

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Khalid AHMED and Amna ANWAR			TEL: RES.: 647-272-1453	
LOT / PHASE 543 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Three (5 Bed with Guest Suite) Elev 3		

CABINETRY

1 - DELETE- KITCHEN HOOD CABINETS - TRANSITIONAL WOOD HOOD (DHB) 800-1000 WIDE - UPGRADE 2- AS PER SELBA- FAN INSERT THAT PURCHASER HAS CHOSEN IS TOO BIG FOR THIS STYLE WOOD HOOD INSERT- KITCHEN HOOD CABINETS - CONTEMPORARY WOOD HOOD – UPGRADE 2 - 03Mar23 Note: AS PER SELBA- CONTEMPORARY WOOD HOOD WILL FIT WITH THE FAN INSERT PURCHASER HAS SELECTED	
1 - KITCHEN - VALANCE 10Jun22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 10Jun22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - BUILT-IN FRIDGE CABINET - PRICE IS EACH 22Jun22 Note:	
1 - KITCHEN CABINETRY - APPLIANCE DOOR PANELS - 24" DISHWASHER DOOR PANEL (SUPPLY ONLY) - UPGRADE 2 22Jun22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 22Jun22 Note:	
2 - KITCHEN CABINETRY - APPLIANCE DOOR PANELS - FRIDGE DOOR PANELS - SUPPLY ONLY - 30"-36" WIDE FRIDGES - UPGRADE 2 22Jun22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 10Jun22 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 10Jun22 Note:	
1 - KITCHEN HOOD CABINETS - TRANSITIONAL WOOD HOOD (DHB) 800-1000 WIDE - UPGRADE 2 10Jun22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH - LEFT SIDE OF STOVE 10Jun22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 10Jun22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 10Jun22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 10Jun22 Note:	
1 - ENSUITE - 3/4 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 10Jun22 Note:	
1 - ENSUITE 2/5 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT 10Jun22 Note:	

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1 - MASTER ENSUITE - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT
10Jun22 Note:

1 - GUEST ENSUITE - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRICE IS PER FOOT
10Jun22 Note:

CERAMIC TILE

1 - TILE - UPGRADE 6 WALL TILE - - BATHROOM 3/4
10Jun22 Note:

1 - TILE - UPGRADE 6 FLOOR TILE - - BATHROOM 3/4 - FLOOR
10Jun22 Note:

1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 2/5
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/5 - FLOOR
10Jun22 Note:

1 - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE BATHROOM
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE BATHROOM - FLOOR
10Jun22 Note:

1 - TILE - UPGRADE 4 WALL TILE - GUEST ENSUITE
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - GUEST ENSUITE - FLOOR AREA
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN
10Jun22 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER & MAIN HALL
10Jun22 Note:

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES
27Jul21 Note:

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET
27Jul21 Note:

COUNTER TOP

1 - MASTER ENSUITE - UPGRADE SHOWER SEAT TO QUARTZ IN LIEU OF STANDARD
27Apr23 Note:



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1 - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen 10Jun22 Note:				
1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 10Jun22 Note:				
1 - UPGRADE COUNTERTOP MATERIAL - Opt Powder/Guest 10Jun22 Note:				
1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 27Jul21 Note: SUPPLY & INSTALL IN MASTER ENSUITE-				

DOORS AND TRIM

24 - 2ND FLOOR - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 10Jun22 Note:				
7 - FIRST FLOOR - DOORS INTERIOR - FOR 10 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 10Jun22 Note:				
1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 10Jun22 Note:				
1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 27Jul21 Note:				

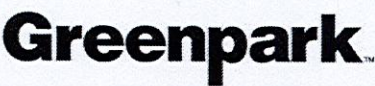
ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 10Jun22 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 10Jun22 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10Jun22 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 27Jul21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 27Jul21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 10Jun22 Note:				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 10Jun22 Note:				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 10Jun22 Note:				

HARDWOOD FLOORING



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1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE BEDROOMS 10Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 10Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 10Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE 10Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 10Jun22 Note:	

PLUMBING

1 - GUEST ENSUITE - AVENAL 4772HNW/771HHVU SINGLE FLUSH TOILET 10Jun22 Note:	
1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY CHROME POT FILLER #1165LF IF CONSTRUCTION PERMITS 10Jun22 Note:	
1 - SOAP DISPENSER 3942 - CHROME FINISH - LEFT SIDE OF SINK 10Jun22 Note:	
1 - GUEST ENSUITE - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 10Jun22 Note:	
4 - ALL BATHROOMS - PIVOTING PAPER HOLDER 10Jun22 Note:	
4 - ALL BATHROOMS - METHOD 24" TOWEL BAR 10Jun22 Note:	
1 - KITCHEN- DELETE SINK ON KITCHEN ISLAND- AS PER PURCHASER- 27Jul21 Note:	
4 - TOE TESTER - ADD TOE TESTER TO SHOWER 27Jul21 Note: FOR EACH SHOWER	
1 - ADD TO ENSUITE 3/4 -5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 27Jul21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Jul21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Jul21 Note:	
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STAIRS AND RAILINGS

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
543 / 4	62M-1266	Springfield Three (5 Bed with Guest Suite) Elev 3		
1 - EUROLINE 0 10Jun22 Note:				
1 - V GROOVE HANDRAIL 10Jun22 Note:				
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Jun22 Note:				

EXTRAS AS PER OFFER

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:	
Granite kitchen counter top, from Vendor?s standard samples 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:	

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Purchasers:Khalid AHMED & Amna ANWAR

Telephone Res. / Bus: (647) 272-1453 /

Decor Advisor:Ida Viola

Lock Date:27-Apr-23

Property: 543

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Three (5 Bed with Guest Suite

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON 823 DRIFT WOOD W823XZ4	464SA
Laundry Room	ELISSE	Standard
Powder Room	N/A	N/A
Master Ensuite Bathroom	DORAL HACIENDA BLACK 3081	464SA
Guest Ensuite	DORAL TITAN GREY K44	464SA
Ensuite 2/5	DORAL HACIENDA BLACK H3081	464SA
Ensuite 3/4	DORAL HACIENDA BLACK 3081	464SA
Mud room		

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	N/A	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Guest Ensuite	CAESERSTONE -EMPIRE BLACK 5101	#360 EDGE
Ensuite 2/5	LAMINATE-PALOMA POLAR 6698-46	
Ensuite 3/4	LAMINATE-WHITE CARRARA 4924-38	
Mud room		

** Refer to Construction Summary ***SHAMPOO NICHE/SEAT - QUARTZ CALEDONIA ***



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Decor Advisor:

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Ida Viola

27-Apr-23

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Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Three (5 Bed with Guest Suite

9-Jun-22

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<input type="checkbox"/>	At a 45 Threshold-If App.	<input type="checkbox"/> Metal Strip Where Applic.
Main Hall		<input type="checkbox"/>		
Kitchen / Breakfast	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<input type="checkbox"/>		
Laundry Room	TILE-RAINBOW WHITE 13X13	<input type="checkbox"/>		
Powder Room	N/A	<input type="checkbox"/>		
Master Ensuite Bathroom	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<input type="checkbox"/>		
Guest Ensuite	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<input type="checkbox"/>		
Ensuite 2/5	TILE-LITHIUM PEARL POLISHED 24X24	<input type="checkbox"/>		
Ensuite 3/4	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<input type="checkbox"/>		
Mud Room	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 24X24	<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-TRAVERTINO MOMENTO BIANCO POLISHE 12X24	SHAMPOO NICHE/SEAT - QUARTZ CALEDONIA
Bathtub Enclosure Walls		
Guest Ensuite	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 12X24	
Ensuite 2/5	TILE-LITHIUM PEARL POLISHED 12X24	
Ensuite 3/4	TILE-TRAVERTINO MOMENTO BIANCO POLISHE 12X24	
Mud Room	N/A	
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	LOGAN-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

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Purchasers:

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Property: 543

Telephone Res. / Bus:

(647) 272-1453 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Ida Viola

Model and Elevation: Springfield Three (5 Bed with Guest Suite

Lock Date:

27-Apr-23

9-Jun-22

Plan #: 62M-1266

7. Other Flooring

Main Hall	
Living Room	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Dining Room	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Family Room	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Upper Landing	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Upper Hall	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Master Bedroom	LAMINATE-AVENUE ARTESIA OAK TL-AV235 PEFC
Bedroom #2	LAMINATE-AVENUE ARTESIA OAK TL-AV235 PEFC
Bedroom #3	LAMINATE-AVENUE ARTESIA OAK TL-AV235 PEFC
Bedroom #4	LAMINATE-AVENUE ARTESIA OAK TL-AV235 PEFC
Bedroom #5	LAMINATE-AVENUE ARTESIA OAK TL-AV235 PEFC
GUEST ROOM	STRIP-MIRAGE DRIFTWOOD MAPLE CHARACTER 5"DURAMATT
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	DRIFTWOOD MAPLE CHARACTER
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	DRIFTWOOD MAPLE CHARACTER
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	DRIFTWOOD MAPLE CHARACTER
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	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		Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Guest Ensuite	22 WARM GREY
Den/Library		Ensuite 2/5	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite 3/4	22 WARM GREY
		Mud Room	22 WARM GREY
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

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9-Jun-22

Plan #: 62M-1266

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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M6					
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	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	N/A		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input 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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date:

Signature:

Date:

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