

CONSTRUCTION SUMMARY

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

PURCHASER: Sushil PRABHAKAR

TEL: RES.: 416-302-4745 BUS.: 905-469-8944

LOT / PHASE 357 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Four (5 Bedroom) 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 10Dec21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - KITCHEN - LIGHT VALANCE - NO ELECTRICAL 10Dec21 Note:	
1 - KITCHEN - CM 3 CROWN MOULDING 10Dec21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY – MINI STACKED UPPER CABINETS – STANDARD CABINETRY 10Dec21 Note:	
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS - STANDARD 10Dec21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 10Dec21 Note:	
1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 10Dec21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Dec21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 10Dec21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 10Dec21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 10Dec21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 10Dec21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 29Jun21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 10Dec21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 10Dec21 Note:	



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1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 10Dec21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Jun21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 29Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 10Dec21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 10Dec21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 10Dec21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 10Dec21 Note:	

MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL 10Dec21 Note:	
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PLUMBING

1 - SOAP DISPENSER - CHROME FINISH - MOEN S3947C - KITCHEN 10Dec21 Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 29Jun21 Note: BED 2/5 ENSUITE	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29Jun21 Note:	
4 - TOE TESTER - ADD TOE TESTER TO SHOWER 29Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jun21 Note: NEW PROMO BALANCE \$	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 10Dec21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 10Dec21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Dec21 Note:	

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EXTRAS AS PER OFFER

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:	
(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:	
Granite kitchen counter top, from Vendor's standard samples 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:	
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:	

This Document is Extremely Time Sensitive - Printed 10 Dec 21 at 14:13

Purchaser:

Sushil PRABHAKAR

Telephone Res. / Bus:

(416) 302-4745 / (905) 469-8944

Decor Advisor:

Candace Forza

Lock Date:

10-Dec-21

Property: 357

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Four (5 Bedroom) Elev 1

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 908 COLOMBIAN COFFEE	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 908 COLOMBIAN COFFEE	446SA
Master Ensuite Bathroom	MONACO 908 COLOMBIAN COFFEE	446SA
Ensuite Bath - Bedroom 2	MONACO 908 COLOMBIAN COFFEE	446SA
Ensuite Bath - Bedroom 3	MONACO 908 COLOMBIAN COFFEE	446SA
Ensuite Bath - Bedroom 4	MONACO 908 COLOMBIAN COFFEE	446SA
	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	GRANITE-ROSA BETA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-BORDEAUX JUPARANA 4929-52	
Master Ensuite Bathroom	LAMINATE-BORDEAUX JUPARANA 4929-52	
Ensuite Bath - Bedroom 2	LAMINATE-BORDEAUX JUPARANA 4929-52	
Ensuite Bath - Bedroom 3	LAMINATE-BORDEAUX JUPARANA 4929-52	
Ensuite Bath - Bedroom 4	LAMINATE-BORDEAUX JUPARANA 4929-52	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-TRAVERTINO BEIGE NAT-12X24 ✓	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-TRAVERTINO BEIGE NAT-12X24 ✓	<input type="checkbox"/>	
Laundry Room	TILE-GARDA 569 SAND-13X13	<input type="checkbox"/>	
Powder Room	TILE-TRAVERTINO BEIGE NAT-12X24 ✓	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GARDA 569 SAND-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-GARDA 569 SAND-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	TILE-GARDA 569 SAND-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-GARDA 569 SAND-13X13	<input type="checkbox"/>	
Mud Room	TILE-TRAVERTINO BEIGE NAT-12X24 ✓	<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-EVERTON GREIGE-8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EVERTON GREIGE-8X10	
Ensuite Bath - Bedroom 3	TILE-EVERTON GREIGE-8X10	
Ensuite Bath - Bedroom 4	TILE-EVERTON GREIGE-8X10	
Mud Room	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

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Lock Date: 10-Dec-21

Property: 357

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Model and Elevation: Springfield Four (5 Bedroom) Elev 1

Plan #: 62M-1266

7. Outer Flooring		
Main Hall	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-5"	
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER0UV URETHANE OIL-RED OAK-BERKSHIRE-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	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

Picket Type

Stringer / Riser

Treads

V-GROOVE

EUROLINE 1

AS PER CONSTRUCTION SPECIFICATIO

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

Complimenting Colour

Complimenting Colour

Complimenting Colour

VINTAGE BERKSHIRE RED OAK

BLACK

VINTAGE BERKSHIRE RED OAK

VINTAGE BERKSHIRE RED OAK

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

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim & Door Paint-Semi Gloss

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

BIRCH WHITE

N/A

N/A

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

Master Ensuite

Ensuite Bath - Bedroom 2

Ensuite Bath - Bedroom 3

Ensuite Bath - Bedroom 4

Mud Room

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

43 BIRCH WHITE

N/A

Smooth Ceilings First Floor

☒ Yes

☐ No

** Refer to Construction Summary

Initial: 

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10-Dec-21

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			EMPERADORA DARK			N/A		
	N/A			NO			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

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

☒ White

DECOR

Hood Fan

STANDARD WHITE TEMP.

Above Kitchen Cabinet Light

☐ Yes ☒ No

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ No

Dishwasher Rough-in

Yes

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

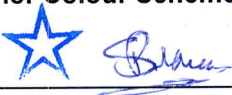
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: DEC 10 2021

Purchaser:

Lot:

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;



Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

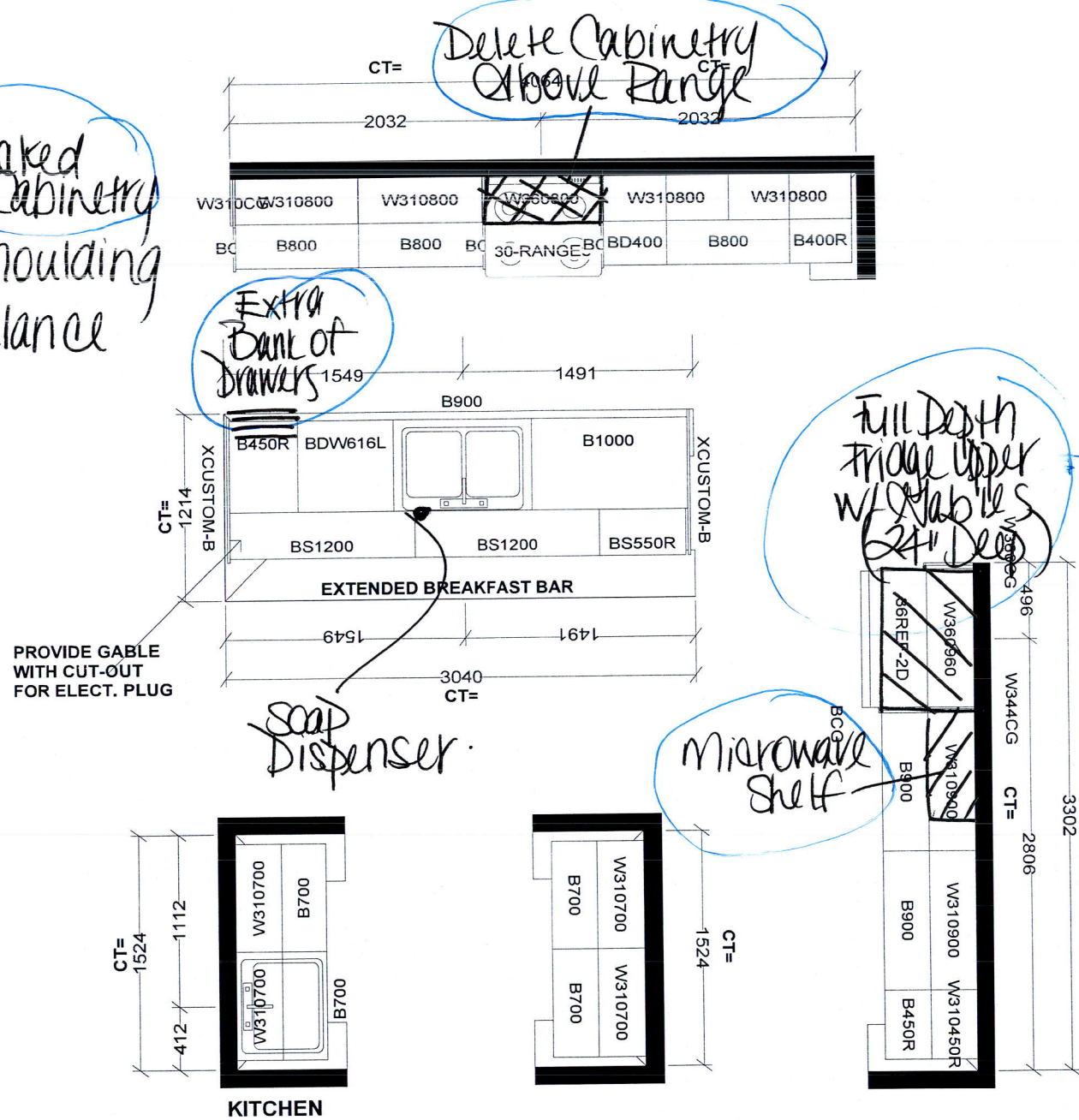
Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

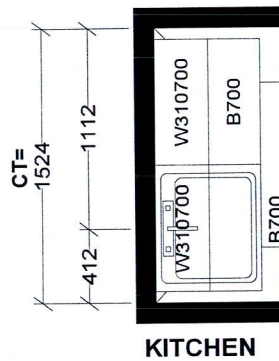
Purchaser Initials 	Purchaser Initials 
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Kitchen

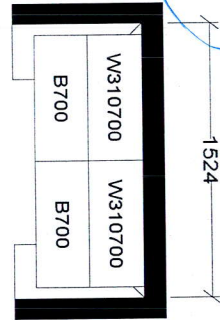
- mini stacked upper cabinetry
- 3m 3 moulding
- Light valance



PROVIDE GABLE WITH CUT-OUT FOR ELECT. PLUG



KITCHEN



Selba Industries

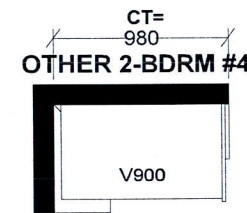
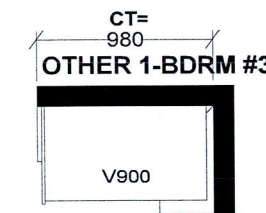
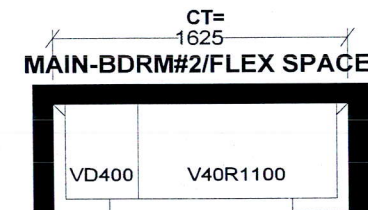
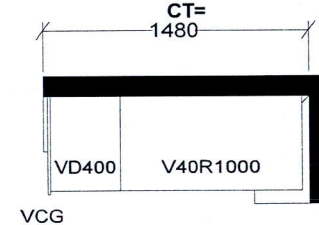
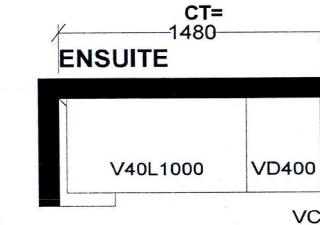
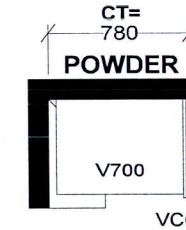
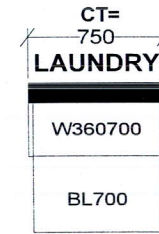
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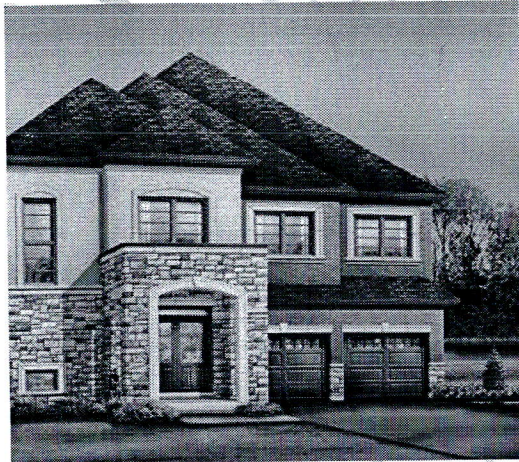
W WDT H W HGT W CNT
FLOOR HGT DOOR HGT
ST CENT 2X4 VENT BOX COVER

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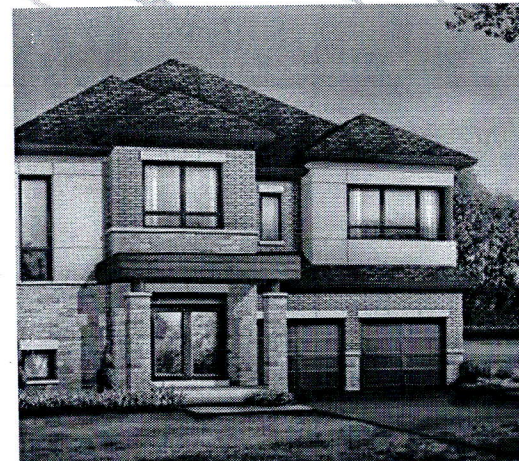
DESIGNER: LR
DATE: APR 28 21

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.4
MODEL: SPRINGFIELD 4X EL 1, 2, 3
LOT #:



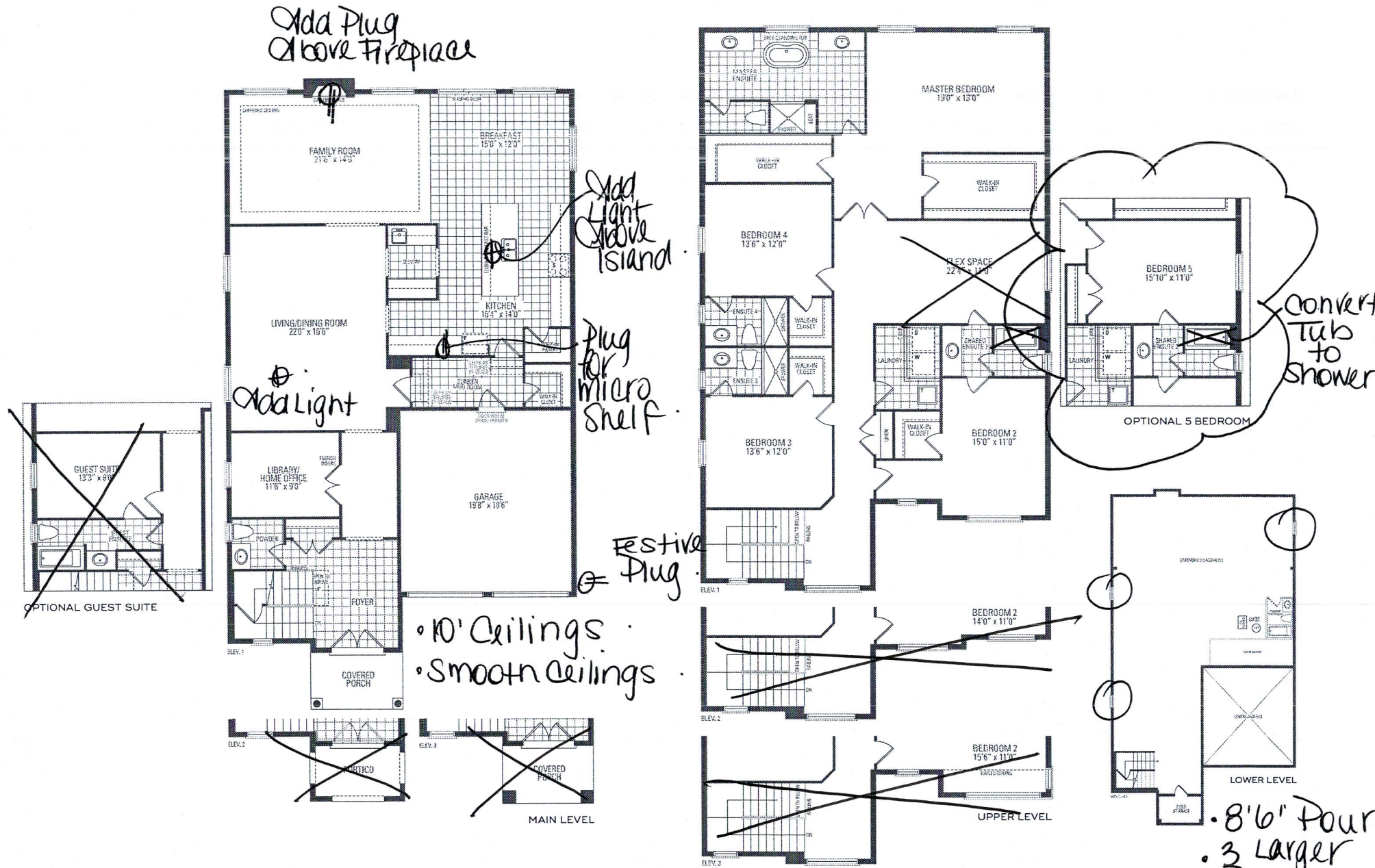


2 • 4,062 sq.ft.



3 • 4,082 sq.ft.

may vary from the
E. & Q.E. May 2021



SPRINGFIELD FOUR ELEV. 1 • 4,080 sq.ft. | ELEV. 2 • 4,062 sq.ft. | ELEV. 3 • 4,082 sq.ft.

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. Roofline and adjoining model types may vary due to siting. E. & Q.E. May 2021



- 8'6" Four
- 3 Larger
- Basement
- Windows
- 200 AMP