

CONSTRUCTION SUMMARY

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

RECEIVED

PURCHASERS: Huong Thi TRAN and Michael H. HUYNH

OCT 17 2022

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
379 / 4	62M-1266	Mountainash Three (4 Bedroom) 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 20Oct21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 20Oct21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 14Oct22 Note:	NEW	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 14Oct22 Note:	NEW	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 20Oct21 Note:		
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 20Oct21 Note:		
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 20Oct21 Note:		
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 20Oct21 Note:		
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 20Oct21 Note:		

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 20Oct21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 20Oct21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 20Oct21 Note:	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS - MASTER ENSUITE BATHROOM 20Oct21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 20Oct21 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 21May21 Note:	

COUNTER TOP

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379 / 4	62M-1266	Mountainash Three (4 Bedroom) Elev 1		
1 - COUNTER TOP - PROMO - POWER ROOM VANITY COUNTER TOP 20Oct21 Note:				
1 - COUNTER TOP - PROMO - ENSUITE BATHROOM VANITY COUNTER TOP 20Oct21 Note:				
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - MASTER ENSUITE BATHROOM 20Oct21 Note: SUPPLY & INSTALL				

ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE BATHROOM 20Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 20Oct21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Oct21 Note:	
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 20Oct21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 20Oct21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 20Oct21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM 20Oct21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - LIVING ROOM 20Oct21 Note:	
1 - POWDER ROOM - INSTALL STANDARD LIGHT FROM CEILING - IF CONSTRUCTION PERMITS 20Oct21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 19May21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 20Oct21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 20Oct21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 20Oct21 Note:	

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1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

20Oct21 Note:

MIRRORS AND GLASS

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

19May21 Note:

PLUMBING

3 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - POWDER ROOM & MASTER ENSUITE BATHROOMS

20Oct21 Note:

1 - SOAP DISPENSER - CHROME FINISH - MOEN S3946C - KITCHEN

20Oct21 Note:

SEE SKETCH FOR LOCATION



1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

20Oct21 Note:

1 - ADD TO MASTER ENSUITE TOE TESTER - ADD TOE TESTER TO SHOWER

19May21 Note:

PROMOTIONAL

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

20Oct21 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

21May21 Note: NEW PROMO BALANCE \$2755.00

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

19May21 Note: NEW PROMO BALANCE \$4525.00

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

20Oct21 Note:

1 - STAIRCASE - V GROOVE HANDRAIL

20Oct21 Note:

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 Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	

Purchasers: Huong Thi TRAN & Michael H. HUYNH

Property: 379

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Three (4 Bedroom) Elev 1

Lock Date: 20-Oct-21

20-Oct-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	446SA
Master Ensuite Bathroom	DORAL W-500	446SA
Ensuite Bath - Bedroom 2	DORAL W-500	446SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	446SA
	N/A	N/A
	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	GRANITE-NERO IMPALA	#360
Laundry Room	N/A	
Powder Room	GRANITE-MISTY NIGHT	#360
Master Ensuite Bathroom	GRANITE-MISTY NIGHT	#360
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Initials:

Page 1 of 4

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-TRAVERTINO MEM BIANCO-24X24	☐	metal strip where applicable
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-TRAVERTINO MEM BIANCO-24X24	☐	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	☐	
Powder Room	TILE-TRAVERTINO MEM BIANCO-24X24	☐	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	☐	
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	☐	
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE GRIGIO-13X13	☐	
	N/A	☐	
	N/A	☐	
	N/A	☐	

** 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-BIANCO LUCIDO0-8X16	NICHE-QUARTZ-GRECALE
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-BIANCO LUCIDO0-8X16	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO LUCIDO0-8X16	
	N/A	
	N/A	
	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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

**** Refer to Construction Summary**

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Decor Advisor:

Lock Date:

Huong Thi TRAN & Michael H. HUYNH

/

Candace Forza

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7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARCTER-MAPLE-PEARL-TABOO-5"	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARCTER-MAPLE-PEARL-TABOO-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARCTER-MAPLE-PEARL-TABOO-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARCTER-MAPLE-PEARL-TABOO-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARCTER-MAPLE-PEARL-TABOO-5"	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

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

Red Oak Stairs ☒ Yes ☐ No

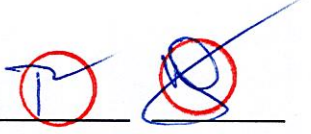
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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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
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			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	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	White	DECOR	Above Kitchen Cabinet Light	Yes	No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	Yes	No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	Yes	No	Yes	No	Yes
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:

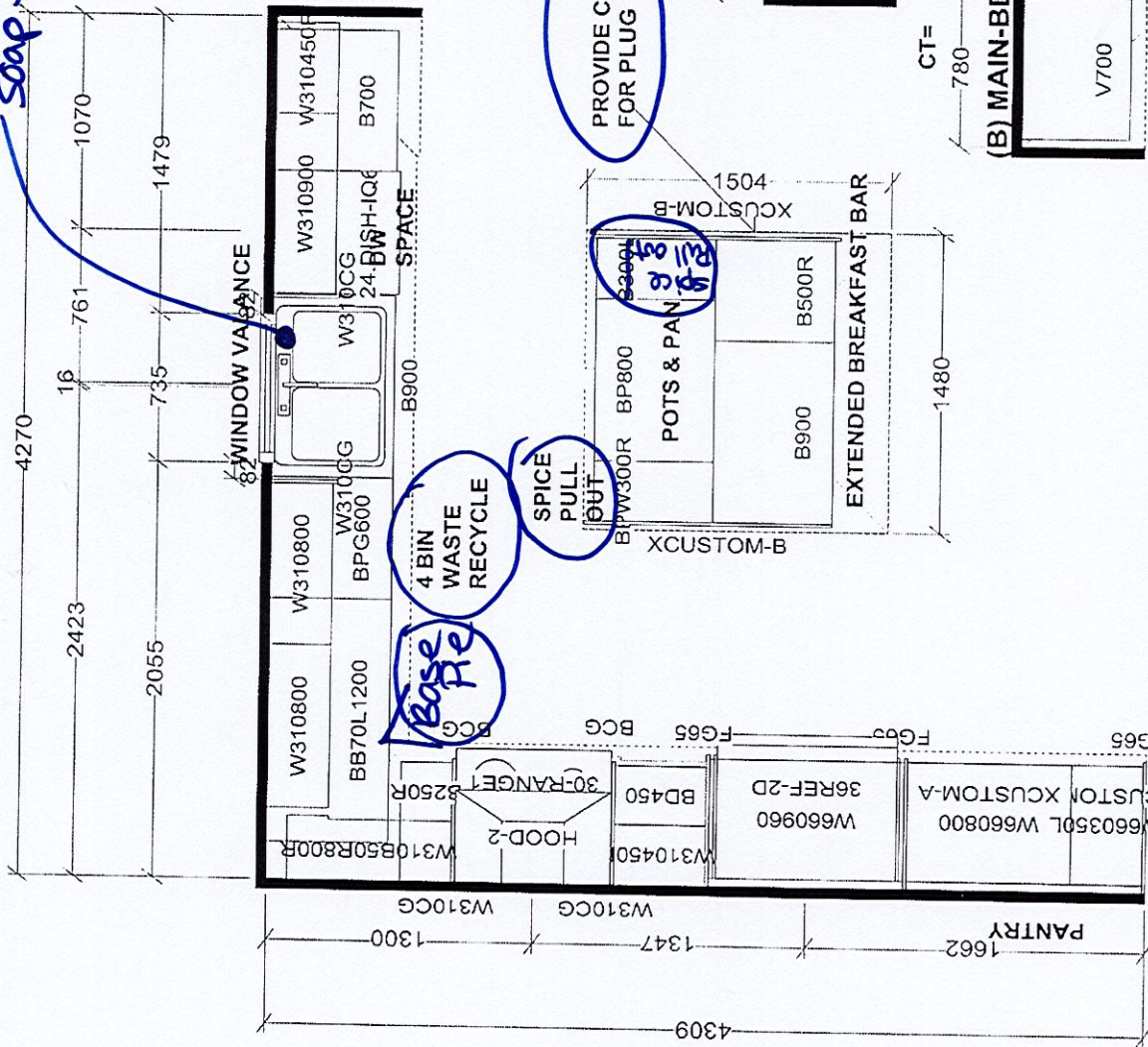
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Signature:

Date:

20/01/2021

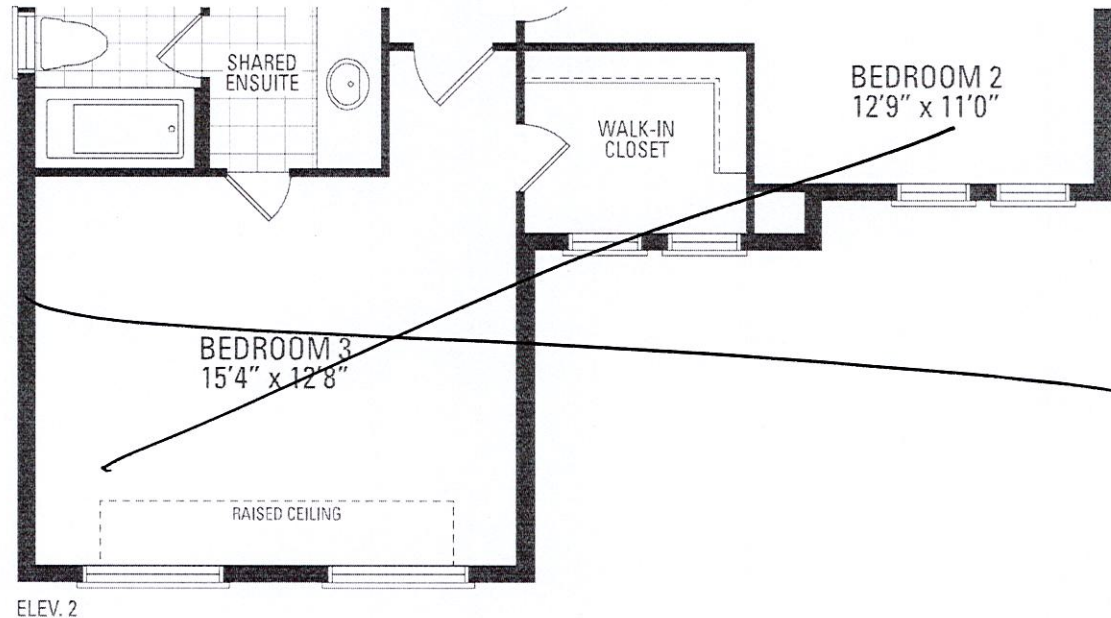
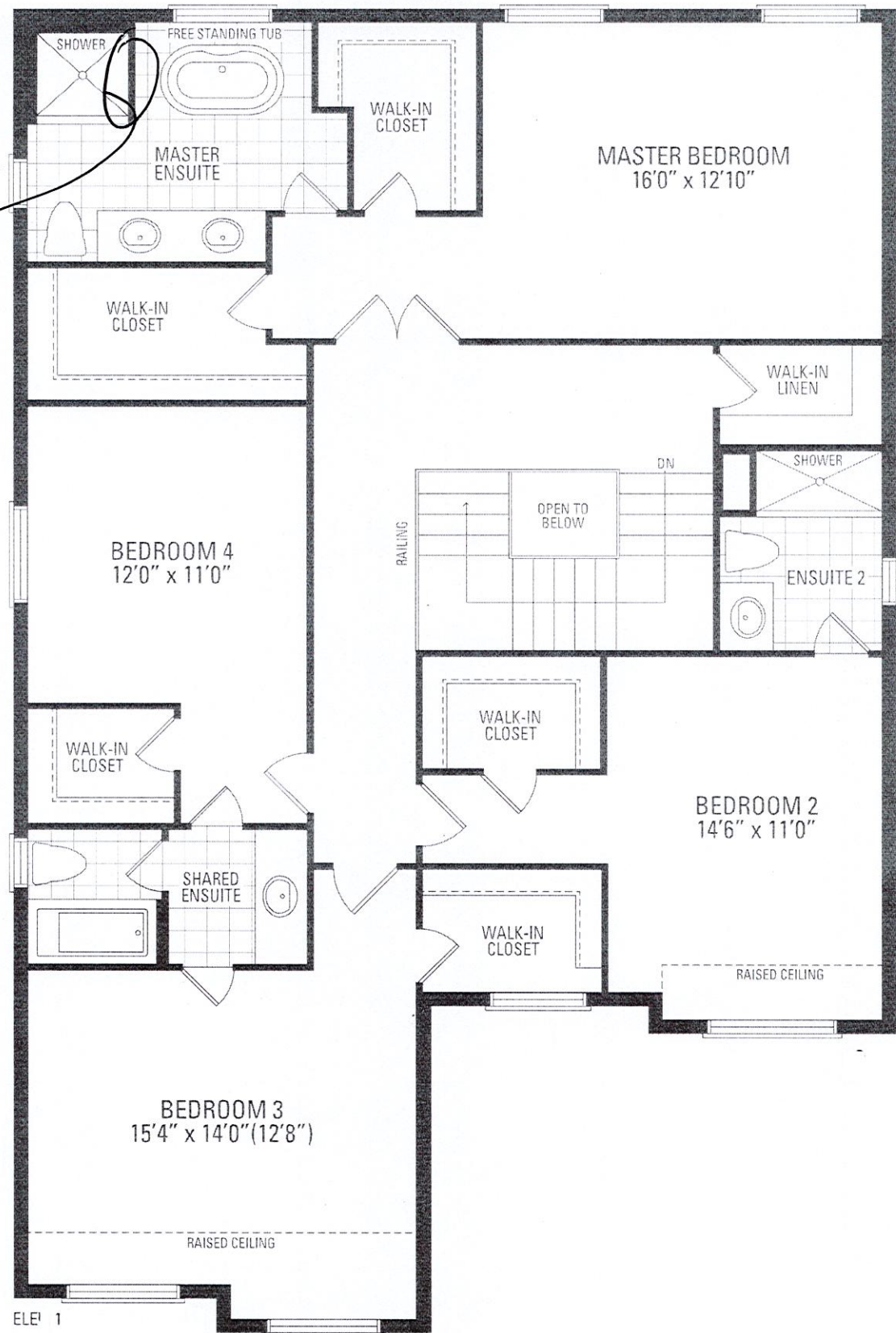
Soap Dispenser



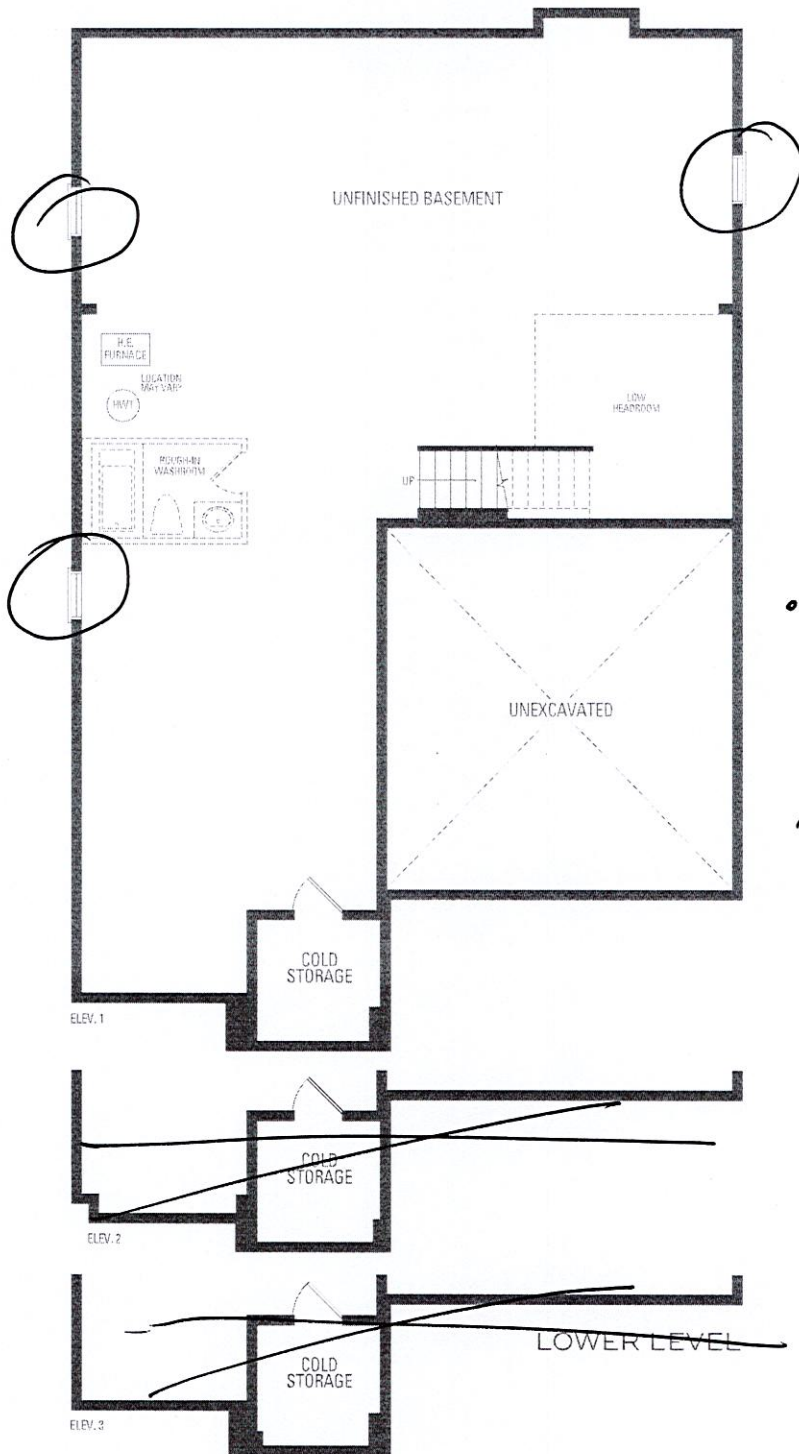
Selba Industries		J# 4277 X 3	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which may not be released or copied unless applicable fee has been paid or the order placed.			
W WIDTH _____ W HGT _____ W CNT _____		JOB NUMBER: 2203011	
FLOOR HGT _____ DOOR HGT _____		BUILDER: GREENPARK	
ST CENT _____ 2X4 _____ VENT BOX COVER _____		SITE: RUSSELL GARDENS PH.4	
		MODEL: MOUNTAINASH 3X EL 1,2,3	
		DESIGNER: KS	
		DATE: MAY 13 20	
		LOT #: 379	

Oct. 17/22

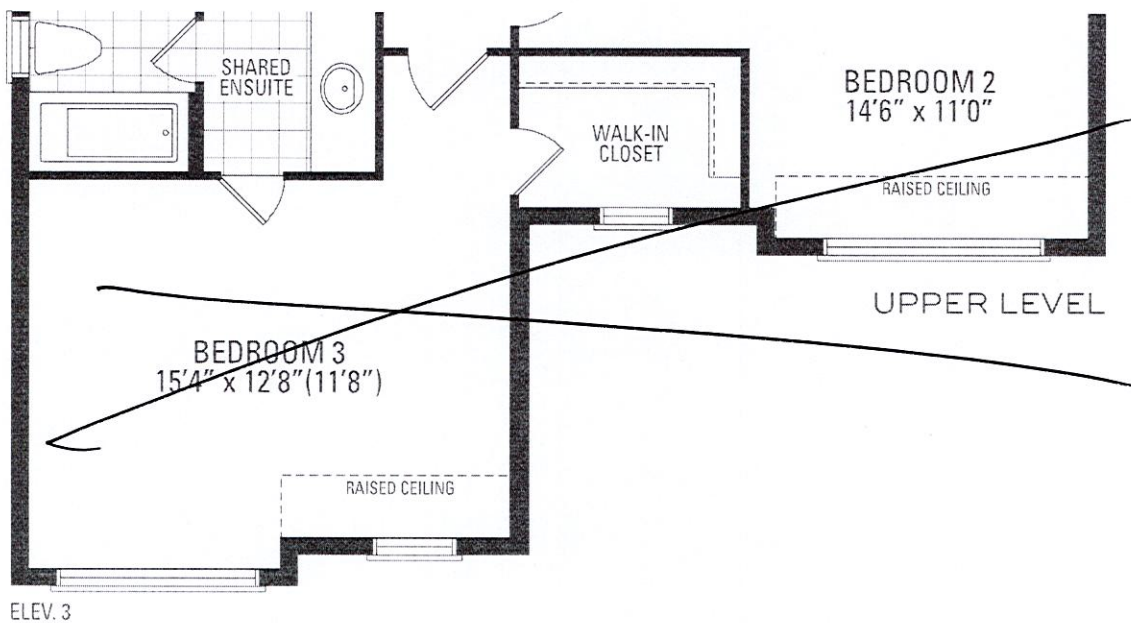
Frameless
Glass
Shower
Enclosure
Delete
Wall.



~~72~~ ~~18~~



- Enlarge 3 Basement Windows
- 200 AMP Electrical.



Handwritten signatures and initials in blue and red ink.