



CONSTRUCTION SUMMARY

Lot: 40

PURCHASERS: MD JABEDUR RASUL and NAZMUN FERDOUS KAZI

Model: ROSECLIFF (40-9) Elev B Bungalow-Loft
Project/Phase: Heron Hills / 1

Offer	Includes \$ 20,000.00 Decore Dollars (Inclusive of HST) towards Vendors upgrades. To be used at Vendors decore centre at time of interior colour selections. This promotion has no cash value, is non-negotiable and non-transferrable. Any unused amounts are
Worksheet	Note:



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CABINETRY

Invoice	Qty.	Description
2791 40363 15May23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2791 40378 15May23	1	Kitchen - Extended Uppers - Upgrade 1 42"
2791 40379 15May23	1	Pantry - Cabinet - Extended Uppers - Upgrade 1 42"
2791 40381 15May23 **	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
2791 40382 15May23 **	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 See sketch
2791 40384 15May23 **	3	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above waste/recycle bin, and beside, see sketch
2791 40385 15May23 **	2	Vanity Extras - Bank of drawers (3) - Standard Loft
2791 40386 15May23 **	1	Vanity Extras - Bank of drawers (3) - Upgrade 1 Master Ensuite
2791 40395 15May23	1	Kitchen - Cabinet - Upgrade 1
2791 40405 15May23	1	Main - Cabinet - Upgrade 1
2791 40406 15May23	1	Master Ensuite - Cabinet - Upgrade 1
2791 40413 15May23 **	1	Vanity Extras - Top drawer Main Bathroom
3132 45830 12Dec23 NoCat	1	Kitchen- Credit std. Countertop- granite/quartz by other



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PARK

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CABINETRY EXTRAS

Invoice	Qty.	Description
2791 40380 15May23	1	Kitchen Uppers - Fridge upper cabinet 24” deep (1 gables & cabinet at 24” deep)
2791 40381 15May23	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
2791 40382 15May23	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 See sketch
2791 40383 15May23	1	Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18” cabinet required Beside fridge, see sketch
2791 40384 15May23	3	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above waste/recycle bin, and beside, see sketch
2791 40385 15May23	2	Vanity Extras - Bank of drawers (3) - Standard Loft
2791 40386 15May23	1	Vanity Extras - Bank of drawers (3) - Upgrade 1 Master Ensuite
2791 40396 15May23	1	Light Valance - BM(Does not include electrical)
2791 40413 15May23	1	Vanity Extras - Top drawer Main Bathroom

CARPET

Invoice	Qty.	Description
2791 40361 15May23 **	1	Stain finish and varnish Oak stairs complete (per flight) Add Railing Loft railing
3119 45285 14Nov23 NoCat	1	Great Room & Stairs/Landing -- Credit std. Carpet & Underpad



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CONSTRUCTION

Invoice	Qty.	Description
2791 40376 15May23	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes See sketch
2791 40389 15May23 **	1	Exterior Lighting - Additonal exterior plug on GFCI line with water proof cover plate Back yard, See sketch
2791 40407 15May23	1	Bathroom - Shower stall (approx 30” x 60”) in lieu of standard 5 foot tub includes approx 24” wide opening and shower pot light Main Bathroom
2791 40442 15May23 NoCat	1	Delete 1/2 wall in the loft, add upgraded railing H 1/2" Square Steel Single / Plain Collar 3" Oval Oak Handrail. To be stained with Tony Merle See Colour Chart
3119 45264 14Nov23 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3119 45266 14Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3119 45269 14Nov23 NoCat	1	Basement- 3 piece rough-in
3119 45271 14Nov23 NoCat	1	Kitchen- Bulkhead to accommodate 42" extended upper cabinets, pantry & deep fridge upper
3119 45279 14Nov23 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure
3119 45282 14Nov23 NoCat	1	Basement - rough-in for future kitchen/wetbar

COUNTER TOP

Invoice	Qty.	Description
2791 40410 15May23	1	Kitchen - Granite with standard edge - Upgrade 1 Undermount sink with std. faucet



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DRYWALL

Invoice	Qty.	Description
3132 45832 12Dec23 NoCat	1	Loft - delete 1/2 wall to upgrade to railing -- Credit

ELECTRICAL

Invoice	Qty.	Description
2791 40363 15May23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2791 40370 15May23	1	Upgrade to 200amp service
2791 40371 15May23	1	Interior Lighting - Additonal ceiling box on separate switch Kitchen above the island, see sketch
2791 40372 15May23	1	Interior Lighting - Additional ceiling box on existing switch Kitchen above the island, see sketch
2791 40373 15May23	4	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Kitchen, delete the standard overhead light, see sketch
2791 40374 15May23	4	Pot Lights - LED 4” potlight - 2nd floor and bungalow (min 4 purchase required) Great Room, existing overhead light to remain, see sketch
2791 40388 15May23	1	Miscellaneous - Additional plug on existing circuit Great Room approx 5 feet from the finish floor above the fireplace beside the cable rough-in, see sketch
2791 40389 15May23	1	Exterior Lighting - Additonal exterior plug on GFCI line with water proof cover plate Back yard, See sketch
3119 45274 14Nov23 NoCat	1	Bathroom- accommodate for shower stall (approx 30"x60") in lieu of standard Tub with shower pot light Main Bathroom - 1st floor see sketch
3119 45276 14Nov23 NoCat	1	Gas Fireplace with Electronic ignition
3119 45281 14Nov23 NoCat	1	Kitchen- install 120v plug for gas stove



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FIREPLACE		
Invoice	Qty.	Description
2791 40358 15May23	1	Fireplace (interior) as per plan with standard traditional style painted mantel

GLASS AND MIRROR		
Invoice	Qty.	Description
2791 40362 15May23	1	Shower Enclosure: L-Shape-Frameless Glass Shower Master Ensuite in lieu of framed glass shower
2791 40408 15May23	1	Frameless Shower Door Main Bathroom

HAVC		
Invoice	Qty.	Description
2791 40368 15May23 **	1	Rough-In Gas line for BBQ (Exterior) See sketch

HVAC		
Invoice	Qty.	Description
2791 40367 15May23	1	Rough-In Gas line (interior) for stove including 120v & 240v electrical plug
2791 40368 15May23	1	Rough-In Gas line for BBQ (Exterior) See sketch
2791 40369 15May23	1	Gas Line from meter to house - 1-1/4" - in lieu of standard 1"
3119 45277 14Nov23 NoCat	1	Gas Fireplace as per plan

MISCELLANEOUS		
Invoice	Qty.	Description
2791 38737 15May23	1	Bonus Dollars from Sales Agreement



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PAINT AND STAIN

Invoice	Qty.	Description
2791 40361 15May23	1	Stain finish and varnish Oak stairs complete (per flight) Add Railing Loft railing
3119 45268 14Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3119 45278 14Nov23 NoCat	1	Great Room- Paint Mantle White
3119 45284 14Nov23 NoCat	1	Great Room - Paint 1/4 round



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PLUMBING

Invoice	Qty.	Description
2791 40363 15May23	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2791 40365 15May23	1	Kitchen - Rough-in water line to fridge
2791 40366 15May23	1	Basement rough-in for future kitchen / wetbar (Incl: Water, draining, vent) See sketch
2791 40411 15May23	3	Contrac Loland Square Drop-in-sink (21 1/4”w x 18 1/8”d x 7 1/8”H) - Soft White Master Ensuite and Main Bathroom
2791 40412 15May23	2	Bathroom - 1/2” Hot water line to toilet location Master Ensuite and Main Bathroom
2791 40413 15May23 **	1	Vanity Extras - Top drawer Main Bathroom
3089 45103 07Nov23	1	Mainline Double Bowl MLUD775R (32 3/8”w x 18 1/8”d x 8” deep bowl) Undermount - Stainless Steel
3119 45263 14Nov23 NoCat	1	Master Ensuite- Freestanding Tub
3119 45270 14Nov23 NoCat	1	Basement- 3 piece rough-in
3119 45272 14Nov23 NoCat	1	Bathroom- shower stall (approx 30"x60") in lieu of standard Tub

RAILING

Invoice	Qty.	Description
2791 40360 15May23	1	Railing - Upgrade H - 1/2" Square metal pickets alternating between No. P-683/S-B (Single collar) and No. P-STR-B(plain) with both having No. PS-9503 shoes for the base and powder coated satin black, 3" x 1 3/4" Large oval handrail -- OAK, 3 1/2" Square/Beveled newel posts with a decorative cap -- OAK
3119 45275 14Nov23 NoCat	1	Loft - add Upgraded railing (match the railing on the staris)



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STAIRS		
Invoice	Qty.	Description
2791 40359 15May23	1	Oak stairs (natural finish with strip hardwood on landing) -40FT MODEL SERIES

TILE		
Invoice	Qty.	Description
3119 45265 14Nov23 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3119 45273 14Nov23 NoCat	1	Bathroom- accommodate for shower stall (approx 30"x60") in lieu of standard Tub
3119 45280 14Nov23 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure

TRIM		
Invoice	Qty.	Description
2791 40364 15May23	1	Door Hardware - Exterior Gripset -London (in lieu of standard door) Front Door - Satin Nickel
3119 45267 14Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3119 45283 14Nov23 NoCat	1	Great Room - install 1/4 round
3132 45831 12Dec23 NoCat	1	Loft - Delete 1/2 wall upgrade to railing -- Credit

WINDOWS		
Invoice	Qty.	Description
2791 40376 15May23 **	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes See sketch



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WOOD/LAMINATE FLOORING

Invoice	Qty.	Description
3089 45102 07Nov23	1	Wood/Laminate Flooring - Vinyl - GREAT ROOM - Torlys Rigidwood Firm Elite SPC Luxury Item no longer available
3089 45111 07Nov23 NoCat	1	Great Room - Torlys Stadium WPC Vinyl