

CONSTRUCTION SUMMARY

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

PURCHASERS: Gurdeep Singh BOPARAI and RANJIT KAUR BOPARAI

RECEIVED

MAR 11 2022

TEL:

LOT / PHASE 499 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve 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 11Mar22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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 07Mar22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 11Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 11Mar22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 07Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 07Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 07Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 07Mar22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 07Mar22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE ENTRANCE 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 4 - FLOOR 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/3 - FLOOR 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 07Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 07Mar22 Note:	

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1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 07Mar22 Note:	
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CONSTRUCTION

4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 21Jun21 Note:	
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1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 21Jun21 Note:	
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COUNTER TOP

1 - UPGRADE MAJESTIC MABLE - Powder 07Mar22 Note:	
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1 - UPGRADE MAJESTIC MABLE - Bdrm 4 El3 07Mar22 Note:	
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1 - UPGRADE MAJESTIC MABLE - Main 2/3 07Mar22 Note:	
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1 - UPGRADE MAJESTIC MABLE - Master 07Mar22 Note:	
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1 - UPGRADE MAJESTIC MABLE - Kitchen 07Mar22 Note:	
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ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 07Mar22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - KITCHEN - CANOPY HOOD FAN - 36" CYCLONE 550 CFM #SC51336 11Mar22 Note:	
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1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 07Mar22 Note:	
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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Mar22 Note:	
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1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 07Mar22 Note:	
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1 - 200 AMP ELECTRICAL SERVICE 21Jun21 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 07Mar22 Note:	
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HARDWOOD FLOORING

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499 / 4	62M-1266	Mountainash Twelve Elev 3		
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 07Mar22 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 07Mar22 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 07Mar22 Note:				
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 07Mar22 Note:				

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 07Mar22 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 07Mar22 Note:	
2 - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES-bed 2/3 AND ENSUITE 4 07Mar22 Note:	

MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 07Mar22 Note:	
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PLUMBING

1 - KITCHEN - TECCO SINK - MODEL # 141 07Mar22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Mar22 Note:	
5 - SINK - UNDERMOUNT SINK - TECO BATH #4815-FOR ALL BATH VANITIES 07Mar22 Note:	
1 - ADD IN BED 2/3 ENSUITE-----5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 21Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jun21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Mar22 Note:	
1 - EUROLINE 0 PICKETS 07Mar22 Note:	

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1 - V GROOVE HANDRAIL 07Mar22 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 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 ag Worksheet Note:	

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Purchasers: Gurdeep Singh BOPARAI & RANJIT KAUR BOP

Property: 499

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Ida Viola

Model and Elevation: Mountainash Twelve Elev 3

Lock Date: 11-Mar-22

11-Mar-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 904 INK	446SA
Laundry Room	ELISSE	
Powder Room	DORAL K44 TITAN GREY	446SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	446SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	446SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	446SA

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-ANTIQUE BROWN	#300 EDGE - DOUBLE BULLNOSE
Laundry Room	N/A	
Powder Room	GRANITE-NERO ASSOLUTO	#300 EDGE - DOUBLE BULLNOSE
Master Ensuite Bathroom	GRANITE-MISTY NIGHT	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 2/3	GRANITE-NERO ASSOLUTO	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 4	GRANITE-NERO ASSOLUTO	#300 EDGE - DOUBLE BULLNOSE

** Refer to Construction Summary

Initials:

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	
Laundry Room	TILE - S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	
Powder Room	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE - VARENNA CARRARA 24X24	<input type="checkbox"/>	
SIDE ENTRANCE	TILE - VARENNA CARRARA 24X24	<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 - GLOSSY WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE - GLOSSY WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE - GLOSSY 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	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Living Room	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Dining Room	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Family Room	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Den / Library / Study	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	
Upper Landing	STRIP - MIRAGE CHARCOAL RED OAK 5" CASHMERE
Upper Hall	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC
Master Bedroom	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC
Bedroom #2	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC
Bedroom #3	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC
Bedroom #4	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC
Bedroom #5	N/A
FLEX ROOM	LAMINATE - AVENUE LINCON WALNUT TLAV236PEFC

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE CHARCOAL RED OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE CHARCOAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE CHARCOAL RED OAK

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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Powder Room	43 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fireplace Type		As Per Construction Specifications	
Mantle Type		MANTLE M1-STANDARD	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		EMPERADORA DARK	
Hearth		NO	

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES

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	CYCLONE CHIMNEY 36" #SC51336		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.

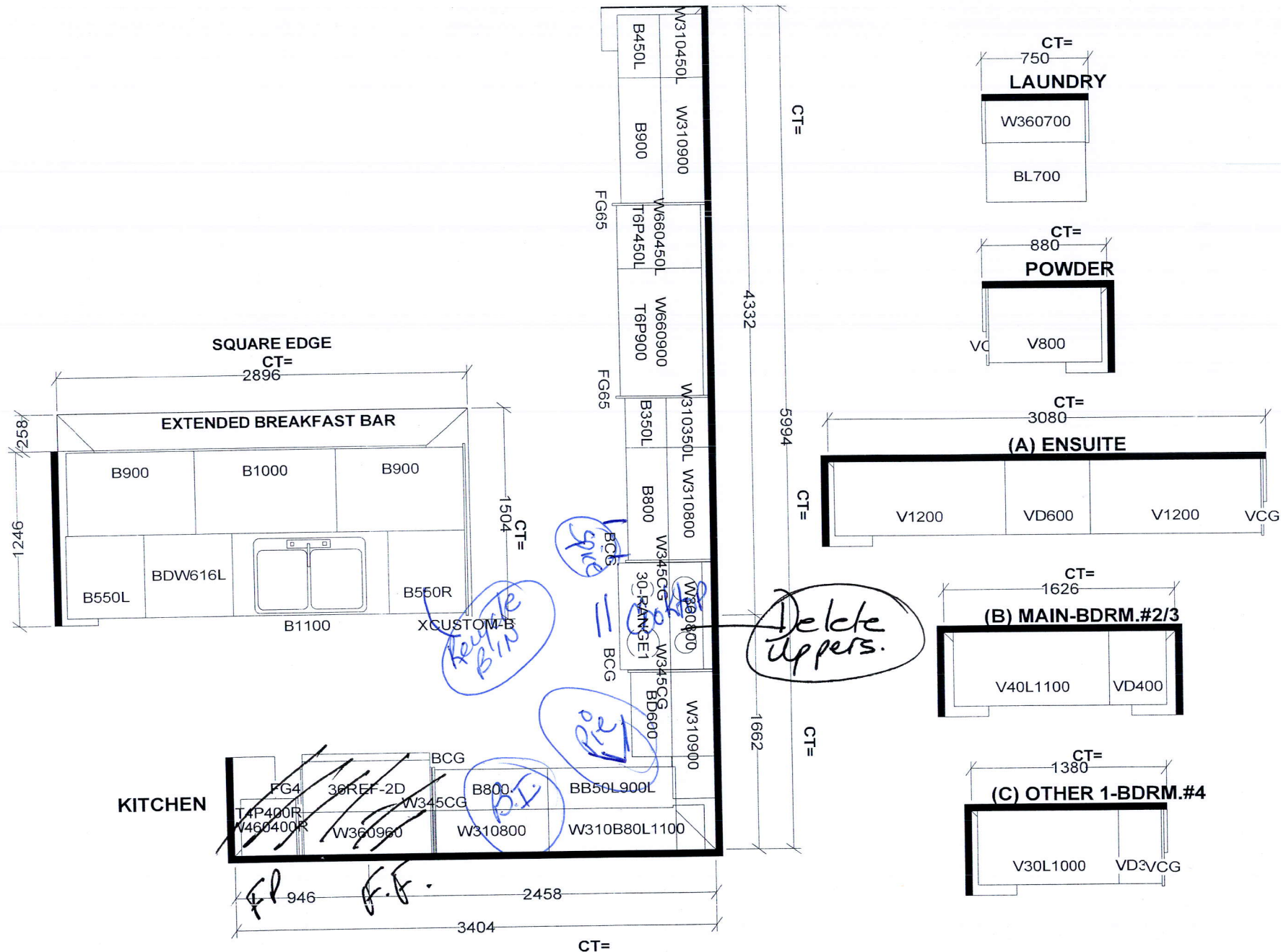
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

Signature:  Date: 11-03-22

Signature: _____ Date: _____



Selba Industries			J #
W WDT	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: MOUNTAINASH 12X EL 3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
<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>			
<small>CHA B DESIGNER: KS</small> <small>F C DATE: APR 28 21</small> <small>E D</small>			

