

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Debmalya GOSWAMI and Sneha ROYCHOWDHURY

TEL: RES.: 343-777-7067

RECEIVED
JUN 05 2024

LOT / PHASE 65 / 1	REG. PLAN # 40M-2763	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 04Jun24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 04Jun24 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 04Jun24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 04Jun24 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD LEVEL 04Jun24 Note:	Specs to Follow
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO WITH ONE POT DRAWER - STANDARD LEVEL 04Jun24 Note:	Specs to Follow

CONSTRUCTION

1 - MASTER ENSUITE - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 28May24 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR 28May24 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 04Jun24 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 28May24 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28May24 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28May24 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 28May24 Note:	
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HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 04Jun24 Note:	
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HEATING AND AIR CONDITIONING



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1 - HUMIDIFER (MANUAL)

28May24 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

28May24 Note:

MISCELLANEOUS

1 - GARAGE DOOR OPENER - LIFTMASTER 8155 WITH BELT DRIVE - INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR TWO GARAGE DOOR

28May24 Note:

PLUMBING

2 - ENSUITE 2 & ENSUITE 3/4 - MOEN ENGAGE 6 FUNCTION HANDSHOWER WITH MAGNETIX DOCKING #26100EP-IN LIEU OF STANDARD SHOWER HEAD

28May24 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

28May24 Note:

PROMOTIONAL

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

04Jun24 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$18,950.00 BALANCE FORWARD \$6,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$25,000.00 AS PER SCHEDULE PE.

28May24 Note:

STAIRS AND RAILINGS

1 - HANDRAIL - V-GROOVE HANDRAIL

04Jun24 Note:

1 - STAINED STAIRS - STANDARD STAIRCASE

28May24 Note:

This Document is Extremely Time Sensitive - Printed 4 Jun 24 at 14:18

Purchasers:Debmalya GOSWAMI & Sneha ROYCHOWDHU

Property: 65

Telephone Res. / Bus: (343) 777-7067 /

Project: Zadorra Estates Corp.

Decor Advisor: Ida Viola

Model and Elevation: Penrose 2 Elev 2

Lock Date: 4-Jun-24

4-Jun-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTIENTAL 814 DARK CHOCOLATE	466SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHHITE	466SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHHITE	466SA
Ensuite Bath - Bedroom 2	DORAL H3078 HACIENDA WHHITE	466SA
Ensuite Bath - Bedroom 3/4	DORAL H3078 HACIENDA WHHITE	466SA
Stove Opening	36" COOKTOP	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening		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-CALCUTTA MARBLE 4925K-07		
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall		☐
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	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3/4	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-SILVIA WHITE 8X16	SHOWER SEAT TO BE STANDARD WHITE
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-755 ANTRACITE GLOSSY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 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				

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7. Other Flooring

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

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	43 BIRCH WHITE

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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				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
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:  Signature: 		Date: 04/06/2024 Date: 04.06.2024	
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ELEVATION 1 3,045 sq.ft. • ELEVATION 2 3,045 sq.ft. • ELEVATION 3 3,042 sq.ft.

lot 65 Zadora

BBB
GAS.

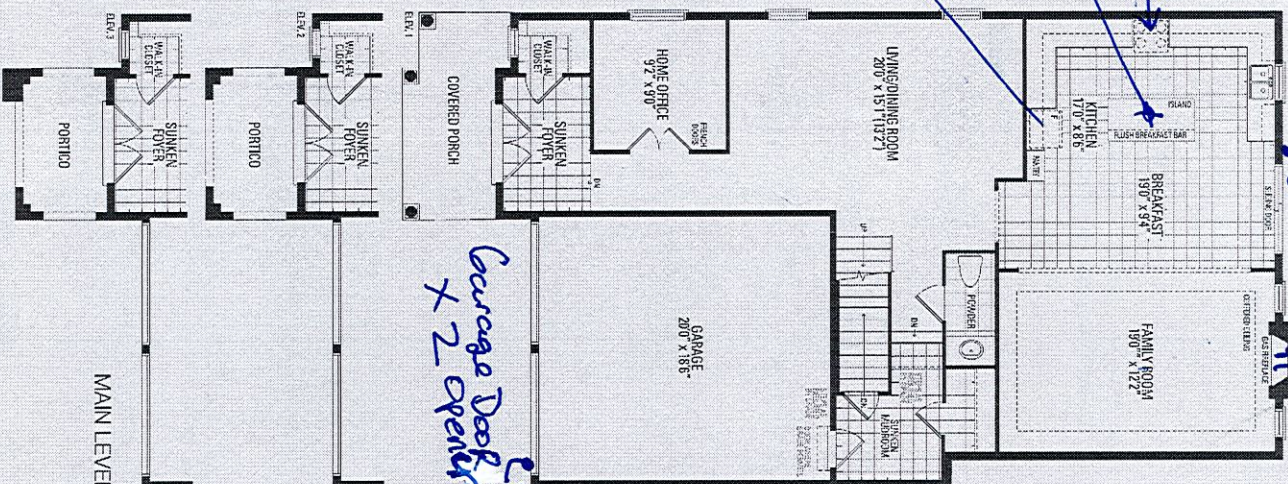
Plus over fireplace

* Smooth Ceilings 1st Fl. *

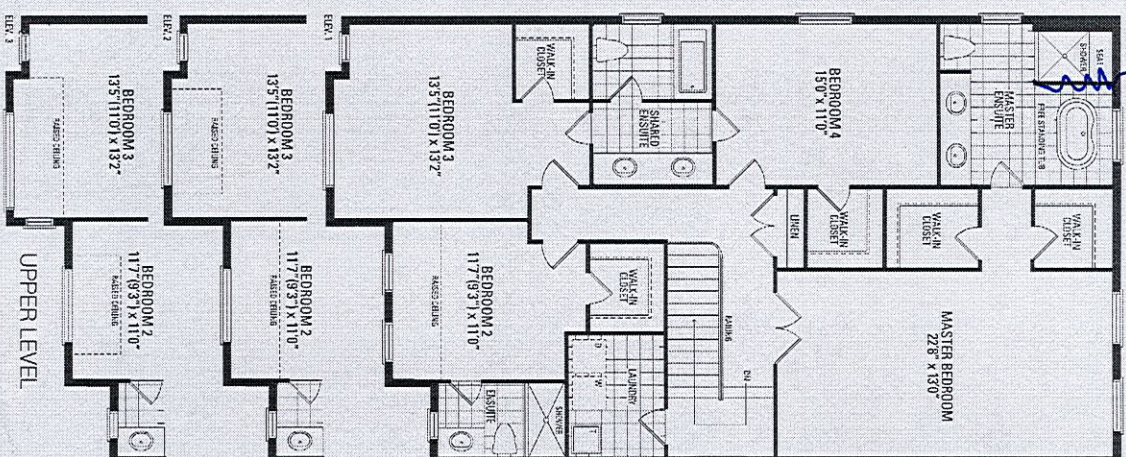
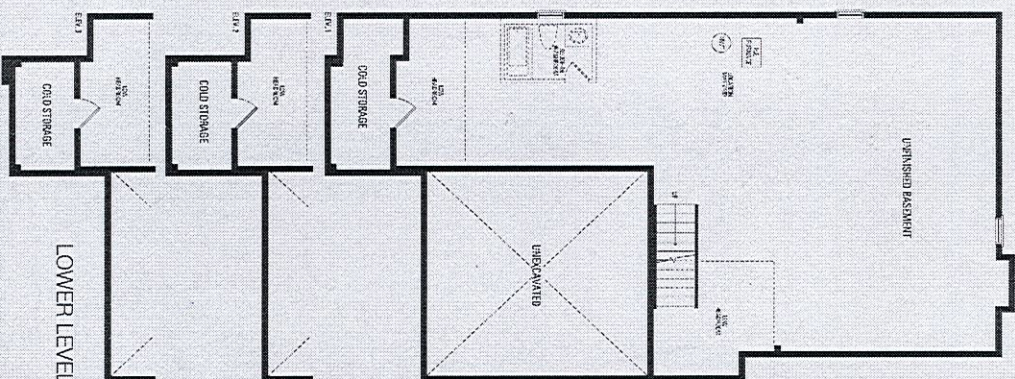
Franchisee Showers Enclosure

Relocate light
over island

water line



Leisure Deck: Plug
x 2 ops



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

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Selba Industries				J #	
W WIDTH		W HGHT	W CNT	JOB NUMBER: SELBA INDUSTRIES INC. and its original design is the intellectual property of SELBA INDUSTRIES INC. and is a registered trademark. No reproduction, or copied unless applicable fee has been paid or job order placed.	
FLOOR HGHT		DOOR HGHT		BUILDER: GREENPARK HOMES SITE: ZADORRA, Oshawa MODEL: PENROSE 2X EL 1,2,3	
ST CNT	2X4	VENT BOX COVER		LOT #: DESIGNER: BM DATE: JULY 31 23	