

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Muhammad ZUBAIR-UR-RAHMAN and Tujamal HUSSAIN

TEL: RES.: 613-981-9798

RECEIVED
DEC 14 2023

LOT / PHASE 163 / 1	REG. PLAN #	HOUSE TYPE Villa 5 Elev 1		
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CABINETRY

1 - VANITY CABINETRY - MEDICINE CABINET - SURFACE MOUNTED - STANDARD LEVEL CABINETRY 13Dec23 Note:	
PRIMARY ENSUITE - SEE SKETCH	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS 14Nov23 Note: PURCHASER UPGRADED CANOPY HOOD FAN 30" CYCLONE AT DECOR CENTER	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD LEVEL 14Nov23 Note:	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 14Nov23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 14Nov23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 14Nov23 Note:	

CONSTRUCTION

1 - PROVISION FOR FUTURE LAUNDRY IN BASEMENT SEE SKETCH 19Sep23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 12Jun23 Note:	

ELECTRICAL

1 - KITCHEN - CANOPY HOOD FAN - 30" CYCLONE 550 CFM #SC51330 SS 14Nov23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19Sep23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 19Sep23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 19Sep23 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) 19Sep23 Note:	
1 - PROVISION FOR FUTURE LAUNDRY IN BASMENT SEE SKETCH 19Sep23 Note:	

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1 - FAMILY ROOM - PROVISION FOR CEILING FAN ON SWITCH WITH CODE REQUIRED SUPPORT BRACKET AND 14/3 WIRE - EXISTING LIGHT - FAN NOT INCLUDED 19Sep23 Note:				
1 - LIVING ROOM - PROVISION FOR CEILING FAN ON SWITCH WITH CODE REQUIRED SUPPORT BRACKET AND 14/3 WIRE - EXISTING LIGHT - FAN NOT INCLUDED 19Sep23 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Sep23 Note:				
HEATING AND AIR CONDITIONING				
1 - HUMIDIFER 19Sep23 Note:				
PLUMBING				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER PRIMARY ENSUITE & ENSUITE 4 13Dec23 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 19Sep23 Note:				
1 - BASEMENT - ADD ROUGH IN FOR FUTURE WET BAR SEE SKETCH FOR LOCATION 19Sep23 Note:				
1 - PROVISION FOR FUTURE LAUNDRY IN BASEMENT SEE SKETCH 19Sep23 Note:				
PROMOTIONAL				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Nov23 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,530.00 BALANCE FORWARD \$6,520.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 19Sep23 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,950.00 BALANCE FORWARD \$13,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 12Jun23 Note:				
STAIRS AND RAILINGS				
1 - PICKETS - EUROLINE 1 - BLACK PICKETS 13Dec23 Note:				
1 - STAINED STAIRS - STANDARD STAIRCASE 14Nov23 Note: INCLUDING STEPS TO LOWER LANDING				

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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 <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 14 Dec 23 at 14:16

Purchasers: Muhammad ZUBAIR-UR-RAHMAN & Tujamal H

Property: 163

Telephone Res. / Bus: (613) 981-9798 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Villa 5 Elev 1

Lock Date: 13-Dec-23

14-Nov-23

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	464SA
Laundry Room	N/A	N/A
Powder Room	MONACO 821 INDUSTRIAL GRAPHITE	464SA
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE - INCLUDING MEDICINE CABINET	464SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	464SA
Ensuite Bath - Bedroom 4	MONACO 821 INDUSTRIAL GRAPHITE	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-AUTUMN CARNIVAL 1877K-52		
Laundry Room	N/A		
Powder Room	LAMINATE-MADURA PEARL 4922K-52		
Master Ensuite Bathroom	LAMINATE-MADURA PEARL 4922K-52		
Ensuite Bath - Bedroom 2/3	LAMINATE-MADURA PEARL 4922K-52		
Ensuite Bath - Bedroom 4	LAMINATE-MADURA PEARL 4922K-52		
Kitchen Backsplash	N/A		

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Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-CONCRETE BEIGE 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-CONCRETE BEIGE 13X13	☐
Laundry Room	TILE-LOFT CENDRA 12.5 X 12.5	☐
Powder Room	TILE-CONCRETE BEIGE 13X13	☐
Master Ensuite Bathroom	TILE-KALMA BIANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 2/3	TILE-LOFT CENDRA 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	TILE-KALMA BIANCO GLOSSY 12.5 X 12.5	☐
Mud Room	TILE-CONCRETE BEIGE 13X13	☐
		☐
		☐

** 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-EXTRA WHITE GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** 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	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Living Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Dining Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Family Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Den / Library / Study	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Upper Landing	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Upper Hall	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Master Bedroom	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Bedroom #2	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Bedroom #3	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Bedroom #4	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC
Bedroom #5	N/A
Flex	LAMINATE-LEXINGTON KORTEMARK OAK TL LW 1312 PEFC

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS KORTEMARK OAK TL LW 1312
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS KORTEMARK OAK TL LW 1312
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS KORTEMARK OAK TL LW 1312

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	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	25 OYSTER	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	25 OYSTER
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	Ensuite Bath - Bedroom 2/3	25 OYSTER
Den/Library	25 OYSTER	Ensuite Bath - Bedroom 4	25 OYSTER
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	25 OYSTER
		Flex	25 OYSTER

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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				As Per Construction Specifications					
Mantle Type				MANTLE M1-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				CREMA MARFIL					
Hearth				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.

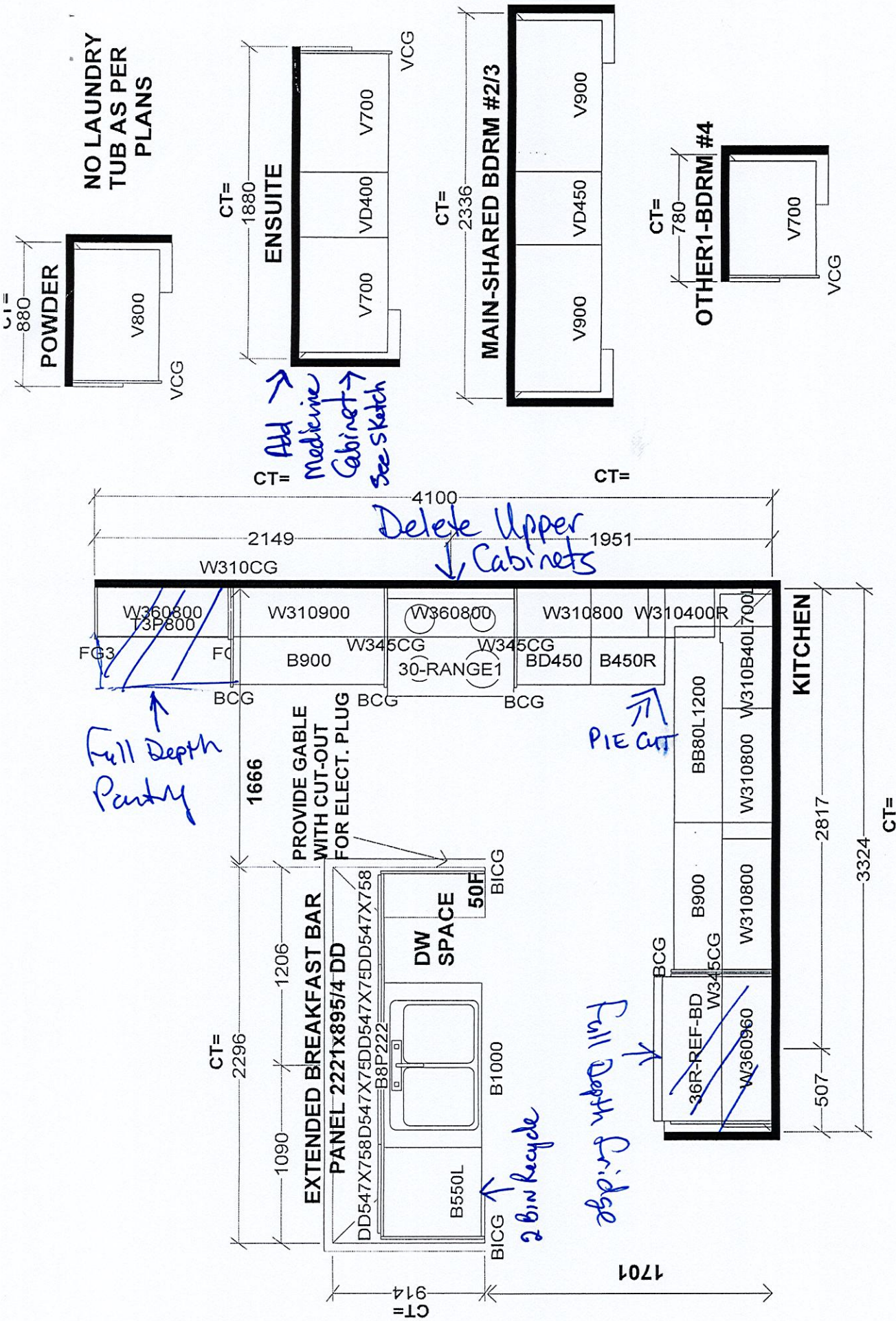
Signature: 

Date: Dec 13, 2023

Signature: _____

Date: _____

Lot 163 Zadorra



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 W D T H	W H G H T	W C N T	J O B N U M B E R :	
F L O O R H G H T	D O O R H G H T		B U I L D E R : G R E E N P A R K H O M E S	
S T C E N T	2 X 4	V E N T B O X C O V E R	S I T E : Z A D O R R A , O s h a w a	
D E S I G N E R : B M			M O D E L : V I L L A 5 X E L 1 , 2 , 3	
D A T E : A U G 4 2 3			L O T # :	

LOT 163 Zadorra

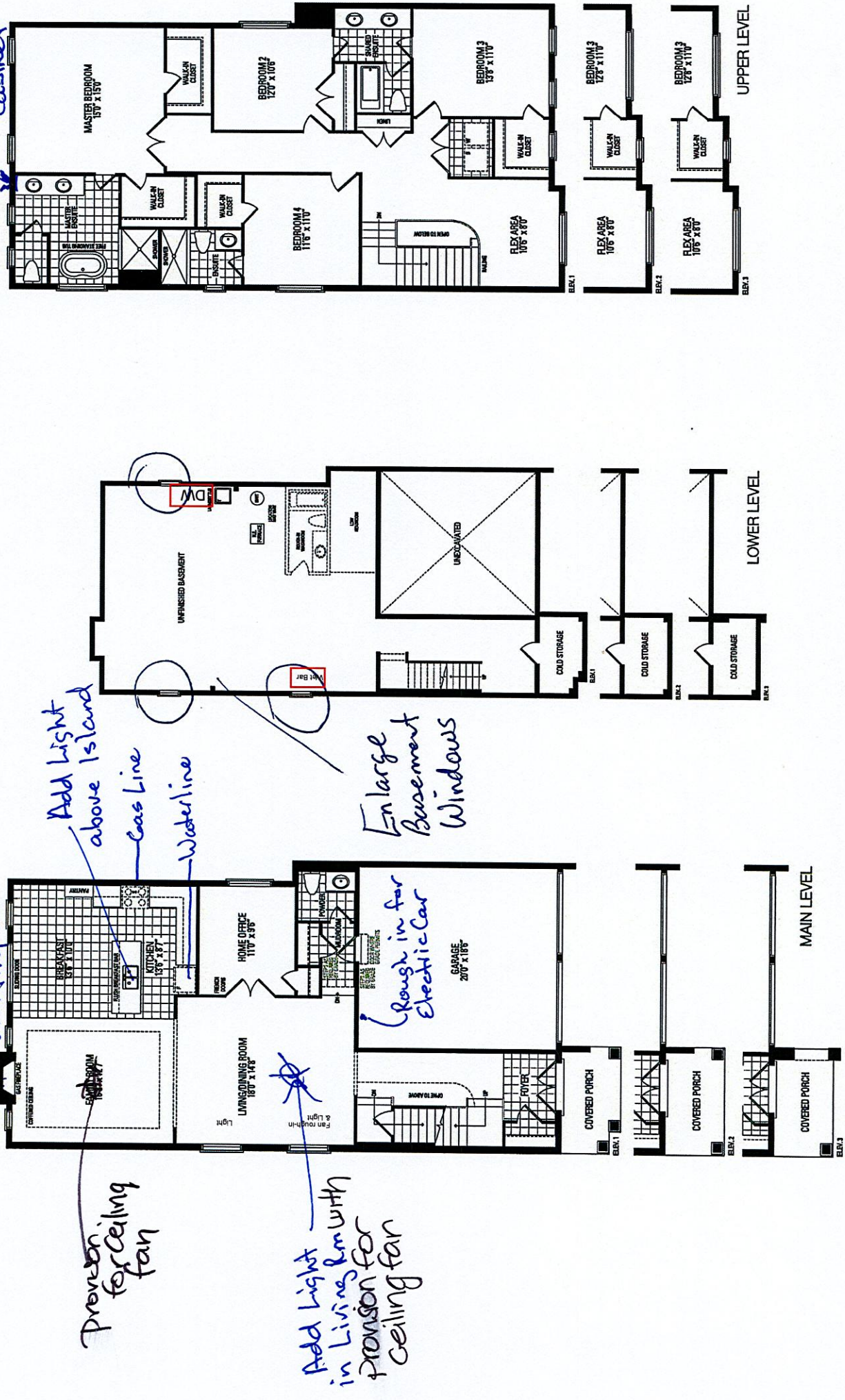
Villa 5 36' LOT

ELEVATION 1 2,881 sq.ft. • ELEVATION 2 2,870 sq.ft. • ELEVATION 3 2,873 sq.ft.

INCLUDES 19 SQ.FT. OF OPEN AREA

Medicine Cabinet

Add Plug over fireplace



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

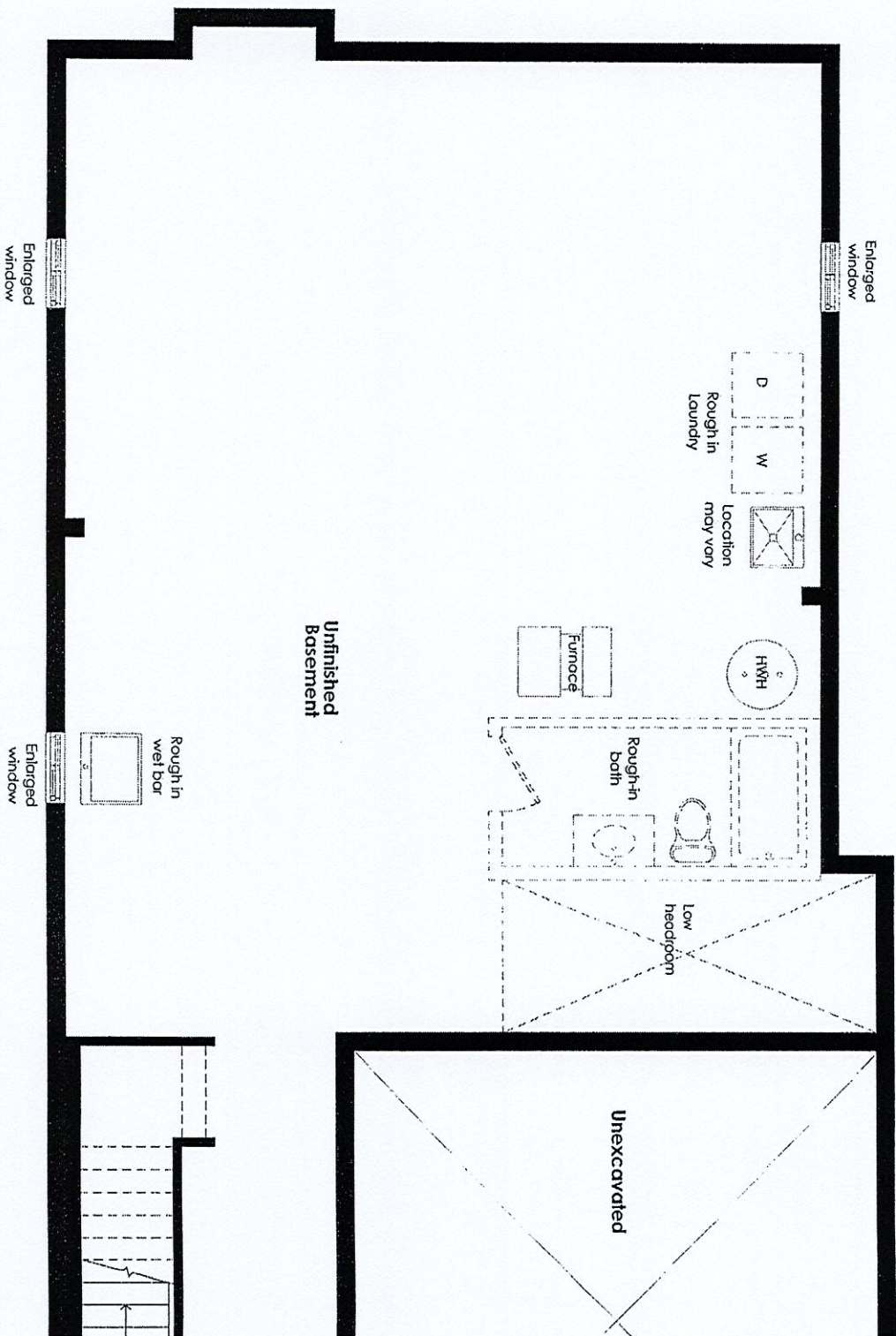
LOT 163 ZADORRA

PALMETTO
CITY OF OSHAWA

VILLA 5 ELEVATION 1

REVISIONS:

- ENLARGED BASEMENT WINDOWS TO 30"X24" - QTY. 3
- ADD ROUGH IN LAUNDRY AS PER SKETCH
- ADD ROUGH IN FOR WET BAR AS PER SKETCH



LOWER LEVEL

DISCLAIMER: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.
PAGE NO.
1 OF 1

