



CONSTRUCTION SUMMARY

Kingsmen (Islington) Inc. / 9560 Islington

Lot/Unit: L138 Block 3    Phase/Building: 3    Model/Floor Plan: The Miami - 3 Bed (B5-3B)

CABINETRY

Inv.4885	1 - As per schedule "PE": Vendor agrees to supply and install one lower drawer in vanity in Powder Room ( same as model suite) From vendors standard samples. This item has no cash value, is non-negotiable and non-tranferrable.	
Line 62837	Note:	
4Feb21 / 17Feb21		

CABINETRY APPLIANCE - FRIDGE

Inv.4885	1 - To supply & install the 66CM DEEP FRIDGE ENCLOSURE - COUNTER DEPTH WITH - 1 WALL - 1 66CM DEEP GABLE AND 1 66CM DEEP CABINET - THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED. - CLASSIC SERIES.. see sketch #1	
Line 63002	Note:	
4Feb21 / 17Feb21		

CABINETRY BASE CABINETS

Inv.4885	1 - To supply & install the POTS & PANS DRAWER - - SIZE SUBJECT TO FLOOR PLAN - CLASSIC SERIES in the island... see sketch # 1	
Line 63003	Note:	
4Feb21 / 17Feb21		

CABINETRY HOOD FANS

Inv.4885	1 - To ACCOMMODATE the cabinets FOR a future OTR MICROWAVE HOOD FAN COMBO -CLASSIC SERIES in the kitchen.	
Line 62998	Note: Still to install the standard hoodfan.. Elec. for this future item has been sold sep. NO OTR HAS BEEN PURCHASED	
4Feb21 / 17Feb21		

COUNTER TOP

Inv.4885	1 - As per schedule "PE": Vendor agrees to supply & install quartz or granite countertops in kitchen and all bathrooms, complete with undermount sink(s) from standard builder samples of the vender. This promotion has no cash value,	
Line 62838	Note: Is non-negotiable and non-transferable.	
4Feb21 / 17Feb21		

COUNTER TOP - KITCHEN

Inv.4885	1 - To supply and install COUNTER TOP - KITCHEN - KITCHEN - 3CM QUARTZ COUNTER TOP - UPGRADE LEVEL 2 in lieu of the standard level #1 ... see colour chart for details.	
Line 63004	Note:	
4Feb21 / 17Feb21		

COUNTER TOP - VANITY

Inv.4885	1 - To supply and install COUNTER TOP - VANITY - POWDER ROOM - 2CM QUARTZ COUNTER TOP - UPGRADE LEVEL 2 in lieu of the standard level 1 quartz... see colour chart for details.	
Line 63005	Note:	
4Feb21 / 17Feb21		

ELECTRICAL

Kingsmen (Islington) Inc. / 9560 Islington

Lot/Unit: L138 Block 3    Phase/Building: 3    Model/Floor Plan: The Miami - 3 Bed (B5-3B)

Inv.4885	1 - To supply and install the standard T.V. rough-in the living room and master bedroom.. see sketch #1	
Line 62986	Note:	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply and install the standard phone rough in (CAT 5) in the living room, master bedroom and bedroom #3.. see sketch #1	
Line 62987	Note:	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply and install an extra T.V rough in, in bedroom #2.. see sketch #1	
Line 62988	Note:	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply and install an electrical outlet 66' above from the floor in the living room, for future mounted TV... see sketch #1	
Line 62993	Note:	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply and install a conduit pipe in the living room at approx. 66" + - up from the floor next to the upgraded elec. outlet and terminated next to + - the std. T.V. rough in in the living room.. see sketch #1	
Line 62994	Note:	
4Feb21 / 17Feb21		
Inv.4885	2 - To supply and install a capped electrical rough in on a separate switch in the kitchen above the island.. see sketch #1 AND To supply & install an additional capped elec. rough in on a sep. switch in the living room area... see sketch # 1	
Line 62995	Note: No fixture has been purchased.	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply the electrical outlet required for the future OTR MICROWAVE/ RAMGEHOOD INSTALL ONLY (OTR supplied and installed by purchasers after closing)	
Line 62997	Note: NO OTR HAS BEEN PURCHASED	
4Feb21 / 17Feb21		

HARDWOOD

Inv.4885	1 - As per schedule "PE": Vendor agrees to supply and install hardwood flooring in all bedrooms from standard samples of the vendor. This promotion has no cash value, is non-negotiable and non transferrable.	
Line 62836	Note:	
4Feb21 / 17Feb21		

MISCELLANEOUS

Inv.4885	1 - Do NOT install the mirrors in all bathrooms.	
Line 63001	Note:	
4Feb21 / 17Feb21		

PLUMBING

Kingsmen (Islington) Inc. / 9560 Islington

Lot/Unit: L138 Block 3    Phase/Building: 3    Model/Floor Plan: The Miami - 3 Bed (B5-3B)

Inv.4885	1 - To supply and install the BLANCO Quatrus U 1 3/4 Model 401244 in lieu of the standard kitchen under mount kitchen sink... sees spec's	
Line 62999	Note: Still to install the standard single hole faucet.	
4Feb21 / 17Feb21		
Inv.4885	3 - To supply an install the CONTRAC CATENA 4210CIY sink in lieu of the oval undermount sink in the powder room, master ensuite and main bathroom (as indicated on schdule PE)... See spec's	
Line 63000	Note: Still to install the standard single hole facuet.	
4Feb21 / 17Feb21		

TILE - FLOOR

Inv.4885	1 - To supply and install UPGRADE 1 - FLOOR TILE - - MASTER ENSUITE TILE in lieu of the standard floor tile..see colour chart for details.	
Line 63006	Note:	
4Feb21 / 17Feb21		
Inv.4885	1 - To supply and install UPGRADE 1 - FLOOR TILE - - MAIN BATHROOM TILE in lieu of the standard floor tile ... see colour chart for details.	
Line 63007	Note:	
4Feb21 / 17Feb21		

EXTRAS AS PER OFFER

5 Appliances including Stainless Steel Fridge, Stove, Dishwasher and white Washer / Dryer, from the standard offer of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable. Worksheet Note:	
Vendor agrees to supply and install 5 inch hardwood flooring in all bedrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable. Worksheet Note:	
Vendor agrees to supply and install quartz or granite countertops in kitchen and all bathrooms complete with undermount sink(s) from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable. Worksheet Note:	
The Vendor agrees to supply and install one lower drawer in vanity in Powder Room (same as model suite) from Vendors standard samples. This item has no cash value, is non-negtioable and non-transferable. Worksheet Note:	

Purchasers: AARON ALEXANDER PALMER & SABRINA ASSProperty: L138 Block 3 of Plan -  
 Telephone Res. / Bus: (647) 991-7712 / Project: Kingsmen (Islington) Inc.  
 Decor Advisor: Barbara Coccia Model and Elevation: The Miami - 3 Bed (B5-3B)

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

### 1. Cabinetry

	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#3 Simcoe Orchid	**UPG #2 H/S Whistler 3cm	12881 Handle
Kitchen Island	#3 Simcoe Orchid	**UPG #2 H/S Whistler 3cm	12881 Handle
Laundry Room	/	/	/
Powder Room	#3 Simcoe Orchid	**UPG #2 H/S Whistler 2cm	12881 Handle
Main Bathroom	#3 Simcoe Orchid	#1 C/S #9141 Ice Snow 2cm	12881 Handle
Master Ensuite Bathroom	#3 Simcoe Orchid	#1 C/S #9141 Ice Snow 2cm	12881 Handle
Second Ensuite Bathroom (If Applicable)	/	/	/
	/	/	/
	/	/	/

### Appliances

#### Custom Size Fridge

☐ Yes ☒ No

#### Valance Lighting

☐ Yes ☒ No

#### Microwave / Range Hood

☒ Yes ☐ No

#### Cooktop / Rangetop

☐ Yes ☒ No

#### Built in Wall Oven

☐ Yes ☒ No

#### Slide-in Range

☐ Yes ☒ No


### Comment

### 2. Flooring

	Selection
	/
Main Hall	/
Back Hall	/
Breakfast	/
Laundry Room	/
Kitchen	5" Elements Brushed Oak Wolverine (Including Pantry)
Powder Room	13x13" Cinq Black
Main Bathroom	13x13" Satin Black Porcelain Tile
Master Ensuite Bathroom (If Applicable)	**UPG #1 13x13" Satin Black Porcelain Tile SH/FL:2x2" Soho White Matte
Mud Room	/
	/
Living Room	5" Elements Brushed Oak Wolverine
Dining Room	5" Elements Brushed Oak Wolverine
Family / Great Room	/
Den / Library / Study	/
Basement Landing (If Applies)	/
Lower Landing (If Applicable)	5" Elements Brushed Oak Wolverine
Upper Landing	/
Upper Hall	(Lower Hallway)- 5" Elements Brushed Oak Wolverine
Master Bedroom	5" Elements Brushed Oak Wolverine
Bedroom #2	5" Elements Brushed Oak Wolverine
Bedroom #3	5" Elements Brushed Oak Wolverine
Bedroom #4	/
Bedroom #5	/

Flooring Continued on Page 2

Initial:



Page 1 of 3



**Purchasers:** AARON ALEXANDER PALMER & SABRINA ASS **Property:** L138 Block 3 of Plan -  
**Telephone Res. / Bus:** (647) 991-7712 / **Project:** Kingsmen (Islington) Inc.  
**Decor Advisor:** Barbara Coccia **Model and Elevation:** The Miami - 3 Bed (B5-3B)

### 2. Flooring - Continued -

Upgrade Underpad	Type	Area
	/	/
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	/	/

### 3. Plumbing Fixtures / Faucets

Kitchen	Standard	Second Ensuite	/	Powder Room	Standard
Master Ensuite	Standard			Other Room	/
Main Bathroom	Standard				

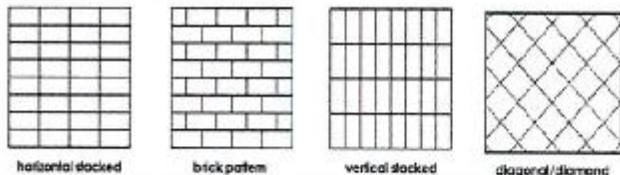
#### Comment

NOTE: The purchasers have upgraded all bathroom sinks (PWD, Master and Main Bathroom) to undermount.. still to install the standard single hole faucet. Kitchen sink has been upgraded.. still to install the standard single hole faucet.

### 4. Wall Tile

	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	8x10" Keaton Ice	<input type="checkbox"/>	<input type="checkbox"/>	/
Master Ensuite				
Tub Deck	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Apron	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Surround	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Shower Stall	8x10" Keaton Ice	<input type="checkbox"/>	<input type="checkbox"/>	/
Second Ensuite	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Kitchen Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Complete Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/

#### Comment



### 5. 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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Over Mantle									
Colour / Stain									
Surround									
Hearth									
Comment									

Initial:

JR PR

**Purchasers:** AARON ALEXANDER PALMER & SABRINA ASS **Property:** L138 Block 3 of Plan -  
**Telephone Res. / Bus:** (647) 991-7712 / **Project:** Kingsmen (Islington) Inc.  
**Decor Advisor:** Barbara Coccia **Model and Elevation:** The Miami - 3 Bed (B5-3B)

### 6. Trim Carpentry

**Door Hardware** Standard Handle

**Interior Trim** Standard

**Comment**

#### Interior Doors

☐ 2 Panel Arch Top

☒ 2 Panel Square Top

☐ 6 Panel

Initial for Door Style

### 7. Railings and Pickets

**Railing Package** Standard Metal Package

**Railing Colour** Elements Wolverine

**Wood Stairs** ☐ No ☒ Oak

**Picket Colour** Black Metal

**Tread Colour** Elements Wolverine

**Comment**

### 8. Plaster Mouldings and Medallions

**Foyer**

**Main Hall**

**Living Room**

**Dining Room**

**Family Room**

**Kitchen/Breakfast**

**Den/Library**

**Lower Landing**

**Comment**

### 9. Wall Paint

Kingsmen White

#### Smooth Ceilings

☐ First Floor

☐ First Floor incl. Second Floor Hall

☐ First and Second Floor

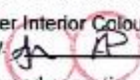
☒ Throughout

☐ Not Applicable

**Trim Paint** Kingsmen White

### 10. Additional Comments

### 11. Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability.  Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

**Purchaser:**

Signature:  Date: 17/02/2021

Signature:  Date: 17/02/2021 Vendor:

Kingsmen (Islington) Inc.

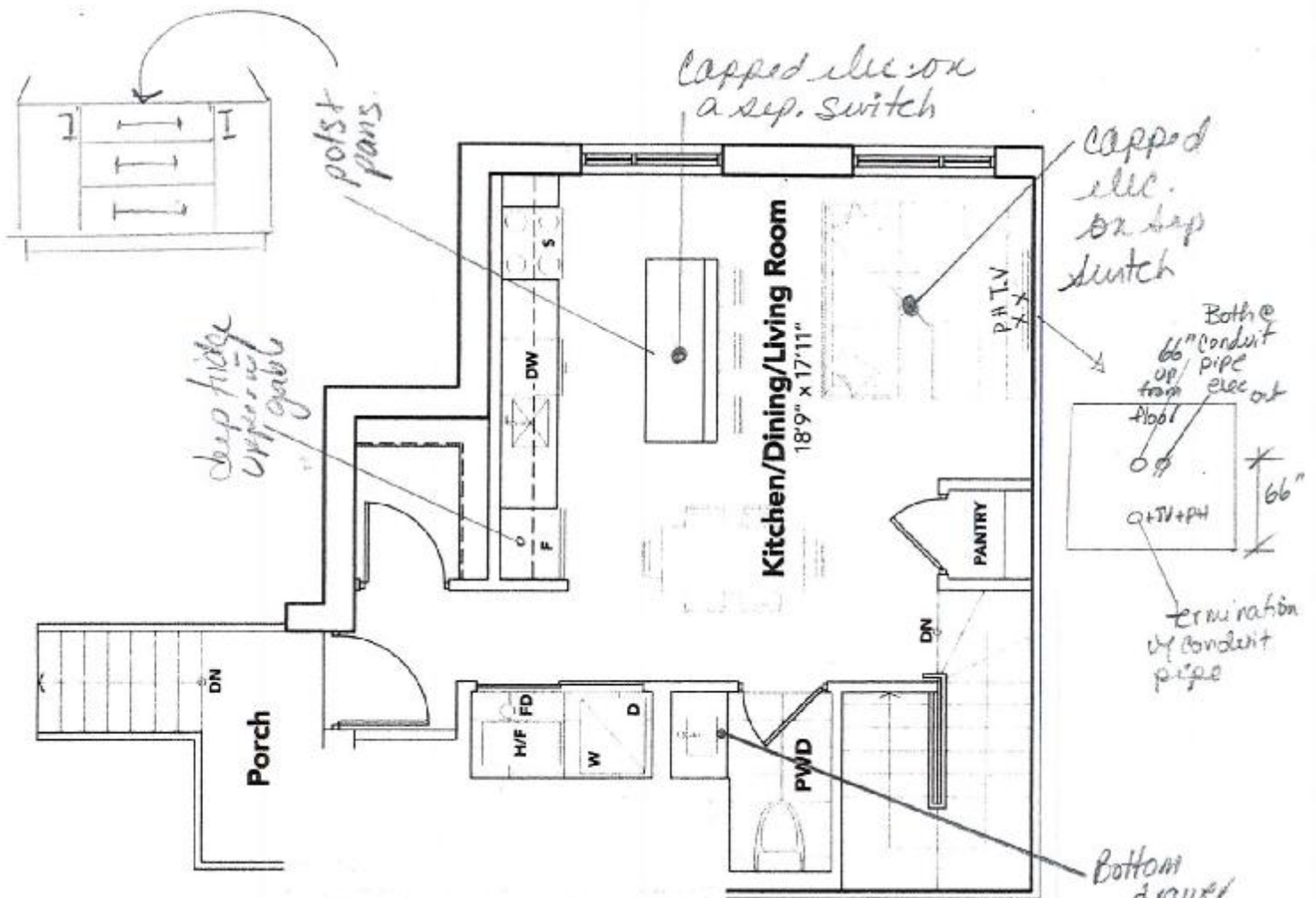
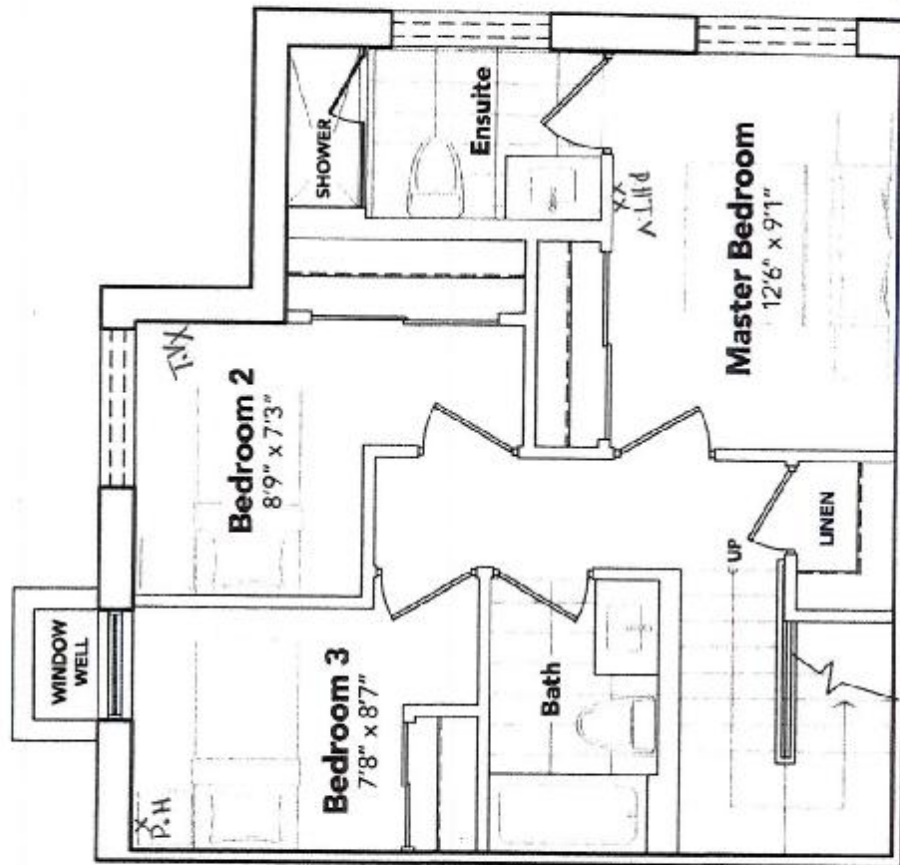
Feb. 22/2021



# SCHEDULE "B-1" Floor Plan

Townhouse No. L138 Block 3  
Phase 3  
Model: The Miami - 3 Bed (B5-3B)

Sketch #1



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. J. & O. E.

*[Signature]*

*[Signature]*

9560 ISLINGTON  
UNIT L138 (BLK 3)  
RE: UPG. KITCHEN SINK & BATHROOM  
(PWD, MASTER & MAIN) SINKS

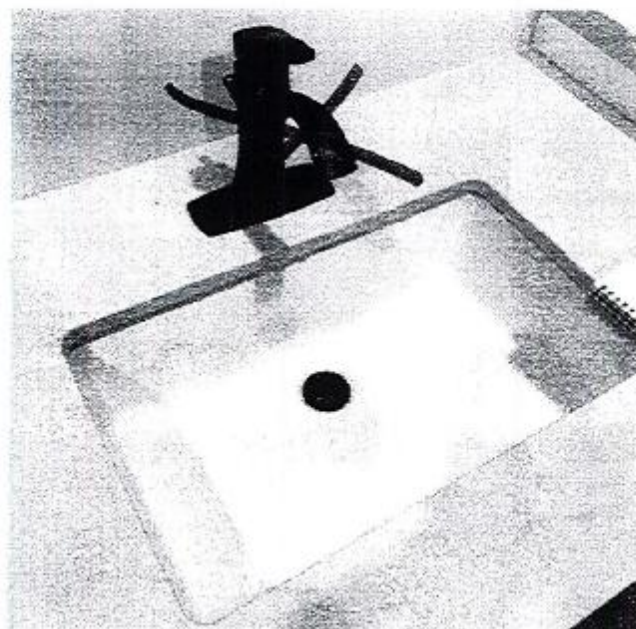
{ 9560 - lot 138 }



## QUATRUS U 1 $\frac{3}{4}$

German engineered with 304 series, 16-gauge stainless steel  
Zero-radius corners, X-catam drain groove  
Double bowl configuration for easy multi-tasking  
100% chrome-plated content for exceptional lustre, durability and strength  
Undermount installation  
Maximum cabinet size: 32"

Model #401244



## DISPLAY ITEMS

### Sink ( Item 9)

Contract Catena Undermount  
Model 4210CIY

DEANCO

+ [Signature]  
+ [Signature]