

CONSTRUCTION SUMMARY

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

PURCHASERS: Rikardo PRIFTI and Mario PRIFTI

TEL: RES.: 647-885-3541

LOT / PHASE 396 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Two Elev 3		
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CABINETY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Oct21 Note:	
1 - EXTEND-KITCHEN CABINETY UPPER AND BASE - CABINETS - FITS TALL UPPER CABINETS - - STANDARD 11Aug21 Note: RELOCATING SINK ON STOVE WALL	

CONSTRUCTION

1 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 11Aug21 Note:	
1 - FAMILY ROOM- SEE ATTACHED REVISED DRAWINGS- SEE SKETCH 11Aug21 Note:	

HARDWOOD

1 - PURCHASER REQUESTS LAMINATE IN LIU OF HARDWOOD ON FIRST FLOOR AS PER OFFER 29Oct21 Note:	
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PLUMBING

1 - KITCHEN- MOVE SINK FROM ISLAND TO STOVE WALL 02Nov21 Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 11Aug21 Note:	
ENSUITE 3 /4 ADD 5 <del>FT</del> SHOWER	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Aug21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Oct21 Note:	
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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:	
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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

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Property: 396

Telephone Res. / Bus: (647) 885-3541 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Anne Federico

Model and Elevation: Valleycreek Two Elev 3

Lock Date: 29-Oct-21

29-Oct-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K43 SUMMIT WHITE	446SA
Laundry Room	ELISSE	
Powder Room	EVEREST	431SA
Master Ensuite Bathroom	EVEREST	431SA
Ensuite Bath - Bedroom 2	EVEREST	431SA
Ensuite Bath - Bedroom 3/4	EVEREST	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-NEW CALEDONIA	#360 EDGE
Laundry Room		
Powder Room	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Master Ensuite Bathroom	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Ensuite Bath - Bedroom 2	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Ensuite Bath - Bedroom 3/4	LAMINATE-ELEMENTAL CONCRETE 8830-58	

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3. Ceramic Flooring

Entrance Vestibule	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall → See Sketch		<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Powder Room → Side Hall	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW WHITE 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		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- EVERTON STEEL 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-EVERTON STEEL 8X16	
Ensuite Bath - Bedroom 3/4	TILE-EVERTON STEEL 8X16	
Kitchen Backsplash		

\*\* 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	CARRARA-SMOOTH
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	TILE- RAINBOW WHITE 13X13
Living Room	N/A
Dining Room	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Family Room	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Upper Landing	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318
Bedroom #5	
Underpad	TypeArea

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TORLYS LANDEN OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TORLYS LANDEN OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TORLYS LANDEN OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TORLYS LANDEN 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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library		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
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				NO					

\*\* 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	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				

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14. General Comments

\*\* Refer to Construction Summary

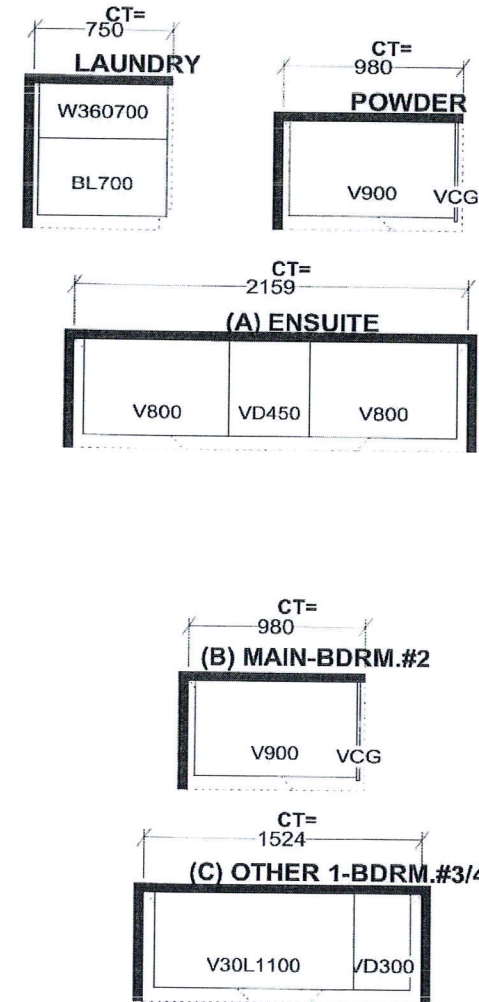
Disclaimers and Notes

- 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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PAULINE  
JUL 28 21

## PROTOTYPE FOR EXTRAS



**J #**

*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.*

**BUILDER: GREENPARK**

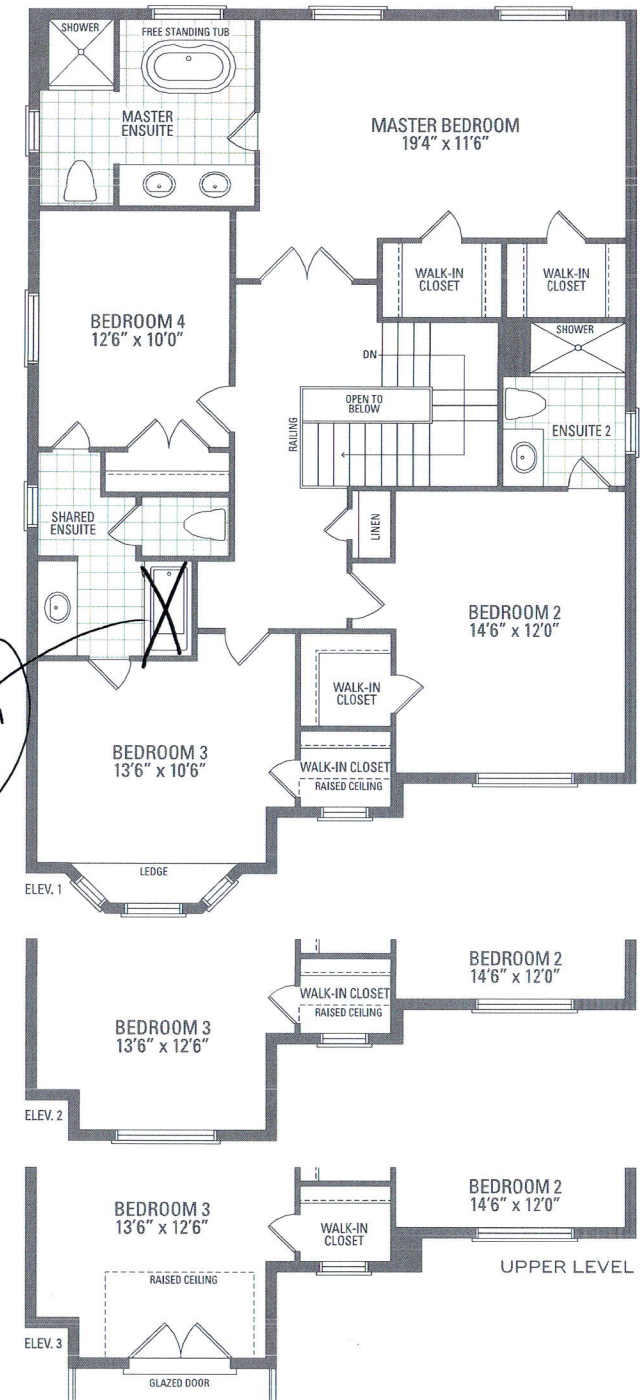
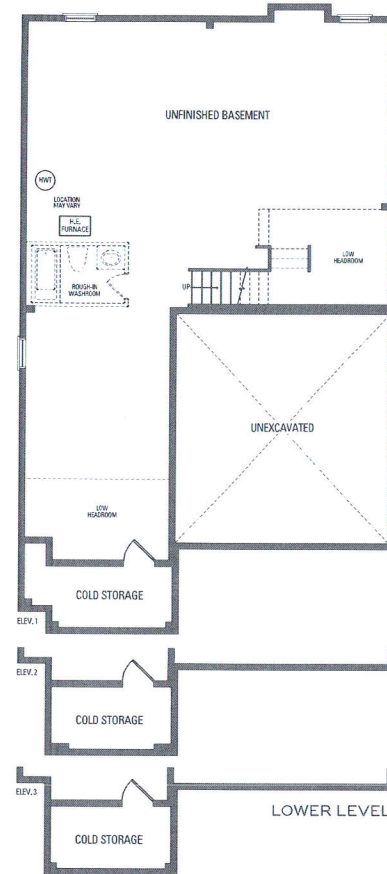
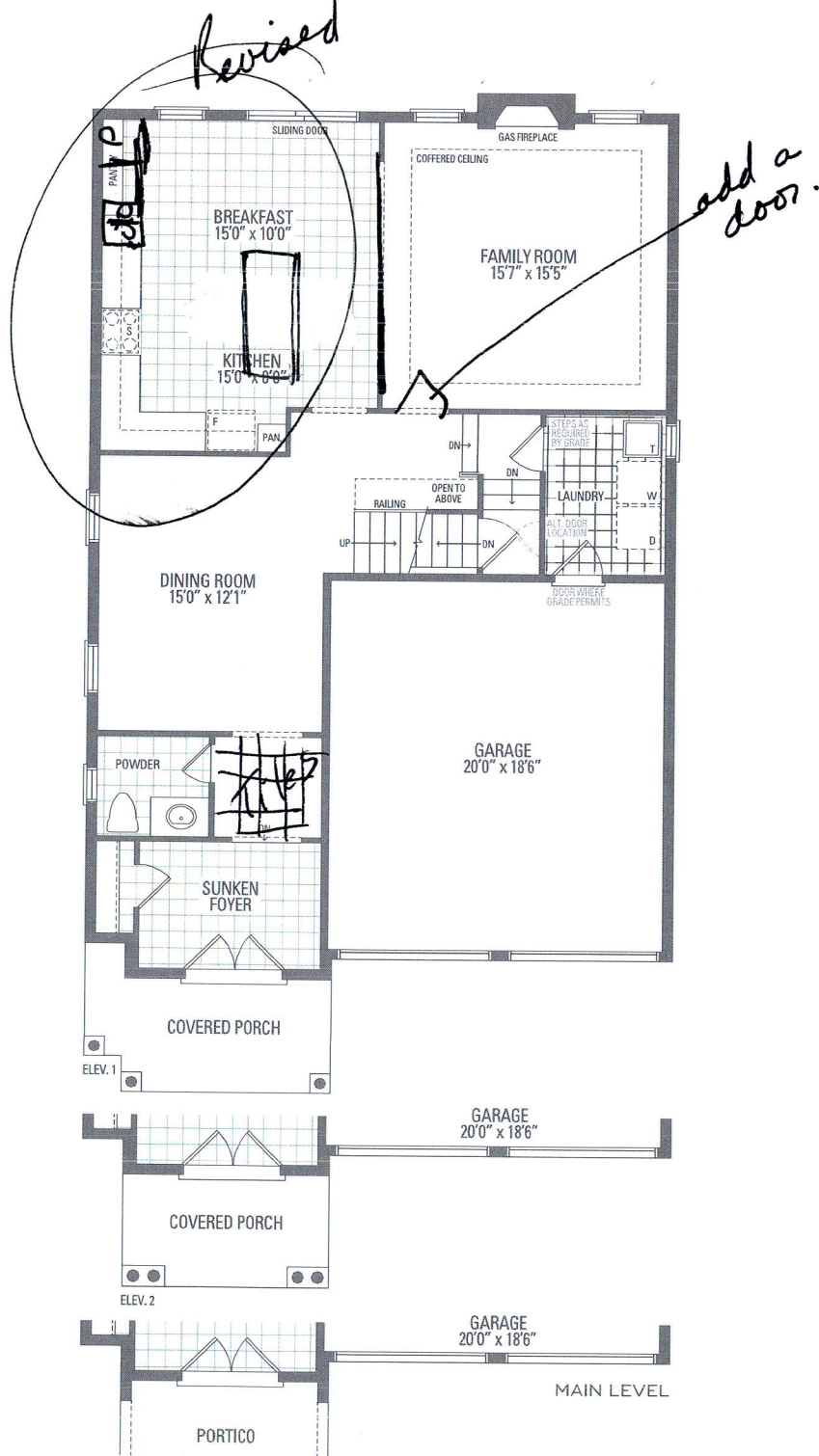
DESIGNER: KS  
DATE: MAY 13 20

**SITE: RUSSELL GARDENS PH.3**

MODEL: VALLEYCREEK 2X EL 1,2,3

**LOT #:**



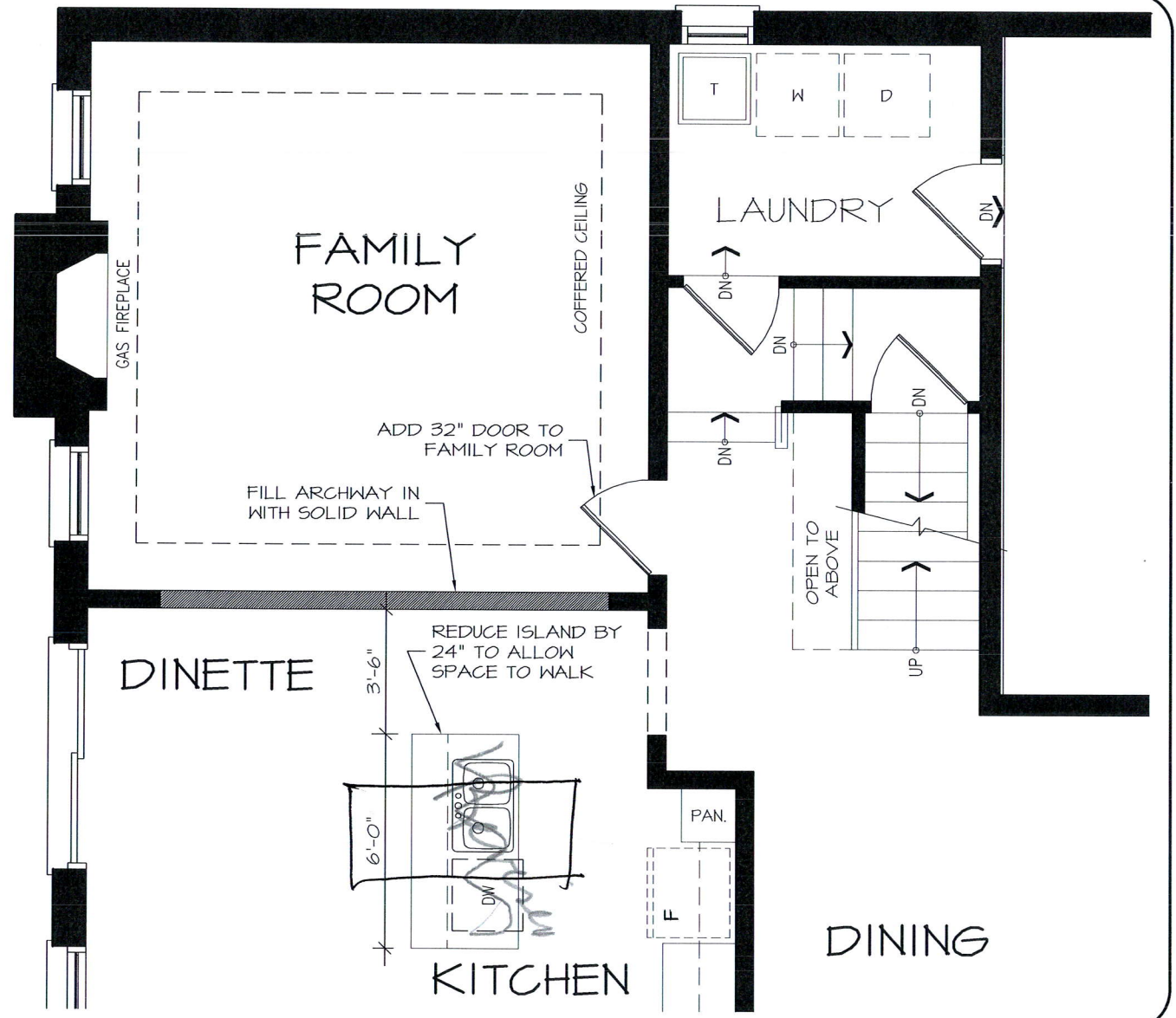


LOT 396  
RUSSELL GARDENS  
PHASE 4  
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 2  
ELEV. 3

REVISIONS:

1. REPLACE FAMILY ROOM TO DINETTE ARCHWAY WITH SOLID WALL.
2. REPLACE FAMILY ROOM TO HALL ARCHWAY WITH 32 INCH DOOR.
3. REDUCE KITCHEN ISLAND TO ALLOW TRAVEL SPACE AROUND ISLAND.



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION  
DESIGN  
INC.

SCALE  
N.T.S.  
BY  
MB  
PAGE No.  
1 OF 1

Greenpark



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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