

CONSTRUCTION SUMMARY

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

PURCHASERS: Varun SHARMA and Megha CHOWDHRI

TEL:

LOT / PHASE 90 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Eleven Elev 1		
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CABINETRY

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 11Feb21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 11Feb21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 11Feb21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 11Feb21 Note:	
3 - KITCHEN CABINETRY ACCESSORY - GLASS SHELVES - ANGLED - PRICE IS EACH 11Feb21 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 11Feb21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 11Feb21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 11Feb21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE ENTRANCE 11Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 11Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 11Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 11Feb21 Note:	

COUNTER TOP

1 - COUNTER TOP - PROMO - KITCHEN COUNTER TOP 11Feb21 Note:	
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ELECTRICAL

1 - PUCK LIGHT - LED PUCK LIGHT FOR CABINET 11Feb21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11Feb21 Note:	

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90 / 3	62M-1266	Valleycreek Eleven Elev 1		

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

11Feb21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

16Feb21 Note: INCLUDING LANDINGS

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

16Feb21 Note:

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

16Feb21 Note:

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE

11Feb21 Note:

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 2.5 TON

11Feb21 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES - MASTER ENSUITE BATHROOM

11Feb21 Note: See Sketch for New Location of Seat *

PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602

11Feb21 Note: Kitchen:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

11Feb21 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

11Feb21 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

11Feb21 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

11Feb21 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 Worksheets Note:

Purchasers: Varun SHARMA & Megha CHOWDHRI

Property: 90

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Eleven Elev 1

Lock Date: 11-Feb-21

11-Feb-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	113SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 814 DARK CHOCOLATE	446SA
Master Ensuite Bathroom	MONACO 904 INK	431SA
Ensuite Bath - Bedroom 2	MONACO 823 DRIFTWOOD	431SA
Ensuite Bath - Bedroom 3/4	DORAL H3453 LAVA GREY FLEETWOOD	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ NoSlide In Stove ☒ Yes ☐ No

Dishwasher Cabinet

☐ Closed ☒ Open41" 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	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

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7. Other Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-MIRAGE-ADMIRATION-RED OAK-CASHMERE- CHARCOAL-4 7/16"
Family Room	STRIP-MIRAGE-ADMIRATION-RED OAK-CASHMERE- CHARCOAL-4 7/16"
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-RED OAK-CASHMERE- CHARCOAL-4 7/16"
Basement Landing (If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-ADMIRATION-RED OAK-CASHMERE- CHARCOAL-4 7/16"
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
	N/A
	N/A
	N/A
Underpad	Type N/A
	Area N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE CHARCOAL RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE CHARCOAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE CHARCOAL RED OAK
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	SIDE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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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		N/A	N/A

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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	<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"/>
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		
				NO			N/A		

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12. Heating and Air Conditioning

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

** 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 TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	<input type="radio"/> Yes	<input checked="" type="radio"/> No
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	Microwave	<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

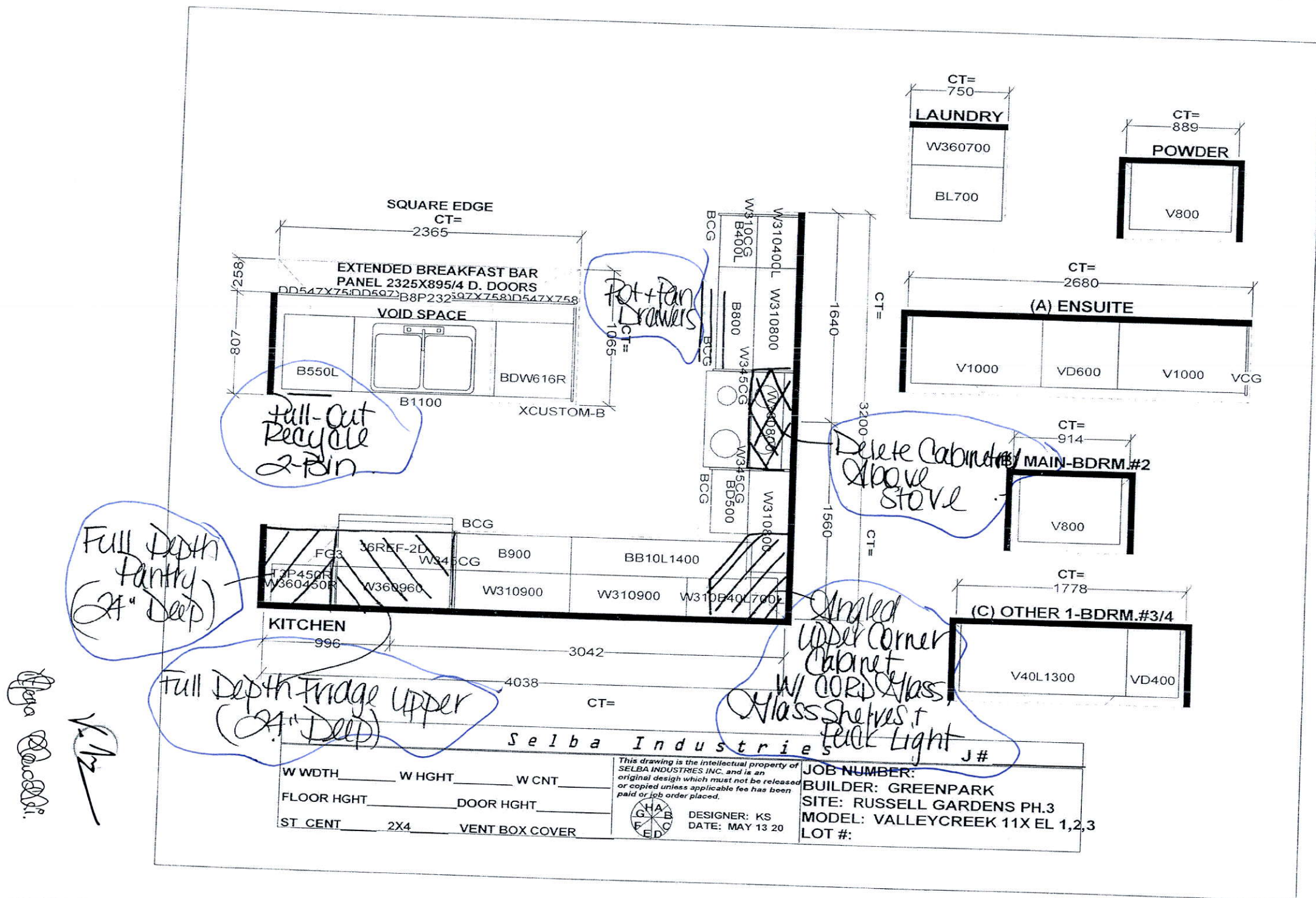
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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.

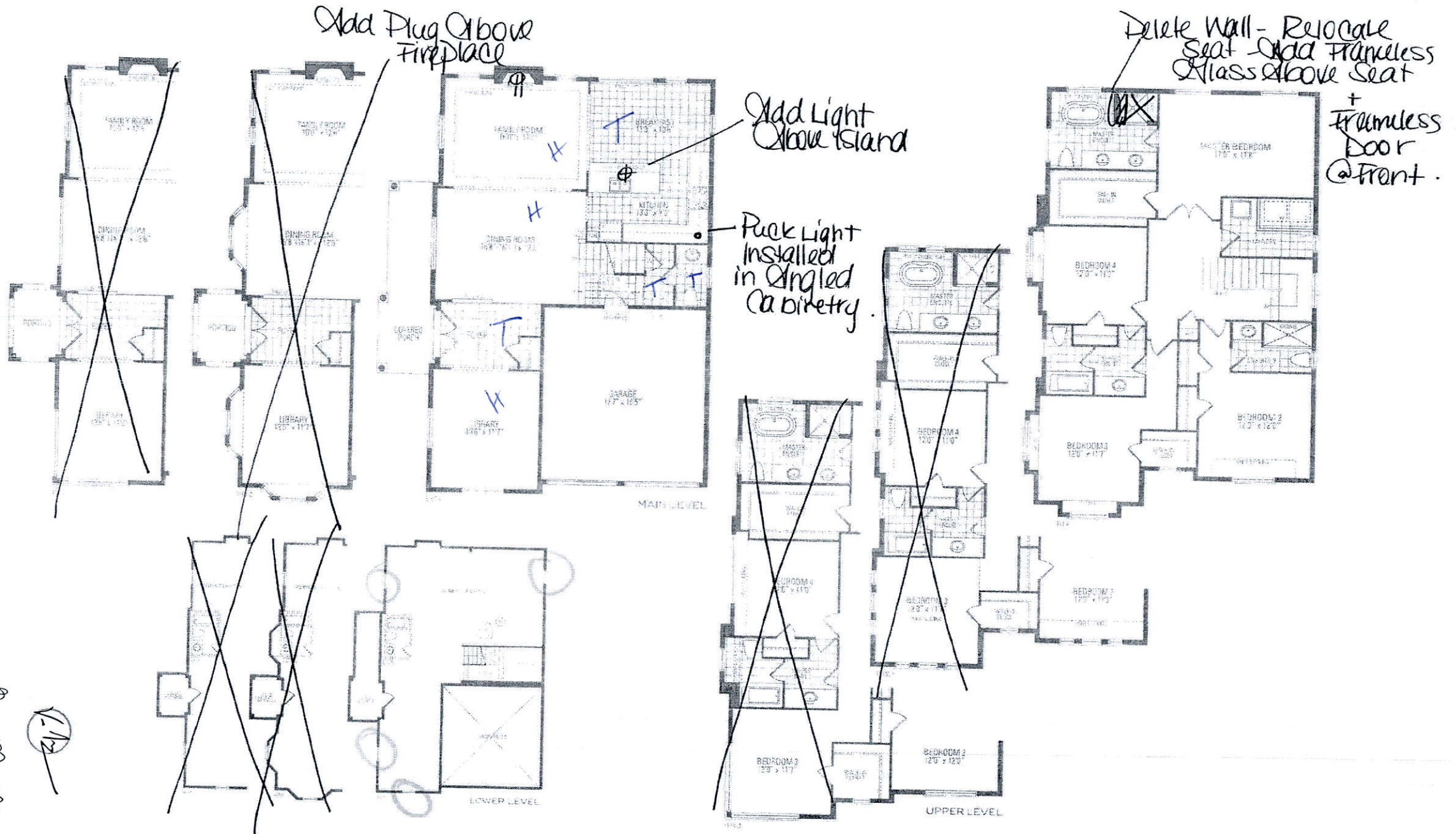
Signature: 

Date: FEB 11, 2021

Signature: 

Date: FEB 11, 2021





VALLEYCREEK ELEVEN ELEV. 1 • 2,689 sq.ft. | ELEV. 2 • 2,691 sq.ft. | ELEV. 3 • 2,685 sq.ft.

Orientation of plans may be reversed and purchaser agrees to accept the same. Steps and basins may vary in size exterior entrance ways due to grading variations. Actual usable floor space may vary from the stated floor areas. All elevations are a not's concept. Dimensions, specifications and architectural detailing subject to modifications. Renderings and adjoining model types may vary due to site. E. & D. b. May 2020