

CONSTRUCTION SUMMARY

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

PURCHASERS: UTKARSH P TRIVEDI and PAYAL UTKARSH TRIVEDI

TEL: RES.: 416-559-3812

LOT / PHASE 227 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (5 Bedroom) Elev 3		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 07Jul21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - NO FULL DEPTH ABOVE FRIDGE 07Jul21 Note:	
1 - DELETE STANDARD PANTRY UNIT BESIDE FRIDGE 07Jul21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 07Jul21 Note: <i>Remove microwave. Spec's to follow =</i>	

CERAMIC TILE

1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 07Jul21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4/5 - SHOWER 07Jul21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 2/3 - TUB AREA 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4/5 - FLOOR 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 07Jul21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 07Jul21 Note:	

ELECTRICAL



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227 / 3	62M-1266	Mountainash Four (5 Bedroom) Elev 3		

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 07Jul21 Note: MASTER ENSUITE - X1 SHARED 2/3 - X1 SHARED 4/5 - X1	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 07Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED FOR FUTURE WALL MOUNTED TV 07Jul21 Note: MASTER ENSUITE - REFER TO SKETCH APPROX. 5'-0" FROM FINISHED FLOOR	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 07Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 07Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 07Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 07Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FOYER - TO BE INSTALLED ON SEPARATE SWITCH FROM STANDARD LIGHT 07Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 07Jul21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 07Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 07Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 07Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 07Jul21 Note:	

MIRRORS AND GLASS

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1 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES 07Jul21 Note: MASTER ENSUITE	
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - LIVING AND DINING ROOM 07Jul21 Note:	
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1 - CORNICE MOULDING - - FAMILY ROOM 07Jul21 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Jul21 Note:	
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2 - TOE TESTER - ADD TOE TESTER TO SHOWER 07Jul21 Note: MASTER ENSUITE - X1 SHARED 4/5 - X1	
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1 - KITCHEN- MOVE PLUMBING ISLAND TO WINDOW WALL ON STOVE WALL- SEE SKETCH 20May21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Jul21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 3 07Jul21 Note: BLACK IRON PICKET	
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1 - V GROOVE HANDRAIL 07Jul21 Note:	
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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Jul21 Note:	
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EXTRAS AS PER OFFER

(1) 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 <i>Worksheet Note:</i>	
Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo <i>Worksheet Note:</i>	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <i>Worksheet Note:</i>	
10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 7 Jul 21 at 15:27

Purchasers:UTKARSH P TRIVEDI & PAYAL UTKARSH TRIV

Property: 227

Telephone Res. / Bus: (416) 559-3812 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

Lock Date: 7-Jul-21

7-Jul-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4/5	MONACO 821 INDUSTRIAL GRAPHITE	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	N/A
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	

** Refer to Construction Summary

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Lock Date: 8-Jul-21

7-Jul-21

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA POL 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POL 24X24	<input type="checkbox"/>	
Laundry Room	TILE-VARENNA CARRARA POL 24X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POL 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RMD STATUARIO BRILL 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RMD STATUARIO BRILL 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-RMD STATUARIO BRILL 10X30	<input type="checkbox"/>	
SIDE ENTRANCE	TILE-VARENNA CARRARA POL12X24	<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-RMD STATUARIO BRILL 10X30	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-RMD STATUARIO BRILL 10X30	
Ensuite Bath - Bedroom 4/5	TILE-RMD STATUARIO BRILL 10X30	
SIDE ENTRANCE	N/A	
Kitchen Backsplash	N/A	

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

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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

P.T.

U.T.

Purchasers:

UTKARSH P TRIVEDI & PAYAL UTKARSH TRIV

Telephone Res. / Bus:

(416) 559-3812 /

Decor Advisor:

Aly Aversa

Lock Date:

7-Jul-21

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Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

Plan #: 62M-1266

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Living Room	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Dining Room	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Family Room	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Den / Library / Study	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	HARDWOOD-MIRAGE-SWEET MEMORIES COLLECTION-TREASURE- RED OAK BRUSHED 5" DURAMATT	
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #5	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
FLEX ROOM	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE-RED OAK -TREASURE
Picket Type	EUROLINE 3	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK -TREASURE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-RED OAK -TREASURE
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	22 WARM GREY
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 4/5	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	UPDATE - 175	P.T.	Lower Landing		
Dining Room	UPDATE - 175				
Family Room	UPDATE - 175	U.T.			

** 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	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
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 TEMP.		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 checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

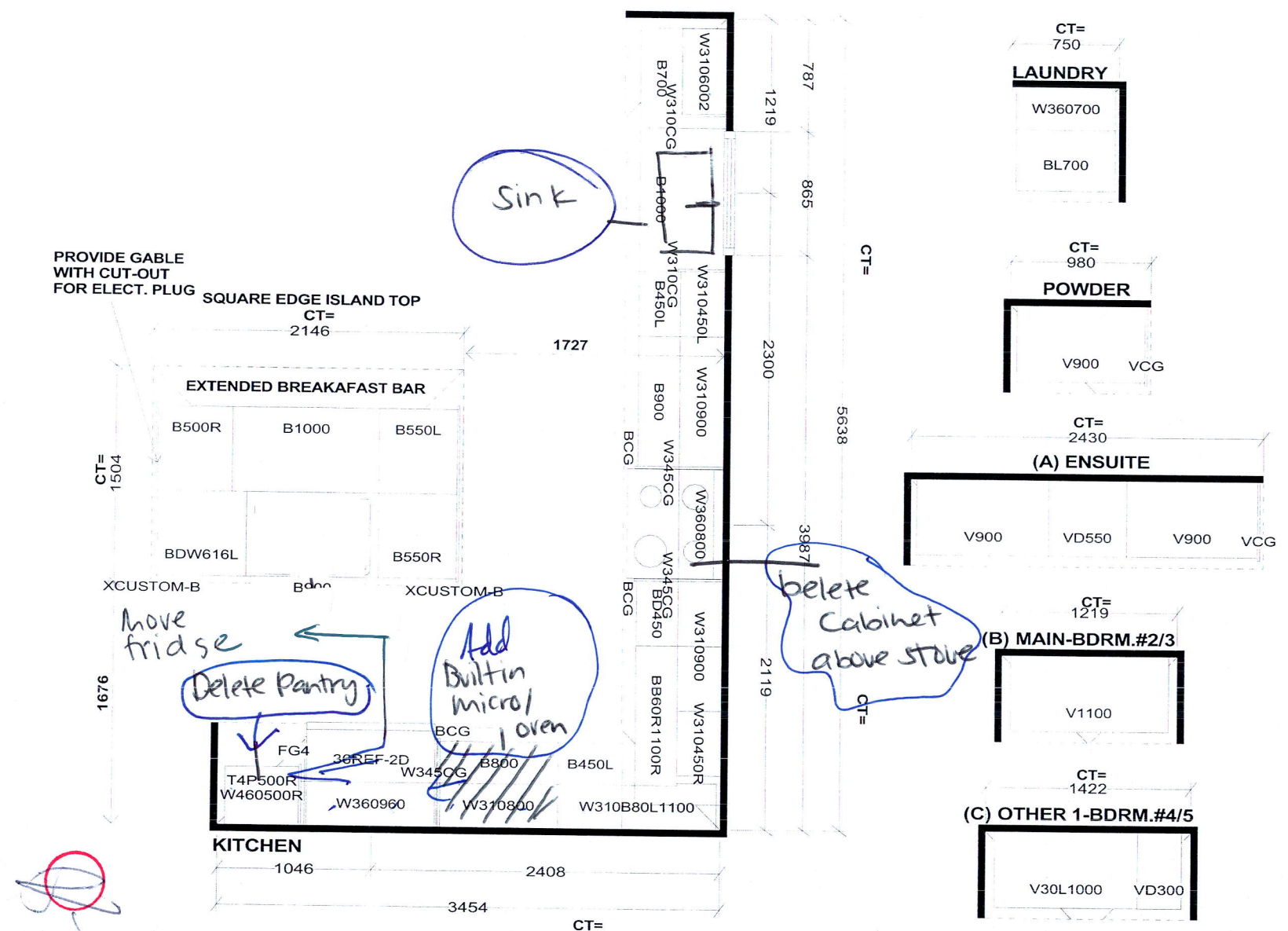
14. General Comments

** 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: P.Trivedi Date: July 12, 2021 Signature: U.Trivedi Date: July 12, 2021



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: MAY 13 20

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: MOUNTAINASH 4X OPT 5 BDRM EL 1,2,3
LOT #:

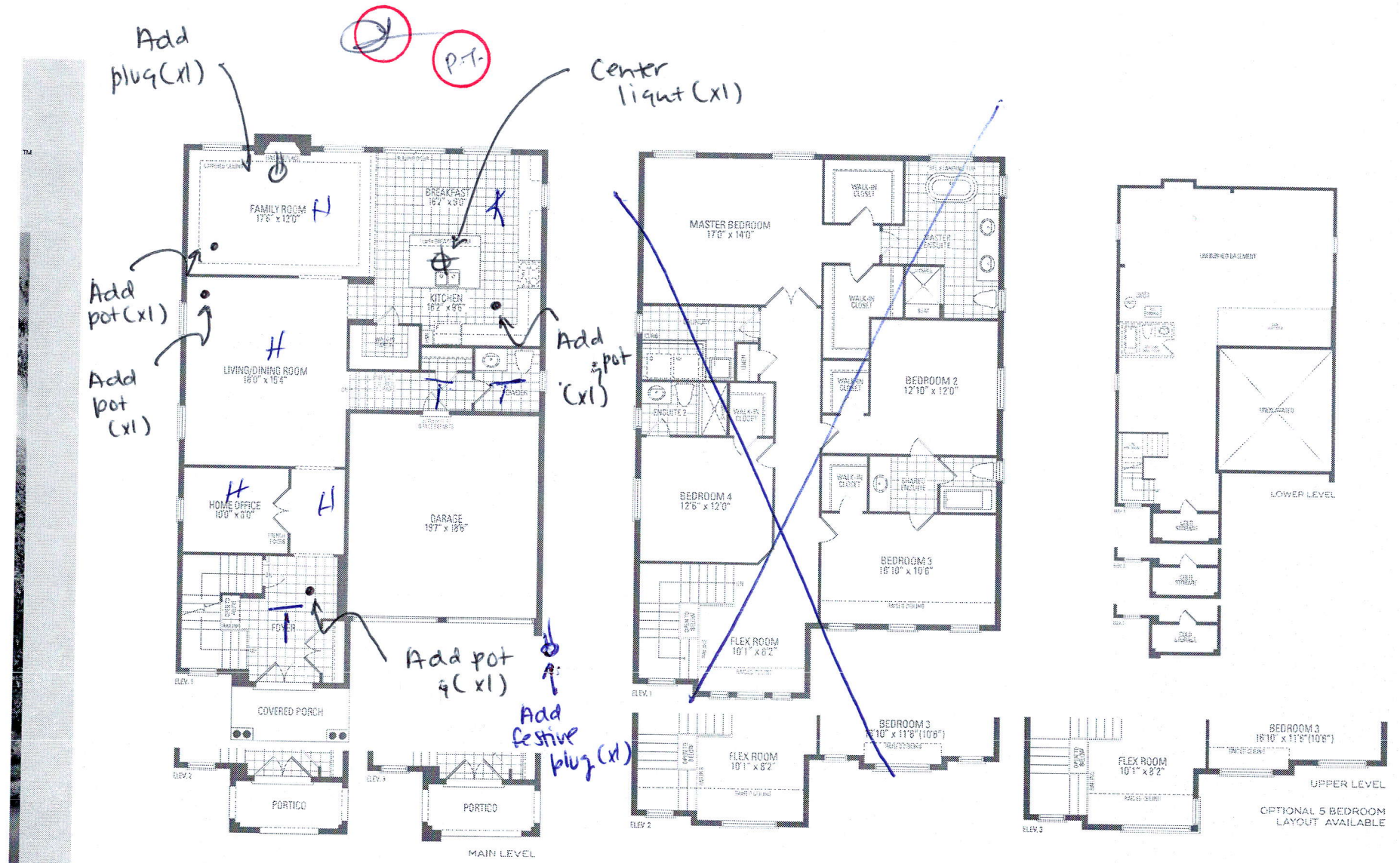
5 BEDROOM LAYOUT

MOUNTAINASH FOUR

ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.



Dimension of home may be reviewed 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 rendering are an artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Renderline and adjoining model types may vary due to staging. E & O E May 2021



MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Slopes 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. Routine and adjoining model types may vary due to change. E. & C. C. May 2020