

CONSTRUCTION SUMMARY

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

PURCHASERS: SHAILESH PRAVINCHANDRA RAIMUGIA and MITABEN SHAILESH RAIMUGIA

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
154 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 2		

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 04Feb21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING - ISTALLED ABOVE CHIMNEY AS WELL 04Feb21 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 04Feb21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 04Feb21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH FULL HEIGHT DOORS - STANDARD 04Feb21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 04Feb21 Note:	
1 - KITCHEN CABINETRY – MINI STACKED UPPER CABINETS – PRICE IS PER FOOT – STANDARD CABINETRY - INSTALLED ABOVE CHIMNEY AS WELL 04Feb21 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 04Feb21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 04Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - SIDE HALL 04Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 04Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 04Feb21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 04Feb21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 04Feb21 Note:	
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COUNTER TOP

1 - COUNTER TOP - PROMO - KITCHEN COUNTER TOP 04Feb21 Note:	
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ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 04Feb21 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 04Feb21 Note:	



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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 04Feb21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 04Feb21 Note:				
HARDWOOD				
1 - DELETE-PROMO SERIES 2 1/4 IN L/D ROOM, FAMILY ROOM AND LIBRARY 04Feb22 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 04Feb22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 04Feb22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 04Feb22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 04Feb22 Note:				
1 - HARDWOOD - PROMO SERIES 2 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM & UPPER LANDING 04Feb21 Note:				
1 - HARDWOOD - PROMO SERIES 2 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 04Feb21 Note:				
1 - HARDWOOD - PROMO SERIES 2 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 04Feb21 Note:				
HEATING AND AIR CONDITIONING				
1 - AIR CONDITIONING - 13 SEER - 3.5 TON 04Feb21 Note:				
PLASTER MOULDINGS				
1 - CORNICE MOULDING - - LIVING AND DINING ROOM 04Feb21 Note:				
1 - CORNICE MOULDING - - FOYER 04Feb21 Note:				
PLUMBING				
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 04Feb21 Note:				
PROMOTIONAL				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 04Feb21 Note:				
STAIRS AND RAILINGS				
1 - STAIRCASE - EUROLINE I IRON PICKETS - BLACK 04Feb21 Note:				
1 - STAIRCASE - V GROOVE HANDRAIL 04Feb21 Note:				

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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 04Feb21    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:	
10 foot ceiling height on Main Floor. 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 Worksheet    Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and Worksheet    Note:	
Purchase Price includes FOUR (4) enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees th Worksheet    Note:	
Purchase Price includes LOWER LEVEL POURED 8 FOOT 6 INCHES.  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 Worksheet    Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. 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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Purchasers:SHAILESH PRAVINCHANDRA RAIMUGIA & MIT

Property: 154

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (5 Bedroom) Elev 2

Lock Date: 4-Feb-22

4-Feb-21

Plan #: 62M-1266

7. Other Flooring		
Main Hall	N/A	
Living Room	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Dining Room	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Family Room	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Den / Library / Study	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Upper Hall	MIRAGE-ROCK CLIFF RED OAK CHARACTER 5" DURAMATT	
Master Bedroom	LAMINATE - AVENUE - LINCOLN WALNUT TL-AV 236 - PEFC	
Bedroom #2	LAMINATE - AVENUE - LINCOLN WALNUT TL-AV 236 - PEFC	
Bedroom #3	LAMINATE - AVENUE - LINCOLN WALNUT TL-AV 236 - PEFC	
Bedroom #4	LAMINATE - AVENUE - LINCOLN WALNUT TL-AV 236 - PEFC	
Bedroom #5	LAMINATE - AVENUE - LINCOLN WALNUT TL-AV 236 - PEFC	
	N/A	
	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 ROCK CLIFF RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE ROCK CLIFF RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE ROCK CLIFF 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	SIDE HALL	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary



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Telephone Res. / Bus: /Project: Russell Gardens Building Ltd.

Decor Advisor: Candace ForzaModel and Elevation: Mountainash Six (5 Bedroom) Elev 2

Lock Date: 4-Feb-224-Feb-21Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE CRYSTAL	447SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL W-500	447SA
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	447SA
Ensuite Bath - Bedroom 4/5	MONACO 904 INK	447SA
	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	GRANITE-MISTY NIGHT	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4/5	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

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10. Plaster Mouldings and Medallions

Entrance Vestibule	UP811	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	UP811	N/A	Lower Landing	N/A	N/A
Dining Room	UP811	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

PurchasedAs Per PlanN/A

PurchasedAs Per PlanN/A

PurchasedAs Per PlanN/A

Fireplace TypeN/A

Mantle TypeN/A

Colour / StainN/A

SurroundN/A

HearthN/A

FLAT ON WALL

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

GRIGIO CARNICO

NO

N/A

N/A

N/A

N/A

N/A

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air ConditioningYES

Gas Provisions StoveNO

Gas Provisions DryerNO

Gas Provisions BarbecueNO

Comment

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches

Hood Fan

Appliances

Dishwasher Rough-in

WhiteDECOR

STANDARD WHITE TEMP.

Built in Cooktop

Built in Oven

Yes

Above Kitchen Cabinet Light

Below Kitchen Cabinet Light

Gas Stove

Microwave

YesNo

YesNo

YesNo

YesNo

\*\* 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: M. S. Raimugia

Date:

Signature:

Date:



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

SHAILESH PRAVINCHANDRA RAIMUGIA & MIT  
/  
Candace Forza  
4-Feb-22

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-COLOURS NERO-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-COLOURS NERO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-COLOURS NERO-13X13	<input type="checkbox"/>	
SIDE HALL	TILE-VARENNA CARRARA POLISHED-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-MARMORE CARRARA-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC CONCEPT NEVE-8X16	
Ensuite Bath - Bedroom 4/5	TILE-LUC CONCEPT NEVE-8X16	
SIDE HALL	N/A	
	N/A	
	N/A	
Kitchen Backsplash		

\*\* 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

Initials: 