



CONSTRUCTION SUMMARY
EARLGLEN INVESTMENTS INC.

PURCHASER: JOYCE YUEN YAN NG TEL: RES.: 416-399-4840

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
116 BLOCK 018	1	THE CHARLOTTE-ELEV B-OPT MAIN-3 BDRM-3 BATHS	05-May-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: 02-Jul-25

Invoice Number: 8851

1 - Install Builders Standard Cable Rough-Ins (x2) and Install Builders Standard Telephone Rough-Ins (x2) (See Sketch)
Note:

1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT with Seperate Switch at kitchen. To be installed above kitchen island (See Sketch)
Note:

1 - GREAT ROOM - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT with Seperate Switch at great room. To be installed inline with standard ceiling light at great room (See Sketch)
Note:

1 - POWDER ROOM - In addition to builders standard vanity strip light, Install ONE (1) CEILING LIGHT with Seperate Switch at Powder Room Ceiling (See Sketch)
Note:

1 - PRIMARY ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) CEILING LIGHT with Seperate Switch at Primary Ensuite Ceiling (See Sketch)
Note:

1 - MAIN BATH - In addition to builders standard vanity strip light, Install ONE (1) CEILING LIGHT with Seperate Switch at Main Bath Ceiling (See Sketch)
Note:

1 - ENSUITE #2 - In addition to builders standard vanity strip light, Install ONE (1) CEILING LIGHT with Seperate Switch at Ensuite #2 Ceiling (See Sketch)
Note:

1 - 2ND FLOOR BEDROOMS - FLOORING - Install LAMINATE Flooring - 7 1/2" TORLYS RED OAK NATURAL EE-HN-240 in lieu of builders standard broadloom. To be installed throughout 2nd floor bedrooms, where applicable.
Note: To Include; Primary Bedroom, Bedroom #2 & Bedroom #3 (See Sketch)

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.

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 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)
Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXYwith 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:



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Date Added: 02-Jul-25

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<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>
<p>1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST GREY GALAXYwith 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 GREY GALAXYwith 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 GREY GALAXYwith STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST GREY GALAXYwith STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP:</p> <p>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.</p> <p>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 & PLUMBING FAUCETS</p> <p>ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Facuets, throughout all bathrooms. where applicable.</p> <p>Note: To Include; Powder Room, Primary Ensuite ,Main Bath and Ensuite #2 (See Sketch)</p> <p>**SEE BELOW ITEMS For Upgrade to Standard Shower Stall Plumbing - Primary Ensuite and Ensuite #2**</p>
<p>1 - PRIMARY ENSUITE - SHOWER STALL - Install TOE TESTER to Standard Plumbing at Main Bath Shower Stall - MOEN VICHY - Model #T2663EP / 62320 - Chrome (See Sketch)</p> <p>Note:</p>
<p>1 - ENSUITE #2 - SHOWER STALL - Install TOE TESTER to Standard Plumbing at Main Bath Shower Stall - MOEN VICHY - Model #T2663EP / 62320 - Chrome (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Primary Ensuite shower stall ceiling.</p> <p>Purchaser accepts and acknowledges NO TILES will be installed on Primary Ensuite shower stall ceiling.</p> <p>Note:</p>
<p>1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on Main Bath tub/shower stall ceiling.</p> <p>Purchaser accepts and acknowledges NO TILES will be installed on Main Bath tub/shower stall ceiling.</p> <p>Note:</p>
<p>1 - ENSUITE #2 - Purchaser has DECLINED Upgrade to Install tiles on Ensuite #2 shower stall ceiling.</p> <p>Purchaser accepts and acknowledges NO TILES will be installed on Ensuite #2 shower stall ceiling.</p> <p>Note:</p>
<p>1 - BONUS PACKAGE - REFER TO PE #8849 ITEM #7 - PURCHASER HAS APPLIED REMAINING \$2,146.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE</p> <p>Note:</p>



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EARLGLEN INVESTMENTS INC.

PURCHASER: JOYCE YUEN YAN NG TEL: RES.: 416-399-4840

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116 BLOCK 018	1	THE CHARLOTTE-ELEV B-OPT MAIN-3 BDRM-3 BATHS	05-May-26	

Date Added: 02-Jul-25 Invoice Number: 8851

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 26,2025
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: 26-Jun-25 Invoice Number: 8849

1 - BASEMENT - WINDOWS - Delete two standard basement windows of Standard 30 IN (W) x 16 IN (H) Install ONE (1) LARGER 36 IN (W) x 24 IN (H) (with possible window well)
Note: As per Fonzie C.

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

1 - 2ND FLOOR - CEILING - Install UPGRADE SMOOTH CEILINGS Throughout 2nd Floor UPPER HALL ONLY, where applicable (See Sketch)
Note:

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

1 - PRIMARY ENSUITE - Install UPGRADE SHOWER FLOOR MOSIAC (2x2 Mosaic and 6" curb w/stone) in lieu of builders standard acrylic shower base at Primary Ensuite Shower Stall (See Sketch)
Note:

1 - ENSUITE #2 - Install UPGRADE SHOWER FLOOR MOSIAC (2x2 Mosaic and 6" curb w/stone) in lieu of builders standard acrylic shower base at Ensuite #2 Shower Stall (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 \$2,146.50 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JUNE 26,2025
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 3 Jul 25 at 10:50



Page 1 of 3

Page 1 of 3					
Flooring	Wall Tile				
Description	Main	Accent/Insert	Border / Listello	Pattern	Plumbing
Primary Ensuite	13x13 BYZANTINE AZZURO (STD)	8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	WHITE
Main Bath	13x13 BYZANTINE AZZURO (STD)	8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	WHITE
Ensuite #2	13x13 BYZANTINE AZZURO (STD)	8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	WHITE
Laundry (2nd Floor)	13x13 BYZANTINE AZZURO (STD)	N/A	N/A	NONE	STD
Powder Room	13x13 KEATON ICE (STD)	N/A	N/A	NONE	WHITE
Mud Room	13x13 KEATON ICE (STD)	N/A	N/A	NONE	N/A
Kitchen/Dinette	13x13 KEATON ICE (STD)	NONE	NONE	NONE	STD
Foyer	13x13 KEATON ICE (STD)				
Main Hall	7 1/2" Torlys Red Oak Natural EE-HN-240 (STD)				
Great Room	7 1/2" Torlys Red Oak Natural EE-HN-240 (STD)				
Upper Hall	7 1/2" Torlys Red Oak Natural EE-HN-240 (STD)				
Primary Bedroom	7 1/2" Torlys Red Oak Natural EE-HN-240 (UPG)				
Bedroom 2	7 1/2" Torlys Red Oak Natural EE-HN-240 (UPG)				
Bedroom 3	7 1/2" Torlys Red Oak Natural EE-HN-240 (UPG)				
<div>Railings and Stairs<div>Railings<div>STD - OVAL - Vintage Red Oak Natural</div>Landing - Upper<div>7 1/2" Torlys Red Oak Natural (STD)</div>Pickets<div>STD - Steel 1/2" Square, Plain - Flat Black</div>Landing - Lower<div>7 1/2" Torlys Red Oak Natural (STD)</div>Posts<div>STD-3 1/2" Sqaure w/cap. VintRedOakNatural</div>Ledge - Upper<div>N/A</div>Stringers<div>STD - VINTAGE RED OAK NATURAL</div>Ledge - Lower<div>N/A</div>Treads<div>STD - VINTAGE RED OAK NATURAL</div>Risers<div>STD - VINTAGE RED OAK NATURAL</div>Runner<div>NONE</div></div><div>Trim<div>Baseboard & Casing<div>STANDARD - MODERN</div>Knobs<div>STANDARD</div>Front Door Glass<div>STANDARD</div>Hinges<div>STANDARD</div>Interior Doors<div>STANDARD - CARRARA,SMOOTH</div>Grip Set<div>STANDARD</div></div></div><div>Notes<div>PRIMARY ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall **ENSUITE #2 - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall</div></div></div>					

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

JOYCE YUEN YAN NG

Vendor:

EARGLEEN INVESTMENTS INC.

Printed Jun 26, 2025 2:12 pm

STANDARD - SILVER BIRCH

N/A

****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)**

EARL GLEN INVESTMENTS INC.

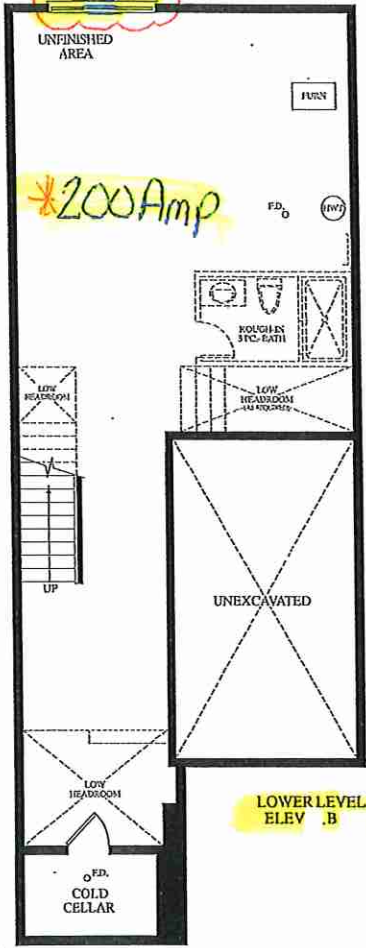
Lot: 116 BLOCK 018 Project: EARLGLEN INVESTMENTS INC. Model: THE CHARLOTTE-ELEV B-OPT MAIN-3 BDRM-3 BATHS

Printed Jun 26, 2025 2:12 pm

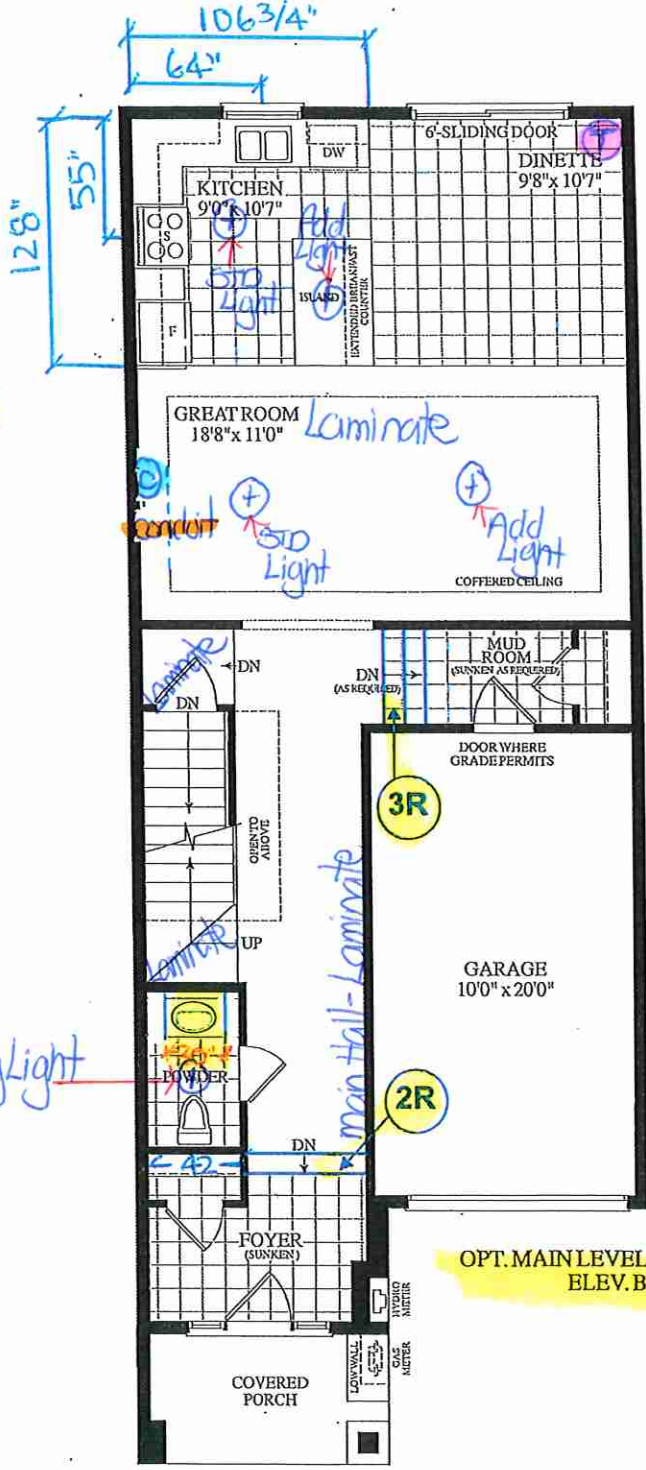


ELEVATION B

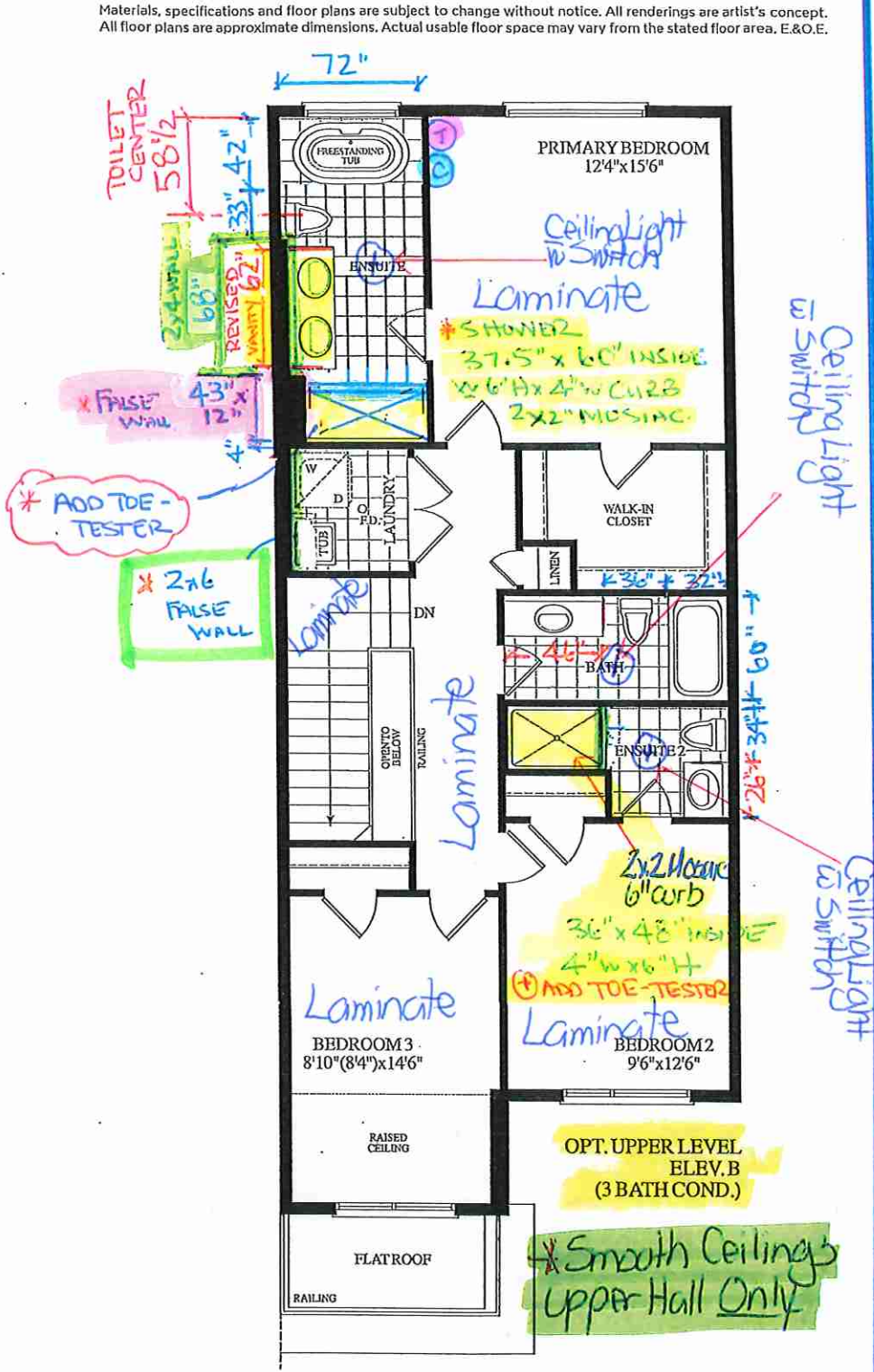
Cable (x2)
Telephone (x2)
Conduit (x1)
June 26, 2025



LOWER LEVEL
ELEV. B

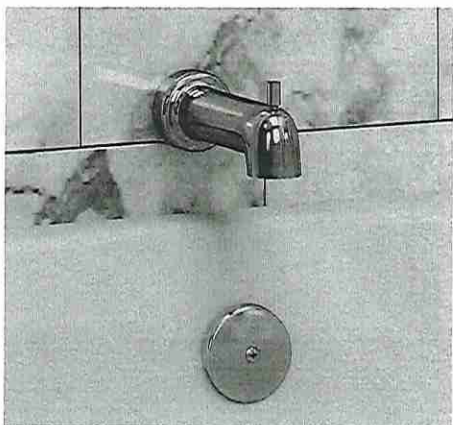
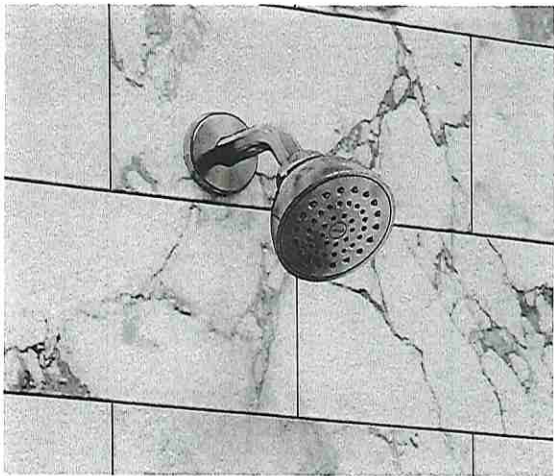


OPT. MAIN LEVEL
ELEV. B



OPT. UPPER LEVEL
ELEV. B
(3 BATH COND.)

BLK. 18 TH. 116 20-16 THE CHARLOTTE EL. B 3 BDRM 3 BATH 1815 SQ. FT.



POSI-TEMP®

fu



Posi-Temp® Tub/Shower Faucet*
T2663EP / 62320
Chrome



Posi-Temp® Shower Only*
T2662EP / 62320
Chrome \$:

**Primary Ensuite*

**Ensuite #2*

VICHY
FINISH
OPTION



Chrome

To order, use model number only.
* Refer to the Shower Design Guide for Installation Instructions

Lot 116/BIK 18

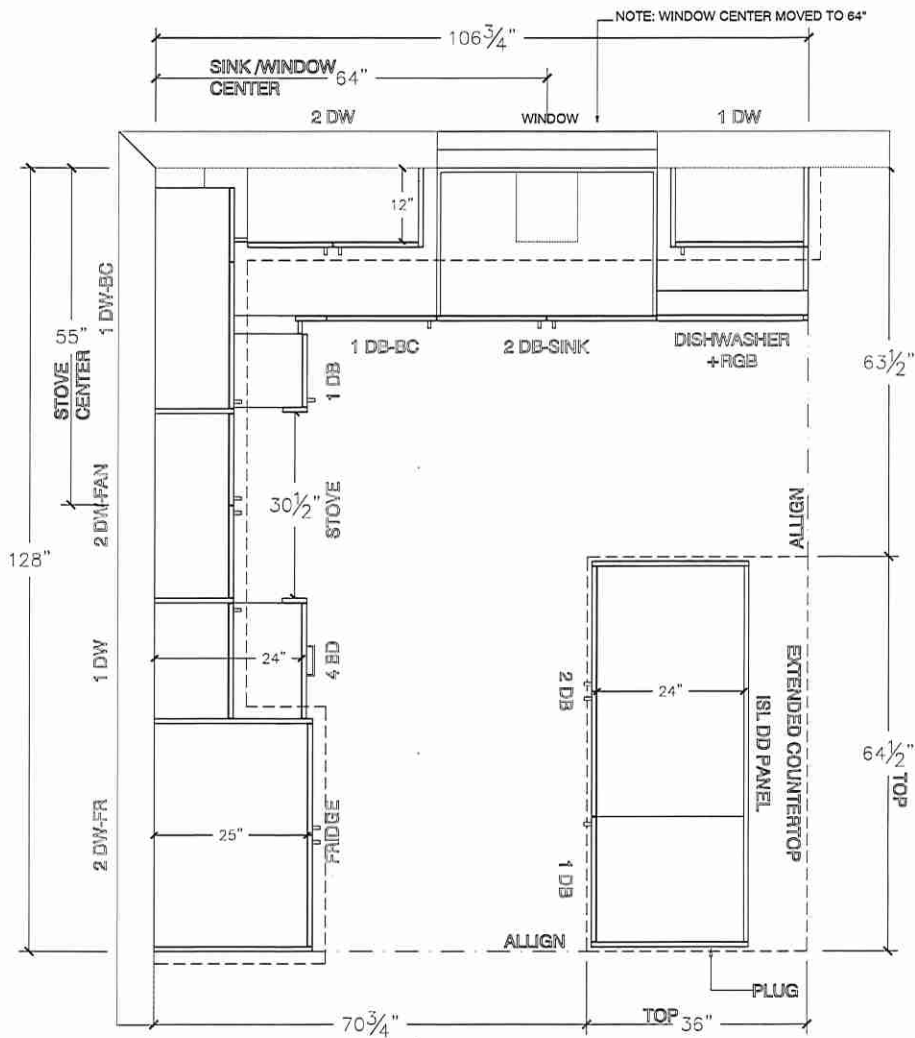


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2016 (OPT KITCHEN)	ROOM: KITCHEN	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 03 APRIL 2015
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
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



Lot 116/BIK 18

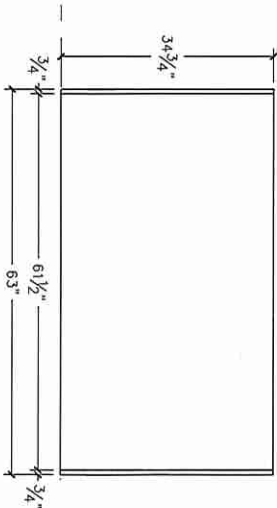


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

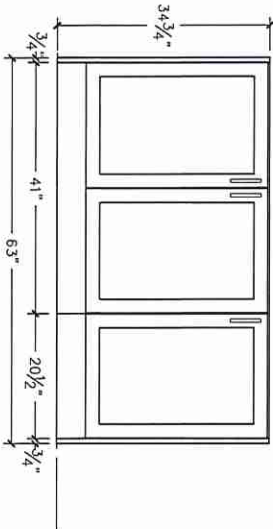
CLIENT: ROYAL PINE HOMES	JOB NAME: 2016 (OPT KITCHEN)	ROOM: ROOM	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 03 APRIL 2015
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:  CUSTOMER INITIALS:		

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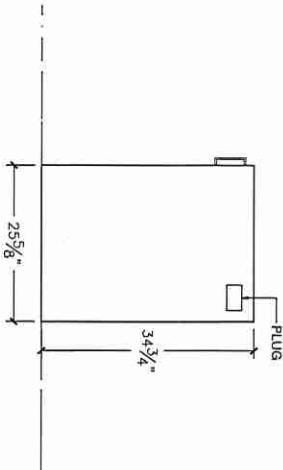
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



Lot 116/BIK18

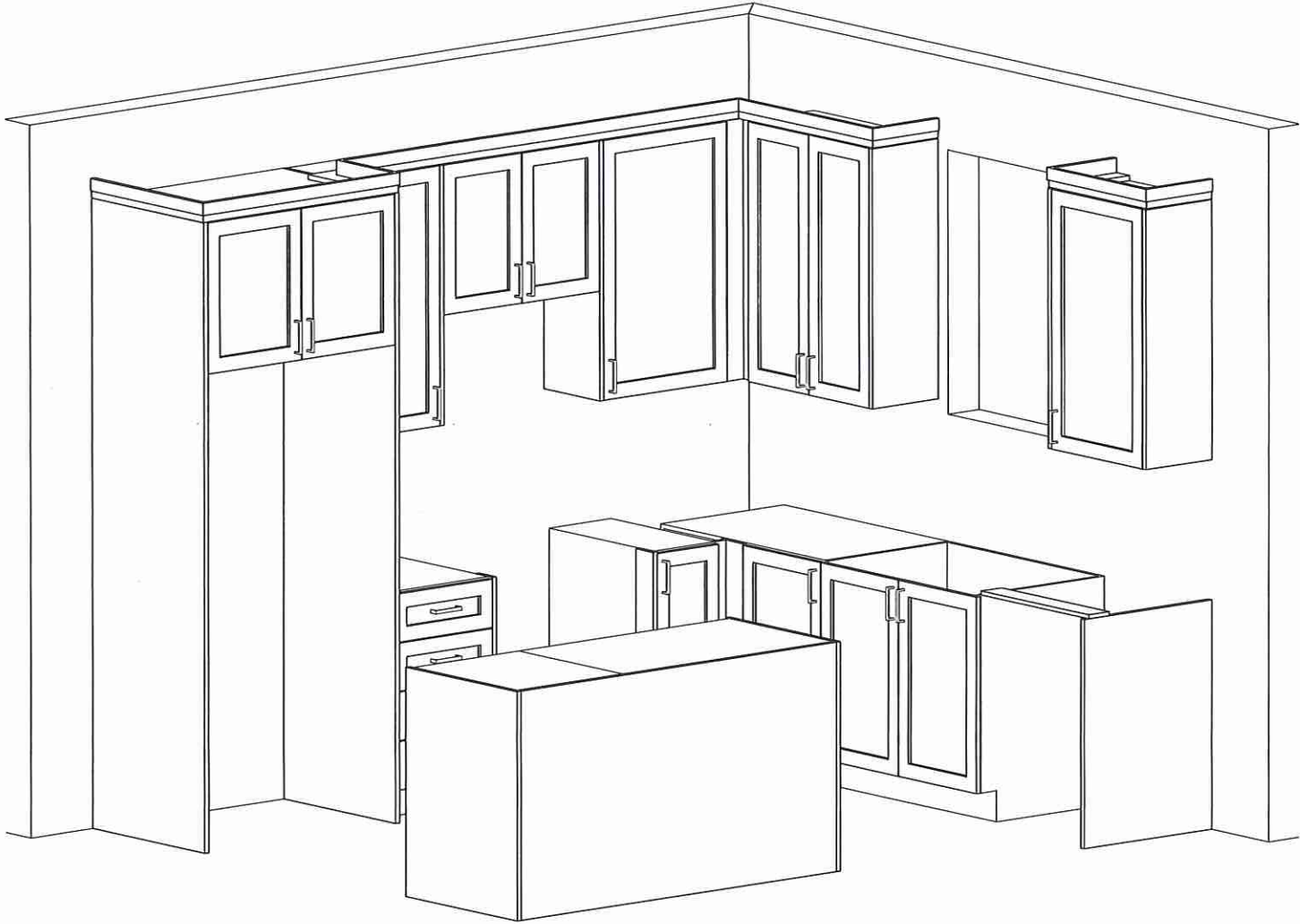


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1311 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2016 (OPT KITCHEN)	ROOM:	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 03 APRIL 2015
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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3D VIEW



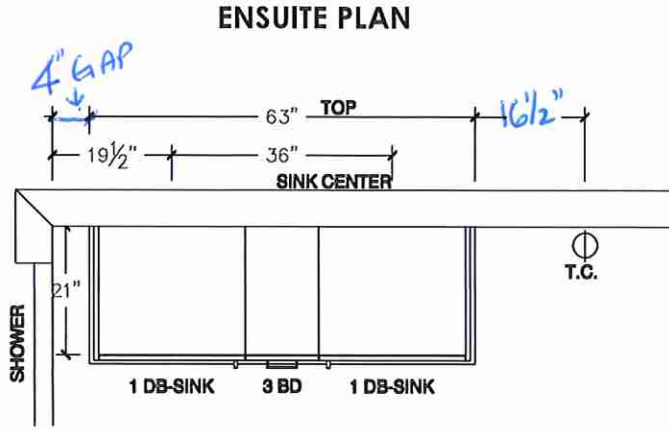
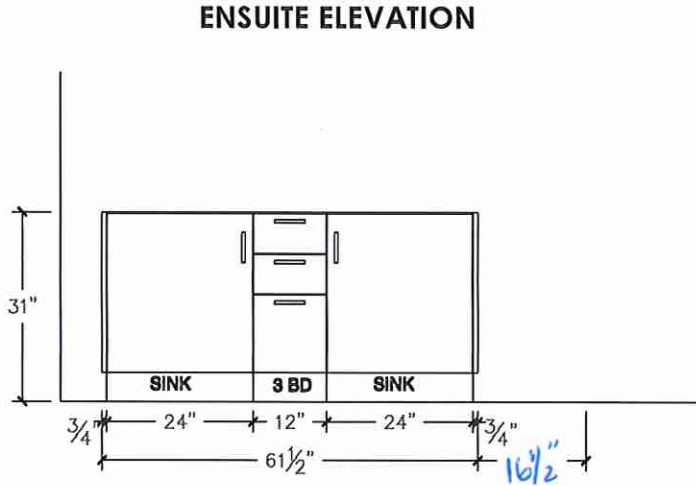
Lot 116/BK 18



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: BLK 18-116 EG (2016)	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 28 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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Lot 116/BIK18

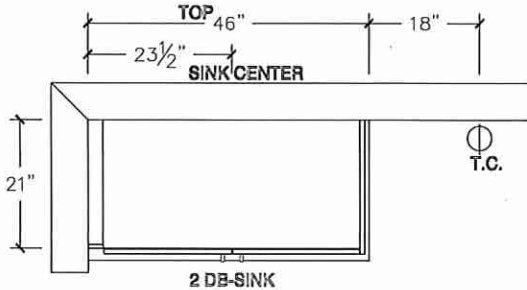


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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

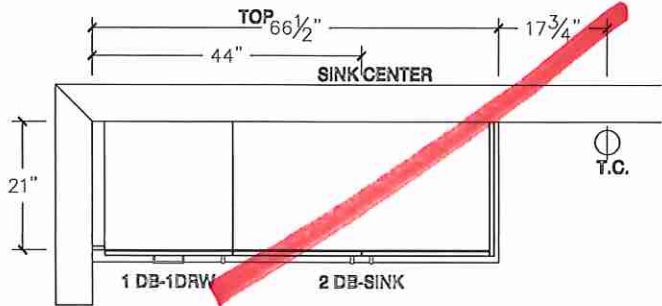
CUSTOMER: ROYAL PINE HOMES	JOB NAME: 2016	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 02 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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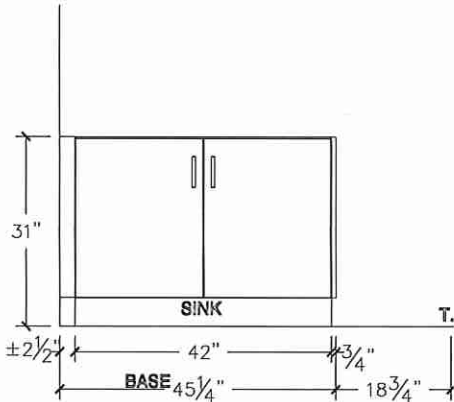
MAIN BATH PLAN



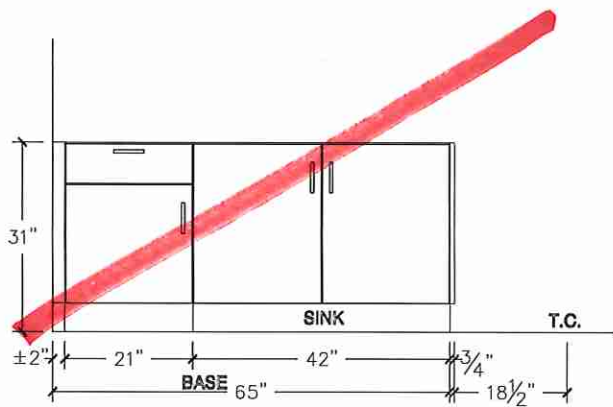
MAIN BATH PLAN (OPT W/FLEX SPACE)



MAIN BATH ELEVATION



MAIN BATH ELEVATION (OPT W/FLEX SPACE)



Lot 116/BIK 18

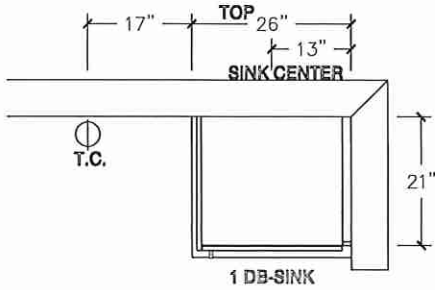


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

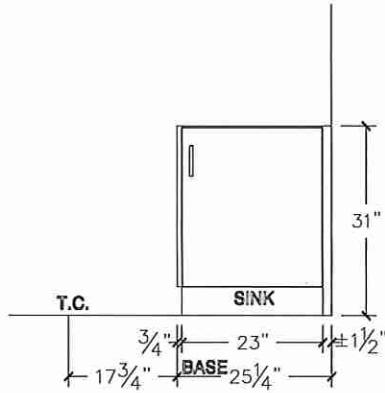
CUSTOMER:	ROYAL PINE HOMES	JOB NAME:	2016	ROOM:	VANITIES	DRAWN BY:	PS
SITE:	EARLETON	DOOR STYLE:	—	DOOR HANDLE:	—	SCALE:	1/2" = 1'-0"
PHONE:	—	FINISH:	—	DRW HANDLE:	—	DATE:	02 APRIL 2025
EMAIL:	—	SPECIES:	—	TOP:	—	PAGE:	1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____						

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 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/heights of the panels or site conditions.

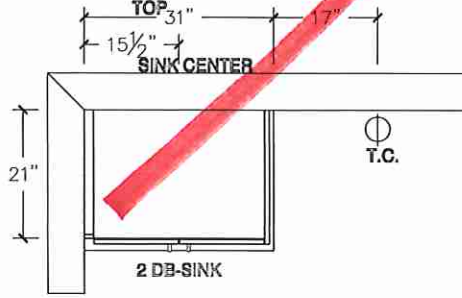
BATH 2 PLAN (OPT W/ 3 BATH)



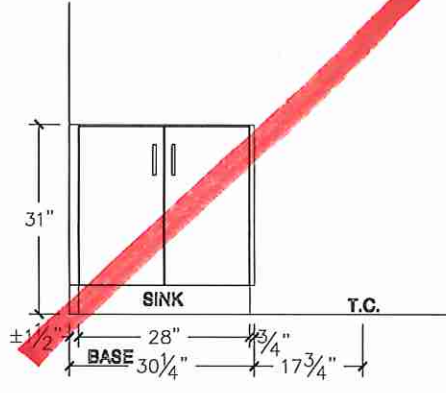
BATH 2 ELEVATION (OPT W/ 3 BATH)



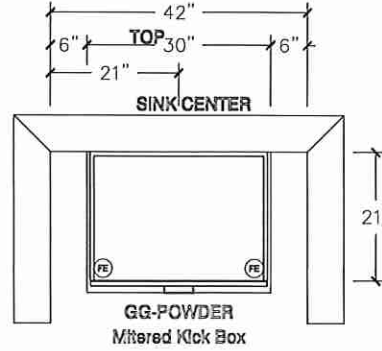
OPT BSMT BATH PLAN



OPT BSMT BATH ELEVATION



POWDER ROOM PLAN



POWDER ROOM ELEVATION

