


CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Parminder REEHAL and Jasica SAINI-REEHAL			TEL: RES.: 905-598-0158	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
81 / 3	62M-1266	Valleycreek Three Elev 1		






CABINETRY

1 - ***DELETE - CABINETRY - KITCHEN - CM3 CROWN MOULDING 16Jul21 Note:		
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 19Feb21 Note:		
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 19Feb21 Note:		
1 - CABINETRY - KITCHEN - CM3 CROWN MOULDING 19Feb21 Note:		
1 - CABINETRY - KITCHEN - UPGRADE 1 19Feb21 Note:		

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 19Feb21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 19Feb21 Note:	
1 - KITCHEN HOOD CABINETS - CONTEMPORARY WOOD HOOD - UPGRADE 1 19Feb21 Note: PURCHASER TO SUPPLY AND INSTALL HOOD FAN AFTER CLOSING	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 1 19Feb21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 1 19Feb21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 4 - SHOWER 16Jul21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 4 - FLOOR 16Jul21 Note:		
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 2/3 - TUB AREA 16Jul21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2/3 - FLOOR 16Jul21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - LAUNDRY ROOM 16Jul21 Note:		
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 19Feb21 Note:		
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 19Feb21 Note:		

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1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 19Feb21 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 19Feb21 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 19Feb21 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 19Feb21 Note:				

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 19Feb21 Note:	
1 - LAUNDRY ROOM - DELETE CLOSET WALLS, DOORS, SHELF AND ROD 19Feb21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 19Feb21 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE INCLUDES CHROME KNOB & HINGES 16Jul20 Note: IF CONSTRUCTION PERMITS	

DOORS AND TRIM

1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 19Feb21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 19Feb21 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 19Feb21 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT - FRONT PORTICO - IF CONSTRUCTION PERMITS 19Feb21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Feb21 Note:	
2 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 19Feb21 Note:	
1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO ABOVE VANITY - IF CONSTRUCTION PERMITS 19Feb21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 16Jul20 Note:	

FIREPLACE AND ACCESSORIES

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1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 19Feb21 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 19Feb21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Feb21 Note:	

HARDWOOD FLOORING

1 - LANDING FINISHED IN HARDWOOD - SINGLE LANDING - LOWER LANDING 19Feb21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 19Feb21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 19Feb21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 19Feb21 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 19Feb21 Note:	
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PLUMBING

1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 19Feb21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 19Feb21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,665.00 BALANCE (\$7,335.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000 AS PER SCHEDULE PE DATED 06/28/2020. 16Jul20 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 16Jul20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Feb21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 19Feb21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 19Feb21 Note:	

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1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 19Feb21 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 Two Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 19 Jul 21 at 9:53

Purchasers: Parminder REEHAL & Jasica SAINI-REEHAL

Property: 81

Telephone Res. / Bus: (905) 598-0158 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Three Elev 1

Lock Date: 19-Jul-21

19-Feb-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFTWOOD	412SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	412SB
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	412SB
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	412SB
Ensuite Bath - Bedroom 4	MONACO 821 INDUSTRIAL GRAPHITE	412SB
	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-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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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	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
	N/A	<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-LITIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED-12X24	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED-12X24	
	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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7. Other Flooring

Main Hall	N/A
Living Room	N/A
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	N/A
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	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSH-CHARACTER-UV URETHANE OIL-RED OAK-PEWTER-5
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
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	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	N/A	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 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	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
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 M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			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	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 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 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	<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: Parminder Reehal Date: 7/20/2021 Signature: Jasica Saini-Reehal Date: 7/20/2021