

CONSTRUCTION SUMMARY

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

PURCHASERS: Brenton John MACLELLAN and Gorica MACLELLAN

TEL: RES.: 647-332-4347

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
591 / 4	62M-1266	Grandville Two (5 Bed with Guest Suite) Elev 1		



CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 15Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - OPTIONAL ENSUITE - FLOOR AREA 15Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 15Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 15Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 15Sep21 Note:		

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 15Sep21 Note:		
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DOORS AND TRIM

1 - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 17Sep21 Note: BASEMENT WALK OUT		
1 - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 17Sep21 Note: 1ST FLOOR - REFER TO SKETCH		

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 15Sep21 Note:		
1 - 200 AMP ELECTRICAL SERVICE 15Sep21 Note:		
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 15Sep21 Note:		
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 15Sep21 Note:		

FIREPLACE AND ACCESSORIES

1 - ** DELETE ** GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 20Sep21 Note:		
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 15Sep21 Note:		

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 15Sep21 Note:		
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MISCELLANEOUS

1 - NO FURTHER CHANGES 17Sep21 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 15Sep21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Sep21 Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 15Sep21 Note:	
1 - EUROLINE 1 15Sep21 Note: BLACK IRON PICKET	

EXTRAS AS PER OFFER

Granite kitchen counter top, from Vendor's standard samples Worksheet Note:	
(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 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc Worksheet Note:	
(8'6" Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre Worksheet Note:	
10 foot ceiling height on Main Level. 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 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 20 Sep 21 at 9:52

Purchasers: Brenton John MACLELLAN & Gorica MACLELLAN **Property:** 591
Telephone Res. / Bus: (647) 332-4347 / **Project:** Russell Gardens Building Ltd.
Decor Advisor: Aly Aversa **Model and Elevation:** Grandville Two (5 Bed with Guest Suite) E
Lock Date: 16-Sep-21 15-Sep-21 **Plan #:** 62M-1266

Layout Changes: Yes No **Sketch Attached:** Yes No **Exterior Colour Scheme:**

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	410SA
Laundry Room	ELISSE	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bdrm 2/5	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 3	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	431SA
Guest Ensuite	MONACO 350 PLATINUM SILVER	410SA

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	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bdrm 2/5	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
Guest Ensuite	LAMINATE-CALCUTTA MARBLE 4925K-07	

**** Refer to Construction Summary**

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3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-LIFE ICE 12X24	<input type="checkbox"/> Metal Strip Where Applic.
Main Hall	HARDWOOD	
Kitchen / Breakfast	TILE-LIFE ICE 12X24	
Laundry Room	TILE-RAINBOW WHITE 13X13	
Powder Room	N/A	
Master Ensuite Bathroom	TILE-RAINBOW WHITE 13X13	
Ensuite Bath - Bdrm 2/5	TILE-RAINBOW WHITE 13X13	
Ensuite Bath - Bedroom 3	TILE-RAINBOW WHITE 13X13	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE 13X13	
Guest Ensuite	TILE-LIFE ICE 12X24	
Mud Room	TILE-LIFE ICE 12X24	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-EVERTON STEEL 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bdrm 2/5	TILE-EVERTON STEEL 8X16	
Ensuite Bath - Bedroom 3	TILE-EVERTON STEEL 8X16	
Ensuite Bath - Bedroom 4	TILE-EVERTON STEEL 8X16	
Guest Ensuite	TILE-EVERTON STEEL 8X16	
Mud Room	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

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7. Other Flooring		
Main Hall	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Living Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Dining Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Family Room	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Den / Library / Study	N/A	
Basement Landing (If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Upper Landing	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Upper Hall	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Master Bedroom	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #2	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #3	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #4	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #5	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Guest Suite	HARDWOOD - VINTAGE - PIONEERED SOLID COLLECTION ESTATE SEMI GLOSS RED OAK 2 1/4" NATURAL	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets		
Railing Type	V-GROOVE	Complimenting Colour VINTAGE-RED OAK-NATURAL
Picket Type	EUROLINE 1	Complimenting Colour BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour VINTAGE-RED OAK-NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour VINTAGE-RED OAK-NATURAL
Red Oak Stairs <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	N/A	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bdrm 2/5	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	22 WARM GREY
Guest Suite	22 WARM GREY		

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			Lower Landing		
Dining Room					
Family Room					

** 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	NERO								
	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

** 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		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

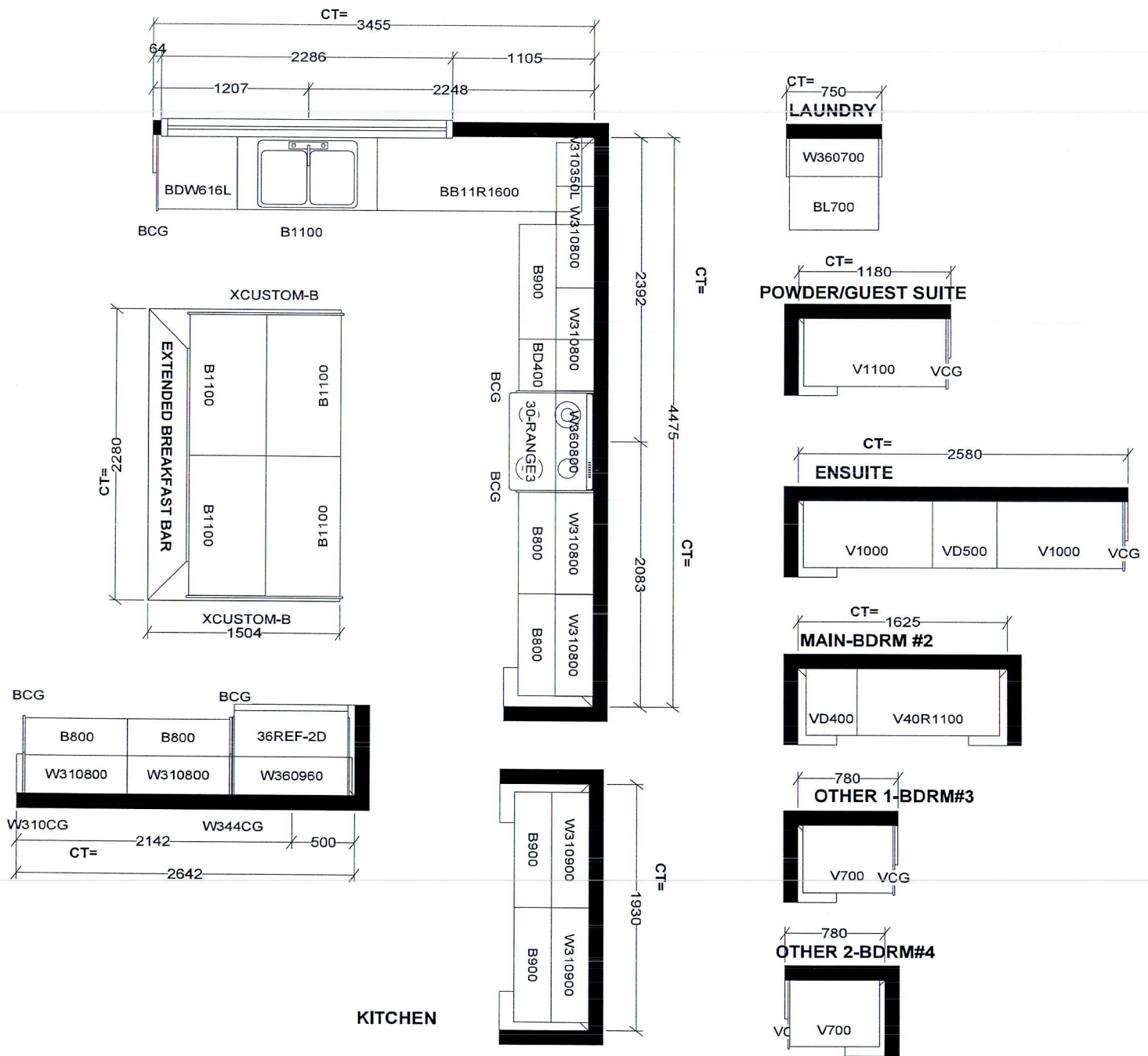
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: Sept 20, 2021

Signature: _____

Date: Sept 20, 2021



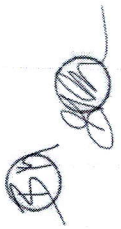
Selba Industries		J#
W WIDTH _____	W HGHT _____	W CNT _____
FLOOR HGHT _____	DOOR HGHT _____	ST CENT _____
2X4 _____	VENT BOX COVER _____	DESIGNER: LR
DATE: APR 28 21		JOB NUMBER: _____
BUILDER: GREENPARK		SITE: RUSSELL GARDENS PH.4
MODEL: GRANDVILLE 2X 4&5 BD EL 1,2,3		LOT #: _____

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.

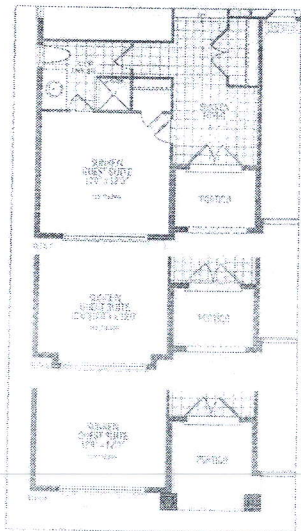


GRANDVILLE TWO ELEV. 1 • 4,169 sq.ft. | ELEV. 2 • 4,167 sq.ft. | ELEV. 3 • 4,200 sq.ft. | Include 45 sq.ft. of open area.

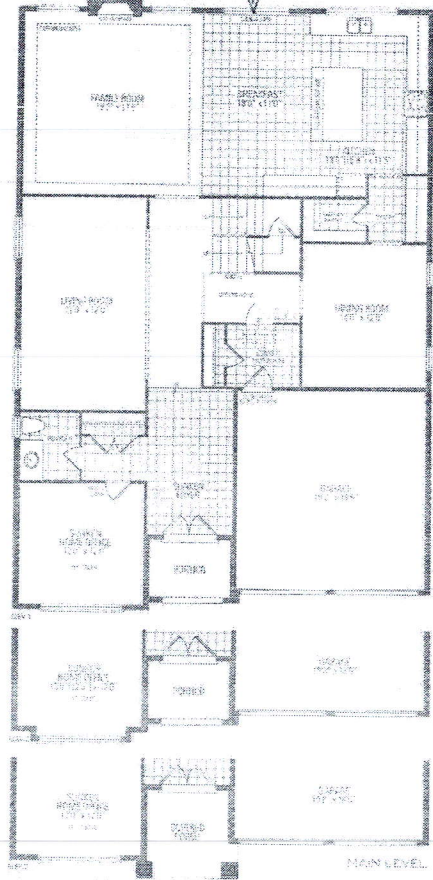
Orientation of home may be reversed and purchaser agrees to accept same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Profile and adjoining model types may vary due to siting. E. & O.E. May 2021



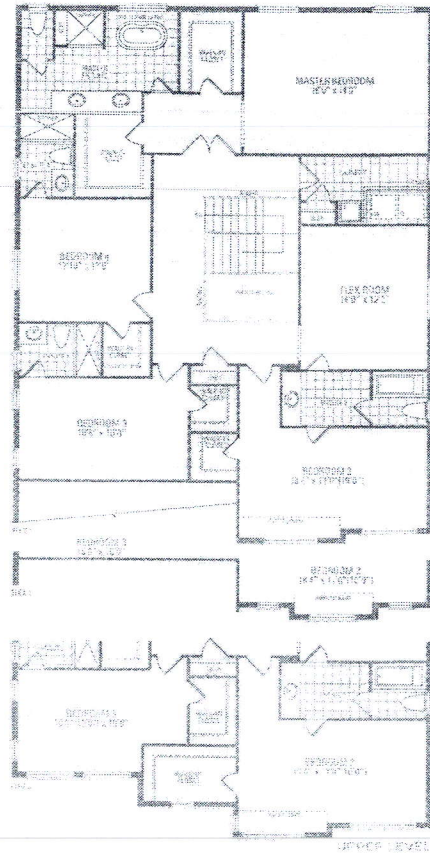
Garden Door



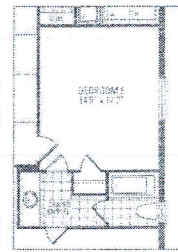
OPTIONAL GUEST SUITE



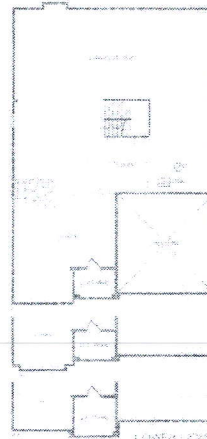
MAIN LEVEL



UPPER LEVEL



OPTIONAL 5th BEDROOM



LOWER LEVEL

GRANDVILLE TWO ELEV. 1 • 4,169 sq.ft. | ELEV. 2 • 4,167 sq.ft. | ELEV. 3 • 4,200 sq.ft. | include 45 sq.ft. of open area.

DISCLAIMER: This is a conceptual floor plan and should not be used for construction purposes. All dimensions are approximate and subject to change without notice. The actual floor plan may vary from this conceptual drawing. For more information, please contact the architect or developer.