

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASER: 1783288 ONTARIO LTD.

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 8 TH46 / 1		The Tannery Elev 1		

CABINETRY

1 - KITCHEN CABINETRY LIGHT VALANCE 16Jul20 Note:	
1 - MASTER ENSUITE CABINETRY UPGRADE 2 16Jul20 Note:	
1 - MAIN BATH CABINETRY UPGRADE 2 16Jul20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2 16Jul20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 16Jul20 Note:	
--	--

CERAMIC TILE

1 - UPGRADE 2 WALL TILE - TUB ENCLOSURE 16Jul20 Note: Main Bath -	
1 - UPGRADE 2 WALL TILE - 5 FOOT SHOWER 16Jul20 Note: Master Ensuite.	

COUNTER TOP

1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 16Jul20 Note:	
1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 16Jul20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 16Jul20 Note:	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 16Jul20 Note:	
16 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 16Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - terrace 16Jul20 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - SECOND FLOOR 16Jul20 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Jul20 Note:	
--	--

RECEIVED

JUL 21 2020

CONSTRUCTION SUMMARY  
Upside Towns - Firstgreen Corp

PURCHASER: 1783288 ONTARIO LTD.

TEL:

LOT / PHASE Block 8 TH46 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 1		
---------------------------------	-------------	----------------------------------	--	--

STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK IRON PICKETS 16Jul20 Note:	
--	--

EXTRAS AS PER OFFER

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 Two Worksheet Note:	
---	--

This Document is Extremely Time Sensitive - Printed 16 Jul 20 at 15:05



Purchaser:

1783288 ONTARIO LTD.

Telephone Res. / Bus:

/

Decor Advisor:

Anne Federico

Lock Date:

16-Jul-20

Property:

Block 8 TH46

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 1

Plan #:

Layout Changes:

☐ Yes ☐ No

Sketch Attached:

☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room		
Powder Room	PEDESTAL	
Master Ensuite Bathroom	SONATA SATIN SNOW	447SA
Powder Room 2	PEDESTAL	
Main Bathroom	SONATA SATIN SNOW	447SA

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	QUARTZ-CALACATT S.M.	#360 EDGE
Laundry Room		
Powder Room	N/A	
Master Ensuite Bathroom	QUARTZ-VIRGINIA	#360 EDGE
Powder Room 2	N/A	
Main Bathroom	QUARTZ-VIRGINIA	#360 EDGE

\*\* Refer to Construction Summary

Purchaser: 1783288 ONTARIO LTD.  
Telephone Res. / Bus: /  
Decor Advisor: Anne Federico  
Lock Date: 16-Jul-20

Property: Block 8 TH46  
Project: Firstgreen Corp  
Model and Elevation: The Tannery Elev 1  
Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	METAL STRIP
Main Hall	TILE-VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
Kitchen / Breakfast	Laminate-	<input type="checkbox"/>	
Laundry Room	TILE-S.N. PASTELLO BIANCO 13X13	<input type="checkbox"/>	
Powder Room	TILE-VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
Powder Room 2	TILE-VESUBIO GRECO IVORY 20X20	<input type="checkbox"/>	
Main Bathroom	TILE-VESUBIO GRECO IVORY 20X20	<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-VESUBIO GRECO IVORY 10X20	
Bathtub Enclosure Walls		
Powder Room 2		
Main Bathroom	TILE-VESUBIO GRECO IVORY 10X20	
Kitchen Backsplash	N/A	

\*\* 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

\*\* Refer to Construction Summary

Initial: 



Purchaser: 1783288 ONTARIO LTD.  
Telephone Res. / Bus: /  
Decor Advisor: Anne Federico  
Lock Date: 16-Jul-20

Property: Block 8 TH46  
Project: Firstgreen Corp  
Model and Elevation: The Tannery Elev 1  
Plan #:

7. Other Flooring

Main Hall	
Living Room	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Dining Room	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Family Room	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Den / Library / Study	
Basement Landing(If Applies)	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Lower Landing (If Applies)	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Upper Landing	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Upper Hall	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Master Bedroom	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Bedroom #2	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Bedroom #3	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Bedroom #4	
Bedroom #5	
kitchen	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
basement	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
terrace	LAMINATE-PARK LANE - VENICE OAK LIGHT TL-EL3990
Underpad	Type Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-VENICE OAK LIGHT
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS-VENICE OAK LIGHT
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS-VENICE OAK LIGHT
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

\*\* Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	22 WARM GREY	Powder Room 2	22 WARM GREY
Den/Library		Main Bathroom	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	basement	22 WARM GREY
		terrace	

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary

Initial: 



Purchaser: 1783288 ONTARIO LTD.

Telephone Res. / Bus: /

Decor Advisor: Anne Federico

Lock Date: 16-Jul-20

Property: Block 8 TH46

Project: Firstgreen Corp

Model and Elevation: The Tannery Elev 1

16-Jul-20

Plan #:

## 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

\*\* Refer to Construction Summary

## 12. Heating and Air Conditioning

Air Conditioning

yes

Gas Provisions Dryer

NO

Gas Provisions Stove

YES

Gas Provisions Barbecue

YES

Comment

\*\* Refer to Construction Summary

## 13. Electrical

Plugs and Switches

● White

DECOR

Hood Fan

STANDARD AS PER APPLIANCE SPECS

Appliances

Built in Cooktop

○ Yes

● No

Built in Oven

○ Yes

● No

Above Kitchen Cabinet Light

○ Yes ● No

Below Kitchen Cabinet Light

● Yes ○ No

Gas Stove

● Yes

○ No

Microwave

○ Yes

● No

Dishwasher Rough-in

Yes

\*\* Refer to Construction Summary

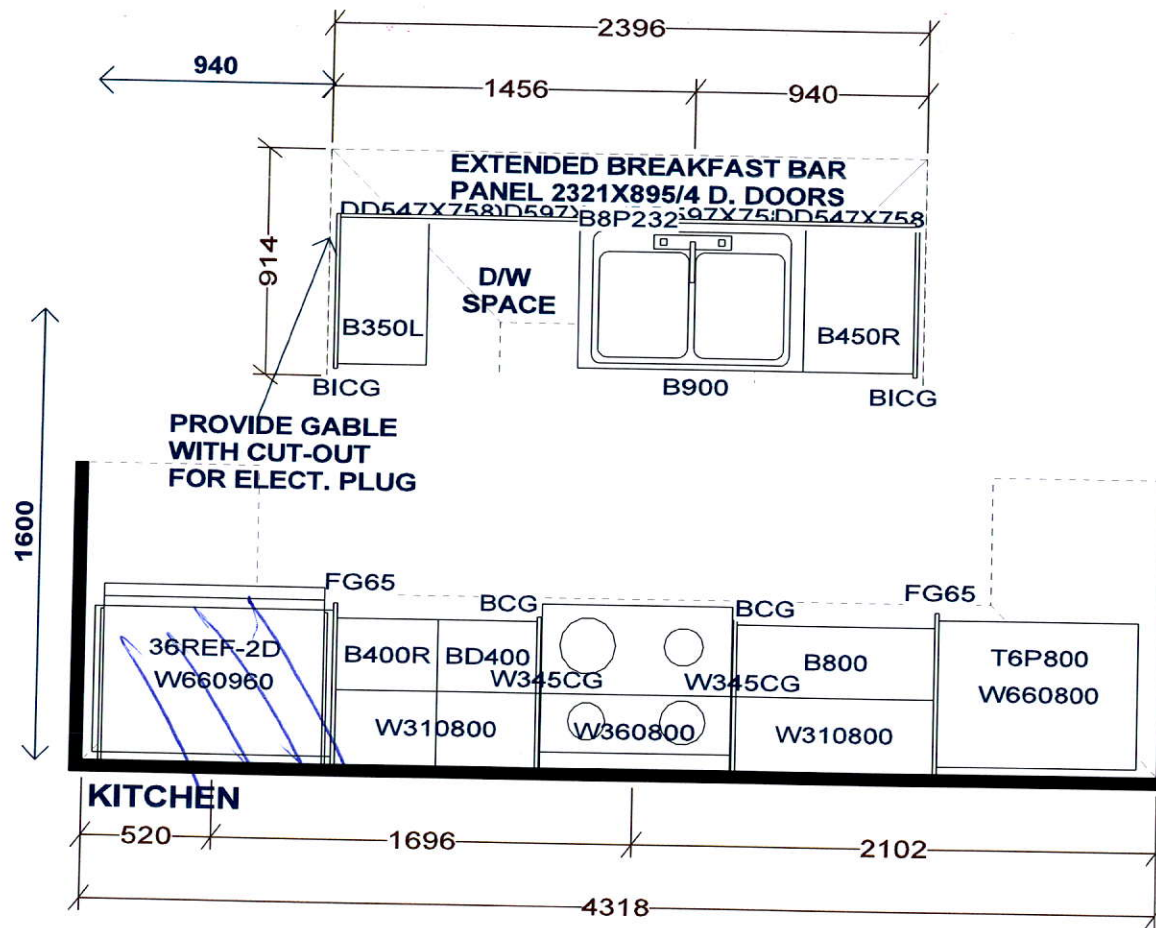
## 14. General Comments

\*\* Refer to Construction Summary

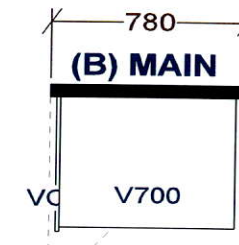
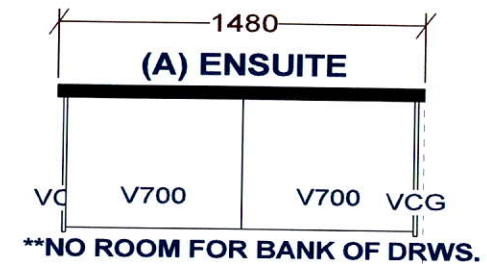
## Disclaimers and Notes


- 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: \_\_\_\_\_



PEDESTAL SINKS IN  
GROUND AND 2ND LEVEL  
POWDER ROOMS BY OTHERS



Selba Industries			J#
W WIDTH	W HGHT	W CNT	<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE: FIRST GREEN CAPITAL</b> <b>MODEL 1-BX TANNERY</b> <b>LOT #:</b>
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
<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>			
			<b>DESIGNER: KS</b> <b>DATE: FEB 12 19</b> <b>Rev'd May 9 19</b> <b>REV'D MAR 10 20</b>

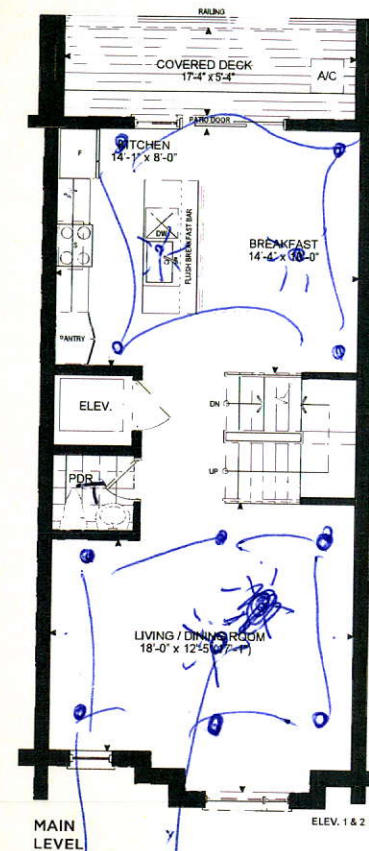
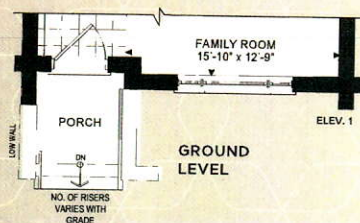
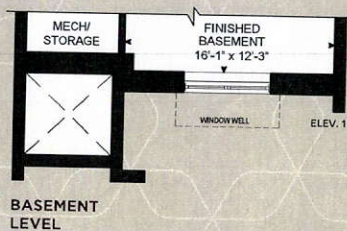
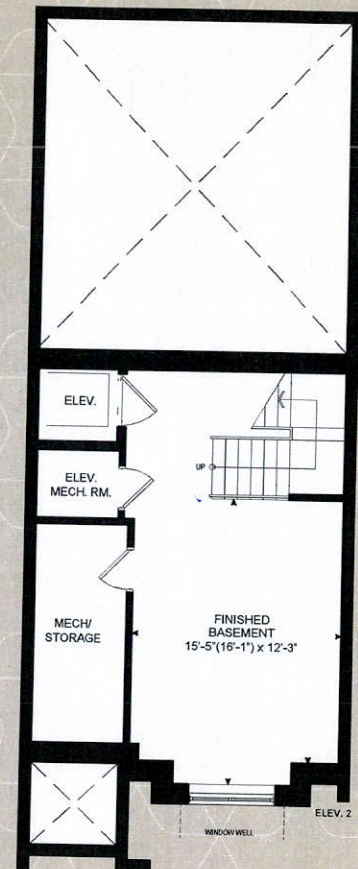




ELEVATION 1



ELEVATION 2



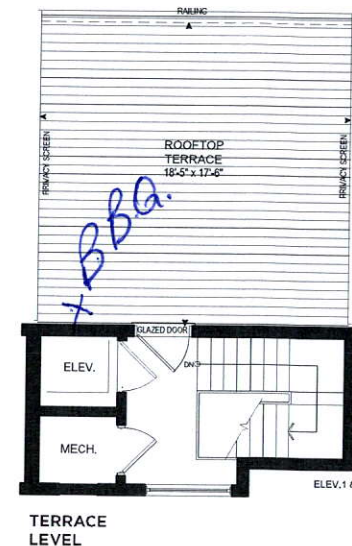
Pots on separate switch.

Pot on separate switch

Center Light

# THE TANNERY

ELEVATION 1 - 2,518 SQ. FT.  
ELEVATION 2 - 2,540 SQ. FT.  
Elev. 1 - Includes 310 sq. ft. of Finished Basement Area  
Elev. 2 - Includes 319 sq. ft. of Finished Basement 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 artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. Furniture and furnishings not included. E. & O. E. April 2019

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 artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. Furniture and furnishings not included. E. & O. E. April 2019