

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASER: Saransh KANDA				TEL:
LOT / PHASE 87 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Eleven Elev 3		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GROUP 1 GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 02Dec20 Note:	
FROSTED GLASS	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 02Dec20 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 02Dec20 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 02Dec20 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 02Dec20 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 02Dec20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 02Dec20 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE ENTRANCE 02Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 02Dec20 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 02Dec20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 02Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 02Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 02Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 02Dec20 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 02Dec20 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE - RELOCATE SEAT AS PER SKETCH 24Jul20 Note: IF CONSTRUCTION PERMITS	
1 - ADD BASEMENT WALK-UP - LOCATION DETERMINED BY VENDOR 24Jul20 Note: IF CONSTRUCTION PERMITS	

RECEIVED

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4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES
24Jul20 Note: IF CONSTRUCTION PERMITS

COUNTER TOP

1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 10Dec20 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 02Dec20 Note:	

ELECTRICAL

1 - KITCHEN - INSTALL STANDARD 220V PLUG FOR STOVE 02Dec20 Note:	
FOR CONFIRMATION ONLY	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 02Dec20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Dec20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Dec20 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 02Dec20 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 02Dec20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02Dec20 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 02Dec20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 02Dec20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 02Dec20 Note:	

PLASTER MOULDINGS

1 - CORNICE MEDALLION - 30 INCH - DINING ROOM 02Dec20 Note:	
STYLE - R5	

PLUMBING

1 - KITCHEN - BLANCO ANDANO U2 UNDERMOUNT SINK #401334 10Dec20 Note:	
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4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH - ALL BATHROOMS 02Dec20 Note:				
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH - ALL BATHROOMS 02Dec20 Note:				
2 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - MASTER ENSUITE BATHROOM 02Dec20 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 02Dec20 Note:				
1 - SHARED ENSUITE BEDROOM 3/4 -- 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 24Jul20 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 24Jul20 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 02Dec20 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 02Dec20 Note:	

EXTRAS AS PER OFFER

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 Eig Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 10 Dec 20 at 16:48

Purchaser: Saransh KANDA

Property: 87

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Eleven Elev 3

Lock Date: 10-Dec-20

2-Dec-20

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFTWOOD	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2	MONACO 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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-LYSKAMM 	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	QUARTZ-MISTAL	#360 EDGE
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initial: 

Purchaser: Saransh KANDA

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 2-Dec-20

Property: 87

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Eleven Elev 3

2-Dec-20

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARLPOLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARLPOLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARLPOLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-STRATA GRAPHITE-13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-LITIUM PEARLPOLISHED-24X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-VARENNA CARRARA POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 3/4	TILE-BLANCO LUCIDO-8X16	
SIDE ENTRANCE	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

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

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

** Refer to Construction Summary

7. Other Flooring

Purchaser:

Saransh KANDA

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

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2-Dec-20

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Model and Elevation: Valleycreek Eleven Elev 3

Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"
Den / Library / Study	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-RED OAK-TITAN-5"
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE TITAN
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITAN
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE TITAN
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	N/A	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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor

☒ Yes ☐ No

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2-Dec-20

Plan #: 62M-1266

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	R5		N/A	N/A
Family Room	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 checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Fireplace Type	N/A	As Per Construction Specifications	N/A
Mantle Type	N/A	MANTLE M2-STANDARD	N/A
Colour / Stain	N/A	AS PER CONSTRUCTION SPECIFICATIONS	N/A
Surround	N/A	GRIGIO CARNICO	N/A
Hearth	N/A	NO	N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	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	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		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

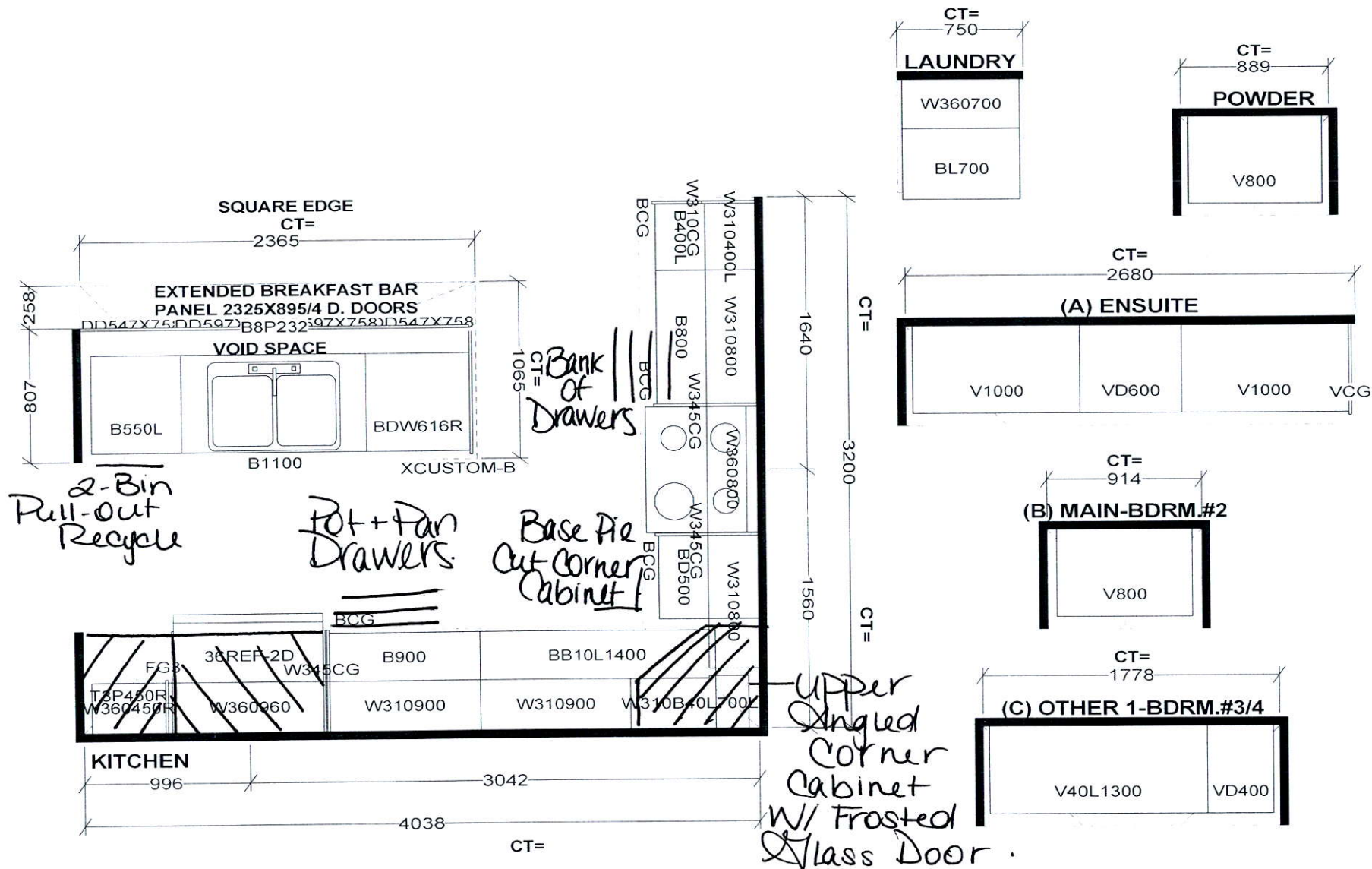
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 02/12/2020



Selba Industries

J#

W WIDTH _____ W HGHT _____ W CNT _____

FLOOR HGHT _____ DOOR HGHT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

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.



DESIGNER: KS
DATE: MAY 13 20

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: VALLEYCREEK 11X EL 1,2,3
LOT #:

SK

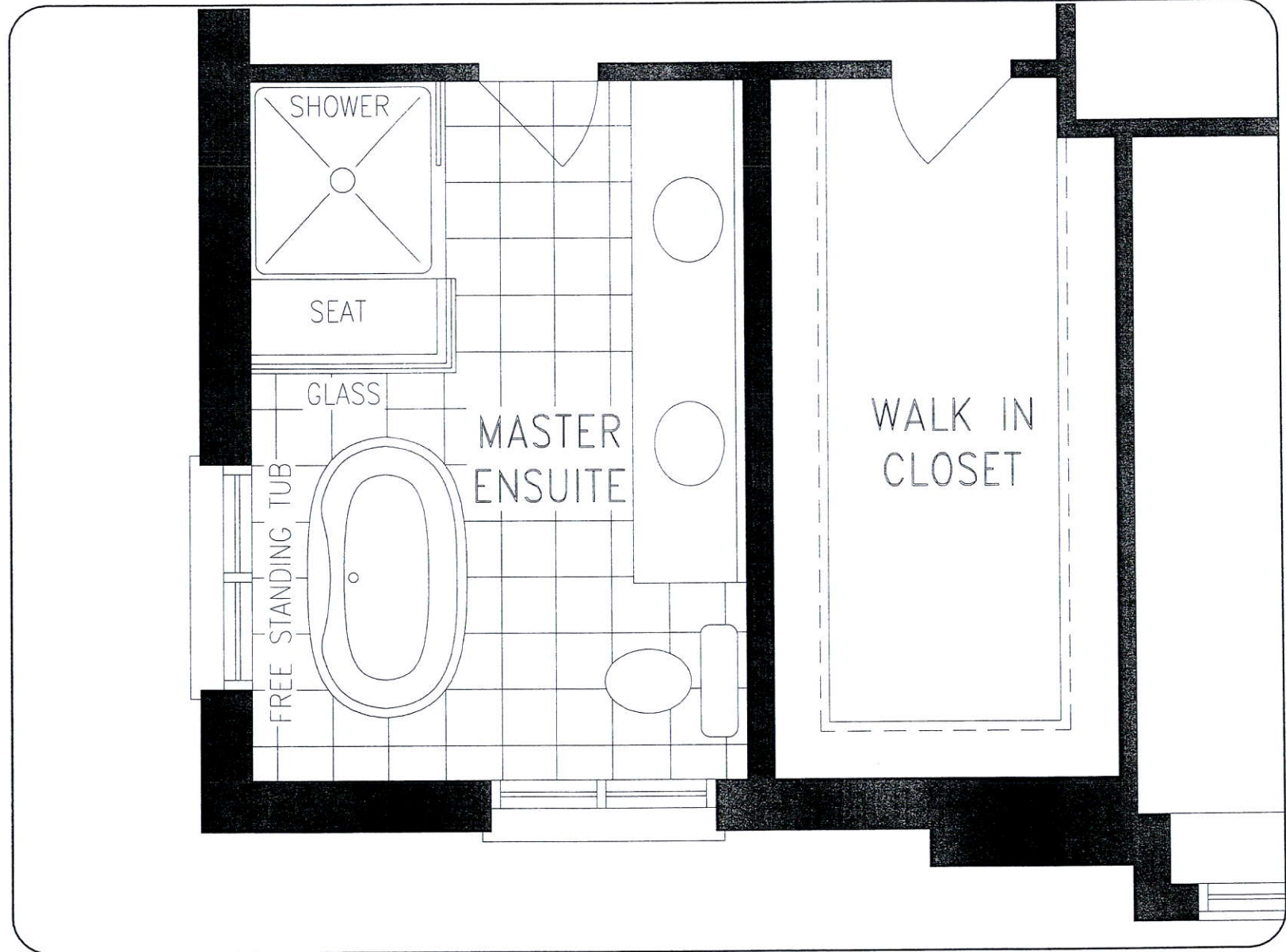
LOT 87
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK II
ELEV. 3

REVISION:

1. FRAMELESS GLASS SHOWER
AS PER SKETCH

SK



UPPER 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.

**REGION
DESIGN
INC.**

SCALE
N.T.S.
BY VG PAGE No. 1 OF 1

Greenpark™



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any external entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All dimensions are a best estimate. Door, trim, substitutions and architectural detailing subject to modifications. Routine and optional model types may vary from styling. © & D.E. May 2020