



CONSTRUCTION SUMMARY

Lot: 3-1

Model: 31-03 B END2 BLK 3 Ashton Manor

Project/Phase: The Manors at Pine Valley / 4

CERAMIC

Invoice	Qty.	Description
3218  15Jan25 NoCat	1	THRU OUT MAIN FLOOR (FOYER/POWDER/MAIN HALL/KITCHEN/GREAT ROOM): LEVEL 8 FLOOR TILE - 30X30" MUSE 'WHITE' POLISHED  LAID IN STRAIGHT, STACKED PATTERN.
3218  15Jan25 NoCat	1	FOYER: **CUSTOM DESIGN** BORDER:24X24" MUSE 'WHITE POLISHED - 6" BORDER AT WALL INLAY: 3X12" MARBLE INLAY - STARK CARBON FIELD TILE: 24X24" MUSE 'WHITE' POLISHED - LAID ON DIAGONAL SEE ATTACHED SKETCH
3218  15Jan25 NoCat	1	POWDER ROOM: ADD TILE TO ALL WALLS - 2.5 X 8" LA RIVIERA 'GINGER GLOSSY'  LAID IN VERTICAL STACKED PATTERN. **TILE FROM CEILING TO FLOOR *no trim baseboard*
3218  15Jan25 NoCat	1	KITCHEN: UPGRADE 8 MARBLE BACKSPLASH TILE - MILAS PEARL MARBLE HERRINGBONE (.6x1.3)
3218  15Jan25 NoCat	1	ENSUITE 4: UPGRADE FLOOR TILE - 12X24" PIASENTINA 'WHITE' SEMI-POLISHED  LAID IN HORIZONTAL STACKED PATTERN, SEE PLAN FOR TILE DIRECTION
3218  15Jan25 NoCat	1	ENSUITE 4: UPGRADE WALL TILE TUB LONG WALL: 5X5" ARTISAN LUNAS B&W SHORT WALLS AND REST OF BATHROOM WALLS - 12X24" PIASENTINA 'WHITE' POLISHED
3218  15Jan25 NoCat	1	LAUNDRY ROOM: FLOOR TILE -12X24" MADISON 'LIGHT GREY'  LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3218  15Jan25 NoCat	1	LAUNDRY ROOM: UPGRADE 2 BACKSPLASH TILE - 3X6" CHESS 'TENDER GREY' POLISHED  BEHIND SINK AND HANGING AREA - UP TO CEILING *AND* BEHIND MACHINES FROM THE COUNTER TO THE FLOOR LAID IN HERRINGBONE PATTERN
3218  15Jan25 NoCat	1	SHARED ENSUITE: UPGRADE 5 FLOOR TILE - 12X24" PIASENTINA 'WHITE' SEMI POLISHED  LAID IN STRAIGHT STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3218  15Jan25 NoCat	1	SHARED ENSUITE: UPGRADE 3 SHOWER FLOOR TILE - PENNY ROUND WHITE MATTE
3218  15Jan25 NoCat	1	SHARED ENSUITE WALLS - SHOWER WALLS ONLY ***PATTERN - HERRINGBONE W/ ALTERNATING COLOUR HORIZONTAL STRIPES - SEE SKETCH*** 2.5x8" LA RIVIERA 'GRIS NUAG' GLOSSY alternating w/ 2.5X8" LA RIVIERA 'ROSE' GLOSSY BATHROOM WALLS: 12X24" PIASENTINA 'WHITE' HORIZONTAL STACKED PATTERN  TILE FROM CEILING TO FLOOR - NO TRIM BASEBOARD
3218  15Jan25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 8 FLOOR TILE - 24X48" THE ROOM 'STATUARIO VEINA PICOLO POLISHED  LAID IN STRAIGHT STACKED PATTERN. SEE PLAN FOR TILE DIRECTION



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3218  15Jan25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 3 SHOWER FLOOR TILE - PENNY ROUND MATTE WHITE
3218  15Jan25 NoCat	1	PRINCIPAL ENSUITE: **LONG SHOWER WALL & WINDOW WALL ARE DIFFERENT FROM END WALLS** SHORT SHOWER WALLS AND BATHROOM LONG WALLS: 24X48" THE ROOM 'STATUARIO VEINA PICCOLO' LAID IN HORIZONTAL STACKED PATTERN SHOWER LONG WALL + WINDOW WALL: ARTISAN 5X5" OASIS MIXED, FLOOR TO CEILING  SEE ATTACHED SKETCH FOR LOCATIONS  TILE FROM CEILING TO FLOOR, NO TRIM BASEBOARD INSTALLED
3218  15Jan25 NoCat	1	THRU OUT BASEMENT: HALLWAY/ STORAGE ROOM/ REC ROOM/ BATHROOM: 24X24" MUSE POLISHED 'WHITE'  LAID IN STRAIGHT, STACKED PATTERN.
3218  15Jan25 NoCat	1	BASEMENT BATH: SHOWER WALLS + BATHROOM WALLS: TILE TO BE LAID IN VERTICAL STACKED PATTERN FLOOR TO APPROX 34" A.F.F. - 2.5x8" ARTISAN 'COLONIAL BLUE' APPROX 34" A.F.F. TO CEILING - 2.5x8" ARTISAN 'WHEAT' TILE FROM CEILING TO FLOOR *no trim baseboard installed*
3218  15Jan25 NoCat	1	BASEMENT BATH: UPGRADE SHOWER FLOOR TILE TO PENNY ROUND WHITE MATTE
3218  15Jan25 NoCat	1	THRU OUT: UPGRADE GROUT SEE ATTACHED GROUT SCHEDULE

ELECTRICAL

Invoice	Qty.	Description
3218  15Jan25 NoCat	3	POWDER ROOM/ PRINCIPAL ENSUITE/ SHARED ENSUITE: ADD INTERIOR GFI (FOR BIDET TOILET)  includes drywall repair/re-tape/re-paint
3218  15Jan25 NoCat	1	THRU OUT BASEMENT: HALLWAY/ STORAGE ROOM/ REC ROOM/ BATHROOM: INSTALL HEATED FLOOR COMPLETE WITH SMART THERMOSTAT
3218  15Jan25 NoCat	1	**MAIN STAIRS** ADD STEP LIGHTS, LIKE IN MODEL HOME, COMPLETE WITH 3-WAY SWITCH ON MAIN AND 2ND FLOOR

FRAMING

Invoice	Qty.	Description
3218  15Jan25 NoCat	1	FOYER: FRAME FOR BUILT-IN ARMOIRE
3218  15Jan25 NoCat	1	GREAT ROOM: BUMP IN FOR FIREPLACE, FRAMED & DRYWALL TO CEILING. ADD 36" ELECTRIC FIREBOX. INCLUDES 120V PLUG KIT. does not include mantle. DIMPLEX HERRINGBONE 500002400



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GARAGE DOORS

Invoice	Qty.	Description
3218	1	SHARED ENSUITE: UPGRADE SHOWER DOOR HARDWARE AND HINGES
15Jan25 NoCat		

GLASS AND MIRROR

Invoice	Qty.	Description
3218	1	ENSUITE 4: UPGRADE MIRROR TO BEVELLED CLEAR GLASS WITH CUT OUT FOR LIGHT. FULL WIDTH OF VANITY TO CEILING
15Jan25 NoCat		
3218	1	SHARED ENSUITE: UPGRADE MIRROR TO BEVELLED CLEAR GLASS WITH CUT FOR LIGHT, FULL WIDTH OF VANITY + FULL HEIGHT TO CEILING WITH CUT OUT FOR LIGHT
15Jan25 NoCat		
3218	1	PRINCIPAL ENSUITE: UPGRADE SHOWER DOOR HARDWARE AND HINGES
15Jan25 NoCat		
3218	1	PRINCIPAL ENSUITE: DO *NOT* INSTALL MIRROR IN THIS ROOM
15Jan25 NoCat		
3218	1	BASEMENT BATH: UPGRADE TO 3/4" BEVELLED CLEAR GLASS WITH LIGHT CUT OUT, FULL WIDTH OF VANITY TO CEILING
15Jan25 NoCat		
3218	1	BASEMENT BATH: UPGRADE SHOWER DOOR HARDWARE AND HINGES
15Jan25 NoCat		



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GRANITE MARBLE QUARTZ

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3218  15Jan25 NoCat	1	POWDER ROOM: VANITY APRON VANITY TOP + DETAILED BACKSPLASH - SILESTONE 'ROMANTIC ASH POLISHED' (- SEE ATTACHED SKETCH)
3218  15Jan25 NoCat	1	KITCHEN COOK TOP WALL: UPGRADE QUARTZ COUNTER TOP TO 'ETHEREAL GLOW' ADD APRON FRONT AT COOKTOP, INCLUDES COOKTOP CUT OUT ADD BUILT-UP EDGE PROFILE AT PERIMETER (SEE ATTACHED SHEET) *ISLAND*: QUARTZ 'ROMANTIC ASH' WATER FALL LEGS BOTH SIDES APRON FRONT AT SINK
3218  15Jan25 NoCat	1	GREAT ROOM: CLAD FIREPLACE MANTLE - SILESTONE 'ROMANTIC ASH POLISHED' -LIKE MODEL HOME MANTLE  includes framing for mantle
3218  15Jan25 NoCat	1	ENSUITE 4: UPGRADE QUARTZ COUNTER - 'VANILLA NOIR' INCLUDES BUILT-UP EDGE PROFILE
3218  15Jan25 NoCat	1	LAUNDRY ROOM: UPGRADE TO QUARTZ COUNTER TOP + ABOVE MACHINES 'ORGANIC WHITE'
3218  15Jan25 NoCat	1	SHARED ENSUITE: UPGRADE 3 QUARTZ COUNTER TOP WITH UPGRADED EDGE PROFILE 'SNOWY IBIZA'
3218  15Jan25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE VANITY TOP TO 'ROMANTIC ASH' POLISHED QUARTZ UPGRADE TO BUILT-EDGE PROFILE - SEE ATTACHED SHEET
3218  15Jan25 NoCat	1	BASEMENT BATH: UPGRADE TO 'WHITE ATTICA' QUARTZ COUNTER TOP, INCLUDES BUILT UP EDGE PROFILE

HARDWOOD

Invoice	Qty.	Description
3218  15Jan25 NoCat	1	THRU OUT 2ND FLOOR: UPGRADE HARDWOOD FLOOR TO 3/4x5" VINTAGE WHITE OAK SCULPTED 'APOLLO'  MAIN FLOOR AND BASEMENT ARE ALL TILE



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INTERIOR TRIM AND DOORS

Invoice	Qty.	Description
3218	1	THRU OUT STANDARD AREAS: INSTALL STANDARD TRIM PACKAGE
15Jan25 NoCat		BATHROOMS WITH FULL TILE WALLS WILL NOT HAVE TRIM BASEBOARD INSTALLED - ONLY TILE
3218	1	THRU OUT STANDARD LOCATIONS: UPGRADE INTERIOR DOORS TO 'LOGAN'
15Jan25 NoCat		
3218	1	THRU OUT STANDARD LOCATIONS: UPGRADE INTERIOR DOOR HARDWARE TO 'MONTREAL SQUARE' WITH *STANDARD INTERIOR HINGES* - BRUSHED NICKEL
15Jan25 NoCat		

KITCHEN AND BATH CABINETRY

Invoice	Qty.	Description
3218	1	SEE ATTACHED CABINETRY SCHEDULE
15Jan25 NoCat		

MISC.

Invoice	Qty.	Description
3218	1	COURTESY DISCOUNT
15Jan25 NoCat		

NETWORK AND WIRING

Invoice	Qty.	Description
3218	1	ADD WIRING FOR *INTERIOR CAMERAS* FOYER + GREAT ROOM
15Jan25 NoCat		**INSTALL FULL CAMERA PACKAGE** - COMPONENTS TO INCLUDE: 2x EXTERIOR CAMERAS, 2x INTERIOR CAMERAS, 1x VIDEO DOOR BELL

PAINT

Invoice	Qty.	Description
3218	1	THRU OUT: PAINT WALLS 'OYSTER'
15Jan25 NoCat		
3218	1	MAIN STAIRS - 2ND FLOOR TO BASEMENT: STAIN STAIRS 'VINTAGE ON RED OAK 'APOLLO'
15Jan25 NoCat		



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PLUMBING

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3218  15Jan25 NoCat	1	POWDER ROOM: UPGRADE TOILET TO 'MASSA INTELLIGENT TOILET' + LAV FAUCET + COORDINATING TISSUE HOLDER + HAND TOWEL HOLDER
3218  15Jan25 NoCat	1	KITCHEN: UPGRADE KITCHEN SINK, ADD WATER FILTRATION SYSTEM, UPGRADE FAUCET KITCHEN FAUCET- SEE ATTACHED SPEC SHEETS
3218  15Jan25 NoCat	1	ENSUITE 4: UPGRADE "SHOWER TRIM" AND LAV FAUCET, UPGRADE TOILET TO ONE-PIECE COMPLETE WITH MATCHING LEVER HANDLE ADD COORDINATING TISSUE HOLDER AND TOWEL BAR, AND ROBE HOOK SEE ATTACHED SPEC SHEET
3218  15Jan25 NoCat	1	LAUNDRY ROOM: UPGRADE TO FRANKE UNDERMOUNT SINK - SEE ATTACHED SPEC SHEET
3218  15Jan25 NoCat	1	LAUNDRY ROOM: STANDARD CHROME FAUCET
3218  15Jan25 NoCat	1	SHARED ENSUITE: UPGRADE TOILET TO 'MASSA INTELLIGENT TOILET', FAUCET TO MOTION SENSE AND "SHOWER TRIM" ADD: COORDINATING TOWEL BAR, TISSUE HOLDER AND 2xROBE HOOK
3218  15Jan25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TOILET TO 'MASSA INTELLIGENT TOILET' + LAV FAUCETSx2 ADD: COORDINATING TISSUE HOLDER, HAND TOWEL HOLDER AND 2x DOUBLE ROBE HOOKS AND 1X SINGLE ROBE HOOK
3218  15Jan25 NoCat	1	BASEMENT BATH: UPGRADE SHOWER TRIM, LAV FAUCET AND TOILET. ADD COORDINATING TISSUE HOLDER, TOWEL BAR AND 1x ROBE HOOK

STAIRS AND RAILINGS

Invoice	Qty.	Description
3218  15Jan25 NoCat	1	MAIN STAIRS - 2ND FLOOR TO BASEMENT - UPGRADE RAILING TO 'GENEVA' RED OAK/BLACK PICKETS  *INCLUDING APPROX 16" AT FOYER AT STAIRS TO BASEMENT