

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: AMIR KARBASI and ANNA ZHOU

TEL: RES.: 905-746-5688

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
160 / 2	62M-1238	Rosewood 1 Elev 2		

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 23Apr19 Note:	
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CABINETRY ACCESSORIES

2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 23Apr19 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 23Apr19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 23Apr19 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 23Apr19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 23Apr19 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 23Apr19 Note:	
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COUNTER TOP

1 - HARD SURFACE COUNTERTOP - ENSUITE 23Apr19 Note:	
1 - HARD SURFACE COUNTERTOP - KITCHEN- GRANITE OR QUARTZ ONLY 23Apr19 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 23Apr19 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 23Apr19 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 23Apr19 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 23Apr19 Note:	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE WITH CHROME KNOB- MASTER ENSUITE 23Apr19 Note:	
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PLUMBING

2 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY- MASTER ENSUITE 23Apr19 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO PRECIS SILGRANIT U2 - #401179 TRUFFLE KITCHEN 23Apr19 Note:	

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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY
23Apr19 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
23Apr19 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 TWE 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 23 Apr 19 at 14:50

Purchasers: AMIR KARBASI & ANNA ZHOU

Telephone Res. / Bus: (905) 746-5688 /

Decor Advisor: Natalie Mancuso

Lock Date: 23-Apr-19

Property: 160

Project: Russell Gardens Building Ltd.

Model and Elevation: Rosewood 1 Elev 2

23-Apr-19

Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MODENA WHITE	2002
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2	EVEREST WHITE	1001
Ensuite Bath - Bedroom 3/4	EVEREST WHITE	1001

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☐ Yes ☒ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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	GRANITE - WHITE ICE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-ARGENTO ROMANO 6697-46	
Master Ensuite Bathroom	MARBLE- BRECCIA ONICIATA	#360
Ensuite Bath - Bedroom 2	LAMINATE-AUTUMN CARNIVAL 1877K-52	
Ensuite Bath - Bedroom 3/4	LAMINATE-AUTUMN CARNIVAL 1877K-52	

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Initials: AK AZ

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- HABITAT SIVER GREY 12X12	☐	Metal Strip Where Applic.
Main Hall	HARDWOOD	☐	
Kitchen / Breakfast	TILE- HABITAT SIVER GREY 12X12	☐	
Laundry Room	TILE- HABITAT SIVER GREY 12X12	☐	
Powder Room	TILE- HABITAT SIVER GREY 12X12	☐	
Master Ensuite Bathroom	TILE- BEACH IVORY 13X13	☐	
Ensuite Bath - Bedroom 2	TILE- BEACH IVORY 13X13	☐	
Ensuite Bath - Bedroom 3/4	TILE- BEACH IVORY 13X13	☐	
		☐	
		☐	
		☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- BIANCO LUCIDO 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE- BIANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 3/4	TILE- BIANCO LUCIDO 8X16	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

 ☐ Yes ☒ NoDishwasher Rough-In ☒ Yes ☐ NoWaterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	800 SERIES
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

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Initials:

AK

AZ

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7. Other Flooring

Main Hall	HARDWOOD- 2 1/4 RED OAK- NATURAL- SEMI GLOSS
Living Room	HARDWOOD- 2 1/4 RED OAK- NATURAL- SEMI GLOSS
Dining Room	HARDWOOD- 2 1/4 RED OAK- NATURAL- SEMI GLOSS
Family Room	HARDWOOD- 2 1/4 RED OAK- NATURAL- SEMI GLOSS
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	TILE- HABITAT SIVER GREY 12X12
Upper Landing	HARDWOOD- 2 1/4 RED OAK- NATURAL- SEMI GLOSS
Upper Hall	LAMINATE-MANHATTAN - RED OAK NATURAL TL-15004
Master Bedroom	LAMINATE-MANHATTAN - RED OAK NATURAL TL-15004
Bedroom #2	LAMINATE-MANHATTAN - RED OAK NATURAL TL-15004
Bedroom #3	LAMINATE-MANHATTAN - RED OAK NATURAL TL-15004
Bedroom #4	LAMINATE-MANHATTAN - RED OAK NATURAL TL-15004
Bedroom #5	
Underpad	Type Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	1 3/4 PICKETS COLONIAL	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library		Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

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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

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

YES

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

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.

Signature:

Date:

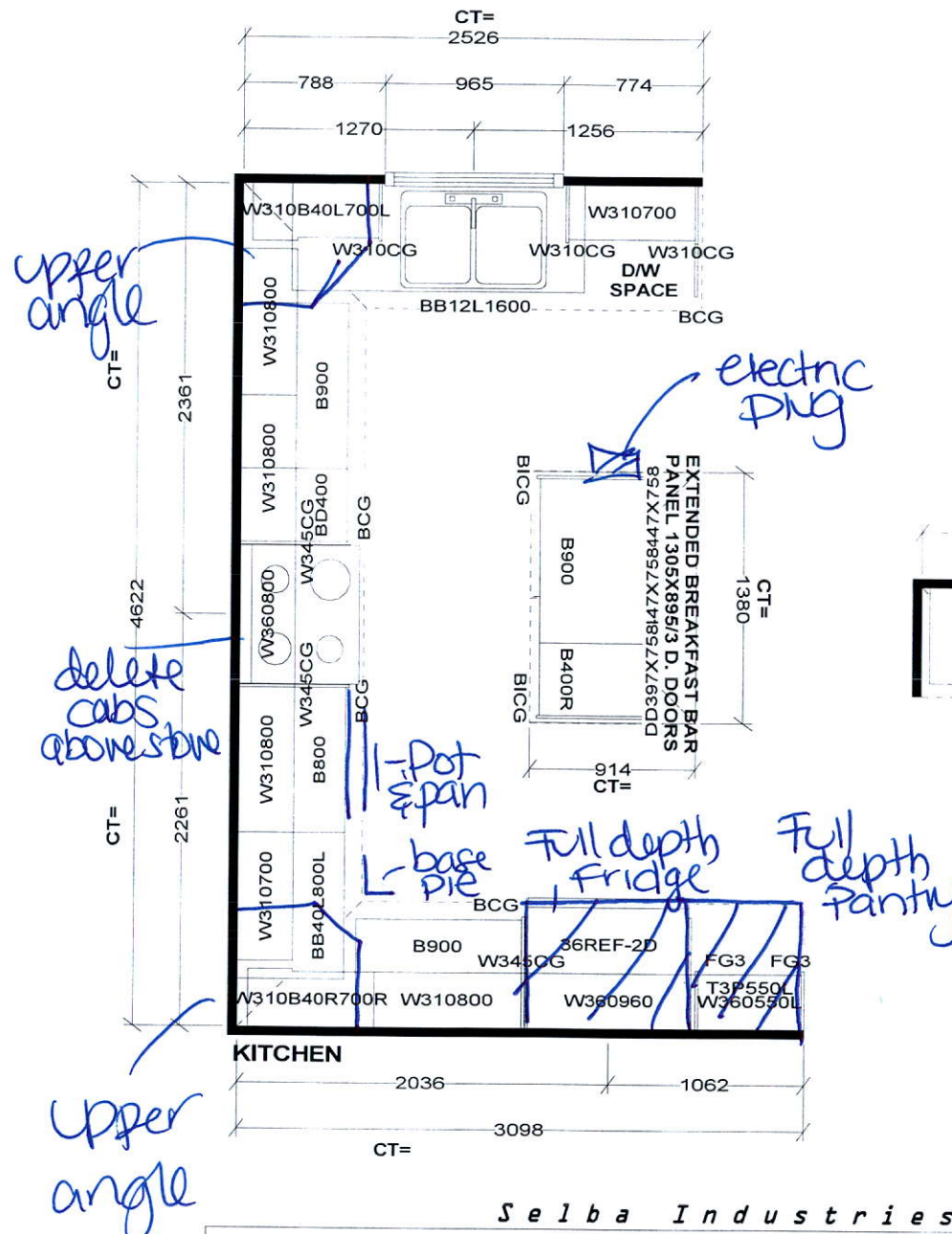
4/23/2019

Signature:

Anna Zhou

Date:

April 23, 2019



Selba Industries

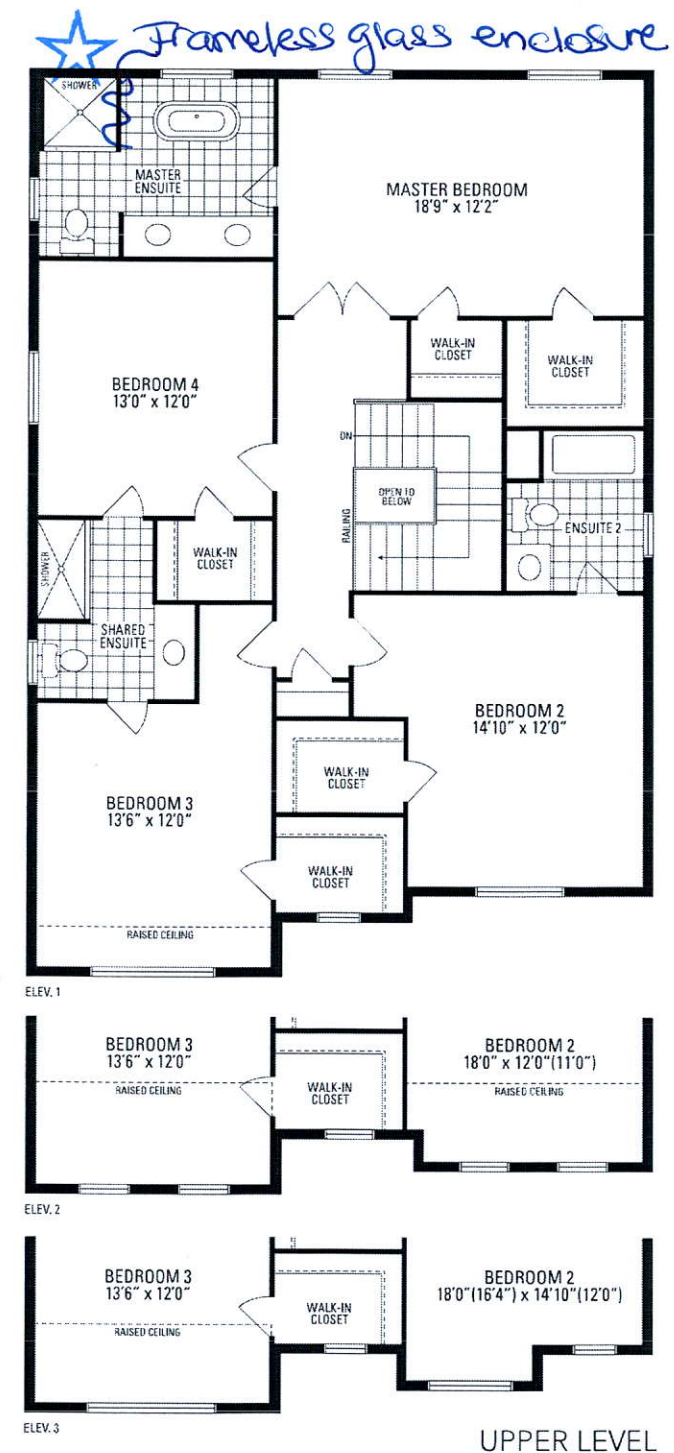
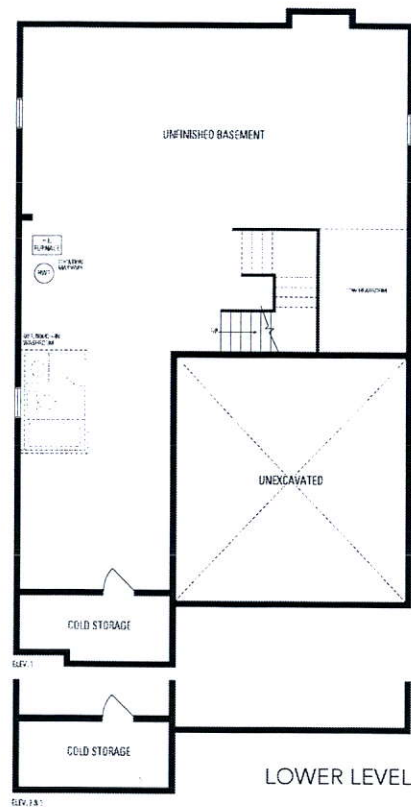
W WIDTH W HGT W CNT FL HGT DWY H ST CENT 2X4 VENT BOX COVER

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.



JOB NUMBER:
BUILDER: GREENPARK
SITE NAME: RUSSEL GARDENS
MODEL: ROSEWOOD 1X ELEV 1,2,3
LOT #:
DESIGNER: KS
DATE: AUG 29 17



ROSEWOOD 1
2,655 sq.ft. includes 12 sq.ft. of open area