

CONSTRUCTION SUMMARY

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

PURCHASERS: Tran Hoang NGUYEN and Thy Thien Anh TRAN

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
366 / 4	62M-1266	Mountainash Four (5 Bedroom) Elev 2		

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 23Nov21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 23Nov21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 23Nov21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 23Nov21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 23Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 23Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 23Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 23Nov21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 20May21 Note:	
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COUNTER TOP

1 - COUNTER TOP - UPGRADE TO QUARTZ IN LIEU OF STANDARD AS PER OFFER - KITCHEN COUNTER TOP 23Nov21 Note:	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 23Nov21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 23Nov21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 20May21 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 23Nov21 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 23Nov21 Note:	

HARDWOOD FLOORING

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1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 23Nov21 Note:				
1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 23Nov21 Note:				
1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 23Nov21 Note:				
1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 23Nov21 Note:				

MIRRORS AND GLASS

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

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Nov21 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20May21 Note: NEW PROMO BALANCE \$2940.00	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 23Nov21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 23Nov21 Note:	

EXTRAS AS PER OFFER

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:	

This Document is Extremely Time Sensitive - Printed 23 Nov 21 at 12:12

Purchasers: Tran Hoang NGUYEN & Thy Thien Anh TRAN Property: 366
 Telephone Res. / Bus: / Project: Russell Gardens Building Ltd.
 Decor Advisor: Candace Forza Model and Elevation: Mountainash Four (5 Bedroom) Elev 2
 Lock Date: 23-Nov-21 23-Nov-21 Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	190SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOLATE	190SA
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	190SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 814 DARK CHOCOLATE	190SA
Ensuite Bath - Bedroom 4/5	CONTINENTAL 814 DARK CHOCOLATE	190SA
	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-GRECALE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4/5	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-DOZZA WHITE-24X24	<input type="checkbox"/> metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>
Powder Room	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	<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"/>
SIDE/GARAGE HALL	TILE-DOZZA WHITE-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-SILVIA GREY-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA GREY-8X16	
Ensuite Bath - Bedroom 4/5	TILE-SILVIA GREY-8X16	
SIDE/GARAGE HALL	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool
	N/A	N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
		Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> 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

Initials:

HL

TS

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7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Living Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Dining Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Family Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-RED OAK-SEMI-GLOSS-COFFEE-3 1/4"
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #5	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
flex room	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315-PEFC
	N/A
	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE COFFEE RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE COFFEE RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE COFFEE RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE COFFEE RED OAK
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	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 & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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HL

TP

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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 M6		N/A		N/A	
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS		N/A		N/A	
Surround	N/A		NERO		N/A		N/A	
Hearth	N/A		NO					

**** Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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		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: NOV/23/21

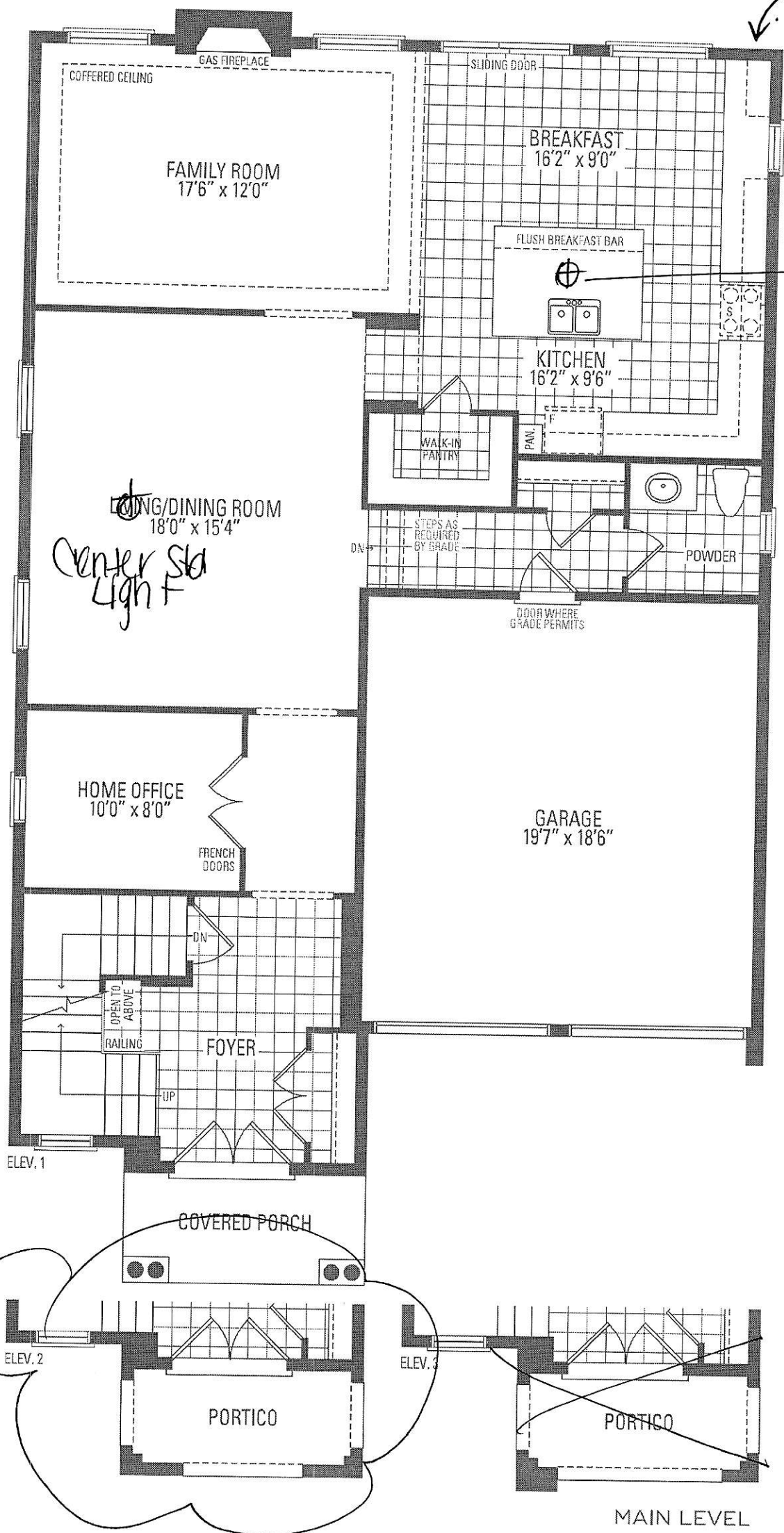
Signature: 

Date: NOV/23/2021

Gas Line R.I
for BBQ.



Relocate
Std Light
Above
Island



116

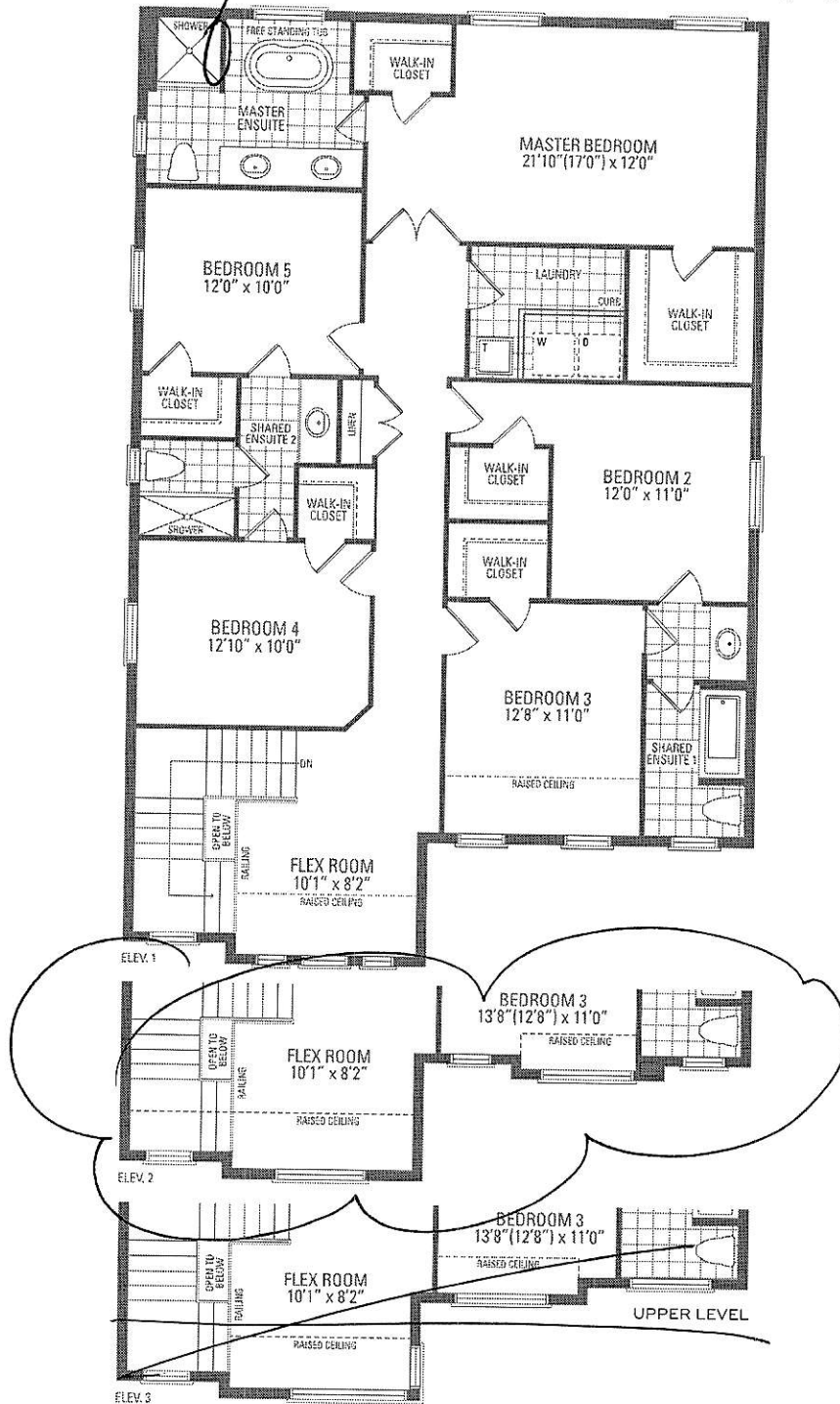
118

5 BEDROOM LAYOUT

MOUNTAINASH FOUR

ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

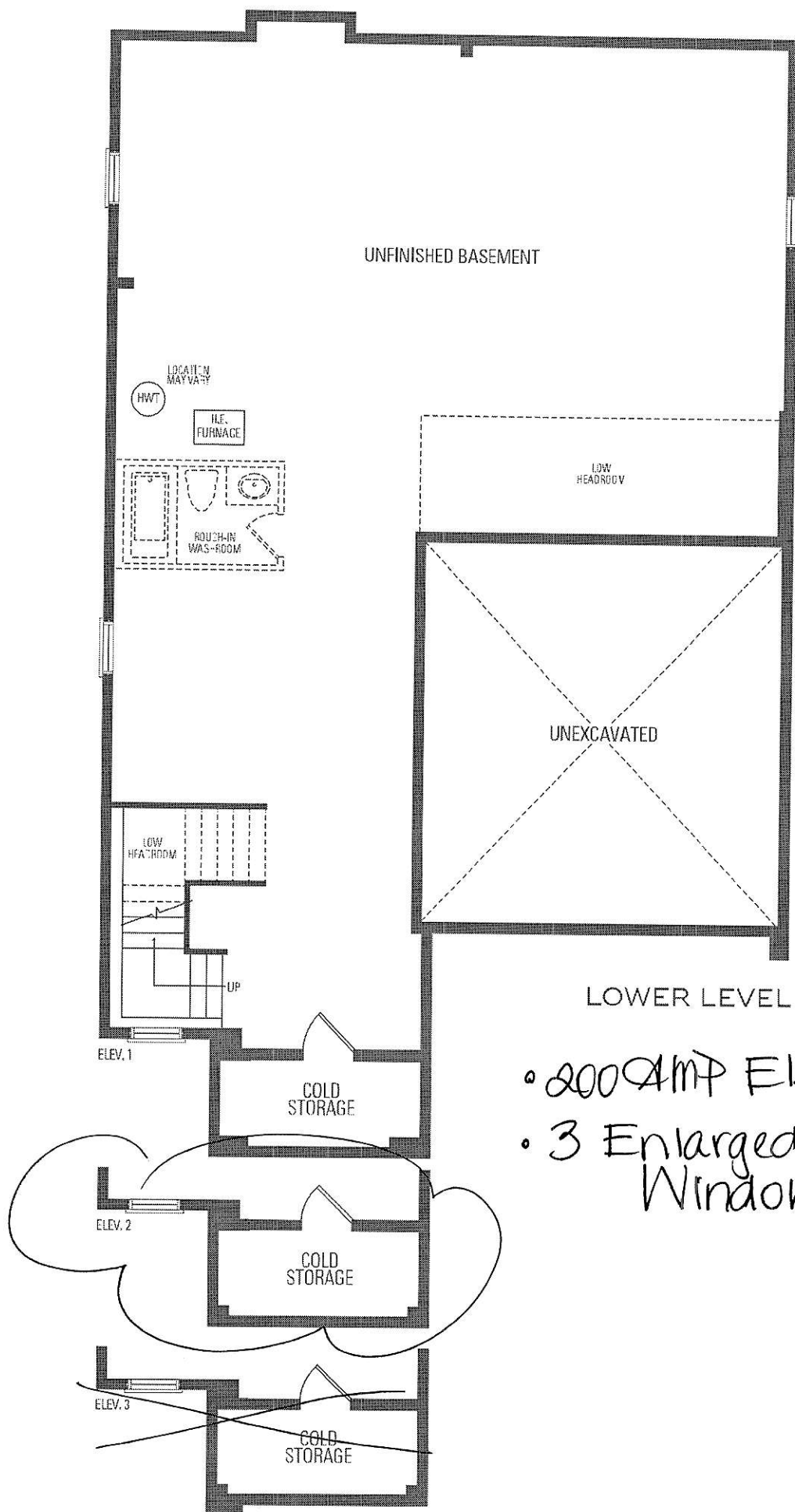
Delete wall
Frameless Shower Enclosure.



HL TA

Greenpark
GROUP

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. Redline and adjoining model types may vary due to siting. E. & O. E. May 2020



H6

JP

Purchaser: *Nguyen + Tran*
Lot: *366*

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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