

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Aniseldin Mohamed Khalil ABDALLA and Nesreen Mohamed Abdelmonem HASSAN			TEL: RES.: 289-489-5880	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
582 / 4	62M-1266	Springfield One (5 Bed with Guest Suite) Elev 3		

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 3/4 - FLOOR 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/5- FLOOR 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - OPTIONAL ENSUITE - FLOOR AREA 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 09May22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 09May22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 09May22 Note:	

CONSTRUCTION

1 - KITCHEN – PROVISIONS FOR POT FILLER 09May22 Note:	
1 - OAK STAIRS TO BASEMENT FROM MAIN FLOOR-NATURAL FINISH 14Jul21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 14Jul21 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 09May22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 09May22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 14Jul21 Note:	
8 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 14Jul21 Note: 4 POTLIGHTS @ FRONT ELEVATION ON 1 SWITCH. POTLIGHTS @ SIDE ELEVATION ON SEPARATE SWITCH ***SEE SKETCH***	
1 - 200 AMP ELECTRICAL SERVICE 14Jul21 Note:	

FIREPLACE AND ACCESSORIES

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582 / 4	62M-1266	Springfield One (5 Bed with Guest Suite) Elev 3		
1 - GAS LINE ROUGH-IN FOR DRYER (INCLUDES ELECTRICAL PLUG) - SECOND FLOOR				
09May22 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
09May22 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE	
09May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
09May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM	
09May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM	
09May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL	
09May22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL	
09May22 Note:	

PAINTING

1 - WHITE TRIM PAINT COLOUR THROUGHOUT	
09May22 Note:	

PLASTER MOULDINGS

1 - CORNICE MOULDING - - DINING ROOM	
09May22 Note:	
1 - CORNICE MOULDING - - MAIN HALL	
09May22 Note:	
INCLUDES LOWER LANDING AREA	
1 - CORNICE MOULDING - - LIVING ROOM	
09May22 Note:	
1 - CORNICE MOULDING - - FOYER	
09May22 Note:	
1 - CORNICE MOULDING - - FAMILY ROOM	
INSIDE COFFERED CEILING PERIMETER	
09May22 Note:	
1 - CORNICE MOULDING - - FAMILY ROOM	
PERIMETER OF ROOM	
09May22 Note:	

PLUMBING

1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB	
GUEST SUITE	
09May22 Note:	
1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY CHROME POT FILLER #1165LF	
09May22 Note:	
4 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH	
14Jul21 Note:	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
582 / 4	62M-1266	Springfield One (5 Bed with Guest Suite) Elev 3		
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY				
14Jul21 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
14Jul21 Note:	

STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL	
09May22 Note:	
1 - STAINED STAIRS – BASEMENT STAIRCASE (UPGRADE FROM NATURAL OAK)	
09May22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE	
09May22 Note:	

EXTRAS AS PER OFFER

Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc	
Worksheet Note:	
(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	
Worksheet Note:	
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	
Worksheet Note:	
Granite kitchen counter top, from Vendor's standard samples	
Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.	
Worksheet Note:	
(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:	

This Document is Extremely Time Sensitive - Printed 12 May 22 at 8:59

Purchasers:

Aniseldin Mohamed Khalil ABDALLA & Nesreen M

Property: 582

Telephone Res. / Bus:

(289) 489-5880 /

Decor Advisor:

Julia Caivano

Model and Elevation: Springfield One (5 Bed with Guest Suite)

Lock Date:

10-May-22

10-May-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	464SA
Laundry Room	ELISSE	STD
Powder Room	N/A.	
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Ensuite 2/5	MONACO 350 PLATINUM SILVER	464SA
Ensuite 3/4	MONACO 350 PLATINUM SILVER	464SA
Guest Suite	MONACO 823 DRIFTWOOD	464SA
	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

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	NERO IMPALA- VENDORS STANDARD GRANITE	#300 EDGE
Laundry Room		
Powder Room		
Master Ensuite Bathroom	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite 2/5	LAMINATE-PORTICO MARBLE 7735-58	
Ensuite 3/4	LAMINATE-PORTICO MARBLE 7735-58	
Guest Suite	LAMINATE-WHITE CARRARA 4924-38	

\*\* Refer to Construction Summary

Initials: 

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Aniseldin Mohamed Khalil ABDALLA & Nesreen M

(289) 489-5880 /

Julia Caivano

10-May-22

Property: 582

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield One (5 Bed with Guest Suite)

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	DOZZA WHITE 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	DOZZA WHITE 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Laundry Room	LITHIUM PEARL POLISHED 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Powder Room	N/A	<input type="checkbox"/>	
Master Ensuite Bathroom	LITHIUM PEARL POLISHED 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Ensuite 2/5	LITHIUM PEARL POLISHED 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Ensuite 3/4	LITHIUM PEARL POLISHED 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Guest Suite	DOZZA WHITE 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
Mud Room	DOZZA WHITE 24X24	<input type="checkbox"/>	50 TITANIUM GROUT
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	N/A
Tub Deck	N/A	N/A
Tub Deck Skirt	N/A	N/A
Shower Stall	CONCEPT NEVE LUCIDO 8X16	50 TITANIUM
Bathtub Enclosure Walls	N/A	
Ensuite 2/5	CONCEPT NEVE LUCIDO 8X16	50 TITANIUM
Ensuite 3/4	CONCEPT NEVE LUCIDO 8X16	50 TITANIUM
Guest Suite	EXTRA WHITE GREY (722) 8X16	50 TITANIUM
Mud Room	N/A	
Kitchen Backsplash		

\*\* Refer to Construction Summary - UPGRADED GROUT #50 TITANIUM THROUGHOUT

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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Aniseldin Mohamed Khalil ABDALLA & Nesreen MProperty: 582  
(289) 489-5880 /  
Julia Caivano  
10-May-22

Project:

Model and Elevation:

Plan #:

Russell Gardens Building Ltd.  
Springfield One (5 Bed with Guest Suite)  
62M-1266

7. Other Flooring

Main Hall	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Living Room	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Dining Room	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Family Room	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Upper Landing	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Upper Hall	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #5	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
GUEST SUITE	VINTAGE- NORTHERN SOLID SAWN-CHARACTER UV URETHANE OIL - WHITE OAK 5 INCH APOLLO	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE APOLLO
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE APOLLO
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO

Red Oak Stairs with Semi Gloss Finish

☒ 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	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 2/5	22 WARM GREY
Den/Library	N/A	Ensuite Bath 3/4	22 WARM GREY
Trim Paint-Semi Gloss	WHITE	Guest Suite	22 WARM GREY
		Mud Room	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

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Decor Advisor: Julia Caivano Model and Elevation: Springfield One (5 Bed with Guest Suite)  
Lock Date: 10-May-22 10-May-22 Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	UP714		Kitchen/Breakfast		
Main Hall	UP714		Den/Library		
Living Room	UP714		Lower Landing		
Dining Room	UP714				
Family Room	SEE BELOW				

\*\* Refer to Construction Summary\*\* \*\*\*FAMILY RM: UP 714 - INSTALL INSIDE COFFERED CEILING PERIMETER OF FAMILY RM \*AND\* AROUND PERMETER OF FAMILY ROOM\*\*

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				FLAT ON WALL					
Mantle Type				MANTLE M1-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO MARBLE					
Hearth				N/A					

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

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

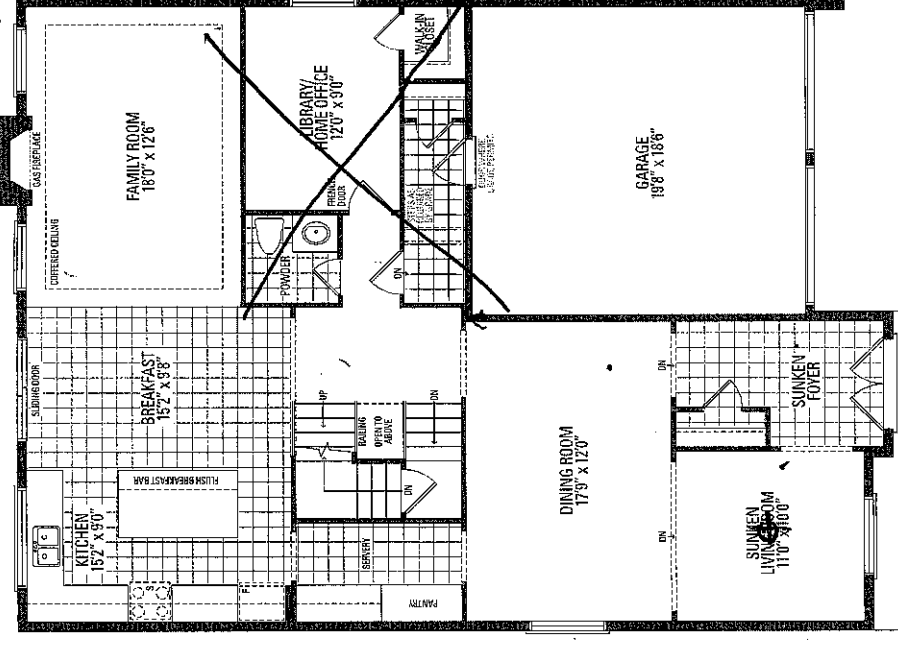
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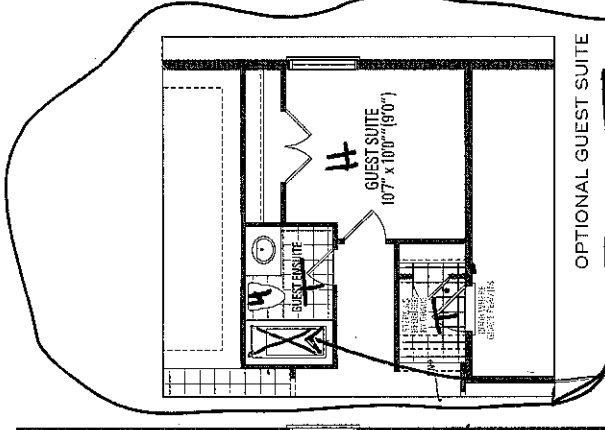
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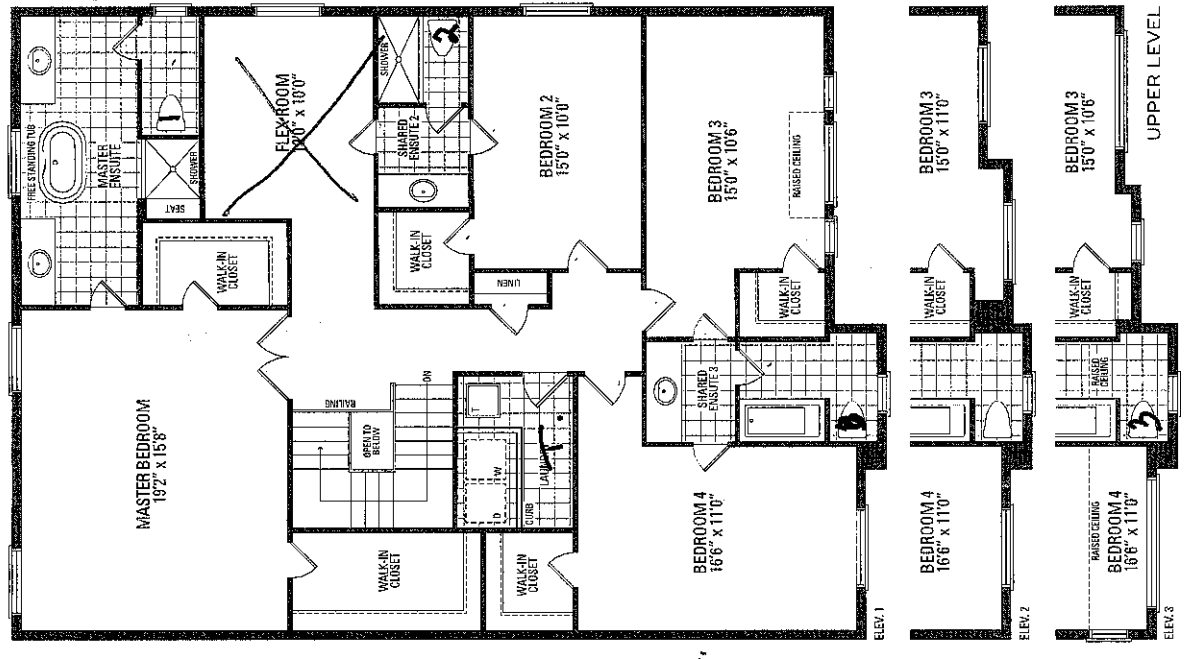
Lot 582 - 10FT Ceiling



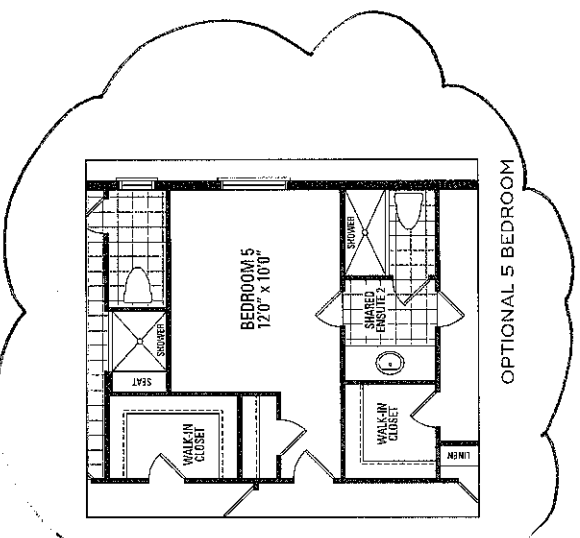
LIVING RM  
LIGHT &  
SWITCH



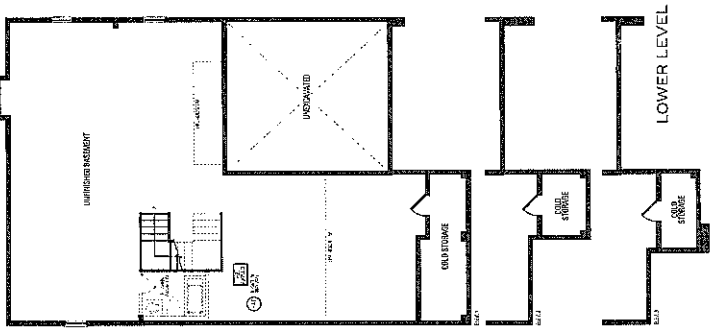
PROVIDE  
5 FT STANDING SHOWER.



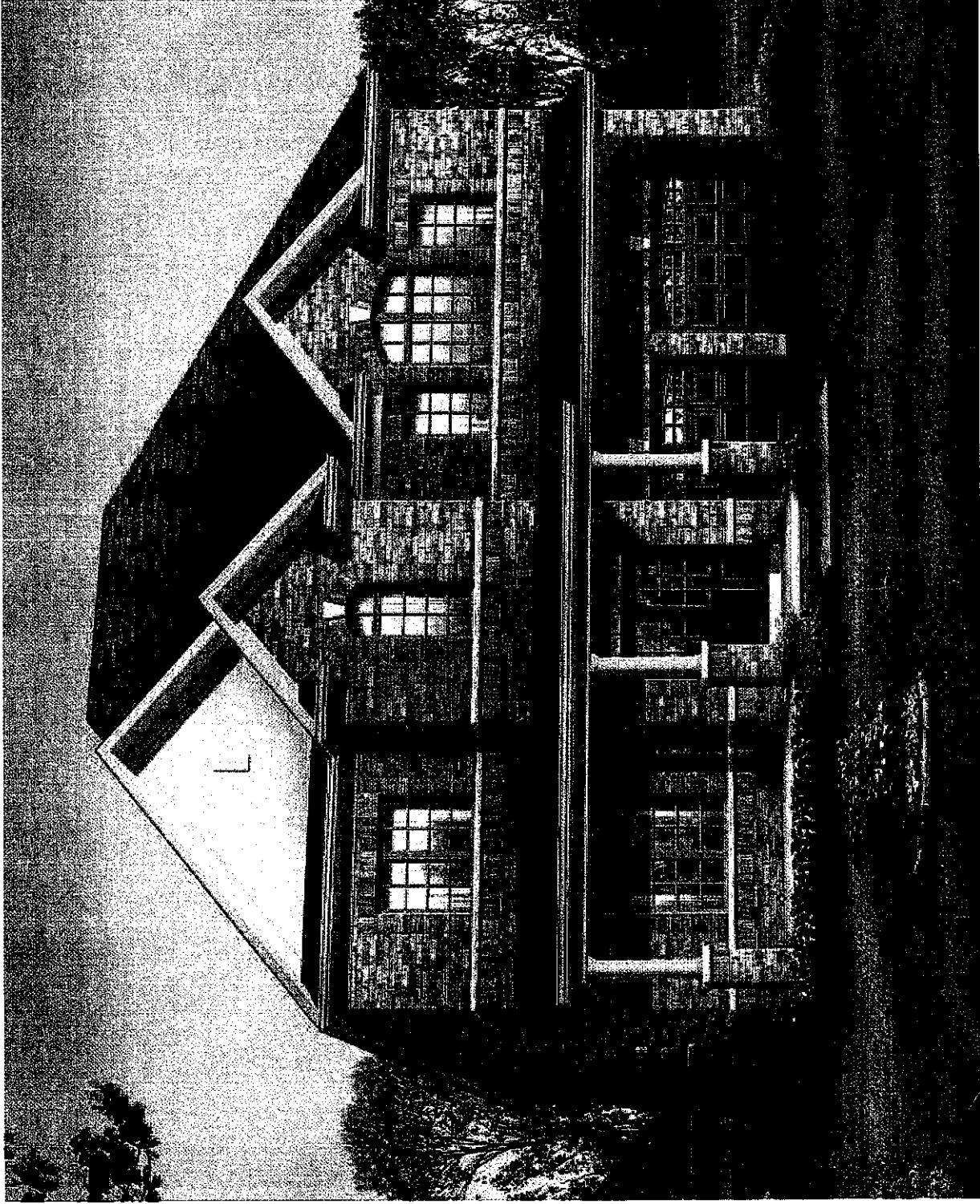
Springfield one - WALKOUT  
CONDITION



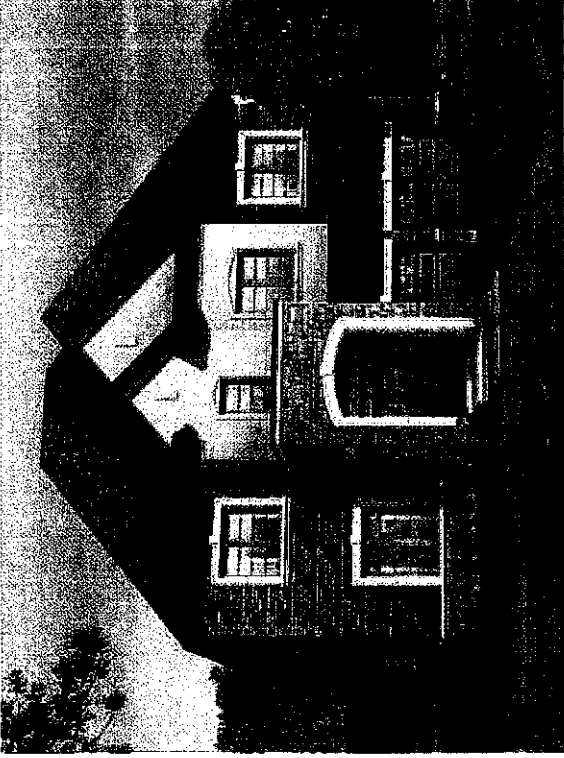
11'8'6" low





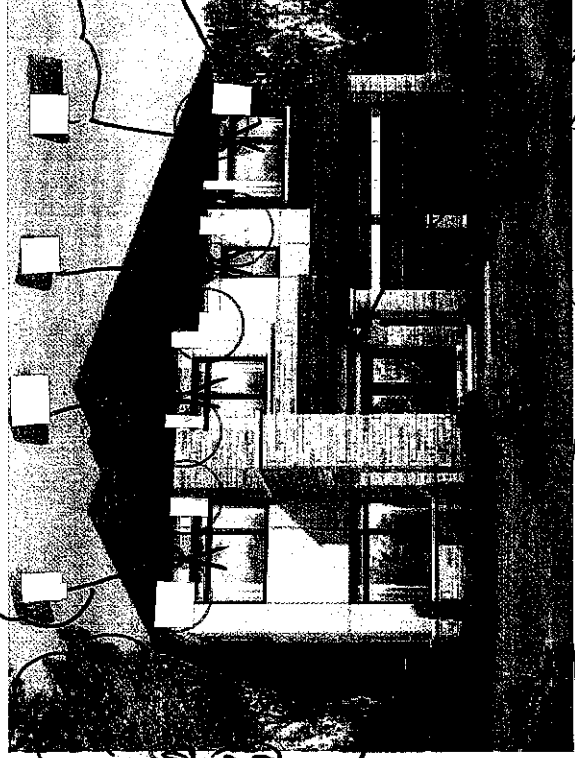


ELEVATION 1 • 3,469 sq.ft.



ELEVATION 2 • 3,502 sq.ft.

4 POTLIGHTS @ FRONT ELEVATION  
ON 1 SWITCH



ELEVATION 3 • 3,487 sq.ft.

8 Pots  
total

2 POTS  
@ side  
elevation

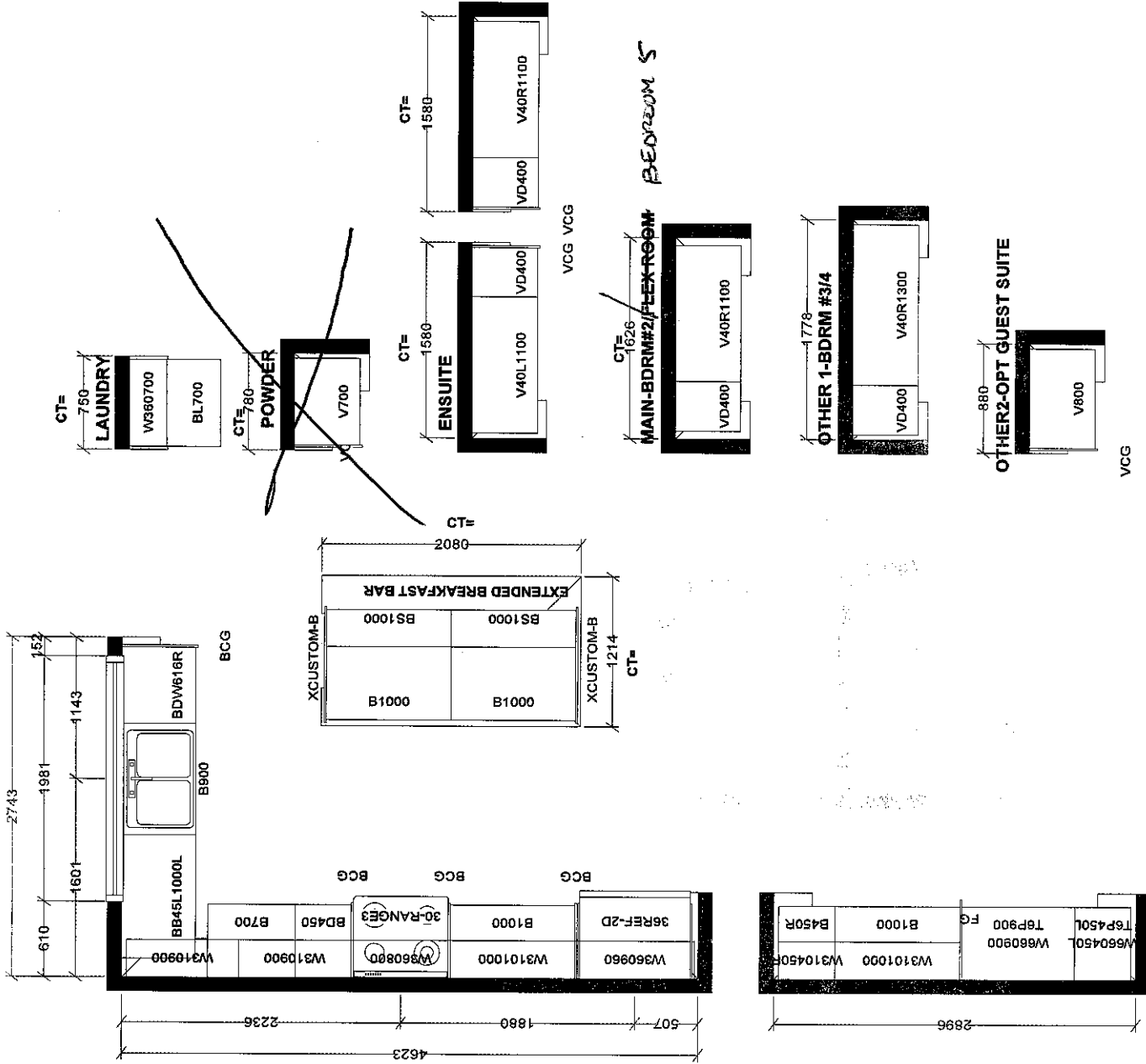
2 POTS  
@ side  
elevation

Orientation of home may be reversed and purchaser agrees to accept same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the

4 @ front elevation on 1 switch  
remaining pots @ side elevation on separate switch



LOT 582  
Russell Gardens  
\*NO UPGRADES  
OR ACCESSORIES  
PURCHASED\*



KITCHEN

Selba Industries		J #	
W WIDTH	W HGT	W CNT	JOB NUMBER:
FLOOR HGT	DOOR HGT	DESIGNER: LR	BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER	SITE: RUSSELL GARDENS PH.4
DATE: APR 28 21		LOT #:	MODEL: SPRINGFIELD 1X OPT GRND FLR 1.2

582