

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Oluwaseun Oladimeji OKANLAWON and Omotunde I. OKONKWO

RECEIVED

FEB 28 2024

TEL: RES.: 647-702-6001

LOT / PHASE 109 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Rose 6 Elev 2 (5 Bedroom)		
------------------------	-------------------------	---	--	--

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 26Feb24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 26Feb24 Note:	

CONSTRUCTION

2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 28Jun23 Note:	
---	--

COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 26Feb24 Note:	
--	--

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 26Feb24 Note:	
---	--

MISCELLANEOUS

1 - PURCHASER FORFITS 35.00 26Feb24 Note:	
--	--

PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 26Feb24 Note:	
---	--

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Feb24 Note:	
--	--

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 26Feb24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 26Feb24 Note: INCLUDING STEPS TO LOWER LANDING	

EXTRAS AS PER OFFER

Complete Central Air Conditioning Worksheet Note:	
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 Two Worksheet Note:	

Purchasers:

Oluwaseun Oladimeji OKANLAWON & Omotundun

Telephone Res. / Bus:

(647) 702-6001 /

Decor Advisor:

Ida Viola

Lock Date:

26-Feb-24

Property:

109

Project:

Zadorra Estates Corp.

Model and Elevation:

Rose 6 Elev 2 (5 Bedroom)

Plan #:

40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	464SA
Laundry Room	N/A	N/A
Powder Room	DORAL K43 SUMMIT WHITE	464SA
Master Ensuite Bathroom	DORAL K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 5	DORAL K43 SUMMIT WHITE	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-VIRGINIA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 5	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Oluwaseun Oladimeji OKANLAWON & OmotundProperty: 109
(647) 702-6001 /
Ida Viola
26-Feb-24

Project:

Model and Elevation:

Plan #:

Zadorra Estates Corp.
Rose 6 Elev 2 (5 Bedroom)
40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	LAMINATE	☐
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 2/3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 5	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-GROENLANDIA LUCIDO 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-GROENLANDIA LUCIDO 8X16	
Ensuite Bath - Bedroom 4	TILE-GROENLANDIA LUCIDO 8X16	
Ensuite Bath - Bedroom 5	TILE-GROENLANDIA LUCIDO 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				

** Refer to Construction Summary

Purchasers:

Oluwaseun Oladimeji OKANLAWON & Omotundun

Telephone Res. / Bus:

(647) 702-6001 /

Decor Advisor:

Ida Viola

Lock Date:

26-Feb-24

Property:

109

Project:

Zadorra Estates Corp.

Model and Elevation:

Rose 6 Elev 2 (5 Bedroom)

Plan #:

40M-2763

7. Other Flooring

Main Hall	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Living Room	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Dining Room	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Family Room	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Den / Library / Study	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Upper Landing	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Upper Hall	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Master Bedroom	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #2	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #3	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #4	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #5	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

AS PER CONSTRUCTION SPECIFICATIONS

Colour

TORLYS LAUREL OAK TL AV233

Picket Type

EUROLINE 1

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIONS

Colour

TORLYS LAUREL OAK TL AV233

Treads

AS PER CONSTRUCTION SPECIFICATIONS

Colour

TORLYS LAUREL OAK TL AV233

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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	22 WARM GREY
		Mud Room	22 WARM GREY

** Refer to Construction Summary

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Oluwaseun Oladimeji OKANLAWON & Omotundun

(647) 702-6001 /

Ida Viola

26-Feb-24

Property: 109

Project: Zadorra Estates Corp.

Model and Elevation: Rose 6 Elev 2 (5 Bedroom)

26-Feb-24

Plan #: 40M-2763

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	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: _____

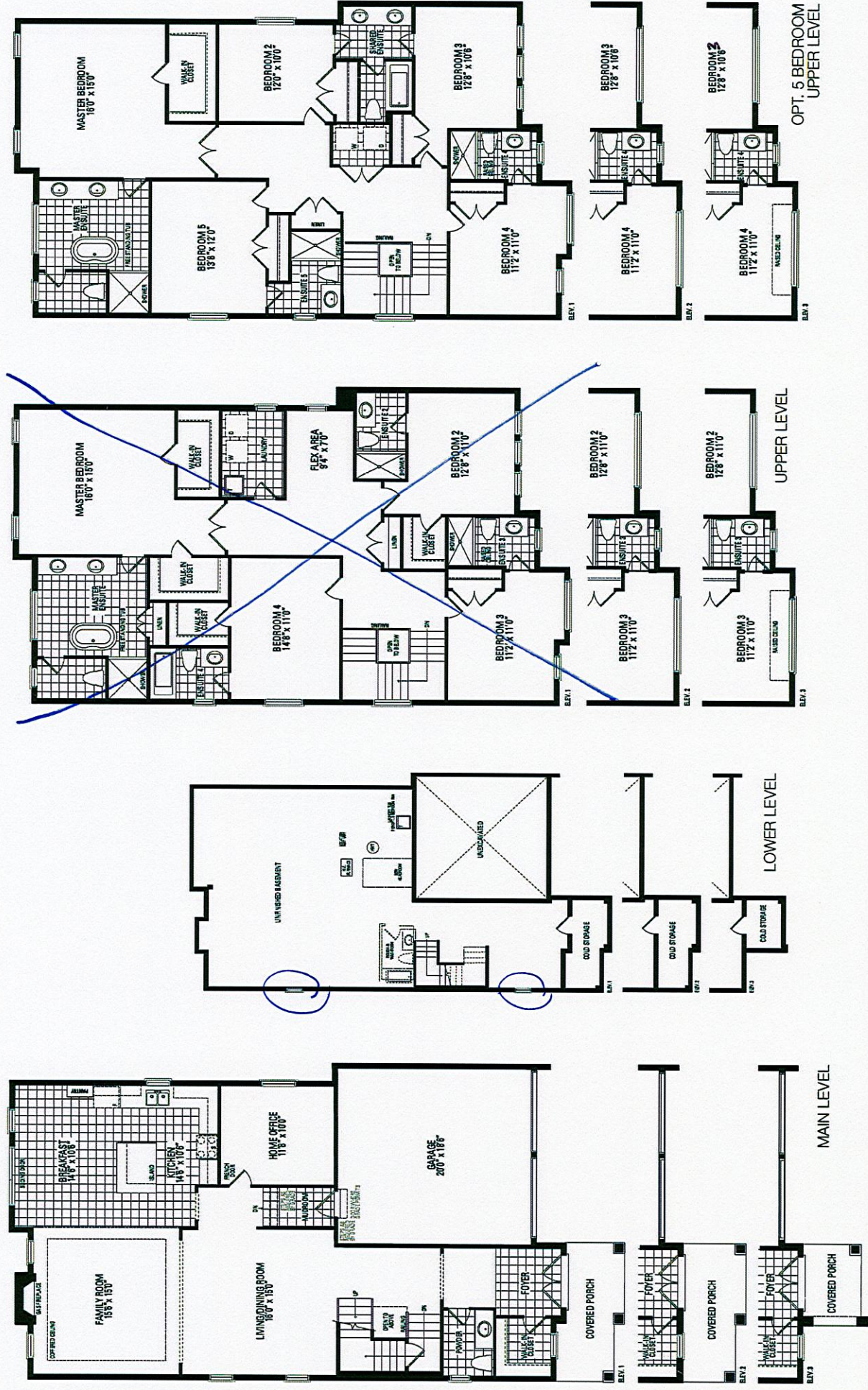
Signature:_____

Date: _____

Lot 109 Zadorra

Rose 6 40' LOT

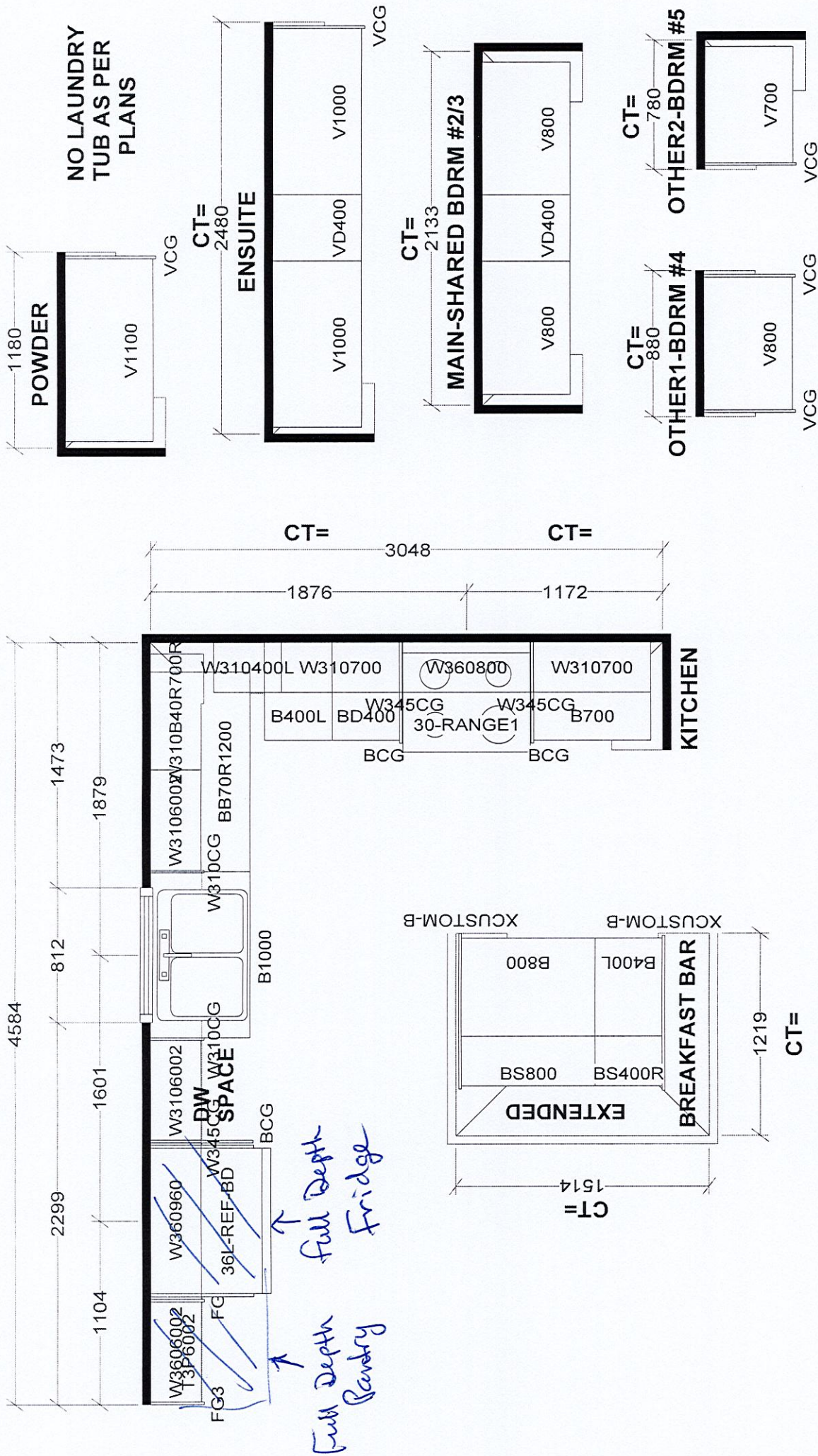
ELEVATION 1 3,215 sq.ft. • ELEVATION 2 3,197 sq.ft. • ELEVATION 3 3,197 sq.ft.
INCLUDES 11 SQ.FT. OF OPEN AREA.



Lot 109 Zadorra

CT=

CT=



Selba Industries		J#	
W WIDTH		W HGT	
FLOOR HGHT		DOOR HGHT	
ST CENT		2X4	
VENT BOX COVER		DESIGNER: BM	
DATE: AUG 3 23		LOT #:	
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.			
JOB NUMBER:			
BUILDER: GREENPARK HOMES			
SITE: ZADORRA, Oshaw			
MODEL: ROSE 6X OPT 5 BD EL 1,2,3			