

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASER: Maryam TARAR			TEL: RES.: 647-641-6896	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
589 / 4	62M-1266	Grandville Two (5 Bed with Guest Suite) Elev 3		

CONSTRUCTION

I - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET	
27Jun22 Note:	

ELECTRICAL

I - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
27Jun22 Note:	
I - 200 AMP ELECTRICAL SERVICE	
27Jun22 Note:	

HARDWOOD FLOORING

I - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM	
27Jun22 Note:	
I - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM	
27Jun22 Note:	
I - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM	
27Jun22 Note:	
I - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE	
27Jun22 Note:	
I - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL	
27Jun22 Note:	

PROMOTIONAL

I - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
27Jun22 Note:	

STAIRS AND RAILINGS

I - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
27Jun22 Note:	

EXTRAS AS PER OFFER

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:	
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 increased depth w	
Worksheet Note:	
10 foot ceiling height on Main Floor. 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:	

Purchaser: Maryam TARAR

Telephone Res. / Bus: (647) 641-6896 /

Decor Advisor: Giulia Di Girolamo

Lock Date: 27-Jun-22

Property: 589

Project: Russell Gardens Building Ltd.

Model and Elevation: Grandville Two (5 Bed with Guest Suite) E

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL WHITE W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	N/A	N/A
Master Ensuite Bathroom	MONACO-350 PLATINUM SILVER	464SA
GUEST ENSUITE	DORAL- WHITE W500	464SA
ENSUITE BATH - 2/5	DORAL -3078 HACIENDA WHITE	464SA
Ensuite Bath - Bedroom 3	DORAL -3078 HACIENDA WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL-WHITE W500	464SA

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 STANDARD OPENIN

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening STANDARD 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		
Powder Room	N/A	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
GUEST ENSUITE	LAMINATE-PEWTER P-999CA	
ENSUITE BATH - 2/5	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 4	LAMINATE-PEWTER P-999CA	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	N/A	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
GUEST ENSUITE	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>	
ENSUITE BATH - 2/5	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	TILE-CONCEPT WHITE (599) 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>	
Mud Room	TILE-RAINBOW WHITE 13X13	<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- CONCEPT PLUS GREY (010) 8X16	
Bathtub Enclosure Walls	N/A	
GUEST ENSUITE	TILE-SILVA WHITE 8X16	
ENSUITE BATH - 2/5	TILE-LUC. 09 AFRICA 8X16	
Ensuite Bath - Bedroom 3	TILE-CONCEPT PLUS LIGHT GREY (012) 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVA WHITE 8X16	
Mud Room	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	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Living Room	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Dining Room	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Family Room	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Upper Landing	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
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	N/A
GUEST SUITE	VINTAGE-NORTHERN SOLID SAWN WIRE BRUSHED- CHARACTER UV URETHANE OIL-RED OAK- 5" TITAN
Underpad	Type Area
	N/A N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TITAN
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TITAN
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TITAN
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TITAN
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	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	25 OYSTER	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	25 OYSTER
Powder Room	N/A	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	GUEST ENSUITE & SUIT	25 OYSTER
Den/Library	N/A	ENSUITE BATH - 2/5	25 OYSTER
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 3	25 OYSTER
		Ensuite Bath - Bedroom 4	25 OYSTER
		Mud Room	25 OYSTER

Smooth Ceilings First Floor ☒ Yes ☐ No

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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
<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 M2-STANDARD	
Colour / Stain	BIRCH WHITE	
Surround	NERO	
Hearth	NO	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	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 type="radio"/> Yes <input checked="" 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

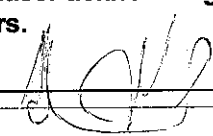
Disclaimers and Notes

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.

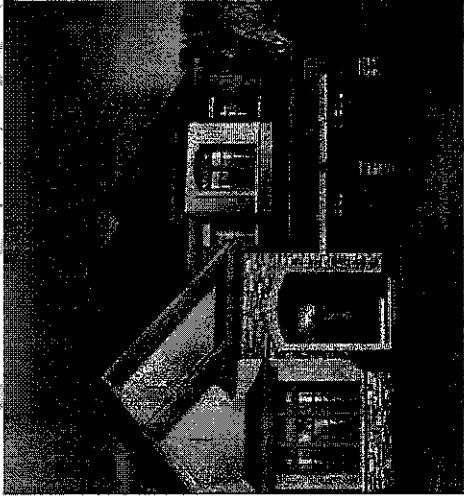
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

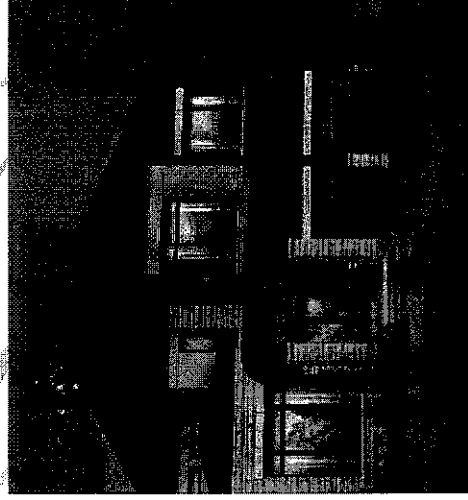
Signature:  Date: 27/06/22

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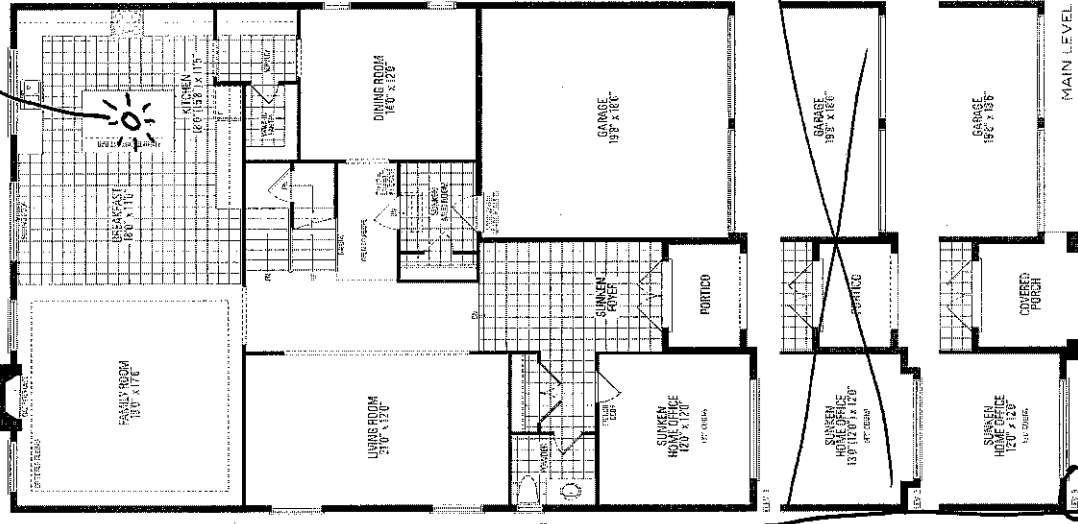
LOT 589 R.G. Phase 4



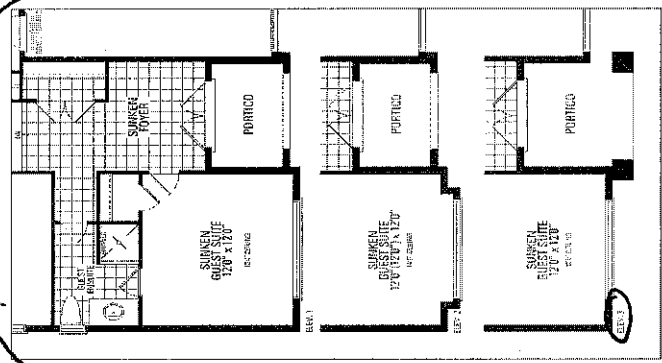
214,167 sq. ft.



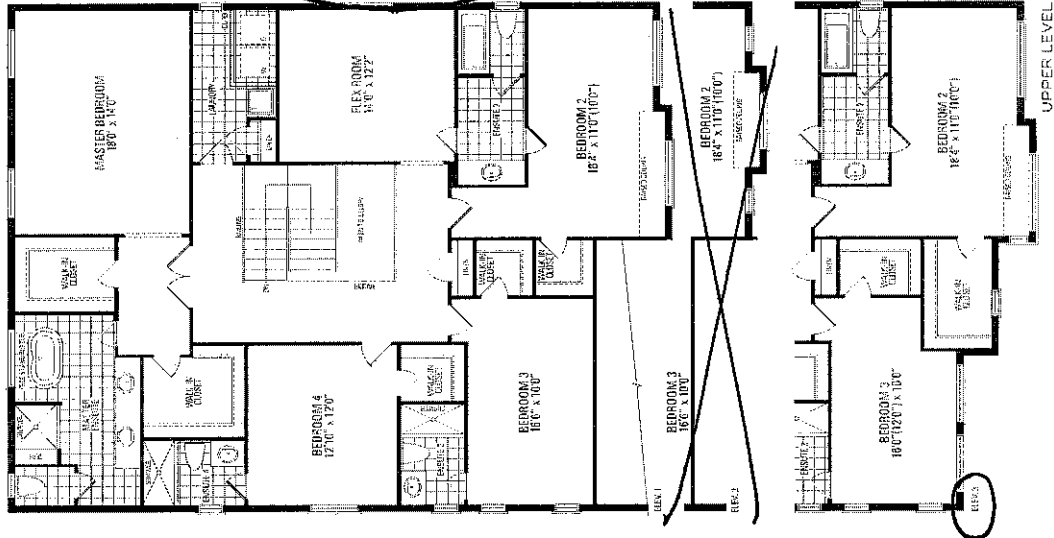
Relocate Std Kitchen  
light to be centered  
over light



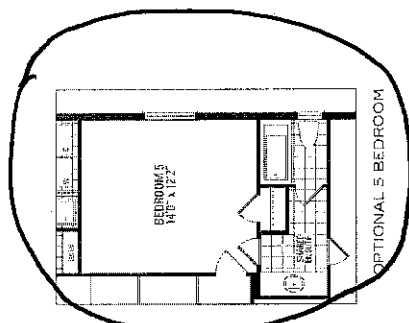
Guest Suite



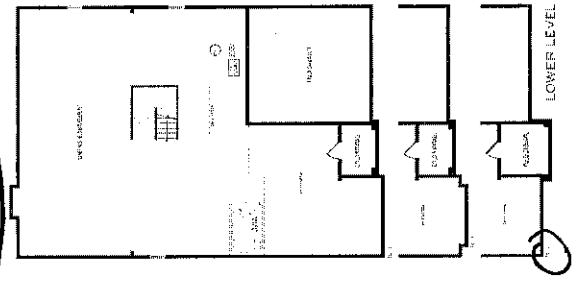
OPTIONAL GUEST SUITE



UPPER LEVEL



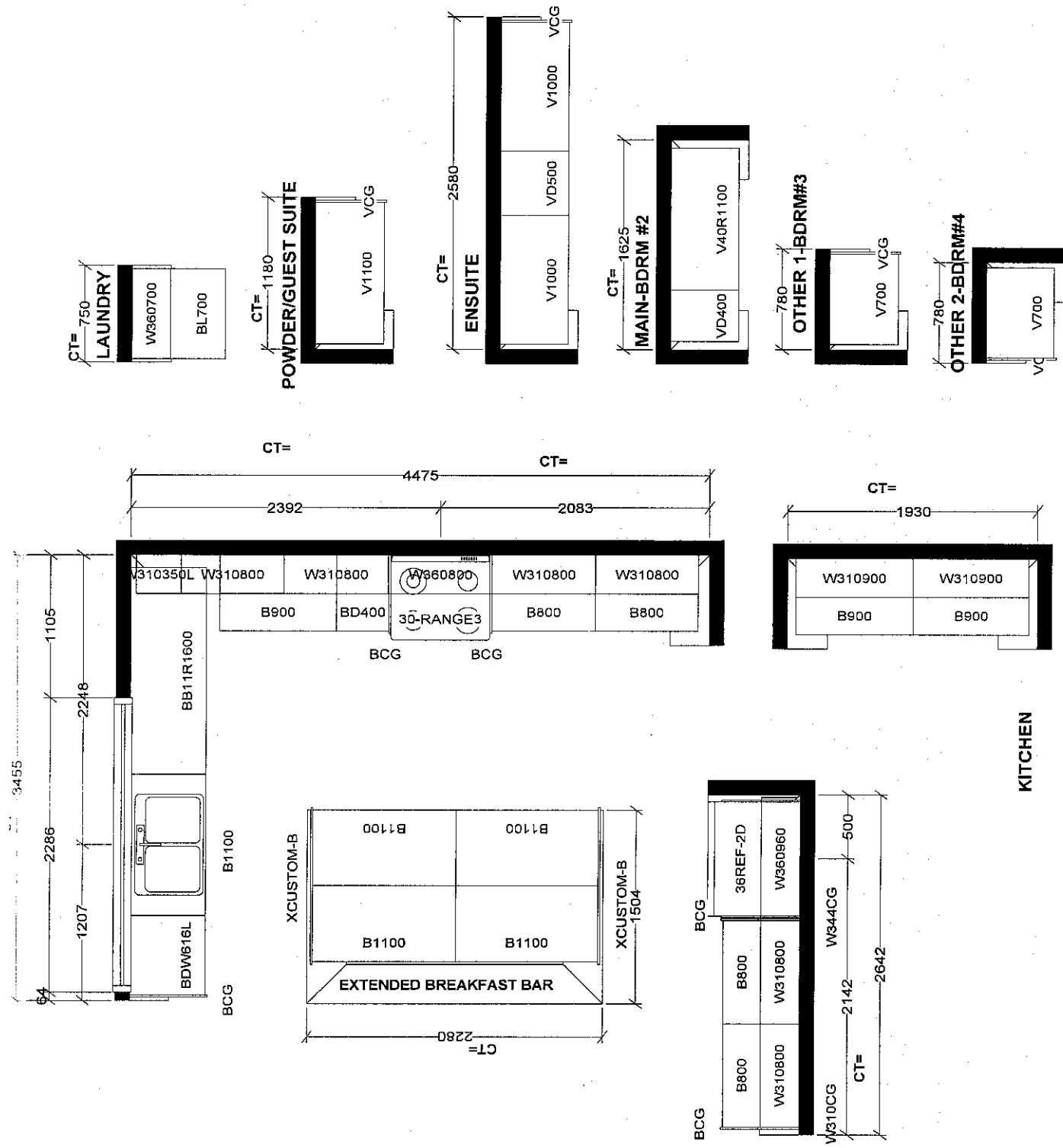
OPTIONAL 5 BEDROOM



LOWER LEVEL

\* 10' CEILING ON MAIN FLOOR  
\* 200 AMP

LOT 589 R.G. Phase 4



<b>Selba Industries</b>				<b>J#</b>	
W WIDTH		W HGHT		W CNT	
FLOOR HGHT		DOOR HGHT		VENT BOX COVER	
ST CENT		2X4		DATE: AND NO. 1	
JOB NUMBER: GREENPARK					
BUILDER: RUSSELL GARDENS PH.4					
SITE: GRANDVILLE 2X4&5 BD EL 1.2.3					
MODEL: LOT 589 R.G. Phase 4					
DESIGNER: LR					

Purchaser: *Manyam Tarar*  
Lot: *589 Russell Garden Phase 4*  
**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
<i>MT</i>	<i>AT</i>