

CONSTRUCTION SUMMARY

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

PURCHASERS: Nicholas Christopher HILL and Olena L. HILL

TEL: RES.: 647-404-6927

LOT / PHASE 497 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 15Mar22 Note:	
1 - KITCHEN CABINETRY - TWO COLOUR KITCHEN - FLAT FEE 15Mar22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 5 15Mar22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 15Mar22 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 15Mar22 Note:	

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 15Mar22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 15Mar22 Note:	
2 - KITCHEN CABINETRY BASE - DUMMY DOOR FOR BASE CABINETRY - INSTALLED ON SIDES OF ISLAND - UPGRADE 5 15Mar22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 5 15Mar22 Note:	
2 - KITCHEN CABINETRY BASE - TOP DRAWER SINGLE - UPGRADE 5 15Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 15Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 5 15Mar22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - UPGRADE 5 15Mar22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 15Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 15Mar22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 15Mar22 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 15Mar22 Note:	

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497 / 4	62M-1266	Valleycreek Three Elev 1		
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 15Mar22 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 15Mar22 Note:				
1 - TILE - UPGRADE 3 WALL TILE - - BATHROOM 2/3 - TUB AREA 15Mar22 Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 20Jul21 Note:	
1 - OAK STAIRS TO BASEMENT FROM MAIN FLOOR-NATURAL FINISH 20Jul21 Note:	

COUNTER TOP

1 - UPGRADE MAJESTIC MABLE Full Height Backsplash - Kitchen 15Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP IN LIEU OF STADNARD GRANITE AS PER OFFER - Kitchen 15Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP - Powder 15Mar22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 15Mar22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 4 VANITY COUNTER TOP 15Mar22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2/3 VANITY COUNTER TOP 15Mar22 Note:	

DOORS AND TRIM

1 - THROUGHOUT - INTERIOR DOORS ONLY - BLACK PLAIN HINGES 15Mar22 Note:	
1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 3” CASING 15Mar22 Note:	

ELECTRICAL

1 - ADD LIGHT AND WIRE TO SAME SWITCH AS STANDARD LIGHT - NO FIXTURE INCLUDED - RELOCATE STANDARD LIGHT AS PER SKETCH - MASTER ENSUITE BATHROOM 15Mar22 Note:	
1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 2/3 BATHROOM 15Mar22 Note:	
1 - FRONT PORTICO - RELOCATE STANDARD LIGHT TO SOFFIT - SEE SKETCH 15Mar22 Note:	



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1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 15Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 15Mar22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Jul21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 20Jul21 Note:	
1 - UPPER HALL - IN AREA OPEN TO BELOW- INSTALL STANDARD LIGHT AS PER SKETCH - IF CONSTRUCTION PERMITS 20Jul21 Note:	
6 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - UPPER HALL IN AREA OPEN TO FOYER - SWITCH TO BE INSTALLED IN FOYER 20Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 20Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 20Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 20Jul21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 20Jul21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 20Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 15Mar22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 15Mar22 Note:	

HARDWOOD FLOORING

1 - KITCHEN & BREAKFAST - 5" GROUP B HARDWOOD FLOORING IN LIEU OF STANDARD AS PER OFFER 15Mar22 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 15Mar22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 15Mar22 Note:	

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

15Mar22 Note:

MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL

15Mar22 Note:

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

20Jul21 Note:

PAINTING

1 - THROUGHOUT - INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE - UPGRADED WHITE PAINT

15Mar22 Note:

PLUMBING

5 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY - ALL BATHROOMS

15Mar22 Note:

1 - ALL BATHROOMS - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION

15Mar22 Note:

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518

15Mar22 Note:

1 - HOSE BIB - EXTERIOR FROST FREE - FRONT ELEVATION - INSTALL AS PER SKETCH - IF CONSTRUCTION PERMITS

15Mar22 Note:

1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 - MASTER ENSUITE BATHROOM

20Jul21 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

20Jul21 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - MAIN FLOOR TO BASEMENT

15Mar22 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - MAIN TO SECOND LEVEL

15Mar22 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

15Mar22 Note:

1 - STAIRCASE - 4 X 4 STRAIGHT POSTS

15Mar22 Note:

1 - STAIRCASE - V GROOVE HANDRAIL

15Mar22 Note:

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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 <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> Note:	

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Purchasers: Nicholas Christopher HILL & Olena L. HILL

Property: 497

Telephone Res. / Bus: (647) 404-6927 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Three Elev 1

Lock Date: 16-Mar-22

15-Mar-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SEE BELOW	465SA
Laundry Room	ELISSE	Standard
Powder Room	ARUBA 715 SIMPLY NAVY	465SA
Master Ensuite Bathroom	DORAL W-500	467SA
Ensuite Bath - Bedroom 2/3	DORAL K38 RIVERSIDE	467SA
Ensuite Bath - Bedroom 4	DORAL W-500	467SA
	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

KITCHEN - PERIMETER-MISSION 614 CRISP WHITE***ISLAND & FRIDGE RUN-MISSION 626 STRATUS ** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-LYSKAMM	#360
Laundry Room	N/A	
Powder Room	QUARTZ-VEGA	#360
Master Ensuite Bathroom	GRANITE-NERO ASSOLUTO	#360
Ensuite Bath - Bedroom 2/3	QUARTZ-ISTRIA	#360
Ensuite Bath - Bedroom 4	QUARTZ-ARABESCATO	#360
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Initials:

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(647) 404-6927 /

Candace Forza

15-Mar-22

Property: 497

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Model and Elevation: Valleycreek Three Elev 1

Plan #: 62M-1266

15-Mar-22

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	GROUT-TITANIUM 50
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>	GROUT-BLACK 5
Powder Room	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	GROUT-TITANIUM 50
Master Ensuite Bathroom	TILE-CLASSIC STATUARIO MATTE-24X24	<input type="checkbox"/>	GROUT-TITANIUM 50
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>	GROUT-BLACK 5
Ensuite Bath - Bedroom 4	TILE-COLOURS NERO-13X13	<input type="checkbox"/>	GROUT-GRAPHITE 67
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	metal strip where applicable

** 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-CLASSIC STATUARIO MATTE-12X24	GROUT-TITANIUM 50
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SWING DAY AND NIGHT DECOR 04-8X8	GROUT-TITANIUM 50
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	GROUT-TITANIUM 50
	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-LYSKAMM	FULL HEIGHT

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

Whirlpool

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

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	3" BB CASING WITH 7 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	N/A
Living Room	N/A
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"
Upper Hall	LAMINATE-AVENUE-BOWERLY OAK-TL-AV229-PEFC
Master Bedroom	LAMINATE-AVENUE-BOWERLY OAK-TL-AV229-PEFC
Bedroom #2	LAMINATE-AVENUE-BOWERLY OAK-TL-AV229-PEFC
Bedroom #3	LAMINATE-AVENUE-BOWERLY OAK-TL-AV229-PEFC
Bedroom #4	LAMINATE-AVENUE-BOWERLY OAK-TL-AV229-PEFC
Bedroom #5	N/A
KITCHEN & BREAKFAST	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE & 4X4 STRAIGHT POST	Complimenting Colour	VINTAGE NAUTILIUS WHITE OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE NAUTILIUS WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE NAUTILIUS WHITE 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	N/A	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	N/A	Ensuite Bath - Bedroom 4	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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(647) 404-6927 /
Candace Forza
15-Mar-22

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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			BIANCO			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	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	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 checked="" type="radio"/> Yes <input 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:

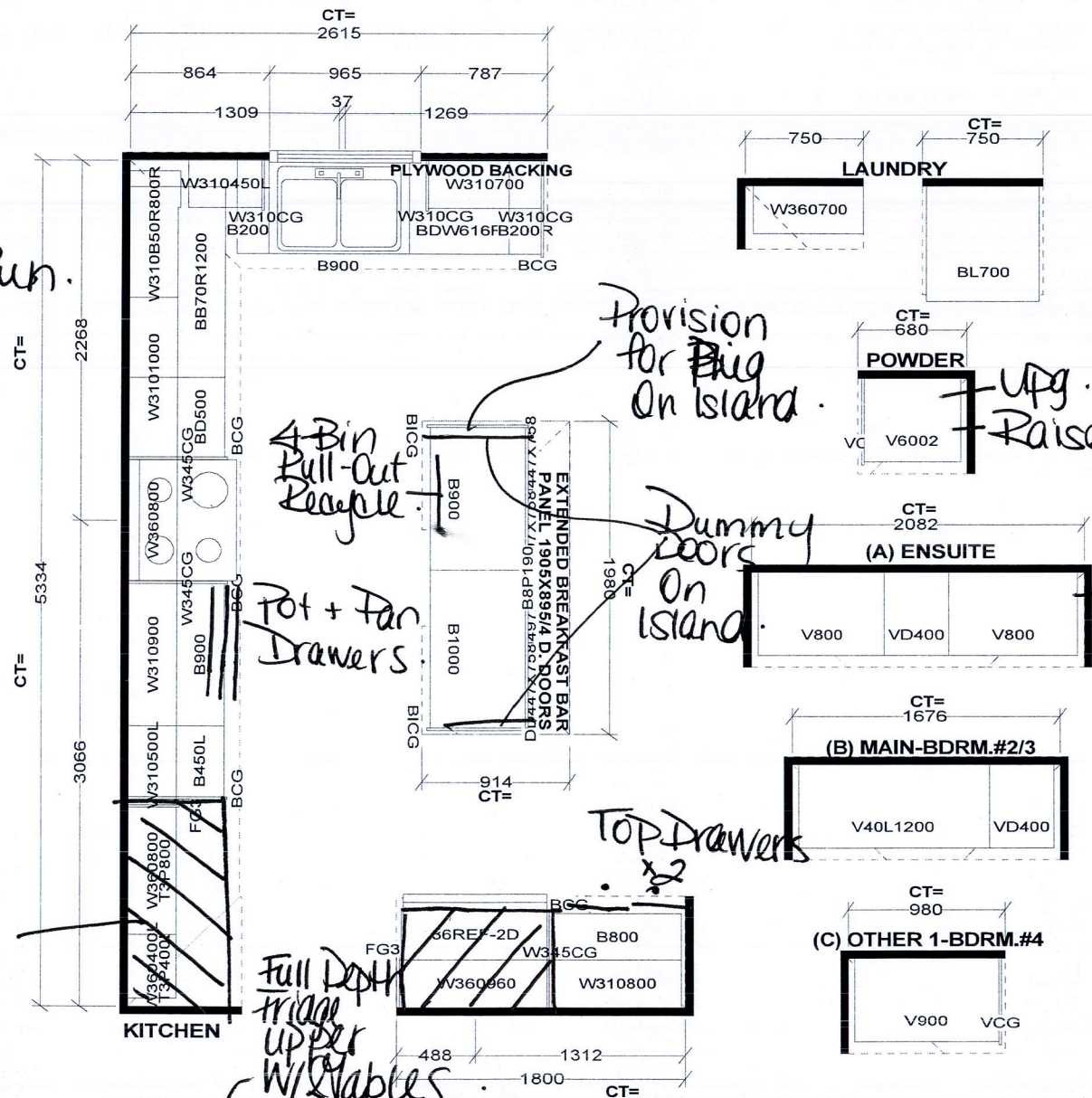
Date: mar 15/22

Signature:

Date: mar 15/22

Kitchen

- upg. 5 mission Cabinetry
- 2nd Colour Cabinet on Island + Fridge Run.
- Light Valance.


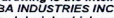


Full Depth
Pantry
(24" Deep)

FG3
Full Depth
fringe
upper
w/ staples
24" Deep

- Upg. 2 Cabinetry.
- Raise Vanity Height to 36"

- Raise Vanity Height
to 36"

			SELBA Industries		J#	
W WIDTH _____ 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 job order placed.		JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 3X EL 1,2,3 LOT #:	
FLOOR HGHT _____ DOOR HGHT _____					DESIGNER: KS DATE: MAY 13 20	
ST CENT 2X4 VENT BOX COVER						

EL
01-1

 Festive Plug

Good
Plug
Hole
Fireplace

FLEV 2

• 200 QM.P

ht as per
Sketch.

LOWER LEVEL

UPPER LEVEL