

CONSTRUCTION SUMMARY

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

PURCHASERS: Clarenz Nicole GATCHALIAN and Aqsa GATCHALIAN

TEL: RES.: 649-991-0562

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
535 / 4	62M-1266	Valleycreek Two Elev 3		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE 31Mar22 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 31Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 31Mar22 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 31Mar22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 31Mar22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 31Mar22 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMIT'S 31Mar22 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 23Jul21 Note:	

COUNTER TOP

1 - UPGRADE MAJESTIC MABLE Full Height Backsplash - Kitchen 31Mar22 Note:	
1 - UPGRADE MAJESTIC MABLE - Kitchen 31Mar22 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 31Mar22 Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 31Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 31Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 31Mar22 Note:	
3 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD LIGHT 31Mar22 Note: FAMILY ROOM - X1 KITCHEN - X1 DINING ROOM - X1	

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1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO BE CENTERED OVER OPEN TO BELOW STAIRCASE 31Mar22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 31Mar22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 23Jul21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 31Mar22 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 31Mar22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 31Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 31Mar22 Note:	
1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 31Mar22 Note:	

PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 31Mar22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 31Mar22 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 31Mar22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 23Jul21 Note: NEW PROMO BALANCE \$7,175.00	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET 31Mar22 Note:	
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EXTRAS AS PER OFFER

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

This Document is Extremely Time Sensitive - Printed 31 Mar 22 at 12:05

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Clarenz Nicole GATCHALIAN & Aqsa GATCHALI

(649) 991-0562 /

Aly Aversa

31-Mar-22

Property: 535

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Two Elev 3

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☐ Yes ☒ No

☐ Yes ☒ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	465SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 823 DRIFT WOOD	464SA
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE	464SA
Ensuite Bath - Bedroom 2	MONACO 821 INDUSTRIAL GRAPHITE	464SA
Ensuite Bath - Bedroom 3/4	MONACO 821 INDUSTRIAL GRAPHITE	464SA

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances

☐ Closed ☒ Open

41" Upper Cabinets

☒ Yes ☐ No

Slide In Stove

☐ Yes ☒ No

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 - ISTRIA (Q)	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3/4	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary

Purchasers:Clarenz Nicole GATCHALIAN & Aqsa GATCHALI

Property: 535

Telephone Res. / Bus: (649) 991-0562 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Two Elev 3

Lock Date: 31-Mar-22

31-Mar-22

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-PLAYA BLACK 12X12	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-PLAYA BLACK 12X12	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-PLAYA BLACK 12X12	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-CONCEPT PLUS DARK GREY GLOSSY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS DARK GREY GLOSSY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT PLUS DARK GREY GLOSSY 8X16	
Kitchen Backsplash	QUARTZ - ISTRIA (Q)	

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

5. Plumbing Fixtures

All BathroomsWhite

Whirlpool

Dishwasher Rough-In

Waterline for Fridge

☐

☐

☐

☐

☐

☐ Yes ☒ No

☒ Yes ☐ No

☒ 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

\*\* Refer to Construction Summary



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## 7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM-RED OAK-EXCLUSIVE 3 1/4 CASHMERE
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM-RED OAK-EXCLUSIVE 3 1/4 CASHMERE
Family Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM-RED OAK-EXCLUSIVE 3 1/4 CASHMERE
Den / Library / Study	N/A
Basement Landing (If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM-RED OAK-EXCLUSIVE 3 1/4 CASHMERE
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM-RED OAK-EXCLUSIVE 3 1/4 CASHMERE
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
Underpad	Type <input type="text"/> Area <input type="text"/>

\*\* Refer to Construction Summary

## 8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-PLATINUM
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-PLATINUM
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-PLATINUM
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	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials:

CG

AJ

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Decor Advisor: Aly Aversa Model and Elevation: Valleycreek Two Elev 3  
Lock Date: 31-Mar-22 31-Mar-22 Plan #: 62M-1266

**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
Fireplace Type	<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"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				N/A					

**\*\* Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning   
Gas Provisions Dryer

Gas Provisions Stove   
Gas Provisions Barbecue

Comment

**\*\* Refer to Construction Summary****13. Electrical**

Plugs and Switches ☒ White ☐ Standard  
Hood Fan   
Appliances ☐ Built in Cooktop ☐ Built in Oven ☐ Gas Stove ☐ Microwave  
☐ Yes ☒ No ☐ Yes ☒ No ☒ Yes ☐ No ☒ Yes ☐ No  
Dishwasher Rough-in

**\*\* 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.

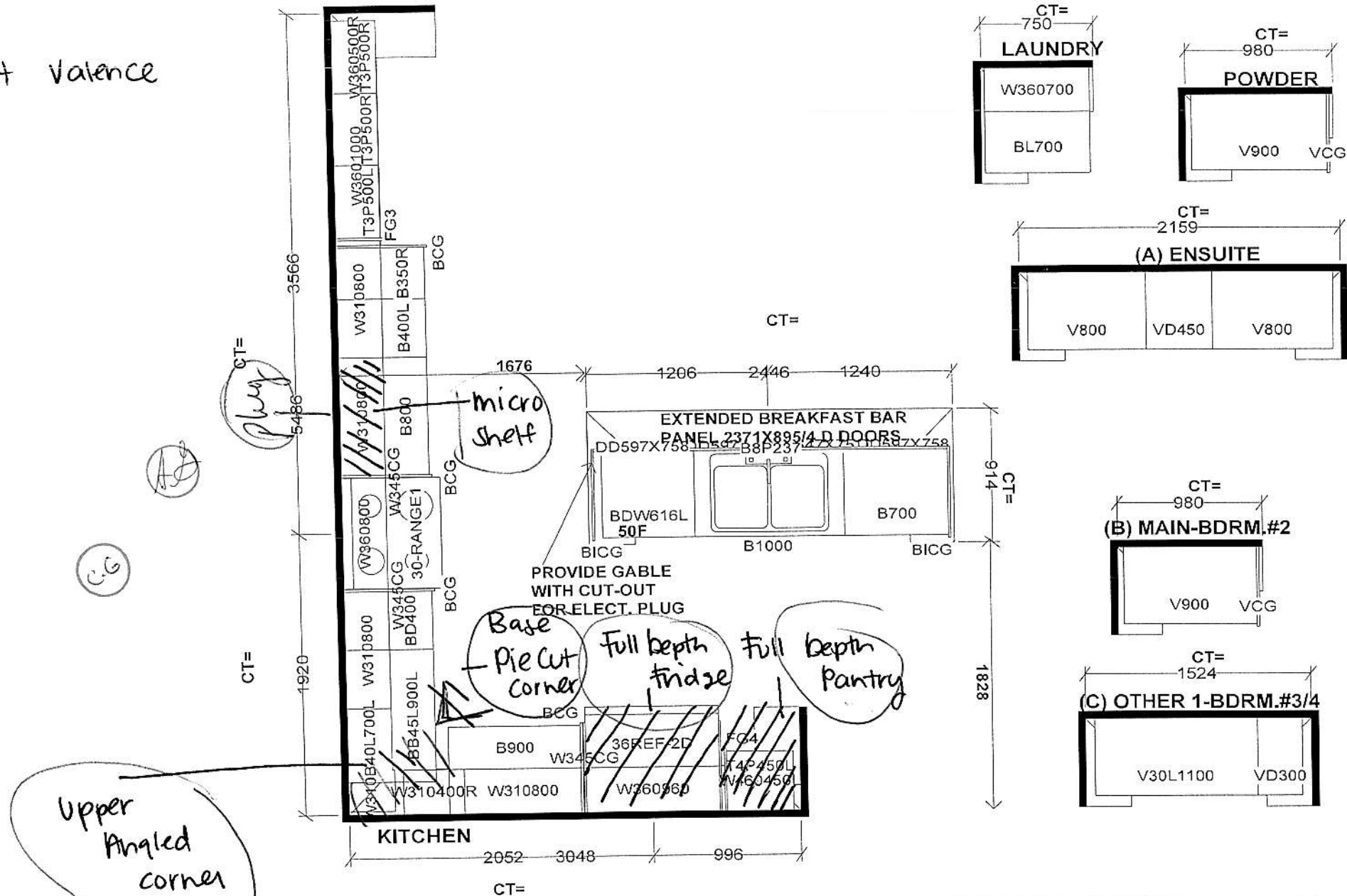
Signature: 

Date: 3/31/22

Signature: 

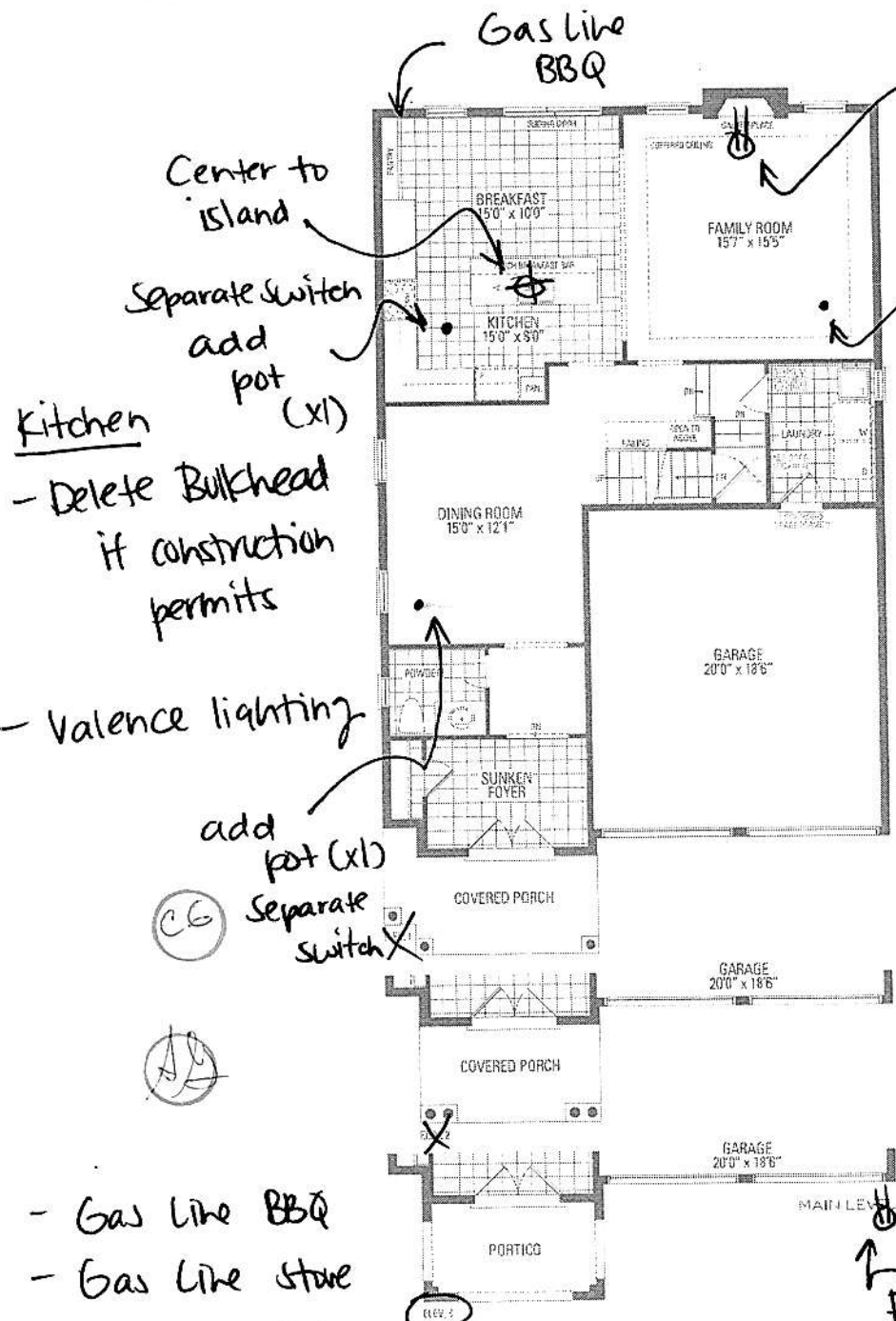
Date: 3/31/2022

— Light valence



<b>Selba Industries</b>		<b>J #</b> _____
W WIDTH _____ W HGHT _____ W CNT _____  FLOOR HGHT _____ DOOR HGHT _____  ST CENT _____ 2X4 _____ VENT BOX COVER _____	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.	<b>JOB NUMBER:</b> _____ <b>BUILDER:</b> GREENPARK <b>SITE:</b> RUSSELL GARDENS PH.4 <b>MODEL:</b> VALLEYCREEK 2X EL 1,2,3 <b>LOT #:</b> _____

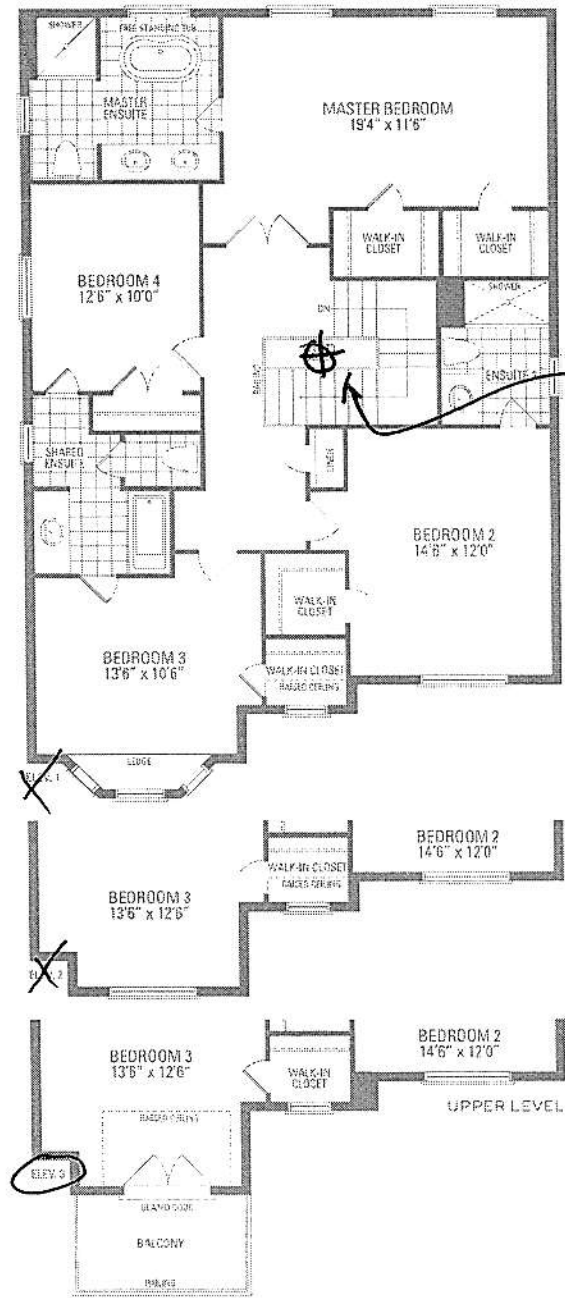
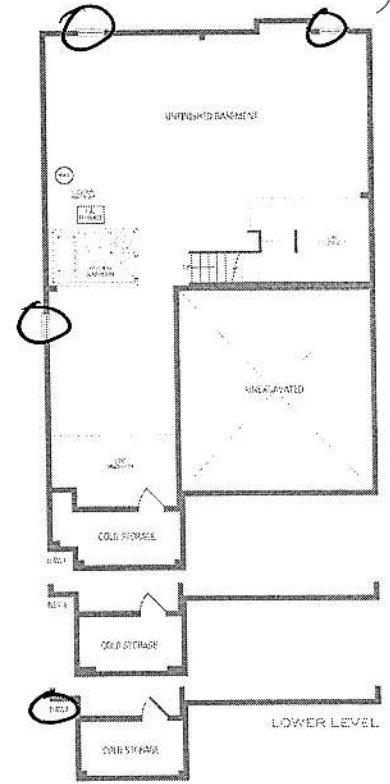




- Delete Bulkhead if construction permits
- Valence lighting
- Gas Line BBQ
- Gas Line stove
- Waterline fridge
- Plug for microwave shelf (kitchen)

VALLEYCREEK TWO ELEV. 1 • 2,602 sq.ft. | ELEV. 2 & 3 • 2,624 sq.ft. | Include 12 sq.ft. of open area.

Orientation of home may be reversed and purchaser agrees to accept same. Shaps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor area may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to conditions. Redline and planning provided by developer as of 5/15/2021.



- Center light to staircase if construction permits