



CONSTRUCTION SUMMARY

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

PURCHASERS: Muhammad YAHYA and Asma YAHYA

RECEIVED

OCT 20 2021

TEL:

LOT / PHASE 393 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 1		
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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 19Oct21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 1 19Oct21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 19Oct21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 19Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 19Oct21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 19Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 19Oct21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 19Oct21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 19Oct21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 19Oct21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 31Aug21 Note:	
1 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 20May21 Note:	

COUNTER TOP

1 - COUNTER TOP - UPGRADE - KITCHEN BACKSPLASH 19Oct21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 19Oct21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 19Oct21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 19Oct21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 19Oct21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 19Oct21 Note:	



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DOORS AND TRIM

1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR  
31Aug21 Note:

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF  
19Oct21 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE  
19Oct21 Note:

1 - RELOCATE STANDARD LIGHT TO BE CENTER ABOVE STAIRACSE - IF CONSTRUCTION PERMITS - UPPER HALLWAY LIGHT  
19Oct21 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND  
19Oct21 Note:

1 - 200 AMP ELECTRICAL SERVICE  
20May21 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR  
19Oct21 Note:

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL  
19Oct21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM  
19Oct21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM  
19Oct21 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL  
19Oct21 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES  
20May21 Note:

PLUMBING

1 - KITCHEN SEE NEW LOCATION OF SINK ON ISLAND SKETCH-  
19Oct21 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH  
19Oct21 Note: POWDER  
MASTER ENSUITE  
ENSUITE 2  
ENSUITE 3/4

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH  
19Oct21 Note: POWDER  
MASTER ENSUITE  
ENSUITE 2  
ENSUITE 3/4

5 - SINK - UNDERMOUNT SINK - TECO BATH #4815  
19Oct21 Note: POWDER  
MASTER ENSUITE  
ENSUITE 2  
ENSUITE 3/4



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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

31Aug21 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER

20May21 Note: master ensuite and ensuite bed 2

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

31Aug21 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

20May21 Note: NEW PROMO BALANCE \$3750.00

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL

19Oct21 Note:

1 - EUROLINE 1

19Oct21 Note: BLACK IRON PICKET

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

19Oct21 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:

Granite kitchen counter top, from Vendor?s standard samples

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 19 Oct 21 at 16:20

Purchasers:Muhammad YAHYA & Asma YAHYA

Property: 393

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Two Elev 1

Lock Date: 19-Oct-21

19-Oct-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFT WOOD	428SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 823 DRIFT WOOD	412SB
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	412SB
Ensuite Bath - Bedroom 2	DORAL HACIENDA BLACKH3081	412SB
Ensuite Bath - Bedroom 3/4	DORAL LAVA GREY FLEETWOOD H3453	412SB

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 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-VICTORIA	#360 EDGE
Master Ensuite Bathroom	QUARTZITE-CALACATTA QUARTZITE	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ-FUSION GREY T5R3	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ-BELLAGIO T5R7	#360 EDGE

Kitchen: Backsplash:

Quartz: Mistral

\*\* Refer to Construction Summary

Initials:



3. Ceramic Flooring

Entrance Vestibule	TILE-SHB-60001Q ONICE 12X24	<input type="checkbox"/>	At a 45 Threshold-If App.	<input type="checkbox"/> Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>		
Kitchen / Breakfast	TILE-SHB-60001Q ONICE 12X24	<input type="checkbox"/>		
Laundry Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>		
Powder Room	TILE-SHB-60001Q ONICE 12X24	<input type="checkbox"/>		
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>		
Ensuite Bath - Bedroom 2	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>		
Ensuite Bath - Bedroom 3/4	TILE-RAINBOW 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-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-NATURALE NERO 8X10	
Ensuite Bath - Bedroom 3/4	TILE- NEO LIGHT GREY 8X10	
Kitchen Backsplash	<del>N/A</del> Quartz: Mistral	

\*\* 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-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK 5" DURAMATT	
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	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Picket Type

EUROLINE 1

Complimenting Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Treads

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE-RED OAK-DRIFTWOOD

Red Oak Stairs

☒ Yes

☐ 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	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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
<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			As Per Construction Specifications					
Mantle Type			MANTLE M6					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			NERO					
Hearth			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	<input type="radio"/> Standard	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 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 checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

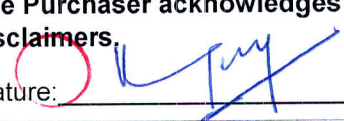
Disclaimers and Notes

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

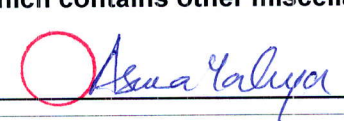
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

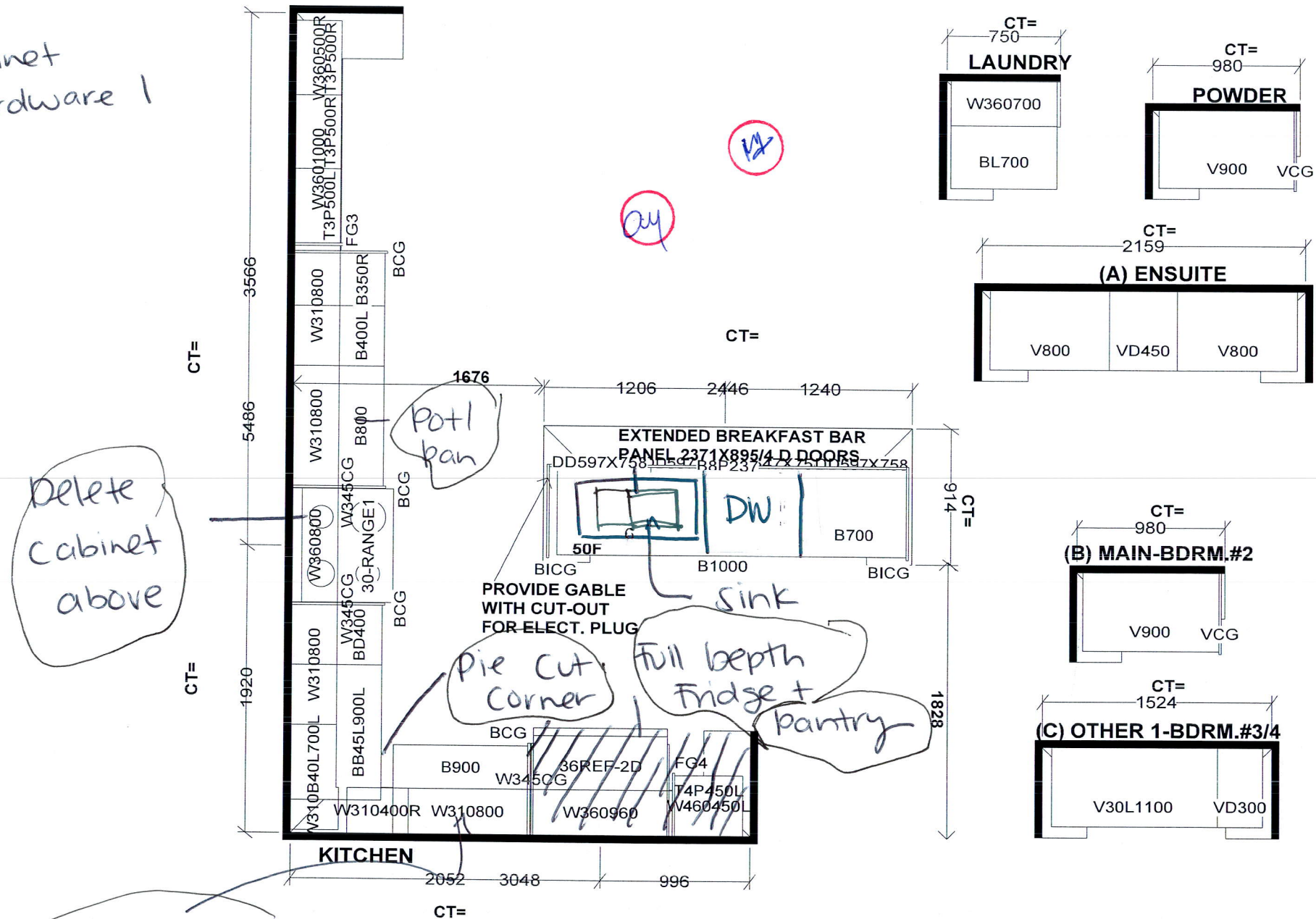
Signature: 

Date: 10/19/21


Signature: 

Date: 10/19/21

- Cabinet hardware 1



Microwave  
Shelf

<b>Selba Industries</b>		<b>J #</b>
W WIDTH _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST CENT _____ 2X4 _____ VENT BOX COVER _____		<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> <div style="text-align: center;">  </div> <p><b>JOB NUMBER:</b>  <b>BUILDER: GREENPARK</b>  <b>SITE: RUSSELL GARDENS PH.4</b>  <b>MODEL: VALLEYCREEK 2X EL 1,2,3</b>  <b>LOT #:</b></p> <p><b>DESIGNER: KS</b>  <b>DATE: APR 28 21</b></p>



