

CONSTRUCTION SUMMARY RECEIVED

Palmetto - Zadorra Estates Corp.

NOV 08 2023

PURCHASERS: Consing Tharshni JACOB and Franklin Jailes FRANCIS

TEL: RES.: 647-525-3658

LOT / PHASE 1 / 1	REG. PLAN #	HOUSE TYPE Villa 12 Elev 3		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 03Nov23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 18Sep23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 03Nov23 Note:	
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CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 03Nov23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 03Nov23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 03Nov23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 03Nov23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 03Nov23 Note:	

CONSTRUCTION

4 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 22Jun23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 22Jun23 Note:	

DOORS AND TRIM

1 - TRIM - 7 1/4 INCH BASEBOARD AND 3 1/4 INCH BB CASING - STEP 03Nov23 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 18Sep23 Note: FAMILY ROOM	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 18Sep23 Note: SEE SKETCH FOR LOCATION	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 18Sep23 Note:	

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1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 18Sep23 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 18Sep23 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - UPPER HALL 03Nov23 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - FIRST FLOOR HARDWOOD AREAS INCLUDING STAIR LANDINGS 03Nov23 Note:				
PLUMBING				
1 - TOE TESTER - ADD TOE TESTER TO SHOWER 18Sep23 Note: ENSUITE 4				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Sep23 Note:				
PROMOTIONAL				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Jun23 Note:				
STAIRS AND RAILINGS				
1 - PACKAGE 2 - MODERN OVERSIZED FOR STAIR RAILING AND PICKETS 03Nov23 Note:				
1 - STAINED STAIRS - STANDARD STAIRCASE 03Nov23 Note: INCLUDING STEPS TO LOWER LANDING				
EXTRAS AS PER OFFER				
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 Fif Worksheet Note:				

Purchasers:Consing Tharshni JACOB & Franklin Jailes FRAN

Property: 1

Telephone Res. / Bus: (647) 525-3658 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Villa 12 Elev 3

Lock Date: 3-Nov-23

3-Nov-23

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL WHITE-W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL WHITE- W500	464SA
Master Ensuite Bathroom	DORAL-K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL-K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL-K43 SUMMIT WHITE	464SA
Stove Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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	Niche
Kitchen / Breakfast	LAMINATE-CALCUTTA MARBLE 4925K-07		
Laundry Room	N/A		
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		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Initials:

Jic1

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
Laundry Room	TILE-HR CINZA CLARO GREY 13X13	<input type="checkbox"/>
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-HR CINZA CLARO GREY 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-HR CINZA CLARO GREY 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-HR CINZA CLARO GREY 13X13	<input type="checkbox"/>
Mud Room	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

** Refer to Construction Summary **GROUT #50-TITANIUM THROUGHOUT**

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 4	TILE-GROENLANDIA BLANCO LUCIDO 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - **GROUT #50-TITANIUM THROUGHOUT**

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3 1/4" BB CASING WITH 7 1/4" BASEBOARD - ONE STEP

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
Family Room	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
Upper Hall	HARDWOOD-MIRAGE-SMC- TREASURE-RED OAK CHARACTER-5" BRUSHED-DURAMATT
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

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN OVERSIZED PACKAGE	Colour	MIRAGE-RED OAK-TREASURE
Picket Type	MODERN OVERSIZED PACKAGE	Colour	MIRAGE-RED OAK-TREASURE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-TREASURE
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-RED OAK-TREASURE

Red Oak Stairs as Per Vendor's Standard

** 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	N/A	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	Mud Room	22 WARM GREY

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Plan #:

10. 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	<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"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				BIRCH WHITE					
Hearth				GRIGIO CARNICO					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

NO

Comment

** Refer to Construction Summary

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

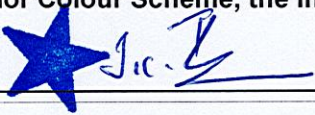
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

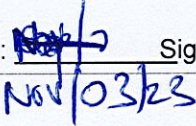
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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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Printed 2023-11-03 13:07:51

LOT #1

3101

Villa 12 36' LOT

Add plug

ELEVATION 1 2,811 sq.ft. • ELEVATION 2 2,811 sq.ft. • ELEVATION 3 2,784 sq.ft.

Add a light
above island

Add plug

Electric
vehicle r/l
(circuit)

Add a toe kicker

MAIN LEVEL

LOWER LEVEL

UPPER LEVEL

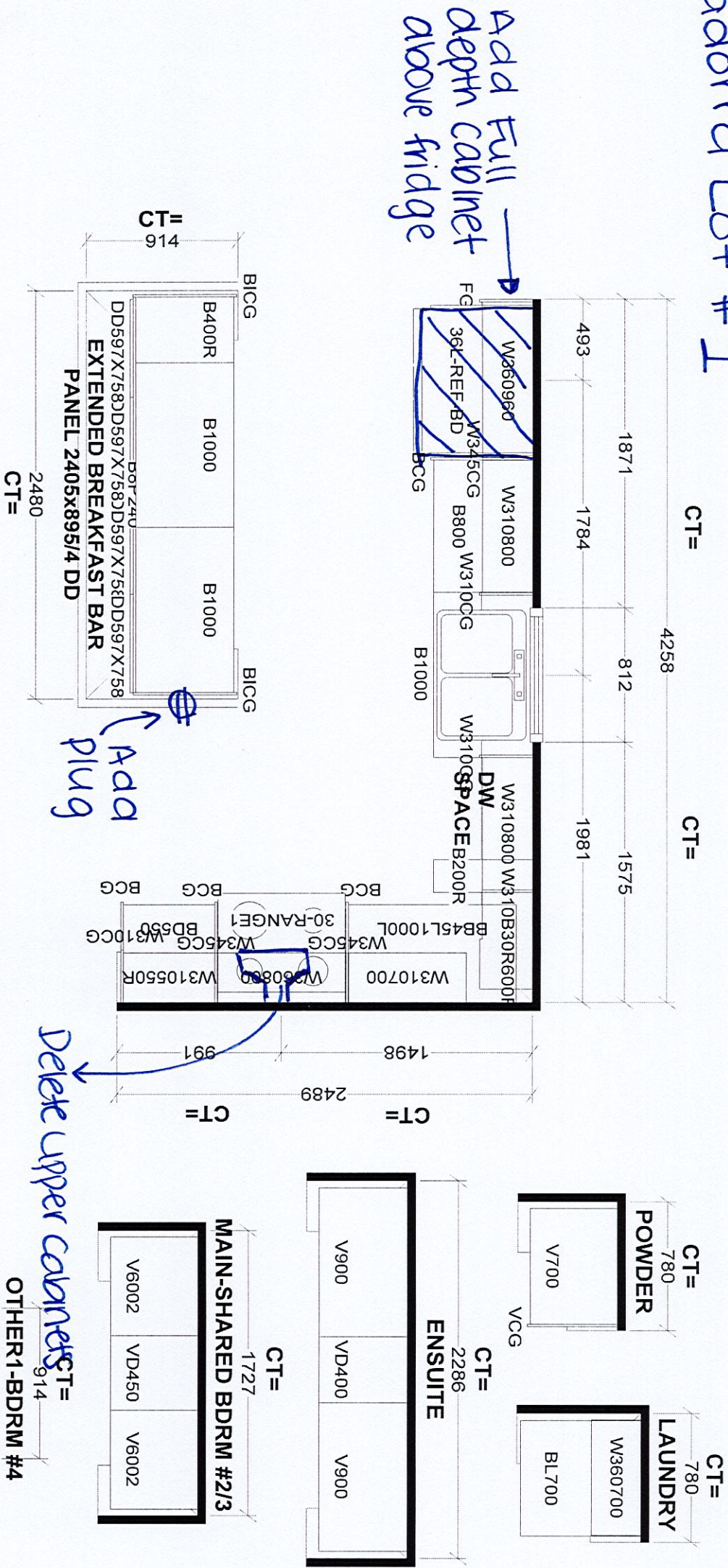
*10'-0" ceiling height

*Glass line r/l for stove

*Waterline r/l for fridge

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2023

Zadora Lot #1



Selba Industries		J #
This drawing is the intellectual property of Selba Industries Inc. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.		
W WIDTH	W HGHT	W CNT
FLOOR HGHT		
DOOR HGHT		
ST CENT		
2X4		
VENT BOX COVER		
DESIGNER: BM		
DATE: AUG 4 23		
JOB NUMBER:		
BUILDER: GREENPARK HOMES		
SITE: ZADORA, Oshawa		
MODEL: VILLA 12X EL 3		
LOT #:		