

CONSTRUCTION SUMMARY	
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.	
PURCHASERS: Alaa I. F. SALEM and Elshaimaa Moham HASSANE	TEL: RES.: 647-834-7037

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
577 / 4	62M-1266	Valleycreek Five A Elev 1		

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 12Jul22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 12Jul22 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13Jul22 Note: PURCHASER HAS UPGRADED TO MOEN BATHROOM ACCESSORIES.	
1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE BATHROOM - FLOOR 12Jul22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE WALL TILE - SHOWER 12Jul22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 12Jul22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 12Jul22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 12Jul22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 12Jul22 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 26Jul21 Note:	
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COUNTER TOP

1 - EXTEND FULL HEIGHT BACKSPLASH TO INCLUDE BEHIND CHIMENEY HOOD FAN 12Jul22 Note: To Be Installed to top of Cabinet	
1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 12Jul22 Note:	
1 - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen 12Jul22 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Jul22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 26Jul21 Note:	

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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12Jul22    Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 12Jul22    Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 12Jul22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - UPPER HALL 12Jul22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 12Jul22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 12Jul22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 12Jul22    Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES 12Jul22    Note:	
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PLUMBING

4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 12Jul22    Note:	
4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 18" #YB8098/YB8000 - PRICE IS EACH 12Jul22    Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 26Jul21    Note:	
1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY CHROME POT FILLER #1165LF 26Jul21    Note:	

PROMOTIONAL

1 - LESS CREDIT PROMO BALANCE 13Jul22    Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Jul21    Note: NEW PROMO BALANCE \$295.00	

STAIRS AND RAILINGS

1 - STAIRS - RAILING - V-GROOVE 12Jul22    Note:	
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1 - UROLINE 1 PICKETS - BLACK 12Jul22    Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 12Jul22    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:	
(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:	

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Purchasers:

Alaa I. F. SALEM & Elshaimaa Moham HASSANE

Property: 577

Telephone Res. / Bus:

(647) 834-7037 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Ida Viola

Model and Elevation: Valleycreek Five A Elev 1

Lock Date:

12-Jul-22

12-Jul-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	225SA
Laundry Room	ELISSE	
Powder Room	DORAL W500	225SA
Master Ensuite Bathroom	DORAL W500	225SA
Ensuite Bath - Bedroom 2/3	DORAL W500	225SA
Ensuite Bath - Bedroom 4	DORAL W500	225SA

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	#360 EDGE
Laundry Room		
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	

\*\* Refer to Construction Summary

Initials: 

EH

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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(647) 834-7037 /  
Ida Viola  
12-Jul-22

Project:

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Plan #:

Russell Gardens Building Ltd.  
Valleycreek Five A Elev 1  
62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEAL POLISHED 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-LITIUM PEAL POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE-LITIUM PEAL POLISHED 24X24	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEAL POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM PEAL POLISHED 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-LITIUM PEAL POLISHED 24X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Kitchen Backsplash	QUARTZ - MISTRAL	Include behind Chimney hood

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

5. Plumbing Fixtures

All Bathrooms

White

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

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7. Other Flooring

Main Hall	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Living Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Dining Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Family Room	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Den / Library / Study	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Basement Landing(If Applies)	
Lower Landing (If Applies)	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Landing	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Hall	STRIP-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Master Bedroom	LAMINATE-ROCHEFORT OAK - TL-LWL 1317
Bedroom #2	LAMINATE-ROCHEFORT OAK - TL-LWL 1317
Bedroom #3	LAMINATE-ROCHEFORT OAK - TL-LWL 1317
Bedroom #4	LAMINATE-ROCHEFORT OAK - TL-LWL 1317
Bedroom #5	N/A

Underpad

Type

Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK

Red Oak Stairs

☒ 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	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☒ Yes

☐ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

\*\* Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

☐

☐

☐

Family Room

Purchased

As Per Plan

N/A

☐

☒

☐

Other Room - Specify

Purchased

As Per Plan

N/A

☐

☐

☐

Fireplace Type

As Per Construction Specifications

Mantle Type

MANTLE M2-STANDARD

Colour / Stain

AS PER CONSTRUCTION SPECIFICATIONS

Surround

NERO

Hearth

NO

\*\* 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

☒ White

DECOR

Hood Fan

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

☐ Yes

☒ 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:

Elshaima

Date:

July 12, 2022

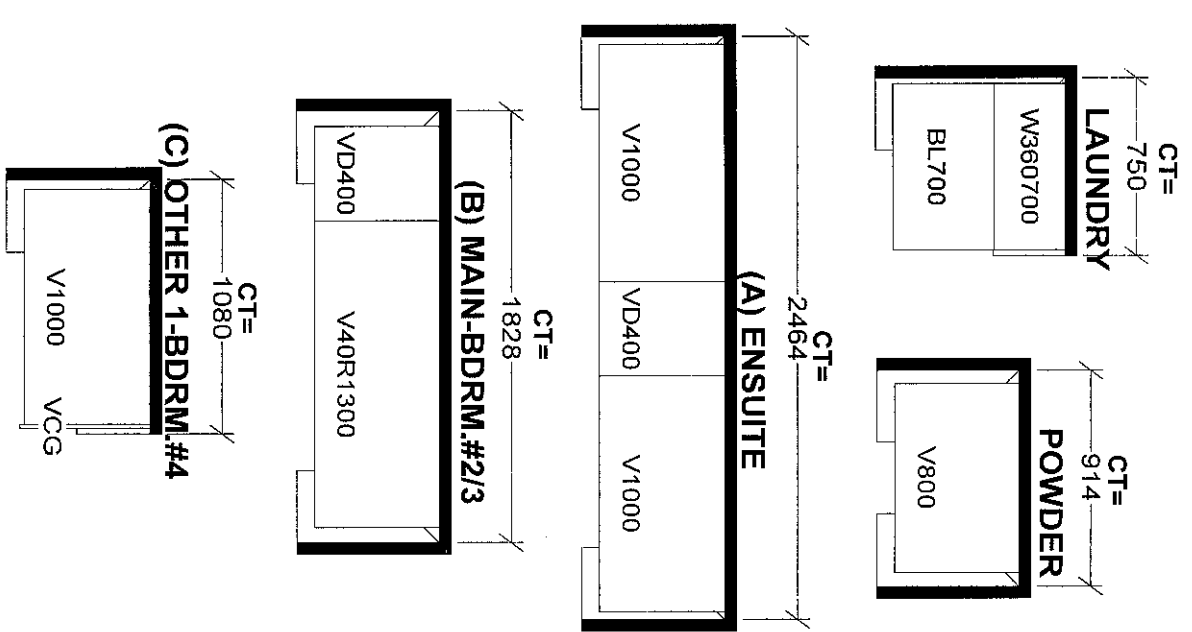
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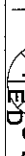
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Page 4 of 4

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<b>Selba Industries</b>		<b>J #</b>
W WDTH _____ W HGHT _____ W CNT _____ FLOOR HGHT _____ DOOR HGHT _____ ST CENT _____ 2X4 _____ VENT BOX COVER _____	This drawing is the intellectual property of <b>SELBA INDUSTRIES INC.</b> and is an original design which must not be released or copied unless applicable fee has been paid or order placed.  C B DESIGNER: KS C DATE: APR 28 21	<b>JOB NUMBER:</b> <b>BUILDER:</b> GREENPARK <b>SITE:</b> RUSSELL GARDENS PH.4 <b>MODEL:</b> VALLEYCREEK 5AX EL 1,2,3 <b>LOT #:</b> 577



CAS  
BBB

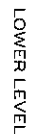
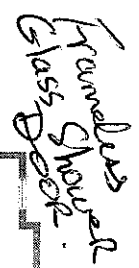
200 AMF

Valley Creek Five A

lev. 1



800 Amp.  
Smooth ceiling 1st floor



UPPER LEVEL