

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Alex Louis Raja PARNANTHU and Jasmin Manchula ALEX LOUIS RAJAN

RECEIVED

JAN 08 2024

TEL: RES.: 647-780-0397

LOT / PHASE 146 / 1	REG. PLAN #	HOUSE TYPE Rose 12 Elev 3		
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 01Nov23 Note:	
4 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 30Jun23 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 01Nov23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 01Nov23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 01Nov23 Note:	
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HEATING AND AIR CONDITIONING

1 - HUMIDIFER (MANUAL) 01Nov23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Dec23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9,040.00 BALANCE FORWARD \$3,360.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 01Nov23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,600.00 BALANCE FORWARD \$12,400.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 30Jun23 Note:	

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 05Dec23 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 05Dec23 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:	
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Purchasers:

Alex Louis Raja PARNANTHU & Jasmin Manchul

Telephone Res. / Bus:

(647) 780-0397 /

Decor Advisor:

Ida Viola

Lock Date:

5-Dec-23

Property: 146

Project: Zadorra Estates Corp.

Model and Elevation: Rose 12 Elev 3

5-Dec-23

Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	N/A	☐
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	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	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-CONCEPT PLUS DARK GREY 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS DARK GREY 8X16	
Ensuite Bath - Bedroom 3	TILE-CONCEPT PLUS DARK GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS DARK GREY 8X16	
Mud Room	N/A	
Kitchen Backsplash		

** 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				

** Refer to Construction Summary

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Living Room	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Dining Room	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Family Room	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Den / Library / Study	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Upper Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS ROCHEFORT OAK TL LW1317

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	22 WARM GREY
		Mud Room	22 WARM GREY

** Refer to Construction Summary

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 M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
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

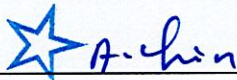
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

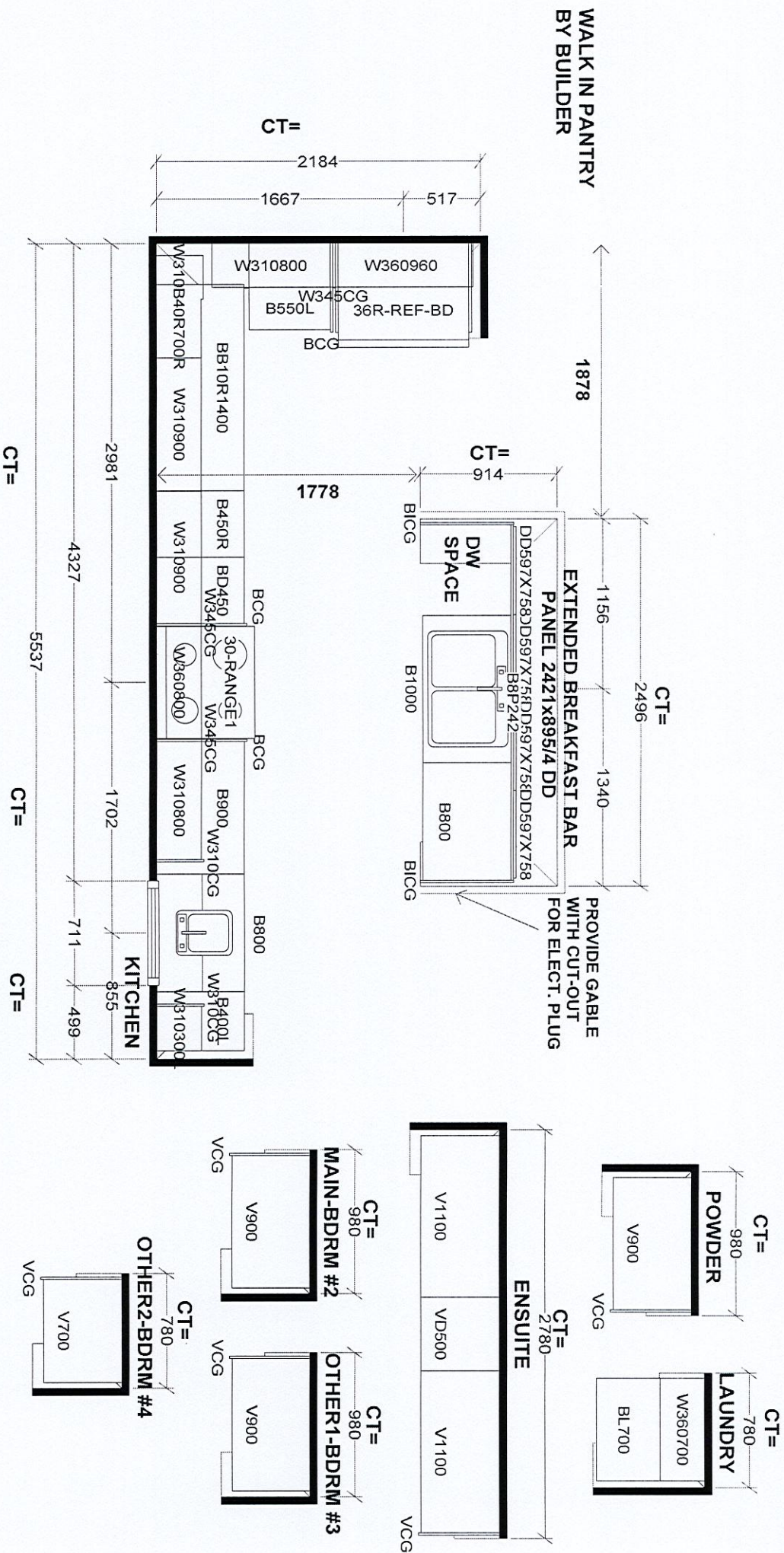
Signature: 

Date: 02-05

Signature:

Date:

Lot 146 Zadora

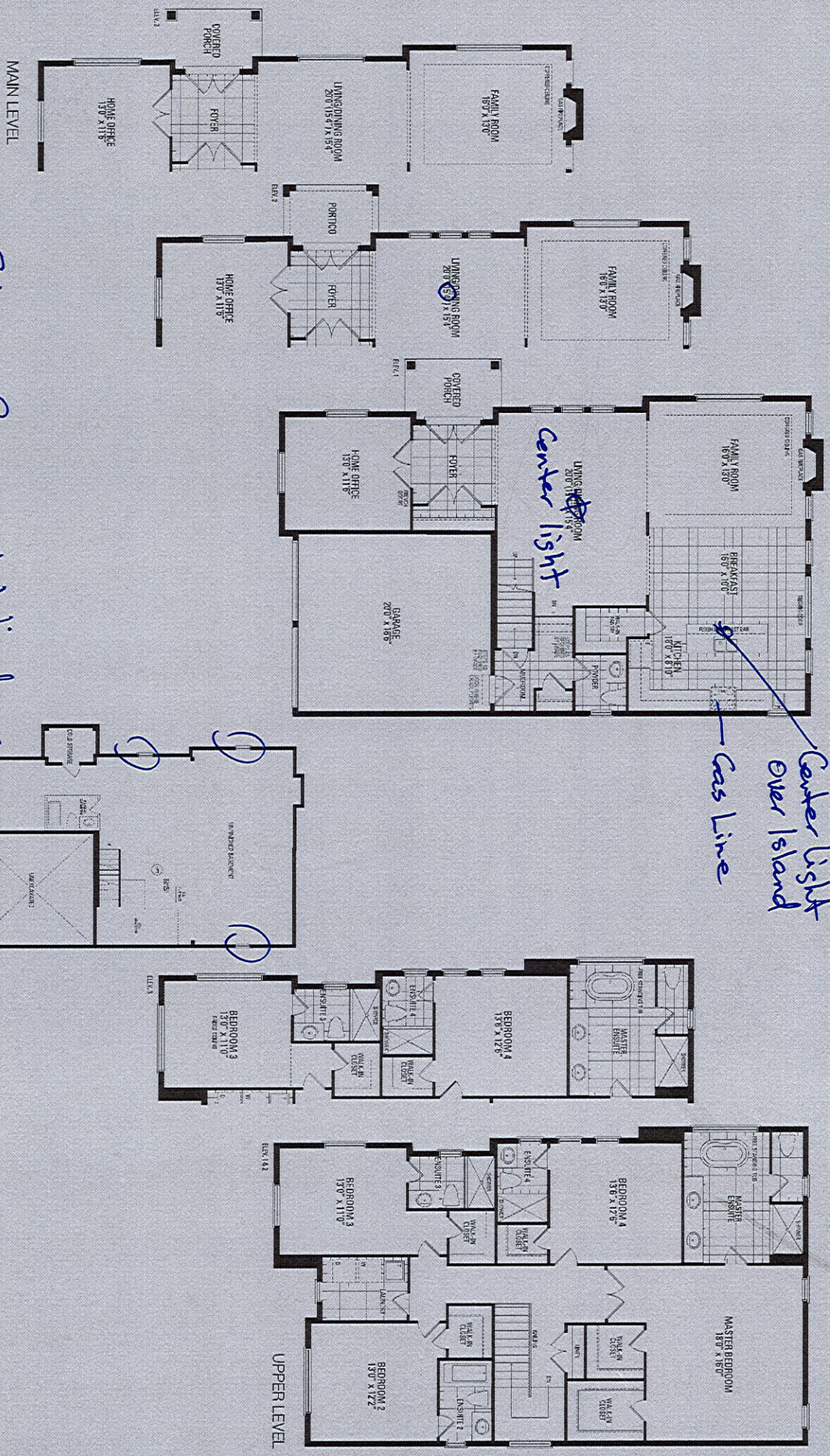


Selba Industries		J #
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W WIDTH	W HGT	W CNT
FLOOR HGT	DOOR HGT	
ST CENT	2X4	VENT BOX COVER
DESIGNER: BM		LOT #:
DATE: AUG 3 23		
BUILDER: GREENPARK HOMES		
SITE: ZADORA, Oshawa		
MODEL: ROSE 12X EL 1,2,3		

Lot 146 Zadora

Rose 12 40' LOT

ELEVATION 1 3,162 sq.ft. • ELEVATION 2 3,162 sq.ft. • ELEVATION 3 3,162 sq.ft.



* Enlarge Basement Windows
* 1st fl Smooth Ceilings *

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