

CONSTRUCTION SUMMARY

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MAR 05 2021

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

PURCHASERS: PRIYANK JANI and HETAL KIRTIKUMAR TRIVEDI

TEL: RES.: 289-707-5531

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
173 / 3	62M-1266	Mountainash Three (4 Bedroom) Elev 1		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 19Feb21 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 19Feb21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 19Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 19Feb21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 19Feb21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 19Feb21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 19Feb21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 19Feb21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 19Feb21 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS - MASTER ENSUITE BATHROOM 19Feb21 Note:	

COUNTER TOP

1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - MASTER ENSUITE BATHROOM 19Feb21 Note: SUPPLY & INSTALL	
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DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-1/4" BASEBOARD AND 3" CASING 19Feb21 Note:	
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ELECTRICAL

1 - MASTER ENSUITE BATHROOM - INSTALL A STANDARD PLUG BY EACH SINK - IF CONSTRUCTION PERMITS 19Feb21 Note:	
4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL BATHROOMS 19Feb21 Note:	
1 - PLUG - ELECTRICAL PLUG INSTALLED NEXT TO TOILET - ENSUITE 3/4 BATHROOM 19Feb21 Note:	

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1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19Feb21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 19Feb21 Note:				
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 19Feb21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 19Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN BREAKFAST - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 19Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN WORKSPACE - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 19Feb21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 19Feb21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 19Feb21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 19Feb21 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Feb21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 19Feb21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 19Feb21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 19Feb21 Note:				

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 19Feb21 Note:				
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME HINGES 19Feb21 Note:				

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PLUMBING

1 - TOILET - CONTRAC CALI 1 PC TOILET #4710BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT 19Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREEROAMN TUB FAUCET WITH HAND SHOWER - CHROME - #TS904 / 9796 19Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREE POSI TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM & SLIDE BAR WITH HAND SHOWER - CHROME - #TS2712EP / U361CI / UT4172 / 62320 / S3879EP / A721 19Feb21 Note:	
1 - HOT WATER VALVE NEXT TO TOILET - ENSUITE 3/4 BATHROOM 19Feb21 Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - ENSUITE 3/4 BATHROOM 19Feb21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Feb21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE R6-3 IRON PICKETS - BLACK 19Feb21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 19Feb21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 19Feb21 Note:	

EXTRAS AS PER OFFER

(1) 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 Worksheet Note:	
Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 19 Feb 21 at 12:02

Purchasers: PRIYANK JANI & HETAL KIRTIKUMAR TRIVEDI

Telephone Res. / Bus: (289) 707-5531 /

Decor Advisor: Candace Forza

Lock Date: 19-Feb-21

Property: 173

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

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	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 814 DARK CHOCOLATE	431SA
Master Ensuite Bathroom	DORAL W-500	447SA
Ensuite Bath - Bedroom 2	DORAL W-500	431SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	431SA
	N/A	N/A
	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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers: PRIYANK JANI & HETAL KIRTIKUMAR TRIVEDI
Telephone Res. / Bus: (289) 707-5531 /
Decor Advisor: Candace Forza
Lock Date: 25-Feb-21 19-Feb-21

Property: 173
Project: Russell Gardens Building Ltd.
Model and Elevation: Mountainash Three (4 Bedroom) Elev 1
Plan #: 62M-1266

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐ metal strip where applicable
Main Hall	N/A	☐
Kitchen / Breakfast	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐
Laundry Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐
Powder Room	TILE-CALACATTA POLISHED (CA6083P)-24X24	☐
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	☐
Ensuite Bath - Bedroom 2	TILE-STRATA GRAPHITE-13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-STRATA GRAPHITE-13X13	☐
	N/A	☐
	N/A	☐
	N/A	☐

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-VARENNA CARRARA POLISHED-12X24	NICHE - QUARTZ - BIANCO PAPIRO
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC CONCEPT NEVE-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC CONCEPT NEVE-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
		Dishwasher Rough-In ☒ Yes ☐ No
		Waterline for Fridge ☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

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7. Other Flooring

Main Hall	N/A
Living Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-6 1/2
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-6 1/2
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-6 1/2
Den / Library / Study	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-6 1/2
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-DOVER-6 1/2
Upper Hall	LAMINATE-LEXINGTON-BEAMOUNT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAMOUNT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAMOUNT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAMOUNT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAMOUNT OAK-TL-LW1313
Bedroom #5	N/A
	N/A
	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 DOVER RED OAK
Picket Type	PICKETS R-6-3	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE DOVER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE DOVER 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	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	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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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

**** 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 M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			NERO			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

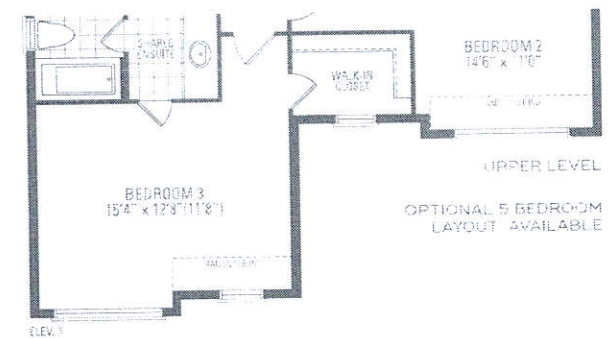
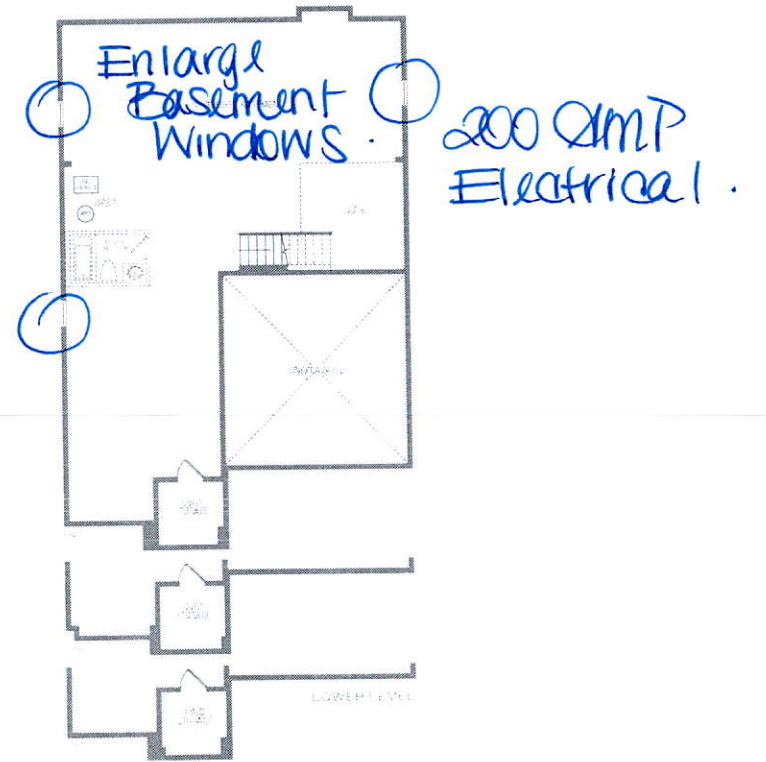
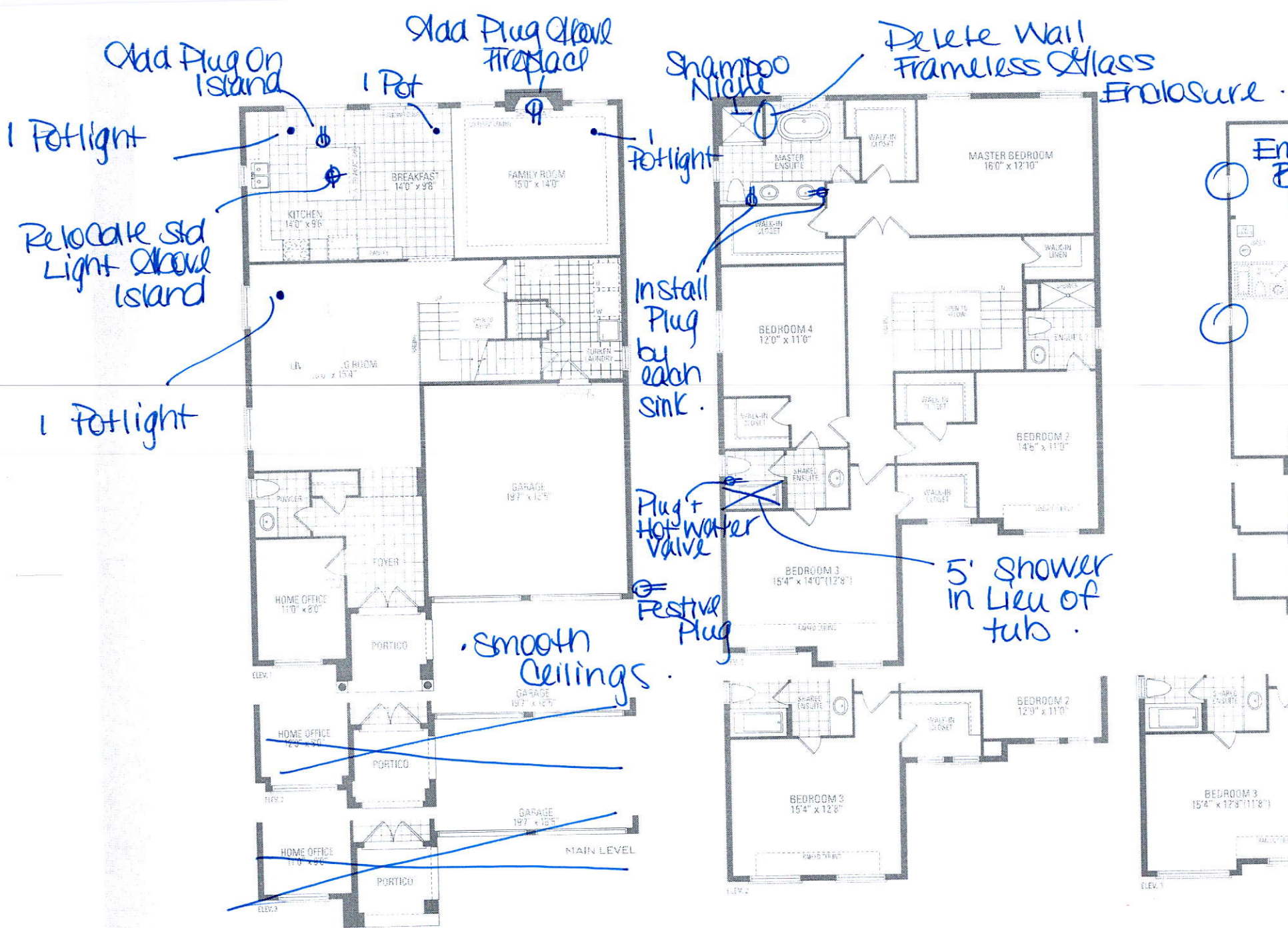
**** Refer to Construction Summary****13. Electrical**

Plugs and Switches	☒ 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**

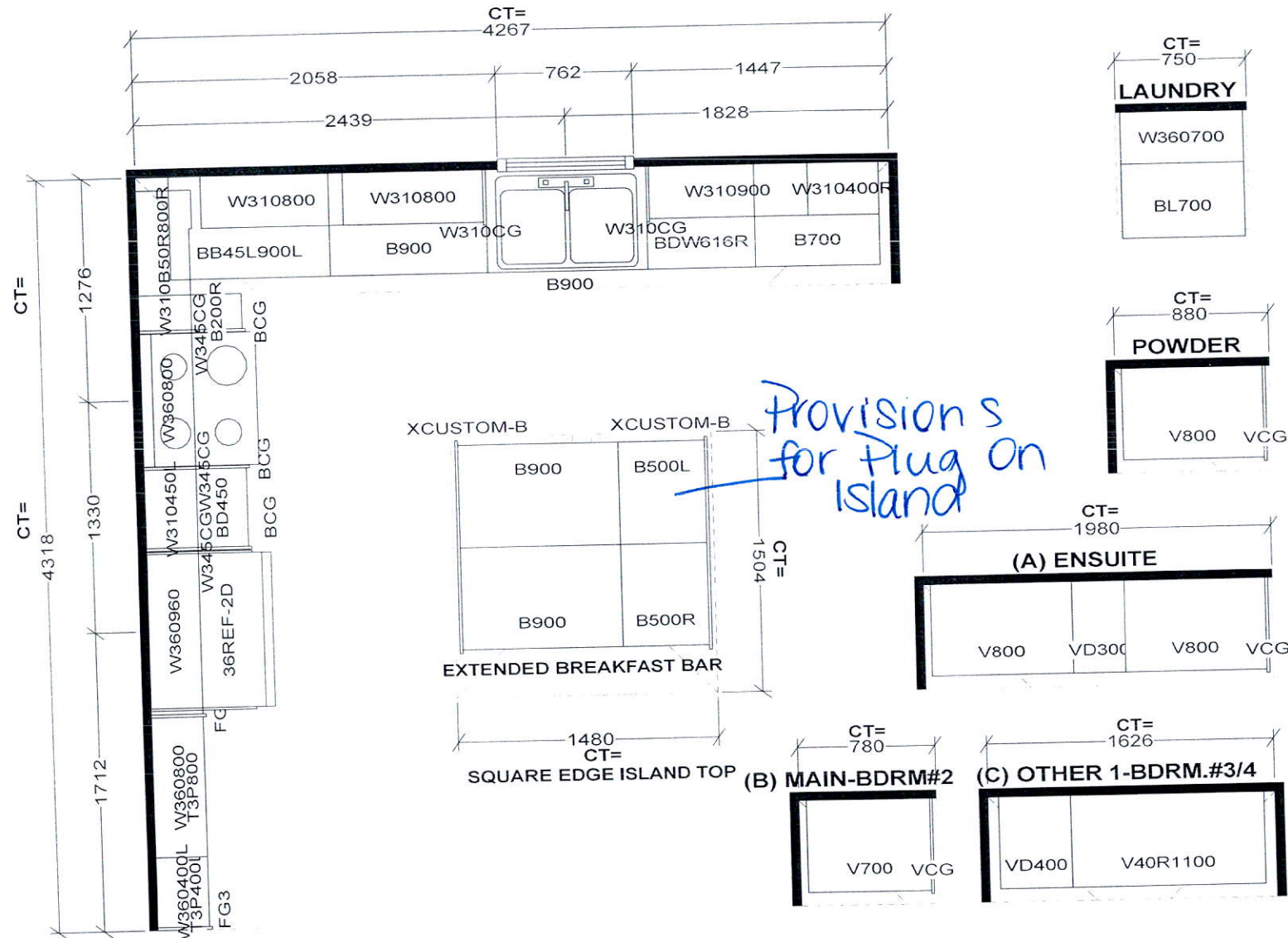
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this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



MOUNTAINASH THREE ELEV. 1 • 3,086 sq.ft. | ELEV. 2 • 3,074 sq.ft. | ELEV. 3 • 3,063 sq.ft.

Groundwork of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary across exterior entrance ways due to grading, etc. Actual usable floor space may vary from the stated floor plans. All renderings are artist's concept. Dimensions, specifications and architectural details subject to change without notice. E. & O. E. May 2020



Selba Industries			J#
W WIDTH	W HGHT	W CNT	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: MOUNTAINASH 3X EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	