

CONSTRUCTION SUMMARY

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

PURCHASERS: Khushbu Rushabh SHETH and Rushabh P. SHETH

RECEIVED
FEB 2-5 2022

TEL:

LOT / PHASE 391 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four A Elev 3		
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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 24Feb22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 24Feb22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 24Feb22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 24Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 24Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 24Feb22 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 24Feb22 Note:	
2 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 26May21 Note:	

COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 24Feb22 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 24Feb22 Note:	

ELECTICAL

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391 / 4	62M-1266	Valleycreek Four A Elev 3		

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS
24Feb22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 24Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 24Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 24Feb22 Note:	
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER STAIRCASE - IF CONSTRUCTION PERMITS 24Feb22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 24Feb22 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 24Feb22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 26May21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 24Feb22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF STANDARD TILE - KITCHEN/BREAKFAST 24Feb22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 24Feb22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 24Feb22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 24Feb22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 24Feb22 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 24Feb22 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 26May21 Note:	

PROMOTIONAL



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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 24Feb22 Note:	
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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26May21 Note: NEW PROMO BALANCE \$7210.00	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 24Feb22 Note:	
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1 - 1¾" SQUARE PICKETS 24Feb22 Note:	
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1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 24Feb22 Note:	
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EXTRAS AS PER OFFER

Framed glass shower in lieu of bathtub as per Vendors standard sample in Shared Ensuite at no additional cost to the Purchaser. Worksheet Note:	
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(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:	
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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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Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 24 Feb 22 at 12:41

Purchasers: Khushbu Rushabh SHETH & Rushabh P. SHETH

Property: 391

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Four A Elev 3

Lock Date: 24-Feb-22

24-Feb-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE CRYSTAL	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	223SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	223SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	223SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	223SA

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 (Q)	#100 EDGE - STRAIGHT POLISHED
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

** Refer to Construction Summary

KS

RS

Initials: _____

Purchasers:

Telephone Res. / Bus: /

Decor Advisor:

Lock Date:

Khushbu Rushabh SHETH & Rushabh P. SHETH

Aly Aversa

24-Feb-22

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Model and Elevation: Valleycreek Four A Elev 3

24-Feb-22

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-MARMONE CARRARA 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE-ESSENCE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE-MARMONE CARRARA 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - NEO GREY 12X12	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Side Entrance	TILE-MARMONE CARRARA 12X24	<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-CONCEPT PLUS (011) DARK GREY GLOSSY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE GLOSSY 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE GLOSSY 8X16	
Side Entrance	N/A	
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	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 - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Living Room	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Dining Room	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Family Room	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Den / Library / Study	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
Upper Landing	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS
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	N/A
Kitchen/Breakfast	HARDWOOD- MIRAGE - ADMIRATION COLLECTION - PLATINUM MAPLE 3 1/4 SEMI GLOSS

Underpad

Type

Area

** Refer to Construction Summary ** PURCHASER IS AWARE THAT LAMINATE AND HARDWOOD COLOURS DO NOT MATCH **

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-MAPLE-PLATINUM
Picket Type	1 3/4" SQUARE PICKETS	Complimenting Colour	MIRAGE-MAPLE-PLATINUM
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-MAPLE-PLATINUM

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	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	N/A
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	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 M2-STANDARD	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		BIANCO	
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 checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input 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

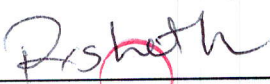
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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

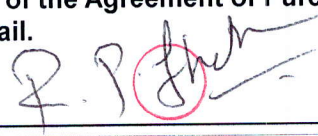
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

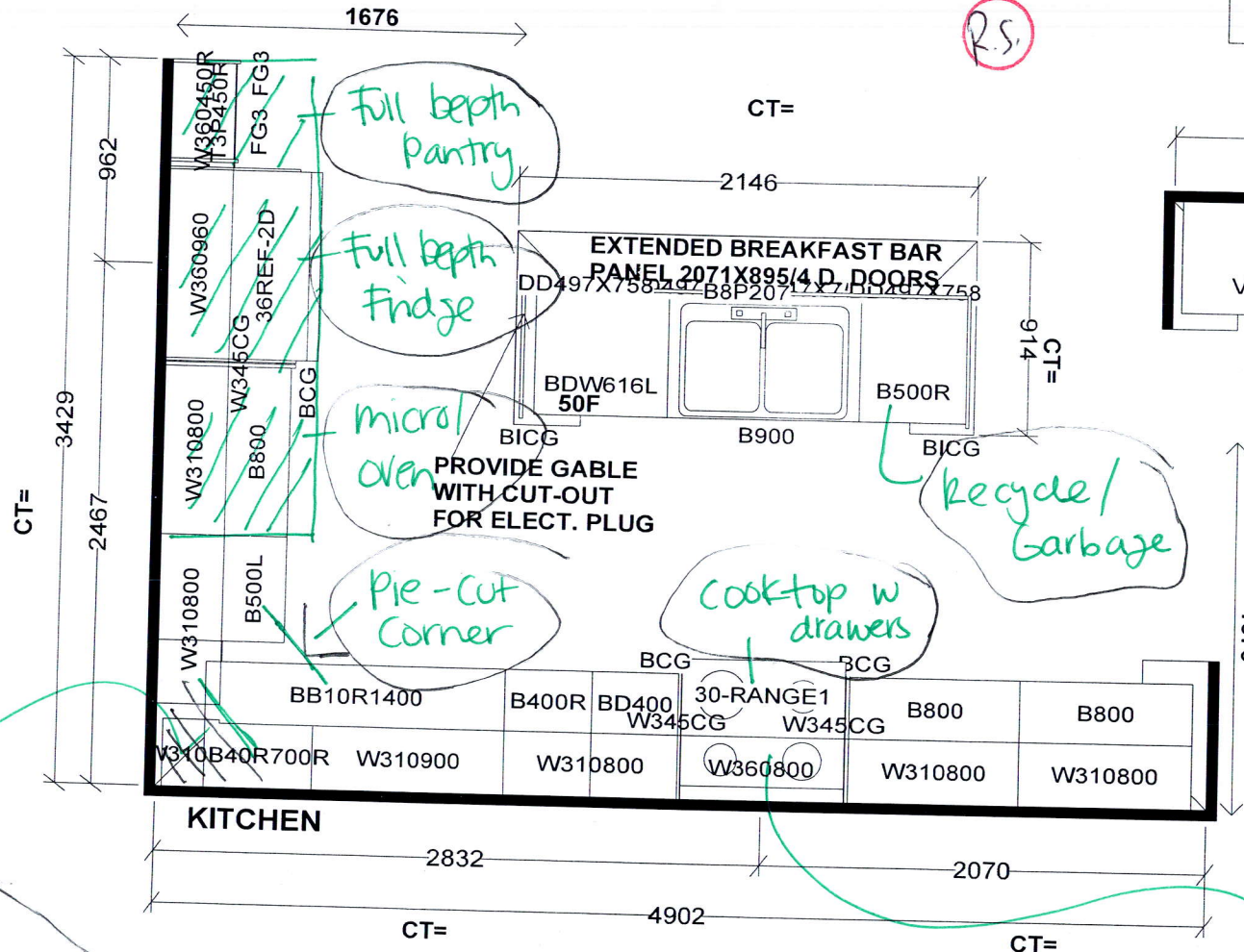
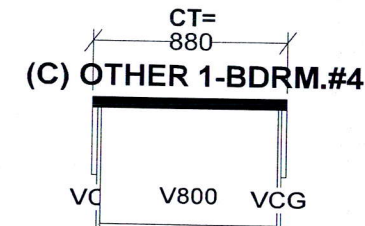
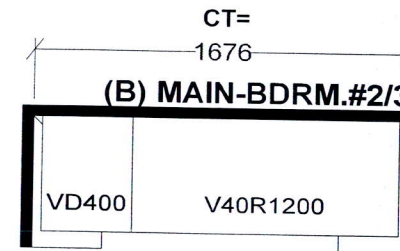
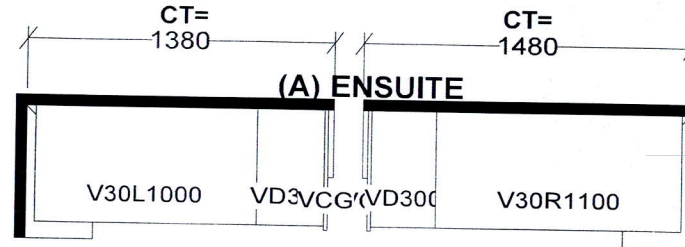
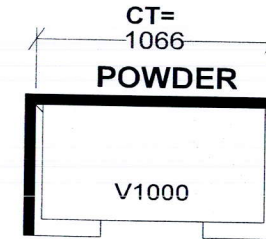
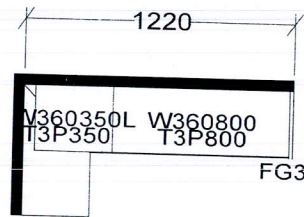
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: 02/24/22

Signature: 

Date: 02/24/22



Selba Industries				J #
W WDT	W HGHT	W CNT	<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> CHA B DESIGNER: KS F C DATE: APR 28 21 E D	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: VALLEYCREEK 4AX EL 1,3 LOT #:
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER		

