

CONSTRUCTION SUMMARY

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

PURCHASERS: SYED MUNEEB UL HASSAN ZIA and NAZRA ISHTIAQUE KHAN

RECEIVED

AUG 5 - 2021

TEL:

LOT / PHASE 185 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Five (5 Bedroom) Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 05Aug21 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 05Aug21 Note:	
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 05Aug21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - UPGRADE 2 05Aug21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - RELOCATE PANTRY AND FRIDGE- SEE SKETCH 05Aug21 Note:	
1 - KITCHEN - SOFT CLOSE CABINETRY 05Aug21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 05Aug21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 05Aug21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 05Aug21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 05Aug21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 05Aug21 Note:	
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS - UPGRADE 2 05Aug21 Note:	
2 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 05Aug21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Aug21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - MUD ROOM 05Aug21 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 05Aug21 Note:	



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1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER 05Aug21 Note:				
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 05Aug21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 05Aug21 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 05Aug21 Note:	
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COUNTER TOP

1 - QUARTZ BACKSPLASH - FULL HEIGHT - INCLUDES BEHIND CHIMNEY HOOD - UPGRADE - KITCHEN 05Aug21 Note:	
1 - QUARTZ WATERFALL LEGS ON ISLAND - UPGRADE - KITCHEN 05Aug21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 05Aug21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 05Aug21 Note:	

DOORS AND TRIM

2 - LIBRARY - FROSTED GLASS IN LIEU OF CLEAR GLASS 05Aug21 Note:	
1 - TRIM - UPGRADE 1 - 5-¼” ONE STEP BASEBOARD AND ONE STEP BB CASING 05Aug21 Note:	

ELECTRICAL

1 - KITCHEN - RELOCATE FRIDGE - SEE SKETCH 05Aug21 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 05Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 05Aug21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 05Aug21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION- INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 05Aug21 Note:	

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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Aug21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 05Aug21 Note:	
1 - POWDER ROOM - RELOCATE STANDARD LIGHT ABOVE VANITY 05Aug21 Note:	
1 - BUILT IN OVEN AND MICRO PROVISION - PROVISION ONLY - ELECTRICAL ONLY 05Aug21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 05Aug21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 05Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 05Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 05Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 05Aug21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 05Aug21 Note:	

MIRRORS AND GLASS

1 - POWDER - DELETE STANDARD MIRROR - DO NOT INSTALL 05Aug21 Note:	
1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES - ENSUITE 2/3 BATHROOM 05Aug21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES - MASTER ENSUITE BATHROOM 05Aug21 Note:	

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTEL - UPGRADE WHITE PAINT 05Aug21 Note:	
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PLUMBING

1 - KITCHEN - MOEN SLEEK SINGLE HANDLE PULL-DOWN PRE-RINSE FAUCET - CHROME - #5925-C 05Aug21 Note:	
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1 - KITCHEN - RELOCATE BAR SINK - SEE SKETCH - IF CONSTRUCTION PERMITS 05Aug21 Note:	
1 - SINK - UNDERMOUNT BAR SINK - TECO KITCHEN #207 05Aug21 Note:	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 05Aug21 Note:	
1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - POWDER ROOM 05Aug21 Note:	
1 - POWDER ROOM - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS 05Aug21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 05Aug21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Aug21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 05Aug21 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 05Aug21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 05Aug21 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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 5 Aug 21 at 15:40

Purchasers:SYED MUNEEB UL HASSAN ZIA & NAZRA ISHT

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:5-Aug-21

Property: 185

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 1

5-Aug-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	447SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST	113SB
Master Ensuite Bathroom	EVEREST	113SB
Ensuite Bath - Bedroom 2/3	EVEREST	447SA
Ensuite Bath - Bedroom 4/5	EVEREST	447SA
	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	QUARTZ-MISTRAL	#360
Laundry Room	N/A	
Powder Room	QUARTZ-LEVANTE	#360
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (5 Bedroom) Elev 1

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-ELEMENT CALACATTA LP-24X24	<input type="checkbox"/>	At a 45 Threshold-If App. metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-ELEMENT CALACATTA LP-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CLASSIC STATUARIO MATTE-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
MUD ROOM	TILE-ELEMENT CALACATTA LP-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-CLASSIC STATUARIO MATTE-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-6024 UNIVERSAL GREY MATTE-8X10	
Ensuite Bath - Bedroom 4/5	TILE-6024 UNIVERSAL GREY MATTE-8X10	
MUD ROOM	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL	FULL HEIGHT

** 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	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

Initials

Initials

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Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Living Room	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Dining Room	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Family Room	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Upper Landing	STRIP-VINTAGE-NSS-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE APOLLO RED OAK
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO 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	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	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initials: MM NK

Purchasers:

SYED MUNEEB UL HASSAN ZIA & NAZRA ISHT

Property: 185

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

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5-Aug-21

5-Aug-21

Plan #: 62M-1266

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
<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		N/A	
Mantle Type	N/A		MANTLE M2-STANDARD		N/A		N/A	
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS		N/A		N/A	
Surround	N/A		GRIGIO CARNICO		N/A		N/A	
Hearth	N/A		NO		N/A		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 TEMP.		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	<input 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: 

Date: Aug/05/21

Signature: 

Date:

1 Potlight

Add Plug Above Fireplace

1 Potlight

1 Potlight

Relocate Std. Light

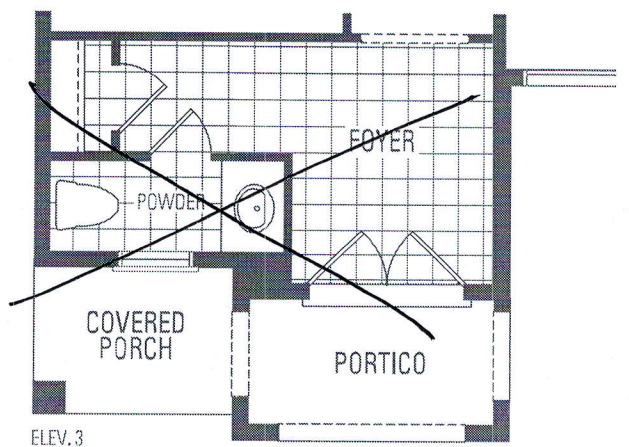
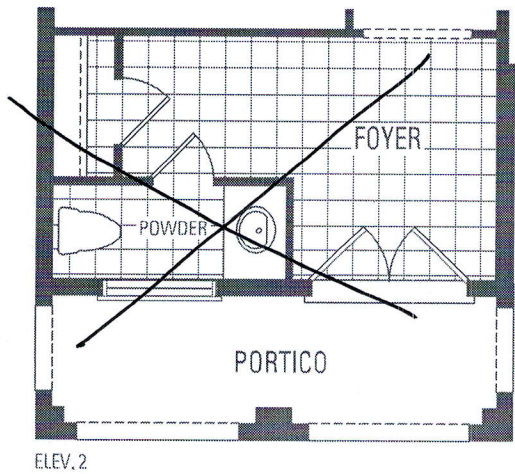
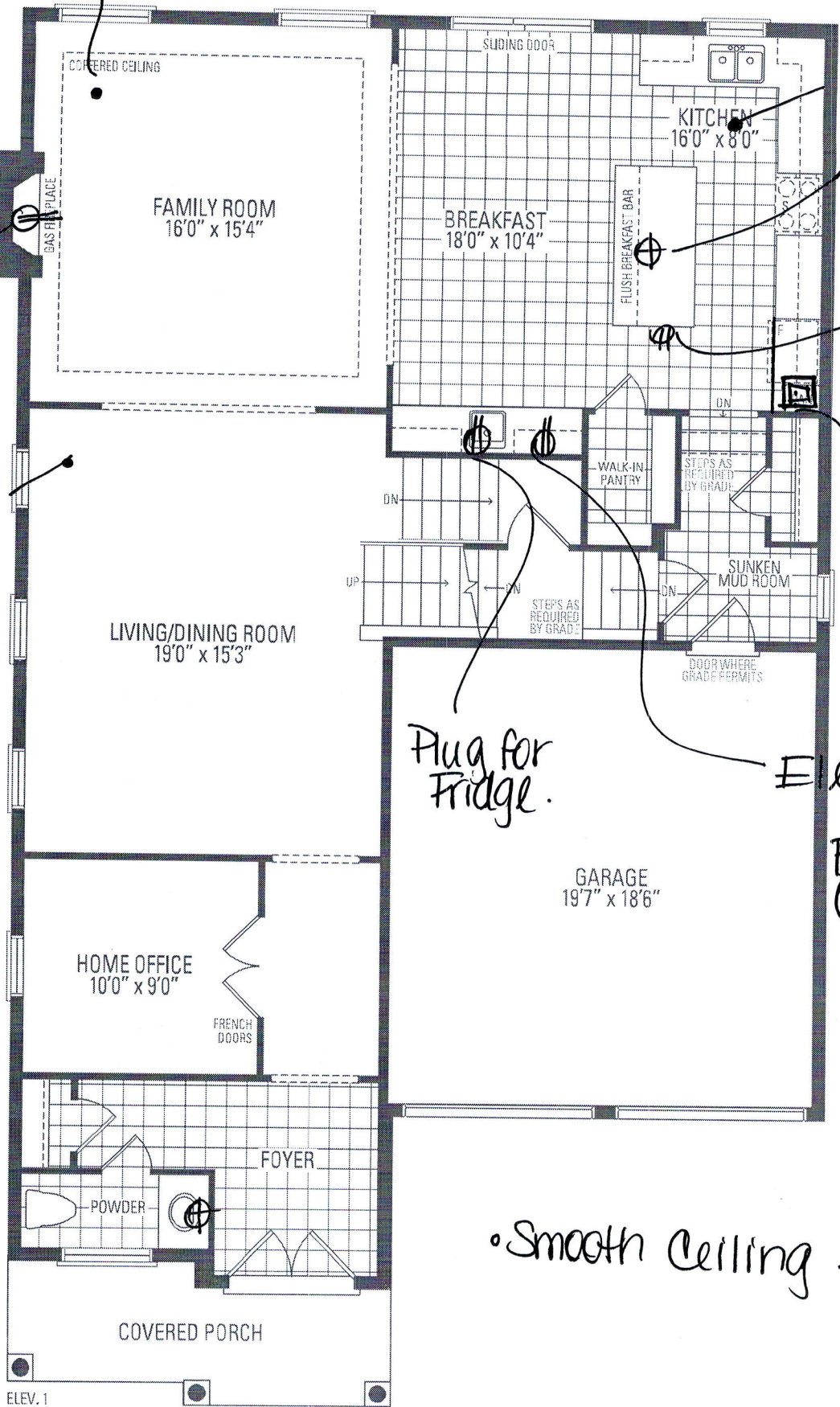
Add Plug On Island

Relocate Bar Sink.

Plug for Fridge.

Electrical for B.I Oven/micro.

• Smooth Ceiling.



M.H.

MK

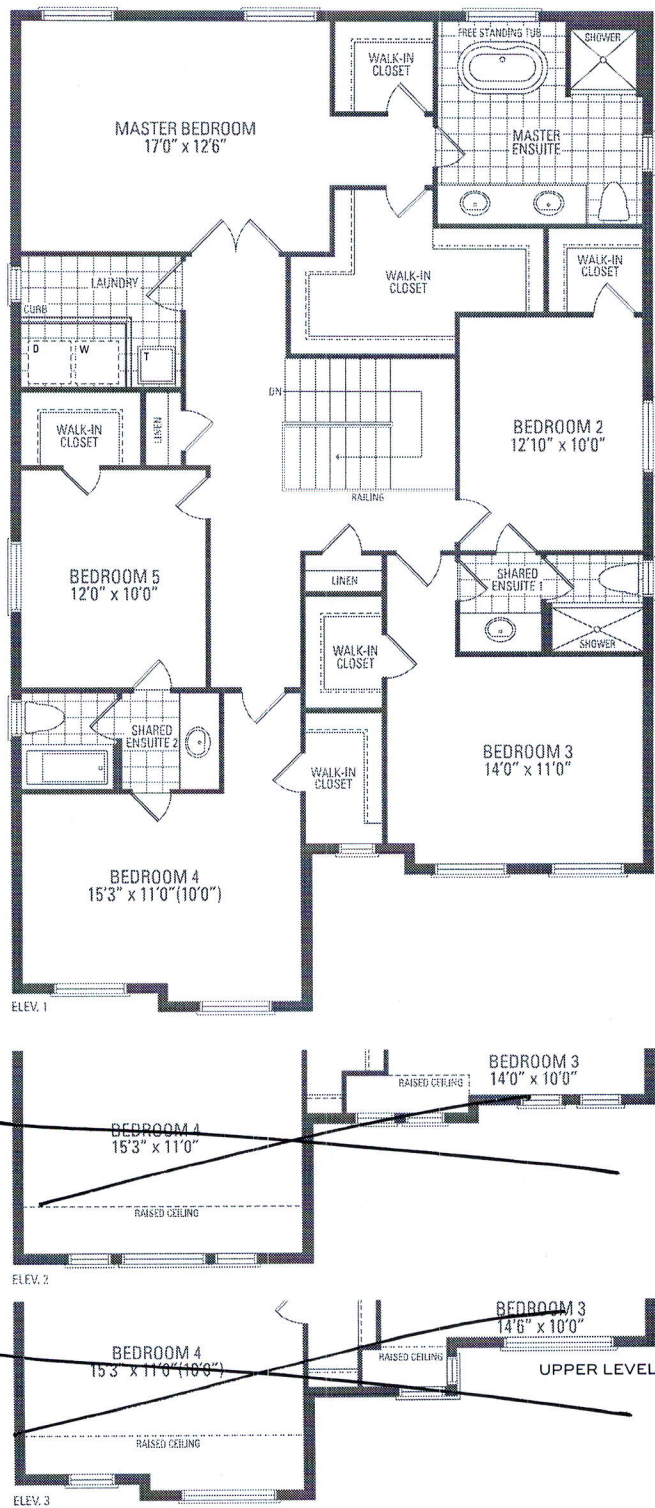
MOUNTAINASH FIVE

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

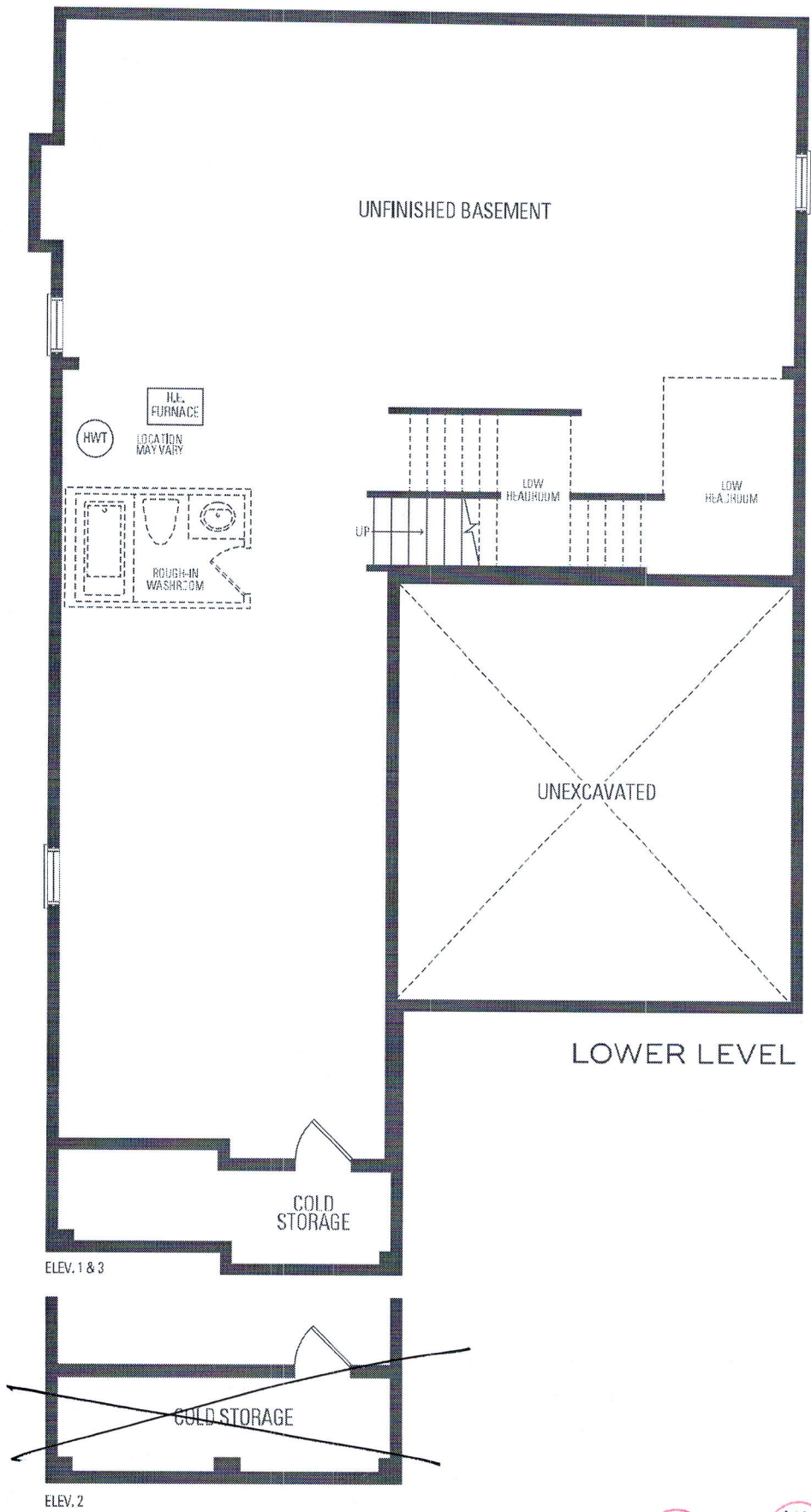
5 BEDROOM LAYOUT

MOUNTAINASH FIVE

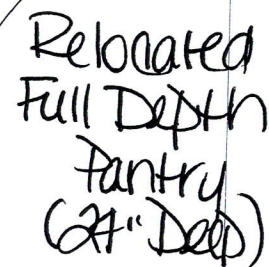
ELEV. 1 • 3,288 sq.ft. | ELEV. 2 • 3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.




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



- upg. 2 Sonata Cabinetry
- Light Valance
- Soft Closing Cabinetry Only.



Relocated
Fridge
W/ Full Depth
Cabinet Above
(27" Deep).

<p><i>Selba Industries</i></p>			<p>J# _____</p>		
<p>W WIDTH _____ W HGHT _____ W CNT _____</p>			<p>JOB NUMBER:</p>		
<p>FLOOR HGHT _____ DOOR HGHT _____</p>			<p>BUILDER: GREENPARK</p>		
<p>ST. CENT _____ 2X4 _____ VENT BOX COVER _____</p>			<p>SITE: RUSSELL GARDENS PH.3</p>		
<p>  </p>			<p>MODEL: MOUNTAINASH 5X OPT 5 BDRM EL 1,2,3</p>		
<p> <small>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.</small> </p>			<p>LOT #:</p>		
<p>DESIGNER: KS</p>			<p>DATE: MAY 13 20</p>		