



CONSTRUCTION SUMMARY

Reesor Ridge At Wismer - Lampone Investments Inc.

RECEIVED
APR 06 2021

PURCHASER: Wan Yeung SETO

TEL:

LOT / PHASE 96 / 1	REG. PLAN # 65M-4573	HOUSE TYPE Kimberly 2 Elev 2		
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CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 30Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4 - TUB AREA 30Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4 - FLOOR 30Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 2/3 - SHOWER 30Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 30Mar21 Note:	
1 - TILE - UPGRADE 5 WALL TILE - - ENSUITE WALL TILE - SHOWER 30Mar21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 30Mar21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 30Mar21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - MUD ROOM 30Mar21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - KITCHEN 30Mar21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER 30Mar21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 30Mar21 Note:	

CONSTRUCTION

3 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 30Mar21 Note: MASTER ENSUITE X1 SHARED 2/3 X1 ENSUITE 4 X1	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 30Mar21 Note:	
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 31Jul20 Note:	
1 - ADD BASEMENT WALK-UP 31Jul20 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 31Jul20 Note:	

COUNTER TOP

3 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 30Mar21 Note: SUPPLY & INSTALL MASTER ENSUITE X1 SHARED 2/3 X1 ENSUITE 4 X1	
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DOORS AND TRIM

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1 - TRIM - UPGRADE 2- 5-¼” ONE STEP BASEBOARD AND 3” B/B CASING
30Mar21 Note:

ELECTRICAL

1 - HEATED FLOORING FOR ALL BATHROOMS -EXCLUDING POWDER ROOM 06Apr21 Note:	
1 - POT LIGHT - SHOWER POT LIGHT 06Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI 30Mar21 Note: MASTER ENSUITE X1 TO BE INSTALLED BESIDE TOILET (RIGHT SIDE)	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 30Mar21 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH 30Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 30Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 30Mar21 Note:	
2 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 30Mar21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 31Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 30Mar21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD THROUGHOUT NON TILED AREAS- MIRAGE MAPLE ROCK CLIFF 6 1/2 " 30Mar21 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE ADD -FRAMELESS GLASS SHOWER ENCLOSURE WITH CHROME KNOB AND HINGES 31Jul20 Note:	
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PLUMBING

2 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 30Mar21 Note: REFER TO SKETCH	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 31Jul20 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 31Jul20 Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 30Mar21 Note:	
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1 - EUROLINE 1 30Mar21 Note: BLACK IRON PICKET	
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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 30Mar21 Note:	
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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 Fif Worksheet Note:	
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PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 6 Apr 21 at 9:45

Purchaser: Wan Yeung SETO
Telephone Res. / Bus: /
Decor Advisor: Aly Aversa
Lock Date: 30-Mar-21

Property: 96
Project: Lampone Investments Inc.
Model and Elevation: Kimberly 2 Elev 2
Plan #: 65M-4573

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☐ Yes ☒ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	MONACO 823 DRIFWOOD	447SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	431SA

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 ** NO FULL DEPTH ABOVE FRIDGE **

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	

** Refer to Construction Summary

Initial: 

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Decor Advisor:Aly Aversa

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Property: 96

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Model and Elevation: Kimberly 2 Elev 2

30-Mar-21

Plan #: 65M-4573

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-GOTHA DIAMOND LUX 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GOTHA DIAMOND LUX 24X24	<input type="checkbox"/>	
Laundry Room	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Powder Room	TILE-GOTHA DIAMOND LUX 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GOTHA DIAMOND MATTE 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-TRUST GREY 12X24 LP	<input type="checkbox"/>	GROUT: PROMA: PEARL GREY 2
Ensuite Bath - Bedroom 4	TILE-RMD CALCATTA BRILL 10X30	<input type="checkbox"/>	
MUD ROOM	TILE-GOTHA DIAMOND LUX 24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<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-GOTHA DIAMOND MATTE 24X24	SHOWER NICHE: METROPOLIS BEIGE (Q)
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-TRUST SILVER 12X24 LP	SHOWER NICHE: LEVANTE (Q)
Ensuite Bath - Bedroom 4	TILE-RMD CALCATTA BRILL 10X30	SHOWER NICHE: METROPOLIS BEIGE (Q)
MUD ROOM		
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED **
ENSUITE 2/3 - GROUT: PROMA: WINTER SKY 45

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes☒ No

Dishwasher Rough-In

☒ Yes☐ No

Waterline for Fridge

☒ Yes☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	5 1/4" ONE STEP BASEBOARD AND 3" B/B CASING
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	N/A
Living Room	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Dining Room	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Family Room	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Upper Hall	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Master Bedroom	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Bedroom #2	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Bedroom #3	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Bedroom #4	HARDWOOD-MIRAGE IMAGINE COLLECTION ROCK CLIFF MAPLE CHARACTER 6 1/2 DURAMATT
Bedroom #5	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE-MAPLE-ROCK CLIFF
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-MAPLE-ROCK CLIFF
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-MAPLE-ROCK CLIFF
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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** 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				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				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	Standard	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

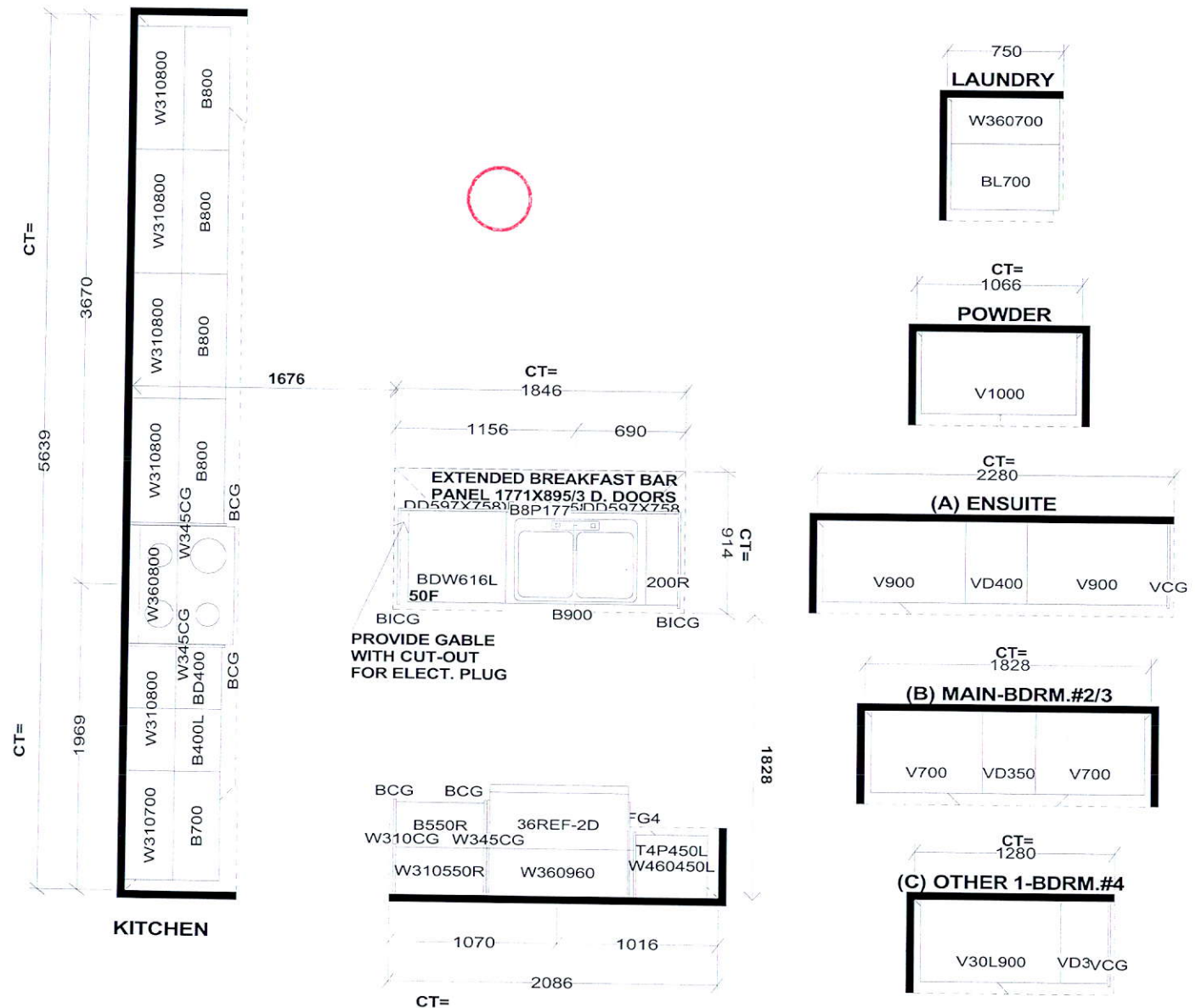
14. General Comments

** 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: 



Selba Industries J#

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.

W WIDTH _____ W HGHT _____ W CNT _____

FLOOR HGHT _____ DOOR HGHT _____

ST. CENT. _____ 2X4 _____ VENT BOX COVER _____

DESIGNER: KS DATE: July 29 20

JOB NUMBER: _____

BUILDER: GREENPARK

SITE: LAMPONE, Markham

MODEL: KIMBERLY 2X EL 1,2,3

LOT #: _____

Add
waterline



Add
water line
(fridge)

Add
light

Add plug
above fireplace

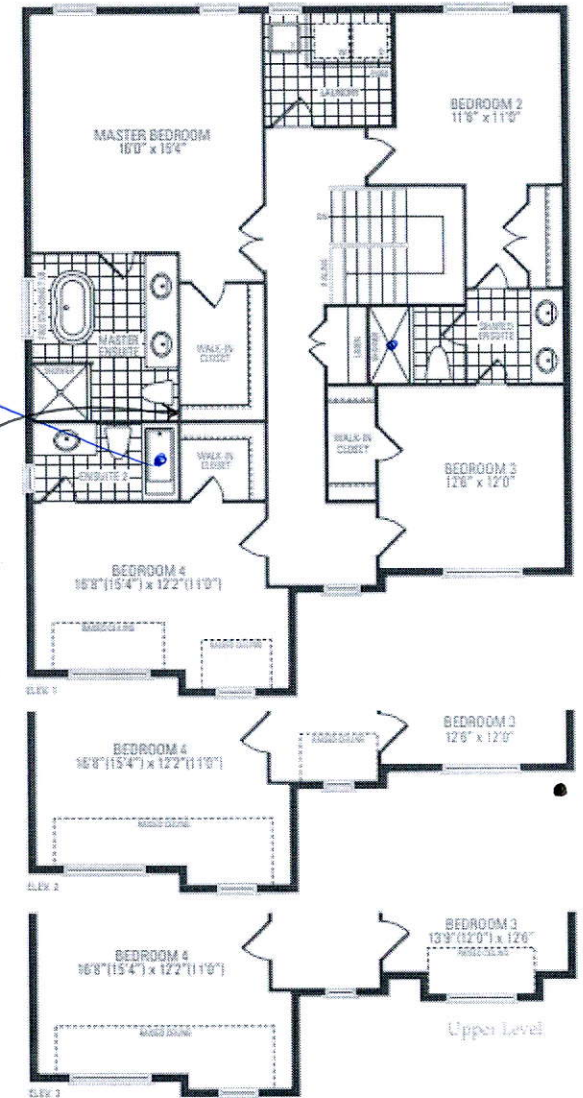
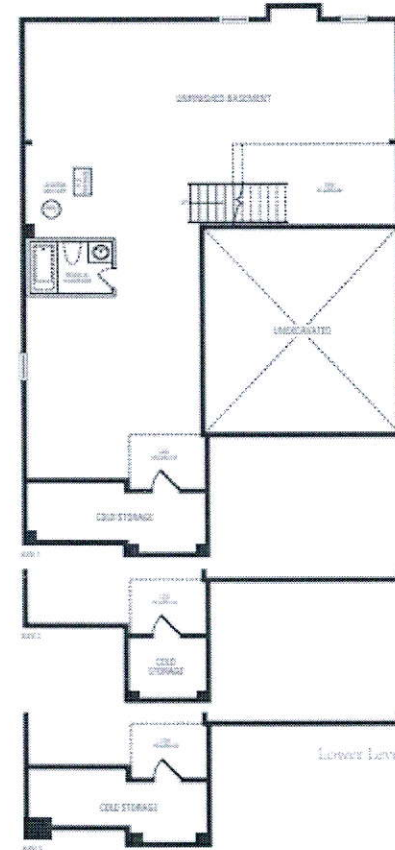
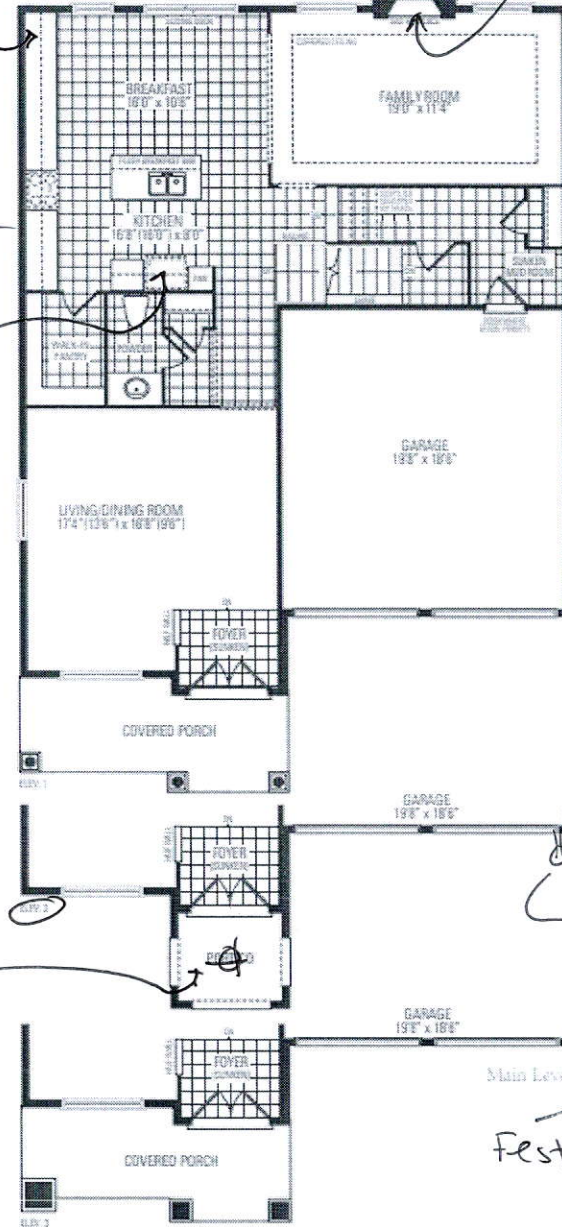


add
pot

Add
GFI
plug

Add soffit
pot light

Add
soffit
pot light



Kimberly Two

Elevation 1 & 2 - 2,853 Sq.Ft. | Elevation 3 - 2,866 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. Flooring and adjoining model types may vary due to pricing. E. & D. E. June 2020