

CONSTRUCTION SUMMARY				
Palmetto - Zadorra Estates Corp.				
PURCHASERS: Deviranie KUBEER and Deoraj KALPOO			TEL: RES.: 905-441-9075	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
111 / 1		Rose 6 Elev 3 (5 Bedroom)		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)	
03Oct23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH	
22Nov23 Note:	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL	
22Nov23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH	
22Nov23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR	
03Oct23 Note:	

COUNTER TOP

1 - KITCHEN BACKSPLASH FULL HEIGHT - UPGRADE STONE COUNTER TOP	
22Nov23 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND	
03Oct23 Note:	
1 - PRIMARY ENSUITE - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN	
03Oct23 Note:	
1 - DINING ROOM - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - PRICE IS EACH	
03Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE	
03Oct23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM	
03Oct23 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)	
03Oct23 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - CAST STONE - AEQUALITAS 1 STYLE MANTEL	
22Nov23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER	
03Oct23 Note:	

MISCELLANEOUS

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2 - GARAGE DOOR OPENER – LIFTMASTER 8155 WITH BELT DRIVE – INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR ONE GARAGE DOOR 03Oct23 Note:				

PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 22Nov23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03Oct23 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Nov23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$12,310.00 BALANCE FORWARD \$7,690.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$20,000.00 AS PER SCHEDULE PE. 03Oct23 Note:	

STAIRS AND RAILINGS

1 - PURCHASER DECLINES STAINED RED OAK STAIRCASE - MAIN TO UPPER LEVEL INCLUDING PICKETS AND HANDRAIL AS PER AMENDMENT TO AGREEMENT OF PURCHASE AND SALE DATED OCT 5/23 22Nov23 Note:	
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EXTRAS AS PER OFFER

Complete Central Air Conditioning Worksheet Note:	
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 Two Worksheet Note:	
Granite Countertops in Kitchen Oak Stained Staircase Engineered Hardwood Floors on 1st and 2nd Floor in Lieu of Laminate Floors Worksheet Note:	
STANDARD LEVEL GRANITE COUNTERTOP IN KITCHEN - including standard top mount sink Worksheet Note:	
STAINED RED OAK STAIRCASE - main to upper level including pickets and handrail Worksheet Note:	
3 ?? natural strip hardwood floor on main and upper levels, except tiled areas, in lieu of laminate flooring Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 22 Nov 23 at 16:21

Purchasers:

Deviranie KUBEER & Deoraj KALPOO

Telephone Res. / Bus:

(905) 441-9075 /

Decor Advisor:

Ida Viola

Lock Date:

22-Nov-23

Property: 111

Project: Zadorra Estates Corp.

Model and Elevation: Rose 6 Elev 3 (5 Bedroom)

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	465SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500 WHITE	467SA
Master Ensuite Bathroom	DORAL W500 WHITE	467SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	467SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	467SA
Ensuite Bath - Bedroom 5	DORAL W500 WHITE	467SA
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	GRANITE - NEW CALEDONIA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-ARGENTO ROMANO 6697-46		
Master Ensuite Bathroom	LAMINATE-ARGENTO ROMANO 6697-46		
Ensuite Bath - Bedroom 2/3	LAMINATE-ARGENTO ROMANO 6697-46		
Ensuite Bath - Bedroom 4	LAMINATE-ARGENTO ROMANO 6697-46		
Ensuite Bath - Bedroom 5	LAMINATE-ARGENTO ROMANO 6697-46		
Kitchen Backsplash	GRANITE - NEW CALEDONIA FULL HEIGHT		

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Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 2/3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 5	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 5	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	GRANITE	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

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Plan #:

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Living Room	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Dining Room	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Family Room	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Den / Library / Study	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Upper Landing	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Upper Hall	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Master Bedroom	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Bedroom #2	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Bedroom #3	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Bedroom #4	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE
Bedroom #5	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK

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	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	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	Ensuite Bath - Bedroom 5	22 WARM GREY
		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				FLAT ON WALL					
Mantle Type				CASTONE- AEQUALITAS 1					
Colour / Stain				WHITE					
Surround				N/A					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	YES
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.

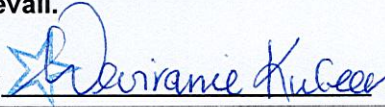
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: 22/11/23

Signature: 

Date: 22/11/23

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Lot 111 Zadorra

Rose 6 40' LOT

Add Plug above
Fireplace

Waterline for fridge
Add Plug to
Island

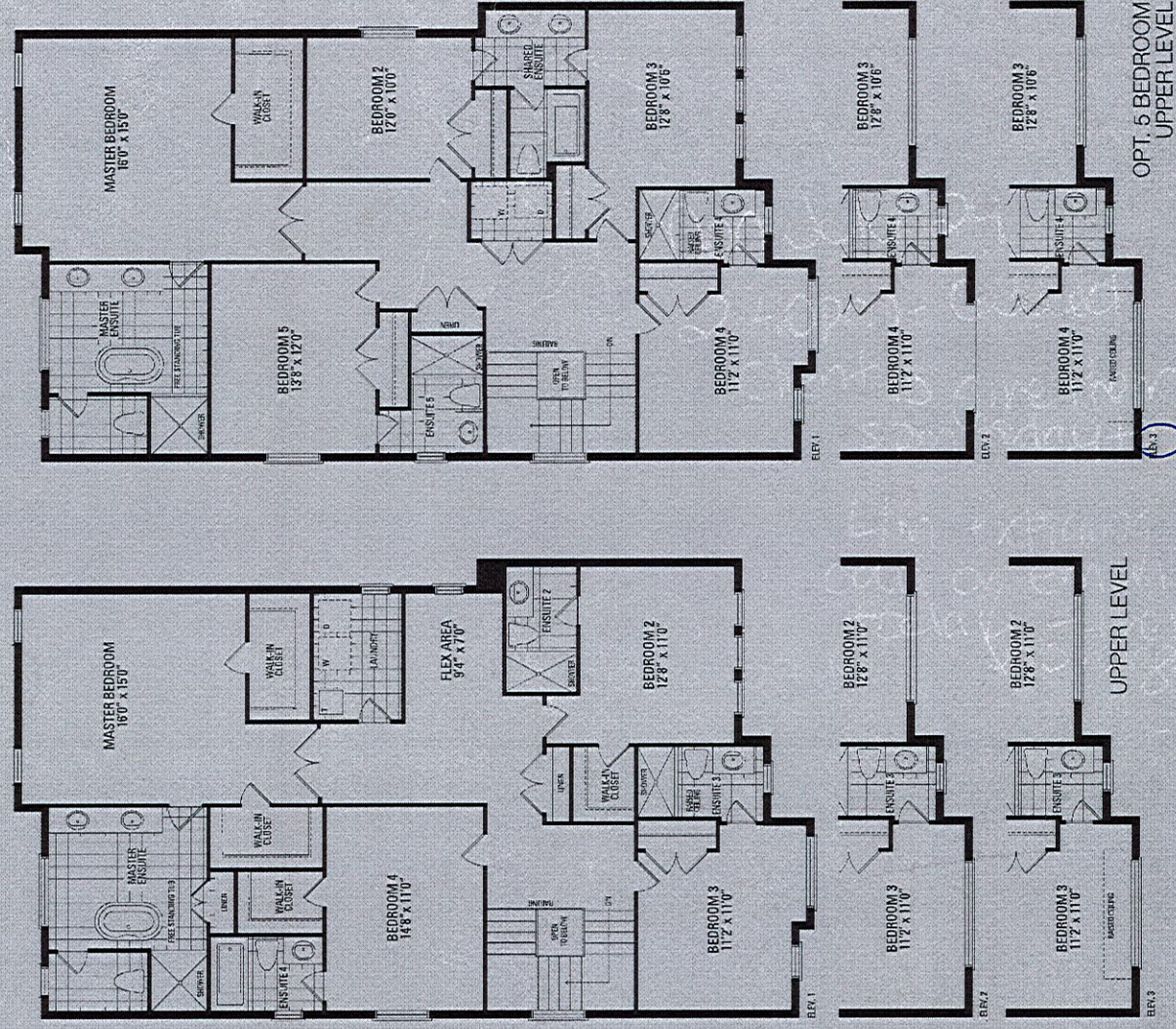
Change
Switch

Add
Light
to
Living
Room

Electric
Car Charger

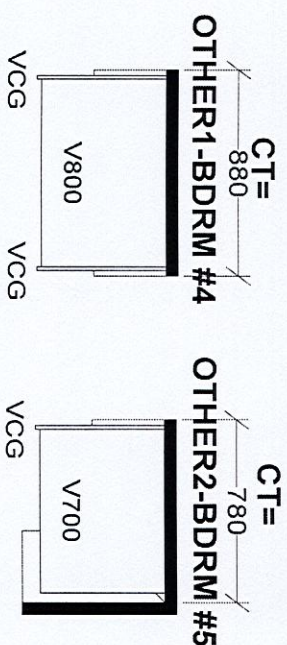
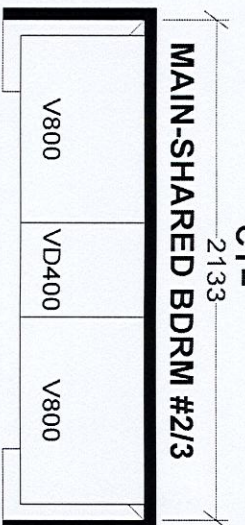
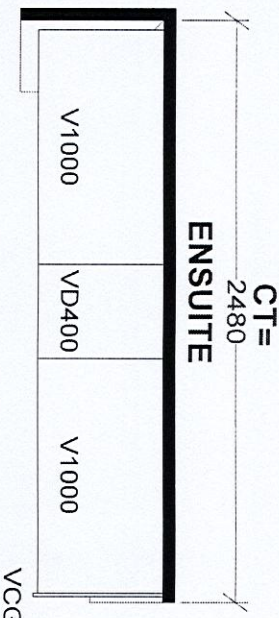
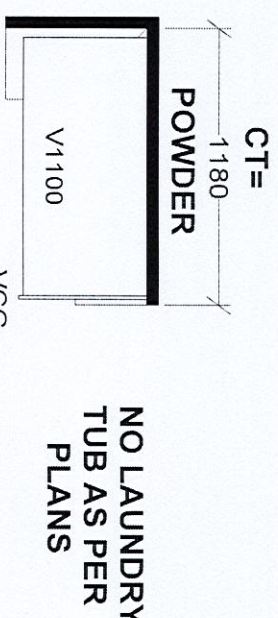
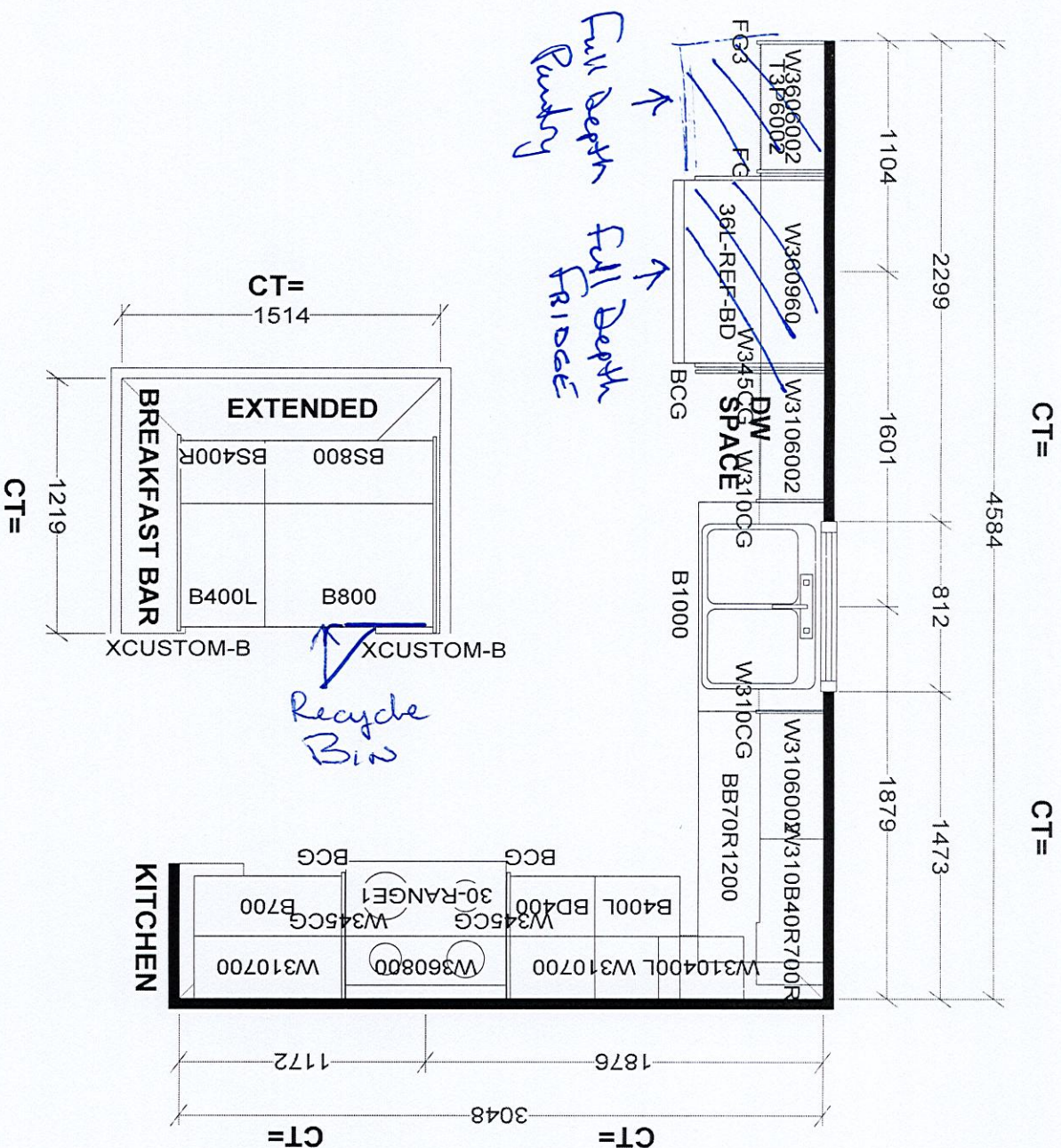
Garage Door
Opener
X 2

ELEVATION 1 3,215 sq.ft. • ELEVATION 2 3,197 sq.ft. • ELEVATION 3 3,197 sq.ft.
INCLUDES 11 SQ.F.T. OF OPEN AREA.



* Smooth Ceilings 1st floor *

Lot 111 Zadorra



Selba Industries				J #	
W WIDTH	W HGT	W CNT	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.		
FLOOR HGT	DOOR HGT	DESIGNER: BM			
ST CENT	2X4	VENT BOX COVER	DATE: AUG 3 23		
			JOB NUMBER: BUILDER: GREENPARK HOMES		
			SITE: ZADORRA, Oshawa		
			MODEL: ROSE 6X OPT 5 BD EL 1,2,3		
			LOT #:		