

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Devendra Pramod KULKARNI and Sampada Devendra KULKARNI

RECEIVED
MAR 22 2024

TEL: RES.: 647-880-5654

LOT / PHASE 137 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Villa 2 Elev 1		
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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 22Mar24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - KITCHEN - RELOCATE PANTRY TO END OF STOVE WALL AND SHIFT FRIDGE OVER TO ACCOMODATE BUILT-INS AT END OF FRIDGE WALL - SEE SKETCH 19Mar24 Note:	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 14Mar24 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 14Mar24 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO WITH ONE POT DRAWER - UPGRADE 2 14Mar24 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 14Mar24 Note:	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 14Mar24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 14Mar24 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 16Oct23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 23Jun23 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 23Jun23 Note:	

COUNTER TOP

1 - BEDROOM 3 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 14Mar24 Note:	
1 - MAIN BATH COUNTER TOP - UPGRADE STONE COUNTER TOP 14Mar24 Note:	
1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 14Mar24 Note:	
1 - KITCHEN BACKSPLASH EXTRA AREA FOR QUARTZ BACKSPLASH - EXTRA AREA BEHIND CHIMNEY HOOD FAN TO CEILING - FOR 9 FOOT CEILING 14Mar24 Note:	

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1 - KITCHEN BACKSPLASH FULL HEIGHT - UPGRADE STONE COUNTER TOP 14Mar24 Note: [REDACTED]	
1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 14Mar24 Note:	

DOORS AND TRIM

1 - INTERIOR DOORS - UPGRADE INTERIOR DOOR STYLE THROUGHOUT WHERE APPLICABLE - FOR 9' MAIN FLOOR & UPPER LEVEL CEILING HEIGHTS 14Mar24 Note:	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 14Mar24 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN PRIMARY ENSUITE, MAIN, ENSUITE 3 16Oct23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 16Oct23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 16Oct23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 16Oct23 Note:	
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HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 14Mar24 Note:	
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HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13.4 SEER 2 - 2.5 TON 14Mar24 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 16Oct23 Note:	
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PAINTING

1 - TRIM PAINT PACKAGE - UPGRADE TRIM PAINT PACKAGE COLOUR TO WHITE INCLUDING BASEBOARDS, TRIMS, DOORS & FIREPLACE 14Mar24 Note:	
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PLUMBING

4 - TOILET - CONTRAC AVENAL #4772HNW/4771HHVU SINGLE FLUSH 14Mar24 Note: ALL TOILETS	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
137 / 1	40M-2763	Villa 2 Elev 1		
2 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY				
PRIMARY ENSUITE				
14Mar24 Note:				
2 - SINK - UNDERMOUNT SINK - TECO BATH #4815				
MAIN & ENSUITE 3				
14Mar24 Note:				
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170				
14Mar24 Note:				
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB INCLUDES SHOWER POT LIGHT				
16Oct23 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
23Jun23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE	
14Mar24 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 22 Mar 24 at 14:45

Purchasers:Devendra Pramod KULKARNI & Sampada Dever

Property: 137

Telephone Res. / Bus: (647) 880-5654 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Villa 2 Elev 1

Lock Date: 14-Mar-24

14-Mar-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	741SD
Laundry Room	ELISSE	Standard
Powder Room	DORAL K02 SESAME	467SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHITE	467SA
Main Bathroom	DORAL H3078 HACIENDA WHITE	467SA
Ensuite Bath - Bedroom 3	DORAL H3078 HACIENDA WHITE	467SA

Stove Opening



36"

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-TRAMONTANA 5T3	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-PALOMA POLAR 6698-46		
Master Ensuite Bathroom	QUARTZ-ARABESCATO NUOVO	#360 EDGE	
Main Bathroom	QUARTZ-ARABESCATO NUOVO	#360 EDGE	
Ensuite Bath - Bedroom 3	QUARTZ-ARABESCATO NUOVO	#360 EDGE	

Kitchen Backsplash

QUARTZ-TRAMONTANA 5T3 FULL HEIGHT

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14-Mar-24

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-FRIGIA ANCHRACITE 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-FRIGIA ANCHRACITE 13X13	☐
Laundry Room	TILE-FRIGIA ANCHRACITE 13X13	☐
Powder Room	TILE-FRIGIA ANCHRACITE 13X13	☐
Master Ensuite Bathroom	TILE-FRIGIA ANCHRACITE 13X13	☐
Main Bathroom	TILE-FRIGIA ANCHRACITE 13X13	☐
Ensuite Bath - Bedroom 3	TILE-FRIGIA ANCHRACITE 13X13	☐
Mud Room	TILE-FRIGIA ANCHRACITE 13X13	☐
		☐
		☐

** 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- GLOSSY WHITE 8X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE- GLOSSY WHITE 8X16	
Ensuite Bath - Bedroom 3	TILE- GLOSSY WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	QUARTZ-TRAMONTANA 5T3	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Trim Carpentry

Interior Doors

LOGAN-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				

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Lock Date: 22-Mar-24

14-Mar-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Living Room	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Dining Room	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Family Room	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Upper Hall	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Master Bedroom	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Bedroom #2	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Bedroom #3	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Bedroom #4	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC
Bedroom #5	N/A
Flex Area	LAMINATE-AVENUE BOWERY OAK TL AV229 PEFC

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS BOWERY OAK TL AV229
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS BOWERY OAK TL AV229
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS BOWERY OAK TL AV229
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS BOWERY OAK TL AV229

Red Oak Stairs as Per Vendor's Standard

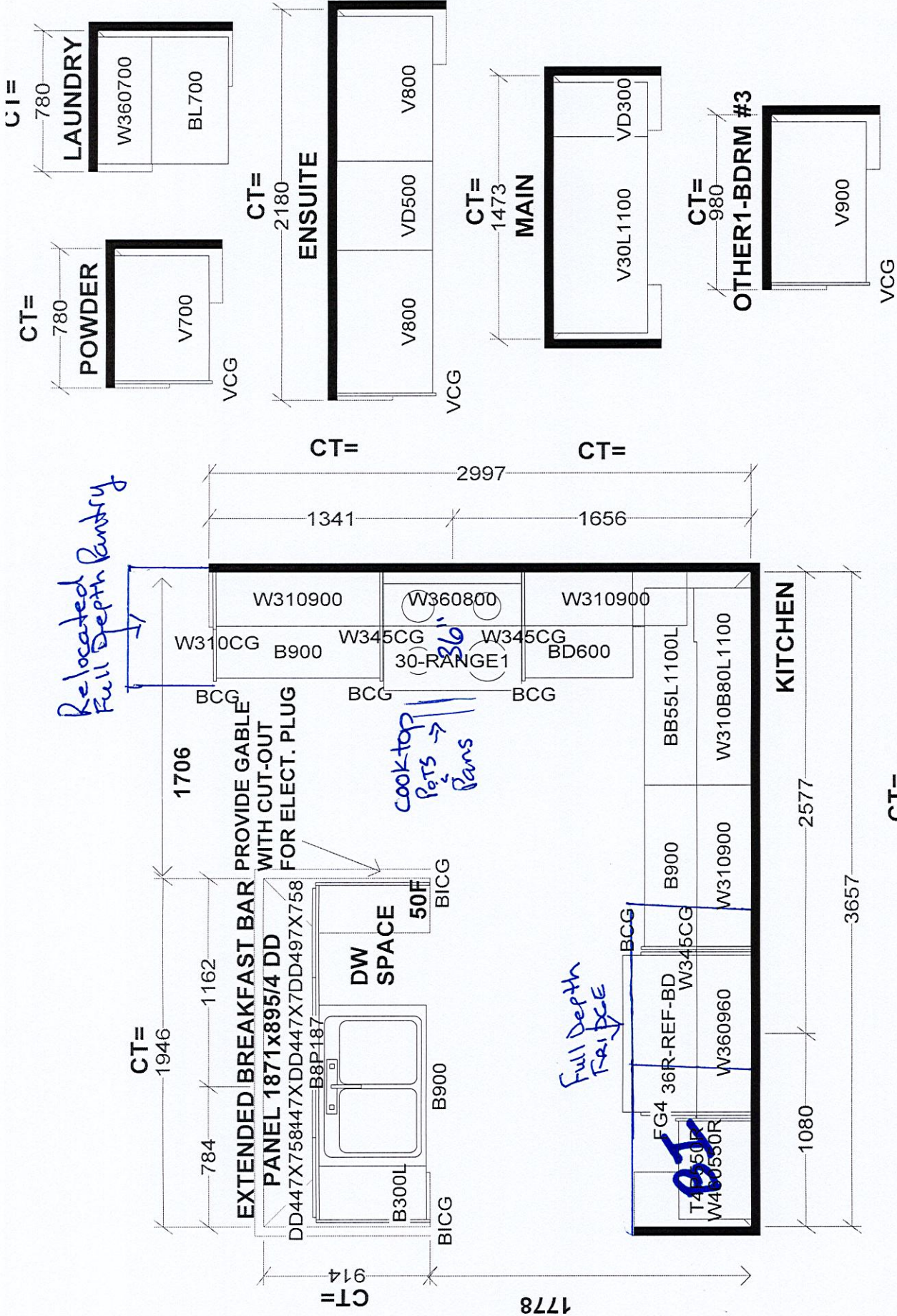
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	Mud Room	22 WARM GREY
Trim & Door Paint-Semi Gloss	WHITE	Flex	22 WARM GREY

** Refer to Construction Summary

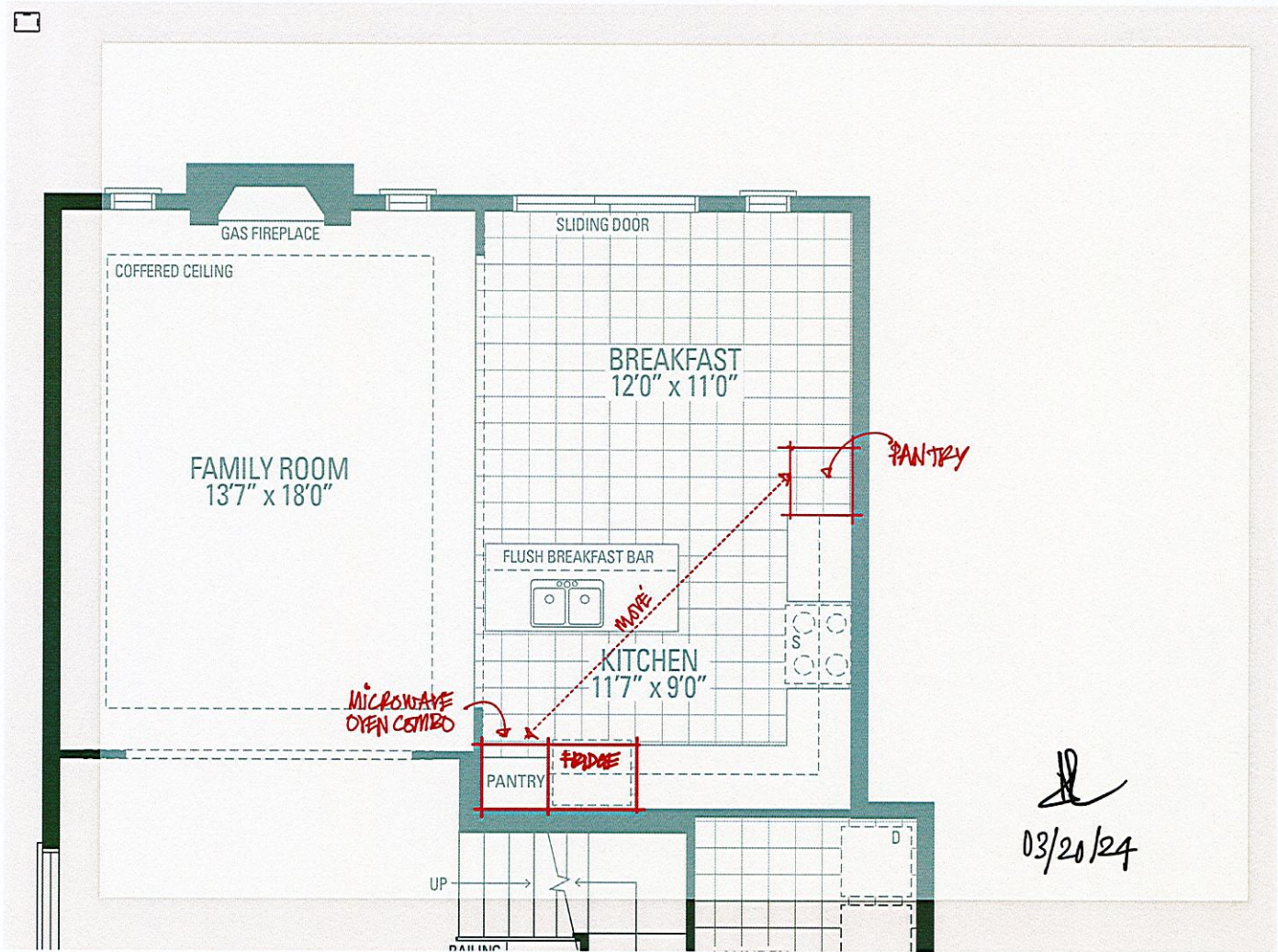
Lot 137 Zadorra



Selba Industries			J #
W WDTH	W HGHT	W CNT	JOB NUMBER:
FLOOR HGHT	DOOR HGHT		BUILDER: GREENPARK HOMES
ST CENT	2X4	VENT BOX COVER	SITE: ZADORRA, Oshawwa
			MODEL: VILLA 2X EL 1,2,3
		DESIGNER: BM	LOT #:
		DATE: AUG 4 23	

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Lot 137 Zadorra

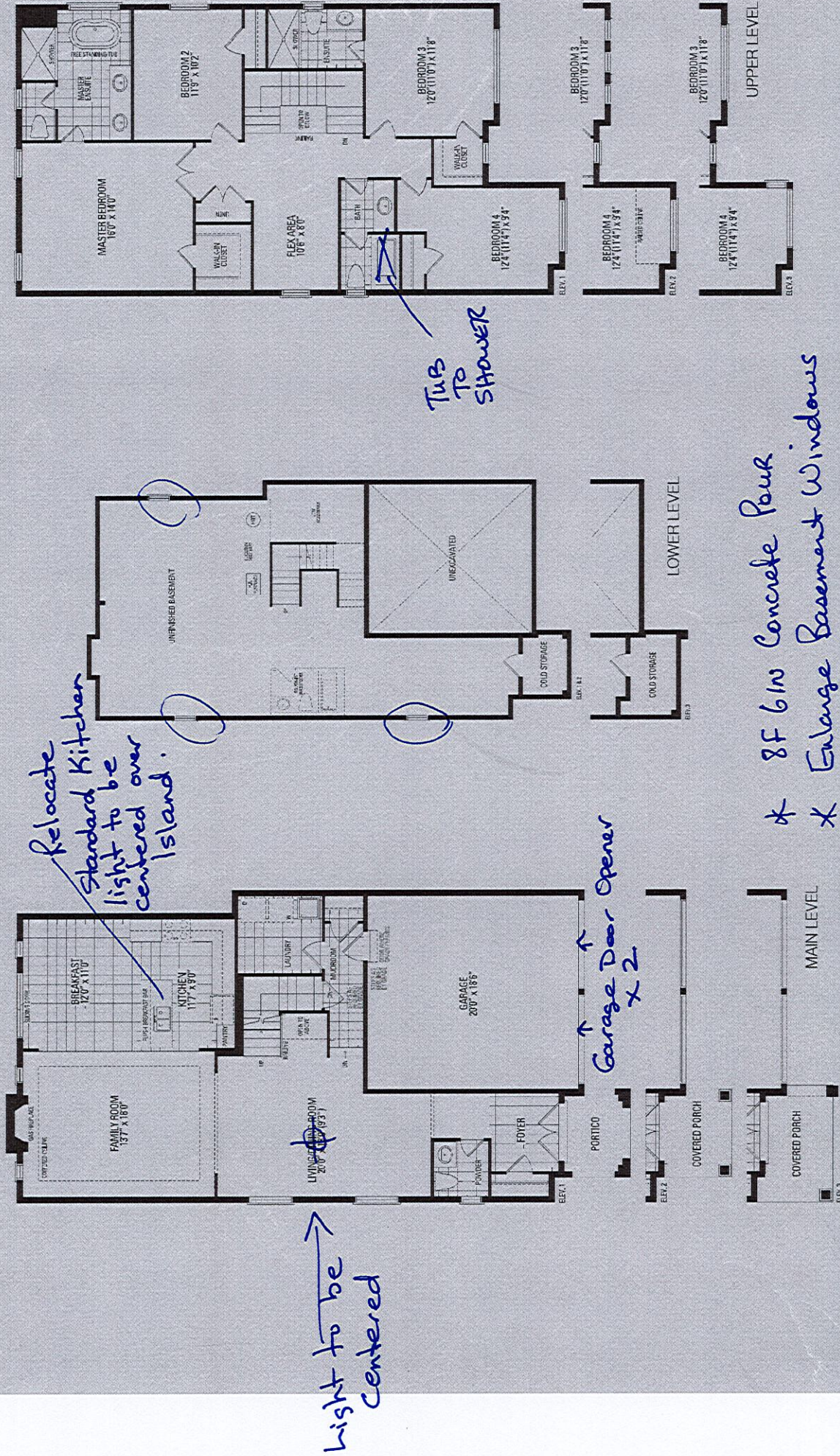


Lot 137 Zadorra

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



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