



CONSTRUCTION SUMMARY

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

PURCHASERS: Mohit SABHARWAL and Puneet SIDHU

TEL: RES.: 416-802-2312

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
82 / 3	62M-1266	Valleycreek Five Elev 3		

CABINETRY ACCESSORIES

1 - KITCHEN - ROTATE ISLAND - FLIP LOCATION OF OVERHANG - RELOCATE SINK AND DISHWASHER TO ACCOMMODATE 08Mar21 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 08Mar21 Note:	
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CONSTRUCTION

1 - KITCHEN - ROTATE ISLAND - RELOCATE SINK AND DISHWASHER TO ACCOMMODATE 08Mar21 Note:	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 20Jul20 Note: IF CONSTRUCTION PERMITS	

DOORS AND TRIM

1 - TRIM - UPGRADE - 5-1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING 08Mar21 Note:	
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ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE BATHROOM 08Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG - FAMILY ROOM - INSTALL 5' FROM FLOOR - SEE SKETCH 08Mar21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Mar21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 20Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 08Mar21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - FOYER 08Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 08Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 08Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 08Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 08Mar21 Note:	

RECEIVED

MAR 08 2021



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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 20Jul20 Note:		
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Mar21 Note:		
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,105.00 BALANCE (\$8,895.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/28/2020. 20Jul20 Note:		

STAIRS AND RAILINGS

1 - STAIRCASE - 4 X 4 POSTS 08Mar21 Note:		
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Mar21 Note:		
1 - STAIRCASE - V GROOVE HANDRAIL 08Mar21 Note:		
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 08Mar21 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 8 Mar 21 at 12:26

Purchasers: Mohit SABHARWAL & Puneet SIDHU

Property: 82

Telephone Res. / Bus: (416) 802-2312 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 3

Lock Date: 8-Mar-21

8-Mar-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	447SA
Master Ensuite Bathroom	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 2/3	EVEREST WHITE	447SA
Ensuite Bath - Bedroom 4	EVEREST WHITE	447SA
	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-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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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	STRIP	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
	N/A	<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-LUC CONCEPT NEVE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC CONCEPT NEVE-8X16	
Ensuite Bath - Bedroom 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

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

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Lock Date:

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Plan #:

62M-1266

7. Other Flooring		
Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
FOYER	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
KITCHEN & BREAKFAST	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-5"	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE HANDRAIL & 4X4 POSTS

Colour

MIRAGE ANGORA RED OAK

Picket Type

EUROLINE 1

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE ANGORA RED OAK

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE ANGORA 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

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

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Initials:



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Printed 3/8/2021 12:19:24

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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
	<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			FLAT ON WALL			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	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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		
	<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	
Dishwasher Rough-in	Yes				Microwave	<input type="radio"/> Yes	<input checked="" type="radio"/> No

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary


Disclaimers and Notes

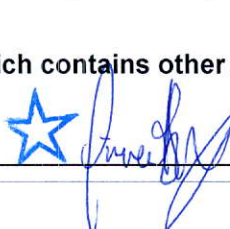
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 03/08/21

Signature:  Date: 03/08/21

Page 4 of 4



(A) ENSUITE

CT= 750
LAUNDRY
W360700
BL700

CT= 914
POWDER
V800


CT= 2464
V1000 VD400 V1000

(B) MAIN-BDRM.#2/3

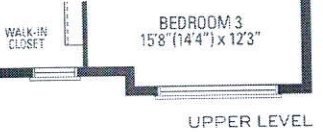
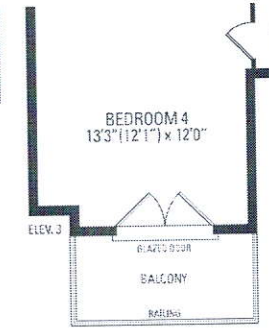
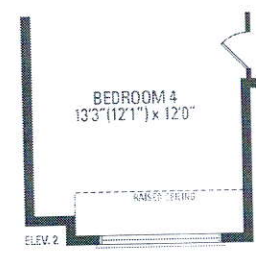
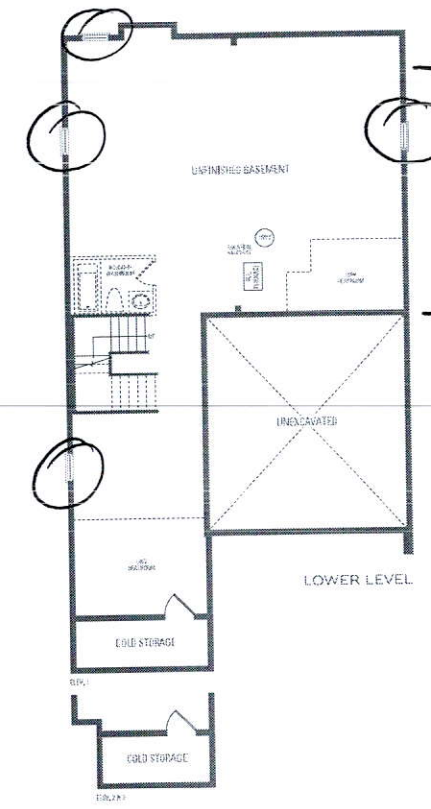
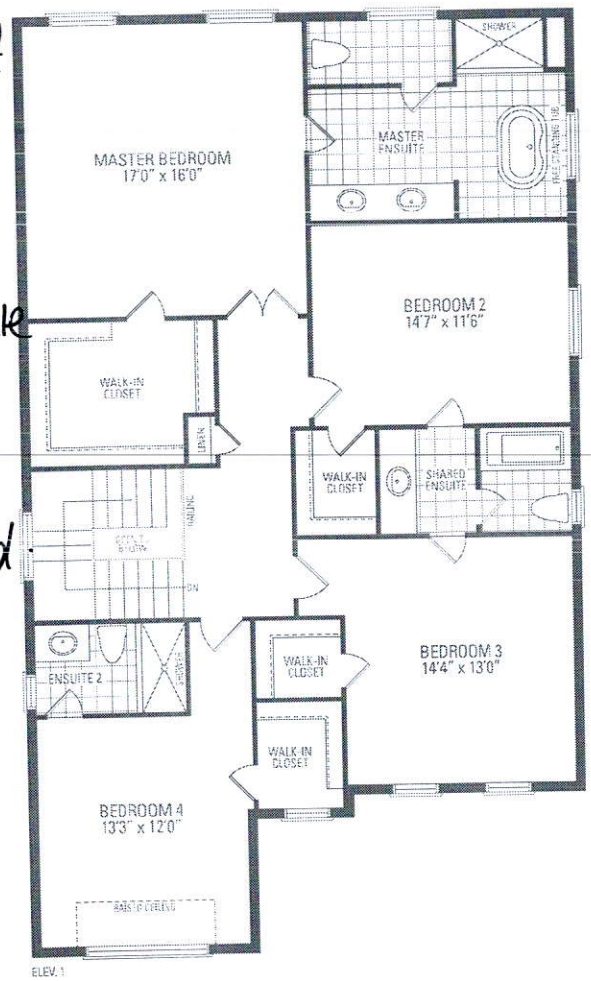
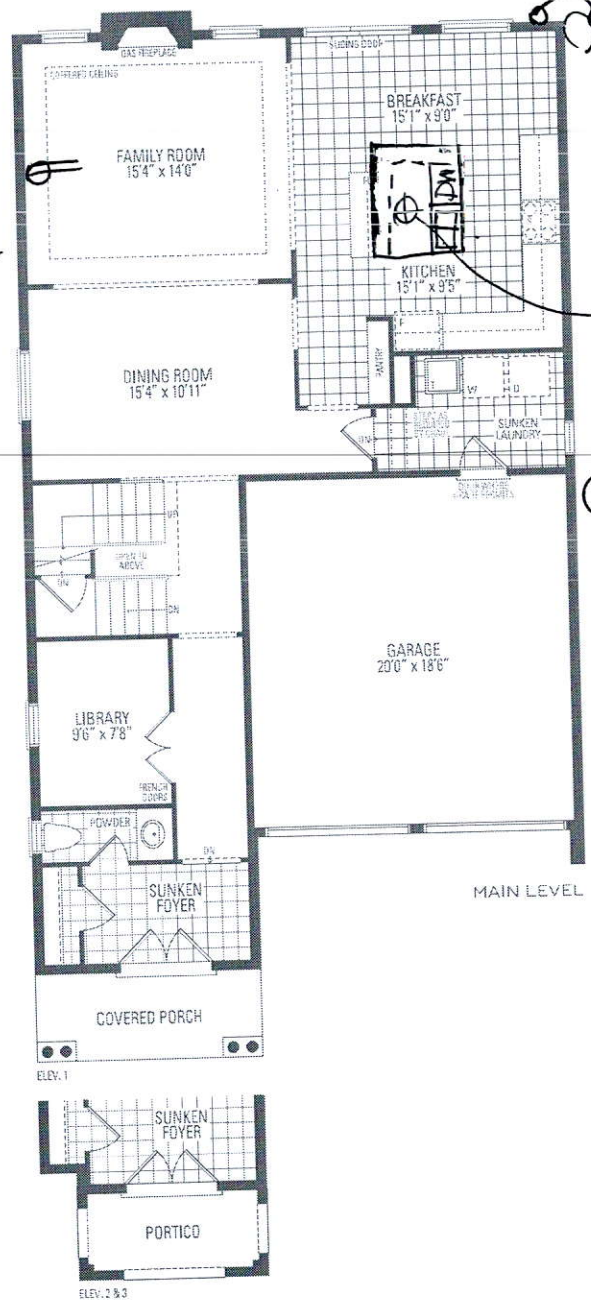
CT= 1828
VD400 V40R1300

(C) OTHER 1-BDRM.#4

CT= 880
V800 VCG

S e l b a I n d u s t r i e s			J #
W W D T H _____	W H G H T _____	W C N T _____	<p><small>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.</small></p> <div style="text-align: center;">  </div> <p>DESIGNER: KS DATE: MAY 13 20</p>
F L O O R H G H T _____	D O O R H G H T _____		
S T C E N T 2X4	V E N T B O X C O V E R		
			<p>JOB NUMBER:</p> <p>BUILDER: GREENPARK</p> <p>SITE: RUSSELL GARDENS PH.3</p> <p>MODEL: VALLEYCREEK 5X EL 1,2,3</p> <p>LOT #:</p>

- Larger Basement Windows 30x24"
- 200 AMP



VALLEYCREEK FIVE ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 sq.ft.

Orientation of home 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