

CONSTRUCTION SUMMARY

RECEIVED

MAR 26 2021

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

PURCHASERS: Nanthapalan KANAGARATNARAJA and Amirthapriya NANTHAPALAN

TEL:

LOT / PHASE 293 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 3		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 22Mar21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 22Mar21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 22Mar21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 22Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 22Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 22Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 22Mar21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 22Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 22Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 22Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4 - SHOWER 22Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4 - FLOOR 22Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 22Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - SHOWER 22Mar21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 04Aug20 Note: IF CONSTRUCTION PERMITS	
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COUNTER TOP

1 - QUARTZ BACKSPLASH - FULL HEIGHT - UPGRADE - KITCHEN 22Mar21 Note:	
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293 / 3	62M-1266	Valleycreek Four Elev 3		

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP  
22Mar21 Note:

1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP  
22Mar21 Note:

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP  
22Mar21 Note:

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4 VANITY COUNTER TOP  
22Mar21 Note:

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP  
22Mar21 Note:

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING  
22Mar21 Note:

ELECTRICAL

2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - REAR ELEVATION  
22Mar21 Note:

2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - FRONT ELEVATION  
22Mar21 Note:

1 - PLUG - ELECTRICAL PLUG - MASTER BEDROOM - INSTALLED 5' FROM WALL - SEE SKETCH  
22Mar21 Note:

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND  
22Mar21 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE  
22Mar21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND  
22Mar21 Note:

5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - WIRED TO SEPERATE WITCH FROM STANDARD LIGHT  
22Mar21 Note:

4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - WIRED TO SEPERATE WITCH FROM STANDARD LIGHT  
22Mar21 Note:

4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - WIRED TO SEPERATE WITCH FROM STANDARD LIGHT  
22Mar21 Note:

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM  
22Mar21 Note:

1 - 200 AMP ELECTRICAL SERVICE  
01Sep20 Note:

HARDWOOD FLOORING



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293 / 3	62M-1266	Valleycreek Four Elev 3		
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 22Mar21 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 22Mar21 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 22Mar21 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 22Mar21 Note:				

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 22Mar21 Note:	
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PLUMBING

5 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - ALL BATHROOMS 22Mar21 Note:	
1 - SOAP DISPENSER - CHROME FINISH - S3946C - KITCHEN 22Mar21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 22Mar21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 22Mar21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL ENSUITE BATHROOMS 22Mar21 Note:	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 22Mar21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 22Mar21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Mar21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$\$\$\$\$\$ BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$\$\$\$ AS PER SCHEDULE PE DATED MMMDDYYYY. 01Sep20 Note: BALANCE \$10,545.00 LESS \$865.00 NEW BALANCE \$9,680.00	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,455.00 BALANCE (\$10,545.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/08/2020. 04Aug20 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE I IRON PICKETS - BLACK 22Mar21 Note:	
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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

22Mar21 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 22 Mar 21 at 12:14



Purchasers: Nanthapalan KANAGARATNARAJA & Amirthapriya

Property: 293

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four Elev 3

Lock Date: 22-Mar-21

22-Mar-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 903 CHICKORY	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 903 CHICKORY	431SA
Master Ensuite Bathroom	MONACO 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	MONACO 823 DRIFTWOOD	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	QUARTZ-VICTORIA	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-VERMONT	#360 EDGE
Master Ensuite Bathroom	QUARTZ-ARABESCATO NUOVO	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZ-FUSION WHITE	#360 EDGE
Ensuite Bath - Bedroom 4	QUARTZ-MISTRAL	#360 EDGE
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials: 



Plan #: 62M-1266

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-CALCATT (CA6083P) POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CALCATT (CA6083P) POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-CALCATT (CA6083P) POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM SILVER POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-SHB 80001Q ONICE-16X16	<input type="checkbox"/>	
Side Hall/Garage Entry	TILE-CALCATT (CA6083P) POLISHED-24X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Details

\*\* Refer to Construction Summary

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LITIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM SILVER POLISHED-12X24	
Ensuite Bath - Bedroom 4	TILE-SHB 60001Q ONICE-12X24	
Side Hall/Garage Entry	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-VICTORIA	FULL HEIGHT

**\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED**

All Bathrooms	White	Whirlpool	Dishwasher Rough-In	Waterline for Fridge
N/A		N/A <input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
N/A				
N/A				
N/A				
N/A				

**\*\* Refer to Construction Summary**

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

\*\* Refer to Construction Summary

Initials:



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Nanthapalan KANAGARATNARAJA & Amirthapriya

/

Candace Forza

22-Mar-21

Property: 293

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four Elev 3

22-Mar-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-PEARL-MAPLE-PEGASUS-5"
Upper Hall	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Master Bedroom	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #2	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #3	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #4	LAMINATE-MANHATTAN-DRIFTWOOD OAK-TL-15020
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE PEGASUS MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEGASUS MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEGASUS MAPLE
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	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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Side Hall/Garage Entry	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials: 



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Decor Advisor: Candace Forza  
Lock Date: 22-Mar-21  
Property: 293  
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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		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	<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 M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
				NO			N/A		

**\*\* Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning	YES	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
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	Microwave
	<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	<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: March 22/21

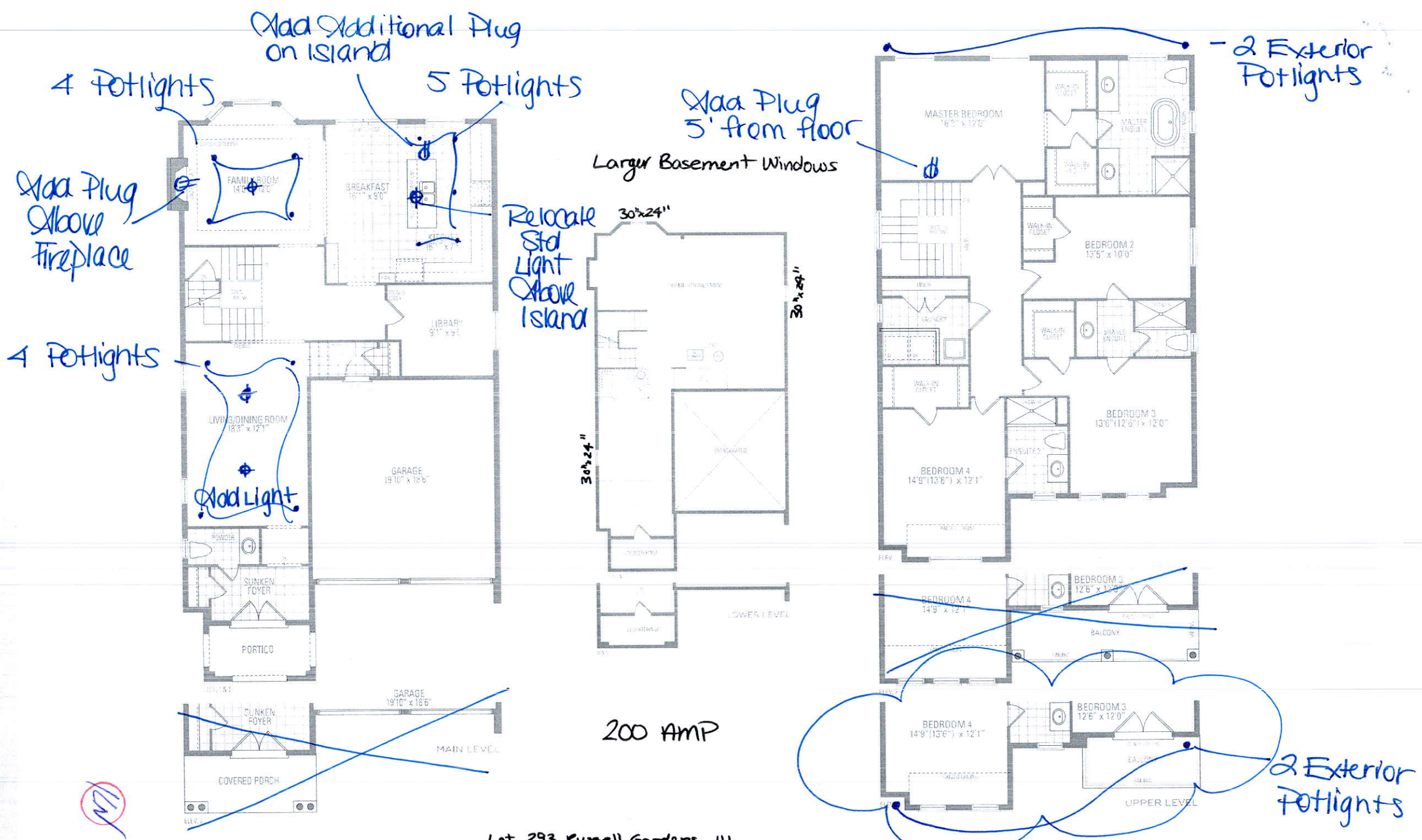
Signature: \_\_\_\_\_

Date: \_\_\_\_\_





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Lot 293 Russell Gardens III  
**VALLEYCREEK FOUR** ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 sq.ft.

Design and home may be subject to change without notice. Buyer to accept the same. Buyer to verify all exterior and interior dimensions. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural details subject to modifications. Roofline and adjoining model types may vary due to site, E. & O. E. May 2020