

CONSTRUCTION SUMMARY

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

RECEIVED
APR 16 2021

PURCHASER: Ashfaq AHMED

TEL:

LOT / PHASE 285 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 14Apr21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 14Apr21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 14Apr21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 14Apr21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 14Apr21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 14Apr21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 14Apr21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 14Apr21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 14Apr21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 14Apr21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 14Apr21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 14Apr21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE INCLUDES CHROME KNOB AND HINGES 31Jul20 Note:	

ELECTRICAL

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 14Apr21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 14Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Apr21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 14Apr21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 31Jul20 Note:	

FIREPLACE AND ACCESSORIES

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285 / 3	62M-1266	Valleycreek Four Elev 3		

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

14Apr21 Note:

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

14Apr21 Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE	
14Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL	
14Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM	
14Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN	
14Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
14Apr21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES	
15Apr21 Note:	

PLUMBING

1 - ALL BATHROOMS - DELETE STANDARD PLATE FROM FAUCET - INSTALL FAUCET WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS	
14Apr21 Note:	
5 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - ALL BATHROOMS	
14Apr21 Note:	
5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS - (2 IN MASTER ENSUITE)	
14Apr21 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY	
14Apr21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS	
14Apr21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
14Apr21 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS	
31Jul20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
14Apr21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,815.00 BALANCE (\$10,185.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE DATED 07/15/2020.	
31Jul20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
14Apr21 Note:	



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1 - STAIRCASE - V GROOVE HANDRAIL 14Apr21 Note:	
1 - STAIRCASE - TIFFANY POSTS 14Apr21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 14Apr21 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 Sev Worksheet Note:	
WALK-UP BASEMENT, SUBJECT TO ENGINEERING APPROVAL. Worksheet Note:	
3 LARGER BASEMENT WINDOWS. Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
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:	

This Document is Extremely Time Sensitive - Printed 15 Apr 21 at 15:02

Purchaser: Ashfaq AHMED
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 14-Apr-21

Property: 285
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Four Elev 3
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	EVEREST WHITE	431SA
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-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initial: A

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3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/> metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>
SIDE / GARAGE ENTRY	TILE-VARENNA CARRARA POLISHED-24X24	<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 BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 4	TILE-BIANCO LUCIDO-8X16	
SIDE / GARAGE ENTRY	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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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14-Apr-21

7. Outer Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Upper Hall	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-EL3581
Master Bedroom	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-EL3581
Bedroom #2	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-EL3581
Bedroom #3	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-EL3581
Bedroom #4	LAMINATE-PARK LANE-NEWCASTLE OAK DARK-TL-EL3581
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	TIFFANY POSTS & V-GROOVE	Colour	VINTAGE PEWTER RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER 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	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 / GARAGE 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

** 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 M2-STANDARD			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	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 checked="" type="radio"/> Yes	<input 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: 

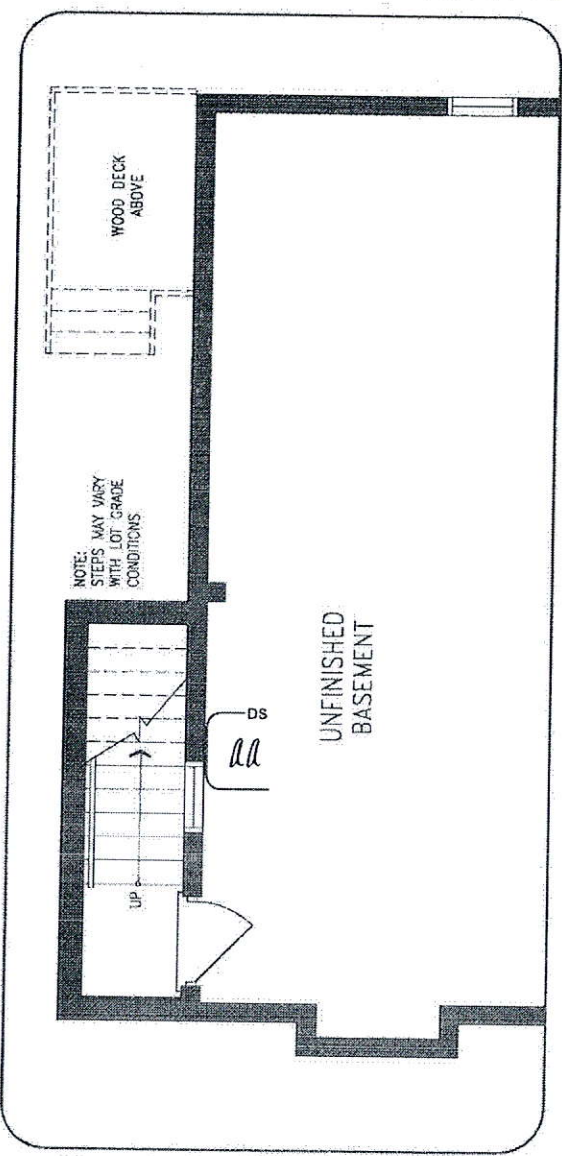
Date: 2021-04-14

PURCHASER ALTERATION FORM

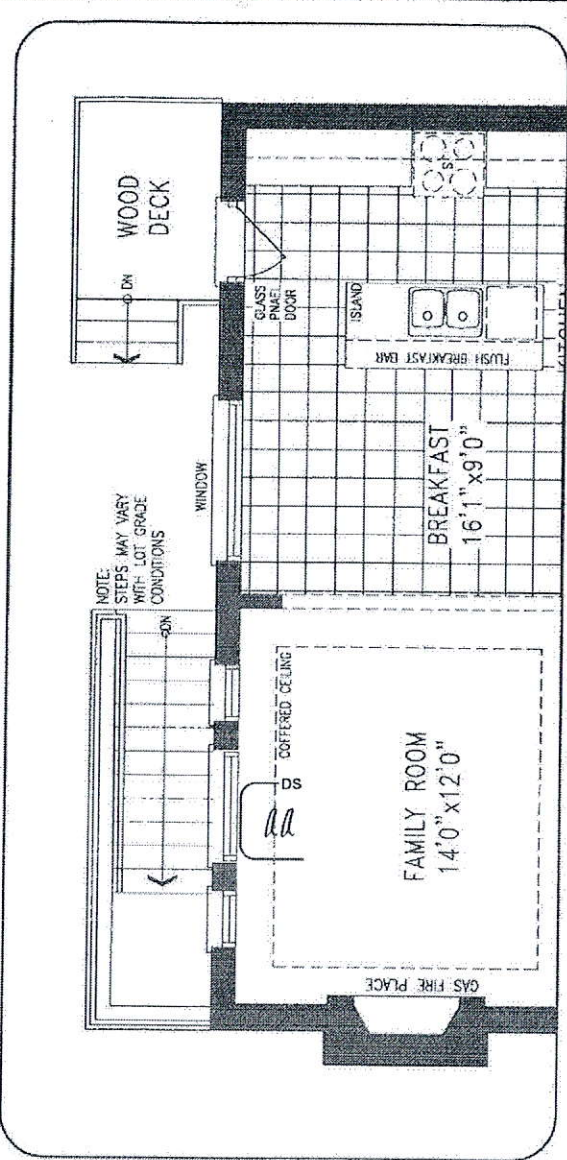
LOT 285
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 4
ELEV. 3

- REVISION:
- 1. ADD EXTERIOR BASEMENT WALK-UP STEPS
 - 2. FAMILY ROOM - REMOVE BAY WALL AND STRAIGHTEN THE WALL TO ACCOMMODATE WALK UP STEPS AS PER SKETCH
 - 3. DECK AS PER GRADE CONDITION, REPLACE SLIDING GLASS DOOR WITH NEW WINDOW, REPLACE WINDOW IN KITCHEN TO GLASS PANEL DOOR AS PER SKETCH
- DocuSigned by:
Asif Ali 30-Aug-20



LOWER LEVEL



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY
1/8"

N.T.S.
PAGE No.
1 OF 1



↓

Floor plan of a house with the following rooms and dimensions:

- FAMILY ROOM: 14'0" x 12'0"
- BREAKFAST: 16'1" x 9'0"
- KITCHEN: 8'1" x 7'5"
- LIBRARY: 9'1" x 9'0"
- LIVING/DINING ROOM: 18'0" x 21'0"
- GARAGE: 19'10" x 12'8"
- SUNKEN FOYER
- PORTICO

The plan also shows several bedrooms (BDR) and a bathroom (BATH). A black arrow points to the top right corner of the plan.



fed. 

200 AMP

A large, stylized handwritten letter 'G' is written over a rectangular stamp. The stamp contains some illegible text, possibly a date or official mark. The signature is written in dark ink.

VALLEYCREEK FOUR

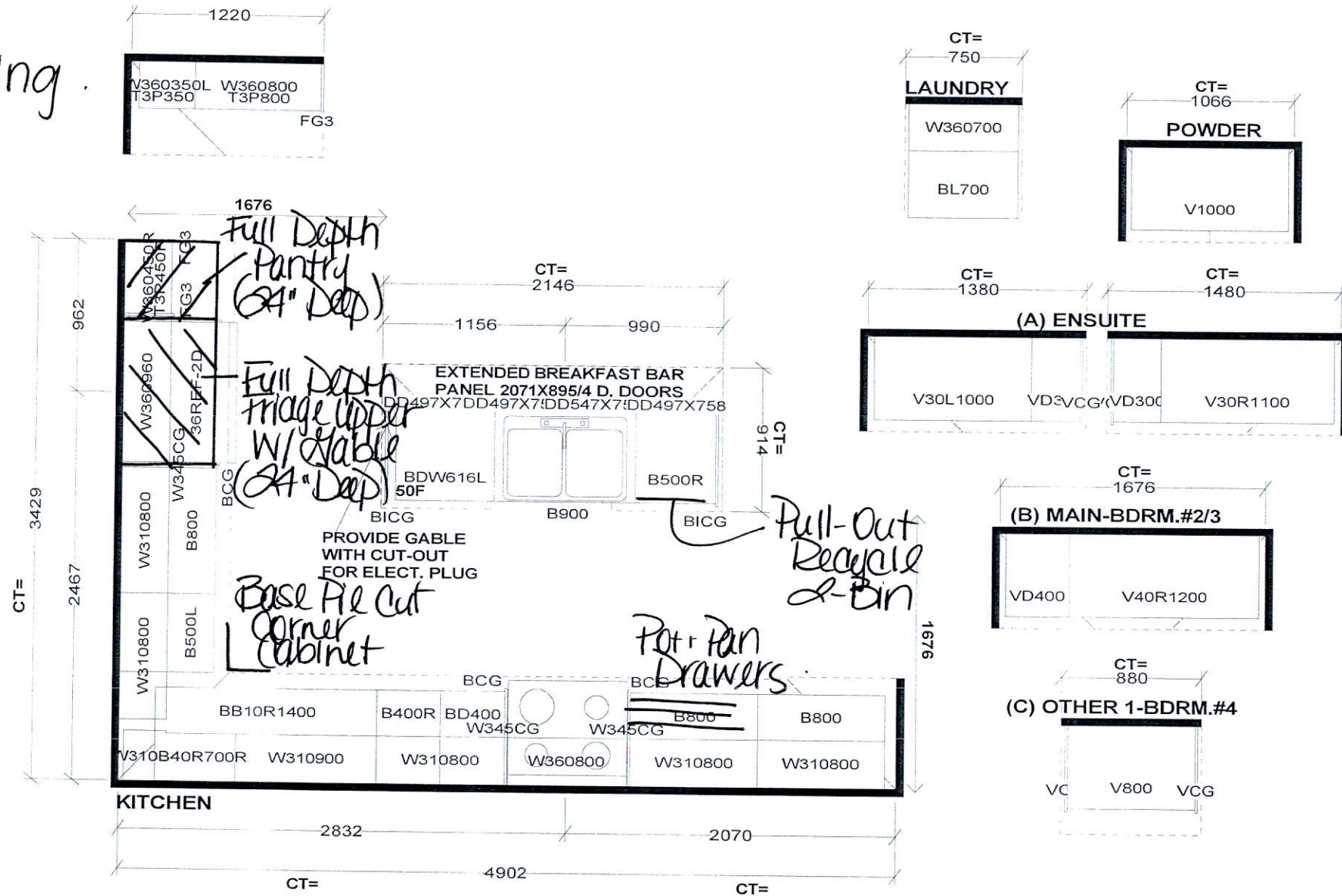
ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 sq.ft.

A

205 - Russell Gardens

Kitchen

am 11 moulding.



A

Selba Industries			J#
W W DTH	W H GHT	W C N T	<p>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.</p> <p>DESIGNER: KS DATE: MAY 13 20</p>
FLOOR H GHT	DOOR H GHT		
ST CENT	2X4	VENT BOX COVER	
<p>JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 4X EL 1,3 LOT #:</p>			