



SITE COPY

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: AVTAR SINGH and GURPREET SETHI TEL: RES.: 647-782-8185

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Offer	DELETE OPTIONAL MAIN WITH IN-LAW SUITE-4 BEDROOMS
Upgrade	Note:

Offer	BONUS PACKAGE - PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	PURCHASER HAS OPTED FOR BLACK WINDOWS FOR THE BRICK PACKAGE SELECTED.
Upgrade	PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTURAL GUIDELINES A Note:



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017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 25-Aug-22

Invoice Number: 8356

<p>1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - In addition to builders standard ceiling light, Install SIX (6) LED POT LIGHTS with One (1) Seperate Switch at Kitchen (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with One (1) Seperate Switch at dinette area (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - MAIN FLOOR - FLOORING - HARDWOOD - Install Standard Hardwood in UPGRADE Stain - 3 1/4" x 3/4" VINTAGE RED OAK (Character Pearl) BAJA in lieu of builders standard hardwood. To be installed throughout main floor, where applicable</p> <p>Note: To Include; Main Hall, Den, Living Room/Dining Room, Family Room and Applicable Landings</p>
<p>1 - KITCHEN/DINETTE - FLOORING - Install HARDWOOD FLOORING - 3 1/4" x 3/4" VINTAGE RED OAK (Character Pearl) BAJA in lieu of builders standard tiles. To be installed throughout Kitchen/Dinette Area, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #4 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketc)</p> <p>Note: To Include;</p> <p>HANDRAIL - Mod Rectangle</p> <p>PICKETS - Steel 1/2" Square, Plain / PTM-1S/Plain - Flat Black</p> <p>POST - 3 1/2" Square, IRP-13 No Cap</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>WOOD SPECIES DIFFERENCE:</p> <p>STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>STAINING DIFFERENCE:</p> <p>STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - FAMILY ROOM - Install UPGRADE STONE HEARTH (1.25" Bevelled) - To be installed a family room fireplace standard mantle (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY BEDROOM - Install OPTIONAL ELECTIC FIREPLACE at Primary Bedroom - Install Electric Fireplace Unit - Model # XLF-50 (See Sketch)</p> <p>Note: Approved as per Fonzie</p>
<p>1 - PRIMARY BEDROOM - Install CUSTOM Linear Design Model #1120 OpenCast Natural FLOATING Surround at electric frieplace installed at primary bedroom (See Sketch)</p> <p>Note: **Unit and Surround to be Installed Approx. 20" AFF**</p>
<p>1 - MAIN FLOOR - FLOORING - TILES - UPGRADE #4 - PORCELAIN - 24x24 ALABASTRO AZZURO - To be installed throughout main floor in lieu of standard tiles. To Include: Foyer, Powder Room, Garage Landing (To be Installed Straight) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN / BATHROOMS &amp; LAUNDRY ROOM - SEE QUALITY TOPS &amp; KITCHENS FOR ALL KITCHEN / BATHROOMS &amp; LAUNDRY ROOM UPGRADES / LAYOUTS. (See Attached QTK Paperwork)</p> <p>Note:</p>



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017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 25-Aug-22 Invoice Number: 8356

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE PURE GREY with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:
1 - KITCHEN - POT FILLER - Purchaser's request to cap the rough-in plumbing for the pot filler above the stove. Purchaser has requested to NOT purchase a pot filler faucet from the vendor. Note: **Vendor is Exempt from any damages created by the purchaser After Closing when installing their own pot filler faucet**  **THIS WILL ONLY BE DONE IF POSSIBLE**
1 - MASTER ENSUITE - FLOORING - TILES - UPGRADE #5 - PORCELAIN - 24x24 ALABASTRO AZZURO - To be installed throughout master ensuite floor, where applicable (To Be Installed Straight) (See Sketch) Note:
1 - MASTER ENSUITE - SHOWER WALLS - TILES - UPGRADE #6 - PORCELAIN - 24x24 ALABASTRO AZZURO - To be installed throughout master ensuite shower walls, where applicable (To Be Installed Straight) (See Sketch) Note:
1 - TWIN BATH #1 - TUB/SHOWER WALLS - TILES - UPGRADE #1 - 8x10 WEAVE WHITE To be installed throughout twin bath #1 tub/shower enclosure walls, where applicable (To Be Installed Straight) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install UPGRADE #1 Stone Countertop - EMMERSTONE STATUARIO POLISHED - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout powder room vanity countertop, where applicable (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install UPGRADE #1 Stone Countertop - EMMERSTONE CALACATTA GOLD - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout master ensuite vanity countertop, where applicable (See Sketch) Note:
1 - TWIN BATH #1 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE - To be installed throughout twin bath #1 where applicable (Includes 3" Splash) (See Sketch) Note:
1 - TWIN BATH #1 - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout twin bath #1 vanity countertop, where applicable (See Sketch) Note:
1 - TWIN BATH #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath #2 where applicable (Includes 3" Splash) (See Sketch) Note:



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017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 25-Aug-22 Invoice Number: 8356

1 - DISCLAIMER - STONE COUNTEROP; POWDER ROOM, MASTER ENSUITE, TWIN BATH #1 & TWIN BATH #2 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - POWDER ROOM - Vanity Sink - Install UPGRADE Undermount Sink - CONTRAC CATENA Undermount Sink - Model # 4210-CIY (White) (x1 Sink) (See Sketch) Note: **To be Installed with Builders Standard Faucet**
2 - MASTER ENSUITE - Vanity Sinks - Install UPGRADE Undermount Sink - CONTRAC CATENA Undermount Sink - Model # 4210-CIY (White) (x2 Sinks) (See Sketch) Note: **To be Installed with Builders Standard Faucets**
1 - MASTER ENSUITE - Shower Faucet - Install Upgrade Faucet - MOEN CHATEAU Posi-Temp Tub/ShowerFaucet with 3 Function Transfer Valve /trim and Slide Bar with Hand Shower - Model #TL183EP / U361CI / UT2721 / 3669EP / A725 /62320 - Chrome (See Sketch) Note: **NOTE: Purchaser has Requested TOE TESTER be Installed at Shower Stall**
1 - TWIN BATH #1 - Tub/Shower Faucet - Install Upgrade Faucet - MOEN CHATEAU Posi-Temp Tub/ShowerFaucet with 3 Function Transfer Valve /trim and Slide Bar with Hand Shower - Model #TL183EP / U361CI / UT2721 / 3669EP / A725 /62320 - Chrome (See Sketch) Note:
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on AUGUST 25,2022 Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:

Date Added: 18-May-22 Invoice Number: 7805

1 - MINIMUM CHARGE FOR ANY CHANGE TO STRUCTURE/FLOORPLAN Note:
1 - MUD ROOM STAIRS- Reloacte the Mud Room staircase, to be installed towards the Den. Shift the builders standard door and applicable steps/risers towards the garage. Risers to lead to Garage landing. (See Sketch) Note: **Price included in item #1**
1 - DEN- Purchaser's request to Increase the size of the Den (See Sketch) Note: **Price included in item #1**
1 - SIDE EXTERIOR- Install a Side door with applicable coach light (See Sketch) Note:
2 - BASEMENT- Install TWO (X2) Larger basement windows at basement. Install 30"x 24", in lieu of the builders standard 30" x 16" (See Sketch) Note: **Purchaser accepts and acknowledges that window wells may be possible**
2 - BASEMENT- Install TWO (X2) Larger basement windows at basement. Install 36"x 24", in lieu of the builders standard 30" x 16" (See Sketch) Note: **Purchaser accepts and acknowledges that window wells may be possible**
1 - BASEMENT- Install ONE (X1) Larger basement windows at basement. Install 36"x 24", in lieu of the builders standard 30" x 16" Shift window approx. 1'-0" towards the back of house (See Sketch) Note: **Purchaser accepts and acknowledges that window wells may be possible**



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017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 18-May-22

Invoice Number: 7805

<p>1 - BASEMENT -Install ONE (X1) additional basement 36"x 24" window. New window to be APPROX. 6'-0" away from the basement staircase (See Sketch)</p> <p>Note: **Purchaser accepts and acknowledges that window wells may be possible**</p>
<p>1 - FRONT EXTERIOR- Install Front Exterior Double Extended Height Front Doors, in lieu of the builders standard. Delete the transom, above to accommodate the extended height doors. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN/ DINING ROOM- Close the entrance from the kitchen to the Dining Room (See Sketch)</p> <p>Note: **Purchaser accepts and acknowledges that the price above does not include additional kitchen cabinets or counter top. This is to be charged at time of colour chart</p>
<p>1 - KITCHEN- Install an 8" exhaust Duct opening in the kitchen, in lieu of the builders standard. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- Install a Pot Filler Rough In ONLY above the stove (See Sketch)</p> <p>Note: **The above price is ONLY for the plumbing rough in for pot filler, Purchaser to choose plumbing fixture at time of colour chart</p> <p>**QTK to provide install measurements for the Pot Filler**</p>
<p>1 - KITCHEN- Install a Water Line Rough In for the Fridge (see Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- Install a Gas line Rough in with applicable electrical (See Sketch)</p> <p>Note: **To include the builders standard electrical for electrical stove</p>
<p>1 - SECOND FLOOR BEDROOMS- Install smooth ceilings throughout the second floor bedroom, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ROOM- Install the optional Raised Coffered Ceiling in the Primary Room (Master Bedroom)</p> <p>Note: **Price above does not include the Cornice Moulding** And can be chosen at time of colour chart appointment**</p>
<p>1 - MASTER ENSUITE- Increase the shower stall in the Master Ensuite by APPROX. 1'-0" towards the toilet. Install additional 2x2 mosaic, curb with stone top, additional wall tile and frameless glass (See Sketch)</p> <p>Note:</p>
<p>1 - MASTER ENSUITE- Install a shower stall Niche Box with shelf , finished with White Quartz stone.</p> <p>Note: **Purchaser has the option to further upgrade the quartz at time of colour chart**</p>
<p>1 - GARAGE- Relocate the Central Vac to the garage**Location as per Vendors discretion ** (See Sketch)</p> <p>Note:</p>
<p>1 - FRONT EXTERIOR-Install a Festive Soffit exterior plug and single pole switch (see Sketch)</p> <p>Note:</p>
<p>1 - FRONT EXTERIOR PORCH- In addition to the builders standard coach light, Install an additional coach light, opposite builders standard. To be on the same switch as existing Coach Light (See Sketch)</p> <p>Note:</p>
<p>1 - FRONT EXTERIOR PORCH- In addition to the Coach Lights, Install a Porch Ceiling light, centred. Porch ceiling light to be on it's own separate switch (See Sketch)</p> <p>Note:</p>
<p>1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000</p> <p>Note:</p>



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TEL: RES.: 647-782-8185

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017	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 18-May-22 Invoice Number: 7805

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES  
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$17,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART  
Note:

Date Added: Invoice Number: 8133

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\* INTERIOR COLOUR SCHEME \*

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
AVTAR SINGH & GURPREET SETHI	Laura Di Pede	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A	(647) 782-8185 /	2185715 Ontario Inc.		017

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	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	24x24 ALABASTRO AZZURO (Straight) (UPG)	24x24 Alabastro Azzuro (Straight) (UPG)	NONE	NONE	NONE	WHITE
Twin Bath #1	13x13 COSTA WHITE (STD)	8x10 WEAVE WHITE (UPG)	NONE	NONE	NONE	WHITE
Twin Bath #2	13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	13x13 KEATON ICE (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	24x24 ALABASTRO AZZURO (Straight) (UPG)	N/A	N/A	N/A	NONE	WHITE
Kitchen/Dinette	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)	NONE	N/A	N/A	NONE	STD
Garage Landing	24x24 ALABASTRO AZZURO (Straight) (UPG)	N/A	N/A	N/A	NONE	N/A
Foyer	24x24 ALABASTRO AZZURO (Straight) (UPG)	<div><div>Railings and Stairs</div><div><div>Railings</div><div>UPG - Mod Rectangle VintageRedOakBaja</div></div><div><div>Pickets</div><div>UPG-Steel 1/2" Square Plain/PTM-1S-Black</div></div><div><div>Posts</div><div>UPG-31/2" Square IRP-13NoCap-Vint.Baja</div></div><div><div>Stringers</div><div>STD - VINTAGE RED OAK BAJA</div></div><div><div>Treads</div><div>STD - VINTAGE RED OAK BAJA</div></div><div><div>Risers</div><div>STD - VINTAGE RED OAK BAJA</div></div><div><div>Runner</div><div>NONE</div></div></div> <div><div>Cornice Moulding / Medallion</div><div><div>Foyer</div><div>NONE</div></div><div><div>Living Room</div><div>NONE</div></div><div><div>Dining Room</div><div>NONE</div></div><div><div>Family Room</div><div>NONE</div></div><div><div>Main Hall</div><div>NONE</div></div><div><div>Kitchen</div><div>NONE</div></div><div><div>2nd Floor Hall</div><div>NONE</div></div></div>				

	Main Hall	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)					
Family Room	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)						
Living Room	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)						
Dining Room	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)						
Den	3 1/4" x 3/4" Vintage Red Oak Baja (Pearl) (UPG)						
Upper Hall	BROADLOOM - Opening Night - 4002-21 (STD)	Trim  Baseboard & Casing  STANDARD - MODERN (Step Bevel)  Front Door Glass  STANDARD  Interior Doors  STANDARD - CARRARA,SMOOTH  Knobs  STANDARD  Hinges  STANDARD  Grip Set  STANDARD					

	Upper Den	BROADLOOM - Opening Night - 4002-21 (STD)					
Primary Bedroom	BROADLOOM - Opening Night - 4002-21 (STD)						
Bedroom 2	BROADLOOM - Opening Night - 4002-21 (STD)						
Bedroom 3	BROADLOOM - Opening Night - 4002-21 (STD)						
Bedroom 4	BROADLOOM - Opening Night - 4002-21 (STD)						
		Notes  \*\*MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz at shower stall					

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

AVTAR SINGH

Purchaser:

GURPREET SETHI

Vendor:

2185715 Ontario Inc.

Lot: 017 Project: 2185715 Ontario Inc. Model: ISABELLA-STD MAIN-4 BEDROOM-ELEVATION A

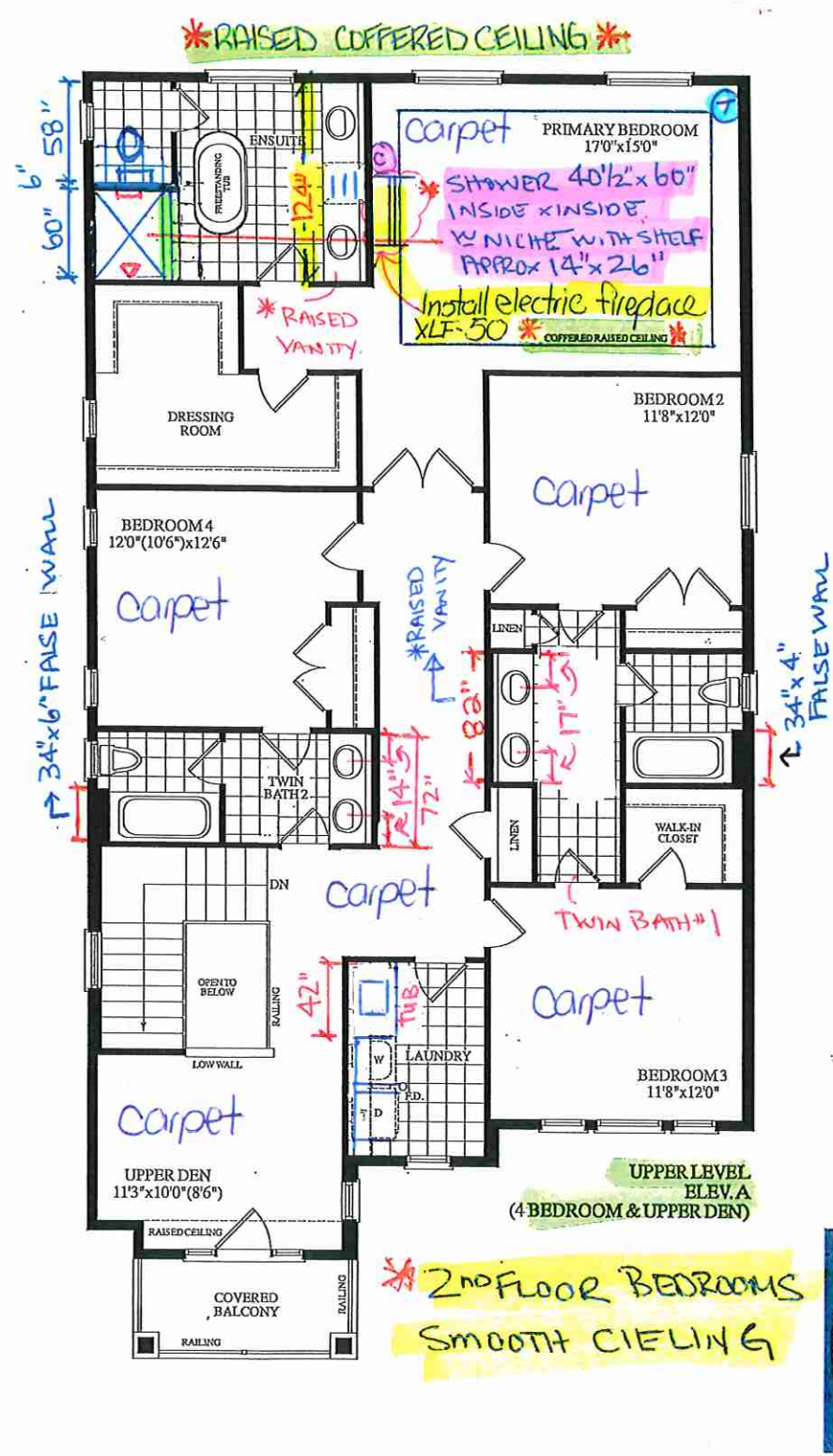
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Page 2 of 3	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	Emmerstone Calacatta Gold (UPG)	* L " EDGE (UPG)	SEE QTK
Twin Bath #1	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD)	* L " EDGE (UPG)	SEE QTK
Twin Bath #2	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD)	* A " EDGE (STD)	SEE QTK
Laundry (2nd Floor)	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	SEE QTK PAPERWORK	SEE QTK PAPERWORK	SEE QTK
Powder Room	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	Emmerstone Statuario Polished (UPG)	* L " EDGE (UPG)	SEE QTK
Kitchen/Dinette	SILVER BIRCH (STANDARD)	SEE ATTACHED QTK PAPERWORK	Emmerstone Pure Grey (STD)	* A " EDGE (STD)	SEE QTK
Garage Landing	SILVER BIRCH (STANDARD)	N/A	N/A	N/A	N/A
Foyer	SILVER BIRCH (STANDARD)				
Main Hall	SILVER BIRCH (STANDARD)				
Family Room	SILVER BIRCH (STANDARD)				
Living Room	SILVER BIRCH (STANDARD)				
Dining Room	SILVER BIRCH (STANDARD)				
Den	SILVER BIRCH (STANDARD)				
Upper Hall	SILVER BIRCH (STANDARD)				
Upper Den	SILVER BIRCH (STANDARD)				
Primary Bedroom	SILVER BIRCH (STANDARD)				
Bedroom 2	SILVER BIRCH (STANDARD)				
Bedroom 3	SILVER BIRCH (STANDARD)				
Bedroom 4	SILVER BIRCH (STANDARD)				
Appliance Opening/Dimension					
Fridge Size SEE QTK LAYOUT Range SEE QTK LAYOUT					
Built-Ins None Microwave None					
Hood Fan Std 30in Exhaust Opening 6" 8"					
Dishwasher Cabinet Std 24in Opening					
Fireplace					
Fireplace FAMILY ROOM Fireplace Primary Bedroom					
Location Flooring 6 1/2" HARDWOOD Location Flooring Carpet					
Style VILLA NOVA Style Floating - 11/20					
Finish STONE Finish Natural Opencast					
Marble N/A Marble N/A					
Hearth UPG-1.25" Bevelled Hearth N/A					
Page 2 of 3					
Decor Consultant: Laura Di Pede Purchaser: Purchaser: Vendor:					









Quality Tops & Kitchens Ltd.  
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:		MODEL TYPE:	40-06
PHONE #:		LOT #:	17 WRV
PHONE #:		DATE:	Aug 23, 2022 Q9657

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CAB-P	1	BASE & UPPER CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
TCS2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	26" DEEP FRIDGE ENCLOSURE w/ TWO GABLES (OPTION PAID FOR BY BUILDER)	
CUST-2	1	STD BANK OF DRAWERS 4BD (4 EQ. DRAWERS) w/ PREMIUM MOTION SLIDES - OPTION PAID FOR BY BUILDER	
CUST-3	1	4" HIGH L-SHAPE VALANCE (DOESN'T GO TO BULKHEAD / CEILING) - OPTION PAID FOR BY BUILDER	
CUST-4	1	A' LINE CABINETS 5/8" CABINET CONSTRUCTION & ADJ.SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-5	1	STANDARD APPLIANCE PACKAGE	
CUST-8	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1022 WILLOW GREY (SM) LAMINATE	
CUST-9	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QTW 8007 NONE FINISH: FOG SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION
VB-RAISE8	3	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)
CUST-1	1	CONVERT TOP DRAWER INTO 1 SET OF DRAWER PD/3 ( 1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES
CUST-2	1	CATEGORY 4 DOOR STYLE AND FINISH: QTW 8007 FOG (FIBERBOARD)
CUST-3	1	CATEGORY 3 HARDWARE: DH10710 OPT 2: DH 10040
ROOM SUMMARY:		

ROOM	DESCRIPTION	CATEGORY
TWIN BATH VANITY	DOOR STYLE: QT 1022 NONE FINISH: FUME (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category

ITEM #	QTY	DESCRIPTION
VB-RAISE8	3	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)





your kitchen. your taste.

PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.  
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:		MODEL TYPE:	40-06
PHONE #:		LOT #:	17 WRV
PHONE #:		DATE:	Aug 23, 2022 Q9657

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	CONVERT TOP DRAWER INTO 1 SET OF DRAWER PD/3 ( 1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES	
CUST-2	1	CATEGORY 3 DOOR STYLE & FINISH: QTS 1022 FUME (SM) LAMINATE	
CUST-3	1	CATEGORY 3 HARDWARE: DH10040	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGC
TWIN BATH #2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Categor

ITEM #	QTY	DESCRIPTION
CUST-2	1	CATEGORY 1 DOOR STYLE & FINISH: QTS 1022 WILLOW GREY (SM) LAMINATE
CUST-3	1	CATEGORY 1 HARDWARE: DH00010
ROOM SUMMARY:		

ROOM	DESCRIPTION	CATEGC
POWDER ROOM VANITY	DOOR STYLE: QTB-01 NONE FINISH: FOG SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Categor

ITEM #	QTY	DESCRIPTION
CUST-1	1	FLOATING VANITY w/ FALSE TOP PANEL & DRAWER BELOW - 10 1/2" FFL (OPTION PAID FOR BY BUILDER)
CUST-2	1	CATEGORY 4 DOOR STYLE AND FINISH: QTB-01 FOG (FIBERBOARD)
CUST-3	1	CATEGORY 3 HARDWARE: 9314-128 DBR
ROOM SUMMARY:		

ROOM	DESCRIPTION	CATEGC
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CANVAS (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Categor

ITEM #	QTY	DESCRIPTION
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 CANVAS (TX) LAMINATE
CUST-5	1	CATEGORY 1 HARDWARE: DH00010
ROOM SUMMARY:		

AS

MS





your kitchen. your taste.

PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811

F 905.761.5901

www.QTK.ca

info@qtk.ca

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.	
ADDRESS:		SITE:	WEST RIVER VALLEY	
EMAIL:		MODEL TYPE:	40-06	
PHONE #:		LOT #:	17 WRV	
PHONE #:		DATE:	Aug 23, 2022	Q9657

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
<p>Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING</p> <p>PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS &amp; CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS &amp; CONDITIONS AS OUTLINED IN THE QTK TERMS &amp; CONDITIONS DOCUMENT.</p>		TOTAL:
		HST
		GRAND TOTAL:
		DEPOSIT 1:
DEPOSIT 1 DATE: _____		DEPOSIT 2:
DEPOSIT 2 DATE: _____		

BALANCE TO BE PAID IN FULL BY DUE DATE: _____	CUSTOMER INITIAL(S): _____
---	----------------------------

CUSTOMER SIGNATURE: [Signature]

DATE: August 25, 2022

CUSTOMER SIGNATURE: [Signature]

DATE: August 25, 2022

SALES REP NAME: \_\_\_\_\_ - apD QTK AUTHORIZED SIGNATURE: \_\_\_\_\_



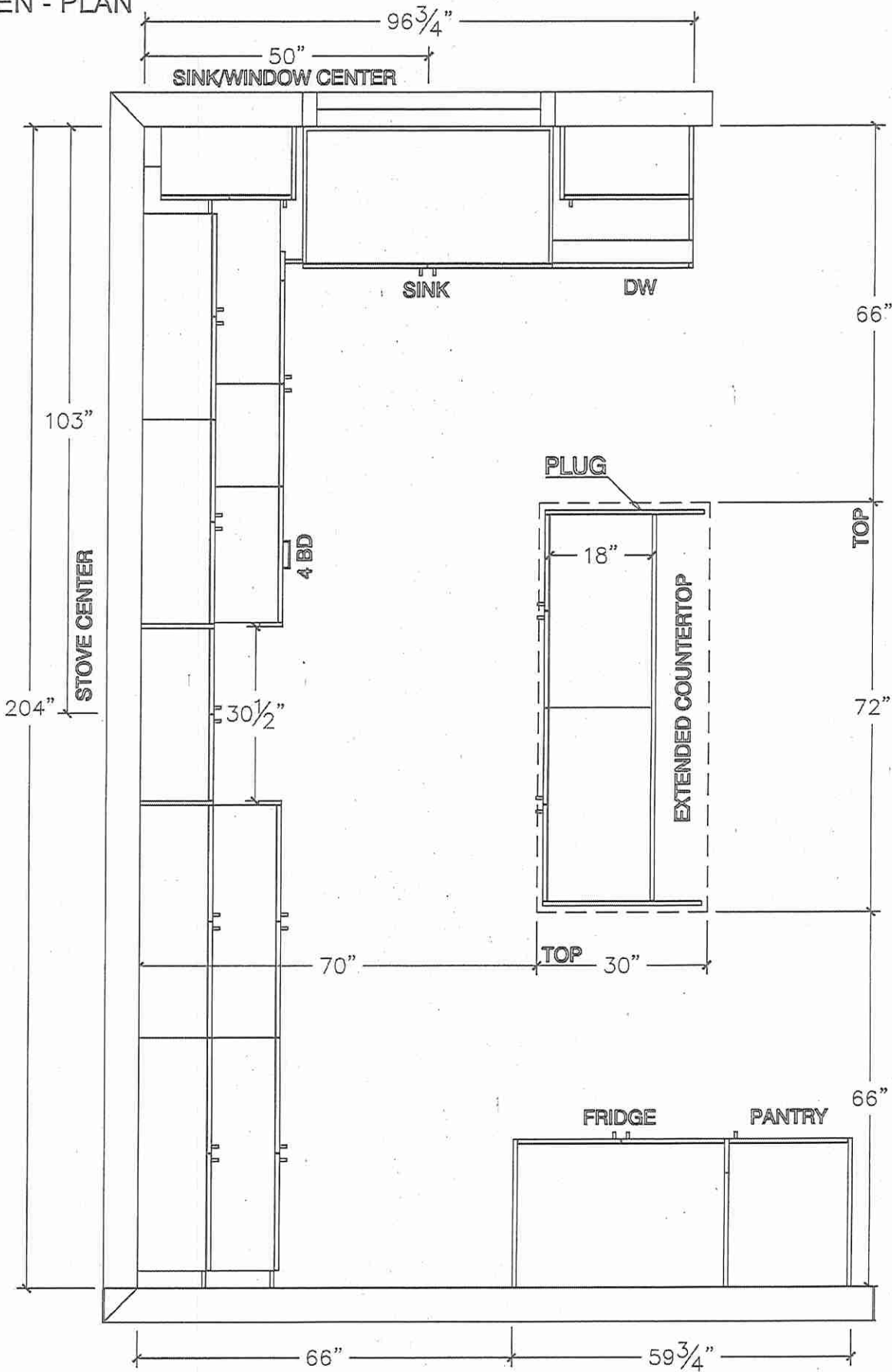
80 Sante Drive, Vaughan, ON L4K 3C4  
 T 416.746.1811 F 905.761.5901  
 www.QTK.ca info@qtk.ca

**Lot 17 WRV**

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

**KITCHEN - PLAN**



**AA**



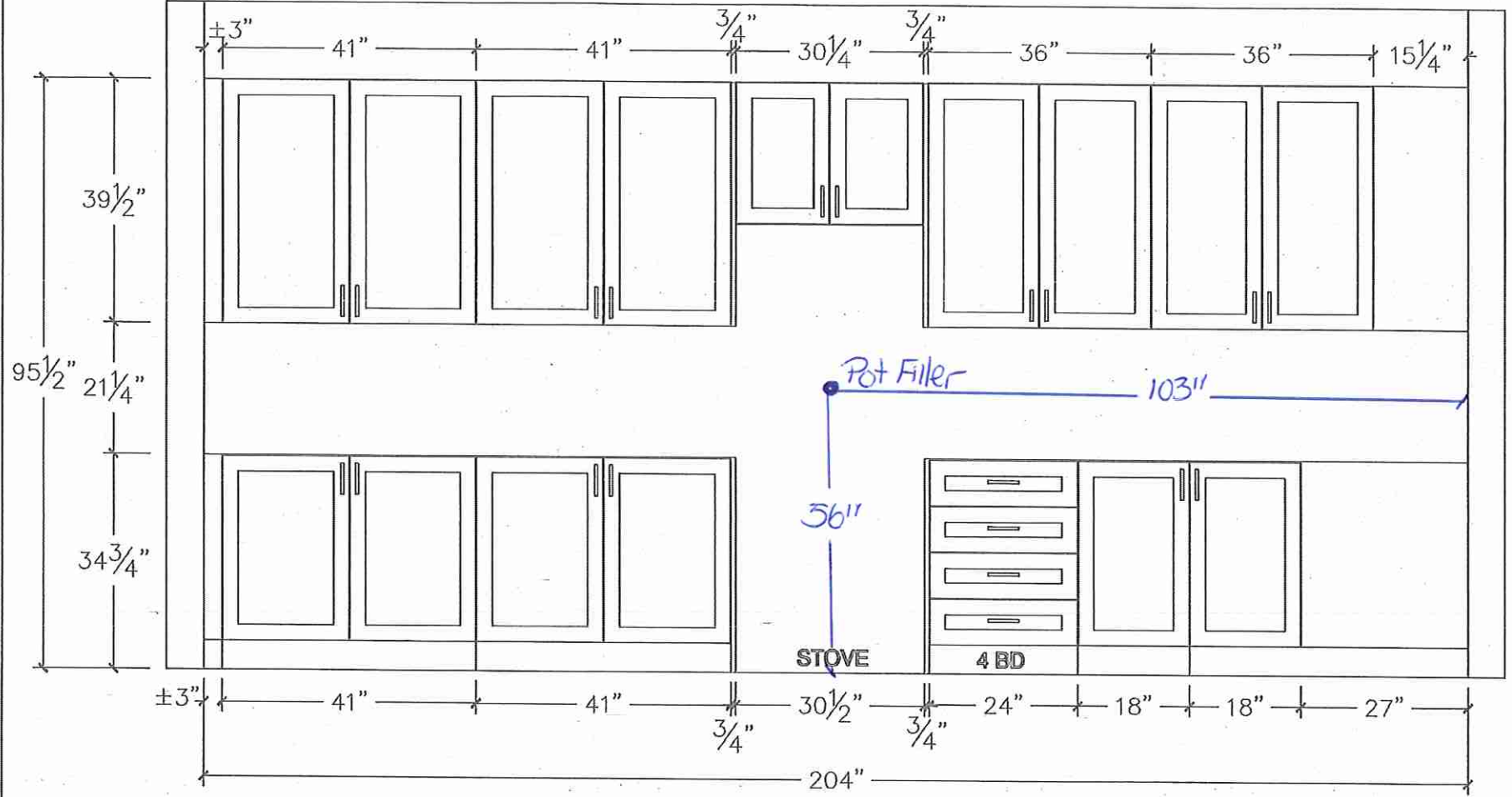


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T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-S Lot 17	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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## STOVE WALL - ELEVATION



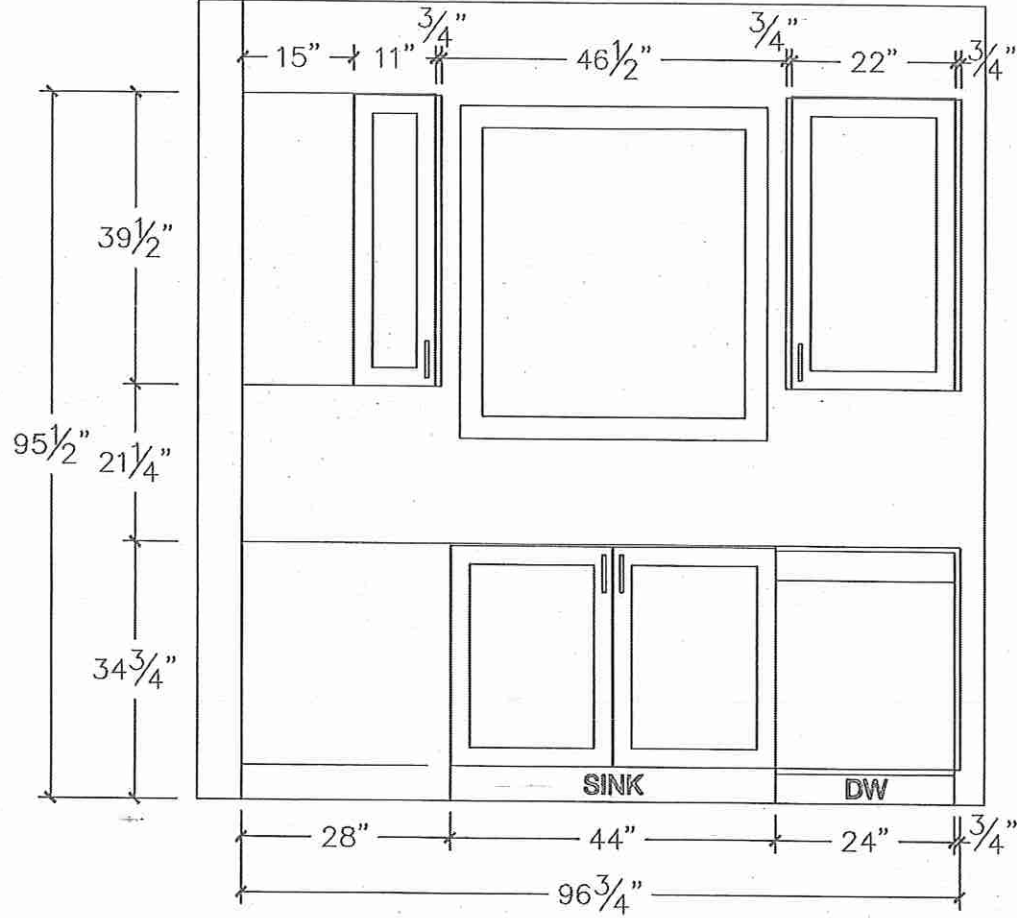


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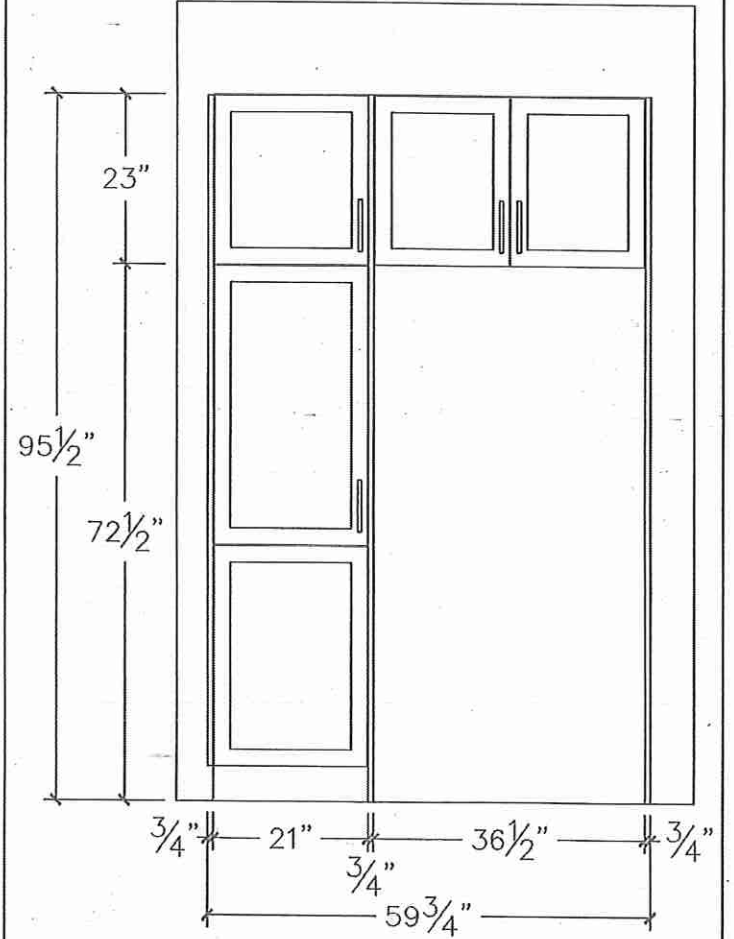
CLIENT: ROYAL PINE HOMES	JOB NAME 40-6 Lot 17	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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## SINK WALL - ELEVATION



## FRIDGE WALL - ELEVATION



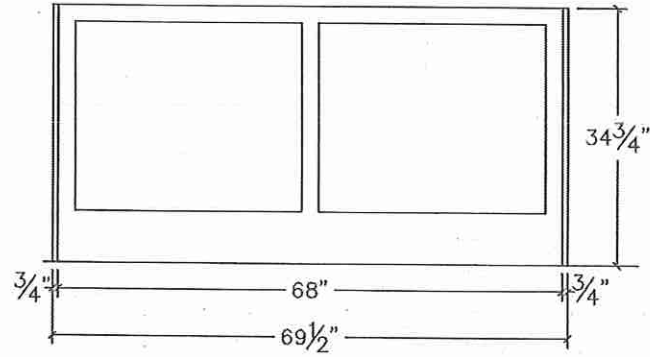


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T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

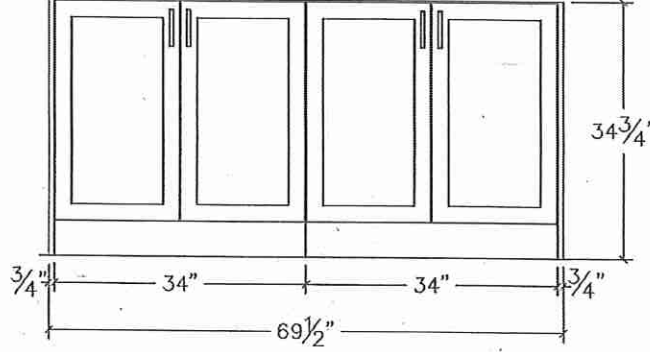
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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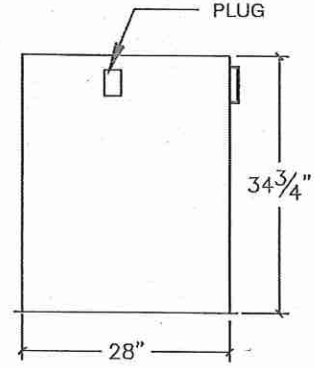
### ISLAND REAR - ELEVATION



### ISLAND FRONT - ELEVATION



### ISLAND SIDE - ELEVATION



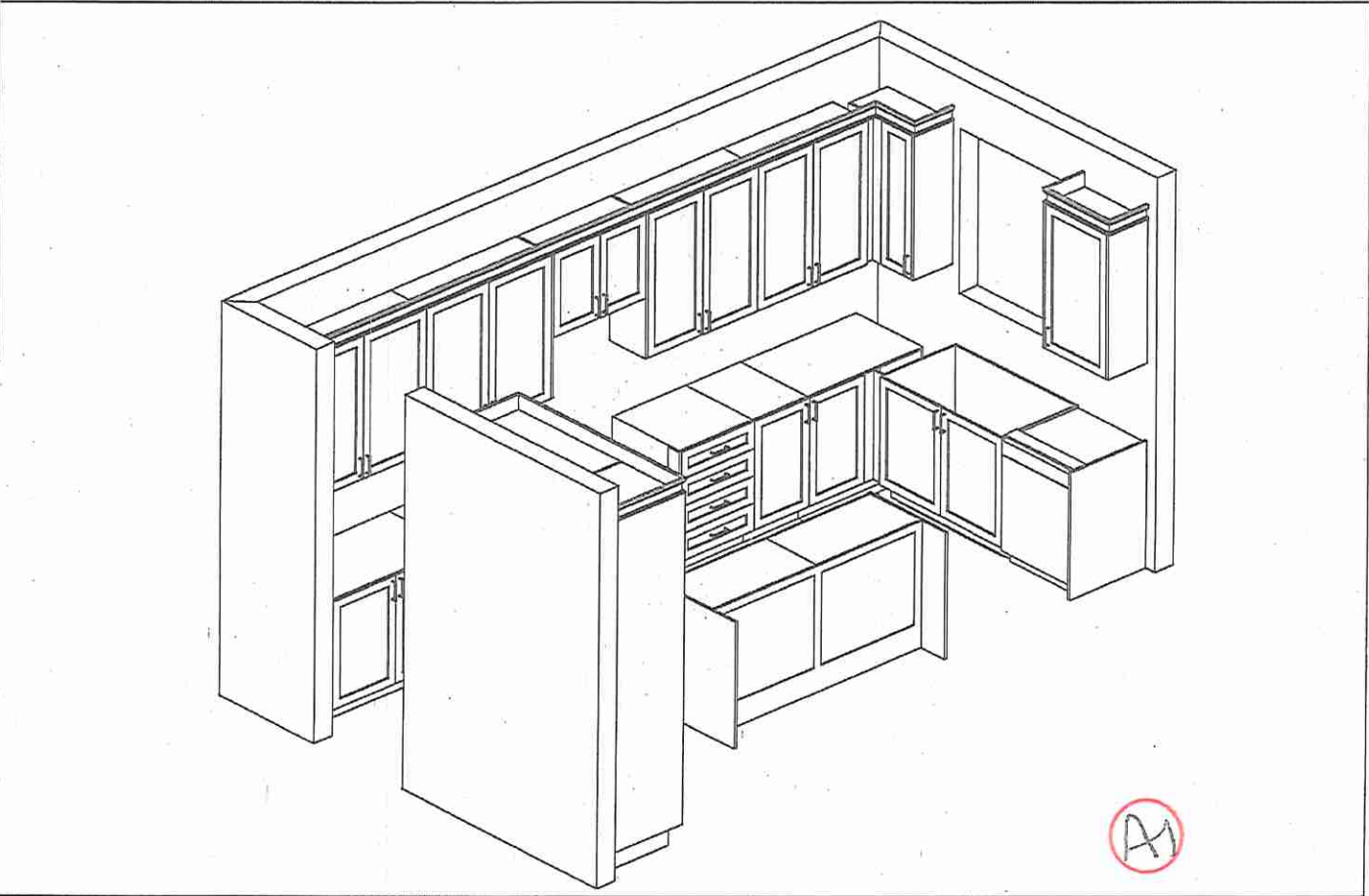
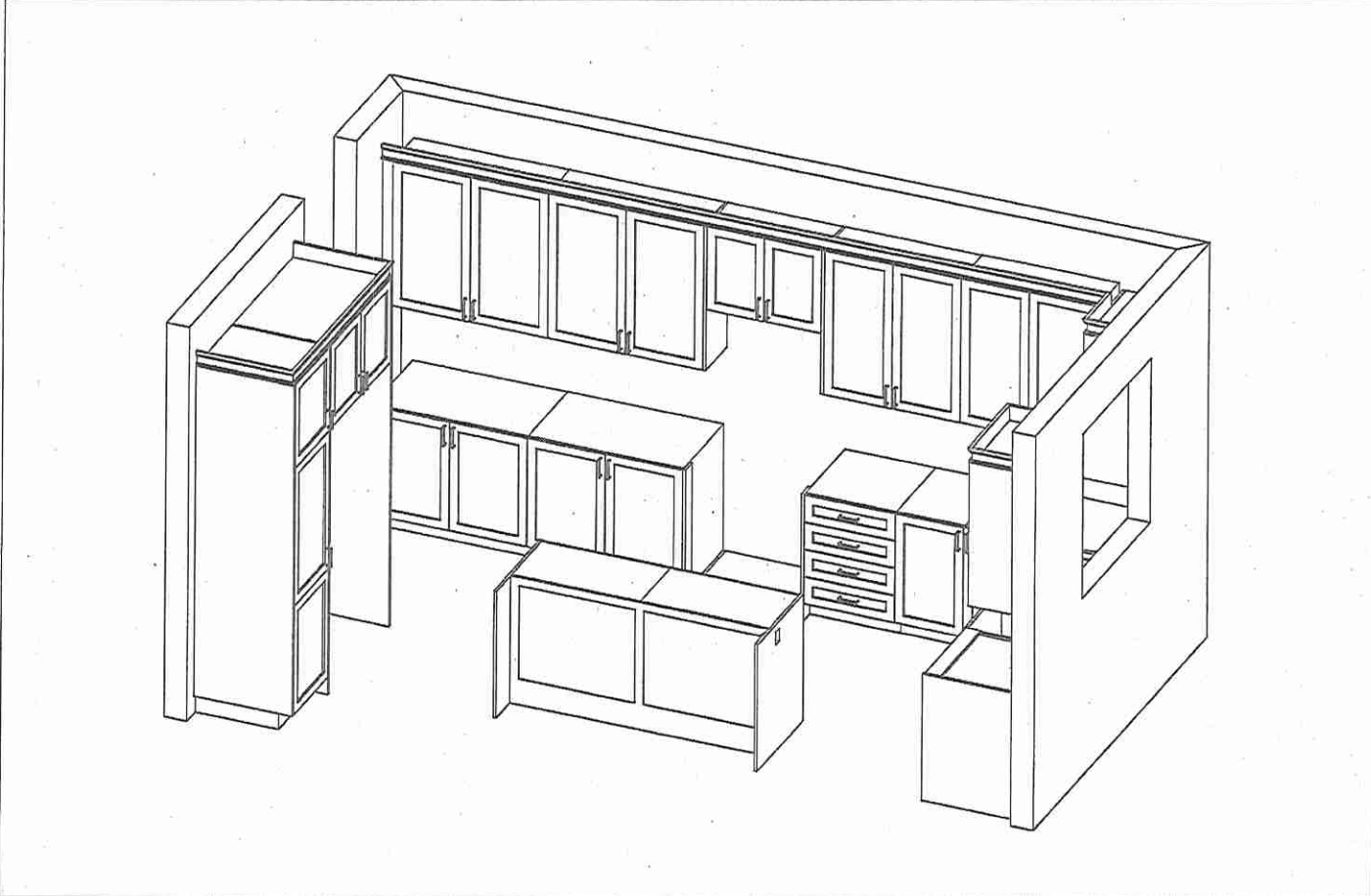




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 T 416.746.1811 F 905.761.5901  
 www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6 <b>Lot 17</b>	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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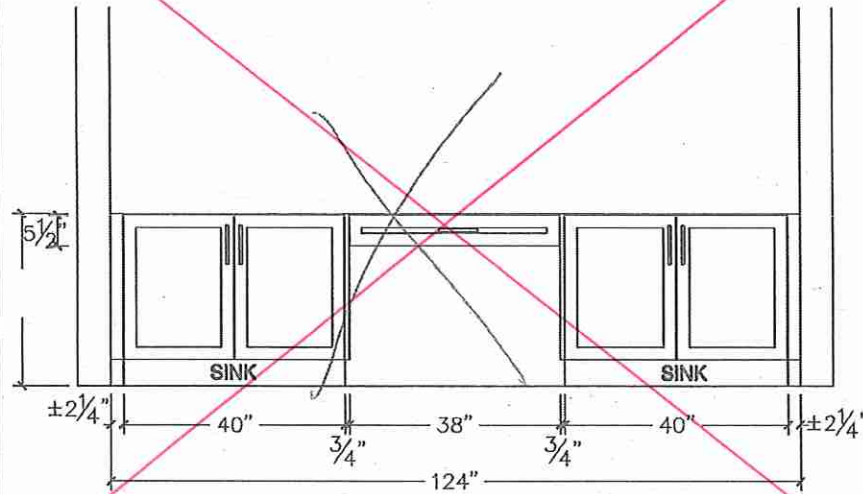
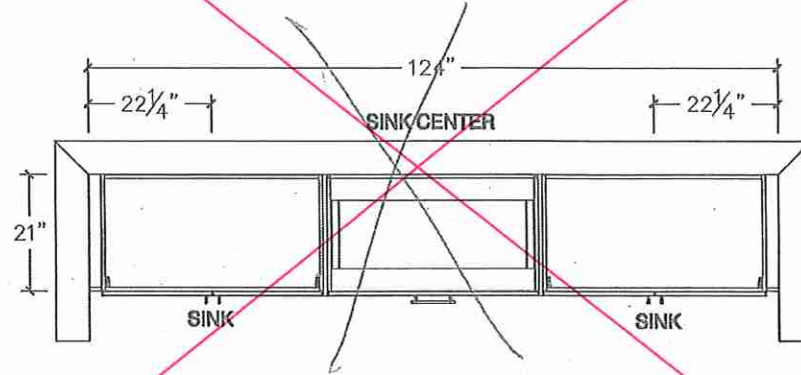


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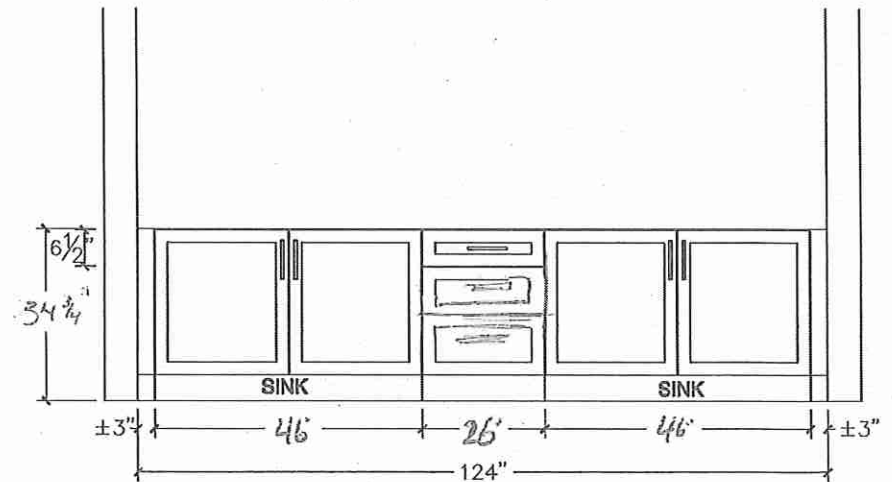
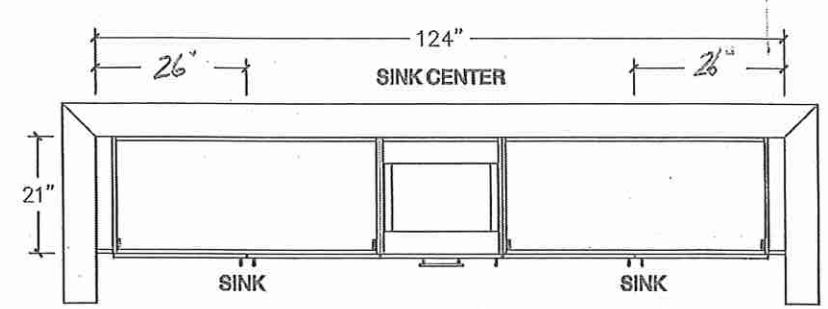
CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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## MASTER ENSUITE w/ OPT MAKEUP DESK (4 BED) - PLAN



## MASTER ENSUITE (4 BED) - PLAN



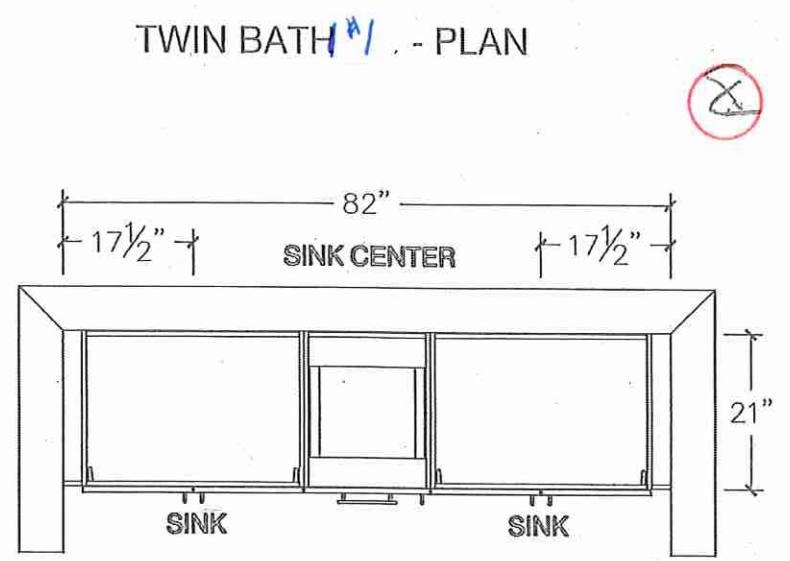
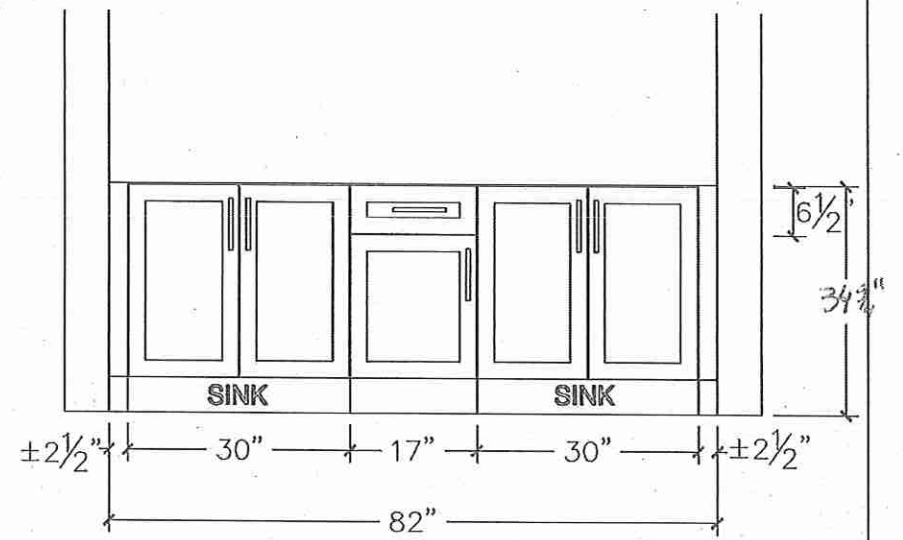
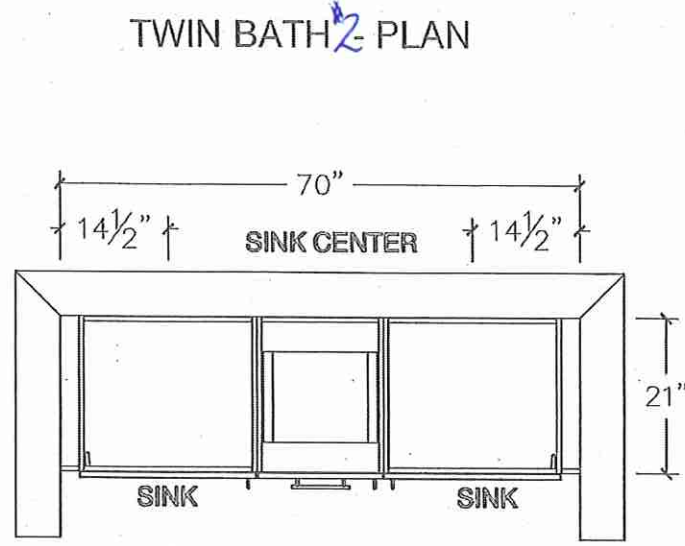
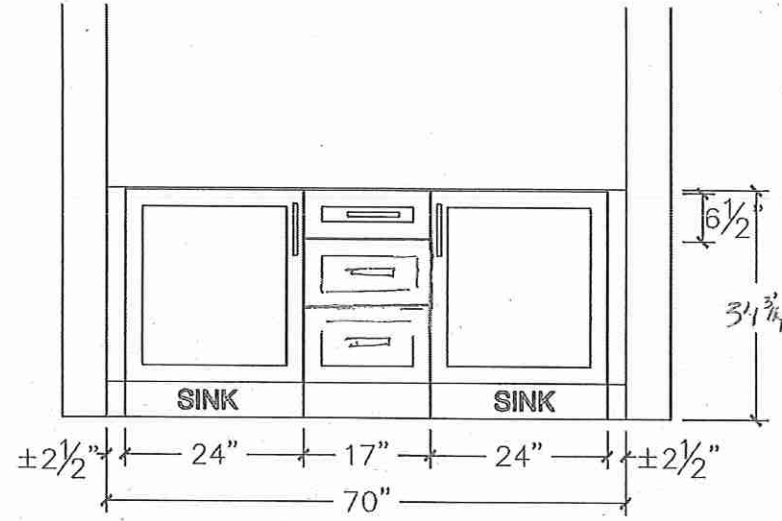




80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6 Lot 17	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW/HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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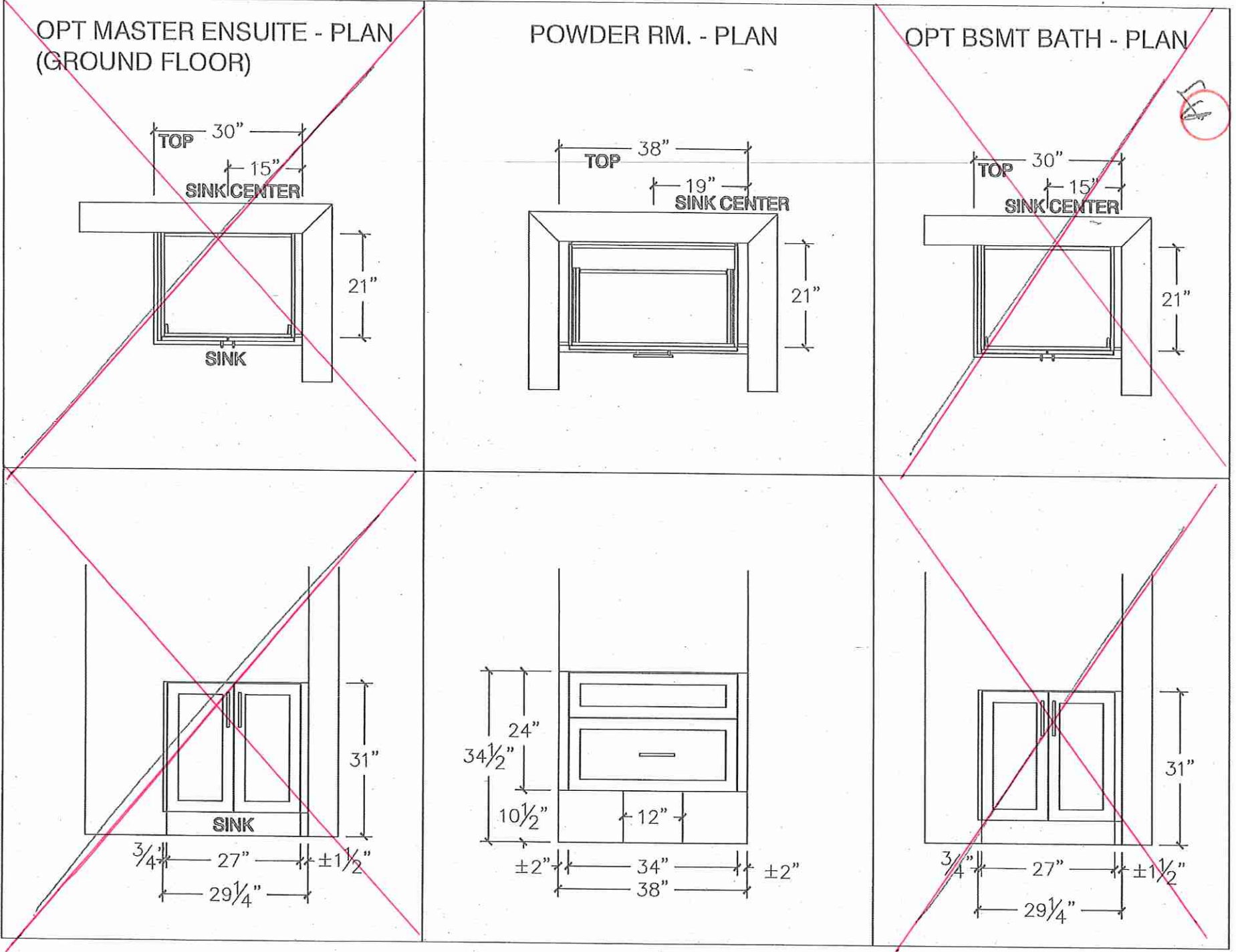




80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 40-6 <b>LO+17</b>	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW/HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
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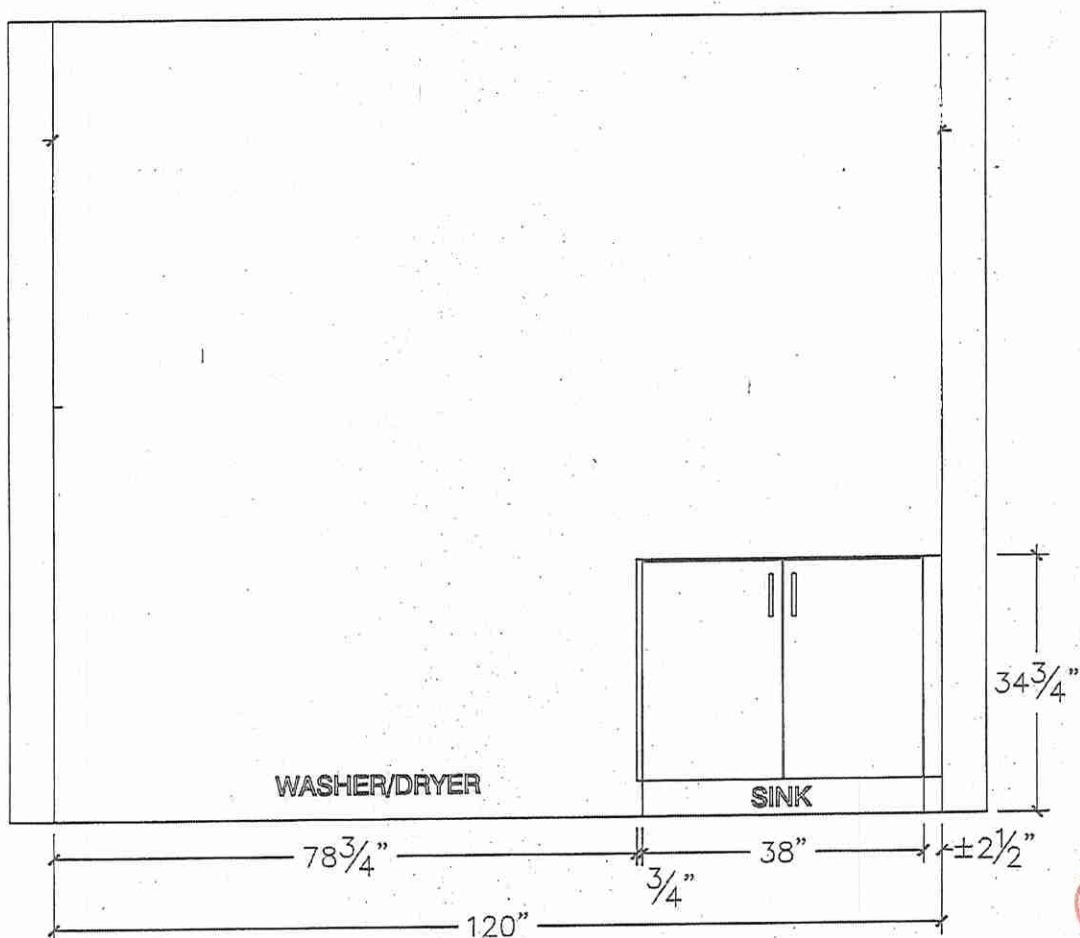
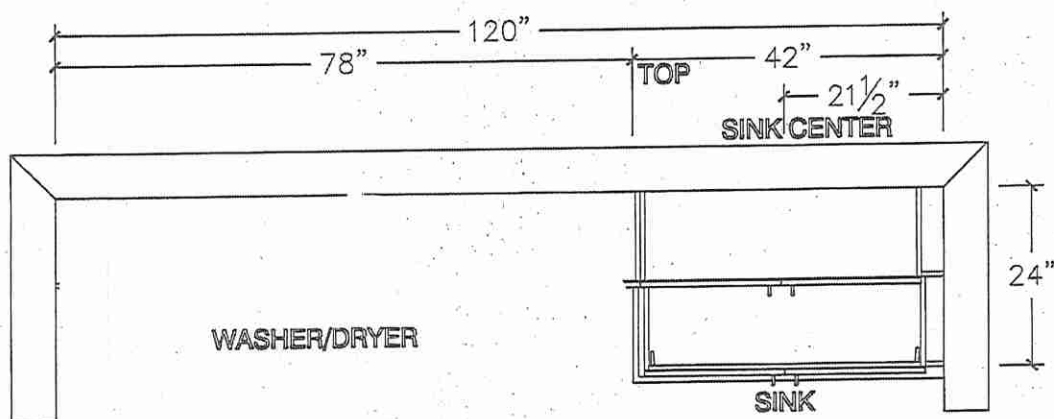




info@gtk.ca

COMMENTS:

OPT LAUNDRY (FIRST FL.) - PLAN





# Lot 17 West River

## EDGE DETAILS

004

A.



STRAIGHT EDGE  
(STANDARD - 3/4")

Kitchen  
Twin Bath #2

AS

LS

\*\*L.



MITER WITH SKIRT EDGE  
(MEDIUM - 1 1/2")

Powder Room ✓  
Master Ensuite ✓  
Twin Bath #1 ✓

~~M.~~



~~OGEE-SQUARE EDGE  
(MED./HIGH - 1 1/2")~~

EDGING UP-GRADE OPTIONS

RECEIVED  
OCT 5 17

Lot 17 West River

SINK | UNDERMOUNT



# CATENA

## ITEM DETAILS

OUTER DIMENSIONS 20" W x 15 $\frac{3}{8}$ " D x 7 $\frac{1}{2}$ " H

INNER DIMENSIONS 18" W x 13 $\frac{3}{8}$ " D x 5 $\frac{1}{2}$ " H

MATERIAL Vitreous china

COLOUR Soft white

Rectangular undermount sink | Front overflow hole | Template supplied | Faucet not included

\* Master Ensuite (x2) ✓

\* Powder Room (x1) ✓

\* Installed to Builders Standard Faucet

## CERTIFICATIONS

IAPMO cUPC

ASME A112.19.2 / CSA B45.1

CSA B651 Standard and OBC section 3.8 barrier free design



**NOTE:** Products are designed to comply CSA B651 Standard and OBC barrier-free requirements. It shall be the responsibility of the installer to comply with the local disability codes and standards prior to installing the product.

20" SINK  
4210CIY

ISSUED MAY 2021

**contract**

CONTRAC.CA  
CONTRAC.US

2020 CONTRAC DECOR BOOK



Chateau®

Lot 17

West River

POSI-TEMP®



Posi-Temp® Tub/Shower Faucet with  
3 Function Transfer Valve/Trim and  
Slide Bar with Hand Shower\*

TL183EP / U361CI / UT2721 / 3669EP /  
A725 / 62320



\*Twin Bath #1  
\*Master Ensuite



Posi-Temp® Shower Only with 3  
Function Transfer Valve/Trim and  
Slide Bar with Hand Shower\*

TL182EP / U361CI / UT2721 /  
3669EP / A725 / 62320



Posi-Temp® Tub/Shower Faucet  
with 4 Function Hand Shower\*



Eco-Performance Posi-Temp®  
Tub/Shower Faucet\*



Eco-Performance Posi-Temp®  
Shower Only\*



Ch

CHATEAU  
FINISH OPTION



Chrome

To order Chrome [C] model, use  
model number only.

\* Refer to the Shower Design Guide  
for Installation Instructions



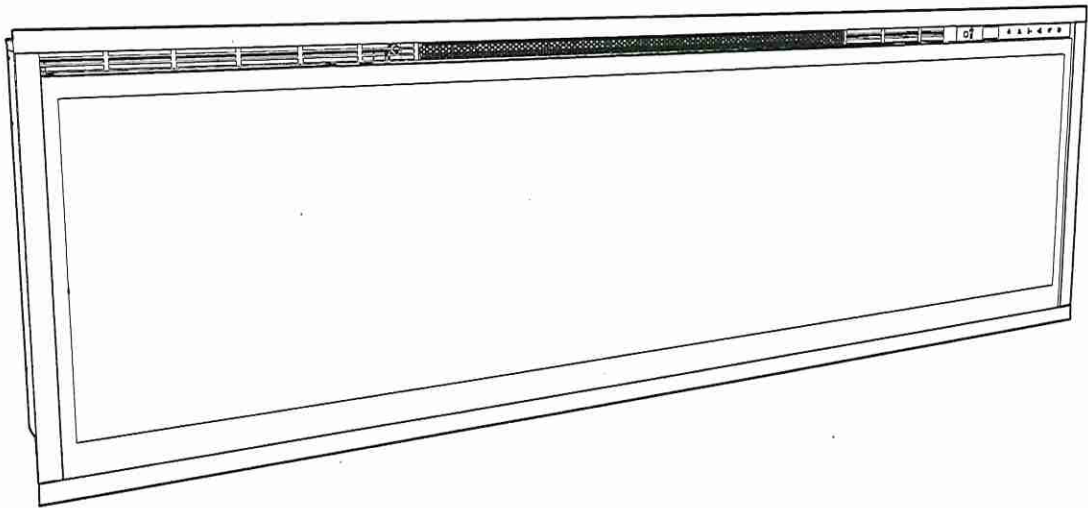
Lot 17  
West River

Primary  
Bedroom



Service Manual

Model	UL Part Number
XLF50	6909630100
<del>XLF60</del>	<del>6910000100</del>
<del>XLF74</del>	<del>6909690100</del>
<del>XLF100</del>	<del>6909700100</del>



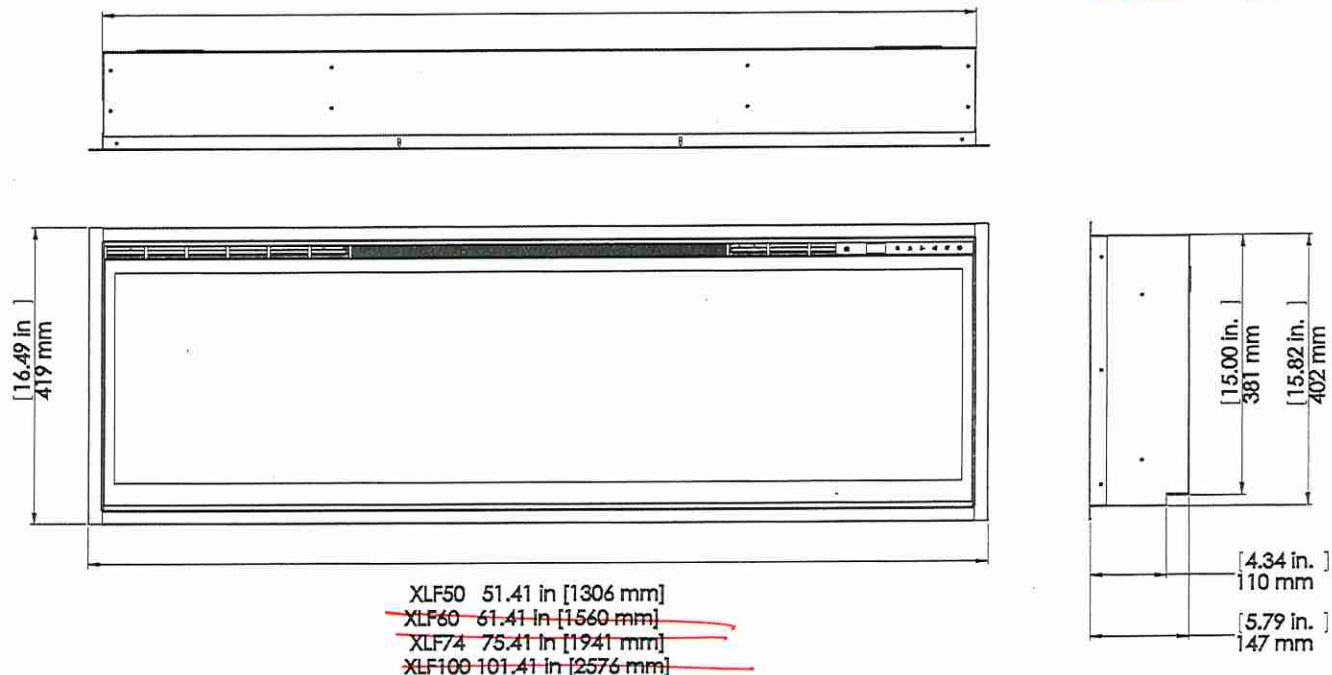
**IMPORTANT SAFETY INFORMATION:** Always read this manual first before attempting to service this fireplace. For your safety, always comply with all warnings and safety instructions contained in this manual to prevent personal injury or property damage.



# Lot 17 West River Primary Bedroom

Figure 3

XLF50	50.31 in [1278 mm]
XLF60	60.31 in [1532 mm]
XLF74	74.31 in [1887 mm]
XLF100	100.31 in [2548 mm]



## Preparation for Service

**! NOTE:** All components are replaceable from the front of the fireplace while the unit is mounted in the wall.

**Tools Required:** Philips head screwdriver

**⚠ WARNING:** Disconnect power before attempting any maintenance or cleaning to reduce the risk of electric shock or damage to persons.

**⚠ CAUTION:** If unit was operating prior to servicing allow at least 10 minutes for lights and heating elements to cool off to avoid accidental burning of skin.

**! NOTE:** All instructions are created for replacement of the XLF50 components and as a result the number of screws may differ for the XLF60, XLF74, and XLF100.

1. Turn the breaker off at the electrical panel.
2. Remove the front glass assembly by removing the 2 screws (1 on the left and 1 on the right side, located just inside the top front vent opening). These screws secure the front glass panel to the inside of the fireplace. (Figure 4)
3. Lift the front glass assembly out of the unit and carefully place the glass assembly aside in a safe location.
4. Remove the decorative acrylic ember-bed pieces from the media tray, which lies along the bottom of the interior partially reflective glass. A medium sized container such as a bucket or a box will be needed to keep the acrylic ember-bed pieces together.
5. Attach the suction cup to the partially reflective glass to assist with removal (XLF74 & XLF100.)
6. Remove the 12 screws from the glass retaining bracket, starting on either end and working your way to the

Figure 4

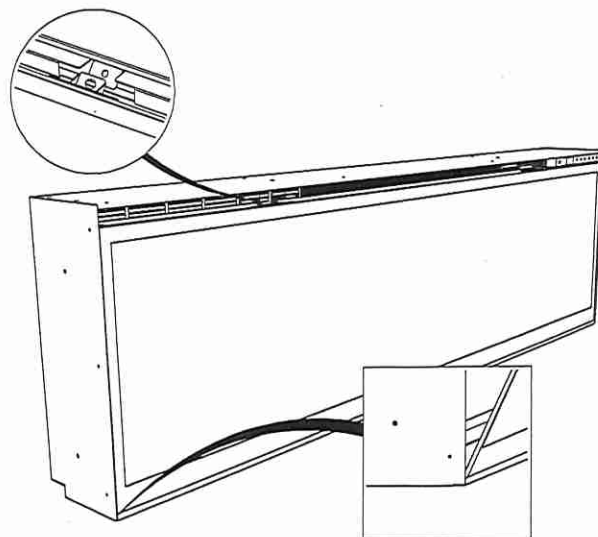
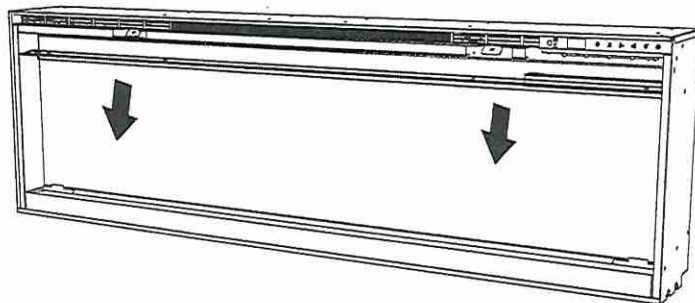


Figure 5



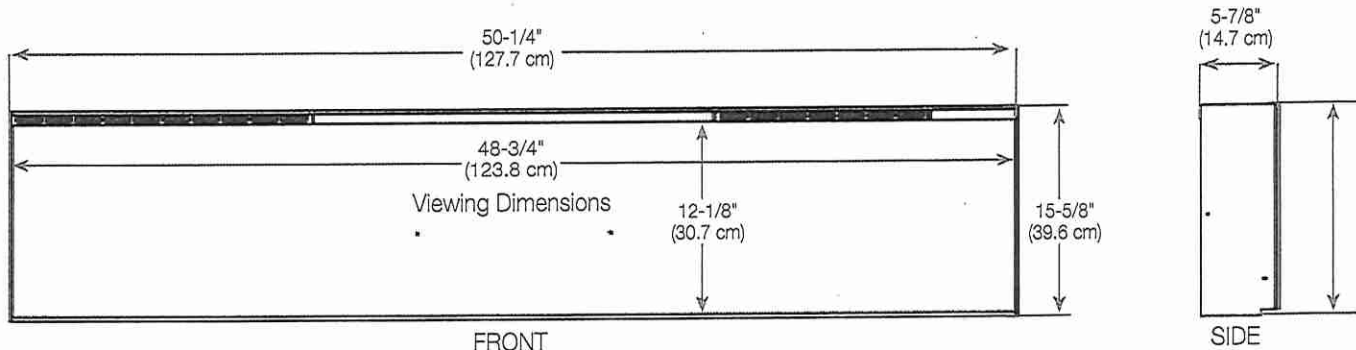
**IgniteXL®**

**50" Linear Electric Fireplace**

**XL50**



**Product Dimensions:**

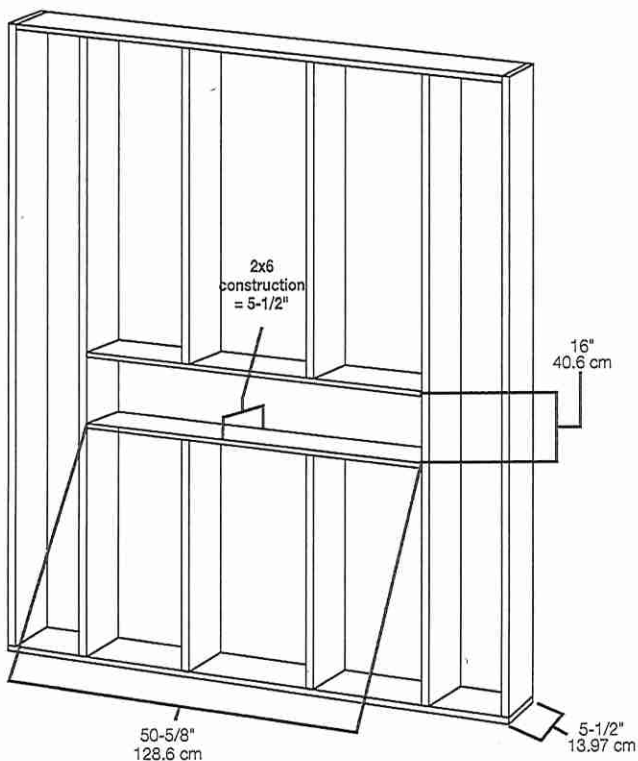


**Framing Dimensions**

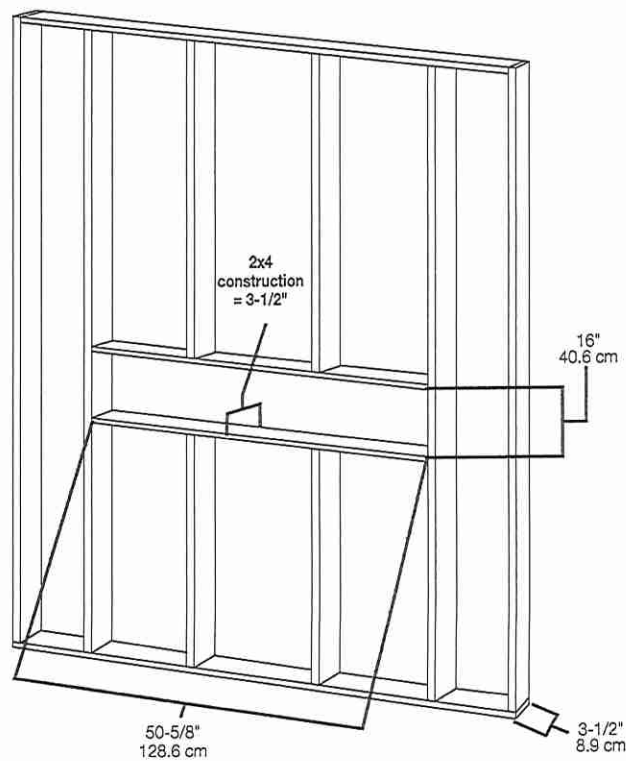
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

**2x6 framing**



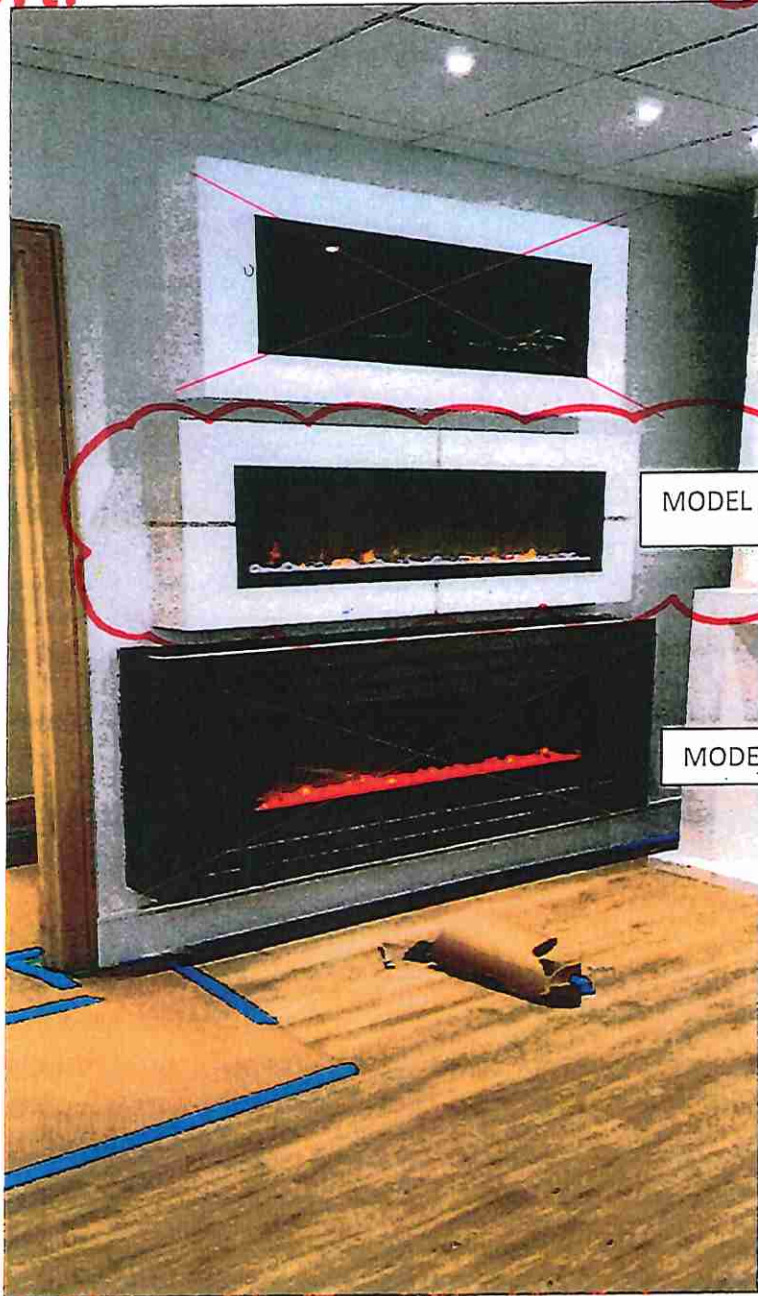
**2x4 framing**





Lot 17  
West River

Primary  
Bedroom



MODEL #1120

MODEL #1119

CUSTOM LINEAR DESIGN MODEL # 1120 - OPENCAST - NATURAL

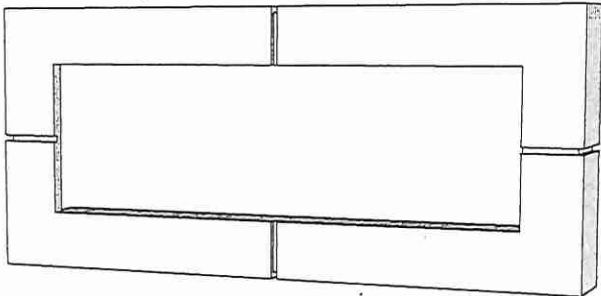
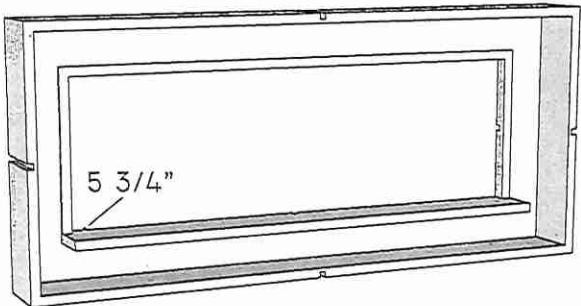
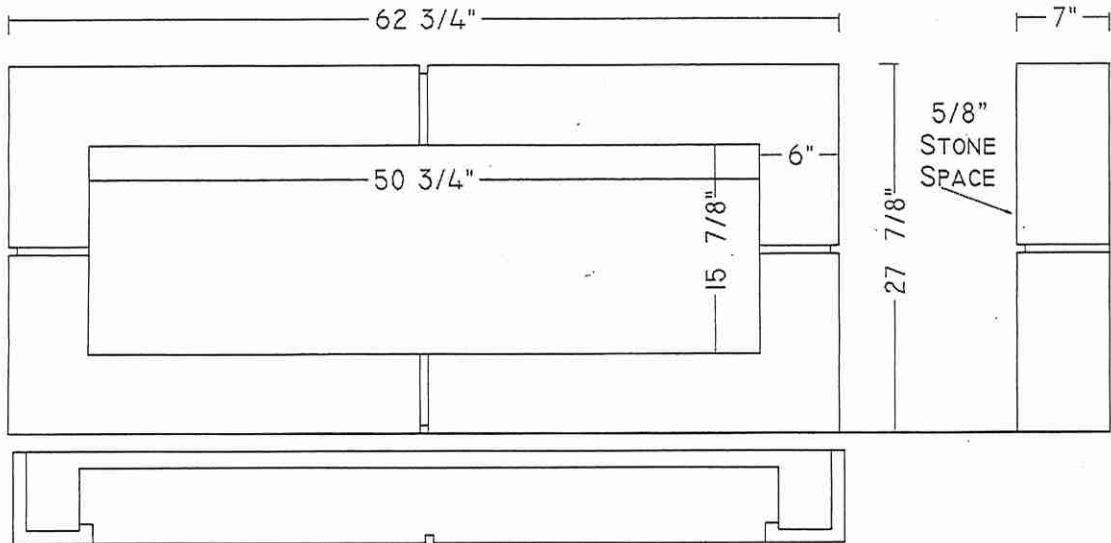
~~CUSTOM LINEAR DESIGN MODEL # 1119 - 4 SIDED OPENCAST - GREY~~



Lot 17  
West River

Primary Bedroom

(A) (LS)



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First CAD	
25-FEB-2021	14:00
Revisions	
07-MAR-2021	10:40

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TAG  
ROYAL  
PINE

Model CUSTOM 2

Color TBD

I have reviewed and approve this CAD drawing. The design, color and dimensions are correct. I understand that this signed CAD will supersede any verbal or other written agreements. I understand once this CAD is signed and sent to production, no more changes may be made.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Person Signature: \_\_\_\_\_