

CONSTRUCTION SUMMARY

Lotus Pointe 2 (G) - Lamberts Lane Home Corp.

DATE: JUN 10 2020

PURCHASERS: Mohammad Imran CHEEMA and Kalya JAVED

TEL: RES.: 416-890-1053

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 85 Unit 1 / 2	43M-2071	Urban One Elev 1		

CABINETRY ACCESSORIES

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

08Oct19 Note:

CONSTRUCTION

1 - KITCHEN- MOVE SINK FROM ISLAND TO STOVE WALL- SEE SKETCH-----

15Oct19 Note:

COUNTER TOP

1 - HARD SURFACE COUNTERTOP - ENSUITE BATHROOM VANITY COUNTER TOP

08Oct19 Note: TECO UNDERMOUNT SINK

1 - HARD SURFACE COUNTERTOP - MAIN BATHROOM VANITY COUNTER TOP

08Oct19 Note: TECO UNDERMOUNT SINK

1 - HARD SURFACE COUNTERTOP - POWER ROOM VANITY COUNTER TOP

08Oct19 Note: TECO UNDERMOUNT SINK

1 - HARD SURFACE COUNTERTOP - KITCHEN COUNTER TOP-promo----

08Oct19 Note: with teco undermount sink-----

ELECTRICAL

1 - KITCHEN - 30" STAINLESS STEEL AIR KING #AV1308 - UNDERCABINET HOOD FAN IN LIEU OF STANDARD WHITE

09Jun20 Note: NEW

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED-ADD ABOVE ISLAND IN KITCHEN

08Oct19 Note:

RECEIVED  
JUN 10 2020



FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - SECOND FLOOR

08Oct19 Note:

1 - FIREPLACE - ELECTRIC - VENTLESS - INCLUDES MARBLE SURROUND AND PAINT GRADE MANTEL- WITH CRYSTALS-

08Oct19 Note: SEE SKETCH FOR LOCATION-----

BLF3451-34" PRISM

HARDWOOD FLOORING

1 - HARDWOOD 2 1/2- - MAIN HALL, DEN, LIVING AND DINING ROOM AND FAMILY ROOM

08Oct19 Note:

INCLUDING STORAGE AREA

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

08Oct19 Note:

STAIRS AND RAILINGS

1 - PURCHASER DECLINES STAINED STAIRS AND ACCEPTS NATURAL COLOUR ON STAIRS NOT MATCHING THE LAMINATE FLOORING-----

08Oct19 Note:

1 - ADD- 1¾" PICKETS THROUGHOUT

08Oct19 Note:

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EXTRAS AS PER OFFER

Complete Central Air Conditioning Supplied and installed <i>Worksheet</i> Note:	
(5) 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 <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 10 Jun 20 at 14:43



Purchasers: Mohammad Imran CHEEMA & Kalya JAVED

Property: Block 85 Unit 1

Telephone Res. / Bus: (416) 890-1053 /

Project: Lamberts Lane Home Corp.

Decor Advisor: Anne Federico

Model and Elevation: Urban One Elev 1

Lock Date: 8-Oct-19

8-Oct-19

Plan #: 43M-2071

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HASTING CHOCOLATE	446SA
Laundry Room		
Powder Room	HASTING CHOCOLATE	446SA
Master Ensuite Bathroom	EVEREST WHITE	431SA
Main Bathroom	EVEREST WHITE	431SA

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- MISTY NIGHT	#360 EDGE
Laundry Room		
Powder Room	GRANITE-MISTY NIGHT	#360 EDGE
Master Ensuite Bathroom	GRANITE- MISTY NIGHT	#360 EDGE
Main Bathroom	GRANITE- MISTY NIGHT	#360 EDGE

\*\* Refer to Construction Summary

Initials: 

KJ

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Mohammad Imran CHEEMA & Kalya JAVED  
(416) 890-1053 /  
Anne Federico  
8-Oct-19

Property: Block 85 Unit 1

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Model and Elevation: Urban One Elev 1

Plan #: 43M-2071

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-SIENA IVORY 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE=SIENA IVORY 13X13	<input type="checkbox"/>	
Laundry Room	TILE- SIENA IVORY 13X13	<input type="checkbox"/>	
Powder Room	TILE-SIENA IVORY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- S.N. PASTELLO BIANCO 13X13	<input type="checkbox"/>	
Main Bathroom	TILE- S.N. PASTELLO BIANCO 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<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- NATURALE GRIGIO 8X10	
Bathtub Enclosure Walls		
Main Bathroom	TILE- NATURALE GRIGIO 8X10	
Kitchen Backsplash		

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

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

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7. Other Flooring

Main Hall	HARDWOOD-BOLTON 2 1/2 RED OAK SEMI GLOSS	
Living Room	HARDWOOD-BOLTON 2 1/2 RED OAK SEMI GLOSS	
Dining Room	HARDWOOD-BOLTON 2 1/2 RED OAK SEMI GLOSS	
Family Room	HARDWOOD-BOLTON 2 1/2 RED OAK SEMI GLOSS	
Den / Library / Study	HARDWOOD-BOLTON 2 1/2 RED OAK SEMI GLOSS	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	LAMINATE- PARK LANE- NATURAL OAK	
Upper Landing	LAMINATE-PARK LANE -NATURAL OAK	
Upper Hall	CARPET-E9954 CABANA BAY SOLID-00715 PERFECT TAUPE	
Master Bedroom	CARPET-E9954 CABANA BAY SOLID-00715 PERFECT TAUPE	
Bedroom #2	CARPET-E9954 CABANA BAY SOLID-00715 PERFECT TAUPE	
Bedroom #3	CARPET-E9954 CABANA BAY SOLID-00715 PERFECT TAUPE	
Bedroom #4		
Bedroom #5		
Underpad	Type Area	
	STANDARD	

\*\* 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		<input checked="" type="radio"/> Yes	<input type="radio"/> No

\*\* Refer to Construction Summary-PURCHASER DECLINES STAINED STAIRS-----

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	
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room		Main Bathroom	22 WARM GREY
Den/Library	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			Kitchen/Breakfast		
Main Hall			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
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fireplace Type		ELECTRICAL	
Mantle Type		M2	
Colour / Stain		BIRCH WHITE	
Surround		NERO	
Hearth			

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	RECEIVED	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	<input checked="" type="radio"/> STANDARD WHITE	upgraded.	JUN 10 2020	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 checked="" type="radio"/> Yes <input 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

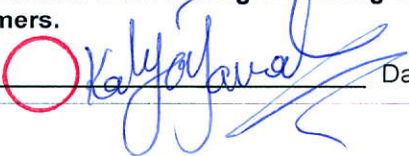
Disclaimers and Notes

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: \_\_\_\_\_

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Electric Linear - M2 - ~~XXXX~~



\* With Crystals  
\* BLF3451 - 34" prism - \*

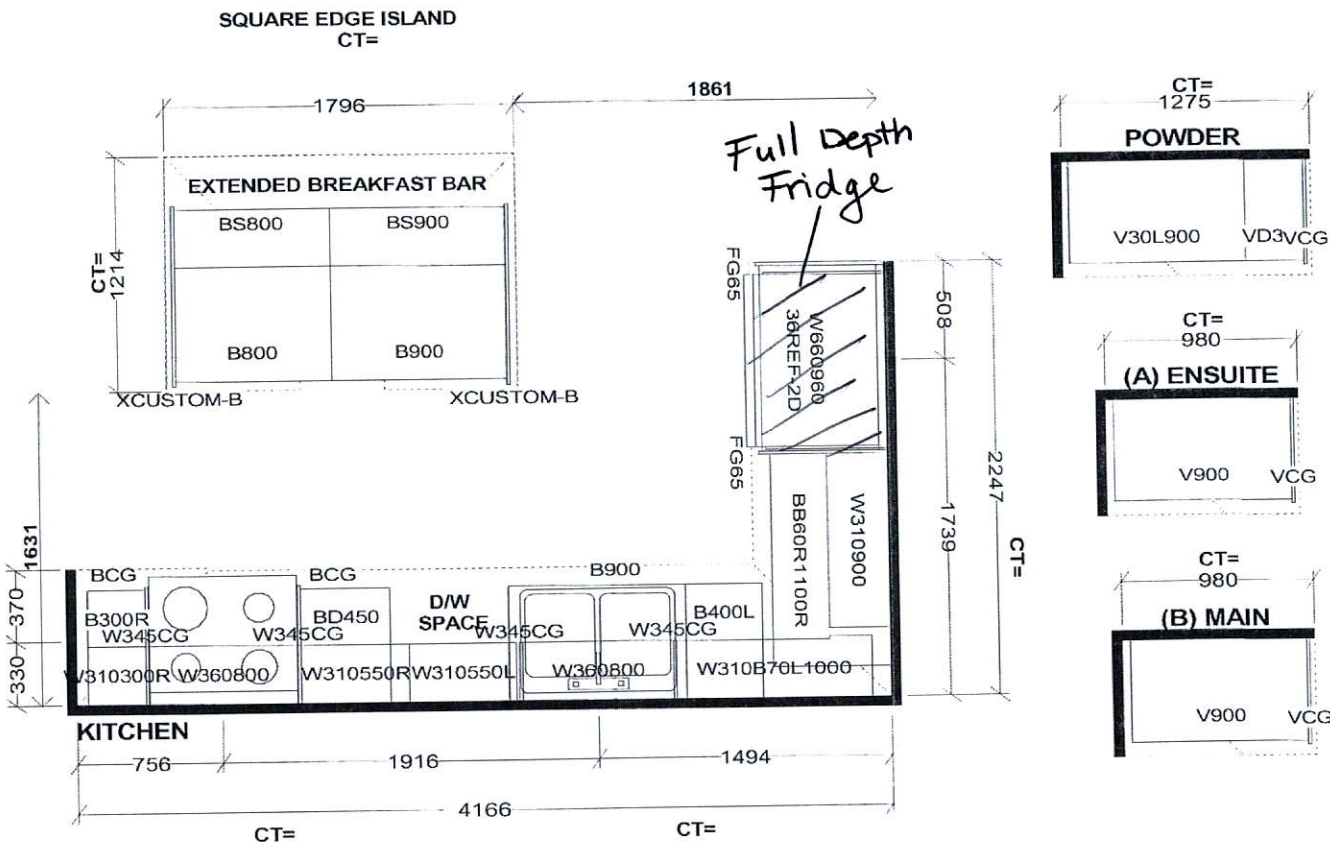


FILE NAME:  
LAMBERTS BLK 85 UNIT 1

LAMBERTS BLK 85 UNIT 1  
PROTOTYPE FOR EXTRAS

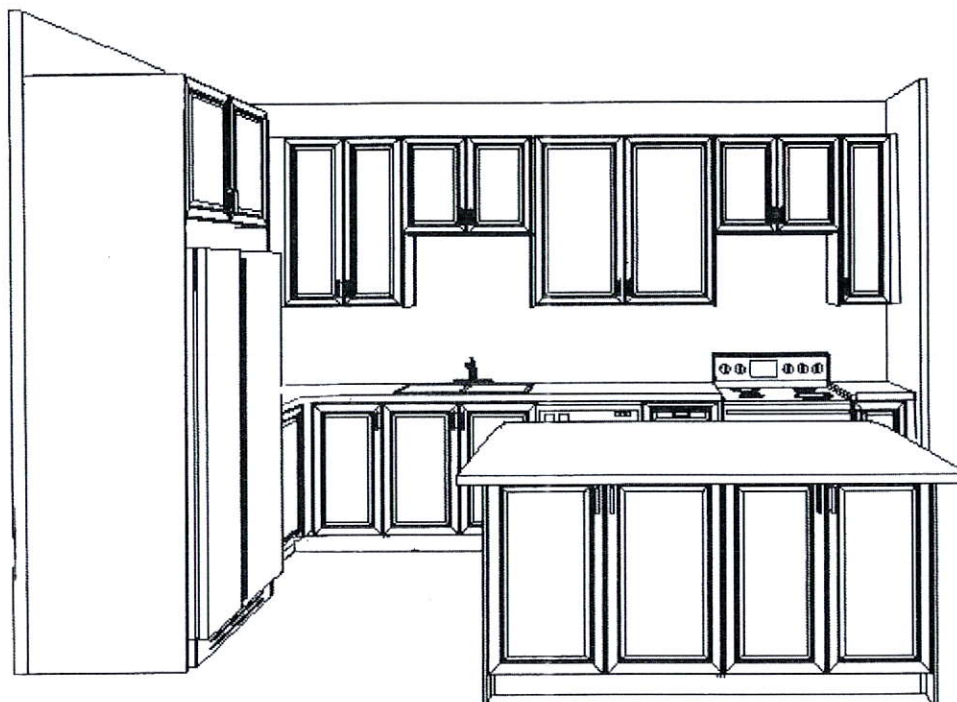
OCT 9 19 FB

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT



Selba Industries			J#
WWIDTH	W HGHT	W CNT	<small>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.</small> DESIGNER: KS DATE: MAR 12 19
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: LAMBERTS LANE PH.2 MODEL: URBAN 1X EL 1,1A,2,2A LOT #: BLK 85 UNIT 1			





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Designed: 10/9/2019  
Printed: 10/11/2019

LAMBERTS BLK 85 UNIT LAMBERTS BLK 85 UNIT L.kit Drawing #: 1

# BLOCK 85 TH.1

## LAMBERTS LANE

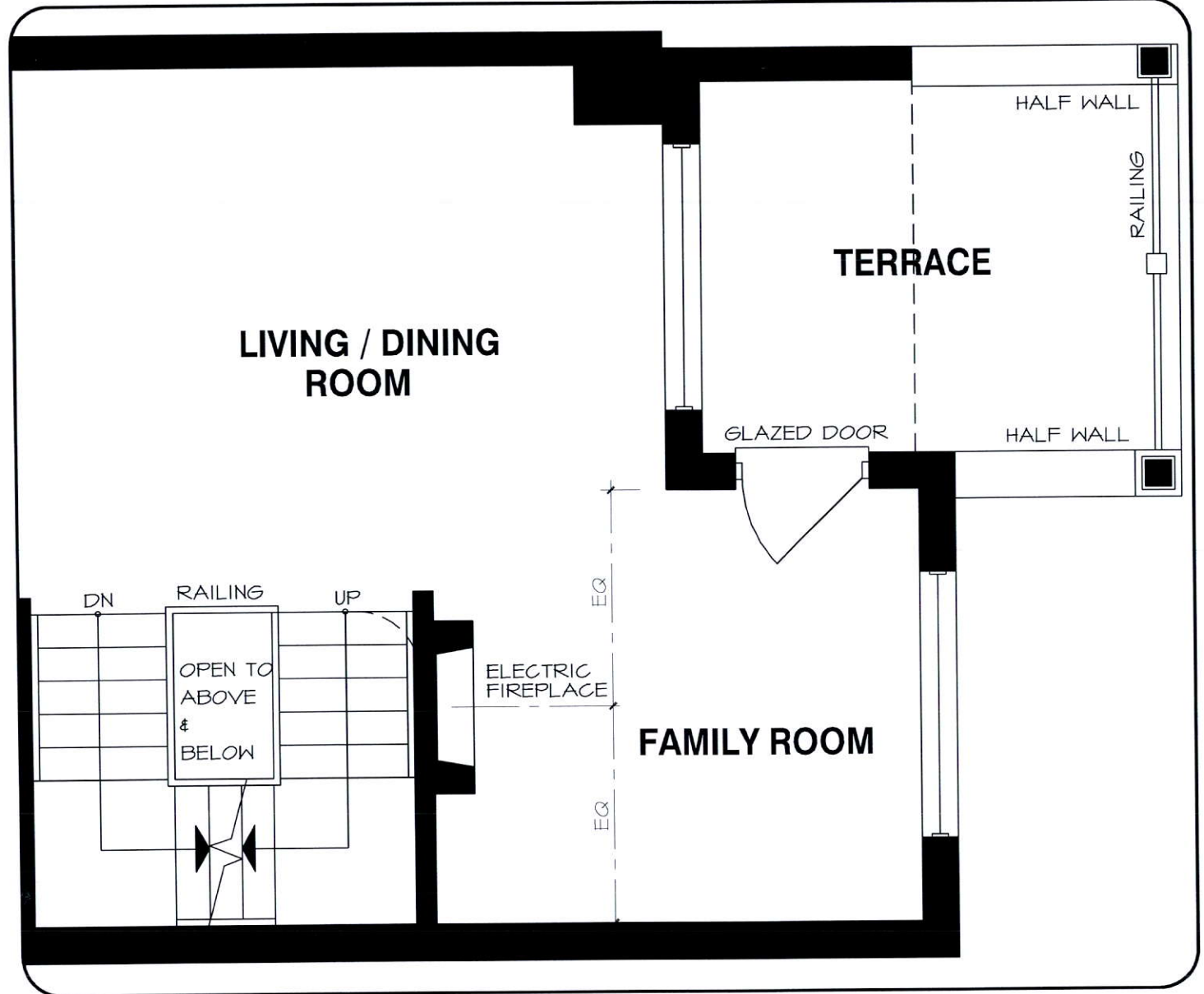
### PHASE 2

## URBAN 1

### ELEVATION 1

#### REVISION:

1. ADD ELECTRIC FIREPLACE TO FAMILY ROOM. CENTER IN ROOM.



MAIN LEVEL

**DISCLAIMERS:** SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

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INC.**

SCALE

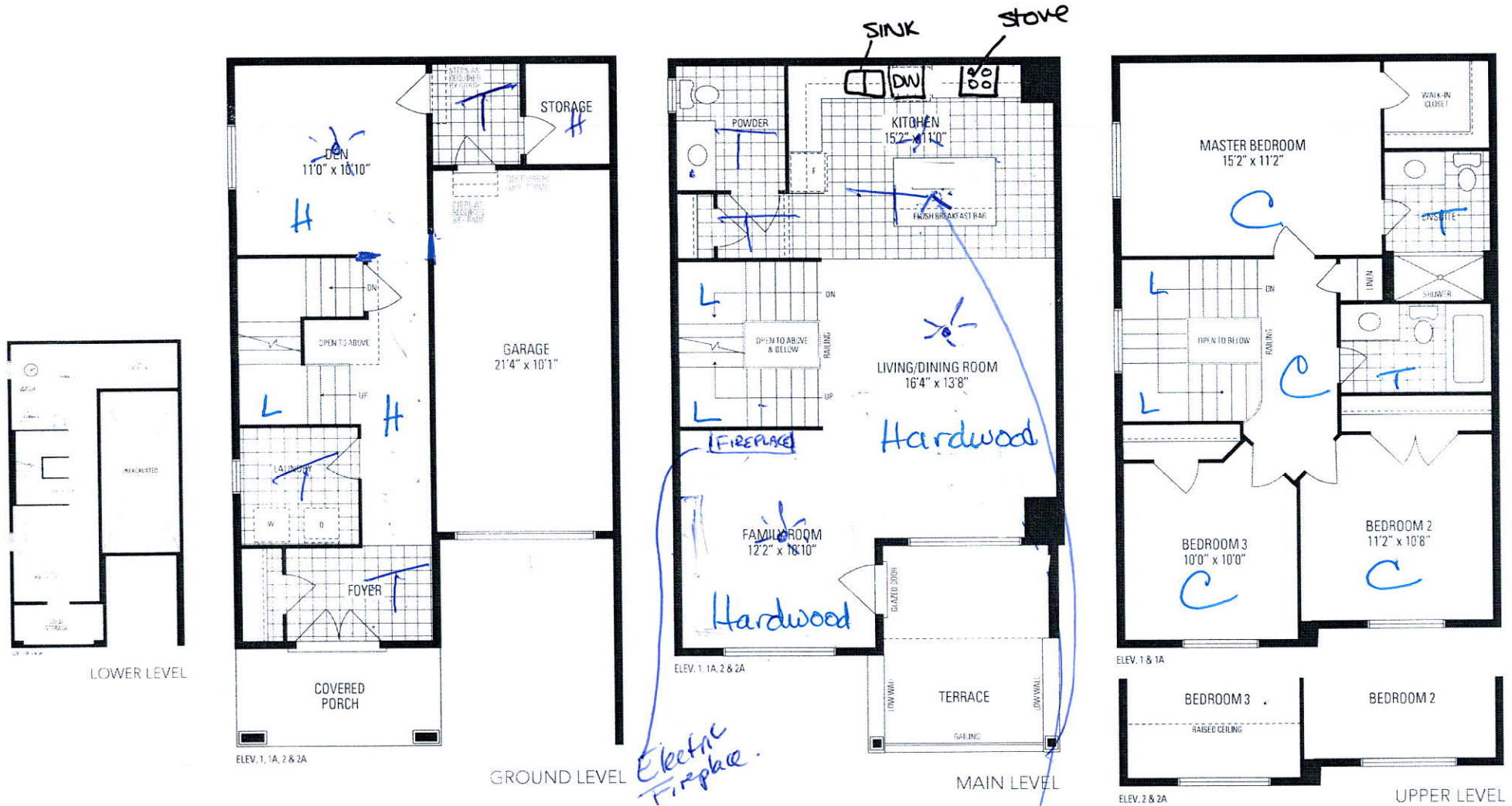
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BY  
MB

PAGE No.  
1 OF 1







# **Alban ONE** 2,028 SQ. FT. INCLUDES 20 SQ. FT. OF OPEN AREA

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 areas. All renderings are artists concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. March 2019