL: HIGHGROVE 7EX ELEV 2 LOT #: DESIGNER: KS DATE: SEPT 13, 17	
DUMMY DOORS D/W SPACE LAMINATE KITCHEN & VANITY COUNTERTOPS							

HIGHGROVE 7E

2,484 SQ.FT.
AVAILABLE IN BLOCK: 204



Dimensions may vary due to siting. E. & O.E. LEC Highgrove 7E • Copyright Sept. 2017

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E. & O.E. LEC Highgrove 7E • Copyright Sept. 2017