

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: Purushotham Naidu PUTHUMAKU

RECEIVED

MAR 26 2024

TEL: RES.: 416-357-3267

LOT / PHASE 151 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Villa 3 Elev 3		
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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 20Mar24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY - POWDER ROOM RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - MASTER ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - MAIN BATH RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	
1 - CABINETRY - BEDROOM 4 ENSUITE RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 20Mar24 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 20Mar24 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 20Mar24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH LARGE SPICE - 300MM 20Mar24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 20Mar24 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 20Mar24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - BEDROOM 4 ENSUITE WALL - SHOWER 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 4 ENSUITE FLOOR 20Mar24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - MAIN BATH WALL - TUB 20Mar24 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - MAIN BATH FLOOR 20Mar24 Note:	
1 - TILE - UPGRADE 4 WALL TILE - MASTER ENSUITE WALL - SHOWER 20Mar24 Note:	

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151 / 1	40M-2763	Villa 3 Elev 3		
1 - TILE - UPGRADE 4 FLOOR TILE - MASTER ENSUITE FLOOR 20Mar24    Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 20Mar24    Note:				
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Mar24    Note:				

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 30Oct23    Note:	
1 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 19Jun23    Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 19Jun23    Note:	

DOORS AND TRIM

1 - *** INSERT *** - WISER HALO WIFI TOUCH SCREEN SMART LOCK IN LIEU OF STANDARD LOCK AT FRONT DOOR - SATIN NICKLE 15 #9GED25000-003 22Mar24    Note:	
1 - *** DELETE *** WISER - PREMIS SATIN NICKLE KEY LOCK IN LIEU OF STANDARD LOCK AT FRONT DOOR 22Mar24    Note:	
1 - WEISER - PREMIS SATIN NICKEL KEY LOCK IN LIEU OF STANDARD LOCK AT FRONT DOOR 20Mar24    Note:	
1 - INTERIOR DOORS - UPGRADE INTERIOR DOOR STYLE THROUGHOUT WHERE APPLICABLE - FOR 10’ MAIN FLOOR & 9’ UPPER LEVEL CEILING HEIGHTS 20Mar24    Note:	

ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN  PRIMARY ENSUITE / MAIN / ENSUITE 4 30Oct23    Note:	
1 - MAIN BATH - POT LIGHT - TUB/SHOWER POT LIGHT 30Oct23    Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 30Oct23    Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 30Oct23    Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 30Oct23    Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 30Oct23    Note:	

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FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 20Mar24    Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 30Oct23    Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 30Oct23    Note:	

HARDWOOD FLOORING

1 - FOYER - AVENUE SERIES LAMINATE IN LIEU OF TILE 20Mar24    Note:	
1 - KITCHEN/BREAKFAST - AVENUE SERIES LAMINATE IN LIEU OF TILE 20Mar24    Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 20Mar24    Note:	


PAINTING

1 - TRIM PAINT PACKAGE - UPGRADE TRIM PAINT COLOUR TO WHITE - INCLUDING BASEBOARDS, TRIM, DOORS & FIREPLACE 20Mar24    Note:	
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PLASTER MOULDINGS

1 - DINING ROOM - CORNICE MOLDING 20Mar24    Note:	
1 - FAMILY ROOM - CORNICE MOLDING 20Mar24    Note:	

PLUMBING

1  MOEN ALIGN - ECO-PERFORMANCE POSI-TEMP TUB/SHOWER TRIM #T2193EP/62320 - CHROME 20Mar24    Note:	
MAIN BATH	
1 - PRIMARY ENSUITE - MOEN 90 DEGREE - POSI-TEMP TUB/SHOWER WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 - CHROME 20Mar24    Note:	
1 - ENSUITE 4 - MOEN 90 DEGREE - TUB/SHOWER TRIM WITH UPGRADE SHOWER HEAD #TS2711EP/62320/151380/S18004EP/147572/S3896 - CHROME 20Mar24    Note:	
4 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - PIVOTING PAPER HOLDER #YB8808CH - CHROME - PRICE IS EACH  ALL BATHS 20Mar24    Note:	
4 - MOEN BATHROOM ACCESSORIES - 90 DEGREE - 18” TOWEL BAR #YB8818CH - CHROME - PRICE IS EACH  ALL BATHS 20Mar24    Note:	

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2 - TOE TESTER - ADD TOE TESTER TO SHOWER  PRIMARY ENSUITE & ENSUITE 4 30Oct23    Note:	
1 - HOSE BIB - EXTERIOR FROST FREE  BACKYARD 30Oct23    Note:	
2 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH  PRIMARY ENSUITE / ENSUITE 4 30Oct23    Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 30Oct23    Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Jun23    Note:	
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STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 20Mar24    Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL 20Mar24    Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 20Mar24    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:	
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This Document is Extremely Time Sensitive - Printed 26 Mar 24 at 9:45

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Purushotham Naidu PUTHUMAKU

(416) 357-3267 /

Ida Viola

20-Mar-24

Property: 151

Project: Zadorra Estates Corp.

Model and Elevation: Villa 3 Elev 3

8-Mar-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL TITAN GREY K44	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Main Bathroom	DORAL K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 4	DORAL K38 RIVERSIDE	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	LAMINATE-WHITE CARRARA 4924-38		
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46		
Main Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	N/A		

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Purchaser:	Purushotham Naidu PUTHUMAKU	Property:	151
Telephone Res. / Bus:	(416) 357-3267 /	Project:	Zadorra Estates Corp.
Decor Advisor:	Ida Viola	Model and Elevation:	Villa 3 Elev 3
Lock Date:	26-Mar-24	8-Mar-24	Plan #: 40M-2763

3. Ceramic Flooring

At a 45

Entrance Vestibule	LAMINATE	<input type="checkbox"/>
Main Hall	LAMINATE	<input type="checkbox"/>
Kitchen / Breakfast	LAMINATE	<input type="checkbox"/>
Laundry Room	TILE-MILOS WHITE POLISHED 24X24	<input type="checkbox"/>
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>
Main Bathroom	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-AXIS LIGHT GREY 12X24	<input type="checkbox"/>
MUD ROOM	TILE-AXIS LIGHT GREY 12X24	<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	N/A	
Shower Stall	TILE-LITIUM PEARL POLISHED 24X24	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-LITIUM SILVER POLISHED 24X24	
Ensuite Bath - Bedroom 4	TILE-LITIUM SILVER POLISHED 24X24	
MUD ROOM	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	LINCON-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	UP175				
Family Room	UP175				

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Property: 151

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Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Villa 3 Elev 3

Lock Date: 20-Mar-24

8-Mar-24

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Living Room	N/A
Dining Room	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Family Room	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Upper Landing	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Upper Hall	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Master Bedroom	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #2	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #3	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #4	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
Bedroom #5	N/A
FOYER	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
KITCHEN/BREAKFAST	LAMINATE - AVENUE - COLORADO OAK TL-AV 225 - PEFC
	N/A
Underpad	Standard <input type="checkbox"/> Upgrade <input type="text"/>

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TORLYS-COLORADO OAK TL-AV 225 - PEFC
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-COLORADO OAK TL-AV 225 - PEFC
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-COLORADO OAK TL-AV 225 - PEFC
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	N/A	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 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	WHITE	MUD ROOM	22 WARM GREY

\*\* Refer to Construction Summary

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Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Purushotham Naidu PUTHUMAKU

(416) 357-3267 /

Ida Viola

20-Mar-24

Property: 151

Project: Zadorra Estates Corp.

Model and Elevation: Villa 3 Elev 3

8-Mar-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	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M6					
Surround				WHITE					
Hearth				NERO					
** 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.

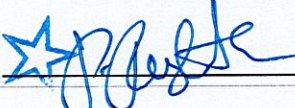
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

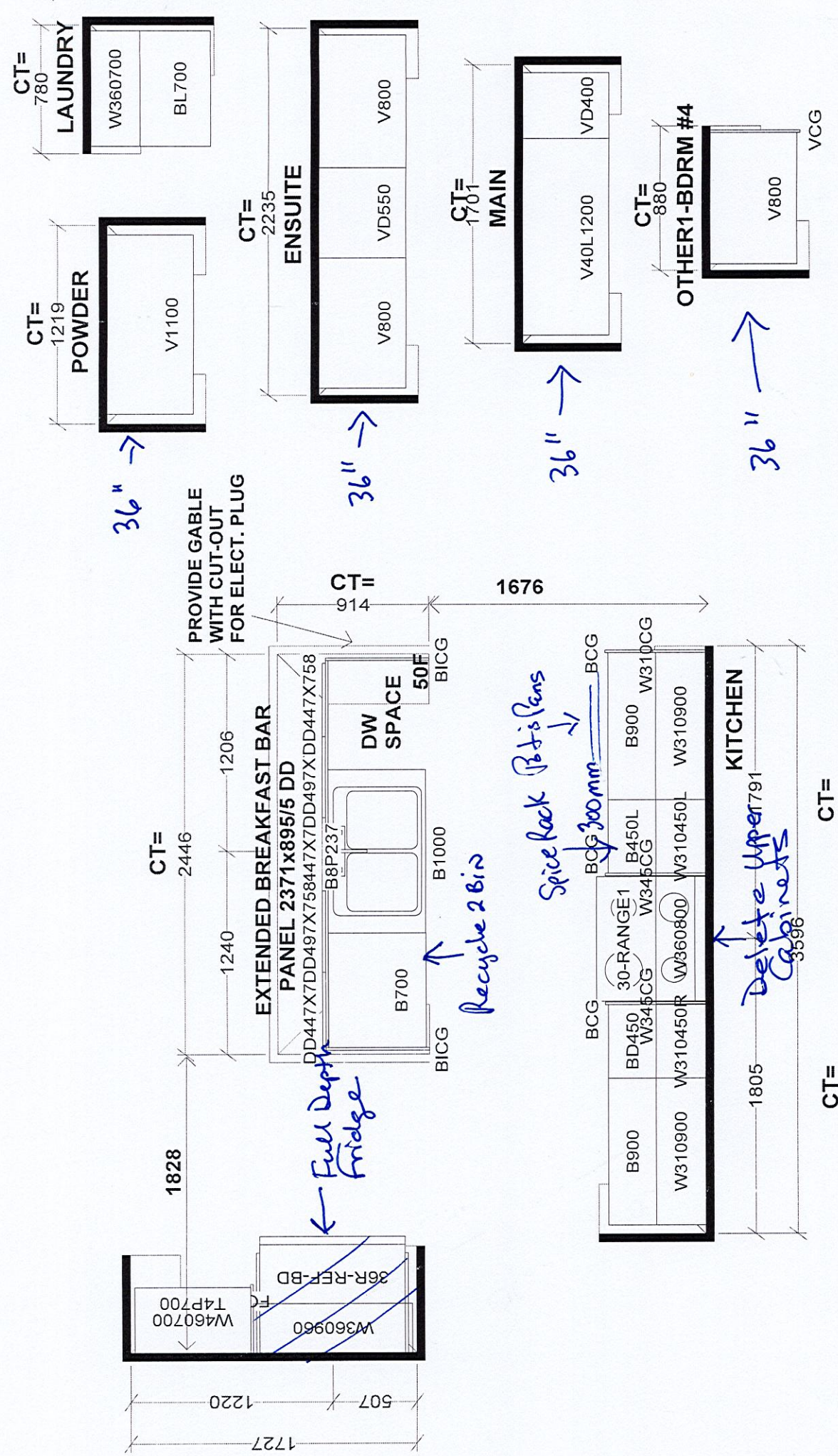
Signature:



Date:

20-Mar-24

Lot 151 Zadorra



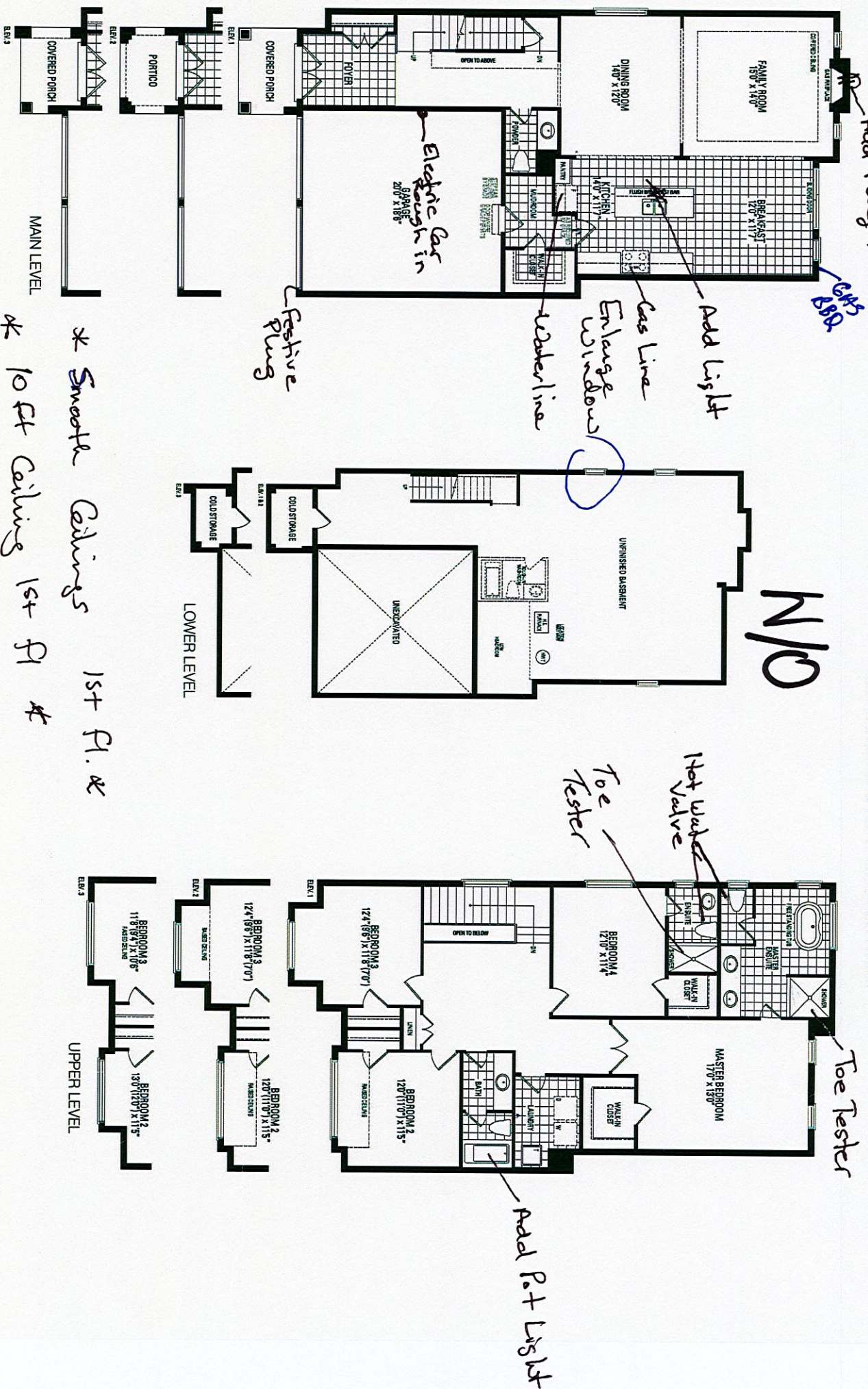
<b>Selba Industries</b>				<b>J #</b>	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.					
W WIDTH		W HGHT		W CNT	
FLOOR HGHT		DOOR HGHT		JOB NUMBER:	
ST CENT		2X4		VENT BOX COVER	
DESIGNER: BM		DATE: AUG 4 23		BUILDER: GREENPARK HOMES	
				SITE: ZADORRA, Oshawa	
				MODEL: VILLA 3X EL 1,2,3	

Villa 3 36' LOT

Add Plug.

ELEVATION 1 2,662 sq.ft. • ELEVATION 2 2,662 sq.ft. • ELEVATION 3 2,647 sq.ft.

INCLUDES 16 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