

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building			DATE: FEB 17 2021	
PURCHASERS: John K. WESLEY and Janet K. SARPONG			TEL: RES.: 647-969-0481	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
56 / 3	62M-1266	Valleycreek Five Elev 3		

CABINETRY

1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 21Dec20 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 21Dec20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - ***DELETE - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 01Feb21 Note:	NEW	RECEIVED FEB 17 2021	★
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 01Feb21 Note:	NEW	RECEIVED FEB 17 2021	★
1 - KITCHEN CABINETRY BASE - SLIDE IN RANGE PROVISION 01Feb21 Note:	NEW	RECEIVED FEB 17 2021	★
1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 21Dec20 Note:	Cancelled		★
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4 BATHROOM 21Dec20 Note:			
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2/3 BATHROOM 21Dec20 Note:			
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 21Dec20 Note:			
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 21Dec20 Note:			
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 21Dec20 Note:			

CERAMIC TILE

1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 21Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 21Dec20 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 21Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 21Dec20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 21Dec20 Note:	

CONSTRUCTION

CONSTRUCTION SUMMARY

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

PURCHASERS: John K. WESLEY and Janet K. SARPONG

TEL: RES.: 647-969-0481

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
56 / 3	62M-1266	Valleycreek Five Elev 3		
1 - MASTER BEDROOM WALL BETWEEN BEDROOM 2/ENSUTE BATHROOM - SOUND BAT INSULATION 01Feb21 Note:				
1 - KITCHEN - ROTATE ISLAND - RELOCATE DISHWASHER AS PER SKETCH 21Dec20 Note:				
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES ***IF CONSTRUCTION PERMITS*** 21Dec20 Note: ***IF CONSTRUCTION PERMITS***				

ELECTRICAL

1 - ***DELETE - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 01Feb21 Note:	NEW	RECEIVED FEB 17 2021	★
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 01Feb21 Note:	NEW	RECEIVED FEB 17 2021	★
1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 21Dec20 Note:	Cancelled		★
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 21Dec20 Note:			
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE 2/3 BATHROOM, ENSUITE 4 AND MASTER ENSUITE BATHROOMS 21Dec20 Note:			
1 - 200 AMP ELECTRICAL SERVICE 21Dec20 Note:			

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 21Dec20 Note:	
---	--

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 21Dec20 Note:	
1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 21Dec20 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - - UPPER HALL 21Dec20 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 21Dec20 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 21Dec20 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 21Dec20 Note:	

CONSTRUCTION SUMMARY

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

PURCHASERS: John K. WESLEY and Janet K. SARPONG

TEL: RES.: 647-969-0481

LOT / PHASE 56 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 3		
-----------------------	-------------------------	---------------------------------------	--	--

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM
21Dec20 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM & ENSUITE 4 BATHROOM - DELETE STANDARD 3-PANEL GLASS SLIDING SHOWER DOOR - DO NOT INSTALL 21Dec20 Note:	
--	--

MISCELLANEOUS

1 - FEE TO REOPEN FILE 01Feb21 Note:	
1 - NO FURTHER CHANGES PERMITTED 21Dec20 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 21Dec20 Note:	
--	--

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Dec20 Note:	
--	--

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 21Dec20 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 21Dec20 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 21Dec20 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:	
---	--

This Document is Extremely Time Sensitive - Printed 1 Feb 21 at 9:50

Purchasers:John K. WESLEY & Janet K. SARPONG

Property: 56

Telephone Res. / Bus: (647) 969-0481 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 3

Lock Date: 21-Dec-20

21-Dec-20

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	PERIMETER - DORAL W-500 *** ISLAND - MONACO 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	431SA
Master Ensuite Bathroom	MONACO 904 INK	410SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFT WOOD	410SA
Ensuite Bath - Bedroom 4	DORAL W-500	410SA
	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-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-INUK SHUK CARBON P-346 LM	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

JW

JD

Purchasers:

John K. WESLEY & Janet K. SARPONG

Telephone Res. / Bus:

(647) 969-0481 /

Decor Advisor:

Candace Forza

Lock Date:

21-Dec-20

Property: 56

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA-12X24	☐	metal strip where applicable
Main Hall	STRIP	☐	
Kitchen / Breakfast	STRIP	☐	
Laundry Room	TILE-RAINBOW WHITE-13X13	☐	
Powder Room	TILE-VARENNA CARRARA-12X24	☐	
Master Ensuite Bathroom	TILE-RMD CARRARA BRILL-10X30	☐	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-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-RMD CARRARA BRILL-10X30	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC AFRICA-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

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

Purchasers: John K. WESLEY & Janet K. SARPONG

Property: 56

Telephone Res. / Bus: (647) 969-0481 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 3

Lock Date: 21-Dec-20

21-Dec-20

Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Family Room	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Den / Library / Study	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Upper Landing	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Upper Hall	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
Master Bedroom	LAMINATE-PARK LANE-ESTATE OAK BEIGE-TL-EL3574	
Bedroom #2	LAMINATE-PARK LANE-ESTATE OAK BEIGE-TL-EL3574	
Bedroom #3	LAMINATE-PARK LANE-ESTATE OAK BEIGE-TL-EL3574	
Bedroom #4	LAMINATE-PARK LANE-ESTATE OAK BEIGE-TL-EL3574	
Bedroom #5	N/A	
KITCHEN & BREAKFAST	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-RED OAK-CASHMERE-CAPE COD-5"	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Picket Type

EUROLINE 1

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE CAPE COD RED OAK

Colour

BLACK

Colour

MIRAGE CAPE COD RED OAK

Colour

MIRAGE CAPE COD RED OAK

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

Living Room

N/A

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

22 WARM GREY

Trim Paint-Semi Gloss

BIRCH WHITE

N/A

N/A

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

22 WARM GREY

Bedroom #5

N/A

Master Ensuite

22 WARM GREY

Ensuite Bath - Bedroom 2/3

22 WARM GREY

Ensuite Bath - Bedroom 4

22 WARM GREY

N/A

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

Initials:

Page 3 of 4

Printed 12/21/2020 11:10:47

Purchasers:John K. WESLEY & Janet K. SARPONG

Property: 56

Telephone Res. / Bus: (647) 969-0481 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 3

Lock Date: 21-Dec-20

21-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	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	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air ConditioningNO

Gas Provisions DryerNO

Comment

Gas Provisions StoveYES

Gas Provisions BarbecueNO

** Refer to Construction Summary

13. Electrical

Plugs and Switches☒ WhiteDECOR

Hood FanSTANDARD WHITE TEMP.

Appliances

Built in Cooktop☐ Yes☒ No

Built in Oven☐ Yes☒ No

Dishwasher Rough-inYes

Above Kitchen Cabinet Light☐ Yes☒ No

Below Kitchen Cabinet Light☐ Yes☒ No

Gas Stove☒ Yes☐ No

Microwave☒ Yes☐ No

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

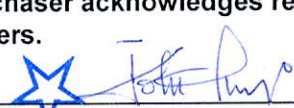
Disclaimers and Notes

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: 12/21/20

Signature: Date: 12/21/20

FILE NAME:
RUSSEL GARDENS 56

PAULINE
JAN 22 21
REV FEB 12 21 PB

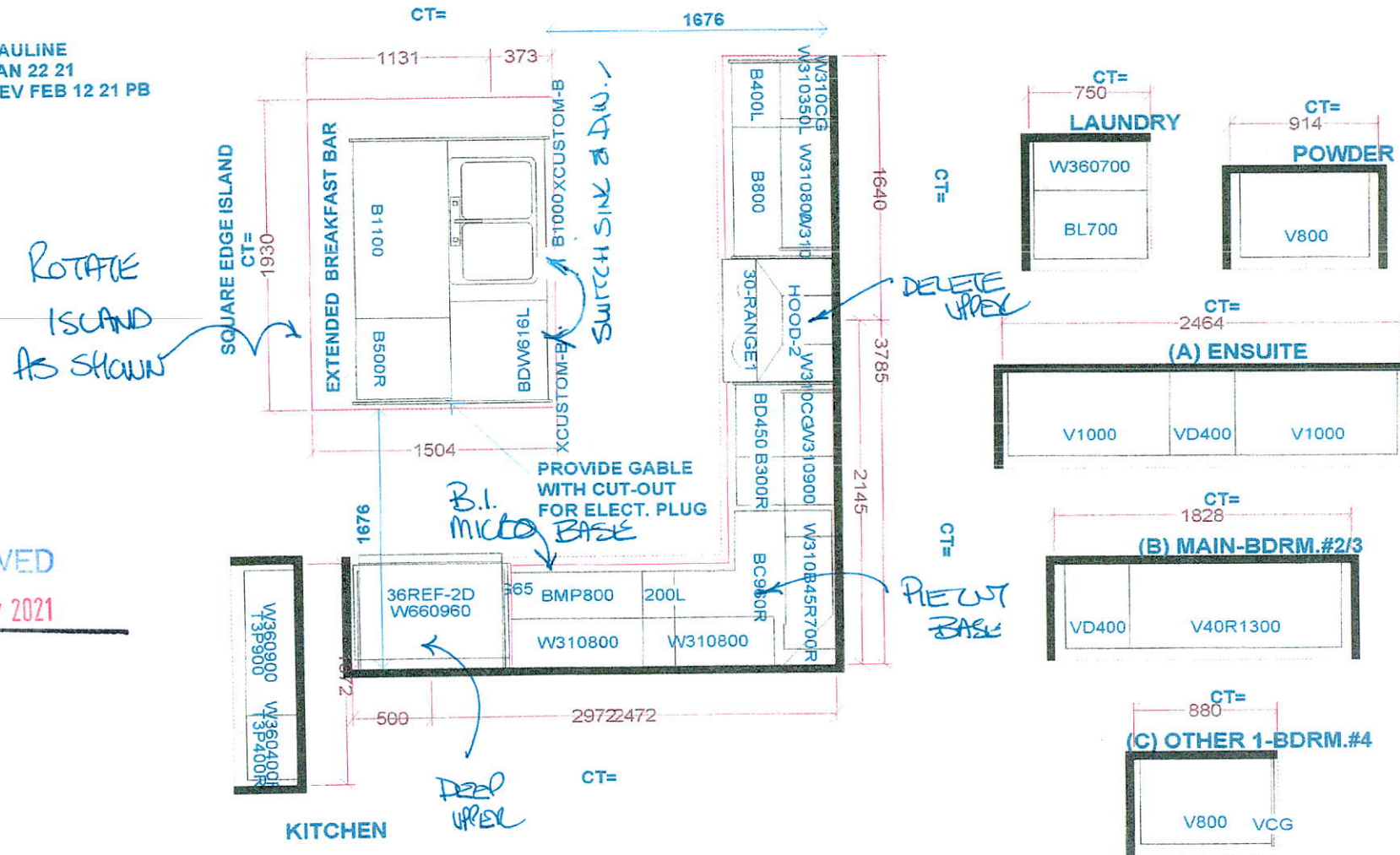
THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

PROTOTYPE FOR EXTRAS

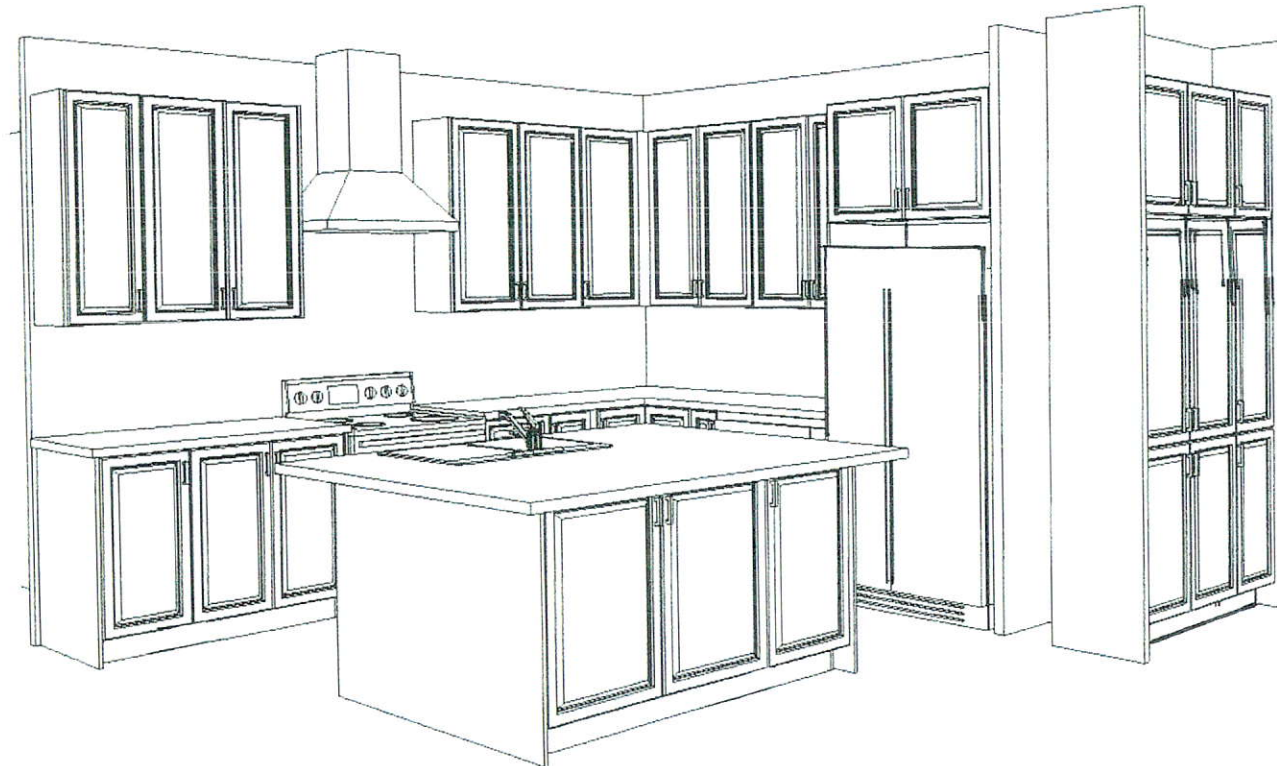
REVISED

RECEIVED

DATE: FEB 17 2021



Selba Industries			J#
W WIDTH _____ 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			



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



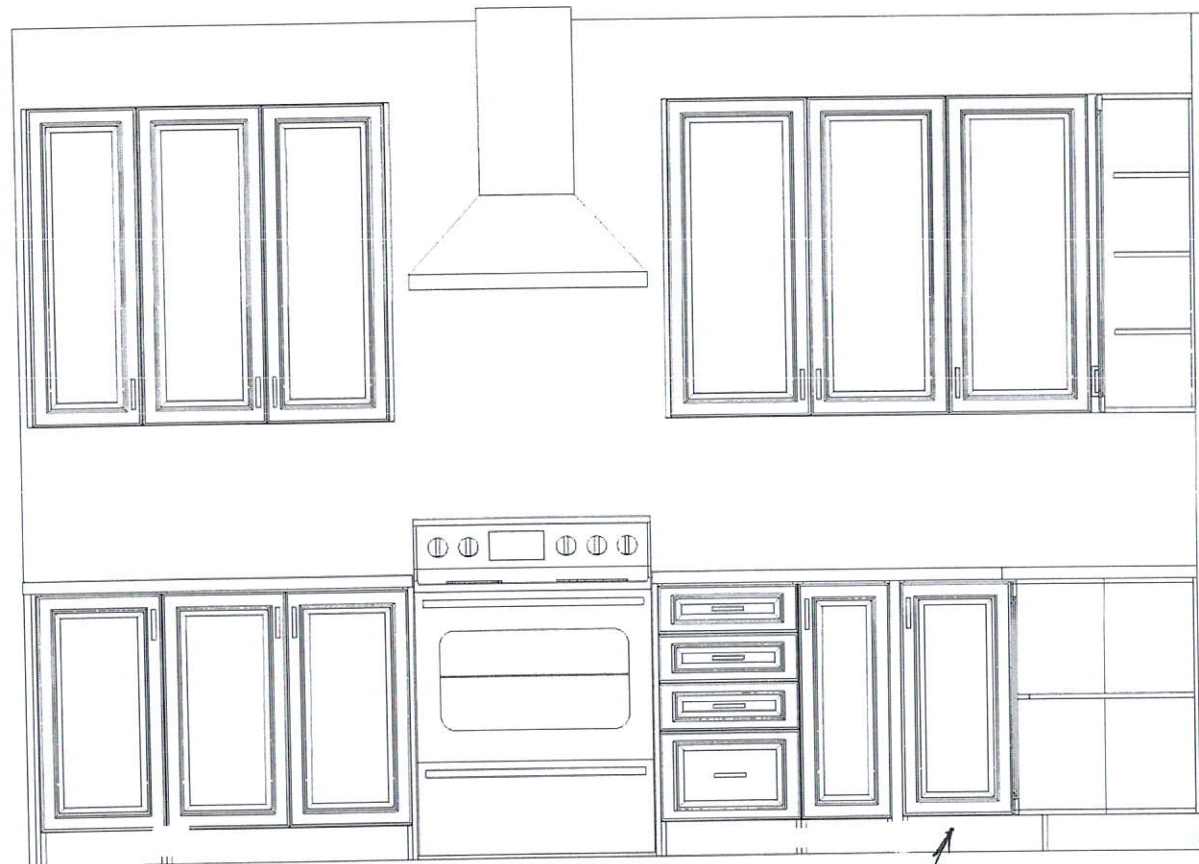
Designed: 1/21/2021
Printed: 2/12/2021

3-D VIEW

RUSSEL GARDENS 56

LAYOUT

Drawing #: 1



PIE W/ BASE

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

20
TECHNOLOGIES

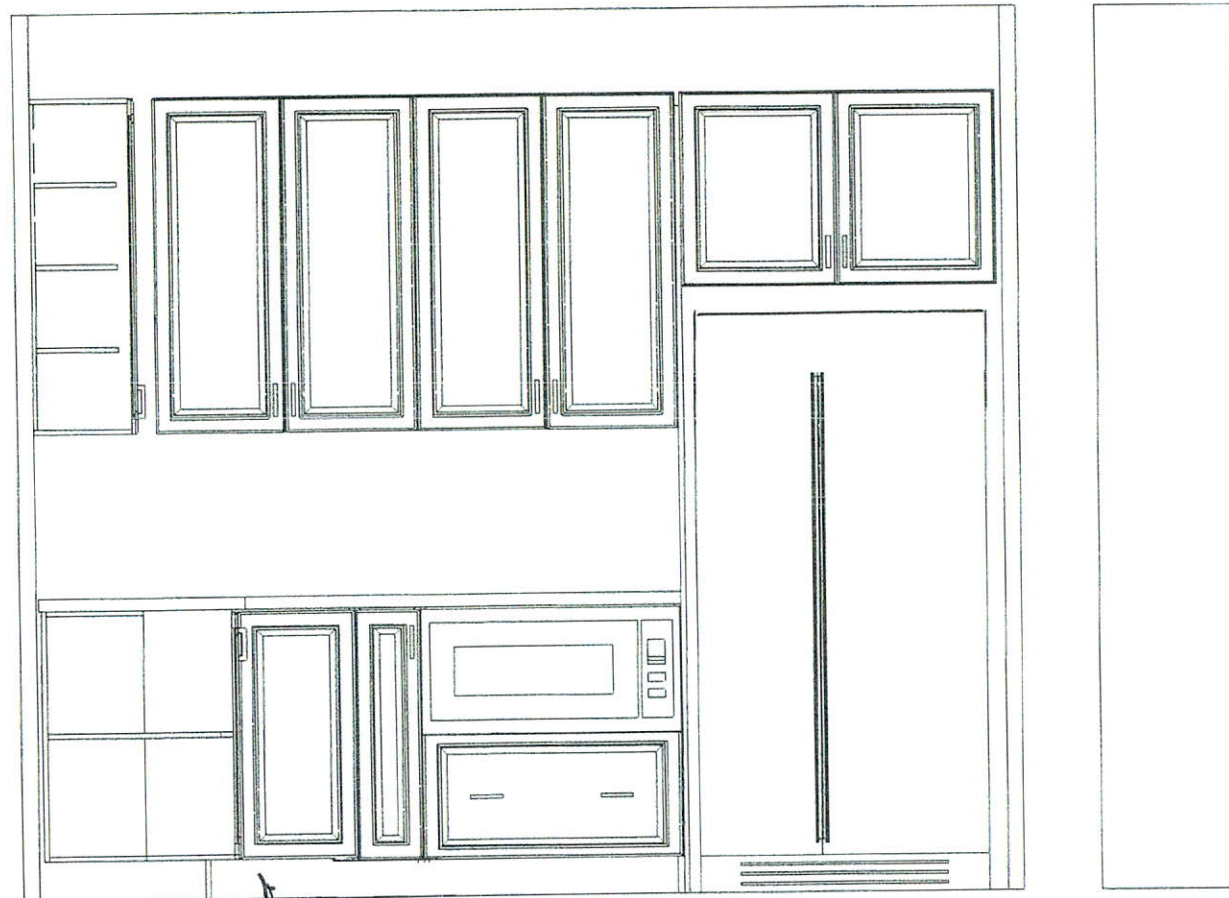
Designed: 1/21/2021
Printed: 1/22/2021

STONE WALL

RUSSEL GARDENS 56

LAYOUT

Drawing #: 1



PIE WT
BASE

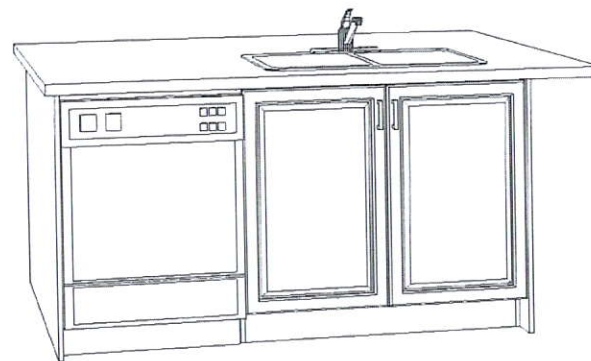
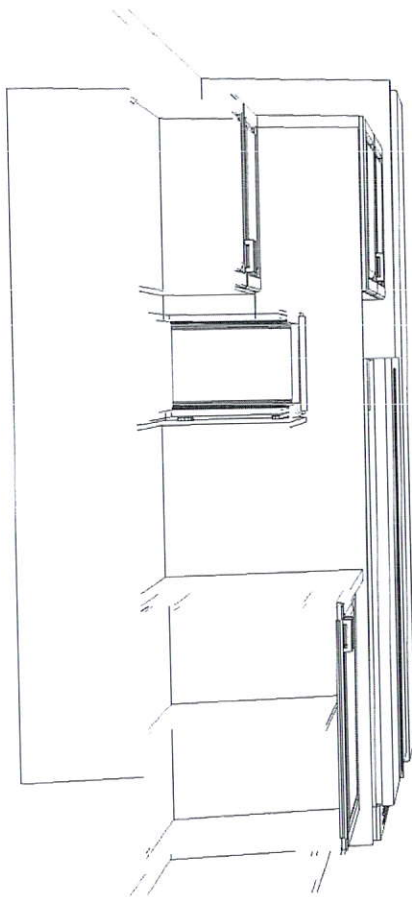
BUILT
IN MICRO
BASE

This drawing is the intellectual property of
SELBA INDUSTRIES INC. and is an
artistic
interpretation of the general
appearance of the design. It is
not meant to be an exact rendition.



Designed: 1/21/2021
Printed: 2/12/2021

FRIDGE WALK



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 1/21/2021
Printed: 1/22/2021

INSIDE ISLAND
VIEW

RUSSEL GARDENS 56

LAYOUT

Drawing #: 1

