

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

FEB 01 2024

TEL: RES.: 647-380-0869

PURCHASERS: Liventh MUTHIAH and Muthiah MARIMUTHU

LOT / PHASE 63 / 1	REG. PLAN #	HOUSE TYPE Rose 12 Elev 2		
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CABINETRY

1 - CABINETRY - POWDER ROOM RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 25Jan24 Note:	
1 - CABINETRY - MASTER ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 25Jan24 Note:	
1 - CABINETRY - BEDROOM 4 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 25Jan24 Note:	
1 - CABINETRY - BEDROOM 3 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 25Jan24 Note:	
1 - CABINETRY - BEDROOM 2 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 25Jan24 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 25Jan24 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD LEVEL 25Jan24 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 25Jan24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 25Jan24 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 25Jan24 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 25Jan24 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - POWDER ROOM 25Jan24 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - KITCHEN/BREAKFAST AREA 25Jan24 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 25Jan24 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - FOYER 25Jan24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - BEDROOM 4 ENSUITE FLOOR 25Jan24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - BEDROOM 3 ENSUITE FLOOR 25Jan24 Note:	

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1 - TILE - UPGRADE 4 FLOOR TILE - BEDROOM 2 ENSUITE FLOOR

25Jan24 Note:

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR

28Sep23 Note:

1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET

18Aug23 Note:

4 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES

18Aug23 Note:

COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

1 - POWDER ROOM COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

1 - BEDROOM 4 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

1 - BEDROOM 3 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

1 - BEDROOM 2 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP

25Jan24 Note:

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING

25Jan24 Note:

5 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN

28Sep23 Note: ALL BATHROOMS

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

28Sep23 Note: FAMILY ROOM

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM

28Sep23 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

28Sep23 Note:

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

28Sep23 Note: @PORTICO

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)

28Sep23 Note:



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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Sep23 Note:	
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HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13.4 SEER 2 - 3 TON 25Jan24 Note:	
1 - HUMIDIFER 28Sep23 Note:	

PLUMBING

1 - SINK - UNDERMOUNT BAR SINK - BLANCO STELLAR U BAR #401029 25Jan24 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 25Jan24 Note:	
1 - MOEN SOAP DISPENSER - MOEN TRANSITIONAL #S3948 - CHROME 25Jan24 Note: LEFT SIDE OF SINK	
6 - SINK - UNDERMOUNT SINK - CONTRAC EMERY #4220CGY 25Jan24 Note: ALL BATHROOM SINKS	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 28Sep23 Note: MASTER ENSUITE ENSUITE 3 ENSUITE 4	
1 - HOSE BIB - EXTERIOR FROST FREE 28Sep23 Note: 1 @ REAR	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 28Sep23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Aug23 Note:	
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STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 25Jan24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 25Jan24 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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This Document is Extremely Time Sensitive - Printed 1 Feb 24 at 9:19

Purchasers: Livenith MUTHIAH & Muthiah MARIMUTHU

Property: 63

Telephone Res. / Bus: (647) 380-0869 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Rose 12 Elev 2

Lock Date: 25-Jan-24

25-Jan-24

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL -350 PLATINUM SILVER	464SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL -350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	CONTINENTAL -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	CONTINENTAL -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3	CONTINENTAL -350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 4	CONTINENTAL -350 PLATINUM SILVER	464SA
Stove Opening	36" OPENING	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	QUARTZ-VICTORIA	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ-TRAMONTANA	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 2	QUARTZ-TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 3	QUARTZ-TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 4	QUARTZ-TRAMONTANA	#360 EDGE	
Kitchen Backsplash	N/A		

** Refer to Construction Summary

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Property: 63

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Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Rose 12 Elev 2

Lock Date: 31-Jan-24

25-Jan-24

Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-AGATA WHITE POLISHED 24X24	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-AGATA WHITE POLISHED 24X24	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Powder Room	TILE-AGATA WHITE POLISHED 24X24	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Ensuite Bath - Bedroom 2	TILE-LITHIUM SILVER 24X24	☐
Ensuite Bath - Bedroom 3	TILE-LITHIUM SILVER 24X24	☐
Ensuite Bath - Bedroom 4	TILE-LITHIUM SILVER 24X24	☐
Mud Room	TILE-AGATA WHITE POLISHED 24X24	☐
		☐

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

GROUT #50 -TITANIUM THROUGHOUT

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-755 ANTHRACITE GLOSSY 8X16	
Ensuite Bath - Bedroom 3	TILE-755 ANTHRACITE GLOSSY 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 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	As Per Construction Specifications

** 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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Model and Elevation: Rose 12 Elev 2

Lock Date: 25-Jan-24

25-Jan-24

Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Living Room	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Dining Room	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Family Room	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Den / Library / Study	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Upper Hall	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Master Bedroom	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Bedroom #2	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Bedroom #3	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Bedroom #4	LAMINATE-LEX.INGTON-LANDEN OAK-TL-LW1318
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-LANDEN OAK-TL-LW1318
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-LANDEN OAK-TL-LW1318
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-LANDEN OAK-TL-LW1318

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	N/A
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

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Lock Date: 25-Jan-24

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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				BIRCH WHITE					
Surround				BIANCO					
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: 

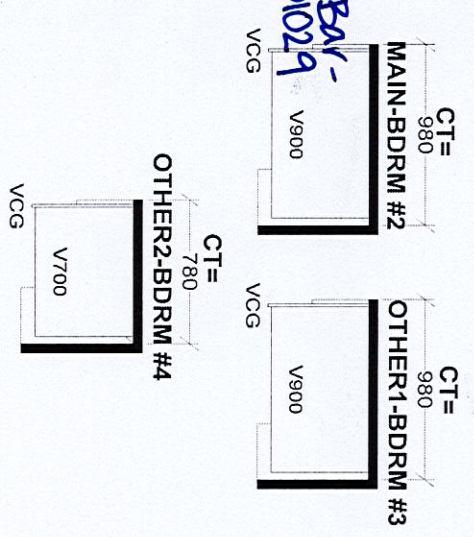
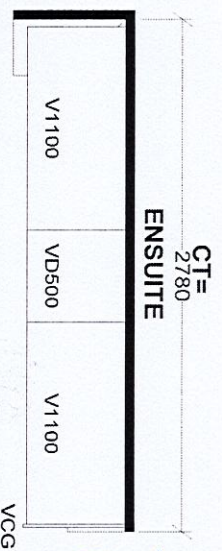
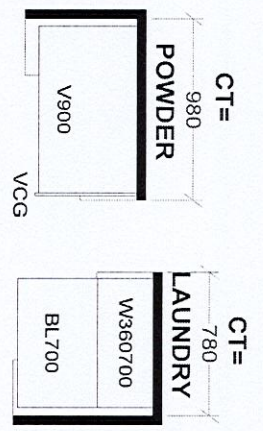
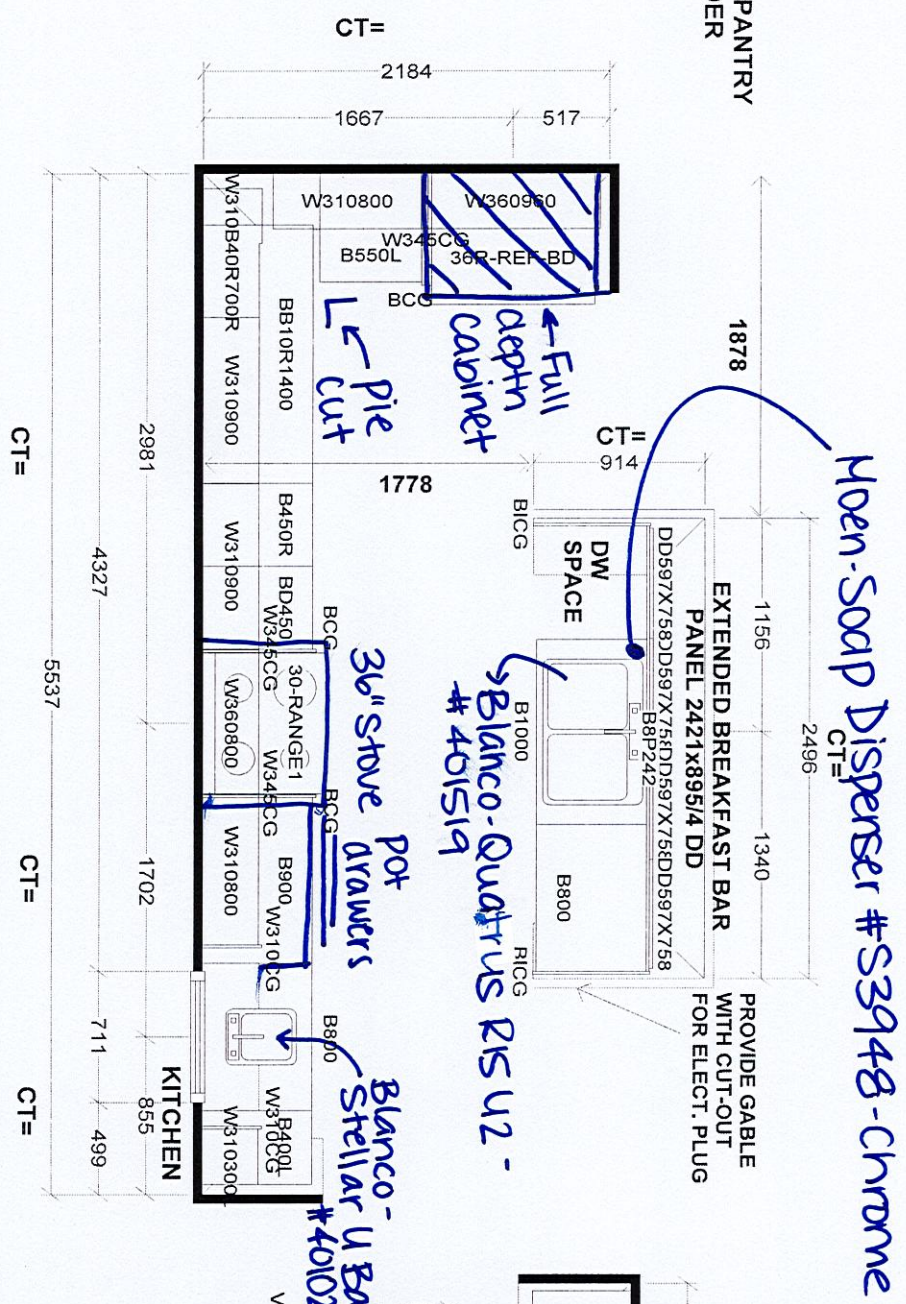
Date: 1/25/2024

Signature:

Date:

LOT # 63-Zadora

- Light valance + LED Lighting



all bathroom vanities:
- 36" vanity height

- Countertop:
Quartz - Tramontana (edge #360)

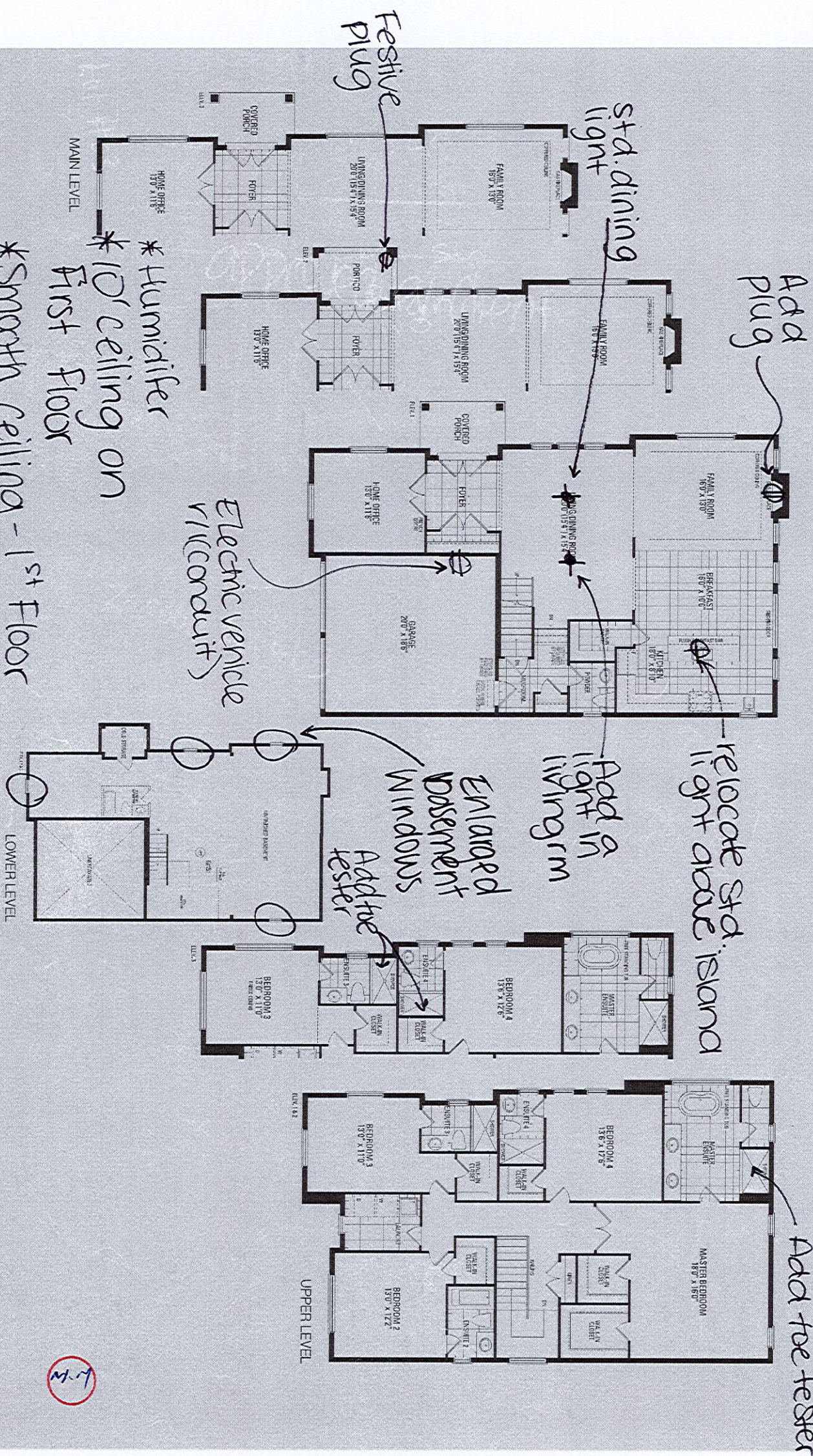
Selba Industries			J #
W WIDTH	W HGT	W CNT	JOB NUMBER:
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK HOMES
ST CENT	2X4	VENT BOX COVER	SITE: ZADORA, Oshawa
DESIGNER: BM			MODEL: ROSE 12X EL 1,2,3
DATE: AUG 3 23			LOT #:

12

LOT #63

Rose 12 40' LOT

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



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 #63

[BLANCO UNIT](#) [SINKS](#) [FAUCETS](#) [BLOG](#) [SUPPORT](#)

BLANCO

[COMPANY](#) [Q](#)

[SINKS](#) [STELLAR](#) [STELLAR U Bar](#)

Bar Sink



STELLAR U Bar

#401029

- German engineered with 304 series, 18-gauge stainless steel
- 18/10 chrome-nickel content for excellent durability and corrosion resistance

42