

CONSTRUCTION SUMMARY				
Georgian Estate Collection - Tiburtino Buildup Corp.				
PURCHASER: Danilo VARAKLIC		DATE: NOV 0 1 2019		
TEL: RES.: 647-637-4894 BUS.: 905-829-3538				
LOT / PHASE 9 / 1	REG. PLAN # 20M-1210	HOUSE TYPE Georgian One Elev A		

CABINETRY *Update Kitchen sketch Attached - Nov.1/19

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 the upgrade in lieu 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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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
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:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING - MASTER ENSUITE 03Oct19 Note:	
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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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LOT / PHASE 9 / 1	REG. PLAN # 20M-1210	HOUSE TYPE Georgian One Elev A		
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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 Note:</i>	
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 Note:</i>	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. <i>Worksheet Note:</i>	

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: Danilo VARAKLIC

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

Decor Advisor: Natalie Mancuso

Lock Date: 3-Oct-19

Property: 9

Project: Tiburtino Buildup Corp.

Model and Elevation: Georgian One Elev A

Plan #: 20M-1210

3. Ceramic Flooring

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

** 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

** Refer to Construction Summary

Initial: 

Purchaser:

Danilo VARAKLIC

Telephone Res. / Bus:

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

Decor Advisor:

Natalie Mancuso

Lock Date:

3-Oct-19

Property: 9

Project: Tibertino Buildup Corp.

Model and Elevation: Georgian One Elev A

Plan #:

20M-1210

7. Other 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		☒ 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	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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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	☐	☐	☐	☐	☒	☐	☒	☐	☐
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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	CYCLONE INSERT 34" #BX21534		Below Kitchen Cabinet Light	☒ Yes	☐ No
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: 04.03.2019

PAULINE
AUG 30 19
REV OCT 29 19PB

PROTOTYPE FOR EXTRAS

Plug Provision on Island

REVISED RECEIVED

DATE: _____

NOV 01 2019

****NOTE****
WALL DEPTH
770 MIN

MANCHESTER TALL POST

48" BI FRIDGE

30" BI OVEN & MICRO

MANCHESTER TALL POST

DEEP PANTRY FC65

FC65

770

T6P550R

W660550R

W640550R

XCUSTOM-C

XCUSTOM-B

ABIOM800

W660800

W640800

DD997A396

DUMMY DOORS

XCUSTOM-A

XCUSTOM-A

1293

1526

2819

KITCHEN

Selba Industries

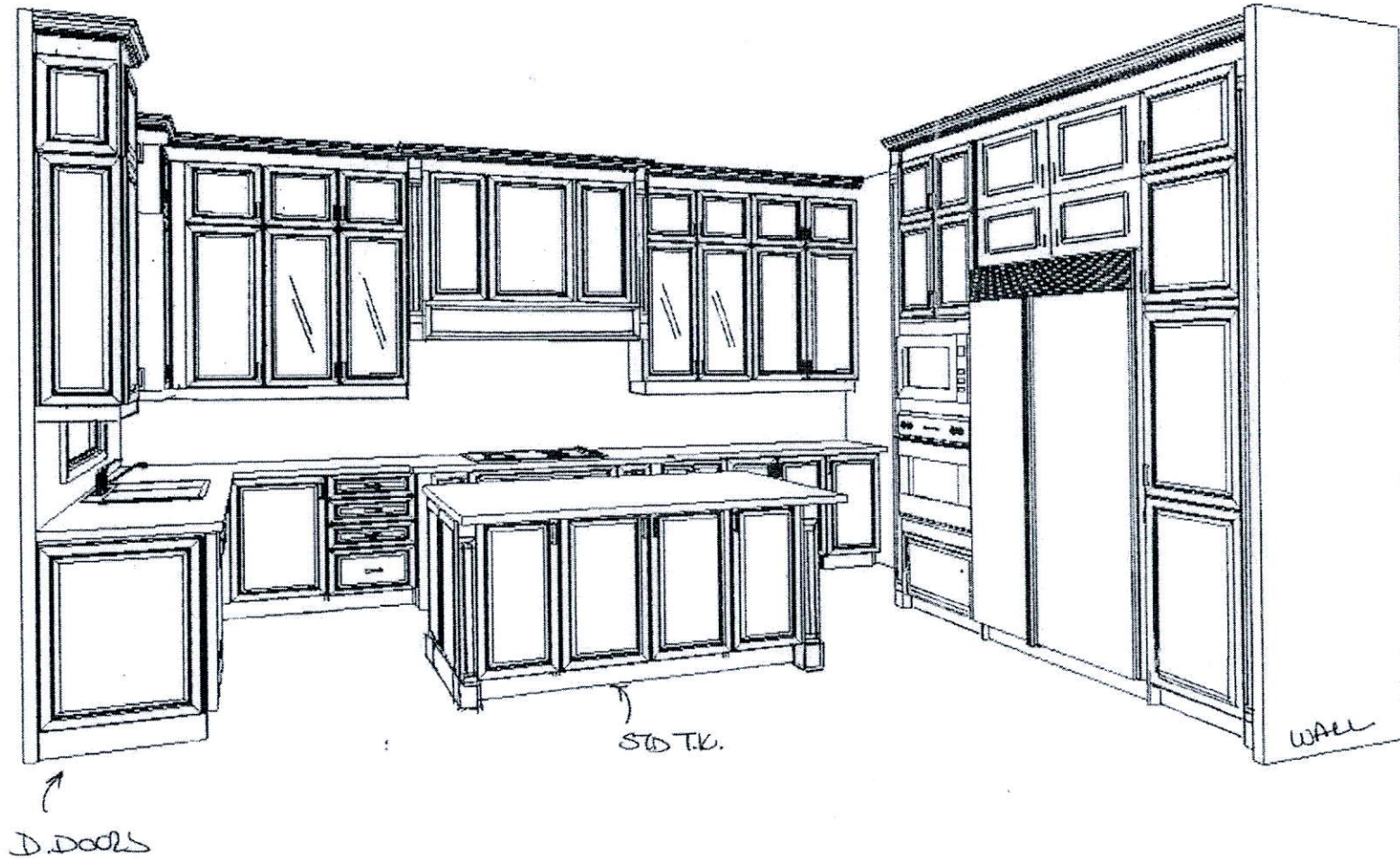
W W DTH	W H GHT	W CNT	FL H GHT	DWY H	ST CENT	2X4	VENT BOX COVER
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GHAFED

JOB NUMBER:
BUILDER: GREENYORK
SITE NAME: TIBURTINO, Oakville
MODEL: GEORGIAN 1X ELEV A,B
LOT #:
DESIGNER: KS
DATE: JAN 24 18 /rev'd June 28 18/
rev'd Aug 31 18/rev'd Sept 20 18

Div



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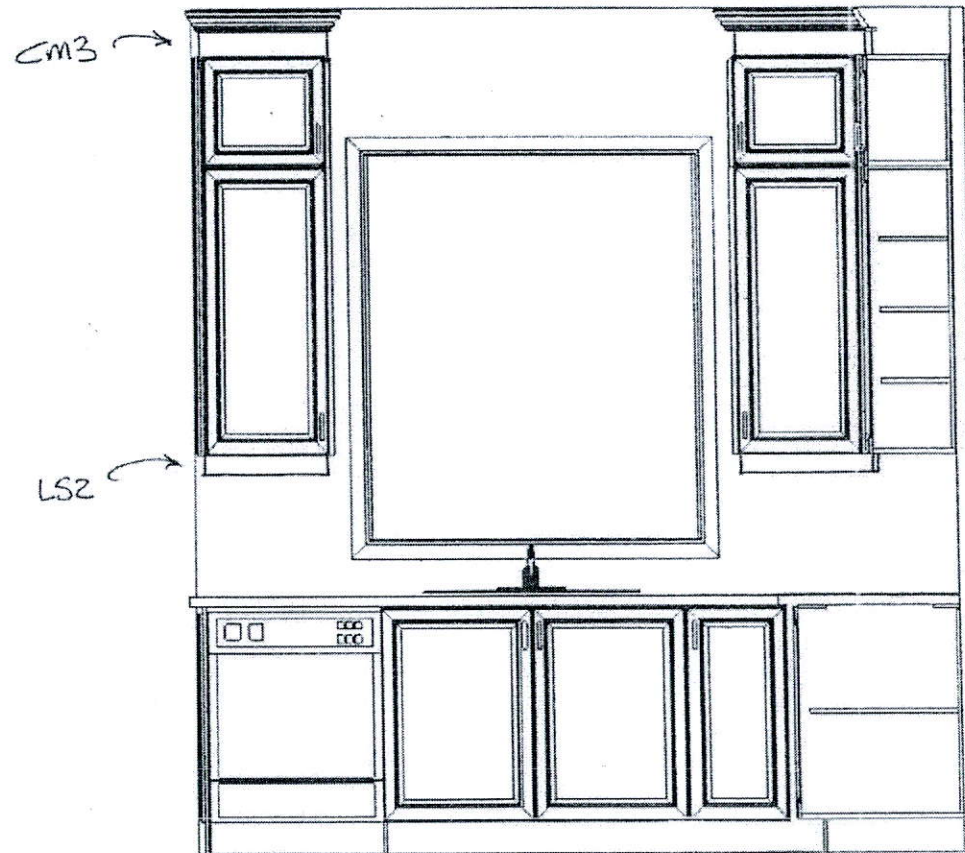
SELBA
Kitchen + Bath Designs

Designed: 8/29/2019
Printed: 8/30/2019

3D VIEW
TIBURTINO 9

TIBURTINO 9 Drawing #: 1

D.V.



D.V.

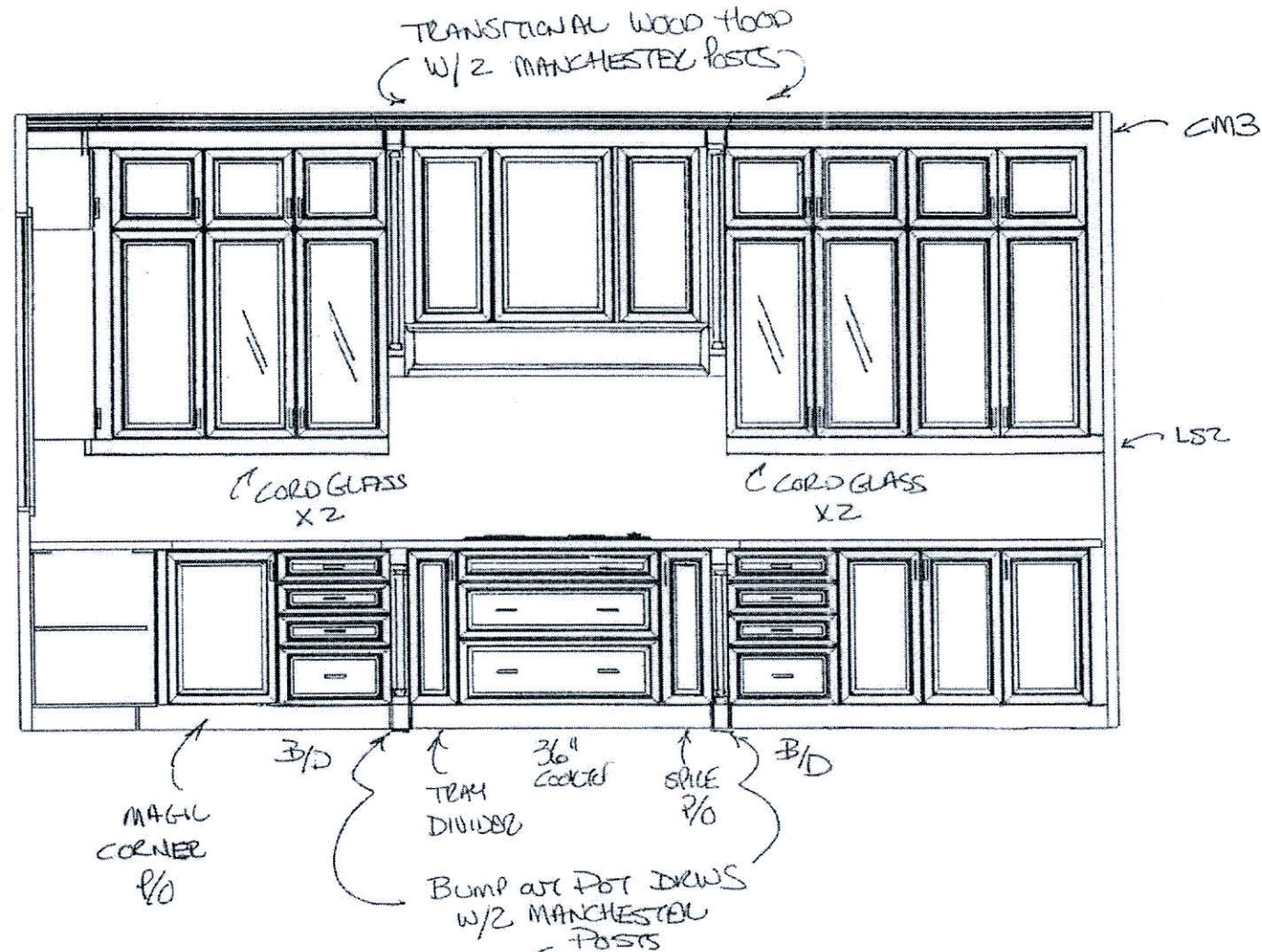
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TIBURTINO 9

TIBURTINO 9 Drawing #: 1



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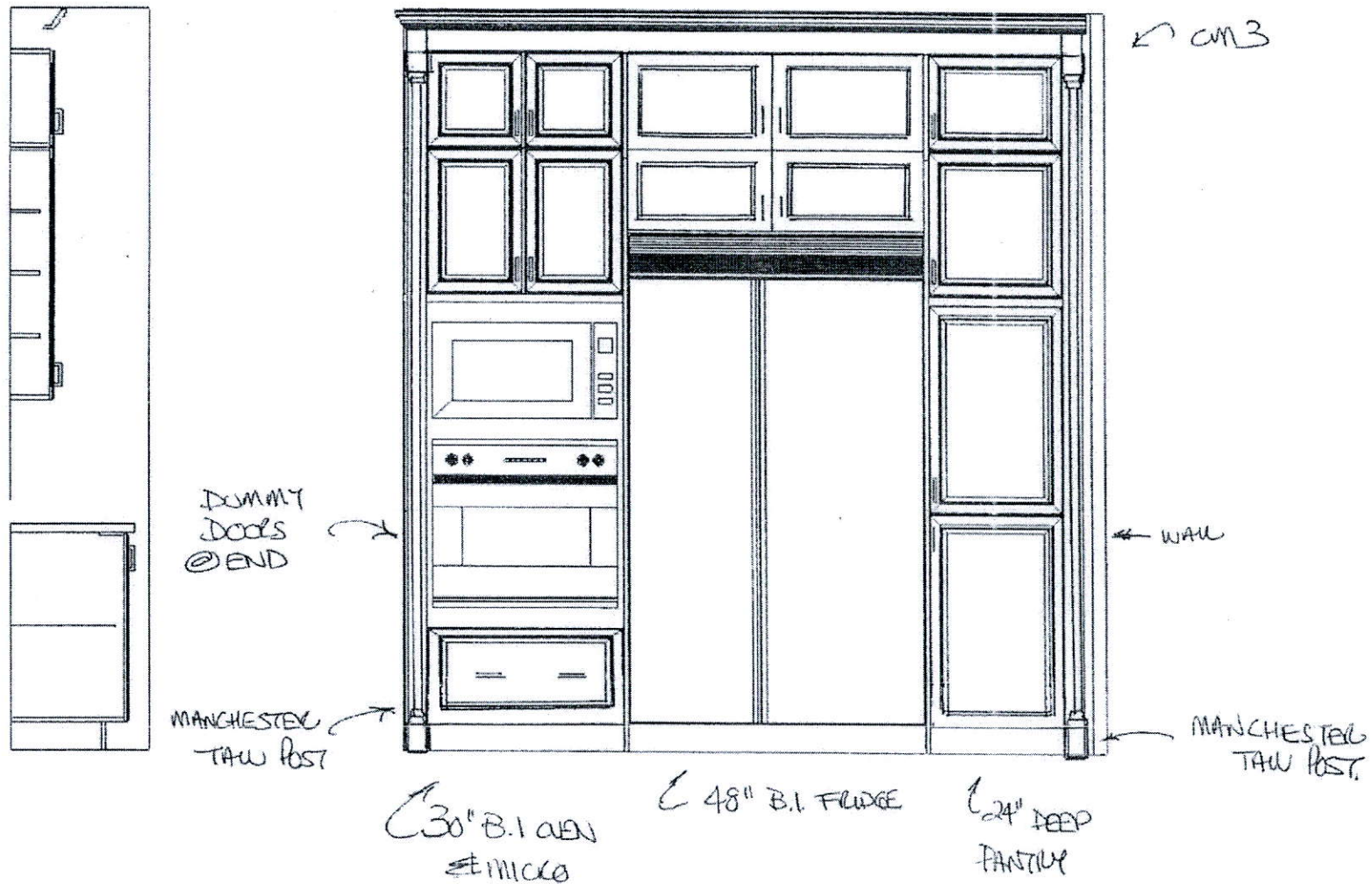
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Kitchen - Bath Designs

Designed: 8/29/2019
Printed: 8/30/2019

D.V.

TIBURTINO 9

TIBURTINO 9 Drawing #: 1



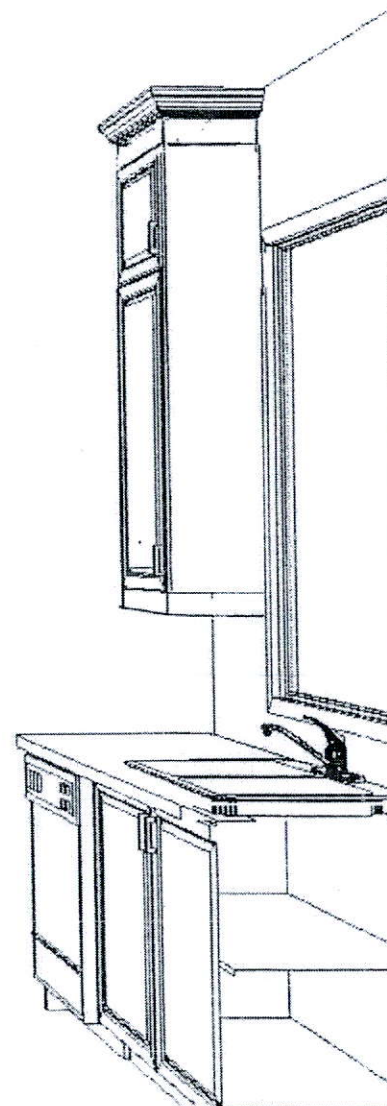
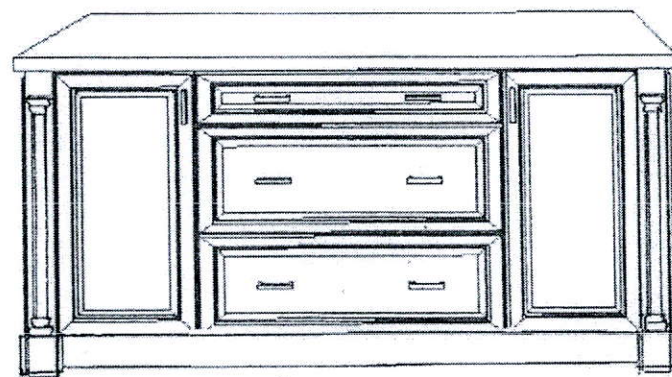
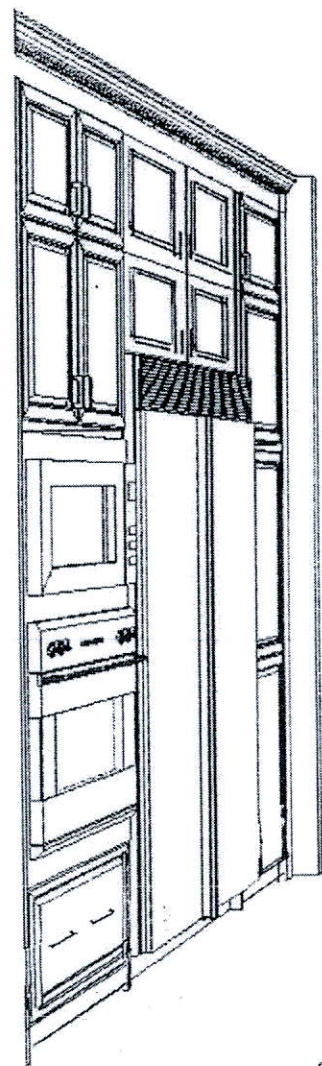
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SELBA
Kitchen + Bath Designs

Designed: 8/29/2019
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TIBURTINO 9

TIBURTINO 9 Drawing #: 1



MANCHESTER
ISLAND
POSTS

for
draws

D.V.

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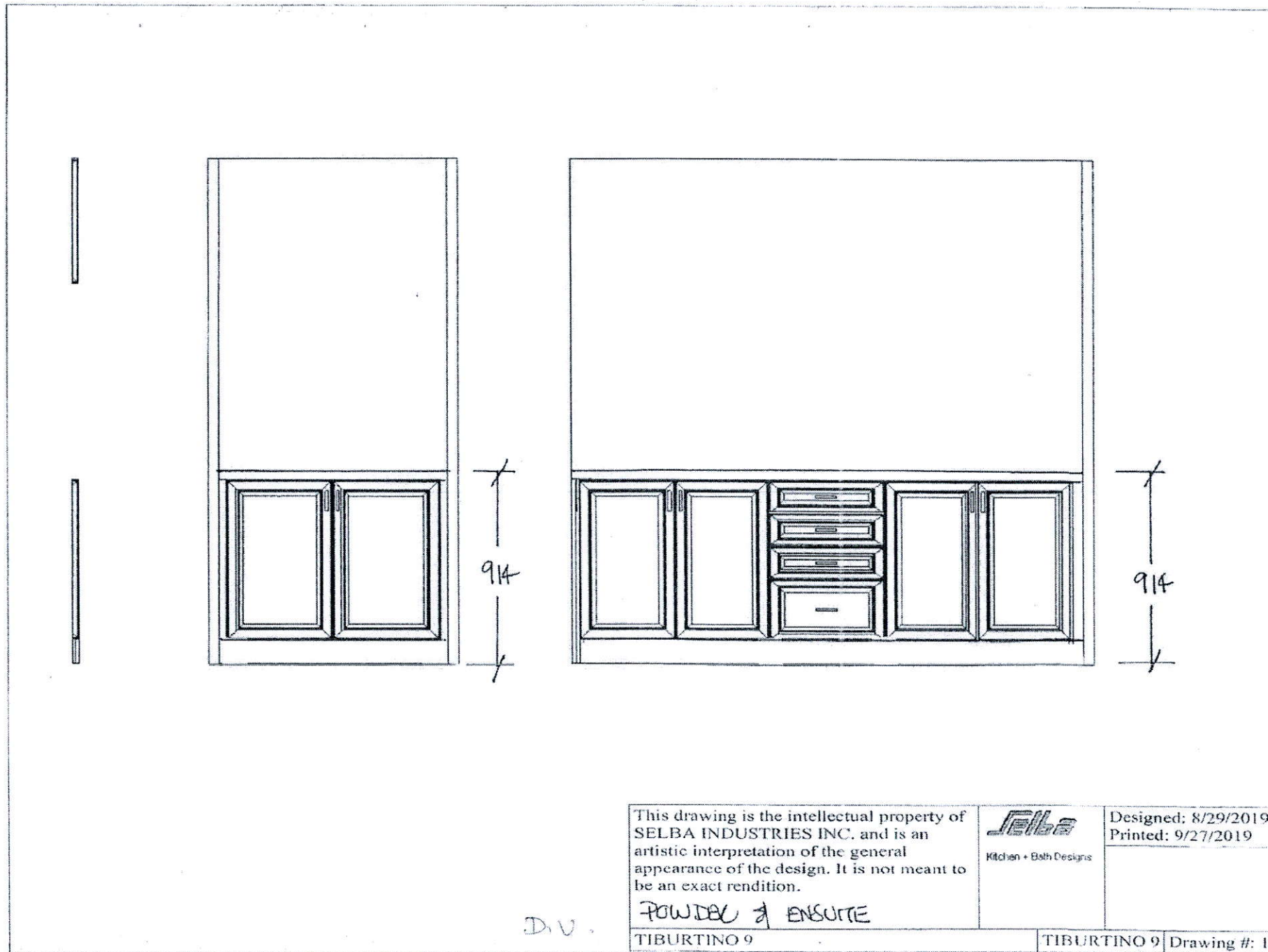
INSIDE ISLAND VIEW

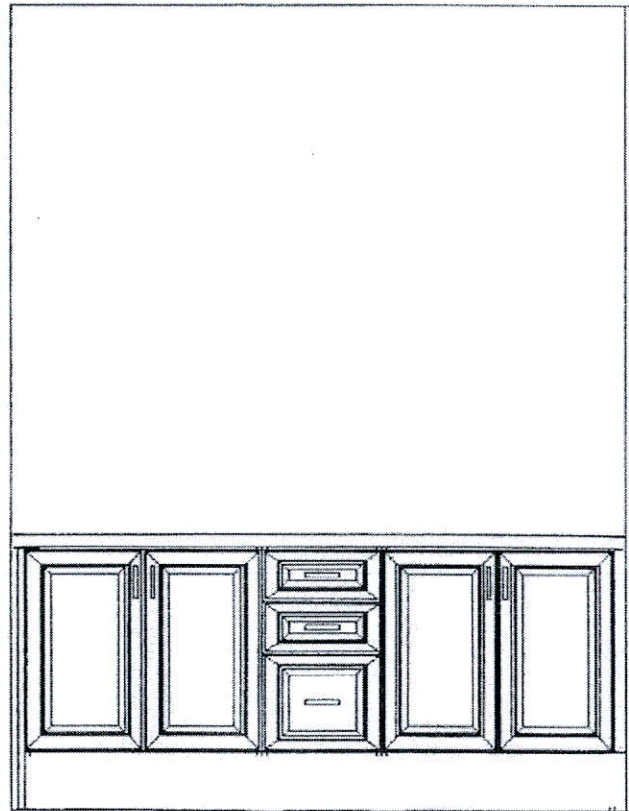
TIBURTINO 9

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Kitchen - Bath Designs

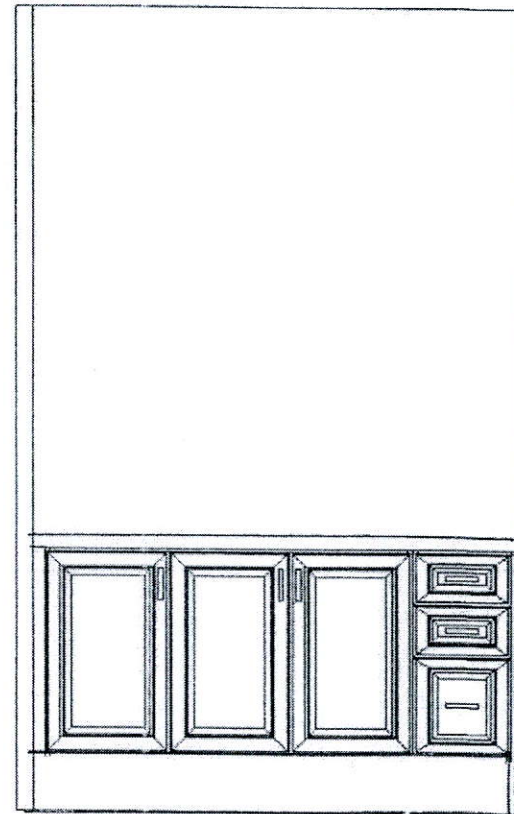
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TIBURTINO 9 Drawing #: 1





819



819

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Kitchen + Bath Designs

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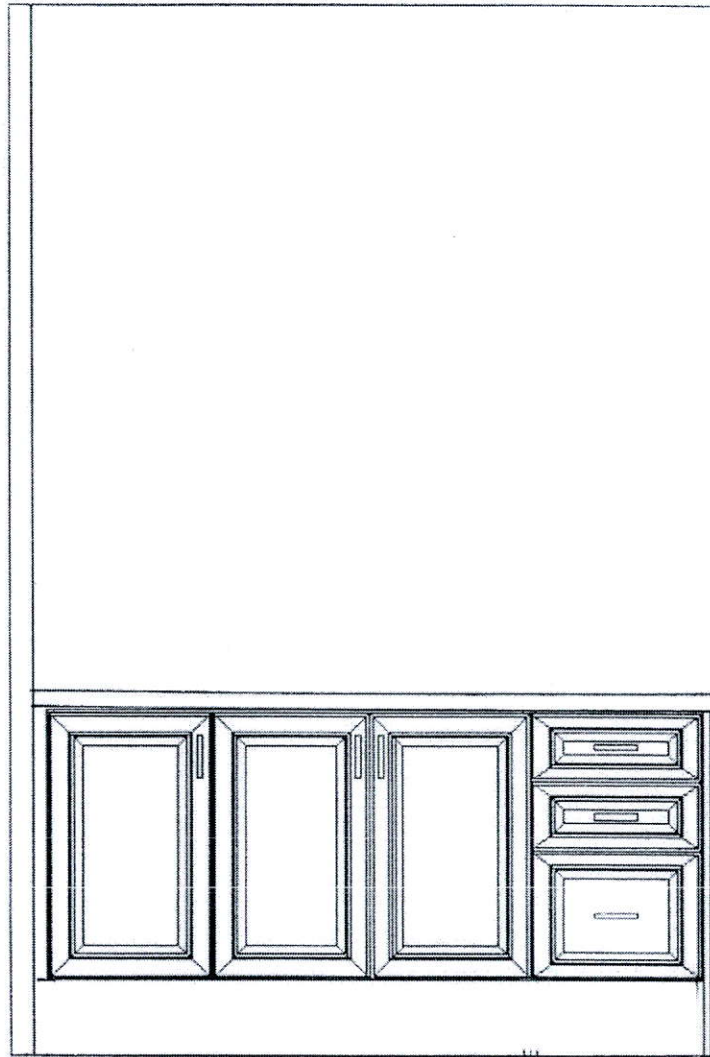
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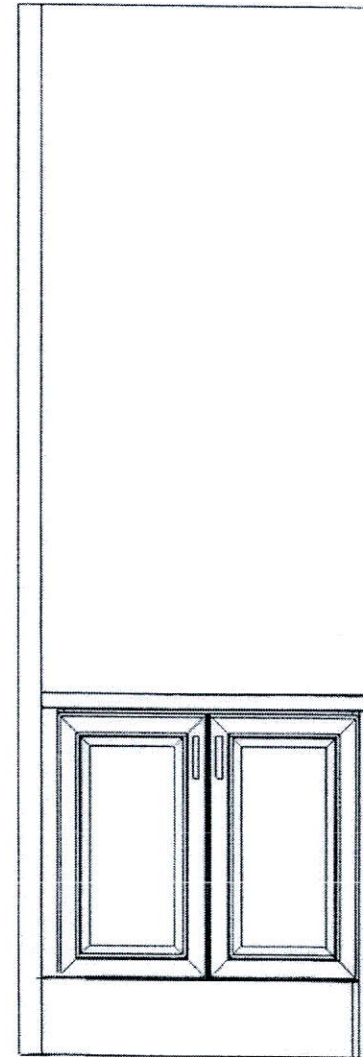
TIBURTINO 9

TIBURTINO 9

Drawing #: 1



819



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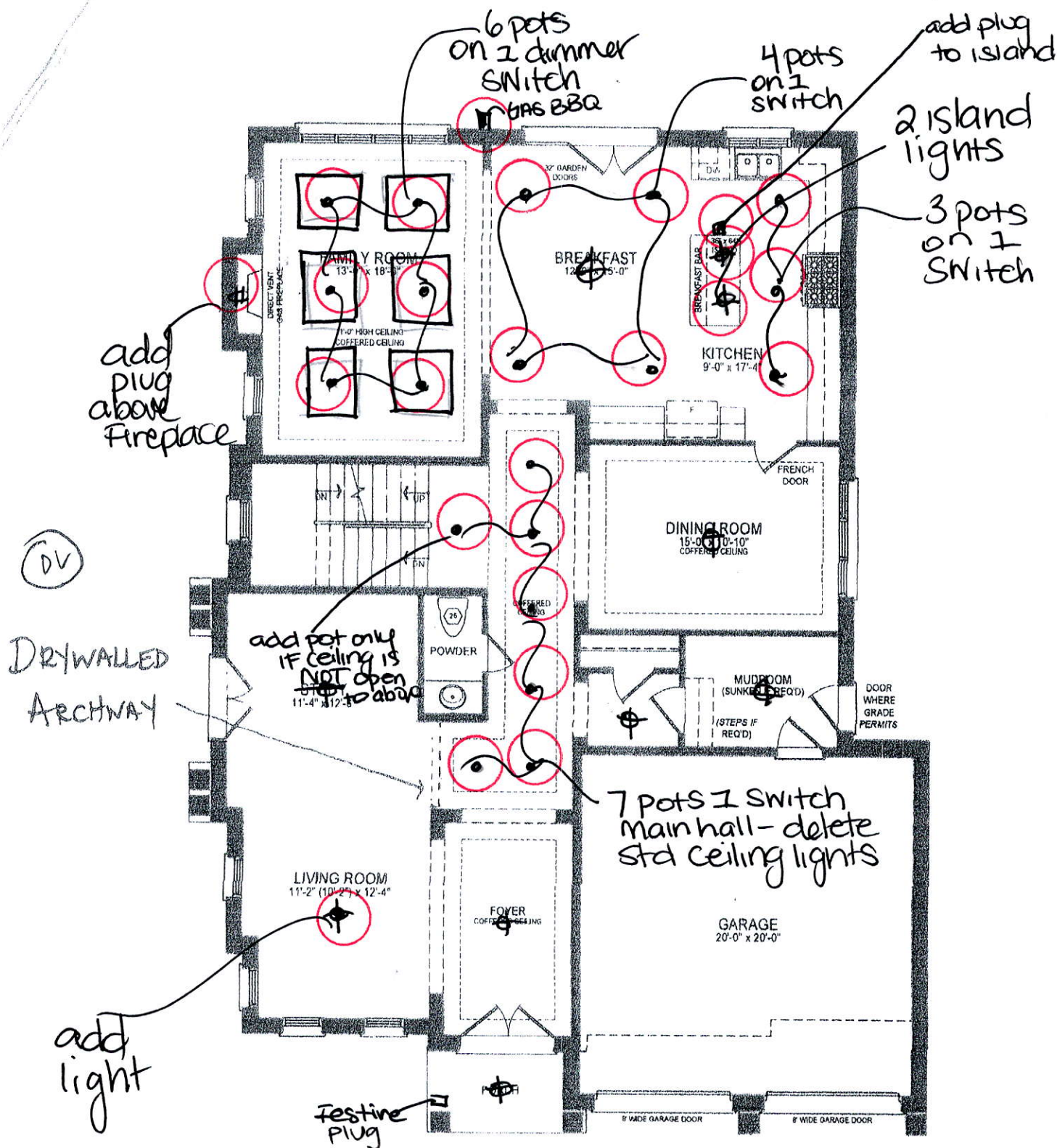
D.V.
BASEMENT & BEO S

TIBURTINO 9-REV OCT 29 19

TIBURTINO 9-REV OCT 29 19

Drawing #: 1

LOT 9 "TIBURTINO"



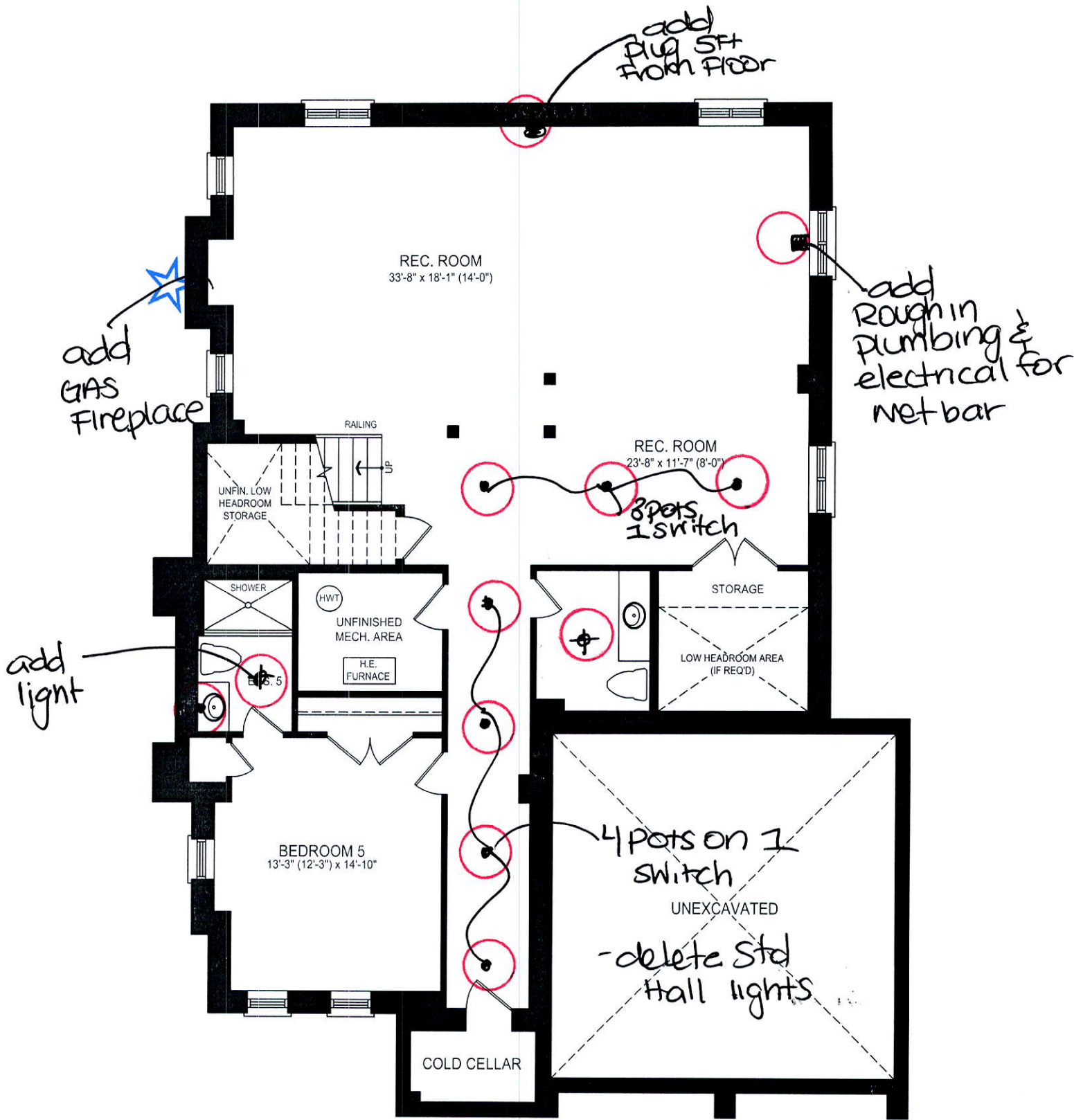
GEORGIAN 1 - ELEV. A
LOT 9 - PURCHASER CHANGES

DATED - MAY 13, 2019

Dancer



REVISÉD 08.10.18



GEORGIAN 1 LOWER LEVEL EA
REVISED 08.10.18