



CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASER: MANINDER PAL SINGH

TEL: RES.: 438-725-7111

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
007 BLOCK 290	1	FRENCH ROSE (25-04 B 4) ELEV B 4 BEDROOM	03-Feb-26

Date Added: 19-Mar-25 Invoice Number: 8759

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install prefinished 3 1/4" x 3/4" VINTAGE RED OAK TITANIUM (Select V) (Pearl) in lieu of builders standard prefinished 3 1/4"x 3/4" Vintage Red Oak Natural Hardwood. Note: To be installed throughout main floor and upper hall, where applicable. To Include; LivingRoom/DiningRoom, Main Hall, Family Room, Upper Hall and Applicable Landings (See Sketch)
1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Vintage Red Oak TITANIUM - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch) Note:
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: 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. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE 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 - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of stone products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.
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 Essential U2 Undermount Sink – Model #400008 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:
1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached) Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door Note:
1 - PRIMARY ENSUITE - Install Standard 8x10 Wall Tiles (8x10 Serpentine White) To be installed throughout primary ensuite shower stall ceiling, where applicable (See Sketch) Note:
1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on main bath tub/shower ceiling. Purchaser accepts and acknowledges NO TILES will be installed on main bath tub/shower ceiling. Note:



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007 BLOCK 290	1	FRENCH ROSE (25-04 B 4) ELEV B 4 BEDROOM	03-Feb-26

Date Added: 19-Mar-25 **Invoice Number:** 8759

1 - ENSUITE #2 - Purchaser has DECLINED Upgrade to Install tiles on ensuite #2 tub/shower ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on ensuite #2 tub/shower ceiling.

Note:

1 - CLARIFICATION - PLUMBING FIXTURES AND PLUMBING FAUCETS;
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.

Note: To Include; PowderRoom, Primary Ensuite, Main Bath and Ensuite #2 (See Sketch)

1 - BONUS PACKAGE - REFER TO PE #8734 ITEM #2 - PURCHASER HAS APPLIED REMAINING \$8,135.50 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE

Note:

1 - BONUS PACKAGE has no cash value, Purchaser has not applied the full remaining bonus package towards the purchase of upgrades & final amount on this invoice results in a credit value. Remaining Bonus Package Amount of \$112.50 will be forfeited.

Note: Purchaser is advised that suchg credit must be applied to the purchase of upgrades at the decor centre. Failing to do so, such credit amount will be considered forfeited and cannot be applied to the final adjustments forming part of the closing costs.

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO 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 MARCH 18,2025

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

Note:

Date Added: 24-Feb-25 **Invoice Number:** 8734

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builders standard 100 Amp Service (See Sketch)

Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE

Note: **Remaining Bonus Package of \$8,135.50 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on FEBRUARY 20,2025

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

Note:

This Document is Extremely Time Sensitive - Printed 20 Mar 25 at 9:54

* INTERIOR COLOUR SCHEME *

 Purchaser MANIDER PAL SINGH	Decor Consultant Melissa Di Marino	Model and Elevation FRENCH ROSE (25-04 B 4) ELEV B 4 BEDROOM	Telephone Res. / Bus (438) 725-7111 /	Project Summer Ridge Estates Inc.	Closing Date 03/02/2026	Property 007 BLOCK 290
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Page 2 of 3

Primary Ensuite

Main Bath

Ensuite #2

Powder Room

Mud Room

Kitchen/Dinette

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Primary Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

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Cabinet

Style

CATEGORY 1 - LP LAMINATE - DORATO GREY QTC 1622 (STD)

CATEGORY 1 - LP LAMINATE - TUNDRA (TX) (VG) - QTC 1622 (STD)

CATEGROY 1 - LP LAMINATE - CANVAS (TX) QT 1022 (STD)

CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)

N/A

CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

Fireplace

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

Countertop

P-948 CA HIVERNA (STD)

4757-60 Mystique Moonlight (STD)

4783-60 WHITE TIGRIS (STD)

4925K-07 Calcutta Marble (STD)

N/A

EVEREST VANILLA WHITE (STD)

Counter Edge

STANDARD

STANDARD

STANDARD

STANDARD

N/A

A * EDGE (STD)

Handle / Knob

DH00015

DH00015

DH00015

DH00015

N/A

DH00015

Appliance Opening/Dimension

Fridge Size See Attached QTK Layout

Built-Ins None

Hood Fan See Attached QTK Layout

Dishwasher Cabinet See Attached QTK Layout

Range See Attached QTK Layout

Microwave None

Exhaust Opening 6" 8"

Notes

**Kitchen Sink - Install Standard Undermount Sink - Blanco Essential U2 Undermount Sink - Model #400008 **Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 -- Chrome **APPLIANCES - Install Standard Appliance Package

Page 2 of 3

Decor Consultant:

Melissa Di Marino

Purchaser:

MANIDER PAL SINGH

DocuSigned by:

manider pal singh

Vendor:

Summer Ridge Estates Inc.

Printed Mar 18, 2025 10:56 am



Cable - ① (x2)
Telephone - ⑦ (x2)
Conduit (x1)



RECEIVED
JAN 26 2025



BLOCK 290 - TH. 7 25-04 FRENCH ROSE EL. B 4 Bedrm. 2385 SQ. Ft.

Lot 7/BIK 290

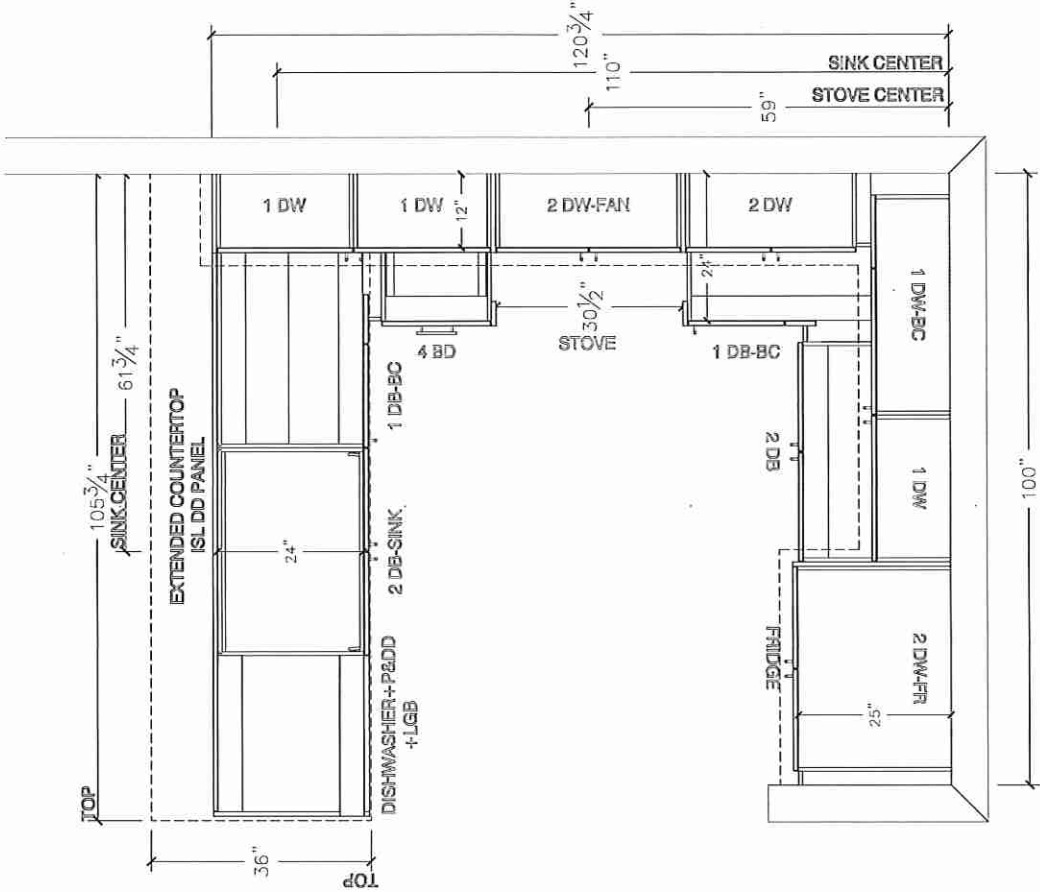


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 25 04 STD	ROOM: KITCHEN	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 24 FEB 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:	CUSTOMER INITIALS: _____		
	CUSTOMER INITIALS: _____		

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. Door/drawer fronts with inner profiles may receive slab fronts due to rail size restrictions based on width/height of the panels or site conditions.

KITCHEN PLAN



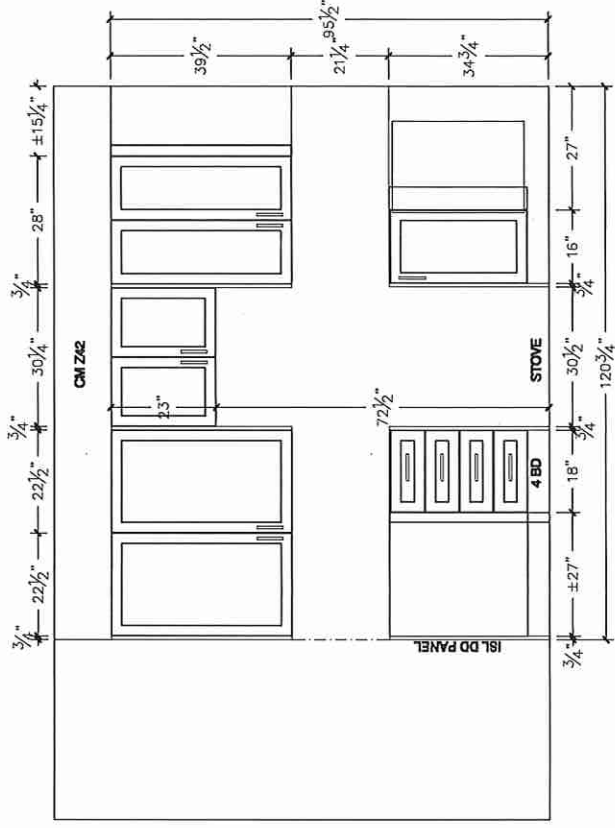


your kitchen, your taste.

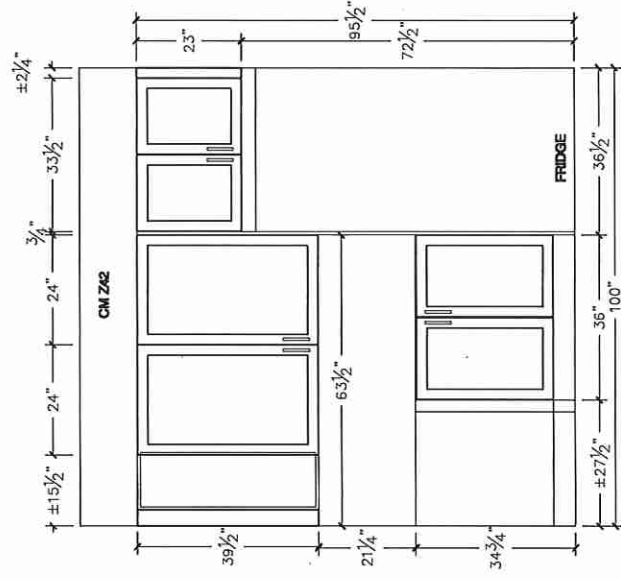
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 24 FEB 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

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STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 7 / BIK 290



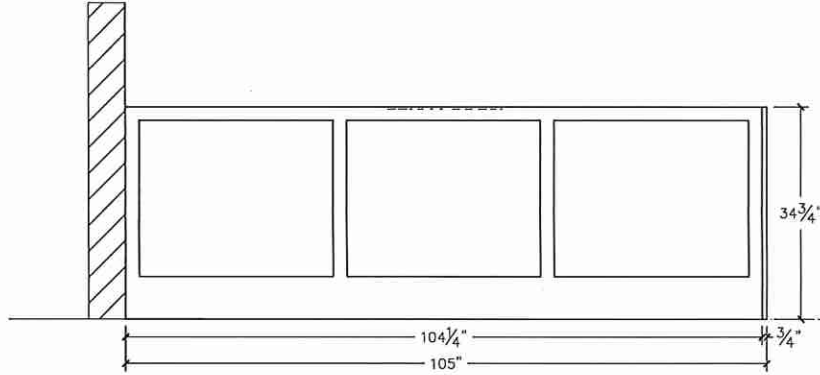
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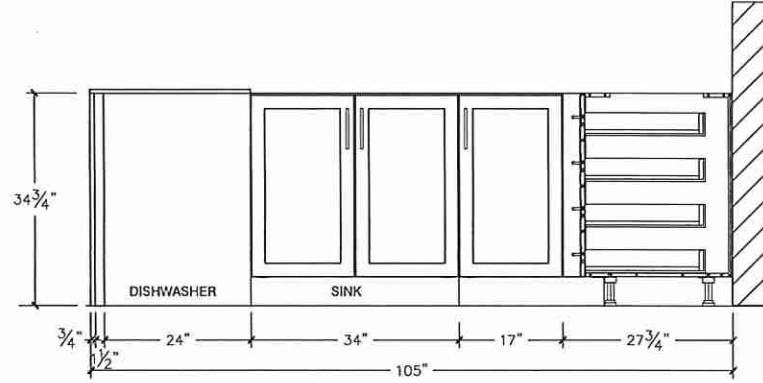
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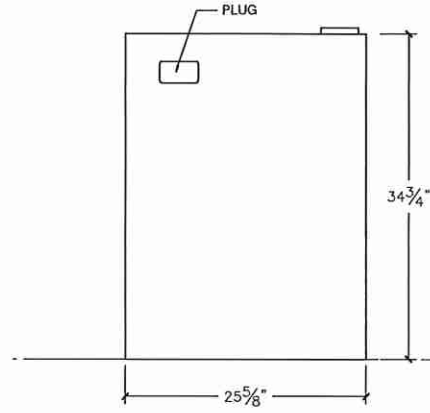
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



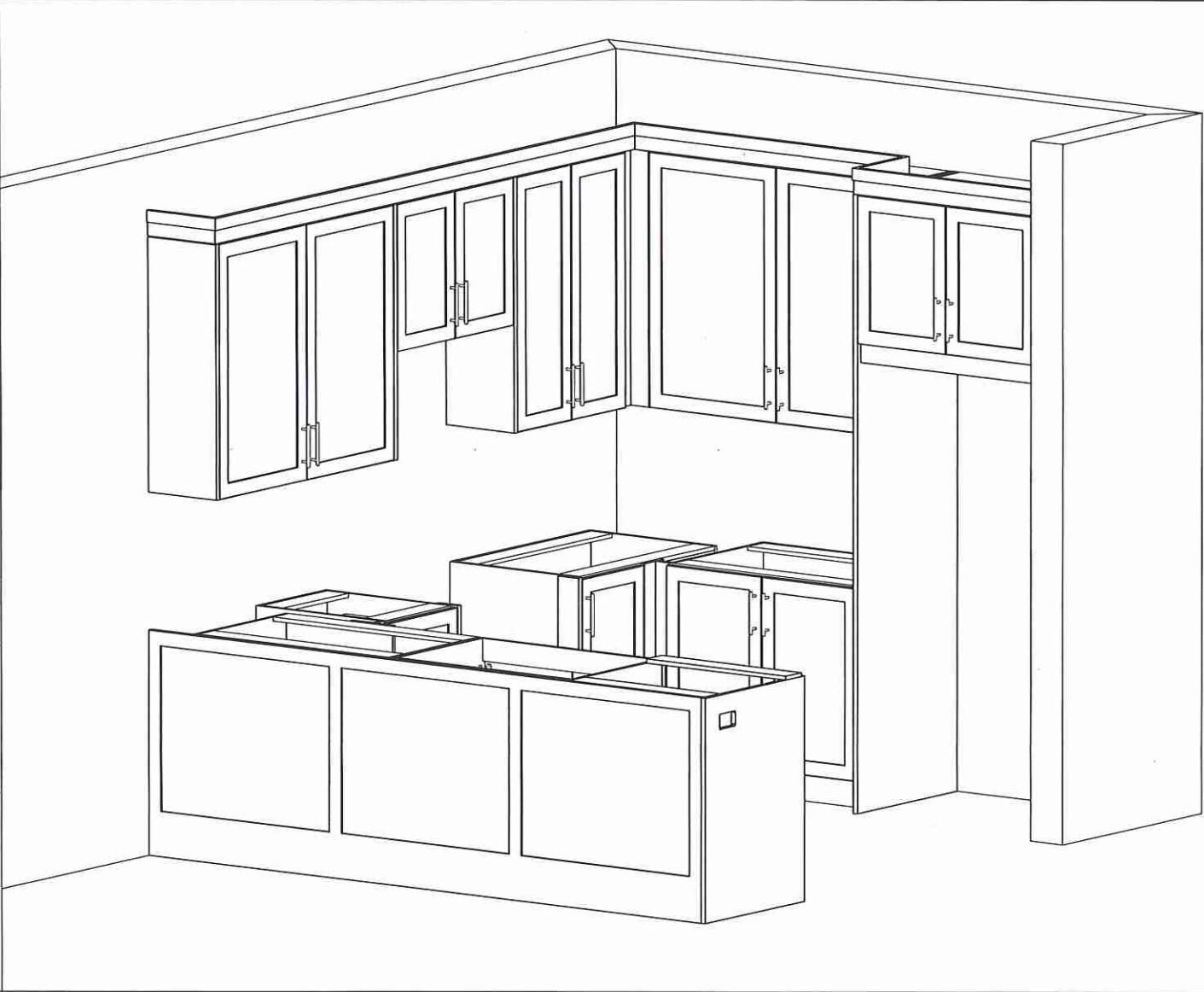
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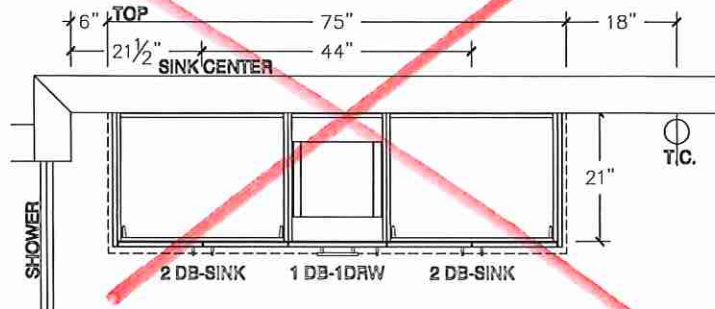


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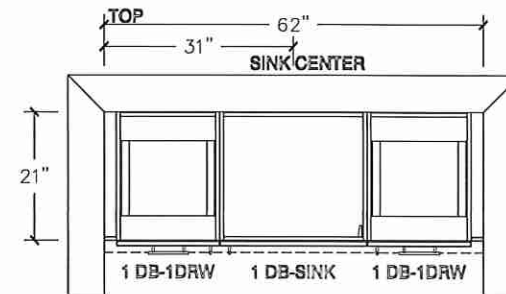
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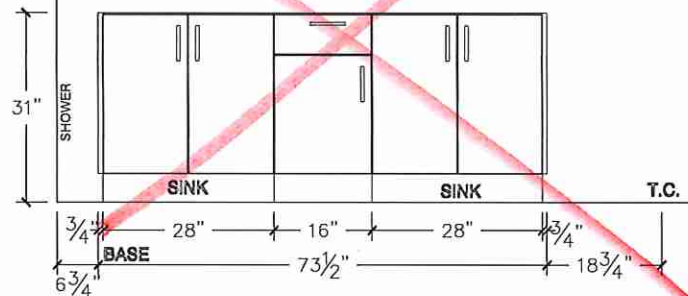
MASTER ENSUITE PLAN



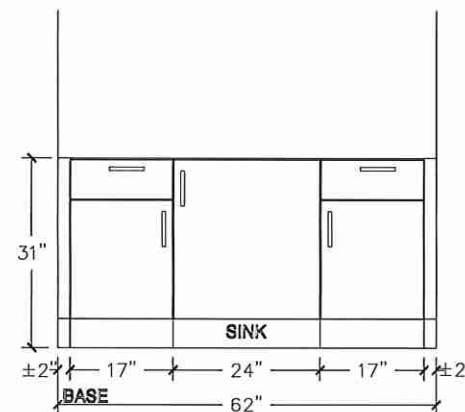
MASTER ENSUITE PLAN - OPT 2ND FLOOR



MASTER ENSUITE ELEVATION



MASTER ENSUITE ELEVATION - OPT 2ND FLOOR



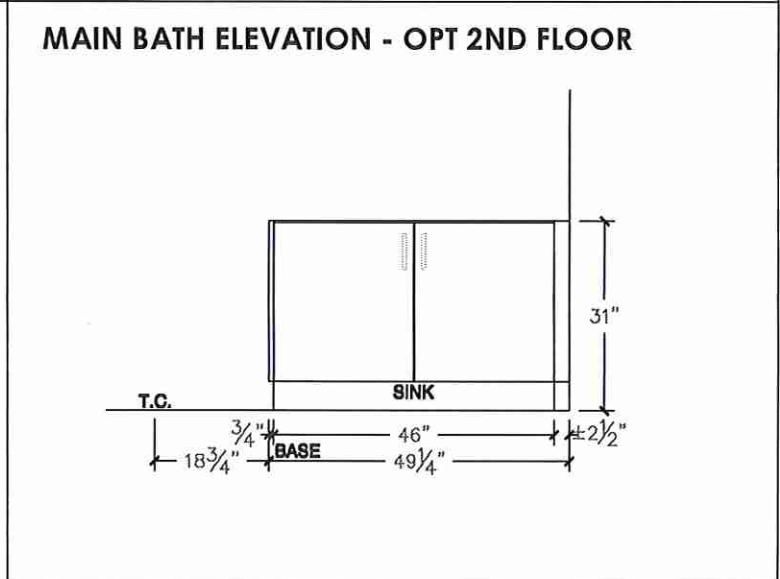
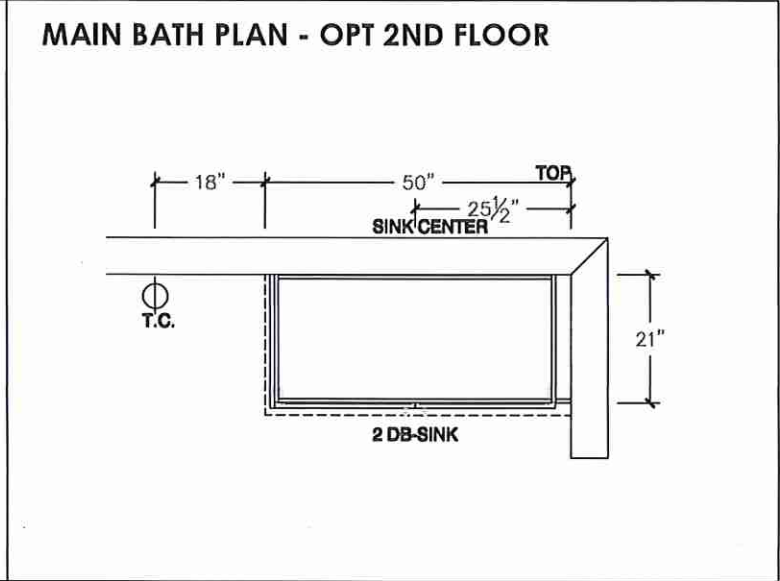
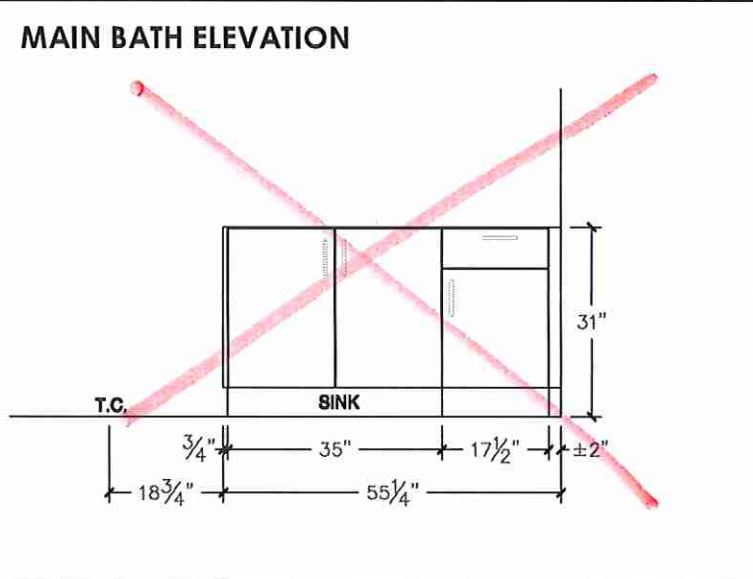
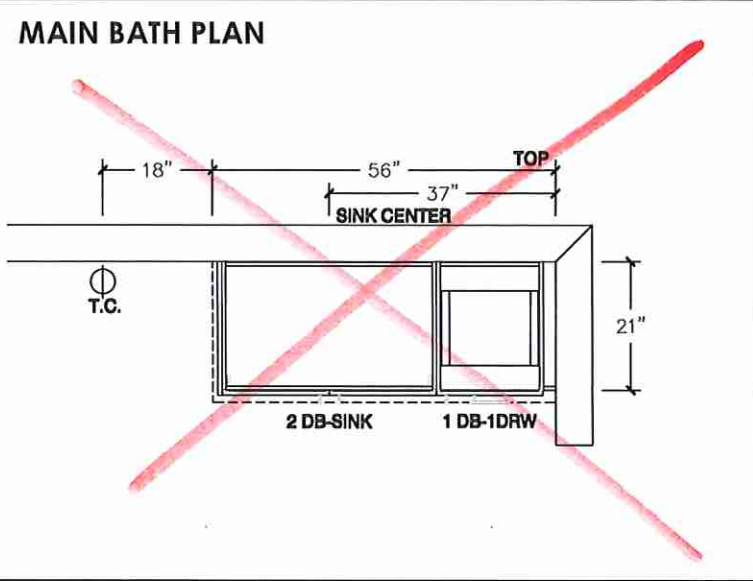
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 25-04 STD	ROOM: VANITIES	DRAWN BY: PS / MD
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 24 FEB 2025
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Lot 7/ BIK 290

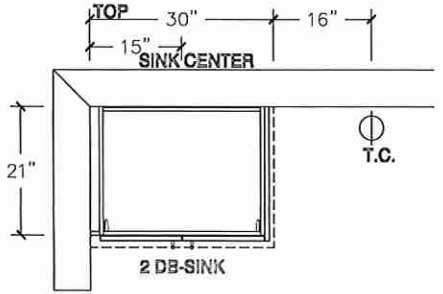


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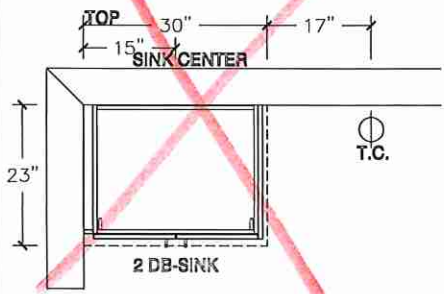
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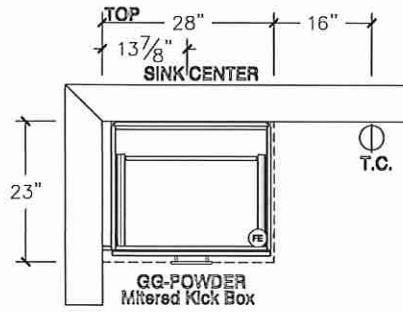
ENSUITE 2 PLAN
OPT 2ND FLOOR



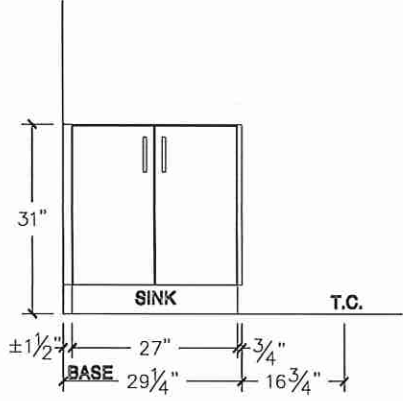
OPT BSMT BATH PLAN



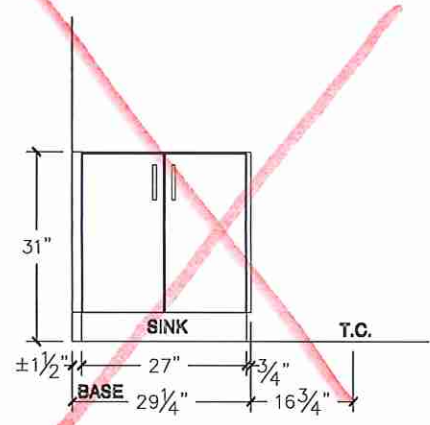
POWDER ROOM PLAN



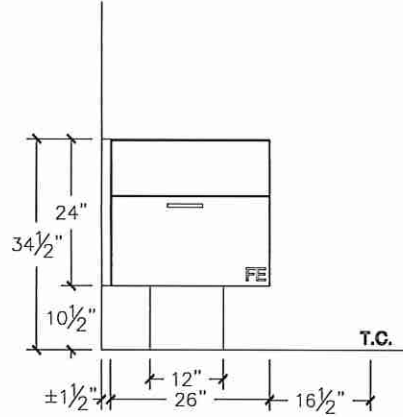
ENSUITE 2 ELEVATION
OPT 2ND FLOOR



OPT BSMT BATH ELEVATION



POWDER ROOM ELEVATION



G7