

CONSTRUCTION SUMMARY

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

PURCHASERS: CHRISTOPHER A TAYLOR and EMILY ANNE-MARIE TAYLOR

TEL: RES.: 289-795-5522

LOT / PHASE 233 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN - SERVERY - DELETE CABINET ABOVE BAR SINK ONLY 13Jul21 Note:	
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CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 13Jul21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4 - SHOWER 13Jul21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - TUB AREA 13Jul21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13Jul21 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 13Jul21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE BATHROOM - FLOOR 13Jul21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 13Jul21 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 13Jul21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 13Jul21 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS - MASTER ENSUITE BATHROOM 11Jun21 Note:	

COUNTER TOP

1 - SHOWER SEAT – UPGRADE MATERIAL IN LIEU OF STANDARD MATERIAL 13Jul21 Note:	
1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - MASTER ENSUITE BATHROOM 11Jun21 Note: SUPPLY & INSTALL	

DOORS AND TRIM

1 - DOORS INTERIOR - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 13Jul21 Note:	
1 - TRIM - UPGRADE 3 - 7-¼" ONE STEP BASEBOARD AND BB ONE STEP CASING 13Jul21 Note:	

ELECTRICAL



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1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 2/3 BATHROOM 13Jul21 Note:	
2 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - INSTALLED ON WALL FOR FUTURE SCONCE LIGHTING - ON SEPERATE SWITCHES - SWITCHES TO BE INSTALLED AS PER SKETCH - IF CONSTRUCTION PERMITS - MASTER BEDROOM 13Jul21 Note:	
1 - KITCHEN - BREAKFAST - INSTALL LIGHT AS PER SKETCH - IF CONSTRUCTION PERMITS 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN SERVERY 13Jul21 Note:	
1 - KITCHEN - SERVERY - RELOCATE STANDARD LIGHT ON WALL ABOVE BAR SINK - IF CONSTRUCTION PERMITS 13Jul21 Note:	
1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO BE INSTALLED ABOVE MIRROR - SEE SKETCH 13Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 13Jul21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM - AS PER SKETCH 13Jul21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 13Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 13Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - FIREPLACE SURROUND - UPGRADE TO GRANITE IN LIEU OF MARBLE 13Jul21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF STANDARD TILE - FOYER 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 13Jul21 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 13Jul21 Note:	

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1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
13Jul21 Note:

MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL 13Jul21 Note:	
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1 - SHOWER DOOR HANDLE - BLACK HINGES AND D-RING 13Jul21 Note:	
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1 - FRAMELESS GLASS SHOWER DOOR AND PANEL ABOVE SEAT - MASTER ENSUITE BATHROOM 13Jul21 Note:	
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PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM AND FIREPLACE MANTLE - UPGRADE WHITE PAINT 13Jul21 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 13Jul21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Jul21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1515.00 BALANCE FORWARD (\$18,485.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$20,000.00 AS PER SCHEDULE PE. 11Jun21 Note:	

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 13Jul21 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 13Jul21 Note:	
1 - STAINED HANDRAIL, NOSING AND TREADS WITH PAINTED RISERS AND STRINGER - STANDARD STAIRCASE - PRICE IS PER SET 13Jul21 Note:	

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 Worksheet Note:	
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 Worksheet Note:	
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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Purchasers:

CHRISTOPHER A TAYLOR & EMILY ANNE-MAR

Property: 233

Telephone Res. / Bus:

(289) 795-5522 /

Decor Advisor:

Candace Forza

Lock Date:

15-Jul-21

13-Jul-21

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL WHITE	447SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 347 OYSTER WISH	190SA
Master Ensuite Bathroom	SABRA 352 WILD MUSHROOM	447SA
Ensuite Bath - Bedroom 2/3	SABRA 347 OYSTER WISH	411SB
Ensuite Bath - Bedroom 4	SABRA 814 DARK CHOCOLATE	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-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	STRIP	<input type="checkbox"/>	
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE BIANCO-13X13	<input type="checkbox"/>	50 TITANIUM
Powder Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	61 OYSTER SHELL
Master Ensuite Bathroom	TILE-AXIS BLACK-12X24***STAGGERED***	<input type="checkbox"/>	4 CHARCOAL
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	52 FRENCH VANILLA
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	50 TITANIUM
SIDE ENTRY	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	61 OYSTER SHELL
	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***STAGGERED***	50 TITANIUM
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/BEIGE-8X16***STAGGERED***	52 FRENCH VANILLA
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16***STAGGERED***	50 TITANIUM
SIDE ENTRY	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

MASTER ENSUITE BATHROOM - NICHE & SEAT - QUARTZ - GRECALE** 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	LINCON-SMOOTH
Interior Trim	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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13-Jul-21

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Project:

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7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #5	N/A	
FOYER	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
KITCHEN & BREAKFAST	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-WHITE OAK-DURAMATT-HULA HOOP-6 1/2"	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE HULA HOOP WHITE OAK
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	WHITE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE HULA HOOP WHITE 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	WHITE	SIDE/GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> 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			QUARTZ-METROPOLIS DARK			N/A		
	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	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

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: _____

Signature: 

Date: _____

Install Light Sls Per Sketch

Add Plug Above Fireplace

Add Light On wall

Relocate Std Light Above Island

1 Potlight
Relocate Std Light

1 Potlight
1 Potlight

Center Std Light

Install Std Light Above mirror on wall

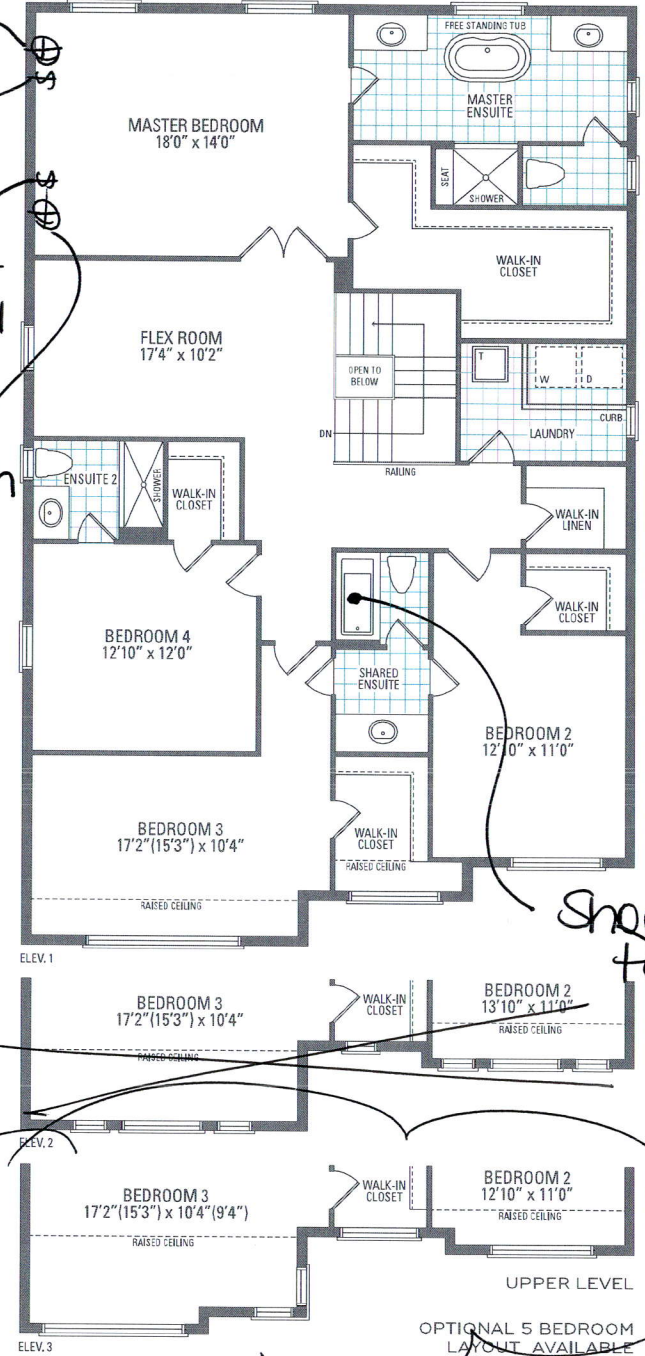
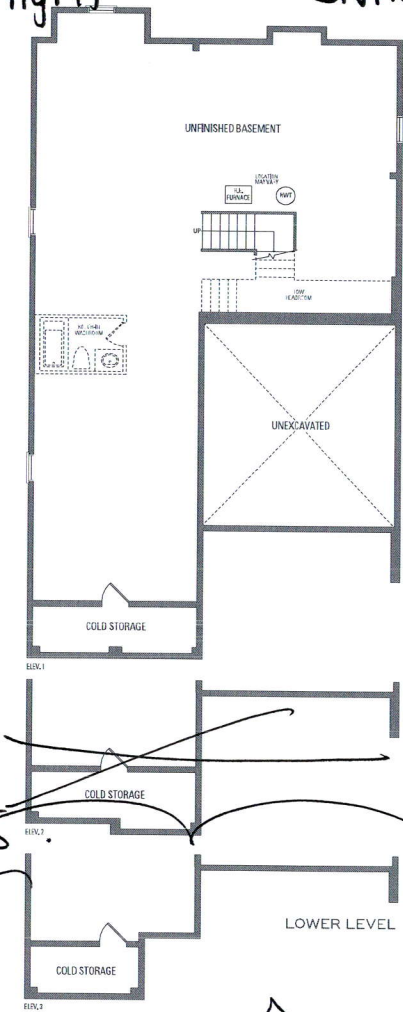
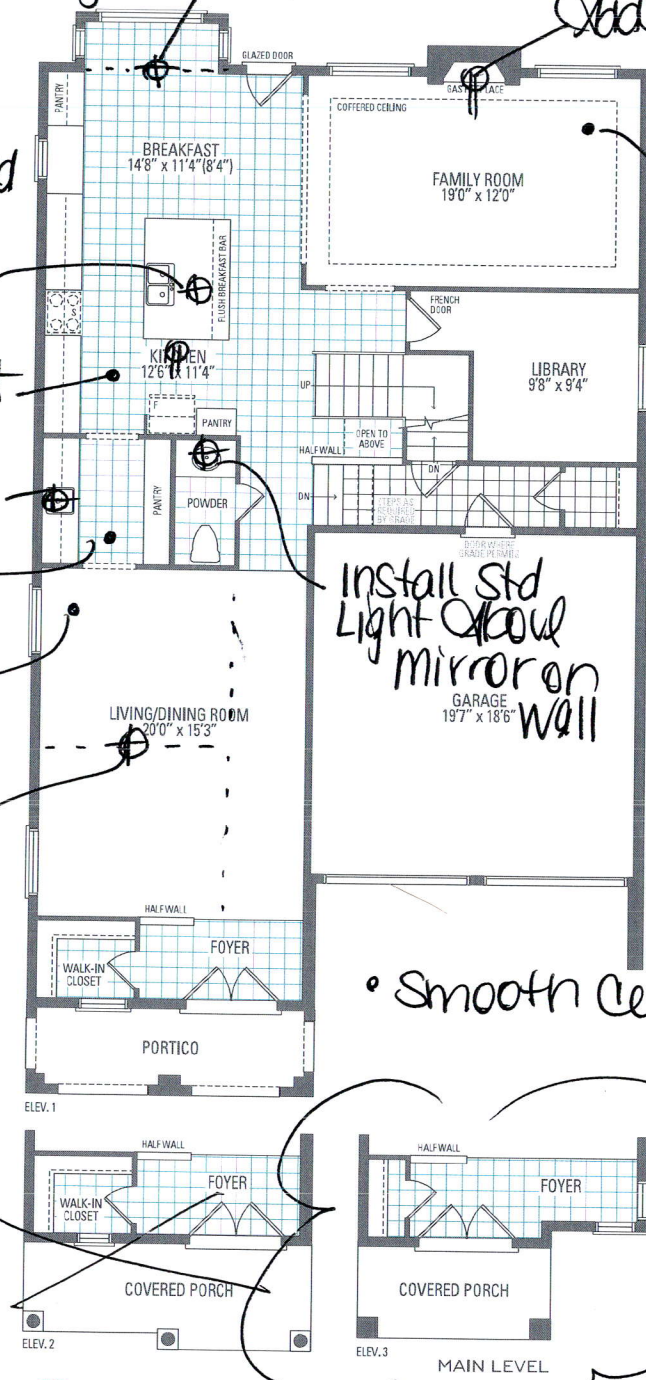
1 Potlight

Switch

Add Light On wall

Switch

Shower Potlight



Smooth Ceilings

MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 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. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020

