



CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASER: NIMRA IQBAL

TEL: RES.: 647-515-0021

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
099	1	SILENE (32-02 B) ELEV B 3 BEDROOM	10-Feb-26

Date Added: 09-May-25

Invoice Number: 8793

1 - Install standard Cable / Cat 6, Telephone (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - KITCHEN- Install Category 3 cabinets, throughout the kitchen, where applicable Note:
1 - KITCHEN- Install extended height 44" high uppers with CM Y82 throughout the kitchen, where applicable (See QTK Layout) Note:
1 - KITCHEN- Accommodate the cabinetry for a 30" Cook Top, with pot and pan drawers below (See QTK Layout) Note:
1 - KITCHEN- Install Garbage Pull out drawer with 2 Bins, next to the dishwasher (See QTK Layout) Note:
1 - KITCHEN- Accommodate the counter top for a 30" Cook Top Note:
1 - KITCHEN- Accommodate the cabinetry for built in oven and microwave, installed next to the fridge Note:
1 - KITCHEN- Accommodate the electrical for built in oven and microwave Note: **PURCHASER ACCEPTS & ACKNOWLEDGES THAT THE PRICE ABOVE IS SUBJECT TO CHANGE ONCE APPLIANCE SPECS ARE RECEIVED AND REVIEWED BASED ON ELECTRICAL REQUIRED
1 - KITCHEN- Purchaser has declined the option to finish and purchase the Pot Filler faucet. The purchaser accepts and acknowledges that there will only be a pot filler rough in above the stove and will have to install their own faucet after closing Note:
1 - KITCHEN- Install an Upgrade #1 counter top in the kitchen. Install the Everest BLANCO PURE Note:
1 - KITCHEN- Install the upgraded "L" edge in the kitchen Note:
1 - KITCHEN- Install the builders standard kitchen sink and single hole faucet Note:
1 - POWDER ROOM- Install an Upgrade #3 counter top in the kitchen. Install the Everest CALACATTA CLASSIC Note:
1 - POWDER ROOM- Install the upgraded "L" edge in the Powder Room Note:
1 - POWDER ROOM- Accommodate the counter top for an undermount sink- Includes Cut and Polish (x1 sink) Note: **INSTALL STANDARD FAUCET**



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Date Added: 09-May-25 Invoice Number: 8793

1 - POWDER ROOM-Install the Contrac undermount sink- CATENA (1 sink) Note:
1 - MASTER ENSUITE-Install a Category 2 cabinet throughout the Master Ensuite Vanity Note:
1 - MASTER ENSUITE- Install an Upgrade #3 counter top in the kitchen. Install the Everest CALACATTA CLASSIC Note:
1 - MASTER ENSUITE- Install the upgraded "L" edge in the Master Ensuite Note:
2 - MASTER ENSUITE-Accommodate the counter top for an undermount sink- Includes Cut and Polish (x2 sink) Note:
2 - MASTER ENSUITE-Install the Contrac undermount sink- CATENA (X2 sink) Note: **INSTALL STANDARD FAUCET**
1 - MASTER ENSUITE SHOWER STALL CEILING-Install the 8x10 UNIWAL IVORY GLOSSY on the ceiling of the Master Ensuite shower stall Note:
1 - ENSUITE #2- Install an Upgrade #3 counter top in Ensuite #2 Install the Everest CALACATTA CLASSIC Note: **INSTALL STANDARD TOP MOUNT SINK AND FAUCET**
1 - ENSUITE #2- Install the upgraded "L" edge in the Ensuite #2 Note:
1 - ENSUITE #3- Install an Upgrade #1 counter top in Ensuite #3 Install the Everest MAPLE WHITE Note: **INSTALL STANDARD TOP MOUNT SINK AND FAUCET**
1 - ENSUITE #3- Install the upgraded "L" edge in the Ensuite #3 Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - COUNTER TOP CLARIFICATION- MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - SHOWER CEILINGS Purchasers have declined upgrade to install tiles on ceilings of shower stalls and Tub/Showers. Purchaser acknowledges there will be no tiles on ceilings of shower stall and Tub/Showeres Note: **INSTALL CEILING TILES ONLY IN MASTER ENSUITE SHOWER STALL **
360 - MAIN FLOOR- Install an Upgrade #4 floor tile 24x24 ALABASTRO BIANCO, on the foyer, powder room, lower landing, mud room, kitchen &Dinette area Note:



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Date Added: 09-May-25 Invoice Number: 8793

1 - MAIN FLOOR/UPPER HALL-Install an Upgrade 3 hardwood floor- Vintage White Oak 5"X3/4" "ATHENA" UVF, on the Main Hall, Living/Dining Room, Family Room, applicable landings, and Upper Hall
Note:

1 - STAIRS-Stain the staircase to Vintage "ATHENA", to include the step,riser, railing, applicable post, stringers
Note:

1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: The purchaser accepts and acknowledges that the flooring is prefinished & the staircase is Red Oak with hand-applied finish, along with the unique qualities of natural wood can create an unbalanced look.
Note:

1 - FAMILY ROOM- Raise the conduit in the family room to above the fireplace mantle. To be installed at approximately 60" AFF to accommodate for a future TV (See Sketch)
Note:

1 - FAMILY ROOM- Install an electrical plug in the family room above the fireplace mantle. To be installed at approximately 60" AFF next to the conduit pipe to accommodate for a future TV (See Sketch)
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:

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

Date Added: 24-Mar-25 Invoice Number: 8770

3 - BASEMENT-Install THREE (x3) 30x24 larger basement windows, in lieu of the standard. (With possible window wells) (See Sketch)
Note:

1 - SIDE EXTERIOR-Install the optional Side Door (See Sketch)
Note:

1 - BASEMENT-Install the 200Amp service (See Sketch)
Note:

1 - KITCHEN-Install an 8" Duct in lieu of the standard (See Sketch)
Note:

1 - KITCHEN-Install a water line rough in for the fridge 9See Sketch)
Note:

1 - KITCHEN-Install a Gas line rough in for the stove (See Sketch)
Note:

1 - GARAGE- Install the Central Vac Trunk in the garage in lieu of teh basement (See Sketch)
Note:

1 - KITCHEN-Install a water line rug in for a pot filler above teh stove (See Sketch)
Note: **Price above is ONLY for the rough in water line, this does not include a pot filler faucet** Purchaser will be able to upgrade this at time of colour chart



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099	1	SILENE (32-02 B) ELEV B 3 BEDROOM	10-Feb-26	

Date Added: 24-Mar-25 Invoice Number: 8770

1 - PRIMARY BEDROOM-Install the raised coffered ceiling (See Sketch)
Note:

1 - ENSUITE #2-Install a shower potlight in the tub shower of ensuite #2 (See Sketch)
Note:

1 - ENSUITE #3-Install a shower potlight in the tub shower of ensuite #3 (See Sketch)
Note:

1 - PRIMARY ENSUITE SHOWER STALL-Install a verical shampoo shower niche (Approx. 14"x24" with shelf) finished in white quartz (See Sketch)
Note: **Accommodate the shower stall for the shower niche by installing a dummy wall as required

1 - FRONT EXTERIOR- In addition to the builders standard coach light, Install an additional, opposite the standard (See Sketch)
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:

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

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

This Document is Extremely Time Sensitive - Printed 9 May 25 at 11:04



* INTERIOR COLOUR SCHEME *

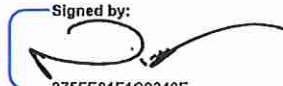
Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
NIMRA IQBAL	Laura Di Pede	SILENE (32-02 B) ELEV B 3 BEDROOM	(647) 515-0021 /	Summer Ridge Estates Inc.	10/02/2026	099

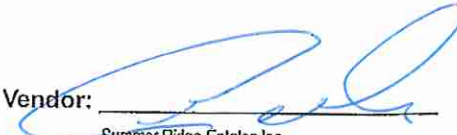
Page 1 of 3

	Flooring	Wall Tile				Plumbing	
	<u>Description</u>	<u>Main</u>	<u>Accent/Insert</u>	<u>Border / Listello</u>	<u>Pattern</u>		
Master Ensuite	✓ (STD) 13X13 BYZANTINE CREAM	✓ (STD) 8X10 UNIWAL IVORY GLOSSY	8X10 UNIWAL IVORY GLOSSY-Shower Ceiling ✓	N/A	N/A	WHITE	
Ensuite #2	✓ (STD) 13X13 SERPENTINE WHITE	✓ (STD) 8X10 SERPENTINE WHITE	N/A	N/A	N/A	WHITE	
Ensuite #3	✓ (STD) 13X13 KEATON ICE	✓ (STD) 8X10 KEATON ICE	N/A	N/A	N/A	WHITE	
Powder Room	✓ (UPGD) 24X24 ALABASTRO BIANCO	N/A	N/A	N/A	N/A	WHITE	
Kitchen/Dinette	✓ (UPGD) 24X24 ALABASTRO BIANCO	N/A	N/A	N/A	N/A	STD	
Laundry(2nd Flr)	✓ (STD) 13X13 KEATON ICE	N/A	N/A	N/A	N/A	STD	
Mud Room	✓ (UPGD) 24X24 ALABASTRO BIANCO						
Walk In Closet	✓ (UPGD) 24X24 ALABASTRO BIANCO						
Foyer	✓ (UPGD) 24X24 ALABASTRO BIANCO						
Main Hall	✓ (Upgd) VintageW/O 5"X3/4" ATHENA UVF	Railings and Stairs				Cornice Moulding / Medalion	
Family Room	✓ (Upgd) VintageW/O 5"X3/4" ATHENA UVF	Railings ✓ (Upgd) Vintage Red Oak "Athena"	Landing - Upper ✓ (Upgd) VintageW/O 5" ATHENA			Foyer	NO
Living Room	✓ (Upgd) VintageW/O 5"X3/4" ATHENA UVF	Pickets ✓ (STD) Plain Flat Black with Shoes	Landing - Lower ✓ (Upgd) 24X24 ALABASTRO BIANCO			Living Room	NO
Dining Room	✓ (Upgd) VintageW/O 5"X3/4" ATHENA UVF	Posts ✓ (Upgd) Vintage Red Oak "Athena"	Ledge - Upper N/A			Dining Room	NO
		Stringers ✓ (Upgd) Vintage Red Oak "Athena"	Ledge - Lower N/A			Family Room	NO
		Treads ✓ (Upgd) Vintage Red Oak "Athena"				Main Hall	NO
		Risers ✓ (Upgd) Vintage Red Oak "Athena"				Kitchen	NO
		Runner N/A				2nd Floor Hall	NO
		Trim					
Upper Hall	✓ (Upgd) VintageW/O 5"X3/4" ATHENA UVF	Baseboard & Casing ✓ STD- Colonial	Knobs ✓ STANDARD				
		Front Door Glass ✓ STANDARD	Hinges ✓ STANDARD				
		Interior Doors ✓ STANDARD	Grip Set STANDARD				
Master Bedroom	✓ STD- 40 OZ OPENING NIGHT #04	Notes					
Bedroom 2	✓ STD- 40 OZ OPENING NIGHT #04	**MASTER ENSUITE-INSTALL 8X10 UNIWAL IVORY GLOSSY ON CEILING OF MASTER ENSUITE SHOWER STALL					
Bedroom 3	✓ STD- 40 OZ OPENING NIGHT #04						

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
375FE81F1C9348F...
NIMRA IQBAL

Vendor: 
Summer Ridge Estates Inc.
Printed May 08, 2025 11:28 am



* INTERIOR COLOUR SCHEME *

Purchaser NIMRA IQBAL	Decor Consultant Laura Di Pede	Model and Elevation SILENE (32-02 B) ELEV B 3 BEDROOM	Telephone Res. / Bus (647) 515-0021 /	Project Summer Ridge Estates Inc.	Closing Date 10/02/2026	Property 099
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Master Ensuite

Ensuite #2

Ensuite #3

Powder Room

Kitchen/Dinette

Laundry(2nd flr)

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Interior Paint
Description
(STD) SILVER BIRCH
(STD) SILVER BIRCH
(STD) SILVER BIRCH
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(STD) SILVER BIRCH

Cabinet	Countertop	Counter Edge	Handle / Knob
Style			
(UPGD) CATEGORY 2 QTS 1022 ELEMENTAL	(UPGD) Everest Calacatta Classic	"L" UPGD EDGE	Std) DH00010
(STD) CATEGORY 1 QTS 1022 DORATO GREY	(UPGD) Everest Calacatta Classic	"L" UPGD EDGE	Std) DH00010
(STD) CATEGORY 1 QTS 1022 TUNDRA LAMINATE	(UPGD) Everest MAPLE WHITE	"L" UPGD EDGE	Std) DH00010
(STD) CATEGORY 1 QTS 1022 TUNDRA LAMINATE	(UPGD) Everest Calacatta Classic	"L" UPGD EDGE	Std) DH00010
(UPGD) CATEGORY 3 QTF 3501-2750 SOFT WHITE FIBREBOARD	(UPGD) Everest BLANCO PURE	"L" UPGD EDGE	Std) DH00010

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☐ 6" ☒ 8"

Dishwasher Cabinet

Fireplace

Fireplace	☒ FAMILY ROOM	Fireplace	N/A
Location Flooring	HWD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	☒ STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

Page 2 of 3

Decor Consultant: Purchaser:

Laura Di Pede NIMRA IQBAL

Vendor:

Summer Ridge Estates Inc.
Printed May 08, 2025 11:28 am



MARCH 24, 2025 NS

KITCHEN

- GAS RIT COOK TOP
- WATER LINE RIT FRIDGE
- POT FILLER RIT ONLY
- 8" DUCT

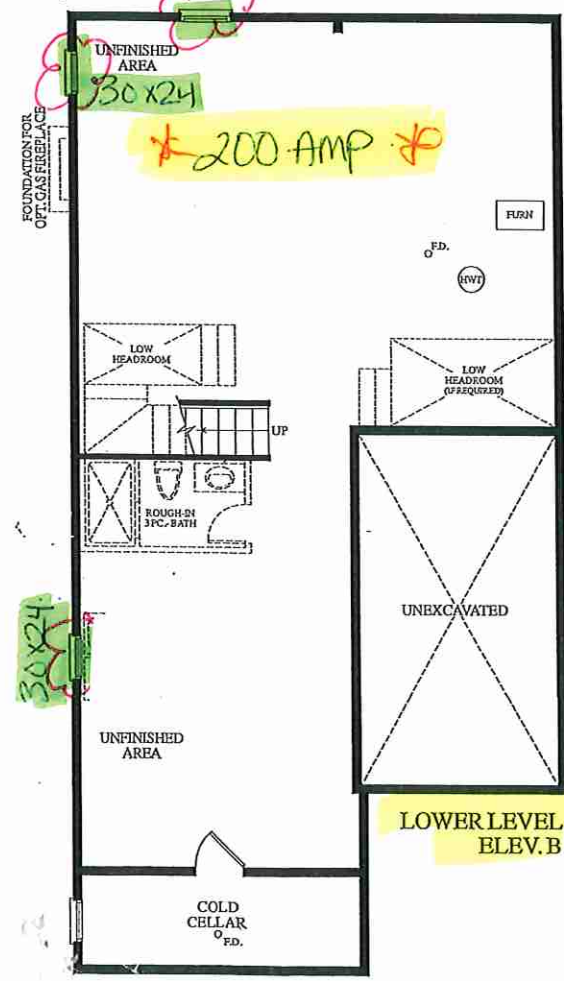
① CABLE / CAT6 (x2)

T TELEADU (X2)

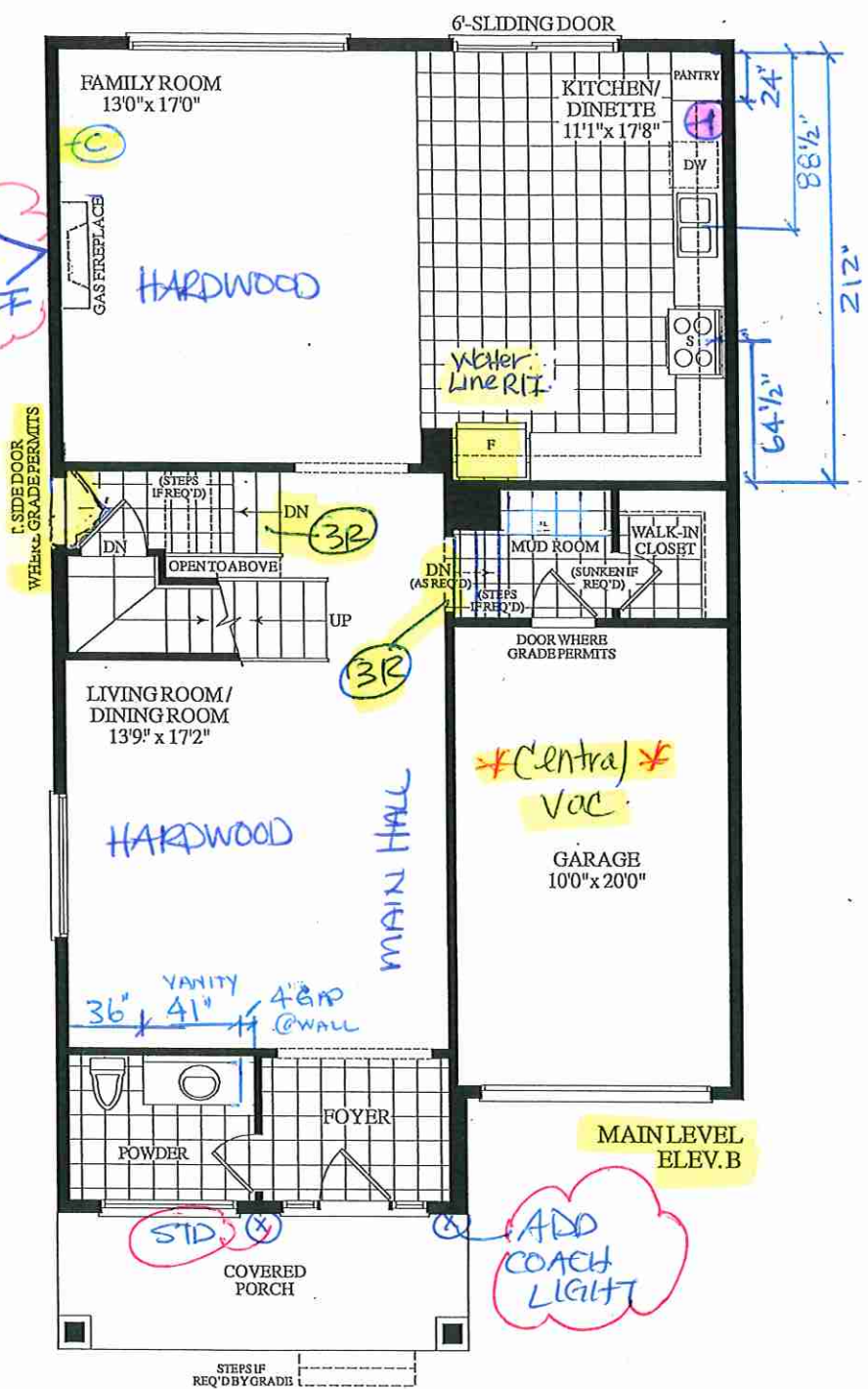
E ELECTRICAL(XI)

30x24 * VAC TO GARAGE

CONDUIT 60' AFF

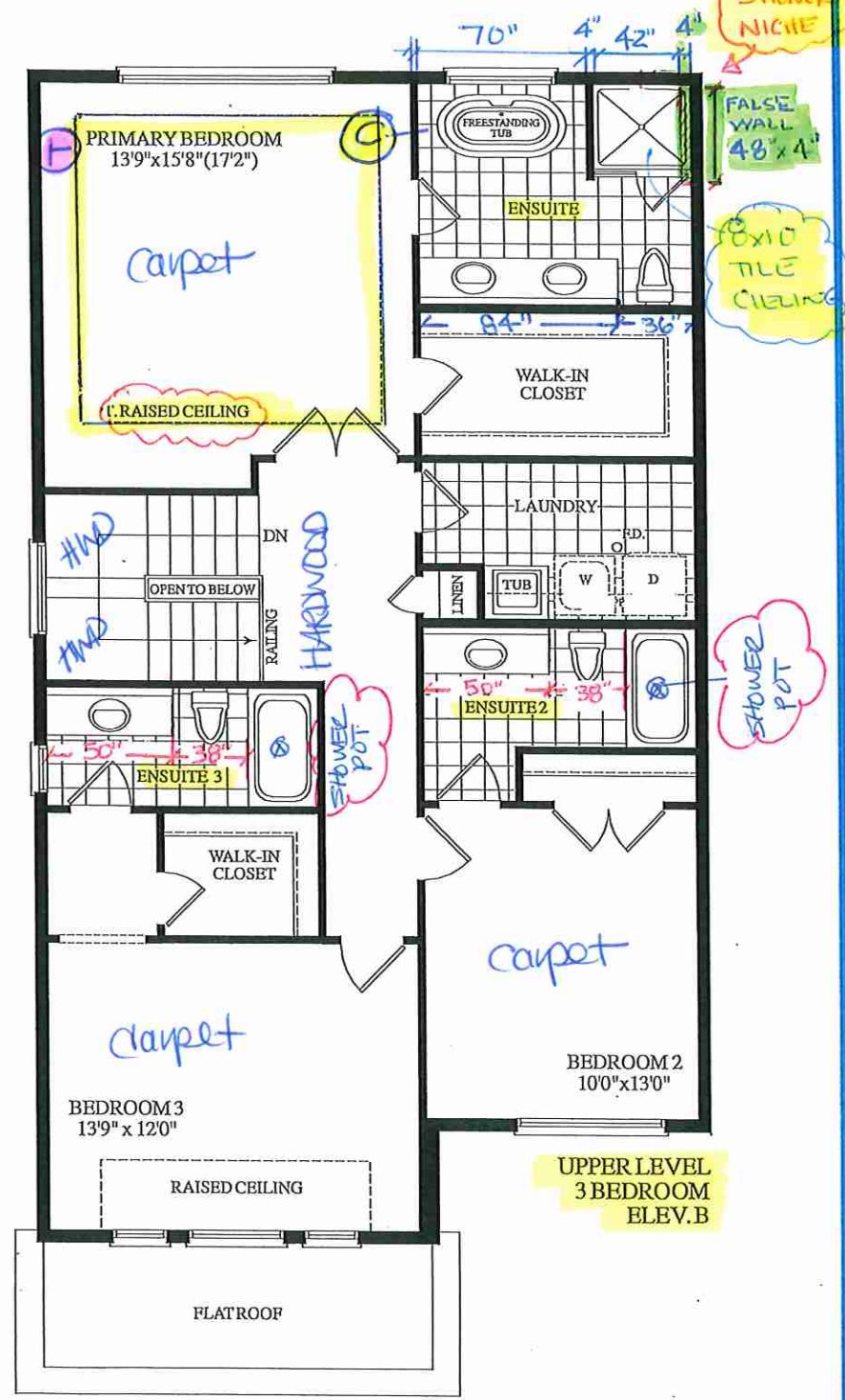


LOWER LEVEL
ELEV. B



MAIN LEVEL
ELEV. B

ADD
COACH
LIGHT



UPPER LEVEL
3 BEDROOM
ELEV.B

LOT 99 32-02 SILENE EL. B 3 BEDROOM 2280 SQ. FT.

Lot 99



CATENA

20" SINK
4210CIY

ITEM DETAILS

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

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

MATERIAL Vitreous china

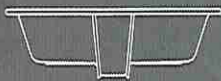
COLOUR Soft white

Rectangular undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included.

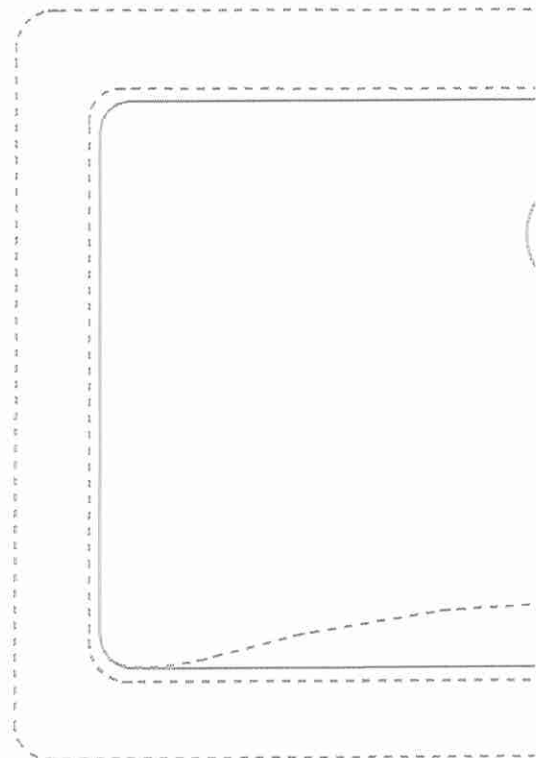
CERTIFICATIONS

| IAPMO cUPC

| ASME A112.19.2 / CSA B45.1-2013



• Standard Faucet •



ISSUED JUNE 2018

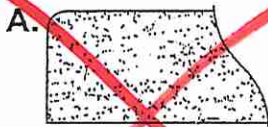
Countertop Edges

Lot 99

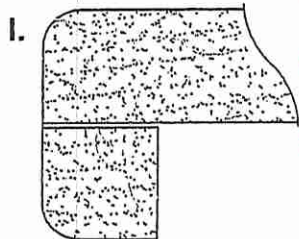
Marble & Granite Ltd.

EDGE
DETAILS

004



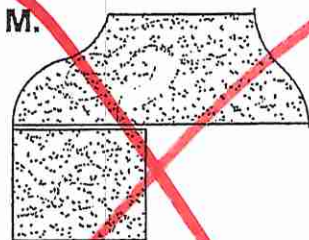
STRAIGHT EDGE
(STANDARD - 3/4")



DOUBLE TOP "D" EDGE
(STANDARD - 1 1/2")

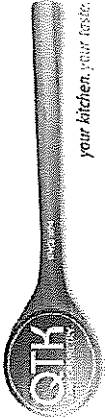
- Kitchen
- Powder Rm
- Master Ensuite

- Ensuite #2
- Ensuite #3



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

EDGING UP-GRADE OPTIONS



your kitchen, your taste.

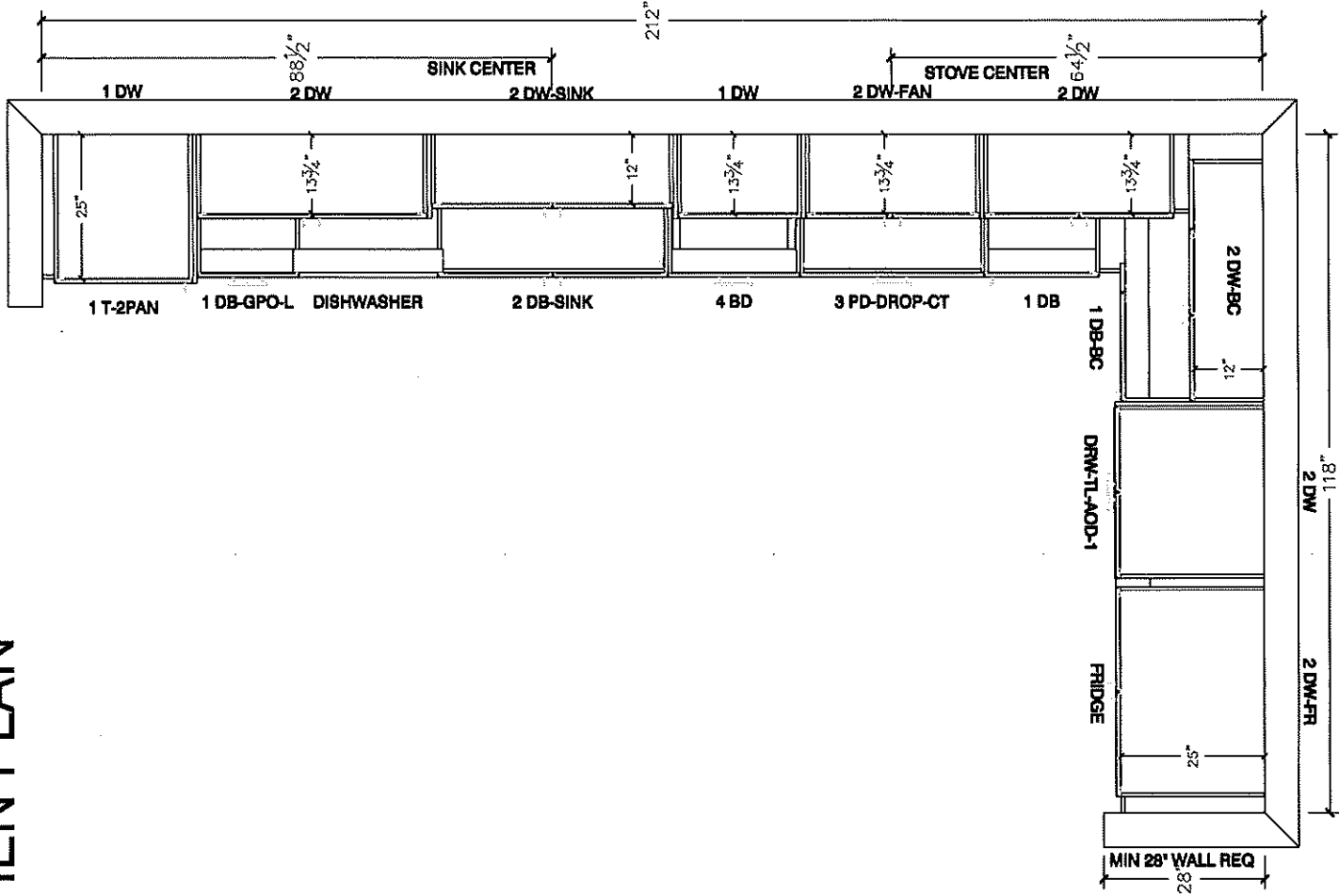
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (23-02)	ROOM: KITCHEN	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

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





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

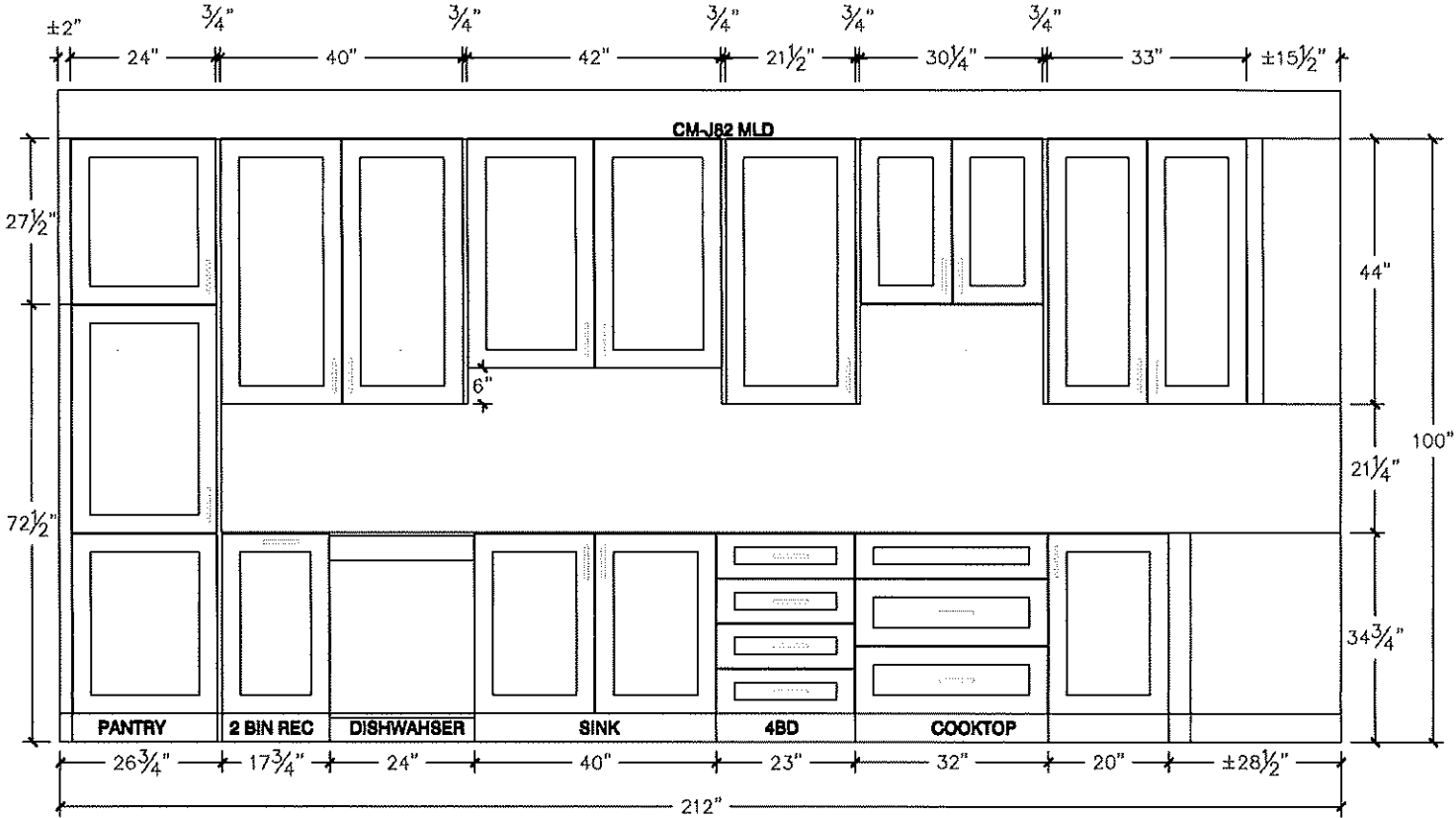
your kitchen, your way.

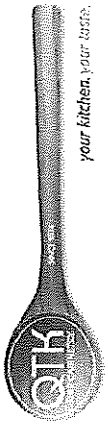
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 89 SRE (32-02)	ROOM: KITCHEN	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

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STOVE WALL ELEVATION





QTK
your kitchen, your way.

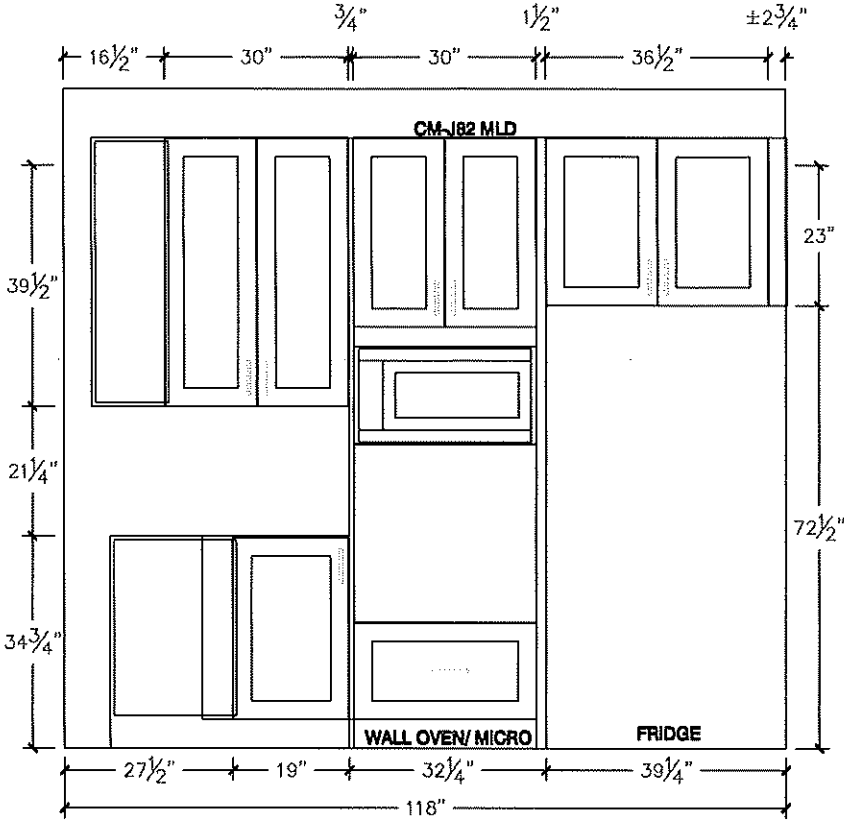
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (32-42)	ROOM: KITCHEN	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

COMMENTS:

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FRIDGE WALL ELEVATION





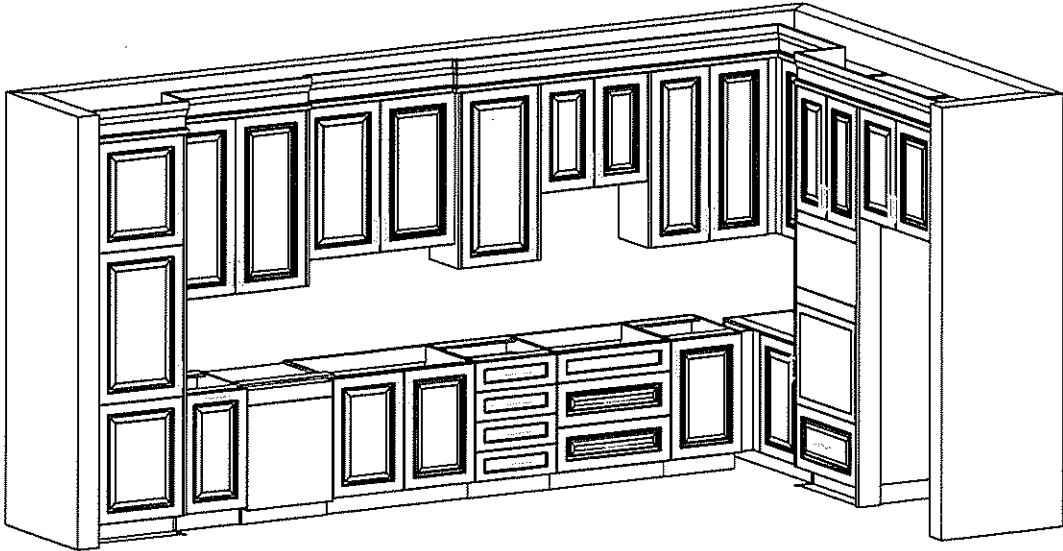
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (32-02)	ROOM: KITCHEN	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: MAY 06 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1

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3D VIEW





80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1311 F 905.761.5901

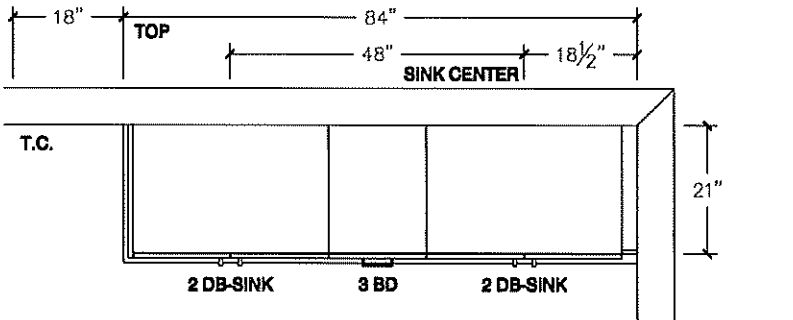
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (32-02)	ROOM: VANITY	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

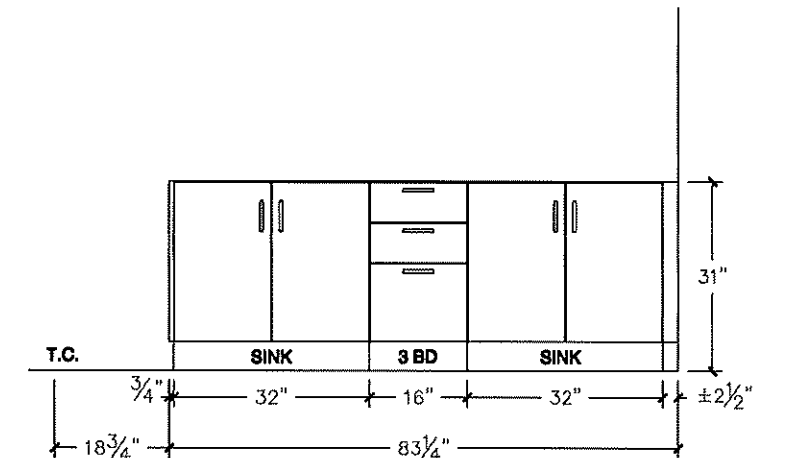
COMMENTS:

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.

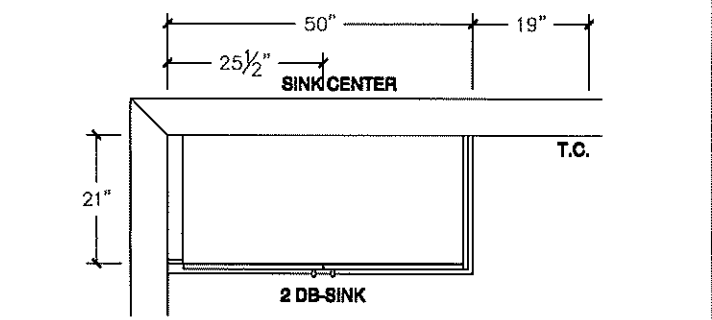
MASTER ENSUITE PLAN



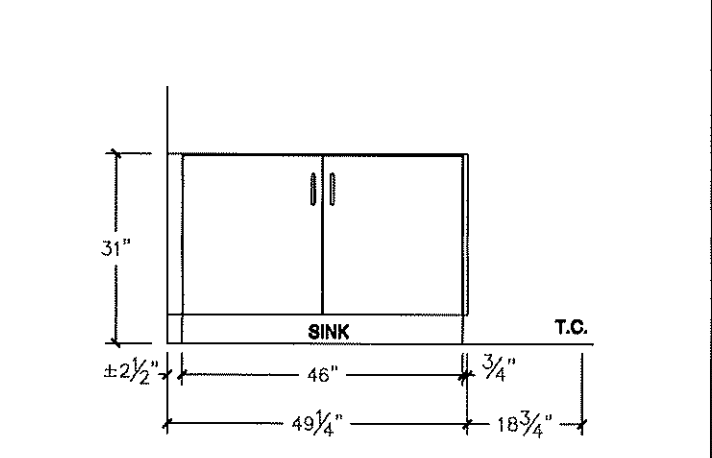
MASTER ENSUITE ELE

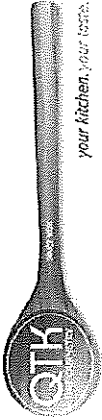


BATH 2 PLAN



BATH 2 ELE





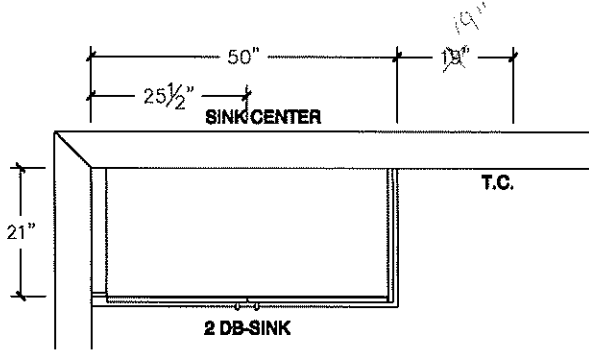
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (32-02)	ROOM: VANITY	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

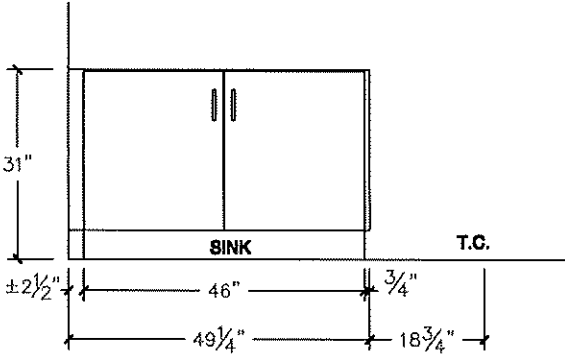
COMMENTS:

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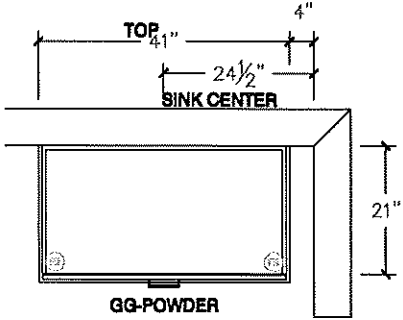
BATH 3 PLAN



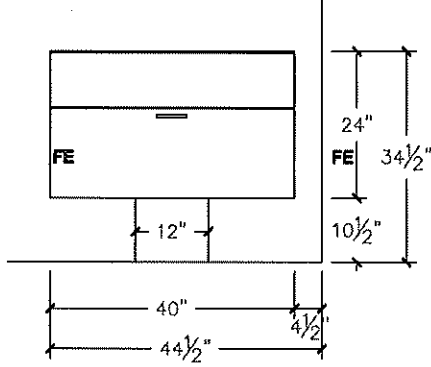
BATH 3 ELE



POWDER ROOM PLAN



POWDER ROOM ELE





80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811 F 905.761.5901

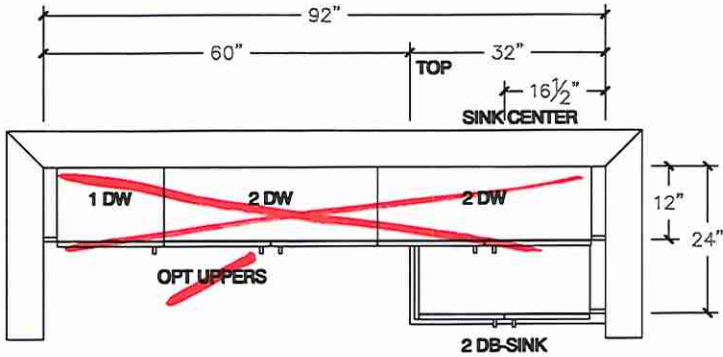
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 99 SRE (32-02)	ROOM: LAUNDRY	DRAWN BY: NS / MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 06 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1

COMMENTS:

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LAUNDRY PLAN



LAUNDRY ELE

