



CONSTRUCTION SUMMARY

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

PURCHASERS: Thi Phuong Lan PHAM and Nuong Thi NGUYEN // Van Viet TRAN

TEL: RES.: 905-617-2469

LOT / PHASE 404 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (4 Bedroom) Elev 1		
------------------------	-------------------------	--	--	--

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 05Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 05Oct21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 15Jun21 Note:	
--	--

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Oct21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Oct21 Note:	
2 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT - REFER TO SKETCH 05Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 15Jun21 Note:	
8 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 15Jun21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 15Jun21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 15Jun21 Note:	
--	--

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 15Jun21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 15Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Jun21 Note:	
--	--

RECEIVED
OCT 06 2021



CONSTRUCTION SUMMARY

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

PURCHASERS: Thi Phuong Lan PHAM and Nuong Thi NGUYEN // Van Viet TRAN

TEL: RES.: 905-617-2469

LOT / PHASE 404 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (4 Bedroom) Elev 1		
------------------------	-------------------------	--	--	--

EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 5 Oct 21 at 12:09

Purchasers:

Thi Phuong Lan PHAM & Nuong Thi NGUYEN //

Property: 404

Telephone Res. / Bus:

(905) 617-2469 /

Decor Advisor:

Aly Aversa

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

Lock Date:

5-Oct-21

5-Oct-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST - WHITE CRYSTAL	431SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST - WHITE CRYSTAL	431SA
Master Ensuite Bathroom	EVEREST - WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 2	EVEREST - WHITE CRYSTAL	431SA
Ensuite Bath - Bedroom 3/4	EVEREST - WHITE CRYSTAL	431SA

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	GRANITE - GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials:

UR

JV

Purchasers:

Thi Phuong Lan PHAM & Nuong Thi NGUYEN //

Property: 404

Telephone Res. / Bus:

(905) 617-2469 /

Decor Advisor:

Aly Aversa

Lock Date:

5-Oct-21

5-Oct-21

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

Plan #:

62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
Powder Room	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE - SN PASTELLO WHITE 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<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 - MARMO GLOSSY 6038 8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE - MARMO GLOSSY 6038 8X10	
Ensuite Bath - Bedroom 3/4	TILE - MARMO GLOSSY 6038 8X10	
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

** Refer to Construction Summary

Initials:

Purchasers:

Thi Phuong Lan PHAM & Nuong Thi NGUYEN //

Property: 404

Telephone Res. / Bus:

(905) 617-2469 /

Decor Advisor:

Aly Aversa

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

Lock Date:

5-Oct-21

5-Oct-21

Plan #: 62M-1266

Project: Russell Gardens Building Ltd.

7. Other Flooring

Main Hall	N/A
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	HARDWOOD-VINTAGE-PIONEERED SOLID COLLECTION -ESTATE-SEMI GLOSS-RED OAK 2 1/4" NATURAL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
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	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE-RED OAK-NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE-RED OAK-NATURAL
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	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Living Room	BIRCH WHITE	Bedroom #2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom #3	BIRCH WHITE
Kitchen / Breakfast	BIRCH WHITE	Bedroom #4	BIRCH WHITE
Family Room	BIRCH WHITE	Bedroom #5	N/A
Powder Room	BIRCH WHITE	Master Ensuite	BIRCH WHITE
Laundry Room	BIRCH WHITE	Ensuite Bath - Bedroom 2	BIRCH WHITE
Den/Library	BIRCH WHITE	Ensuite Bath - Bedroom 3/4	BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:

Purchasers:

Thi Phuong Lan PHAM & Nuong Thi NGUYEN //

Property: 404

Telephone Res. / Bus:

(905) 617-2469 /

Decor Advisor:

Aly Aversa

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

Lock Date:

5-Oct-21

5-Oct-21

Plan #:

62M-1266

Project: Russell Gardens Building Ltd.

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 M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					

** 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	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	
	<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		Microwave		<input type="radio"/> Yes	<input checked="" type="radio"/> No

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

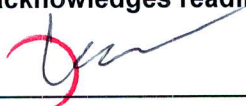
Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

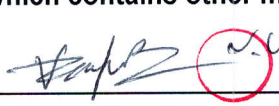
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: 05/10/2021

Signature: 

Date: 05/10/2021

