

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Paramjyothi PANDI and Teja Sree MAREEDU

RECEIVED

MAR 22 2024

TEL: RES.: 647-861-0552

LOT / PHASE 144 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Villa 2 Elev 1		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE WITH 2 BASE DOORS - STANDARD LEVEL 15Mar24 Note: NOTE: EYE LEVEL HEIGHT	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 15Mar24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 15Mar24 Note:	

CONSTRUCTION

3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 16Jun23 Note:	
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ELECTRICAL

1 - <del>***INSERT***</del> - PRIMARY BEDROOM - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - PRICE IS EACH 22Mar24 Note:	
<del>1 - <del>***DELETE***</del> - PRIMARY ENSUITE - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - PRICE IS EACH 22Mar24 Note:</del>	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 15Mar24 Note:	
<del>1 - <del>PRIMARY ENSUITE - SWITCH - DIMMER SWITCH IN LIEU OF EXISTING SWITCH - PRICE IS EACH 15Mar24 Note:</del></del>	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 15Mar24 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 15Mar24 Note:	
1 - ABOVE KITCHEN SINK - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 15Mar24 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 15Mar24 Note:	
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HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 15Mar24 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Mar24 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. 16Jun23 Note:	



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STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 15Mar24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 15Mar24 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:	
Relocate kitchen sink from island to next to stove, as per attached Sketch, dated May 29, 2023 Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 22 Mar 24 at 9:43



Purchasers:Paramjyothi PANDI & Teja Sree MAREEDU

Property: 144

Telephone Res. / Bus: (647) 861-0552 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Villa 2 Elev 1

Lock Date: 20-Feb-24

20-Feb-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	466SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA 823 DRIFTWOOD	467SA
Master Ensuite Bathroom	SABRA 823 DRIFTWOOD	467S
Main Bathroom	SABRA 823 DRIFTWOOD	467SA
Ensuite Bath - Bedroom 3	SABRA 823 DRIFTWOOD	467SA

Stove Opening

pandi

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	LAMINATE-WHITE CARRARA 4924-38		
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE JUPARANA 4931-52		
Master Ensuite Bathroom	LAMINATE-WHITE JUPARANA 4931-52		
Main Bathroom	LAMINATE-WHITE JUPARANA 4931-52		
Ensuite Bath - Bedroom 3	LAMINATE-WHITE JUPARANA 4931-52		

Kitchen Backsplash

N/A

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Plan #: 40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Laundry Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Powder Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-ESENZE TAUPE 13X13	<input type="checkbox"/>
Main Bathroom	TILE-ESENZE TAUPE 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 3	TILE-ESENZE TAUPE 13X13	<input type="checkbox"/>
Mud Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

\*\* 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-EXTRA WHITE/BEIGE 8X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE-EXTRA WHITE/BEIGE 8X16	
Ensuite Bath - Bedroom 3	TILE-EXTRA WHITE/BEIGE 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

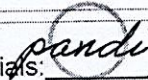
As Per Construction Specifications

\*\* 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

Initials: 



Purchasers:Paramamjyothi PANDI & Teja Sree MAREEDU

Property: 144

Telephone Res. / Bus: (647) 861-0552 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Villa 2 Elev 1

Lock Date: 22-Mar-24

20-Feb-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Living Room	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Dining Room	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Family Room	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Upper Hall	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Master Bedroom	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Bedroom #2	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Bedroom #3	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Bedroom #4	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581
Bedroom #5	N/A
Flex Area	LAMINATE-PARKLANE NEWCASTLE OAK DARK TL EL3581

Underpad

Standard☐

Upgrade

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	Torlys- NEWCASTLE OAK DARK TL EL3581
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	Torlys- NEWCASTLE OAK DARK TL EL3581
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	Torlys- NEWCASTLE OAK DARK TL EL3581

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	22 WARM GREY

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Model and Elevation: Villa 2 Elev 1

Lock Date: 20-Feb-24

20-Feb-24

Plan #: 40M-2763

10. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

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:

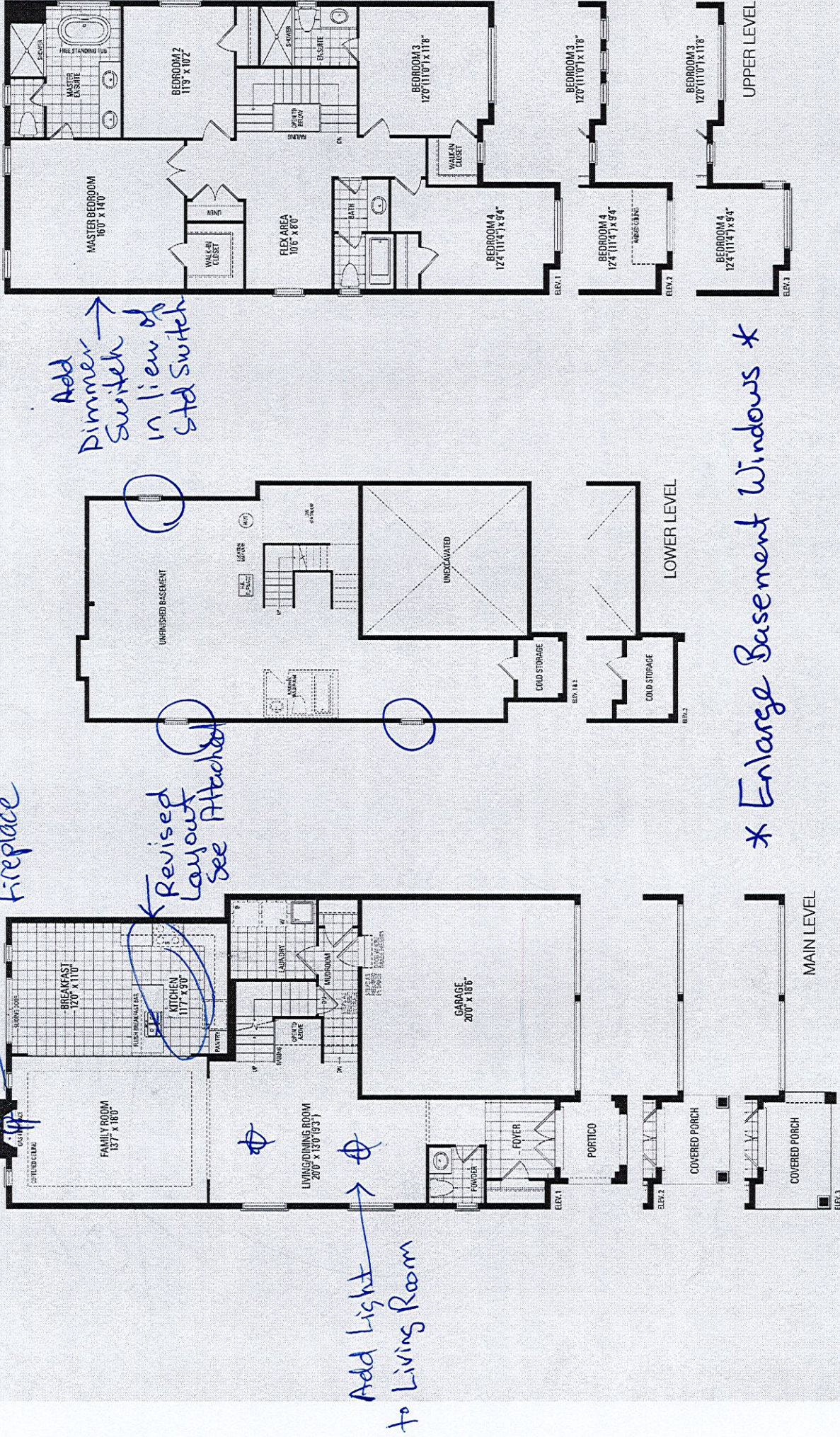
Date:



# Villa 2 36' LOT

Lot 144 Zadorra Add Plug over Fireplace

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



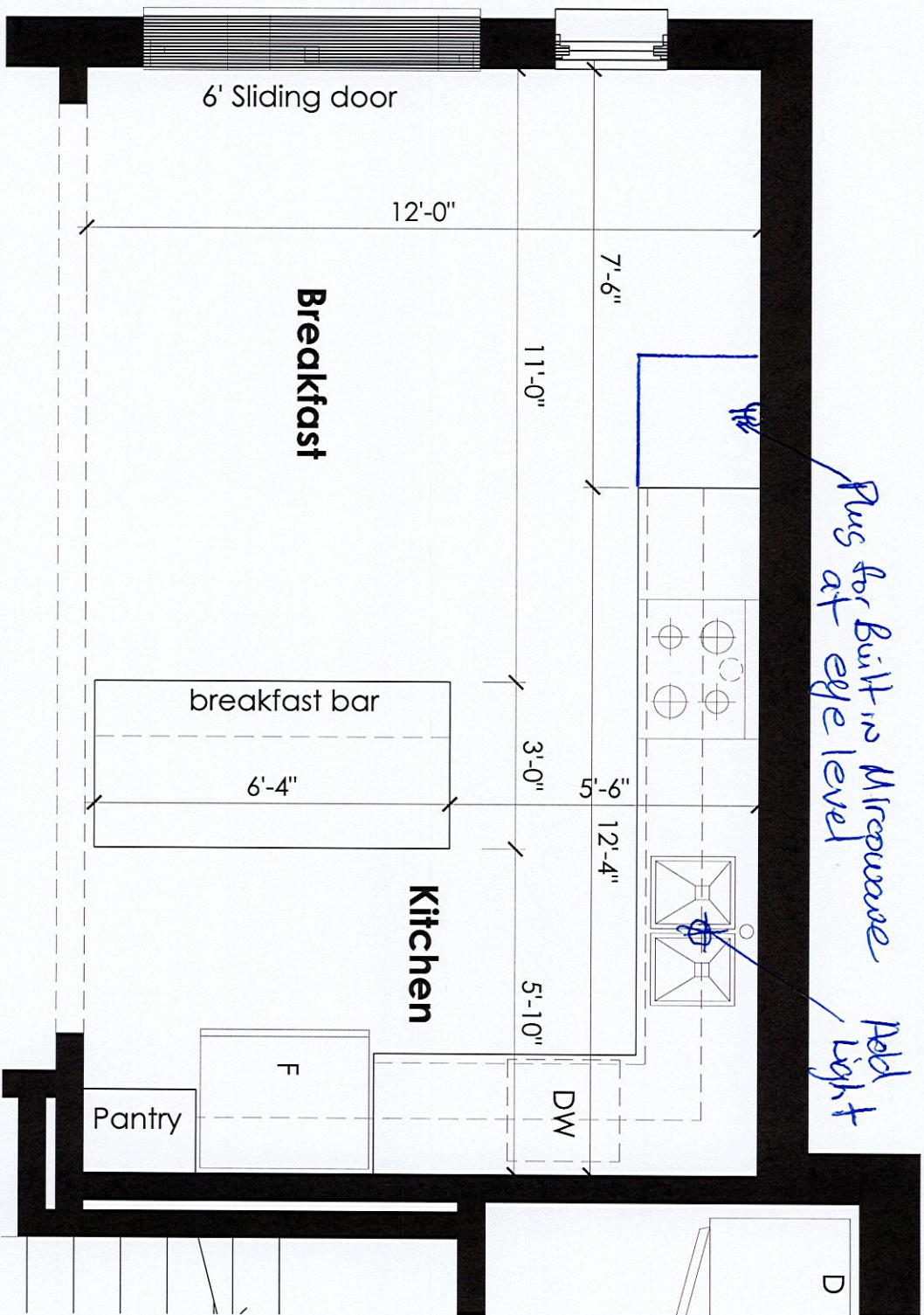


LOT 144  
ZADORRA  
PALMETTO  
CITY OF OSHAWA

VILLA 2  
ELEVATION 1

REVISIONS:

- RELOCATE KITCHEN SINK FROM ISLAND TO NEXT TO STOVE.



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

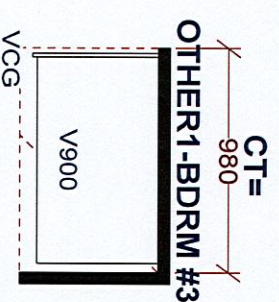
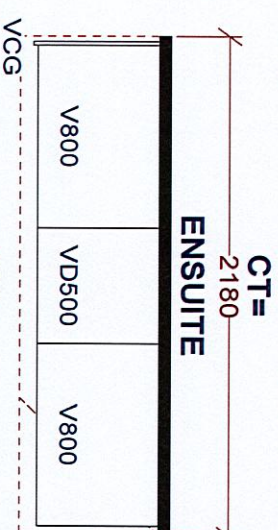
REGION  
DESIGN  
INC.

SCALE  
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1 OF 1





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W	WDTH	W	HGHT	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.	JOB NUMBER:
FLOOR	HGHT	DOOR	HGHT				BUILDER: GREENPARK HOMES
ST	CENT	2X4	VENT	BOX	COVER		SITE: ZADORRA, Oshawa
							MODEL: VILLA 2X EL 1 LOT #144
DESIGNER: KS DATE: FEB 20 24							LOT #:



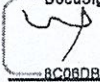
PURCHASER'S EXTRA  
Sold By:

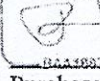
Vendor:	Zadorra Estates Corp. c.o.b. Greenpark	Purchasers:	Paramjyothi PANDI and Teja Sree MAREEDU
		Telephone Number:	Cell: (647) 861-0552

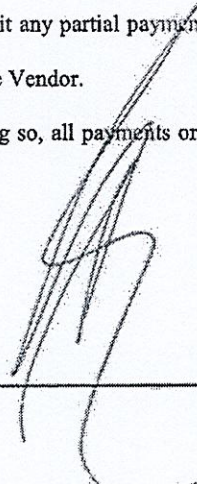
Unit Number	Reg. Plan #	Closing Date	Date Ordered
144	Villa 2 Elev 1 Elev.	As Per Agreement	05-Dec-2023

DESCRIPTION	AMOUNT
Complete Central Air Conditioning, Supplied and Installed	

- 1). All extras must be paid in full prior to the installation of said extras. The Purchaser shall forfeit any partial payments, if full payment of the said extras cannot be made prior to time of installation.
- 2). All extras are non refundable and cannot be changed once this contract has been submitted to the Vendor.
- 3). All parties are in agreement to the prices and extras depicted in this contract.
- 4). The Vendor at any given time, without reason may declare this contract null and void. In doing so, all payments or partial payments will be returned in full to the Purchaser.

DocuSigned by:  
  
02-Feb-24  
RC06DB0A4A8743A  
Purchaser - Paramjyothi PANDI

DocuSigned by:  
  
05-Feb-24  
BAA5037E4NCE4CD  
Purchaser - Teja Sree MAREEDU

  
Vendor: Zadorra Estates Corp.

Construction Scheduling Approval

Per: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Greenpark    ☐ Metropark    ☐ Purchaser    ☐ Construction    ☐ Site Office    ☐ Purchaser's Lawyer

Tower: 1    Suite: 144    Villa 2 Elev 1    Vendor: Zadorra Estates Corp.