

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: FELICIA LAMANNA and JOSEPH ANTHONY ROMANO

TEL: RES.: 416-723-1631

LOT / PHASE Block 208 TH 3 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Highgrove 2 Elev 3		
-----------------------------------	-------------------------	----------------------------------	--	--

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 27May19 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 27May19 Note:	

CERAMIC TILE

1 - GARAGE ENTRY - UPGRADE 3 TILES 27May19 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 27May19 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 27May19 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 27May19 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED 5' FROM FLOOR FOR FUTURE TV 27May19 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 27May19 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM AS PER SKETCH 27May19 Note:	

HARDWOOD FLOORING

1 - KITCHEN - CLASSIC PLUS LAMINATE FLOORING 27May19 Note:	
1 - LAMINATE - CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 27May19 Note:	
1 - LAMINATE - CLASSIC PLUS SERIES - - UPPER HALL 27May19 Note:	

PAINTING

1 - TRIM, BASEBOARDS AND INTERIOR DOORS - UPGRADE WHITE PAINT 27May19 Note:	
--	--

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27May19 Note:	
1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 27May19 Note:	

* Mirror - Glass *

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27May19 Note:	
--	--

STAIRS AND RAILINGS

RECEIVED JUN 05 2019

CONSTRUCTION SUMMARY				
Mountainview Heights (G) - Russell Gardens Building Ltd.				
PURCHASERS: FELICIA LAMANNA and JOSEPH ANTHONY ROMANO			TEL: RES.: 416-723-1631	
LOT / PHASE Block 208 TH 3 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Highgrove 2 Elev 3		
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 27May19 Note:				
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 27May19 Note:				

EXTRAS AS PER OFFER

Five (5) White Appliances as per PE 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:	
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:	

This Document is Extremely Time Sensitive - Printed 27 May 19 at 14:58

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

FELICIA LAMANNA & JOSEPH ANTHONY ROMI

(416) 723-1631 /

Candace Forza

27-May-19

Property:

Project:

Model and Elevation:

Plan #:

Block 208 TH 3

Russell Gardens Building Ltd.

Highgrove 2 Elev 3

62M-1238

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☐ Yes ☒ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	431SA
Master Ensuite Bathroom	EVEREST WHITE	431SA
Main Bathroom	EVEREST WHITE	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Slide In Stove

☐ Yes ☒ No

☐ Yes ☒ No

Dishwasher Cabinet

41" Upper Cabinets

Please NOTE: Standard Cabinet Height is 30"

☐ Closed ☒ Open

☒ Yes ☐ No

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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE TIGRIS 4783-60	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

FELICIA LAMANNA & JOSEPH ANTHONY ROM

(416) 723-1631 /

Candace Forza

27-May-19

Property:

Project:

Model and Elevation:

Plan #:

Block 208 TH 3

Russell Gardens Building Ltd.

Highgrove 2 Elev 3

62M-1238

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/> metal strip where applicable
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	LAMINATE	<input type="checkbox"/>
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>
Powder Room	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>
Main Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>
GARAGE ENTRY	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>
	N/A	<input type="checkbox"/>
	N/A	<input type="checkbox"/>
	N/A	<input type="checkbox"/>

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
GARAGE ENTRY	N/A	
	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 <input type="checkbox"/> N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
	N/A	
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
		Waterline for Fridge <input checked="" type="radio"/> Yes <input type="radio"/> No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: JK JR

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

FELICIA LAMANNA & JOSEPH ANTHONY ROM

(416) 723-1631 /

Candace Forza

27-May-19

Property:

Project:

Model and Elevation:

Plan #:

Block 208 TH 3

Russell Gardens Building Ltd.

Highgrove 2 Elev 3

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	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY	QS-UM1405
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 - PEARL GREY	84195
Bedroom #2	CARPET-BEAULIEU - A4447 WEBSTER SDN - PEARL GREY	84195
Bedroom #3	CARPET-BEAULIEU - A4447 WEBSTER SDN - PEARL GREY	84195
Bedroom #4	N/A	
Bedroom #5	N/A	
KITCHEN	LAMINATE-CLASSIC PLUS - OLD OAK LIGHT GREY	QS-UM1405
	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 OLD OAK LIGHT GREY
Picket Type	EUROLINE 1	Colour	BLACK
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	N/A
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library	N/A		N/A
Trim Paint-Semi Gloss	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:  

Purchasers: FELICIA LAMANNA & JOSEPH ANTHONY ROM
Telephone Res. / Bus: (416) 723-1631 /
Decor Advisor: Candace Forza
Lock Date: 27-May-19 27-May-19
Property: Block 208 TH 3
Project: Russell Gardens Building Ltd.
Model and Elevation: Highgrove 2 Elev 3
Plan #: 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		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
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A		Fireplace Type	N/A		Fireplace Type	N/A	
Mantle Type	N/A		Mantle Type	N/A		Mantle Type	N/A	
Colour / Stain	N/A		Colour / Stain	N/A		Colour / Stain	N/A	
Surround	N/A		Surround	N/A		Surround	N/A	
Hearth	N/A		Hearth	N/A		Hearth	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 type="radio"/> Yes	<input checked="" 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 type="radio"/> Yes	<input checked="" type="radio"/> 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.

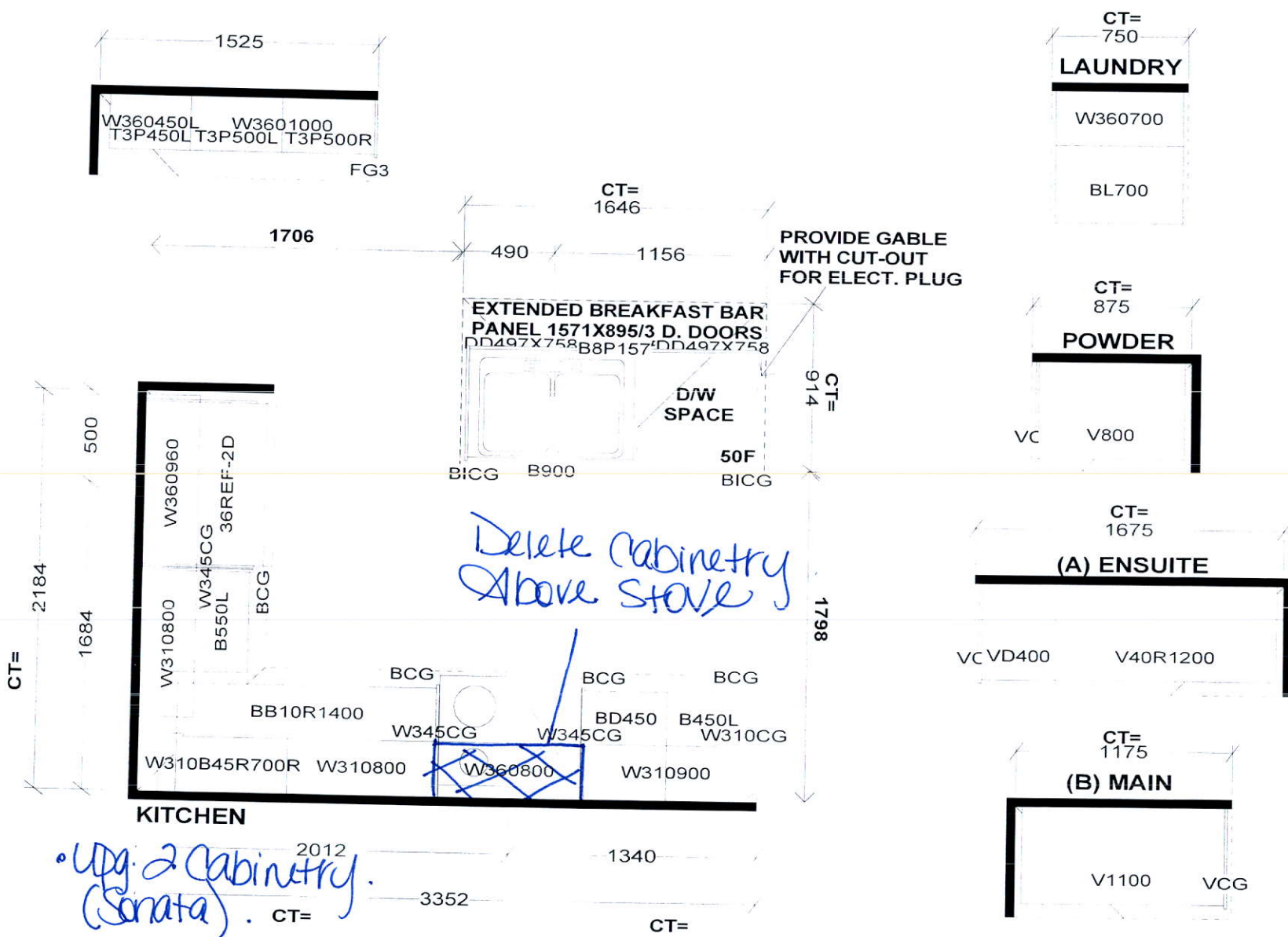
Signature: 

Date: May 27 2019

Signature: 

Date: May 27 2019

* Purchaser
 Deals
 Full Depth
 Cabinet
 Above
 Fridge



Selba Industries

W W D T H W H G H T W C N T F L H G H T D W Y H S T C E N T 2 X 4 V E N T B O X C O V E R

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: HIGHGROVE 2X ELEV 1,2,3
 LOT #:
 DESIGNER: KS
 DATE: SEPT 13 17

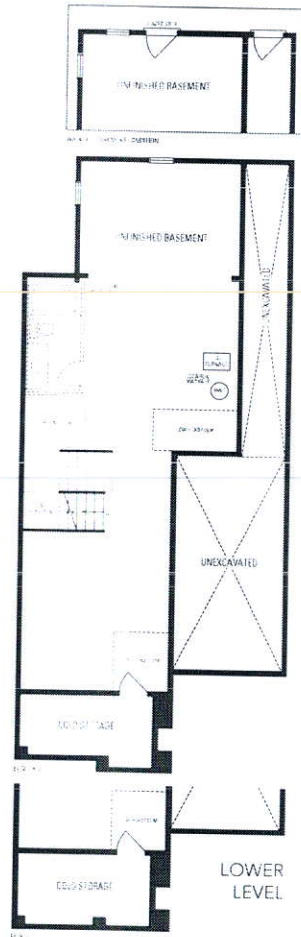
KL JR

HIGHGROVE 2 1,796 SQ.FT.

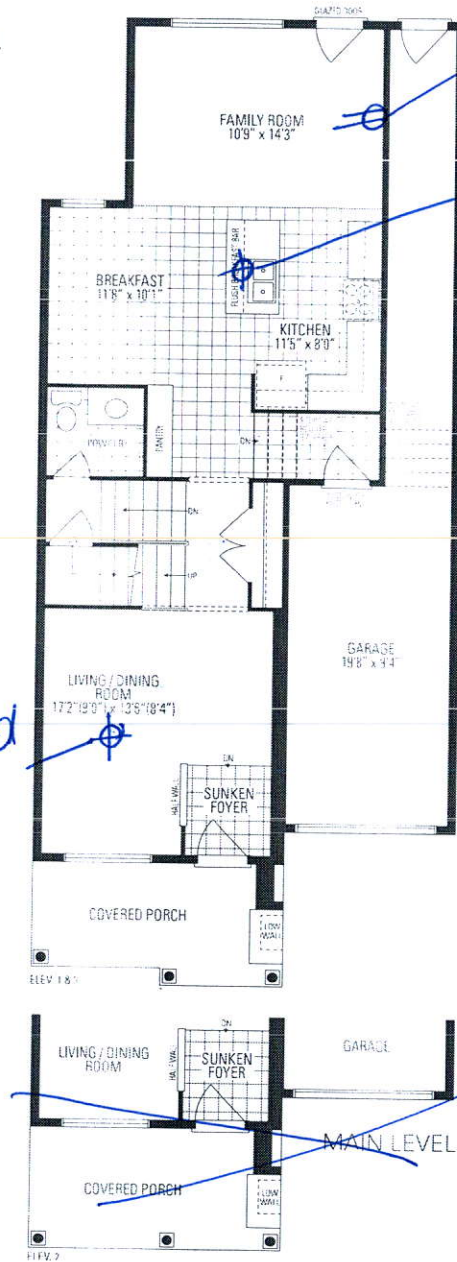
AVAILABLE IN BLOCK: 200, 201, 202, 205, 206, 207, 208, 211, 216 & 217



ER LEVEL

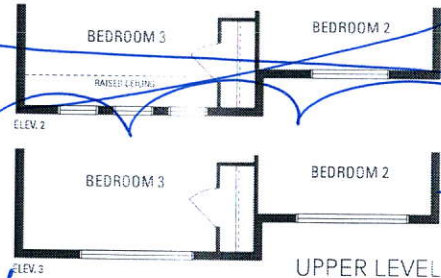
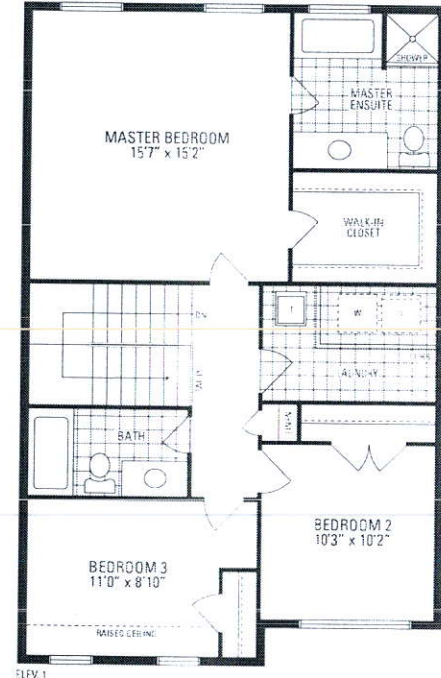


Center Std Light



Plug for tv SJ from floor

Center std. light above island



UPPER LEVEL