

CONSTRUCTION SUMMARY

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

PURCHASERS: Alaa I. F. SALEM and Elshaimaa Moham HASSANE

See documents
TEL: RES.: 647-834-7037

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

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

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

I - DELETE----- UPGRADED TILES IN KITCHEN----- 11Apr23 Note:	RECEIVED APR 11 2023	
I - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 13.Jul22 Note: PURCHASER HAS UPGRADED TO MOEN BATHROOM ACCESSORIES.		
I - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE BATHROOM - FLOOR 12.Jul22 Note:		
I - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE WALL TILE - SHOWER 12.Jul22 Note:		
I - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 12.Jul22 Note:		
I - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 12.Jul22 Note:		
I - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 12.Jul22 Note:		
I - TILE - UPGRADE 4 FLOOR TILE - - FOYER 12.Jul22 Note:		

CONSTRUCTION

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

I - EXTEND FULL HEIGHT BACKSPLASH TO INCLUDE BEHIND CHIMENEY HOOD FAN 12.Jul22 Note:	
I - UPGRADE COUNTERTOP MATERIAL - Kitchen 12.Jul22 Note:	
I - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen 12.Jul22 Note:	

ELECTRICAL

I - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12.Jul22 Note:	
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577 / 4	62M-1266	Valleycreek Five A Elev 1		

1 - 200 AMP ELECTRICAL SERVICE

26.Jul21 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

12.Jul22 Note:

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

12.Jul22 Note:

HARDWOOD

Construction *

RECEIVED

APR 11 2023

1 - INSERT- HARDWOOD FLOORING IN KITCHEN

11Apr23 Note:

Should be installed before Cabinets



HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

12.Jul22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - UPPER HALL

12.Jul22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

12.Jul22 Note:

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

12.Jul22 Note:

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

12.Jul22 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES

12.Jul22 Note:

MISCELLANEOUS

1 - NO CHARGE TO RE- OPEN FILE

11Apr23 Note:

PLUMBING

4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH

12.Jul22 Note:

4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 18" #YB8098/YB8000 - PRICE IS EACH

12.Jul22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

26.Jul21 Note:

1 - KITCHEN - POT FILLER - DELTA CONTEMPORARY CHROME POT FILLER #1165LF

26.Jul21 Note:

PROMOTIONAL

Purchasers:

Alaa I. F. SALEM & Elshaimaa Moham HASSANE

Telephone Res. / Bus:

(647) 834-7037 /

Decor Advisor:

Anne Federico

Lock Date:

11-Apr-23

Property: 577

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five A Elev 1

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-LITIUM PEAL POLISHED 24X24	☐	At a 45 Threshold-If App.	☐	Metal Strip Where Applic.
Main Hall	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	☐		☐	
Kitchen / Breakfast	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	☐		☐	
Laundry Room	TILE-LITIUM PEAL POLISHED 24X24	☐		☐	
Powder Room	TILE-LITIUM PEAL POLISHED 24X24	☐		☐	
Master Ensuite Bathroom	TILE-LITIUM PEAL POLISHED 24X24	☐		☐	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT GREY 13X13	☐		☐	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY 13X13	☐		☐	
		☐		☐	
		☐		☐	
		☐		☐	

** 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	

** 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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Purchasers:

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(647) 834-7037 /
Anne Federico
11-Apr-23

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7. Other Flooring

Main Hall	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Living Room	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Dining Room	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Family Room	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Den / Library / Study	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Basement Landing(If Applies)		
Lower Landing (If Applies)	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Upper Landing	STRIP- MIRAGE-RED OAK RIO 5" CASHMERE	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
KITCHEN-	STRIP-MIRAGE RED OAK RIO 5" CASHMERE	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

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