



**CONSTRUCTION SUMMARY**  
**EARLGLEN INVESTMENTS INC.**

**PURCHASERS:** SARAH CHOR KIU CHUNG and KEVIN HUA

**TEL:** RES.: 647-567-2822

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
109 BLOCK 017	1	THE DIANA-ELEV A-3 BDRM-2 BATHS	08-Sep-26

Offer Worksheet	BONUS PACKAGE: PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTER AT TIME OF COLOUR CHART. Note:
Offer Worksheet	APPLIANCE PACKAGE: PURCHASER TO RECEIVE 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER & DRYER AS PER VENDORS SAMPLES. Note:
Offer Worksheet	COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES. Note:
Offer Worksheet	VENDOR AGREES TO SUPPLY AND INSTALL 7 1/2inch LAMINATE FLOORING ON UPPER HALLWAY, AS PER PLAN AND AS PER VENDORS STANDARD SAMPLES. Note:



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Date Added: 16-Jun-25      Invoice Number: 8817

<p>1 - Install Builders Standard Cable Rough-Ins (x2) and Install Builders Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN FLOOR &amp; UPPER HALL - FLOORING - Install UPGRADE Laminate Flooring - 7 1/2" TORLYS HIGHLAND WATSON NATURAL OAK EEH-292 in lieu of builders standard Red Oak Natural Laminate - To be installed throughout main floor &amp; upper hall, where applicable.</p> <p>Note: To Include; Main Hall, Great Room, Upper Hall and Applicable Landings (See Sketch)</p>
<p>1 - 2ND FLOOR BEDROOMS - FLOORING - Install UPGRADE Laminate Flooring - 7 1/2" TORLYS HIGHLAND WATSON NATURAL OAK EEH-292 in lieu of builders standard broadloom - To be installed throughout 2nd floor bedrooms, where applicable.</p> <p>Note: To Include; Primary Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)</p>
<p>1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Mirage Red Oak DRIFTWOOD - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: 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. 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 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.</p>
<p>1 - MAIN FLOOR - FLOORING - TILES - Install UPGRADE #1 TILES - 18x18 TAJ MAHAL - To be installed throughout main floor, where applicable. To Include; Foyer, Powder Room, Mud Room and Kitchen/Dinette (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN &amp; BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen &amp; bathroom cabinetry. Standard Kitchen Layout &amp; Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE- To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>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.</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size &amp; all seams are visible &amp; the fabricator reserves the right to position the seams as necessary. Note:</p>
<p>1 - KITCHEN - BACKSPLASH - Install UPGRADE Kitchen Backsplash Tile - 3x6 SUBWAY TENDER GREY BRIGHT - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) To be Installed STRAIGHT (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Kindred Undermount Sink – Model #RDU 1831/7</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome</p> <p>Note:</p>



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Date Added: 16-Jun-25

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<p>1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)</p> <p>Note:</p>
<p>1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout primary ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP; ALL BATHROOMS - 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.</p>
<p>1 - CLARIFICATION - PLUMBING FIXTURES &amp; PLUMBING FAUCETS ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable. Note: To Include; Powder Room, Primary Ensuite and Main Bath (See Sketch)</p>
<p>1 - PRIMARY ENSUITE - SHOWER FLOOR - Install UPGRADE Shower Mosaics - 2x2 LA MARCA STATARIETTO HONED - To be installed throughout primary ensuite shower floor, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Primary Ensuite shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on primary ensuite shower stall ceiling. Note:</p>
<p>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 stall ceiling. Note:</p>
<p>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 JUNE 5,2025 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 Note:</p>

Date Added: 05-Jun-25

Invoice Number: 8816

<p>1 - 2ND FLOOR - CEILINGS - Install UPGRADE SMOORTH CEILINGS - To be installed throughout 2nd floor, where applicable. To Include; Upper Hall, Primary Bedroom, Bedroom#2 and Bedroom #3 (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - Install UPGRADE 8" EXHAUST DUCT in lieu of builders standard 6" exhaust duct at kitchen (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ENSUITE - SHOWER - Install UPGRADE 2x2 SHOWER MOSAICS and 6" Curb w/Stone in lieu of builders standard acrylic shower base at primary ensuite shower stall (See Sketch)</p> <p>Note:</p>



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Date Added: 05-Jun-25      Invoice Number: 8816

1 - PRIMARY ENSUITE - SHOWER - Install UPGRADE SHOWER NICHE (White Quartz) (Horizontal, No Shelf) at Primary Ensuite Shower Stall.  
To be installed at back wall of shower stall (See Sketch)  
Note: As per Fonzie C.

1 - CLARIFICATION;  
PRIMARY ENSUITE - Purchaser Accepts and Acknowledges revision made to primary ensuite vanity and toilet locations (As per Fonzie C.) (See Sketch)  
Note:

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

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 JUNE 5,2025  
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:

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	Flooring	Wall Tile							Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern				
Primary Ensuite	✓ 13x13 COSTA WHITE (STD)	✓ 8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	NONE				WHITE
Main Bath	✓ 13x13 COSTA WHITE (STD)	✓ 8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	NONE				WHITE
Laundry (2nd Floor)	✓ 13x13 COSTA WHITE (STD)	N/A	N/A	N/A	NONE				STD
Powder Room	✓ 18x18 TAJ MAHAL (STRAIGHT) (UPG)	N/A	N/A	N/A	NONE				WHITE
Mud Room	✓ 18x18 TAJ MAHAL (STRAIGHT) (UPG)	N/A	N/A	N/A	NONE				N/A
Kitchen/Dinette	✓ 18x18 TAJ MAHAL (STRAIGHT) (UPG)	✓ 3x6 Tender Grey Bright (Straight) (UPG)	NONE	NONE	NONE				STD
Foyer	✓ 18x18 TAJ MAHAL (STRAIGHT) (UPG)	<div>Railings and Stairs<div><div>Railings</div><div>Pickets</div><div>Posts</div><div>Stringers</div><div>Treads</div><div>Risers</div><div>Runner</div></div><div>Landing - Upper</div><div>Landing - Lower</div><div>Ledge - Upper</div><div>Ledge - Lower</div></div>							
Main Hall	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)	Cornice Moulding / Medallion <div><div>Foyer</div><div>Living Room</div><div>Dining Room</div><div>Family Room</div><div>Main Hall</div><div>Kitchen</div><div>2nd Floor Hall</div></div>							
Great Room	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)								
Upper Hall	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)	Trim <div><div>Baseboard &amp; Casing</div><div>Front Door Glass</div><div>Interior Doors</div></div> <div>Knobs</div> <div>Hinges</div> <div>Grip Set</div>							
Primary Bedroom	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)	Notes <div>PRIMARY ENSUITE - Install UPGRADE Mosaic Floor Tiles - 2x2 LA MARCA STATUARIETTO HONED with 6" Curb with White Quartz to Shower Stall</div> <div>**STAIRCASE &amp; RAILING - Install Standard Railing Package with UPGRADE Stain</div>							
Bedroom 2	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)								
Bedroom 3	✓ 7 1/2" Torlys Highland Watson Natural Oak EEH-292 (Upg)								

Page 1 of 3

Consultant: Melissa Di Marino

Purchaser: SARAH CHOR KIU CHUNG

Purchaser: Kevin Hua  
KEVIN HUA

Vendor: EARLGLEN INVESTMENTS INC





\* INTERIOR COLOUR SCHEME \*

<b>Purchasers</b> SARAH CHOR KIU CHUNG & KEVIN HUA	<b>Decor Consultant</b> Melissa Di Marino	<b>Model and Elevation</b> THE DIANA-ELEV A-3 BDRM-2 BATHS	<b>Telephone Res. / Bus</b> (647) 567-2822 /	<b>Project</b> EARLGLEN INVESTMENTS INC.	<b>Closing Date</b> 08/09/2026	<b>Property</b> 109 BLOCK 017
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	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Primary Ensuite	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - WILLOW GREY (SM) QTS 1022 (STD)	✓ EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	DH00010
Main Bath	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - WILLOW GREY (SM) QTS 1022 (STD)	✓ EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	DH00010
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE	NONE	NONE
Powder Room	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - WILLOW GREY (SM) QTS 1022 (STD)	✓ EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	DH00010
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - WILLOW GREY (SM) QTS 1022 (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ " A " EDGE (STD)	DH00010
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Great Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Primary Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				

**Appliance Opening/Dimension**  
**Fridge Size** See Attached QTK Layout **Range** See Attached QTK Layout  
**Built-Ins** None **Microwave** None  
**Hood Fan** See Attached QTK Layout **Exhaust Opening** ☐ 6" ☒ 8"  
**Dishwasher Cabinet** See Attached QTK Layout

**Fireplace**

<b>Fireplace</b>	N/A	<b>Fireplace</b>	N/A
<b>Location Flooring</b>	N/A	<b>Location Flooring</b>	N/A
<b>Style</b>	N/A	<b>Style</b>	N/A
<b>Finish</b>	N/A	<b>Finish</b>	N/A
<b>Marble</b>	N/A	<b>Marble</b>	N/A
<b>Hearth</b>	N/A	<b>Hearth</b>	N/A

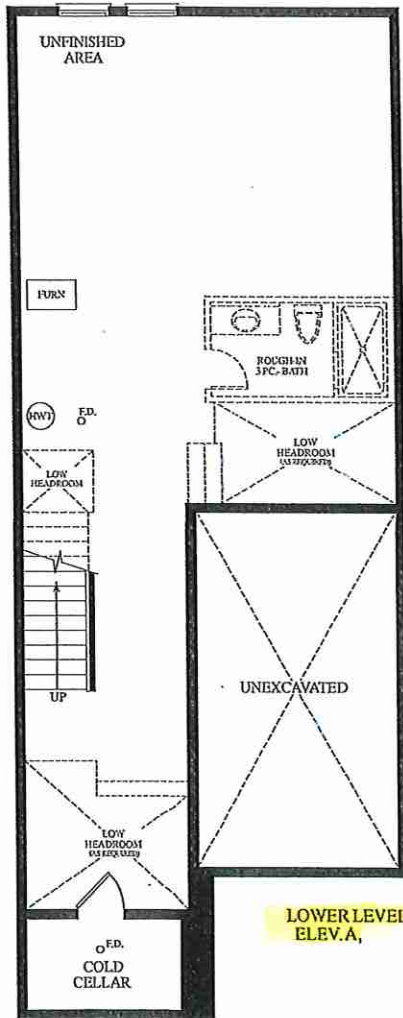
**Notes**  
\*\*Kitchen Sink - Install Standard Undermount Sink - Kindred Undermount Sink – Model #RDU1831/7 \*\*Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome \*\*APPLIANCES - STANDARD APPLIANCE PACKAGE (See Attached)



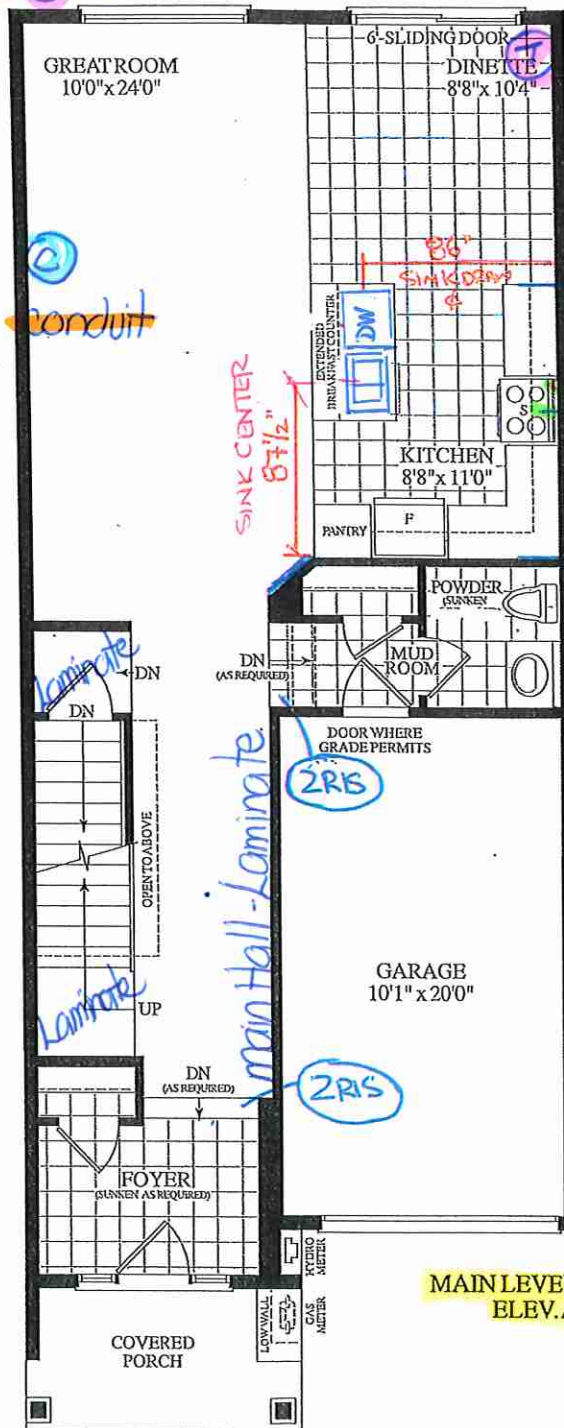
Cable - (x2)  
Telephone - (x2)  
Conduit (x1)

June 5, 2025

KH SC

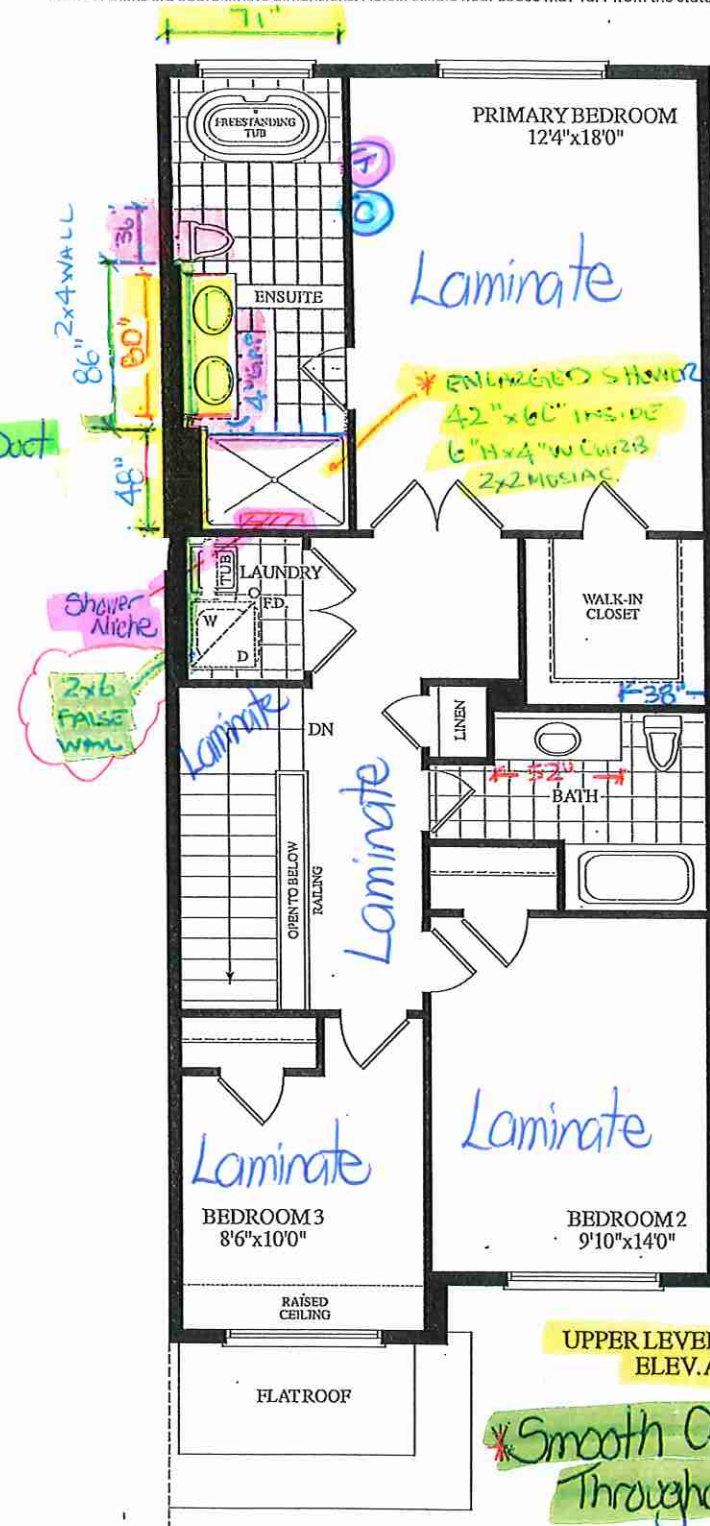


LOWER LEVEL ELEV. A



MAIN LEVEL ELEV. A

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.



UPPER LEVEL ELEV. A

\*Smooth Ceilings  
Throughout 2nd Floor

BLK. 17 TH. 109

20-17 THE DIANA EL. A

3 BDRM. 2 BATH.

1780 SQ. FT.







Lot 109 / BIK 17

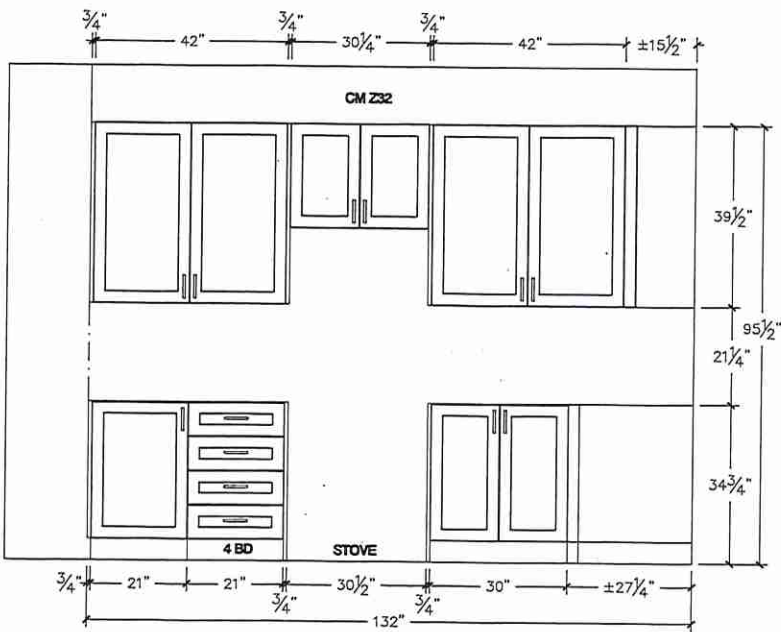


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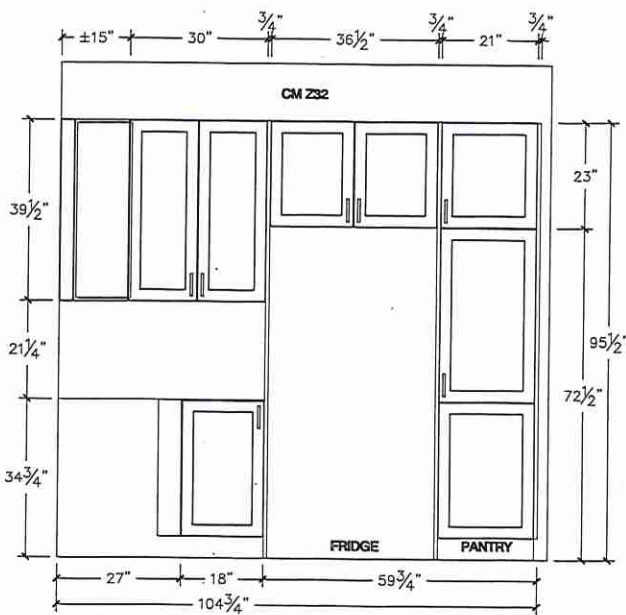
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SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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 its 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.

STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 109 / BIK 17

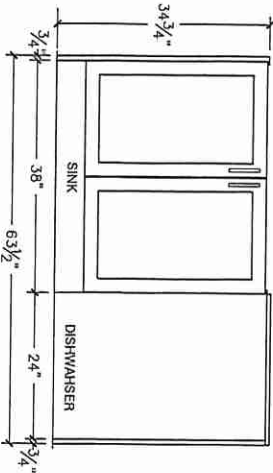


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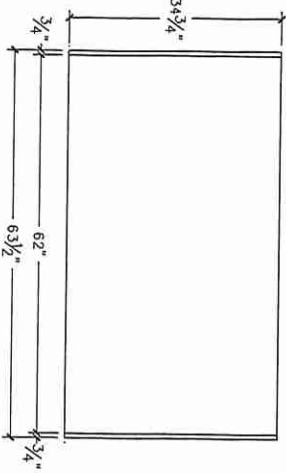
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SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
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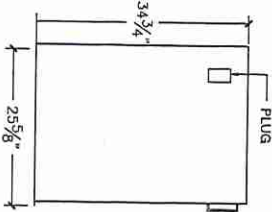
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND SIDE ELEVATION



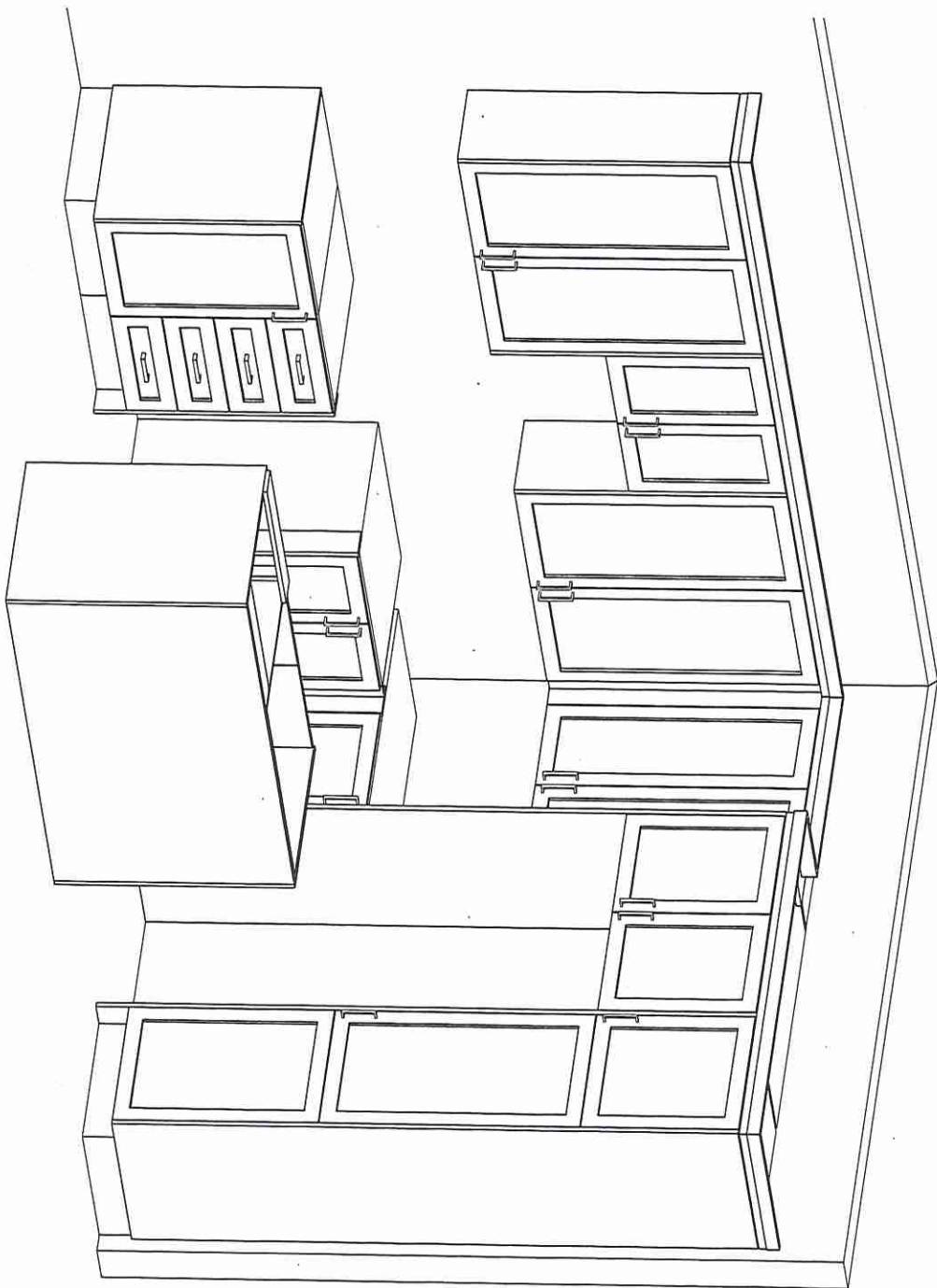
Lot 109 / BIK 17



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CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: ROOM	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
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4



Lot 109/BIK 17

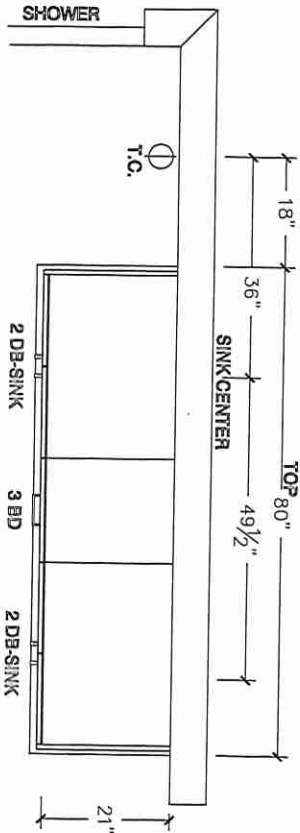


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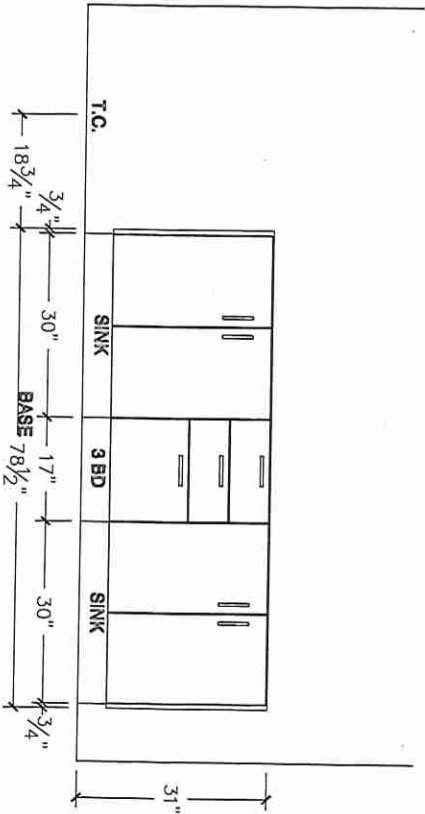
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SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
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MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



# Lot 109 / BIK 17

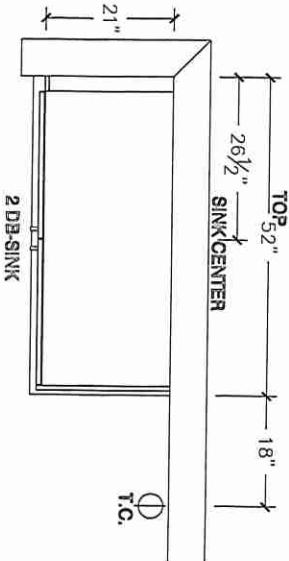


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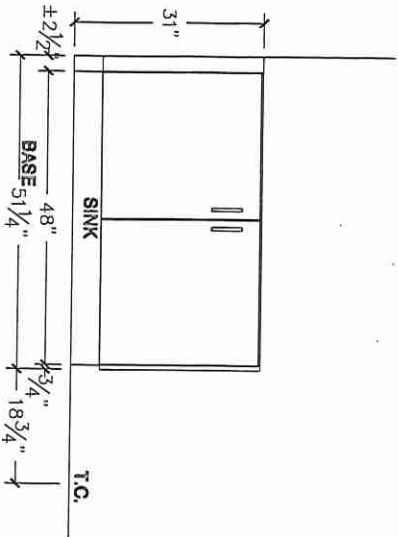
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 02 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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.

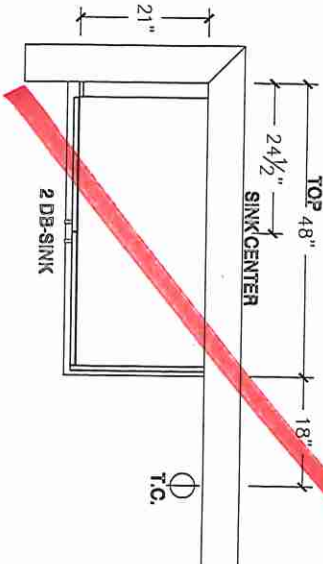
MAIN BATH PLAN



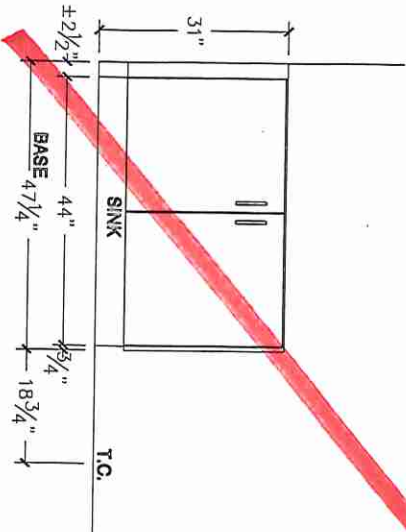
MAIN BATH ELEVATION



MAIN BATH PLAN (OPT W/ 3 BATH)



MAIN BATH ELEVATION (OPT W/ 3 BATH)



Lot 109 / BIK 17

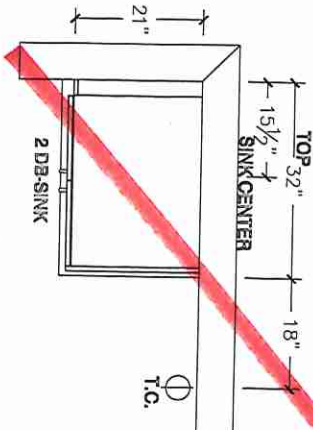


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

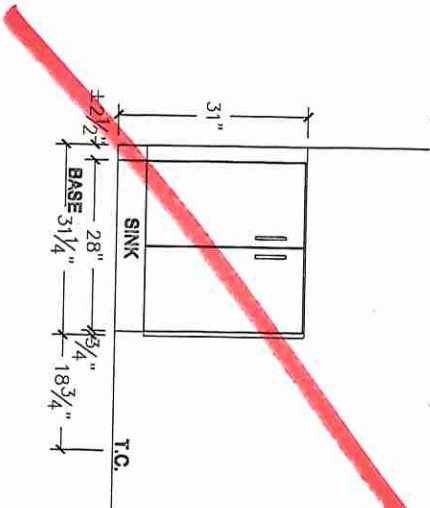
CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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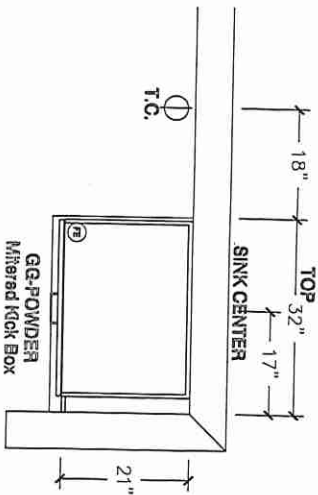
OPT BSMT BATH PLAN



OPT BSMT BATH ELEVATION



POWDER ROOM PLAN



POWDER ROOM ELEVATION

