

CONSTRUCTION SUMMARY

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

RECEIVED

APR 12 2022

PURCHASERS: Mile NIKSIC and Mirjana M. BELAVIC

TEL:

LOT / PHASE 553 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five A Elev 2		
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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 05Apr22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - CROWN - IF CONSTRUCTION PERMITS 05Apr22 Note: INCLUDES PANTRY WALL	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 05Apr22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 05Apr22 Note:	
2 - KITCHEN CABINETRY UPPER - OPEN SHELF FINISHED INTERIOR - PRICE IS EACH - STANDARD 05Apr22 Note:	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 05Apr22 Note:	
1 - KITCHEN CABINETRY - MINI STACKED UPPER CABINETS - STANDARD CABINETRY - IF CONSTRUCTION PERMITS 05Apr22 Note: INCLUDES PANTRY WALL	

CARPET

1 - CARPET - A8129 COSTA BRAVA II - MASTER BEDROOM, BEDROOM 2,3,& 4 INCLUDING WALK IN CLOSETS - IN LIEU OF STANDARD LAMINATE 05Apr22 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 05Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 05Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 05Apr22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 05Apr22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 05Apr22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 05Apr22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 05Apr22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 05Apr22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 05Apr22 Note:	

COUNTER TOP

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553 / 4	62M-1266	Valleycreek Five A Elev 2		
1 - INSERT-----UPGRADE KITCHEN COUNTERTOP MATERIAL IN LIEU OF STANDARD GRANITE AS PER OFFER 07Apr22 Note:				
1 - INSERT-----UPGRADE -FULL HEIGHT QUARTZ BACKPLASH IN KITCHEN- 07Apr22 Note:				
1 - DELETE-----UPGRADE MAJESTIC MABLE - Kitchen 07Apr22 Note:				
1 - DELETE-----UPGRADE MAJESTIC MABLE Full Height Backsplash - Kitchen 07Apr22 Note:				
1 - UPGRADE MAJESTIC MABLE Full Height Backsplash - Kitchen 05Apr22 Note: INCLUDES EXTENSION ABOVE STOVE				
1 - UPGRADE MAJESTIC MABLE - Kitchen 05Apr22 Note:				

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD ONE STEP AND 3” CASING ONE STEP 05Apr22 Note:	
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ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 05Apr22 Note: POWDER MASTER ENSUITE ENSUITE 2/3 ENSUITE 4	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Apr22 Note:	
1 - RELOCATE STANDARD UPPER HALLWAY LIGHT TO CENTER TO OPEN TO BELOW STAIRCASE - IF CONSTRUCTION PERMITS 05Apr22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Apr22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 05Apr22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - KITCHEN IN LIEU OF STANDARD TILES 05Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 05Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 05Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 05Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 05Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 05Apr22 Note:	

MIRRORS AND GLASS

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

05Apr22 Note:

PAINTING

1 - PAINTING - TRIM, BASEBOARDS & DOORS - UPGRADE WHITE

05Apr22 Note:

PLUMBING

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

05Apr22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

05Apr22 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

05Apr22 Note:

STAIRS AND RAILINGS

1 - INSERT-----STAINED HANDRAIL, TREADS, /RISERS WHITE PAINTED AND WHITE STRINGER PAINTED WITH PAINTED PICKETS - STANDARD STAIRCASE - PRICE IS PER SET

07Apr22 Note:

1 - DELETE-----STAINED HANDRAIL, TREADS, RISERS AND STRINGER WITH PAINTED PICKETS - STANDARD STAIRCASE - PRICE IS PER SET

07Apr22 Note:

1 - STAIRCASE - 1 5/16 SQUARE PAINTED PICKETS

05Apr22 Note:

1 - STAIRCASE V-GROOVE

05Apr22 Note:

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER WITH PAINTED PICKETS - STANDARD STAIRCASE - PRICE IS PER SET

05Apr22 Note:

This Document is Extremely Time Sensitive - Printed 7 Apr 22 at 8:53

Purchasers:

Mile NIKSIC & Mirjana M. BELAVIC

Property: 553

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Aly Aversa

Model and Elevation: Valleycreek Five A Elev 2

Lock Date:

5-Apr-22

5-Apr-22

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	446SA
Laundry Room	ELISSE	N/A
Powder Room	DORAL W-500	179SA
Master Ensuite Bathroom	DORAL W-500	446SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	446SA
Ensuite Bath - Bedroom 4	DORAL W-500	179SA

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

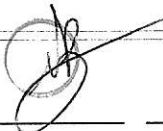

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-MISTRAL (Q)	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	

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Initials:  

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Printed 4/5/2022 15:01:56

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Lock Date: 5-Apr-22

5-Apr-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL POL 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE-LITIUM PEARL POL 12X24	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POL 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-WHITE GATE 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-WHITE GATE 10X30	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-WHITE GATE 10X30	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-WHITE GATE 10X30	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-WHITE GATE 10X30	
Ensuite Bath - Bedroom 4	TILE-WHITE GATE 10X30	
Kitchen Backsplash	QUARTZ-MISTRAL (Q)	

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

** Refer to Construction Summary

7. Other Flooring

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Property: 553

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Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Five A Elev 2

Lock Date: 5-Apr-22

5-Apr-22

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	<input type="text"/>	<input type="text"/>	Kitchen/Breakfast	<input type="text"/>	<input type="text"/>
Main Hall	<input type="text"/>	<input type="text"/>	Den/Library	<input type="text"/>	<input type="text"/>
Living Room	<input type="text"/>	<input type="text"/>	Lower Landing	<input type="text"/>	<input type="text"/>
Dining Room	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>
Family Room	<input type="text"/>	<input type="text"/>			

** 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	<input type="text"/>			As Per Construction Specifications			<input type="text"/>		
Colour / Stain	<input type="text"/>			MANTLE M2-STANDARD			<input type="text"/>		
Surround	<input type="text"/>			AS PER CONSTRUCTION SPECIFICATIONS			<input type="text"/>		
Hearth	<input type="text"/>			BIANCO			<input type="text"/>		
	<input type="text"/>			N/A			<input type="text"/>		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	<input type="text" value="NO"/>	Gas Provisions Stove	<input type="text" value="YES"/>
Gas Provisions Dryer	<input type="text" value="NO"/>	Gas Provisions Barbecue	<input type="text" value="NO"/>

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="text" value="Standard"/>	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	<input type="text" value="STANDARD WHITE TEMP."/>		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	<input type="text" value="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: Apr 5/22Signature: Date: Apr 5/22

LOT 553
RUSSELL GARDENS
PHASE 4
MOUNTAINVIEW HEIGHTS

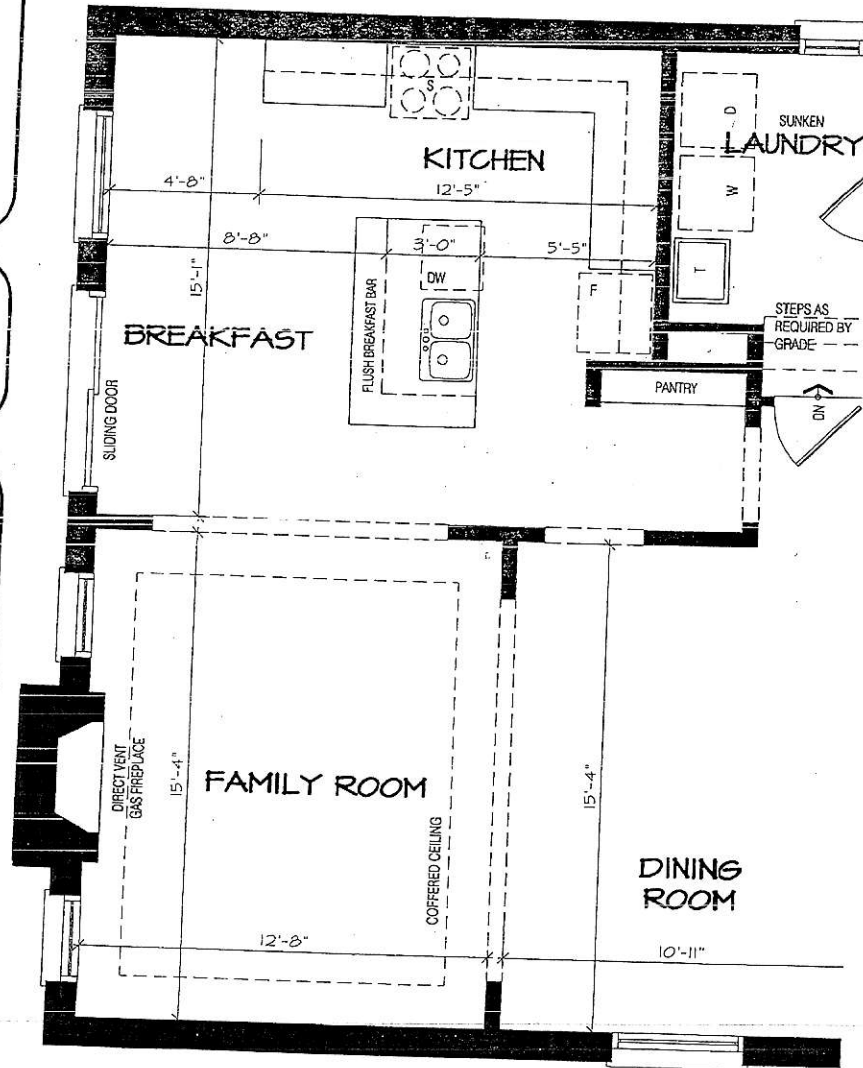
VALLEYCREEK 5A
ELEV. 2

REVISIONS:

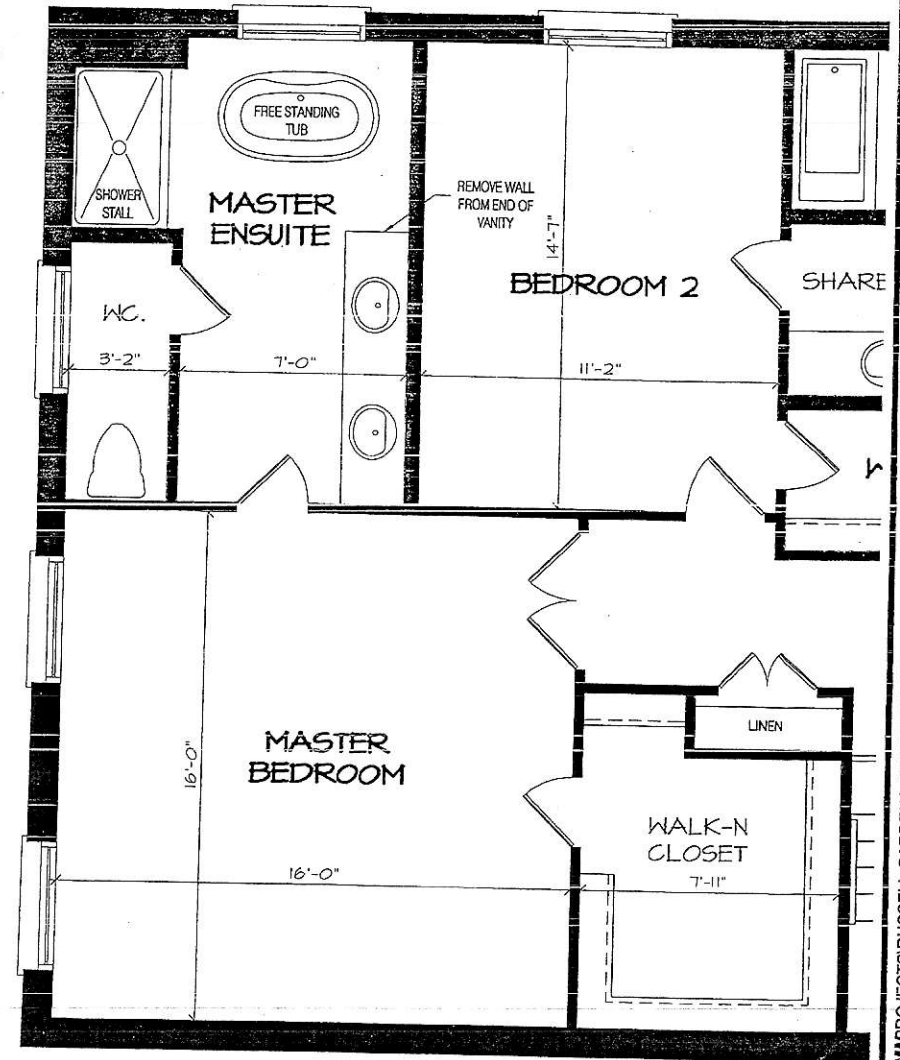
REAR WALL OF HOUSE PUSHED
IN 1'-4" TO FIT LOT CONDITIONS.

1. DELETE 1'-4" FROM FAMILY ROOM.
2. DELETE 1'-4" FROM BREAKFAST.
REDUCE ISLAND BY 12" TO
INCREASE BREAKFAST TO 8'-8".
3. DELETE 1'-4" FROM MASTER
BEDROOM. REDUCE WALK-IN
CLOSET BY 4" TO MAKE BEDROOM
16'-0".
4. DELETE MASTER ENSUITE BY
1'-4". REDUCE BEDROOM 2 BY 4"
AND ADD TO ENSUITE. REDUCE
WATER CLOSET BY 4" AND ADD TO
ENSUITE. WALL REMOVED FROM
END OF VANITY TO OPEN SPACE
UP.

NEW TOTAL GROSS AREA =
2,848 SQ.FT.



MAIN LEVEL



UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.
BY
MB
PAGE No.
1 OF 1

Greenpark

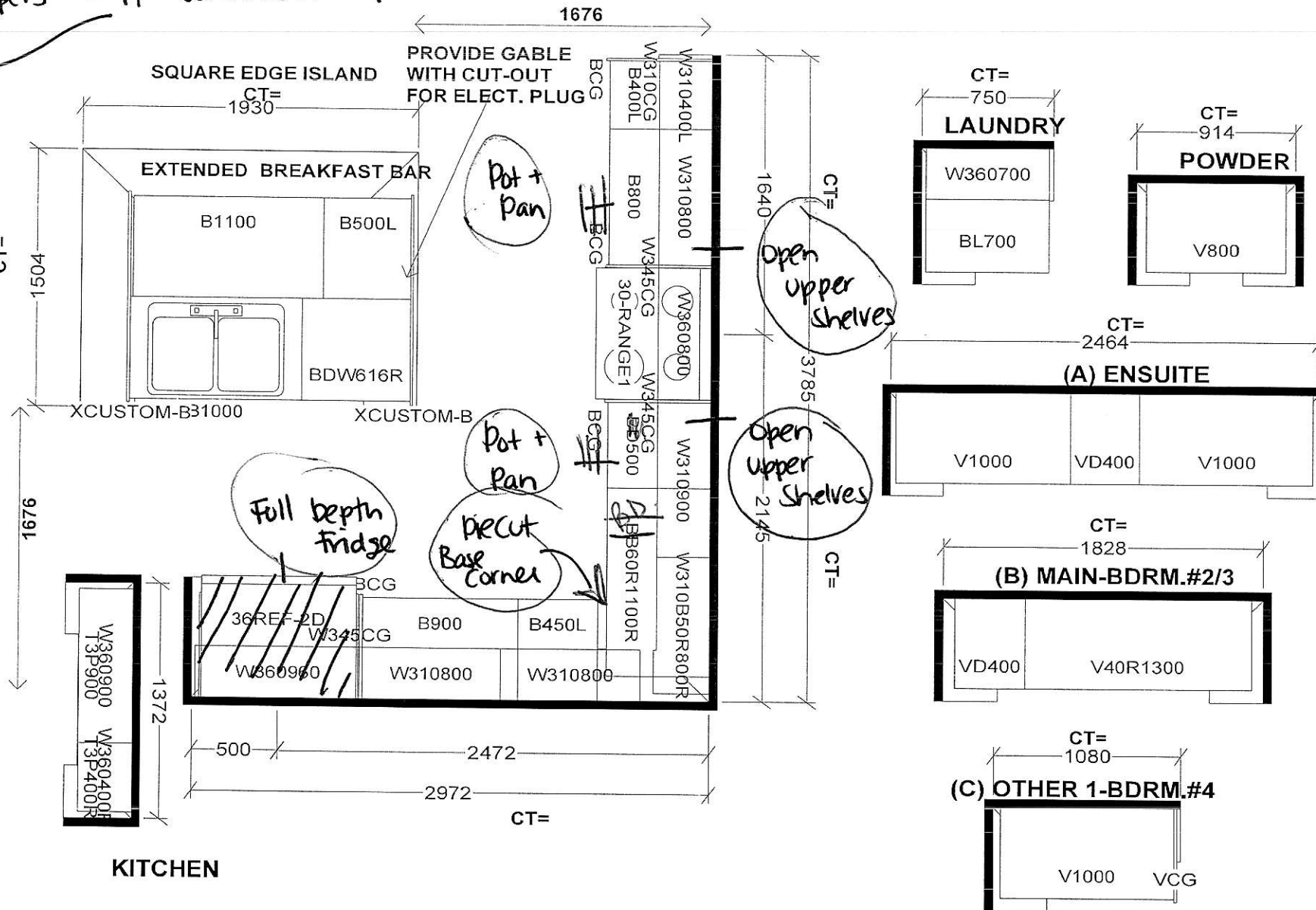
- Mini stacked uppers - if construction permits

- crown

- delete cabinet above stove

- delete standard bank of drawers

Handwritten initials and marks



Selba Industries			J #
W WIDTH	W HGHT	W CNT	<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> JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: VALLEYCREEK 5AX EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST CENT	2X4	VENT BOX COVER	
B DESIGNER: KS C DATE: APR 28 21			