

CONSTRUCTION SUMMARY

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

PURCHASERS: HAMZA KHALID and MOHAMMAD HUSSAIN

RECEIVED
AUG 4 - 2021

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
333 / 3	62M-1266	Mountainash Two (5 Bedroom) Elev 1		

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 03Aug21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Aug21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03Aug21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 03Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 03Aug21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 03Aug21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 03Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 03Aug21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 03Aug21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Aug21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 03Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 03Aug21 Note:	

MISCELLANEOUS

1 - FURTHER DISCOUNT AS PER VENDOR 03Aug21 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Aug21 Note:	
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LOT / PHASE 333 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Two (5 Bedroom) Elev 1		
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Aug21 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 Worksheet Note:	
Purchase Price includes Three 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 t Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 3 Aug 21 at 13:48

Purchasers:
Telephone Res. / Bus: /
Decor Advisor:
Lock Date:

HAMZA KHALID & MOHAMMAD HUSSAIN
Candace Forza
3-Aug-21

Property: 333
Project: Russell Gardens Building Ltd.
Model and Elevation: Mountainash Two (5 Bedroom) Elev 1
3-Aug-21
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	446SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST	446SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 2/3	EVEREST	190SA
Ensuite Bath - Bedroom 4/5	DORAL H3078 HACIENDA WHITE	189SA
	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-CALCUTTA MARBLE 4925K-07	
Laundry Room	N/A	
Powder Room	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE TIGRIS 4783-60	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	At a 45 Threshold-If App.	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>		<input type="checkbox"/>	
Kitchen / Breakfast	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>		<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>		<input type="checkbox"/>	
Powder Room	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>		<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>		<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>		<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-GARDA GREY-13X13	<input type="checkbox"/>		<input type="checkbox"/>	
	N/A	<input type="checkbox"/>		<input type="checkbox"/>	
	N/A	<input type="checkbox"/>		<input type="checkbox"/>	
	N/A	<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-EXTRA WHITE/GREY-13X13	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 4/5	TILE-LUC AFRICA-8X16	
	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

** Refer to Construction Summary

Initials:

H.K

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

HAMZA KHALID & MOHAMMAD HUSSAIN

/

Candace Forza

3-Aug-21

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7. Other Flooring

Main Hall	N/A
Living Room	MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-PROVIDENCE-5"
Dining Room	MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-PROVIDENCE-5"
Family Room	MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-PROVIDENCE-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-PROVIDENCE-5"
Upper Landing	MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-PROVIDENCE-5"
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #5	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PROVIDENCE RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PROVIDENCE RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PROVIDENCE RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PROVIDENCE 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	43 BIRCH WHITE
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 4/5	43 BIRCH WHITE
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 M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			BIANCO			N/A		
	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	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 checked="" type="radio"/> Yes <input 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.

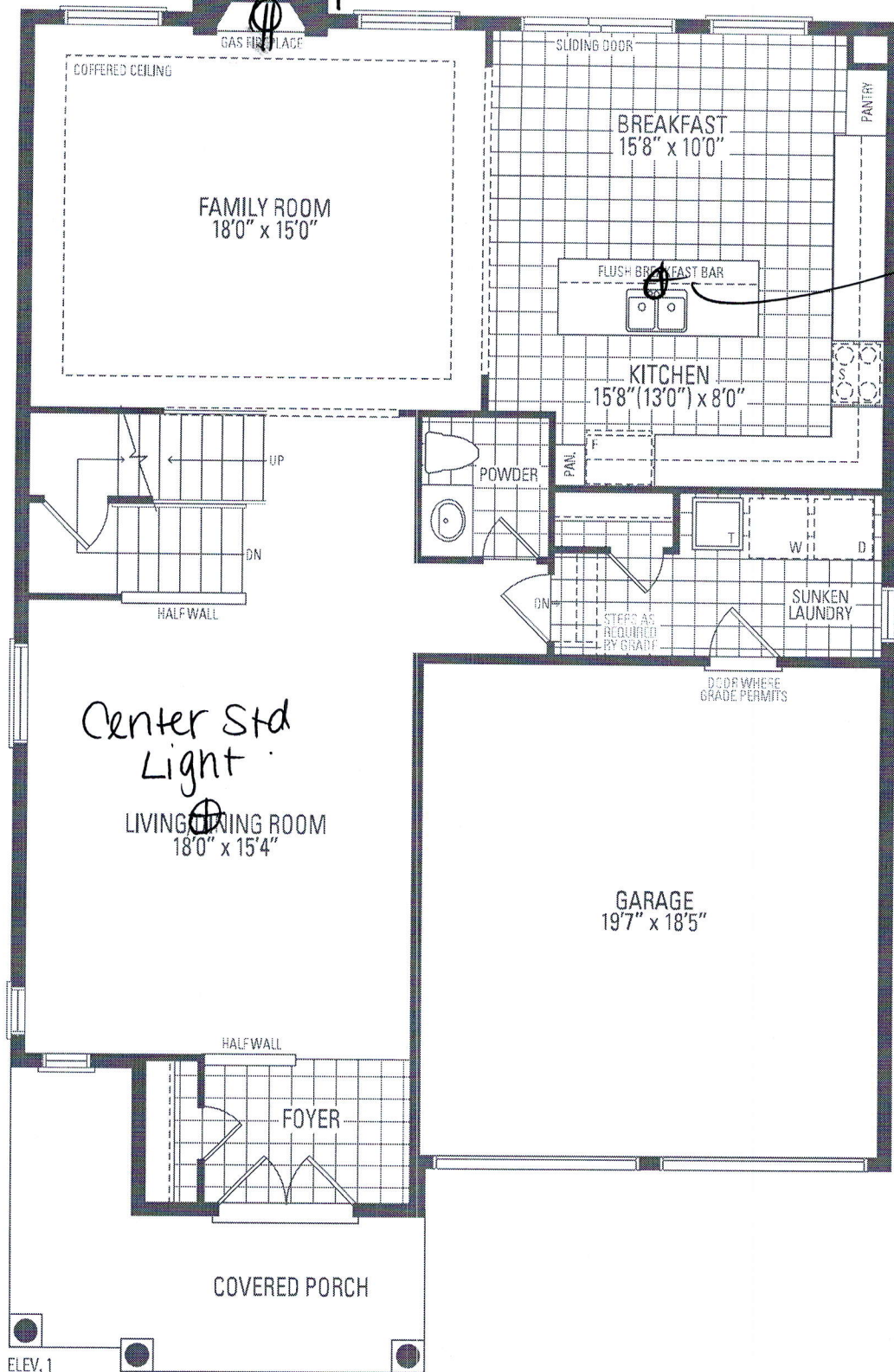
Signature: 

Date: AUG 3

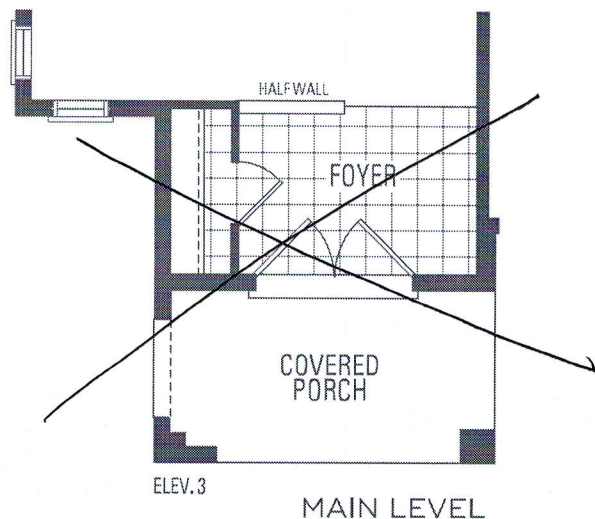
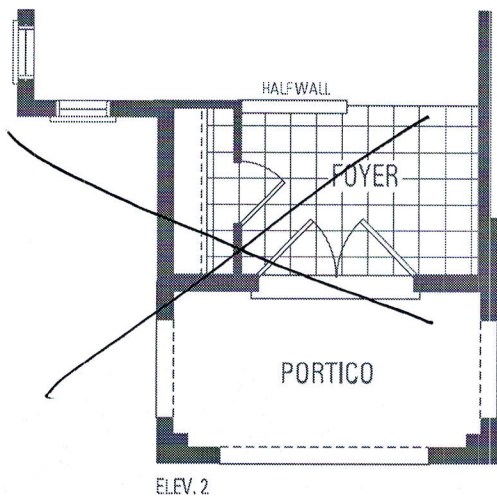
Signature: _____

Date: _____

Add Plug
Above Fireplace



Relocate
Std
Light
Above
Island



MAIN LEVEL

H/K

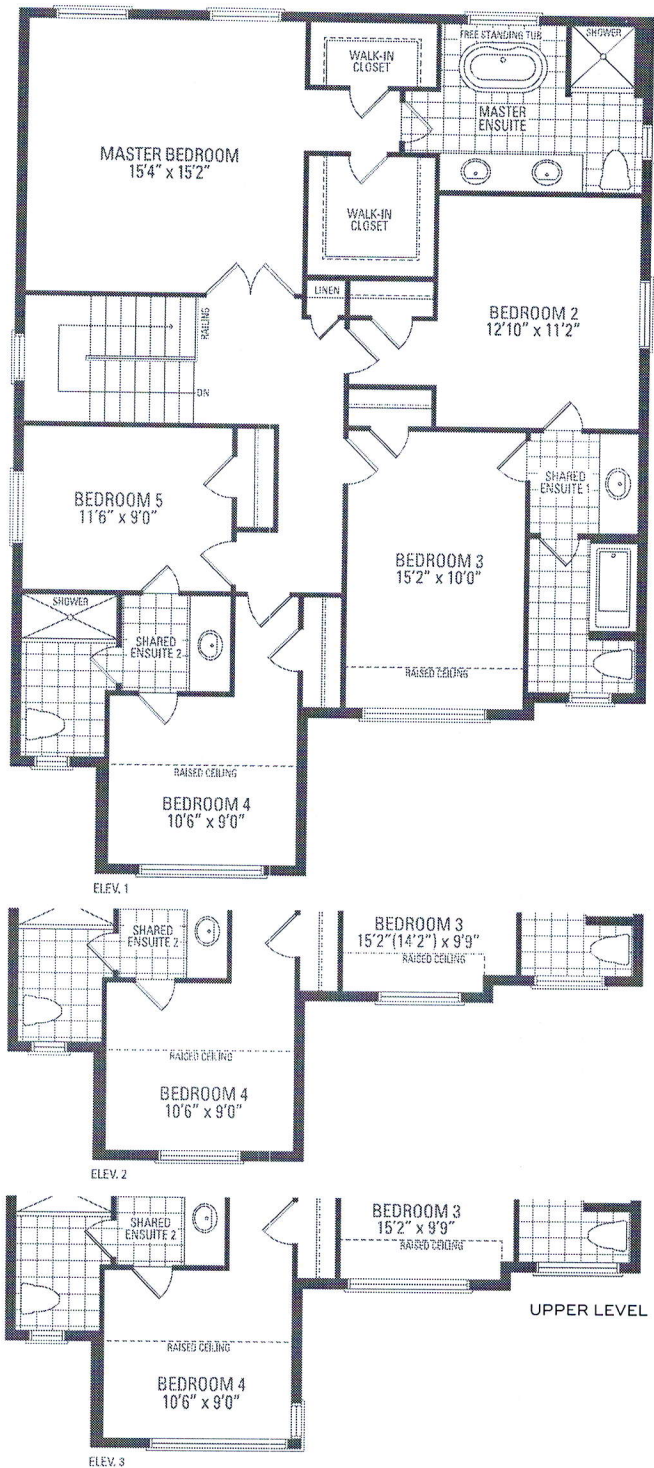
MOUNTAINASH TWO ELE

Orientation of home may be reversed and purchaser agrees to accept the stated floor areas. All renderings are artist's concept. Dimensions, speci

5 BEDROOM LAYOUT

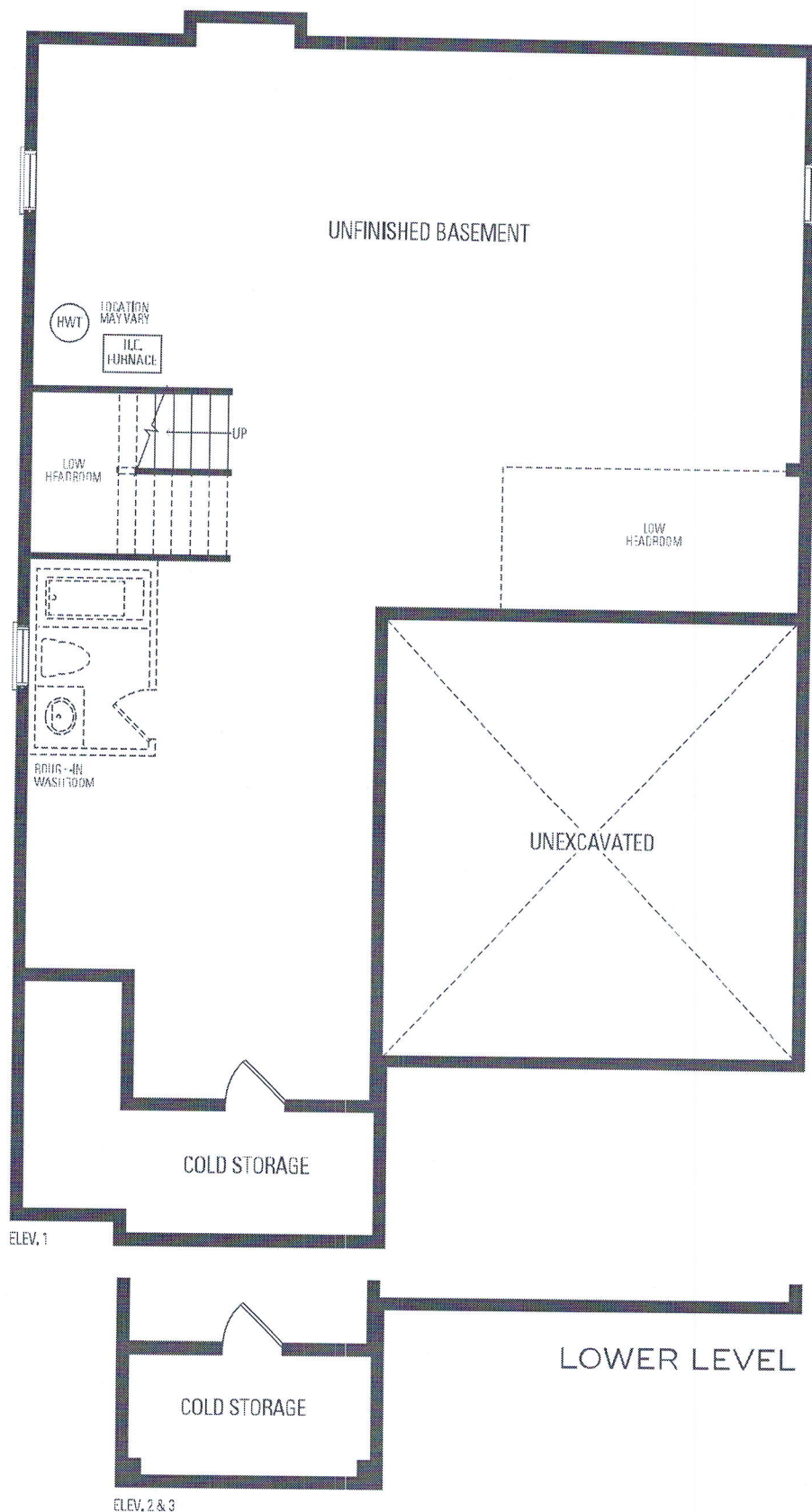
MOUNTAINASH TWO

ELEV. 1 • 2,848 sq.ft. | ELEV. 2 • 2,846 sq.ft. | ELEV. 3 • 2,847 sq.ft.



H.K

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. & G. E. May 2020



H.K.

