

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

FEB 07 2024

PURCHASERS: Ali AHMED and Shams Us SABAH

TEL: RES.: 647-960-7418

LOT / PHASE 36 / 1	REG. PLAN #	HOUSE TYPE Villa 2 Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - STANDARD LEVEL 07Feb24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 07Feb24 Note:	

CONSTRUCTION

1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 13Jul23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 12Jul23 Note:	

COUNTER TOP

4 - VANITY - ADD 3" BACKSPLASH RETURN 07Feb24 Note: ALL BATHROOM VANITIES	
1 - BEDROOM 3 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 07Feb24 Note:	
1 - MAIN BATH COUNTER TOP - UPGRADE STONE COUNTER TOP 07Feb24 Note:	
1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 07Feb24 Note:	
1 - POWDER ROOM COUNTER TOP - UPGRADE STONE COUNTER TOP 07Feb24 Note:	
1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 07Feb24 Note:	

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 22Sep23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 22Sep23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 22Sep23 Note:	
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MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFTMASTER 8155 WITH BELT DRIVE – INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR TWO GARAGE DOORS 22Sep23 Note:	
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PLUMBING

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5 - SINK - UNDERMOUNT SINK - TECO BATH #4815
07Feb24 Note: ALL BATHROOM SINKS

1 - SINK - UNDERMOUNT - BLANCO PRECIS SILGRANIT U SUPER SINGLE #402884 SOFT WHITE
07Feb24 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
13Jul23 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.
12Jul23 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE
07Feb24 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:

This Document is Extremely Time Sensitive - Printed 7 Feb 24 at 15:10

Purchasers:	Ali AHMED & Shams Us SABAH	Property:	36
Telephone Res. / Bus:	(647) 960-7418 /	Project:	Zadorra Estates Corp.
Decor Advisor:	Giulia Di Girolamo	Model and Elevation:	Villa 2 Elev 3
Lock Date:	7-Feb-24	7-Feb-24	Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -K44 TITAN GREY	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL -WHITE W500	464SA
Master Ensuite Bathroom	DORAL -WHITE W500	464SA
Main Bathroom	DORAL -WHITE W500	464SA
Ensuite Bath - Bedroom 3	DORAL -WHITE W500	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	QUARTZ-ARABESCATO NUOVO	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ-ETESIA	#360 EDGE	
Master Ensuite Bathroom	QUARTZ-TRAMONTANA	#360 EDGE	
Main Bathroom	QUARTZ-TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 3	QUARTZ-ETESIA	#360 EDGE	
Kitchen Backsplash	N/A		

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ADD BACKSPLASH RETURN TO ALL BATHROOM VANITIES

Initials: 

Purchasers:

Ali AHMED & Shams Us SABAH

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Decor Advisor:

Giulia Di Girolamo

Model and Elevation: Villa 2 Elev 3

Lock Date:

7-Feb-24

7-Feb-24

Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-HR CINZA CLARO GREY 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Laundry Room	TILE-HR CINZA CLARO GREY 13X13	☐
Powder Room	TILE-HR CINZA CLARO GREY 13X13	☐
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	☐
Main Bathroom	TILE-CONCRETE WHITE 13X13	☐
Ensuite Bath - Bedroom 3	TILE-CONCRETE WHITE 13X13	☐
Mud Room	TILE-HR CINZA CLARO GREY 13X13	☐
		☐
		☐

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

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	
Main Bathroom	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3	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			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

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Purchasers:Ali AHMED & Shams Us SABAHTelephone Res. / Bus: (647) 960-7418 /Decor Advisor:Giulia Di GirolamoLock Date:7-Feb-24

Property: 36Project: Zadorra Estates Corp.Model and Elevation: Villa 2 Elev 3Plan #:7-Feb-24

7. Other Flooring

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

UnderpadStandard☐Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-LANDEN OAK-TL-LW1318
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-LANDEN OAK-TL-LW1318
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	Main Bathroom	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
		Flex Area	22 WARM GREY

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7-Feb-24

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				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:  Sabah

Date: 7th Feb, 2024

Signature: _____

Date: _____

LOT #36

Villa 2 36' LOT

ELEVATION 1 2,527 sq.ft. • ELEVATION 2 2,527 sq.ft. • ELEVATION 3 2,523 sq.ft.
INCLUDES 10 SQ.FT. OF OPEN AREA

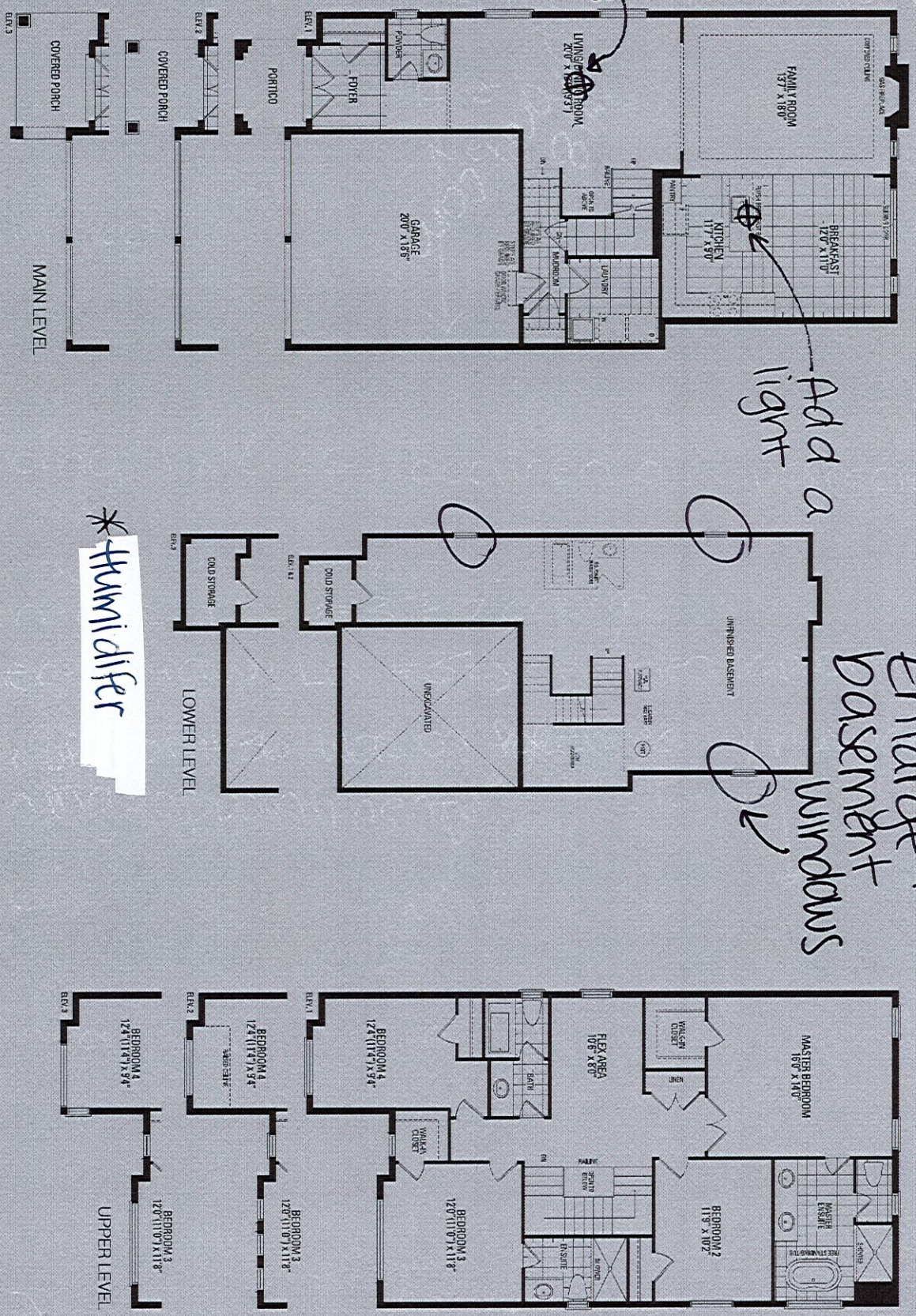
std. dining
rm light to
be centered

Add a
light

Enlarge
basement
windows

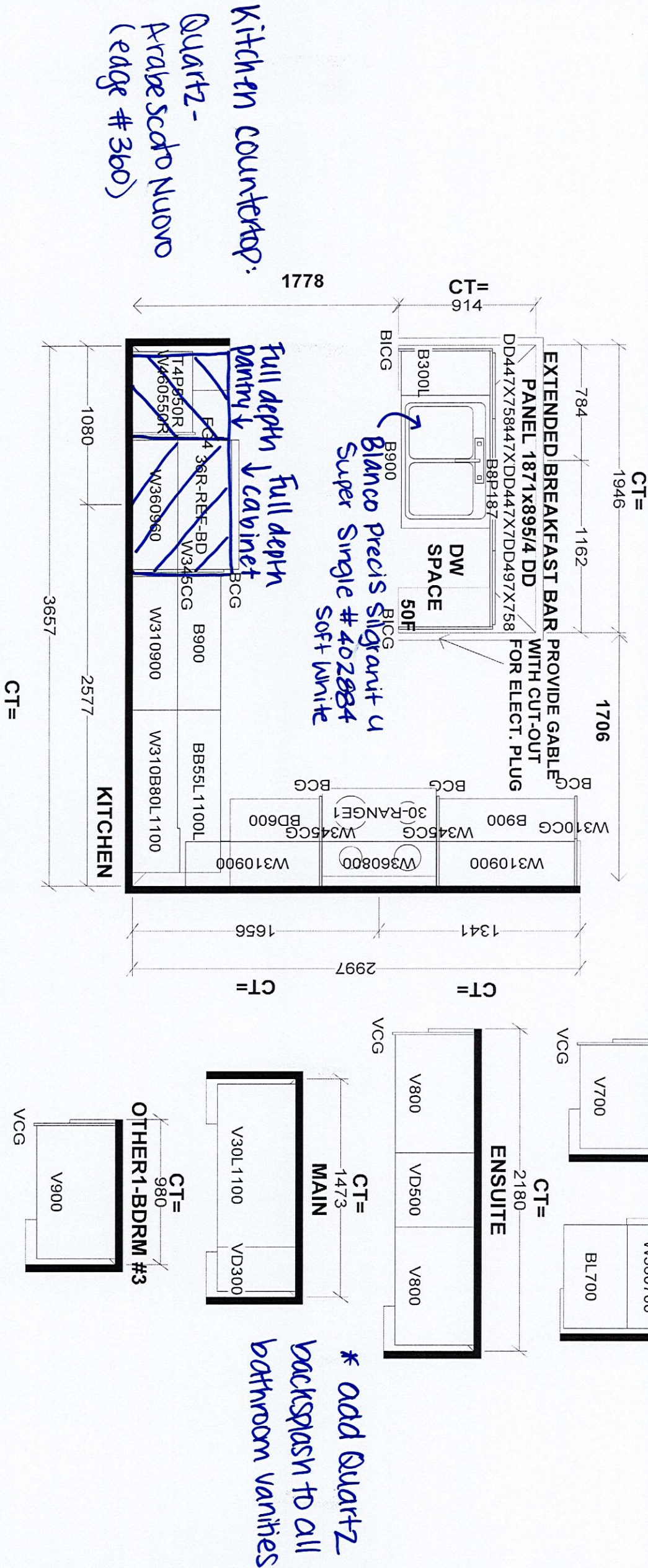
*Humidifier

10' ceiling on first floor



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 #36



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		BUILDER: GREENPARK HOMES
ST CENT	2X4	VENT BOX COVER	DATE: AUG 4 23	SITE: ZADORA, Oshawa
				MODEL: VILLA 2X EL 1,2,3
				LOT #: