

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Kam KAVEH and Cristina Assunta KAVEH

TEL: RES.: 647-274-4542

RECEIVED
FEB 09 2024

LOT / PHASE 42 / 1	REG. PLAN #	HOUSE TYPE Penrose 2 Elev 2		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 08Feb24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - KITCHEN CABINETRY - TWO COLOUR KITCHEN - FLAT FEE 08Feb24 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 08Feb24 Note:	
1 - CABINETRY - POWDER ROOM RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 08Feb24 Note:	
1 - CABINETRY - MASTER ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 08Feb24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 28Sep23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 08Feb24 Note: SEE SKETCH FOR LOCATION	
1 - KITCHEN BASE CABINETRY – BAR FRIDGE PROVISION 08Feb24 Note: @ KITCHEN ISLAND -SEE SKETCH FOR LOCATION	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 08Feb24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 08Feb24 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 08Feb24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST AREA 08Feb24 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BAR FRIDGE 08Feb24 Note: @ KITCHEN ISLAND -SEE SKETCH FOR LOCATION	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 28Sep23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Sep23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 28Sep23 Note:	



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1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED

28Sep23 Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE

08Feb24 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

28Sep23 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

08Feb24 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$ 1,615.00. BALANCE FORWARD \$13,385.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE.

28Sep23 Note:

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS

08Feb24 Note:

1 - STAINED STAIRS - STANDARD STAIRCASE

08Feb24 Note:

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 9 Feb 24 at 15:23

Purchasers:

Kam KAVEH & Cristina Assunta KAVEH

Property: 42

Telephone Res. / Bus:

(647) 274-4542 /

Project: Zadorra Estates Corp.

Decor Advisor:

Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 2

Lock Date:

8-Feb-24

8-Feb-24

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SEE BELOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL - K43 SUMMIT WHITE	225SA
Master Ensuite Bathroom	DORAL - K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 2	DORAL - H3078 HACIENDA WHITE	464SA
Ensuite Bath - Bedroom 3/4	DORAL - K38 RIVERSIDE	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

BASE AND UPPER CABINETS - SONATA SATIN SNOW
ISLAND BASE CABINETS ONLY - SONATA FOSSIL

2. Counters

	Counter	Edge	Niche
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46		
Laundry Room	N/A		
Powder Room	LAMINATE-PALOMA POLAR 6698-46		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE TIGRIS 4783-60		
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Initials:

cl

ba

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8-Feb-24

Plan #:

3. Ceramic Flooring

		At a 45
Entrance Vestibule	TILE-CONCRETE WHITE 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-AXIS BIANCO 12X24	☐
Laundry Room	TILE-LOFT CENDRA 12.5X12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	☐
Ensuite Bath - Bedroom 2	TILE-HR CINZA CLARO GREY 13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-PETRA CENDRA 12.5X12.5	☐
Mud Room	TILE-CONCRETE WHITE 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-GROENLANDIA BLANCO LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-FOX GREY 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					

** Refer to Construction Summary

Initials: ice OK

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Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 2

Lock Date: 8-Feb-24

8-Feb-24

Plan #:

7. Other Flooring

Main Hall	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Living Room	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Dining Room	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Family Room	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Den / Library / Study	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Upper Hall	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Master Bedroom	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Bedroom #2	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Bedroom #3	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Bedroom #4	LAMINATE - AVENUE - HAWTHORNE OAK TL-AV 226 - PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORYLS-HAWTHORNE OAK TL-AV 226
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORYLS-HAWTHORNE OAK TL-AV 226
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORYLS-HAWTHORNE OAK TL-AV 226

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 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

** Refer to Construction Summary

Initials:  

Page 3 of 4

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Lock Date:

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8-Feb-24

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8-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				BIANCO					
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

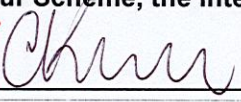
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

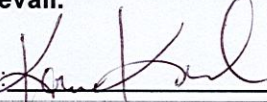
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: Feb 8 2024

Signature: 

Date: Feb 8 2024
- Page 4 of 4
- Printed 2024-02-08 16:02:46

LOT #42

Penrose 2 40' LOT

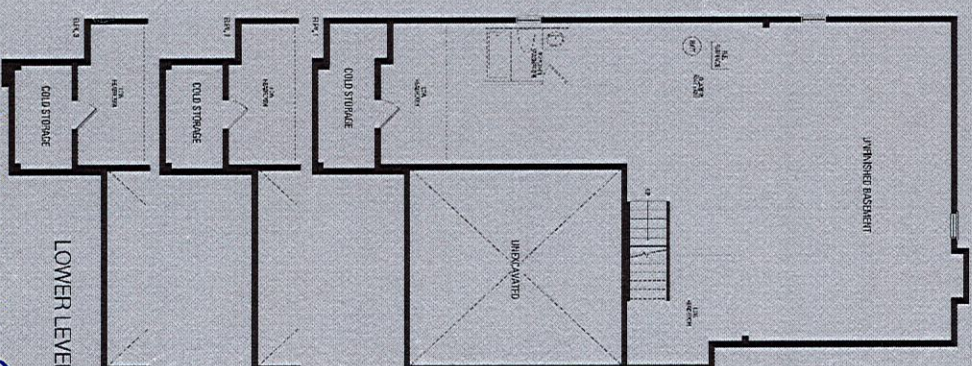
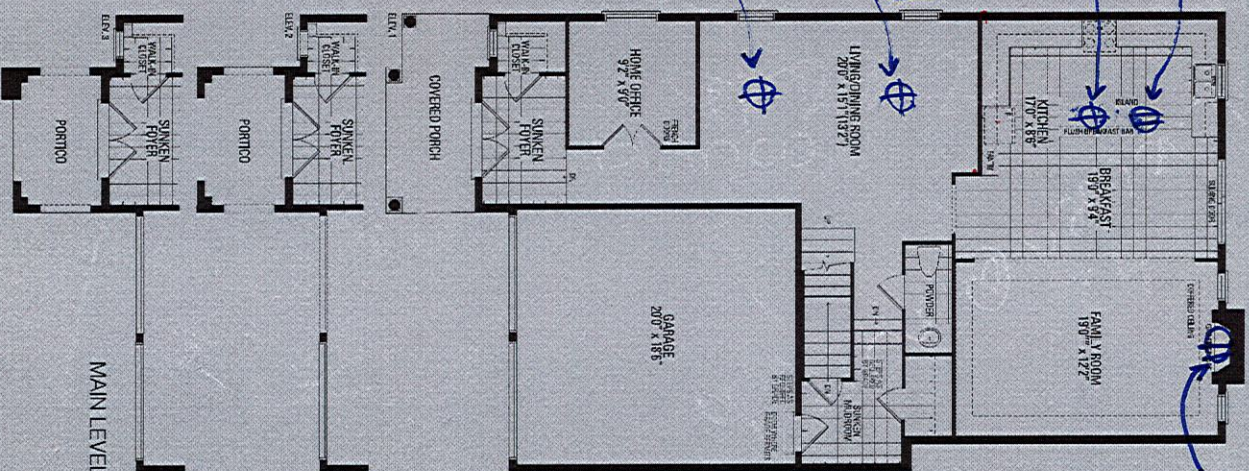
ELEVATION 1 3,045 sq.ft. • ELEVATION 2 3,045 sq.ft. • ELEVATION 3 3,042 sq.ft.

- Add a plug

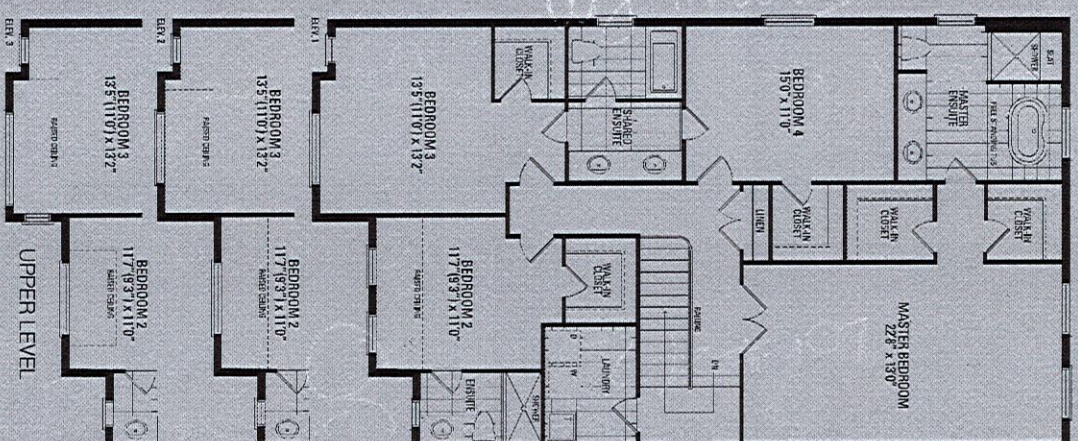
Adaa
Adaa
Adaa
light

std. dining
rm light ✓

Add a
light in
livingrm



*Mateline r/r for fridge



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



- Upgrade 2 cabinets:
- Base + upper cabinets - Sonata Satin Snow
- Island base cabinets - Sonata Fossil

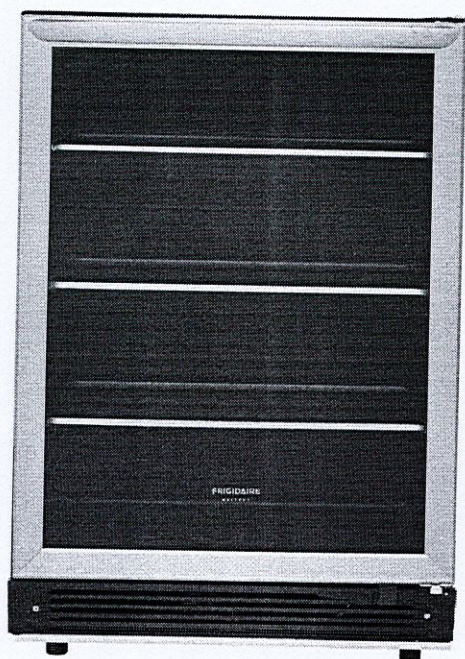


FRIGIDAIRE GALLERY

FGBC5334VS

BEVERAGE CENTER

165 (12 FL. OZ.) CANS



AVAILABLE COLORS



Stainless

PRODUCT DIMENSIONS

Height	34-1/8" to 35"
Width	23-7/16"
Depth	23-1/4"
Depth with Door Opened 90°	45"

MORE EASY-TO-USE FEATURES

Built-In or Freestanding Installation
Conveniently place this beverage center in the optimal location for your home with our front venting cooling system that enables built-in or freestanding installation and leg levelers for customizing to your height needs.

Reversible Door Swing

Door can be installed to open left or right based on your needs.

SIGNATURE FEATURES

Precision Temperature Controls with LED Display Can Chill Beverages Down to 34°F (1°C)

Keep your drinks at the perfect temperature with LED temperature controls and display, which can be easily adjusted from 34°F to 50°F (1°C-10°C) with the touch of a button.

165 Twelve-Ounce Can Storage Capacity

Keep your favorite refreshments at just the right temperature without sacrificing refrigerator space with this 5.3 cubic foot built-in beverage center that has an easy fit capacity of 165 twelve-ounce cans and a maximum fit capacity of up to 195 twelve-ounce cans.

Sleekly Designed Stainless Steel Door with Tinted Glass Window and Adjustable Glass Shelving

Enjoy the sleek look of a contemporary handle, stainless steel door with tinted glass window, and adjustable end-to-end glass shelving with stainless steel trim on this elegant beverage center.

Door Alarm

Monitor the ideal environment for your drinks and avoid lukewarm beverages with our audible door alarm that alerts you if the door is mistakenly left open.

frigidaire.com / frigidaire.ca

OK
(initials)

FGBC5334VS
BEVERAGE CENTER
165 (12 FL. OZ.) CANS

FRIGIDAIRE
GALLERY

FEATURES

Cubic Feet (Cu.Ft.)	5.3
Bottle/Can Capacity	165 (12 fl. oz.) cans

EXTERIOR

Door Color	Stainless Steel
Cabinet Color	Black
Window Type	Tinted Glass
Door Handle	Stainless Steel
Reversible Door	Yes
Adjustable Leveling Legs	4

INTERIOR

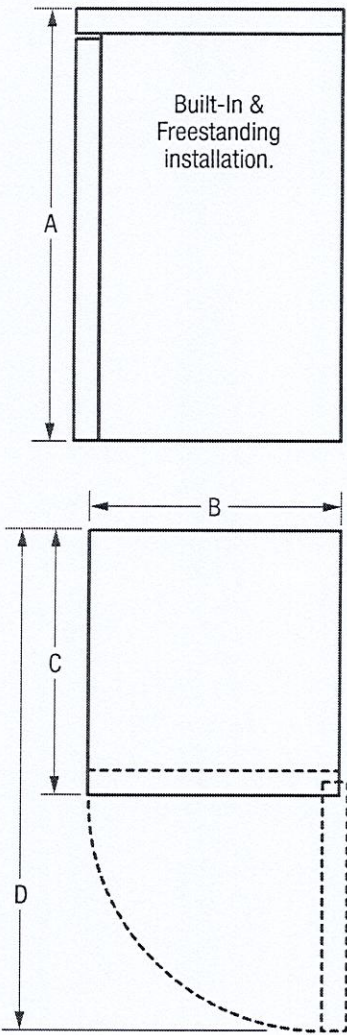
Control Type	Electronic
Display	F° or C°
Lighting	LED
Frost-Free Performance	Yes
Condenser	Dynamic
High-Temperature Acoustic Alarm	Yes
Power-On/Off Control	Yes
Temperature Zones	1
Temperature Range	34°F to 50°F
Adjustable Shelves	Yes
Stainless Steel Shelf Trim	Yes
Cabinet Liner	Black

SPECIFICATIONS

Power Supply Connection Location	Lower RH Rear Corner
Voltage Rating	115V/60Hz
Minimum Circuit Required (Amps)	15
Shipping Weight (Approx.)	119 Lbs.
Installation Type	Built-In or Freestanding

PRODUCT DIMENSIONS

A-Height	34-1/8" to 35"
B-Width	23-7/16"
C-Depth	23-1/4"
D-Depth with Door Open 90°	45"



Note: For planning purposes only. Always consult local and national electric and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com/frigidaire.ca. Specifications subject to change. Accessories information available on the web at frigidaire.com/frigidaire.ca

FRIGIDAIRE

USA • 10200 David Taylor Drive • Charlotte, NC 28262 • 1-800-FRIGIDAIRE • frigidaire.com
CANADA • 5855 Terry Fox Way • Mississauga, ON L5V 3E4 • 1-800-265-8352 • frigidaire.ca

FGBC5334VS 02/19
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