

CONSTRUCTION SUMMARY

Georgian Estate Collection - Tiburtino Buildup Corp.

PURCHASER: Danilo VARAKLIC TEL: RES.: 647-637-4894 BUS.: 905-829-3538

LOT / PHASE 9 / 1	REG. PLAN # 20M-1210	HOUSE TYPE Georgian One Elev A		
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CABINETRY

1 - MAIN FLOOR POWDER ROOM- SOFT CLOSE CABINETS AND BLU MOTION DRAWERS 10Oct19 Note:	
1 - MAIN FLOOR POWDER ROOM- RAISE VANITY TO 36" 10Oct19 Note:	
1 - MASTER ENSUITE- SOFT CLOSE CABINETS AND BLU MOTION DRAWERS 10Oct19 Note:	
1 - MASTER ENSUITE- RAISE VANITY TO 36" 10Oct19 Note:	
1 - ENSUITE 4- UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - SHARED ENSUITE 2/3 - UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - MASTER ENSUITE- UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - ENSUITE 5- UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - BASEMENT POWDER ROOM- UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - POWDER ROOM - UPGRADE 2 CABINETRY IN LIEU OF UPGRADE 1 03Oct19 Note:	
1 - UPGRADE- EXTENDED BY 2 1/2 BASE AND UPPERS ON STOVE WALL 03Oct19 Note: based on upgrade cabinets- difference from the standard as per offer	
1 - KITCHEN- ADD DECOR TK ON STOVE- 03Oct19 Note:	
1 - ,KITCHEN- UPGRADED TRANSITIONAL WOOD HOOD 03Oct19 Note:	
1 - KITCHEN- WALL EXTENDED BY 6 FEET-price is for the difference of theupgrade in liu of the standard as per offer 03Oct19 Note:	
1 - ADD 1 FOOT OF BASE ON ISLAND AND 6 FEET OF SHALLOW BASES 03Oct19 Note:	
1 - UPGRADE KITCHEN CABINETS TO BRADFORD WITH SHADINING 03Oct19 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN- DUMMY DOORS UPPER AND BASE END OF SINK WALL 03Oct19 Note:	
1 - KITCHEN- BUMPOUT W/POT DRAWERS 03Oct19 Note:	
1 - KITCHEN- MANCHESTER BASE POSTS BESIDE THE STOVE X2 03Oct19 Note:	
1 - KITCHEN- POSTS ON WOOD HOOD-X2 03Oct19 Note:	

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9 / 1	20M-1210	Georgian One Elev A		
1 - KITCHEN CABINETRY UPPER - 4 GLASS DOORS - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 6 - WITH SHADING 03Oct19 Note:				
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS - UPGRADE 4 - WITH SHADING 03Oct19 Note: extra bank of drawers				
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 03Oct19 Note:				
1 - KITCHEN CABINETRY ACCESSORY - TRAY DIVIDER (MELAMINE) SINGLE DOOR CABINETS - PRICE IS EACH 03Oct19 Note:				
1 - KITCHEN CABINETRY ACCESSORY - MAGIC CORNER MECHANISM - PRICE IS EACH - STANDARD 03Oct19 Note:				
1 - KITCHEN- DUMMY DOOR ON B.I.OVEN WALL 03Oct19 Note:				
1 - KITCHEN- POT AND PAN DRAWERS ON ISLAND 03Oct19 Note:				
1 - KIITCHEN -MANCHESTER POSTS ON FRIDGE WALLX2 03Oct19 Note:				
1 - KITCHEN-4 DUMMY DOORS ON ISLAND - 03Oct19 Note:				
1 - KITCHEN ISLAND ADD MANCHESTER POSTS x4 03Oct19 Note:				
1 - KITCHEN UPGRADE HARDWARE WITH BACKPLATE--- 03Oct19 Note:				

COUNTER TOP

1 - ENSUITE 5 -MASTER ENSUITE SHOWER JAMS TO BE QUARTZ- SAME AS COUNTERTOP 03Oct19 Note:	
1 - MASTER ENSUITE SHOWER JAMS TO BE QUARTZ- SAME AS COUNTERTOP 03Oct19 Note:	

ELECTRICAL

1 - KITCHEN - FAN INSERT FOR UPGRADE 36" HOOD - CYCLONE BX21534 IN LIEU OF FAN INSERT FOR UPGRADE 30" HOOD 03Oct19 Note:	
1 - MASTER EBDROOM- 3 WAY SWITCH 25Jun19 Note:	
1 - FAMILY ROOM POTLIGHTS TO BE ON DIMMER SWITCH 25Jun19 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 25Jun19 Note:	
1 - STANDARD PORCH LIGHT TO BE CENTERED IN PORCH CEILING 25Jun19 Note:	
1 - POT LIGHT - SHOWER POT LIGHT- SHARED ENSUITE 2/3 TUB 25Jun19 Note:	
3 - LIGHT AND SWITCH - NO FIXTURE INCLUDED- BEDROOM 5 ENSUITE, BEDROOM 4 ENSUITE AND SHARED 2/3 ENSUITE- SEE SKETCH 25Jun19 Note:	

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9 / 1	20M-1210	Georgian One Elev A		
7 - POT LIGHT - LED - BASEMENT REC ROOM INSTALLATION- SEE SKETCH 25Jun19 Note:				
1 - REC ROOM- ADD ROUGH IN ELECTRICAL FOR FUTURE WET BAR DISHWASHER AND FRIDGE- SEE SKETCH 25Jun19 Note:				
3 - PLUG - ELECTRICAL PLUG- ADD PLUG 5 FT FROM FLOOR FOR TV- FAMILY ROOM, REC ROOM, MASTER BEDROOM- SEE SKETCH 25Jun19 Note:				
1 - DELETE STANDARD MAIN HALL LIGHTS- FIRST FLOOR AND REC ROOM- SEE SKETCH 25Jun19 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED- 2 LIGHTS TOTAL ABOVE ISLAND SEE SKETCH 25Jun19 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 25Jun19 Note:				
FIREPLACE AND ACCESSORIES				
1 - FIREPLACE - GAS - DIRECT VENT - INCLUDES MARBLE SURROUND AND PAINT GRADE MANTEL- REC ROOM SEE SKETCH 25Jun19 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 25Jun19 Note:				
HARDWOOD FLOORING				
1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 03Oct19 Note:				
MIRRORS AND GLASS				
1 - SHOWER DOOR HANDLE - CHROME D-RING - MASTER ENSUITE 03Oct19 Note:				
PLUMBING				
1 - ADD RECIRCULATING LINE FOR HOT WATER 01Oct19 Note:				
1 - ALL EXTERIOR HOSE BIBS TO BE FROST FREE- FRONT AND BACK 25Jun19 Note:				
1 - REC ROOM- ADD ROUGH IN PLUMBING FOR FUTURE WET BAR- SEE SKETCH 25Jun19 Note:				
PROMOTIONAL				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Oct19 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9,600 BALANCE FORWARD \$30,400 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$40,000 25Jun19 Note:				



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EXTRAS AS PER OFFER

Modifications to main level as per attached draft plan dated May 13, 2020. Final plan to be provided at a later date. <i>Worksheet</i> 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 For <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 10 Oct 19 at 16:39

Purchaser: Danilo VARAKLIC

Property: 9

Telephone Res. / Bus: (647) 637-4894 / (905) 829-3538

Project: Tiburtino Buildup Corp.

Decor Advisor: Natalie Mancuso

Model and Elevation: Georgian One Elev A

Lock Date: 3-Oct-19

3-Oct-19

Plan #: 20M-1210

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	BRADFORD W827EZ4- HARDWARE- 441SC B1B	
Laundry Room	ELISSE	Standard
Powder Room	HAMPTON W350XZ4	113SB
Master Ensuite Bathroom	HAMPTON 1048 FLAX	113SB
Ensuite Bath - Bedroom 2/3	HAMPTON W823XZ4	113SB
Ensuite Bath - Bedroom 4	HAMPTON W823XZ4	113SB
Ensuite Bath - Bedroom 5	HAMPTON 1048 FLAX	113SB
BASEMENT POWDER	HAMPTON 1048 FLAX	113SB

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	GRANITE- BLACK PEARL	#360
Laundry Room	N/A	
Powder Room	GRANITE- NEW CALEDONIA	#360
Master Ensuite Bathroom	QUARTZ- TORRONE	#360
Ensuite Bath - Bedroom 2/3	MARBLE- BIANCO CARRARA	#360
Ensuite Bath - Bedroom 4	MARBLE- BIANCO CARRARA	#360
Ensuite Bath - Bedroom 5	QUARTZ- TORRONE	#360
BASEMENT POWDER	QUARTZ- TORRONE	#360

** Refer to Construction Summary

MASTER ENSUITE SHOWER JAM- QUARTZ- TORRONE
ENSUITE 5 SHOWER JAM- QUARTZ- TORRONE
ENSUITE 4 SHOWER JAM- MARBLE- BIANCO CARRARA

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Danilo VARAKLIC

(647) 637-4894 / (905) 829-3538

Natalie Mancuso

3-Oct-19

Property: 9

Project: Tibertino Buildup Corp.

Model and Elevation: Georgian One Elev A

3-Oct-19

Plan #: 20M-1210

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- VESUBIO POMPEIA GRAY 20X20	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE- VESUBIO POMPEIA GRAY 20X20	<input type="checkbox"/>	
Powder Room	TILE- VESUBIO POMPEIA GRAY 20X20	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- GREY GATE 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- GREY GATE 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 5	TILE- VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
BASEMENT POWDER	TILE- VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
MUDROOM	TILE- VESUBIO POMPEIA GRAY 20X20	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- VESUBIO GRECO IVORY 10X20	LAID HORIZONTALLY
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- GREY GATE 10X30	LAID VERTICALLY
Ensuite Bath - Bedroom 4	TILE- GREY GATE 10X30	LAID VERTICALLY
Ensuite Bath - Bedroom 5	TILE- VESUBIO GRECO IVORY 10X20	LAID HORIZONTALLY
BASEMENT POWDER		
MUDROOM		
Kitchen Backsplash		

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED
ALL SHOWER FLOORS TO BE - PREMIER WHITE 2X2 MOSAICS

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Plan #: 20M-1210

7. Outer Flooring

Main Hall	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Living Room	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Dining Room	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Family Room	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Den / Library / Study		
Basement Landing(If Applies)	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M	
Lower Landing (If Applies)	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Upper Landing	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Upper Hall	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Master Bedroom	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Bedroom #2	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Bedroom #3	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Bedroom #4	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
Bedroom #5	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M	
KITCHEN/BREAKFAST	HARDWOOD- MIRAGE 4 7/16 RED OAK - RIO- CASHMERE	
BASEMENT	LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- RIO
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- RIO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE- RIO
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	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library		Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	22 WARM GREY
Mud Room	22 WARM GREY	BASEMENT POWDER	22 WARM GREY
		BASEMENT	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes

☐ No

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Initial: Do.

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10. Plaster Mouldings and Medallions

Entrance Vestibule	B-8-2		Kitchen/Breakfast		
Main Hall	B-8-2		Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type				FLAT ON WALL			FLAT ON WALL		
Colour / Stain				MANTLE M2-STANDARD			MANTLE M2-STANDARD		
Surround				AS PER CONSTRUCTION SPECIFICATIONS			AS PER CONSTRUCTION SPECIFICATIONS		
Hearth				NERO			NERO		
				NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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	CYCLONE INSERT 34" #BX21534		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes <input type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input 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

** Refer to Construction Summary

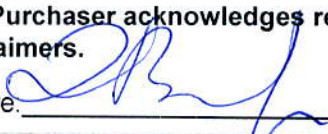
Disclaimers and Notes

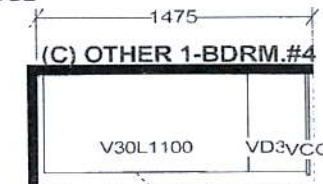
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

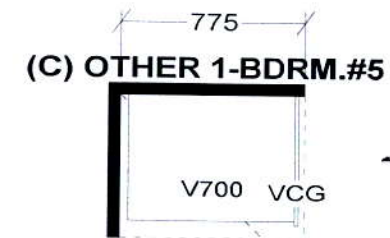
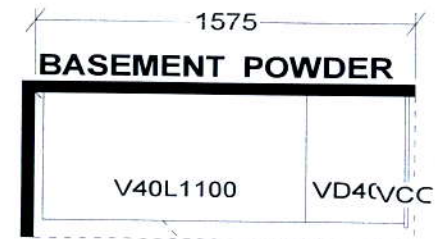
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 09.03.2019





S e l b a I n d u s t r i e s

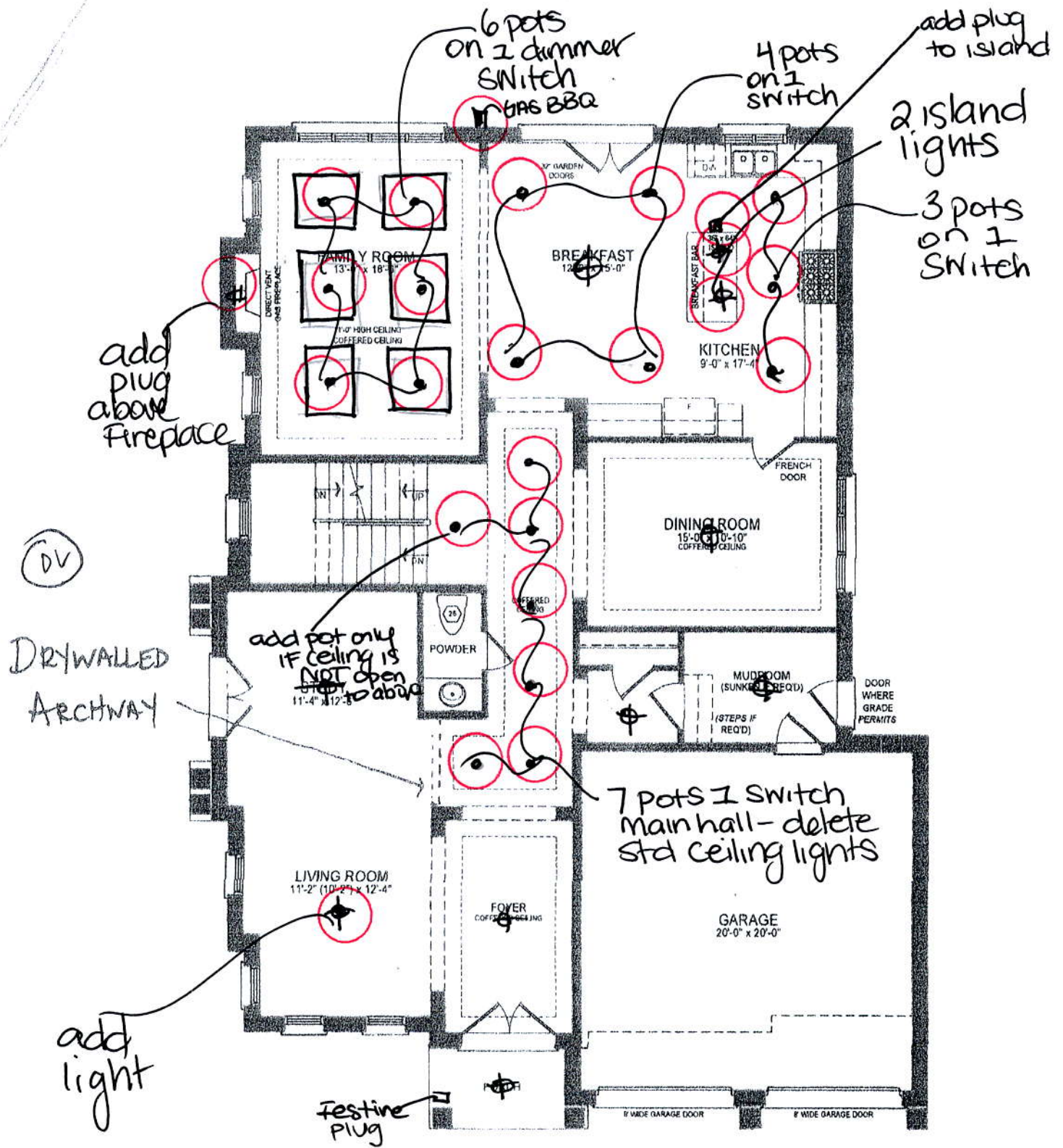
W WIDTH _____ W HIGHT _____ W CNT _____ FL HIGHT _____ DWY H _____ ST CENT _____ 2X4 _____ VENT BOX COVER _____

This drawing is the intellectual property of
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paid or job order placed.



JOB NUMBER:
BUILDER: GREENYORK
SITE NAME: TIBURTINO, Oakville
MODEL: GEORGIAN 1X ELEV A,B FIN BSMT
LOT #:
DESIGNER: KS
DATE: JAN 24 18/rev'd June 28 18

LOT 9 "TIBURTINO"



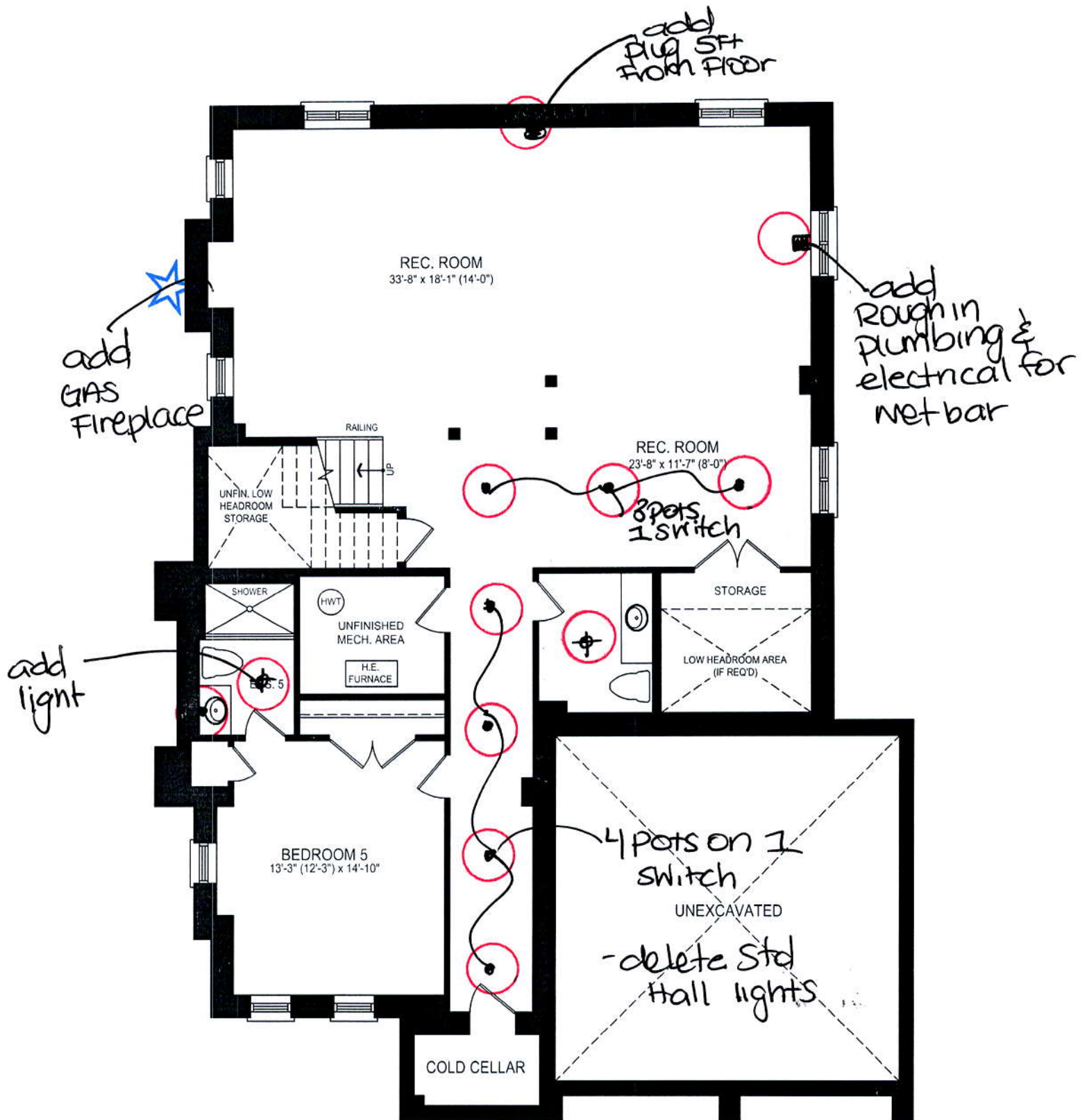
GEORGIAN 1 - ELEV. A
LOT 9 - PURCHASER CHANGES

DATED - MAY 13, 2019

Dancer



REVISÉD 08.10.18



GEORGIAN 1 LOWER LEVEL EA
REVISED 08.10.18