

CONSTRUCTION SUMMARY

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

RECEIVED

MAY 31 2021

PURCHASER: Zunair ASLAM

TEL:

LOT / PHASE 306 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 1		
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CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 31May21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 31May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 31May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 31May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 31May21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 31May21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 31May21 Note: IF CONSTRUCTION PERMITS	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 31May21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 31May21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 31May21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 31May21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 31May21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 31May21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 31May21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 31May21 Note:	
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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,320.00 BALANCE (\$9,680.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/12/2020.
31May21 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET
31May21 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK
31May21 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:

WITH WALK-UP BASEMENT.
Worksheet Note:

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.
Worksheet Note:

Purchaser: Zunair ASLAM

Property: 306

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four Elev 1

Lock Date: 31-May-21

31-May-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 2/3	DORAL H3081 HACIENDA BLACK	447SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initial: 2.A

Purchaser:

Zunair ASLAM

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

31-May-21

Property:

306

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Valleycreek Four Elev 1

Plan #:

62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24 ✓	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24 ✓	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24 ✓	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STONE WHITE-12 1/4 X 24 1/4"	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13 ✓	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13 ✓	<input type="checkbox"/>	
SIDE HALL	TILE-LITIUM PEARL 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-STONE WHITE-12 1/4 X 24 1/4"	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16	
SIDE HALL	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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Plan #:

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7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-IMAGINE-CORK-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
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	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD 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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	SIDE HALL	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			

** 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 M1-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	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	AS PER CONSTRUCTION SPECIFICATIONS		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

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

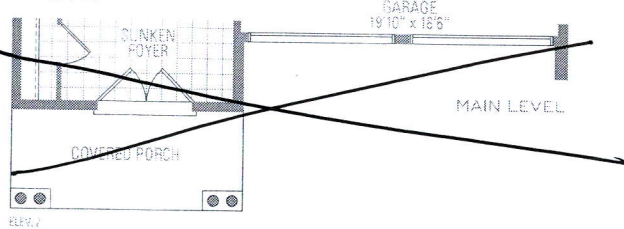
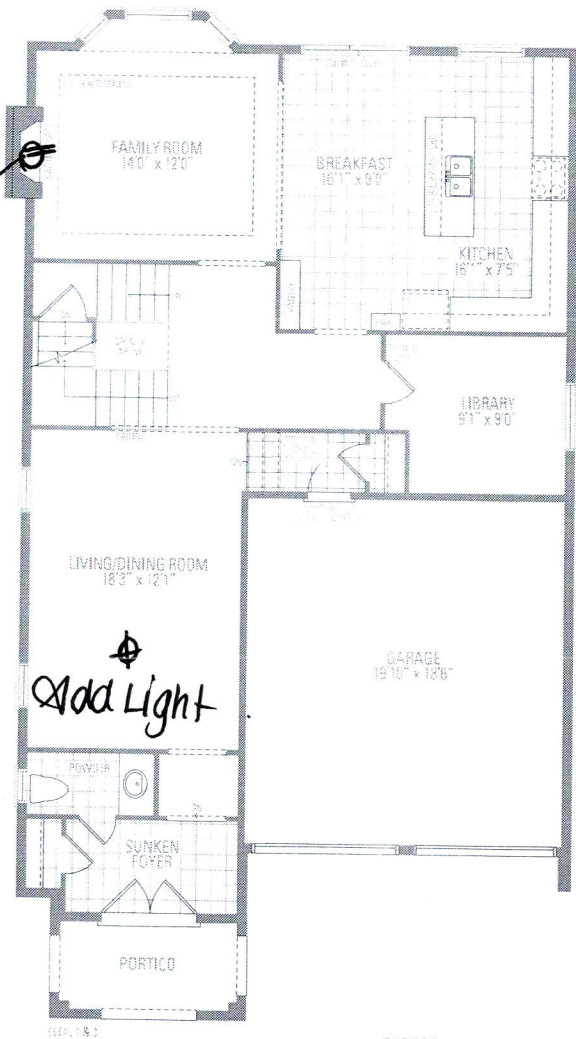
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

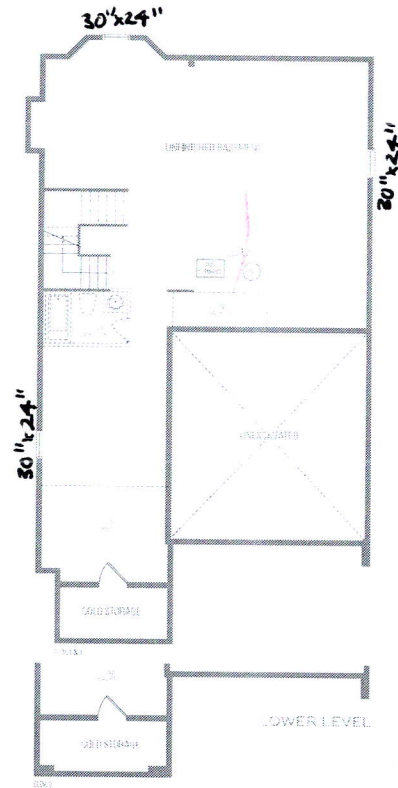
Signature:  Date: 31 May 2021

Add Plug
Above
Fireplace

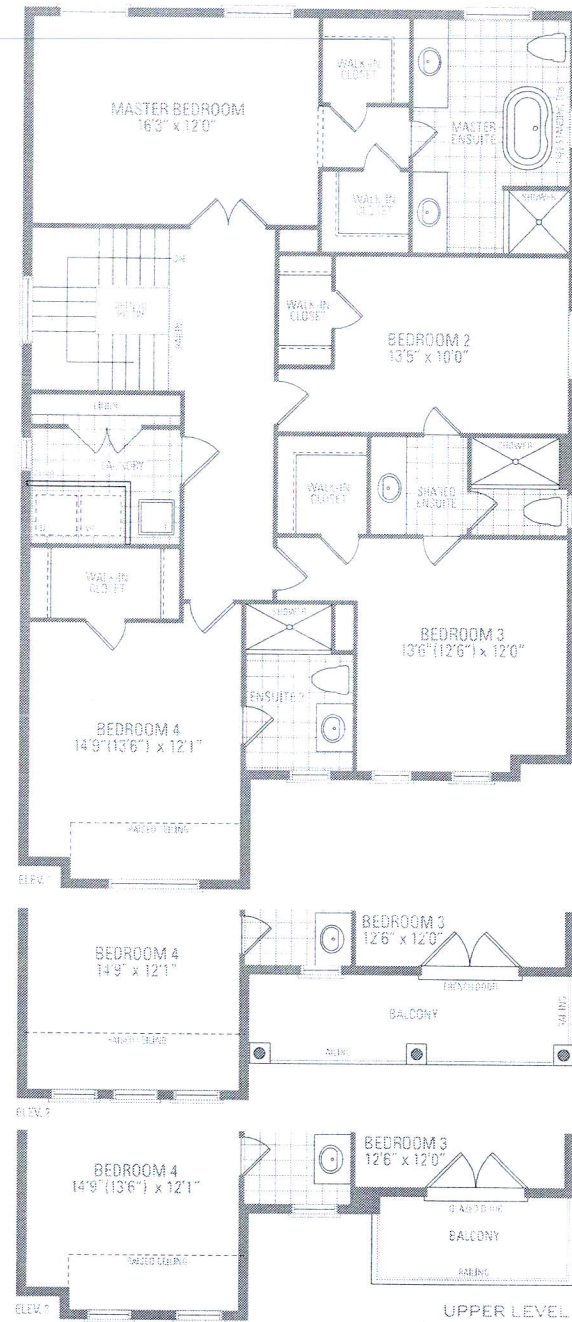


ZA

Walk-up
Larger Basement Windows



200 AMP



306 Russell Gardens III
VALLEYCREEK FOUR ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 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 conception. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020

PURCHASER ALTERATION FORM

LOT 306
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 4
ELEV. 1

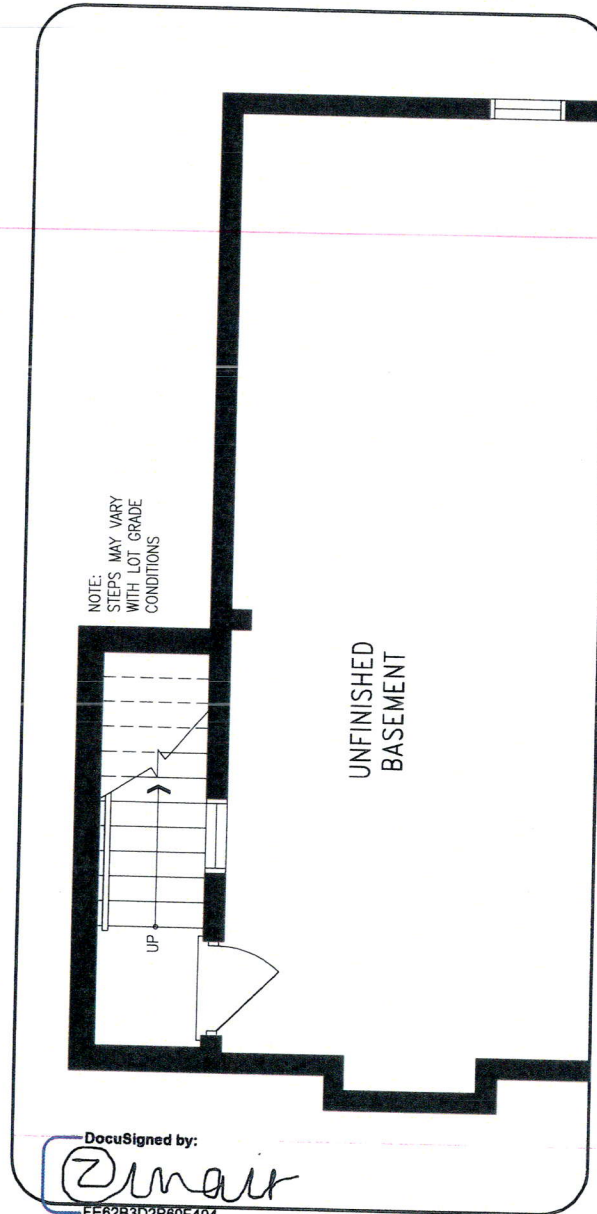
REVISION:

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

DocuSigned by:

Zimair
FE62B3D2B60F404...

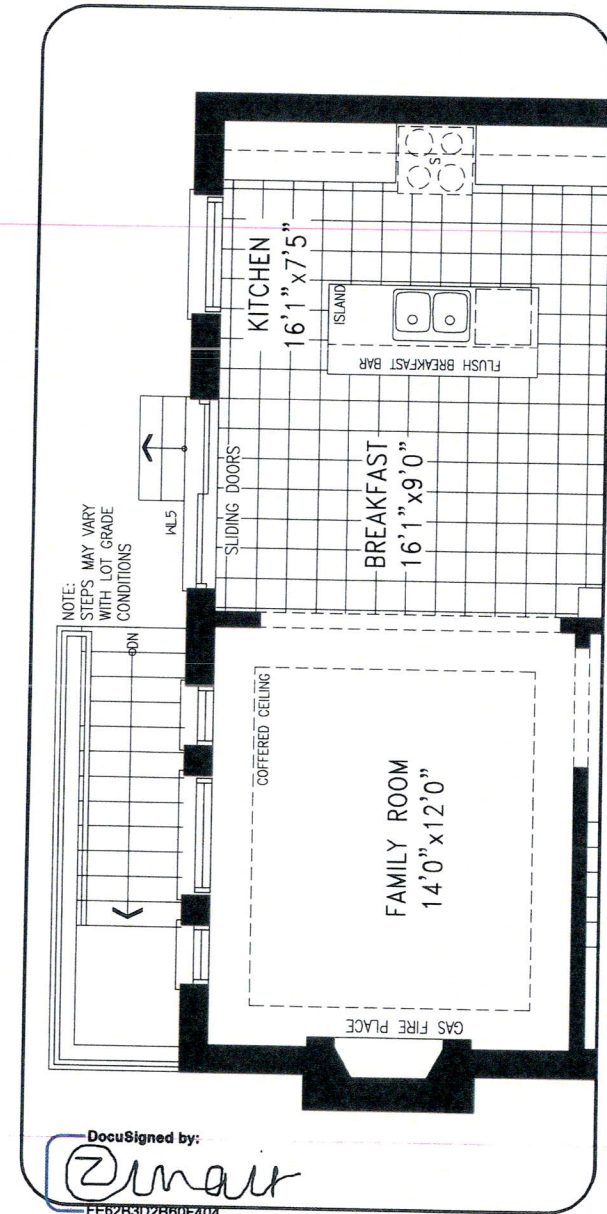
29-Oct-20



DocuSigned by:

Zimair
FE62B3D2B60F404...

LOWER LEVEL



DocuSigned by:

Zimair
FE62B3D2B60F404...

MAIN LEVEL

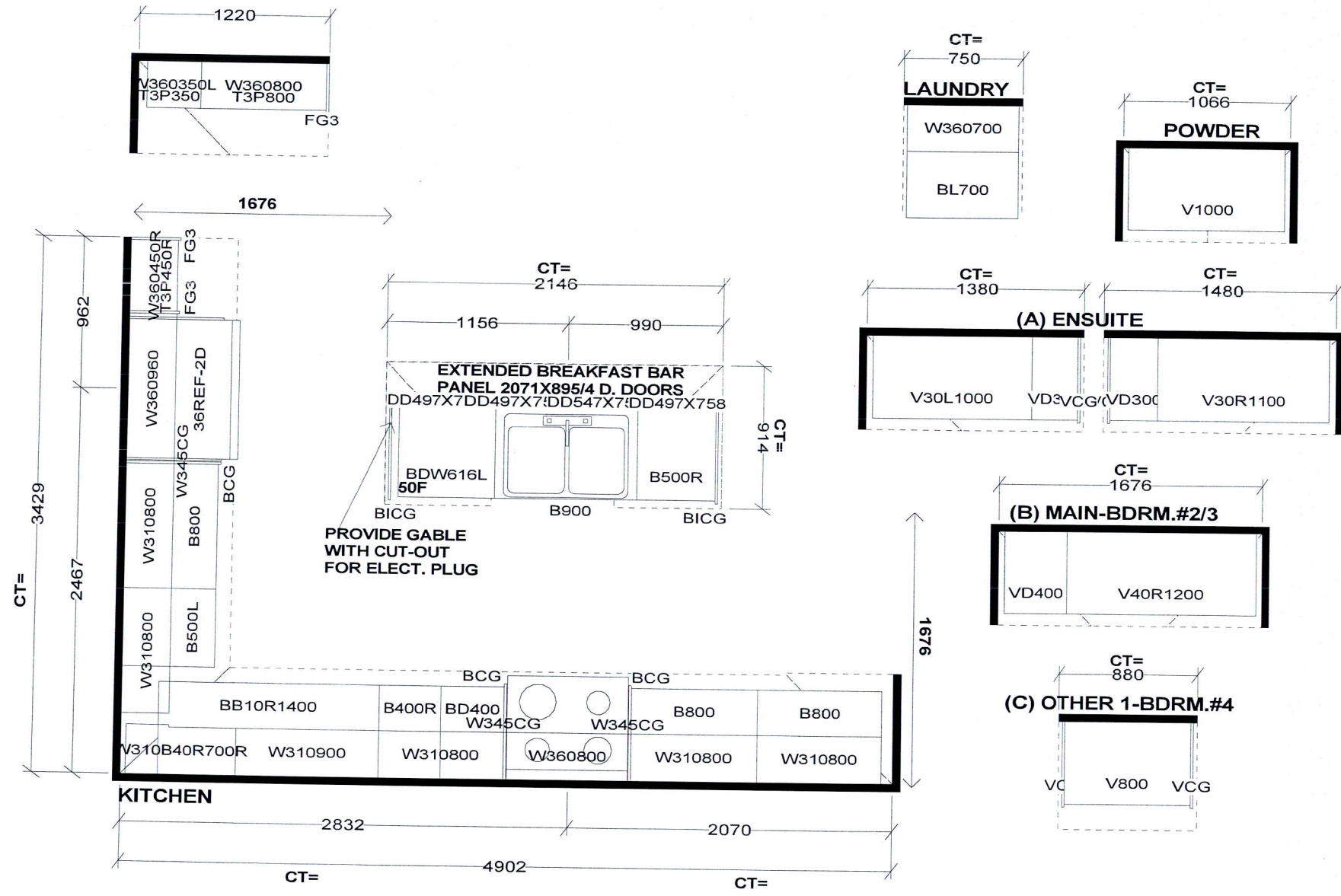
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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
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SCALE
BY
VG

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

Greenpark™



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WWIDTH _____ WHGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST. CENT _____ 2X4 _____ VENT BOX COVER _____			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: VALLEYCREEK 4X EL 1,3 LOT #: _____			