

CONSTRUCTION SUMMARY			
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.			
PURCHASER: Thy Kim Thanh TRAN			
TEL:			
LOT / PHASE	REG. PLAN #	HOUSE TYPE	
490 / 4	62M-1266	Mountainash Four (5 Bedroom) Elev 3	

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1	
08Mar22 Note:	

CABINETRY ACCESSORIES

1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL SINGLE OVEN CABINET	
08Mar22 Note:	
4 - KITCHEN CABINETRY BASE - TOP DRAWER SINGLE - PRICE IS PER DRAWER - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1	
08Mar22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 1	
08Mar22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 1	
08Mar22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT	
08Mar22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER	
08Mar22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR	
08Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL	
08Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM	
08Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN	
08Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER	
08Mar22 Note:	

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COUNTER TOP

1 - UPGRADE MAJESTIC MABLE - KITCHEN - CASEARSTONE 08Mar22 Note:	
1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 08Mar22 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 08Mar22 Note:	
4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 08Mar22 Note: POWDER MASTER ENSUITE ENSUITE 2/3 ENSUITE 4/5	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 08Mar22 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Feb22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Feb22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Feb22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 07Feb22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 08Mar22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 08Mar22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - - UPPER HALL 08Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 08Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 08Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 08Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 08Mar22 Note:	

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LOT / PHASE 490 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (5 Bedroom) Elev 3		
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Mar22 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8,730.00 BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE DATED 03/07/2022. 07Feb22 Note:	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 08Mar22 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET 08Mar22 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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Purchaser:Thy Kim Thanh TRAN

Property: 490

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

Lock Date: 8-Mar-22

8-Mar-22

Plan #: 62M-1266

Layout Changes:☐ Yes☒ No

Sketch Attached:☐ Yes☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND - 908 COLUMBIAN COFFEE	468SA
Laundry Room	ELISSE	Standard
Powder Room	EVEREST-WHITE CRYSTAL	466SA
Master Ensuite Bathroom	EVEREST-WHITE CRYSTAL	466SA
Ensuite Bath - Bedroom 2/3	EVEREST-WHITE CRYSTAL	466SA
Ensuite Bath - Bedroom 4/5	EVEREST-WHITE CRYSTAL	466SA

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 - CEASARSTONE - CALCATTA NUVO 5131	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE TIGRIS 4783-60	
Master Ensuite Bathroom	LAMINATE-WHITE TIGRIS 4783-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite Bath - Bedroom 4/5	LAMINATE-CARRARA BIANCO 6696-46	

** Refer to Construction Summary

Initial:

Purchaser: Thy Kim Thanh TRAN

Telephone Res. / Bus: /

Decor Advisor: Aly Aversa

Lock Date: 8-Mar-22

Property: 490

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Four (5 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-LITIUM PEARL POL 24X24	☐	Metal Strip Where Applic.
Main Hall	HARDWOOD	☐	
Kitchen / Breakfast	TILE-LITIUM PEARL POL 24X24	☐	
Laundry Room	TILE-ESSENZE GRIGIO 13X13	☐	
Powder Room	TILE-LITIUM PEARL POL 24X24	☐	
Master Ensuite Bathroom	TILE-GRYEGATE 10X30	☐	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO 13X13	☐	
Ensuite Bath - Bedroom 4/5	TILE-CONCEPT GREY 13X13	☐	
Side Entrance	TILE-LITIUM PEARL POL 24X24	☐	
		☐	
		☐	

** Refer to Construction Summary

4. Ceramic Wall Tile		Describe
Master Ensuite Bathroom	Selection	
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-GRYEGATE 10X30	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4/5	TILE-SILVIA WHITE 8X16	
Side Entrance		
Kitchen Backsplash	N/A	

** 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-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Living Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Den / Library / Study	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Upper Hall	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK 3 1/4 SEMI GLOSS
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #5	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK-WATERLOO
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-WATERLOO
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-WATERLOO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-WATERLOO

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	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		

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

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

YES

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

● White

Standard

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

● Yes ○ No

Built in Oven

● Yes ○ No

Above Kitchen Cabinet Light

○ Yes ● No

Below Kitchen Cabinet Light

○ Yes ● No

Gas Stove

● Yes ○ No

Microwave

● Yes ○ No

Dishwasher Rough-in

Yes

** Refer to Construction Summary

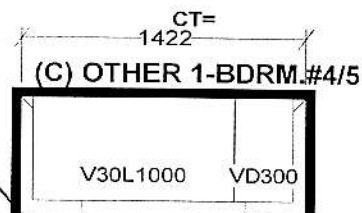
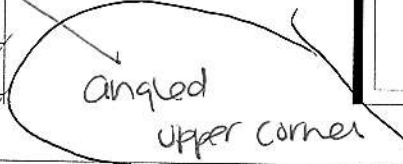
14. General Comments

** Refer to Construction Summary

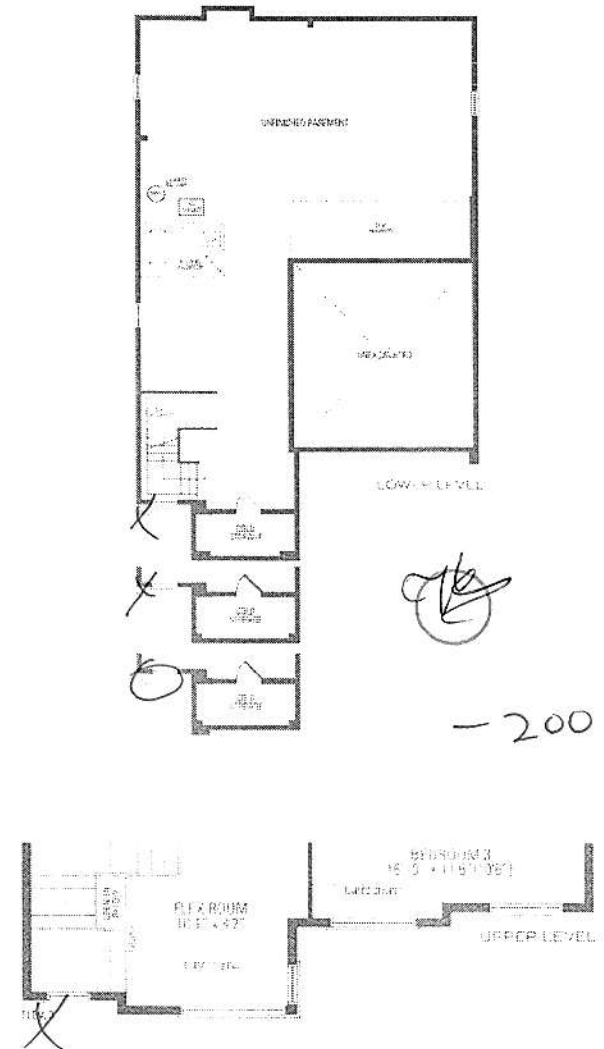
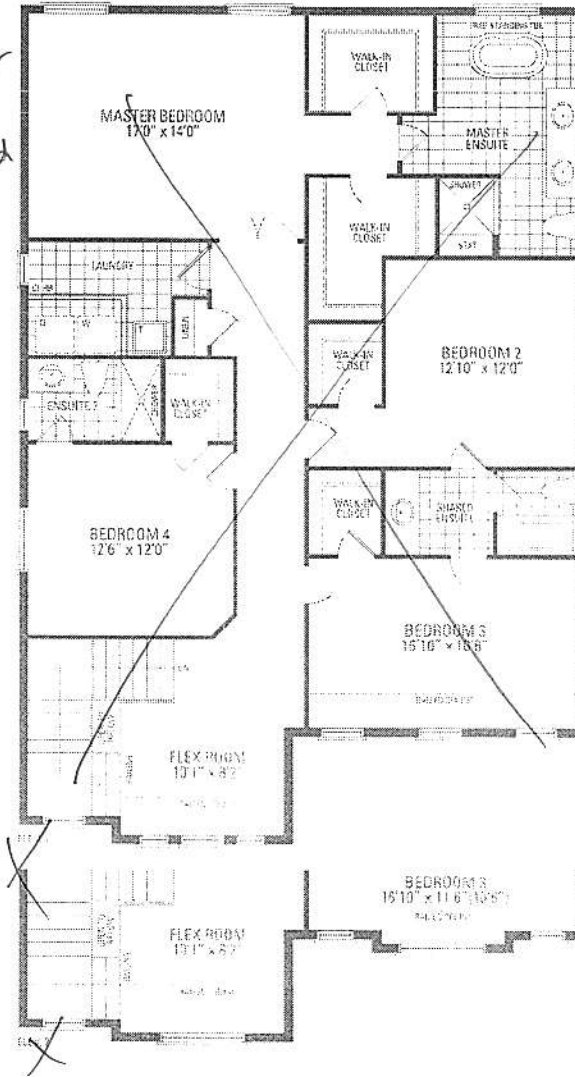
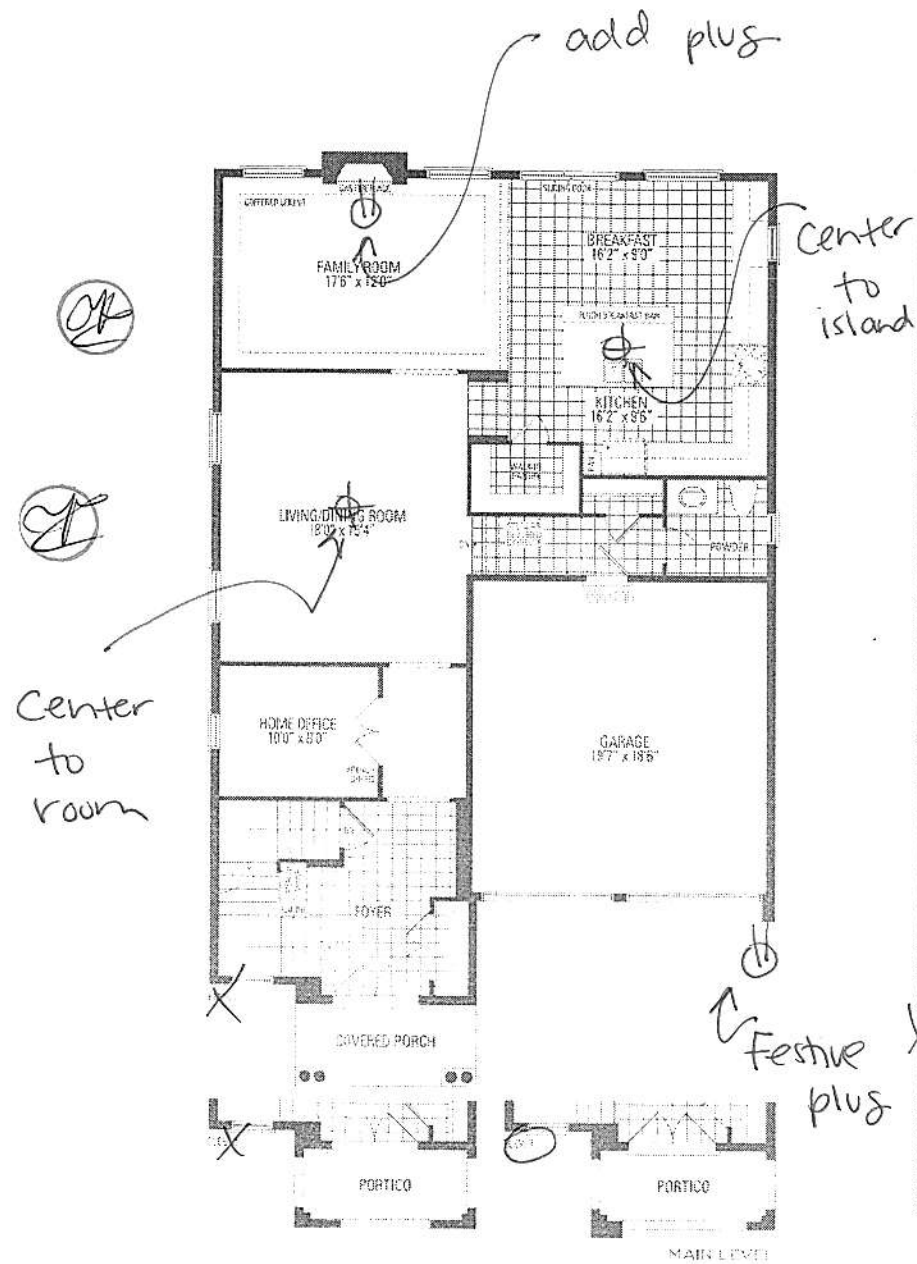
Disclaimers and Notes

- 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.
- 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: March 08/2022



Selba Industries			J#
W WDT#	W HGHT	W CNT	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 1st order placed. 
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
			JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: MOUNTAINASH 4X OPT 5 BDRM EL 1,2,3 LOT #: DATE: APR 28 21



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

These drawings have been prepared for the purpose of providing a general overview of the proposed project. They are not intended to be used for construction or other purposes. All measurements are approximate and subject to change. The drawings are not to scale. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

5 BEDROOM LAYOUT

MOUNTAINASH FOUR

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



Client: [Redacted] This may be a preliminary drawing and is not intended for construction. Dimensions and quantities may vary at any time without notice. Actual usable floor space may vary from the area shown. All dimensions are in feet and inches. All areas are approximate and subject to change. All dimensions are in feet and inches. All areas are approximate and subject to change. All dimensions are in feet and inches. All areas are approximate and subject to change. E. & O. E. May 2021