

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: Serena Chantal CAPOSTAGNO and Sebastian A. GAINA

TEL:

LOT / PHASE 91 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 2		
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CABINETRY

1 - VANITY - POWDER ROOM - UPGRADE 1 29Jan21 Note:	
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CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 29Jan21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 29Jan21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 29Jan21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 29Jan21 Note:	/
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 29Jan21 Note:	/
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 29Jan21 Note:	/

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - DELETE WALL BESIDE VANITY - IF CONSTRUCTION PERMITS 29Jan21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WATER CLOSET WALLS AND DOORS - KEEP STANDARD LIGHT - IF CONSTRUCTION PERMITS 29Jan21 Note:	
1 - KITCHEN - ROTATE ISLAND AS PER SKETCH - IF CONSTRUCTION PERMITS 29Jan21 Note:	
1 - MASTER ENSUITE BEDROOM - WALK-IN CLOSET - DELETE STANDARD ROD & SHELF - DO NOT INSTALL 29Jan21 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE - 5-1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING 29Jan21 Note:	
1 - DOORS INTERIOR - FOR TRIM CEILING - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 29Jan21 Note:	
1 - POWDER ROOM - CHANGE SWING OF DOOR AS PER SKETCH - IF CONSTRUCTION PERMITS 29Jan21 Note:	

ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL BATHROOMS 29Jan21 Note:	
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RECEIVED

FEB 02 2021

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1 - RELOCATE STANDARD BREAKFAST LIGHT TO BE CENTERED OVER ISLAND 29Jan21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 29Jan21 Note:				
1 - POWDER ROOM - RELOCATE STANDARD LIGHT ABOVE MIRROR 29Jan21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 13Jul20 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL 29Jan21 Note:	
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HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 29Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 29Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 29Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 29Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 29Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 4 3/8 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 29Jan21 Note:	

MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL 29Jan21 Note:	
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PLUMBING

1 - ALL BATHROOMS - INSTALL STANDARD FAUCET WITH SINGLE HOLE INSTALLATION - DELETE PLATE - IF CONSTRUCTION PERMITS 29Jan21 Note:	
5 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - ALL BATHROOMS 29Jan21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29Jan21 Note:	

PROMOTIONAL

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LOT / PHASE 91 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 2		
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jan21 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$865.00 BALANCE (\$11,135.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/21/2020. 13Jul20 Note:				

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Jan21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 29Jan21 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 29Jan21 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 Two Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 29 Jan 21 at 16:16

Purchasers:Serena Chantal CAPOSTAGNO & Sebastian A. C

Property: 91

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 2

Lock Date: 29-Jan-21

29-Jan-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	RICHMOND 823 DRIFTWOOD	431SA
Master Ensuite Bathroom	MONACO 904 INK	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	MONACO 821 INDUSTRIAL GRAPHITE	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	LAMINATE-PALOMA POLAR 6698-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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Purchasers:

Serena Chantal CAPOSTAGNO & Sebastian A. C

Property: 91

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Five Elev 2

Lock Date:

29-Jan-21

29-Jan-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL POLISHED-12X24	☐	metal strip where applicable
Main Hall	STRIP	☐	
Kitchen / Breakfast	STRIP	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	
Powder Room	TILE-LITIUM PEARL POLISHED-12X24	☐	
Master Ensuite Bathroom	TILE-IROC MULTICOLOUR-12X24	☐	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY-13X13	☐	
	N/A	☐	
	N/A	☐	
	N/A	☐	

** 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-BIANCO LUCIDO-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 4	TILE-BIANCO LUCIDO-8X16	
	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	Whirlpool N/A ☐ Yes ☐ No
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In ☒ Yes ☐ No
		Waterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	LINCON-SMOOTH
Interior Trim	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Serena Chantal CAPOSTAGNO & Sebastian A. C

/

Candace Forza

29-Jan-21

Property: 91

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 2

29-Jan-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Den / Library / Study	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
Upper Hall	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Master Bedroom	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #2	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #3	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #4	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06	
Bedroom #5	N/A	
KITCHEN & BREAKFAST	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-NEBULA-4 3/8	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE NEBULA MAPLE
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NEBULA MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE NEBULA MAPLE

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ 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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 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

** Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Serena Chantal CAPOSTAGNO & Sebastian A.

/

Candace Forza

29-Jan-21

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29-Jan-21

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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	N/A		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
	☐	☐	☒	☐	☒	☐	☐	☐	☒
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			AEQUALITAS I			N/A		
Colour / Stain	N/A			NATURAL IVORY			N/A		
Surround	N/A			N/A			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

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

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE		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

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

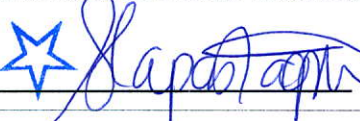
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 01/29/21

Signature: 

Date: January 29, 2021

Breakfast Bar

EXTENDED BREAKFAST BAR

PROVIDE GABLE WITH CUT-OUT FOR ELECT. PLUG

BCG

W310400L W310800

W310CG B400L B800 W345CG

W360800 W345CG BD500

W310900 W310B50R300R

BB60R1100R

36REF-2D W345CG B900 B450L

W360960 W310800 W310800

W360900 T3P900 W360400R T3P400R

1676

1640

3785

2145

1372

500

2472

2972

CT=

CT=

KITCHEN

CT=
750

LAUNDRY

W360700

BL700

914
POWDER
V800

Master
+
Powder
1) Raise Vanity
Height to
36"

CT=2464

(A) ENSUITE

V1000	VD400	V1000
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CT= 1828

(B) MAIN-BDRM.#2/3

VD400	V40R1300
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CT=880

(C) OTHER 1-BDRM.#4

V800 VCG

<i>Selba Industries</i>			<i>J#</i>
W WDTH _____	W HGHT _____	W CNT _____	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 5X EL 1,2,3 LOT #:
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

Shad Plug Above Fireplace

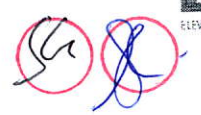
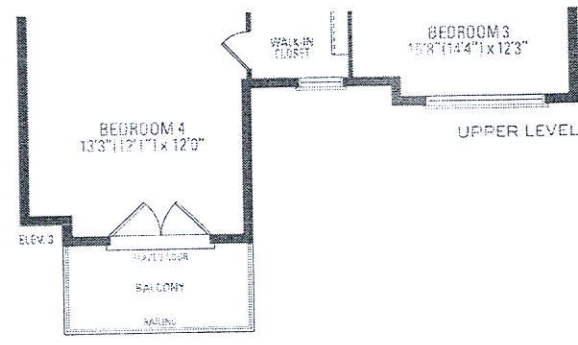
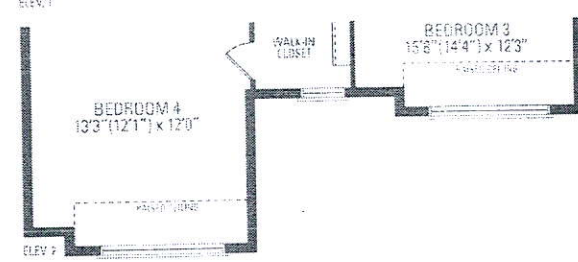
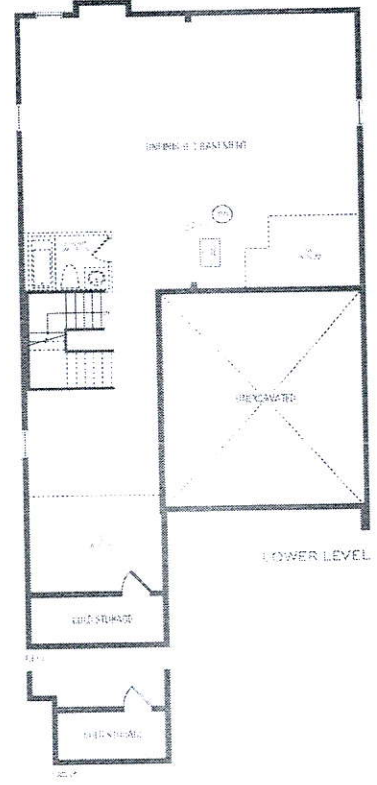
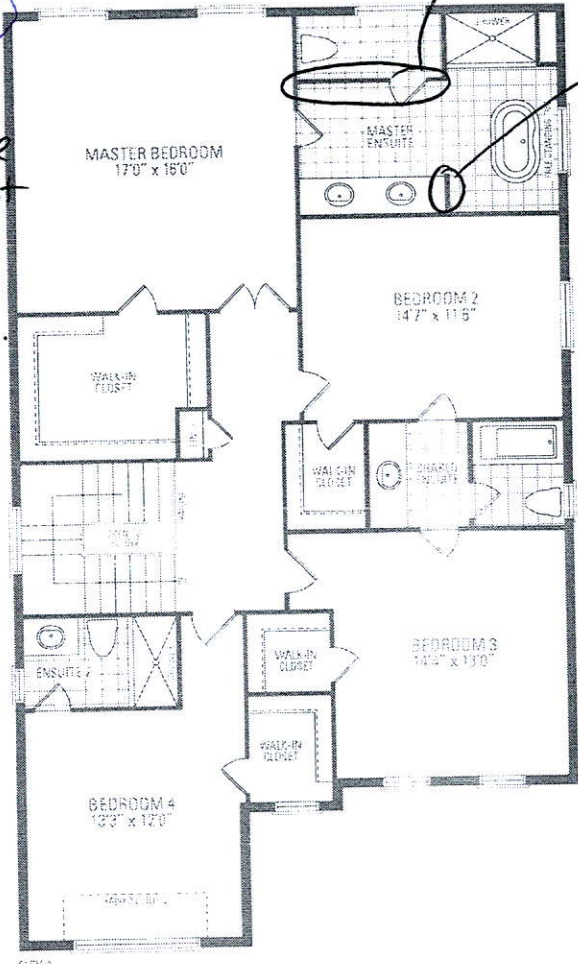
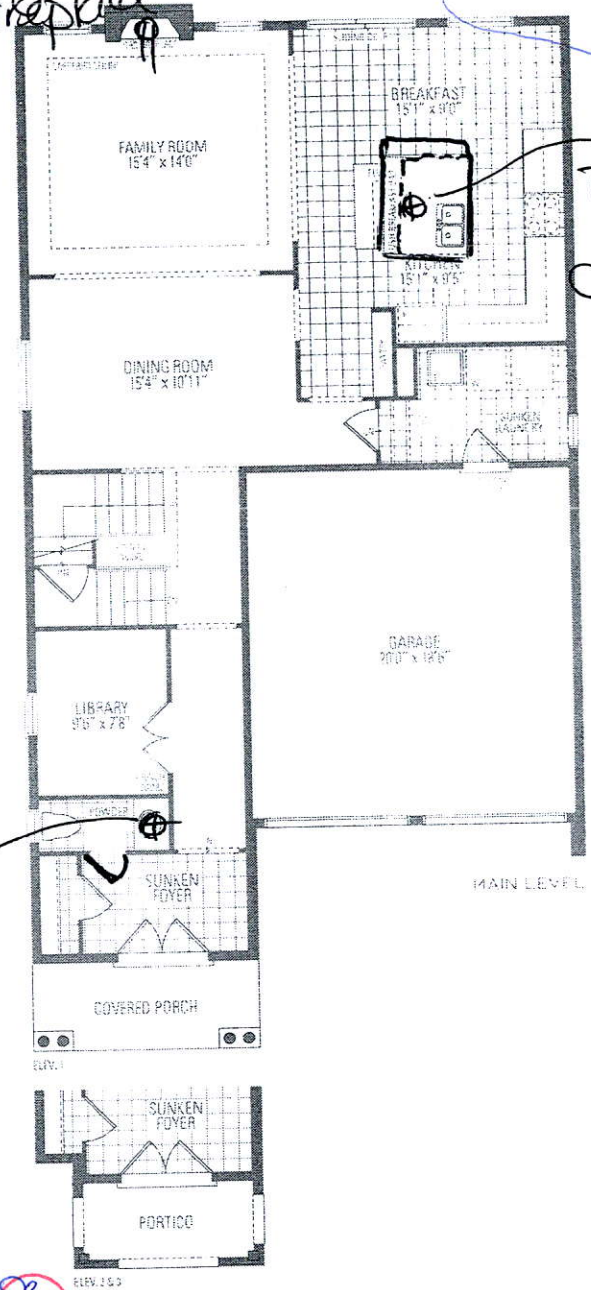
* Rotate Island

Delete Wall + Door

Delete Wall

Relocate Breakfast Light to Above Island

Relocate Light to Above Mirror



200 AMP

Lot 91 Russell Gardens III
VALLEYCREEK FIVE ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 sq.ft.

Orientation of building 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. E. & O. E. May 2020