

CONSTRUCTION SUMMARY

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

PURCHASERS: Daniel Michal BETLEJ and Patrycja Sylwana ZIELINSKA

TEL: RES.: 647-328-7909

LOT / PHASE 587 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Grandville Three Elev 3		
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CABINETRY

1 - DELETE HARDWARE NO HOLES DRILLED AS PER PURCHASERS REQUEST - KITCHEN 04May22 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - OPTIONAL ENSUITE - FLOOR AREA 04May22 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 5 - FLOOR 04May22 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 3/4 - FLOOR 04May22 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - BATHROOM 2 - FLOOR 04May22 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 04May22 Note:	
1 - MUD ROOM - UPGRADE 5 FLOOR TILE 04May22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 04May22 Note:	
1 - TILE - UPGRADE 5 WALL TILE - - ENSUITE BATHROOM - SHOWER WALLS 04May22 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 04May22 Note:	

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - DELETE WALL ABOVE SIDE OF SEAT TO ACCOMMODATE GLASS PANEL - SEE SKETCH 04May22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 21Sep21 Note:	
1 - KITCHEN - PROVISIONS FOR POT FILLER 27Aug21 Note:	
1 - OAK STAIRS TO BASEMENT FROM MAIN FLOOR-NATURAL FINISH 27Aug21 Note:	
2 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 27Aug21 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 27Aug21 Note:	

COUNTER TOP

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
587 / 4	62M-1266	Grandville Three Elev 3		
1 - SHOWER SEAT – UPGRADE MATERIAL IN LIEU OF STANDARD MATERIAL - MASTER ENSUITE BATHROOM 04May22 Note:				
1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 27Aug21 Note: SUPPLY & INSTALL MASTER ENSUITE-				

DOORS AND TRIM

1 - TRIM - UPGRADE 3- 7-¼" ONE STEP BASEBOARD AND 3" ONE STEP BB CASING 04May22 Note:	
1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 27Aug21 Note: AT MAIN FLOOR LEVEL ONLY	

ELECTRICAL

5 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE BATHROOMS ONLY 04May22 Note:	
1 - PLUG - ELECTRICAL PLUG INSTALLED 5' FROM FLOOR FOR FUTURE TV - SEE SKETCH - FLEX ROOM 04May22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 04May22 Note:	
1 - FRONT PORCH - RELOCATE STANDARD LIGHT TO SOFFIT - SEE SKETCH - IF CONSTRUCTION PERMITS 04May22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 04May22 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 21Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 21Sep21 Note:	
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KICTHEN WORKSPACE 21Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 21Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING ROOM 21Sep21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - HOME OFFICE 21Sep21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 27Aug21 Note:	

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LOT / PHASE 587 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Grandville Three Elev 3		
1 - 200 AMP ELECTRICAL SERVICE 27Aug21 Note:				
FIREPLACE AND ACCESSORIES				
1 - HUMIDIFIER GENERAL AIRE 1099 04May22 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 04May22 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 04May22 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF STANDARD TILE - FOYER 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST BEDROOM 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 04May22 Note:				
1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 04May22 Note:				
1 - LAMINATE - UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 04May22 Note:				
MIRRORS AND GLASS				
1 - FRAMELESS GLASS SHOWER DOOR & GLASS PANEL ABOVE SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 04May22 Note:				
1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 04May22 Note:				
PAINTING				
1 - THROUGHOUT - INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTEL - UPGRADE WHITE PAINT 04May22 Note:				

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LOT / PHASE 587 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Grandville Three Elev 3		
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PLUMBING:

1 - MASTER ENSUITE BATHROOM & POWDER ROOM - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS 04May22 Note:	
3 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - MASTER ENSUITE BATHROOM & POWDER ROOM 04May22 Note:	
1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY CHROME POT FILLER #1165LF 27Aug21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Aug21 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 27Aug21 Note: IN MASTER ENSUITE-----	
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 27Aug21 Note: IN MASTER ENSUITE--	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Sep21 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Aug21 Note: NEW PROMO BALANCE \$4,800.00	

STAIRS AND RAILINGS:

1 - STAIRCASE - STAR 4 X 4 POSTS 04May22 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 04May22 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 04May22 Note:	
1 - STAINED STAIRS – MAIN FLOOR TO BASEMENT STAIRCASE - PRICE IS PER SET 04May22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 04May22 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 Note:</i>	
(8?6? Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre <i>Worksheet Note:</i>	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 5 May 22 at 9:48

Purchasers: Daniel Michal BETLEJ & Patrycja Sylwana ZIELIN

Property: 587

Telephone Res. / Bus: (647) 328-7909 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Grandville Three Elev 3

Lock Date: 4-May-22

4-May-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme: ☐ Yes ☒ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 904 INK	N/A
Laundry Room	ELISSE	Standard
Powder Room	MONACO 904 INK	465SA
Master Ensuite Bathroom	MONACO 904 INK	465SA
Ensuite Bath - Bedroom 2	DORAL K38 RIVERSIDE	467SA
Ensuite Bath - Bedroom 3/4	DORAL K38 RIVERSIDE	467SA
Ensuite Bath - Bedroom 5	DORAL K38 RIVERSIDE	467SA
Guest Ensuite Bathroom	DORAL K38 RIVERSIDE	467SA
	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

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-NERO IMPALA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-BLACK ALICANTE 4926K-07	
Master Ensuite Bathroom	LAMINATE-BLACK ALICANTE 4926K-07	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 5	LAMINATE-PALOMA POLAR 6698-46	
Guest Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
	N/A	

** Refer to Construction Summary

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Initials:

D.B.

PZ

Page 1 of 4

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(647) 328-7909 /

Decor Advisor:

Candace Forza

Model and Elevation: Grandville Three Elev 3

Lock Date:

4-May-22

4-May-22

Plan #: 62M-1266

Project:

Russell Gardens Building Ltd.

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	STRIP	<input type="checkbox"/> metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	STRIP	<input type="checkbox"/>
Laundry Room	TILE-ESSENZE NERO-13X13	<input type="checkbox"/>
Powder Room	TILE-EMPORIO CALACATTA POLISHED-24x24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-EMPORIO CALACATTA POLISHED-24x24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-RMD NERO REALE BRILL-10X30	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-RMD NERO REALE BRILL-10X30	<input type="checkbox"/>
Ensuite Bath - Bedroom 5	TILE-RMD NERO REALE BRILL-10X30	<input type="checkbox"/>
Guest Ensuite Bathroom	TILE-RMD NERO REALE BRILL-10X30	<input type="checkbox"/>
Mudroom	TILE-EMPORIO CALACATTA POLISHED-24x24	<input type="checkbox"/>

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-EMPORIO CALACATTA POLISHED-24x24	NICHE & SEAT-QUARTZ-ISTRIA
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 5	TILE-BIANCO LUCIDO-8X16	
Guest Ensuite Bathroom	TILE-BIANCO LUCIDO-8X16	
Mudroom	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

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	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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Decor Advisor: Candace Forza

Model and Elevation: Grandville Three Elev 3

Lock Date: 4-May-22

4-May-22

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Living Room	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Dining Room	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Family Room	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Den / Library / Study	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Upper Landing	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Upper Hall	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC (INCLUDES FLEX ROOM)	
Master Bedroom	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC	
Bedroom #2	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC	
Bedroom #3	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC	
Bedroom #4	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC	
Bedroom #5	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC	
FOYER	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
KITCHEN & BREAKFAST	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Guest Suite	STRIP-MIRAGE-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-7 3/4"	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE & 4X4 STAR POST	Complimenting Colour	MIRAGE BUBBLE BATH WHITE OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE BUBBLE BATH WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE BUBBLE BATH WHITE OAK

Red Oak Stairs ☒ Yes ☐ No

BASEMENT STAIRCASE TO BE STAINED MIRAGE BIUBBLE BATH WHITE OAK** 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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	WHITE	Ensuite Bath - Bedroom 5	22 WARM GREY
Flex Room	22 WARM GREY	Guest Ensuite Bath	22 WARM GREY
	N/A	Guest Bedroom	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

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DB

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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			NERO			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

- 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.

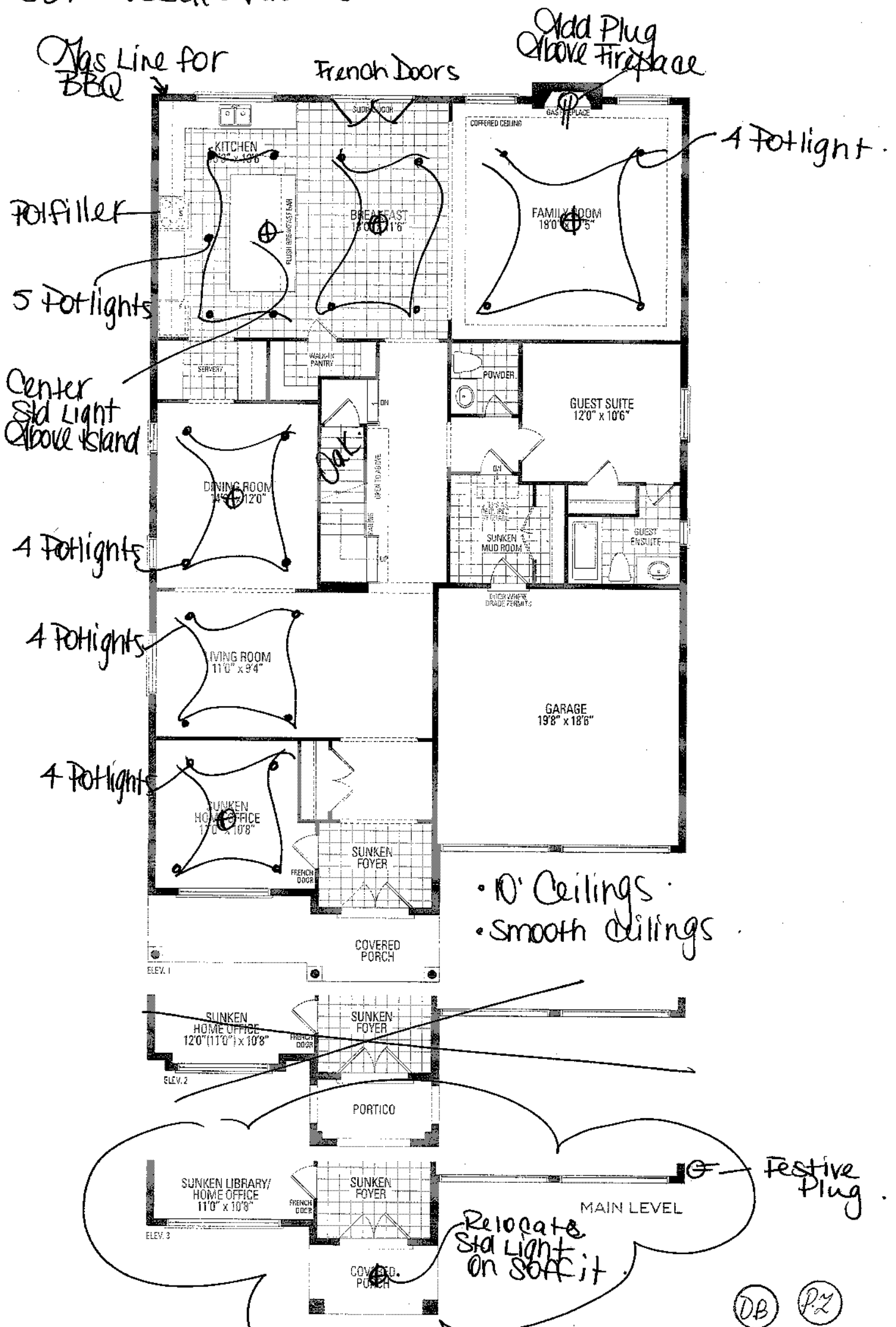
Signature: 

Date: May 4, 2022

Signature: 

Date: May 4, 2022

587-Russell Gardens - Ph 4



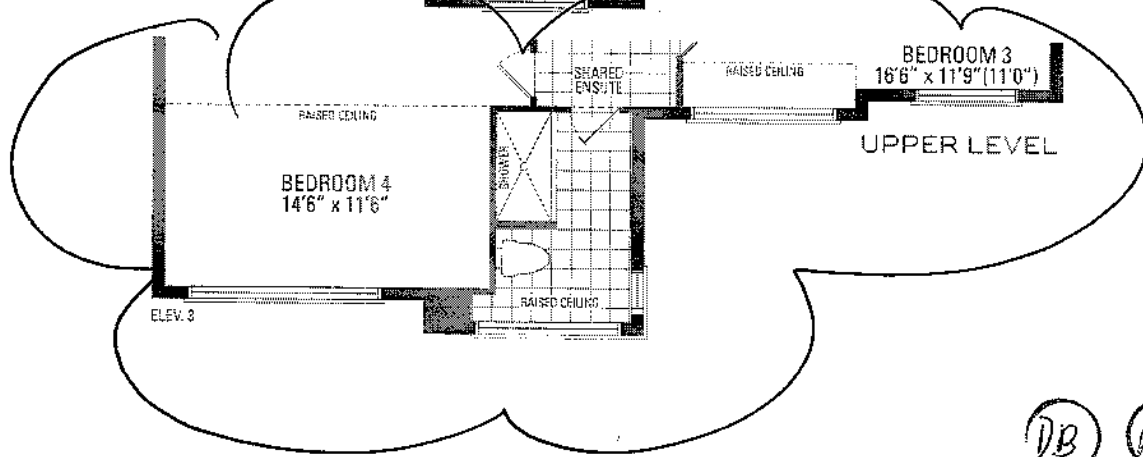
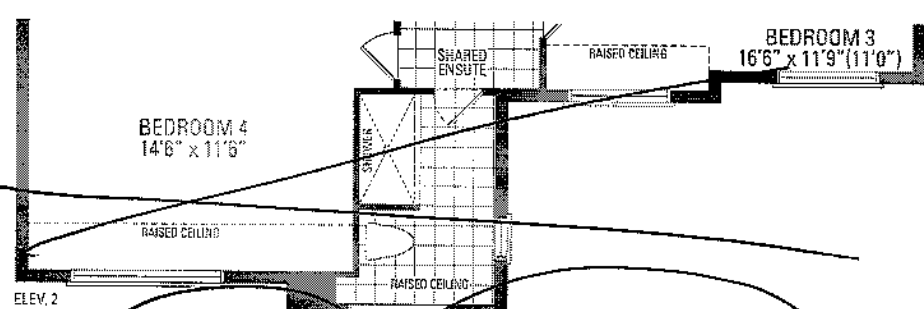
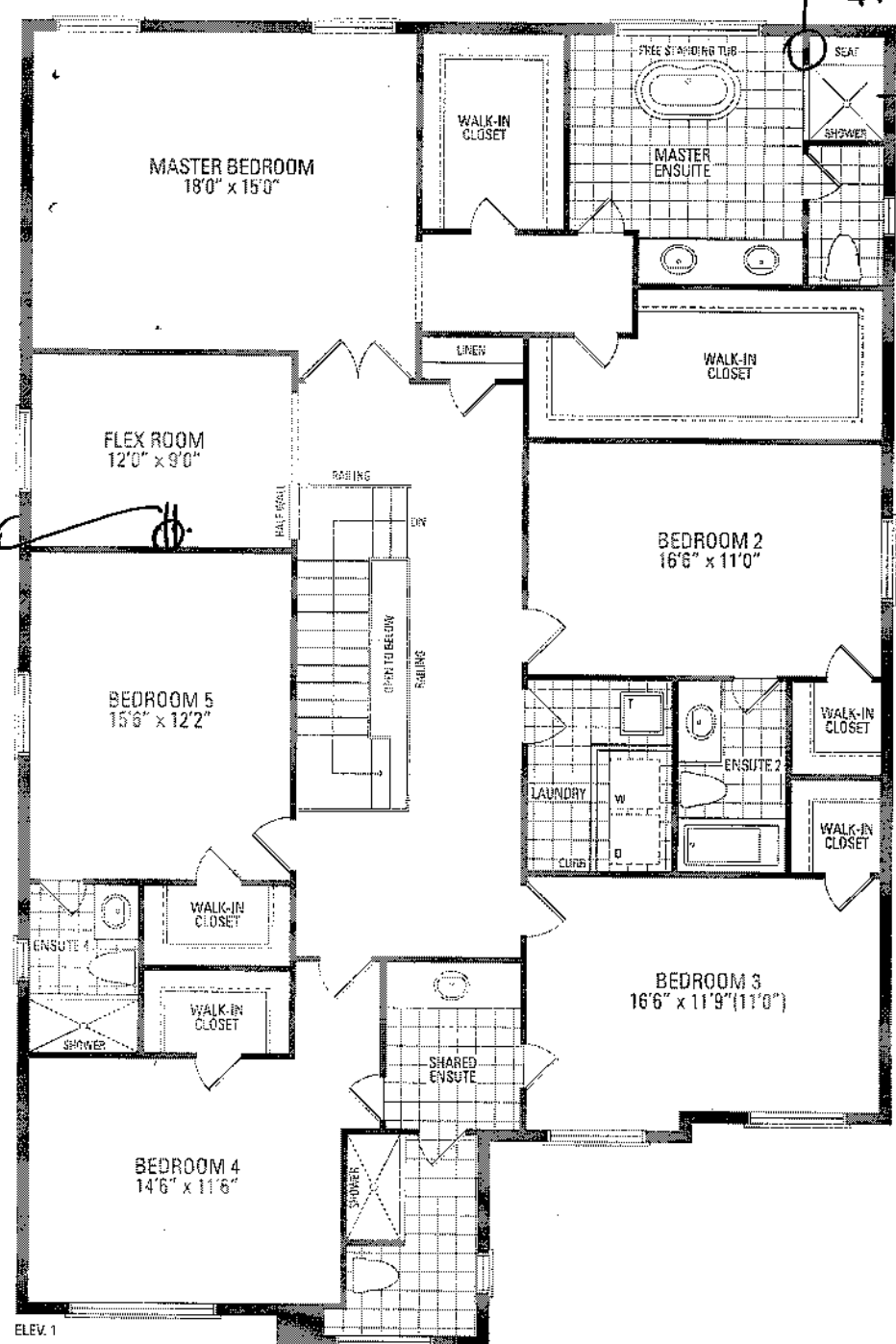
GRANDVILLE THREE ELEV. 1 • 4,59

Orientation of home may be reversed and purchaser agrees to accept s: stated floor areas. All renderings are artist's concept. Dimensions, specifi

Delete Wall
Frameless Glass
Door + Panel
Above Seat.

Shampoo
Niche

Old Plug
5' from floor

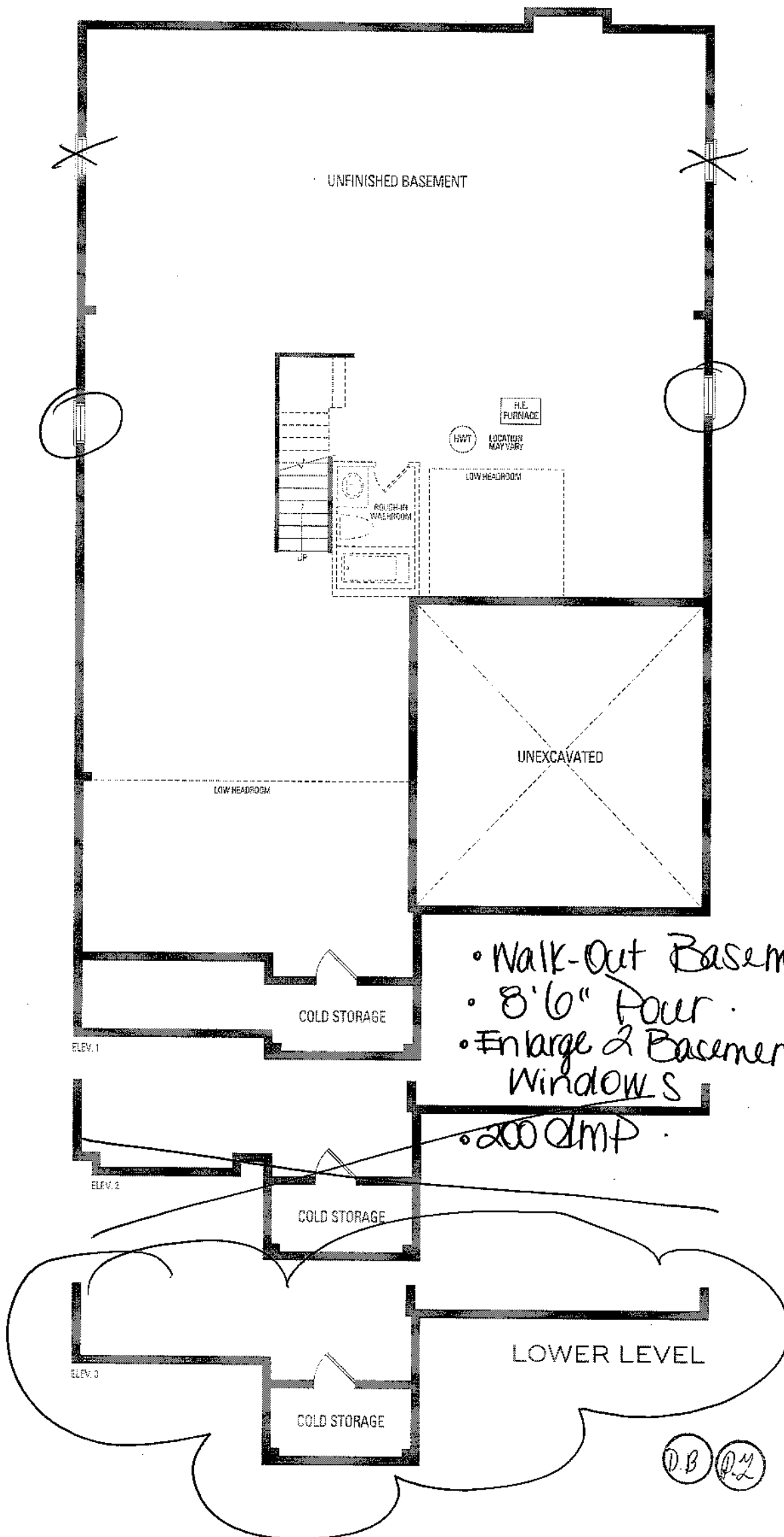


ELEV. 3 • 4,596 sq.ft. | Include 17 sq.ft. of open area.

DB P2

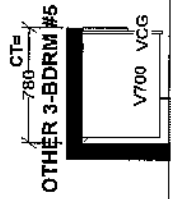
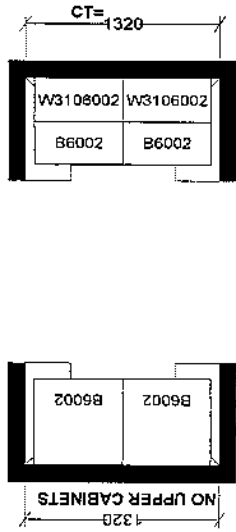
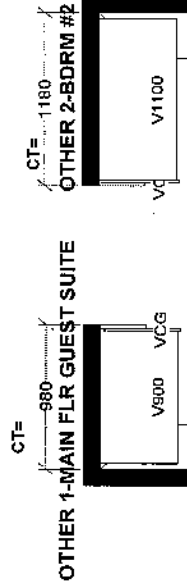
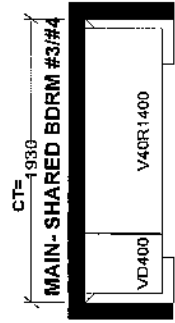
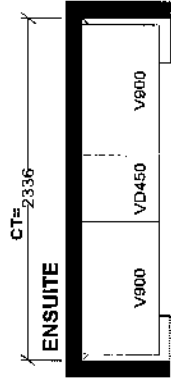
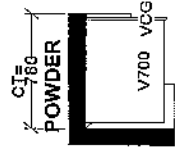
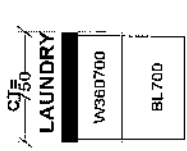
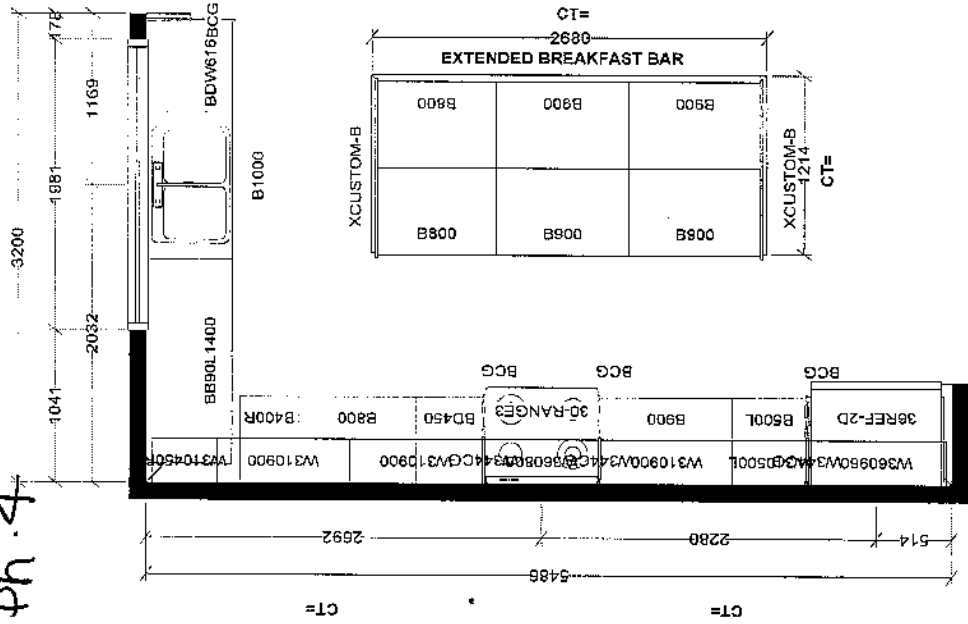
± to grading variance. Actual usable floor space may vary from the
± and adjoining model types may vary due to siting. E. & O.E May 2021

507-Russell Gardens - Ph. 4



507-Russell Gardens-Ph.4

Kitchen
Delete Std Hardware



KITCHEN

Selba Industries J#

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W WIDTH W HGT W CNT
FLOOR HGT DOOR HGT
ST CENT 2X4 VENT BOX COVER

DESIGNER: LR DATE: APR 28 21

JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.4
MODEL: GRANDVILLE 3X EL 1.2.3
LOT #:

Purchaser: **D. Betlej + P. Zielinska.**
Lot: **587.**

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;



Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials 	Purchaser Initials 
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