

Revised

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CONSTRUCTION SUMMARY

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

PURCHASERS: Kamran Habib Ahmad and Aisha Kamran

TEL: RES.: 905-617-1474

LOT / PHASE 406 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Three (5 Bedroom) Elev 2		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 13Sep21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4/5 - TUB AREA 01Mar22 Note:	★
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 01Mar22 Note:	★
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 01Mar22 Note:	★
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - SHOWER 01Mar22 Note:	★
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 13Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 13Sep21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 13Sep21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 13Sep21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 13Sep21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 01Mar22 Note:	★
1 - MAIN LEVEL - EXTERIOR AND INTERIOR - 8' DOORS AND ARCHWAYS - WHERE CONSTRUCTION PERMITS 13Sep21 Note: PURCAHSE IS AWARE TRANSOM ABOVE FRONT DOOR WILL BE DELETED	

COUNTER TOP

1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4/5 VANITY COUNTER TOP 01Mar22 Note:	★
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP 01Mar22 Note:	★
1 - KITCHEN - WATERFALL LEGS ON ISLAND 01Mar22 Note:	★
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 01Mar22 Note:	★
1 - UPGRADE MAJESTIC MABLE - Kitchen 01Mar22 Note:	★

DOORS AND TRIM

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406 / 4	62M-1266	Mountainash Three (5 Bedroom) Elev 2		
1 - THROUGHOUT INTERIOR DOORS ONLY - BLACK PLAIN HINGES 13Sep21 Note:				
1 - TRIM - UPGRADE 3- 7-1/4" ONE STEP BASEBOARD AND ONE STEP CASING 13Sep21 Note:				

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 13Sep21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 13Sep21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 13Sep21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 13Sep21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 13Sep21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 13Sep21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 01Mar22 Note:	    
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 13Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 13Sep21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 13Sep21 Note:	

MIRRORS AND GLASS

1 - POWDER ROOM & MASTER ENSUITE BATHROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 13Sep21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE WITH HALF WALL OF GLASS ABOVE VANITY – INCLUDES CHROME KNOB AND HINGES 13Sep21 Note:	

PAINTING

1 - THOUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTLE - UPGRADE WHITE PAINT 13Sep21 Note:	
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PLUMBING

5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 01Mar22 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Sep21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 13Sep21 Note:	
1 - STAIRCASE - 1¾" SQUARE PICKETS 13Sep21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 13Sep21 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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor's standard samples 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:	

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Purchasers:

Kamran Habib Ahmad & Aisha Kamran

Telephone Res. / Bus:

(905) 617-1474 /

Decor Advisor:

Candace Forza

Lock Date:

1-Mar-22

Property:

406

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Mountainash Three (5 Bedroom) Elev 2

Plan #:

62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL W-500	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 4/5	DORAL K44 TITAN GREY	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Built In Appliances ☐ Yes ☒ No

☐ Closed ☒ Open

Stove Opening

Slide In Stove ☐ Yes ☒ No

41" Upper Cabinets ☒ Yes ☐ No

Fridge Opening

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	QUARTZ- BIANCO PAPIRO	#360 EDGE
Ensuite Bath - Bedroom 2/3	QUARTZ-FUSION WHITE	#360 EDGE
Ensuite Bath - Bedroom 4/5	QUARTZ-FUSION WHITE	#360 EDGE
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials: KA AH

Purchasers: Kamran Habib Ahmad & Aisha Kamran

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Lock Date: 1-Mar-22

Property: 406

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	N/A	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESCARPMENT WHITE (E36137)-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- STONE WHITE 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
	N/A	<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-ESCARPMENT WHITE (E36137)-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE- STONE WHITE 12X24	
Ensuite Bath - Bedroom 4/5	TILE-STONE WHITE 12X24	
	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

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	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	STRIP-MIRAGE0IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Dining Room	STRIP-MIRAGE0IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Family Room	STRIP-MIRAGE0IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Den / Library / Study	STRIP-MIRAGE0IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE0IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	1 3/4" SQUARE PICKETS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD 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	WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No		

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13-Sep-21

Plan #: 62M-1266

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
<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			
Mantle Type	N/A		MANTLE M2-STANDARD		N/A			
Colour / Stain	N/A		WHITE		N/A			
Surround	N/A		NERO		N/A			
Hearth	N/A		NO		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	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

- 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: Kamran Date: Mar 1, 2022

Signature: Aisha Kamran Date: Mar 1, 2022