



CONSTRUCTION SUMMARY  
EARLGLEN INVESTMENTS INC.

PURCHASER: HAOMING YI TEL: RES.: 647-620-7986

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
019 BLOCK 003	1	THE DIANA-ELEV A-3 BDRM-2 BATHS	16-Jun-26

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



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Date Added: 01-Aug-25      Invoice Number: 8873

<p>1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT with Seperate Switch - To be installed centred above kitchen island (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 Torlys 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/Alcove and Applicable Landings (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 - 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 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST MAPLE WHITE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (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 #1 KITCHEN BACKSPLASH TILE - 3x6 TENDER GREY BRIGHT - To be installed throughout kitchen backsplash, where applicable (does not include behind the fridge or stove) To be installed STRAIGHT/STACKED (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>



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Date Added: 01-Aug-25      Invoice Number: 8873

<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 MAPLE WHITE 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 GREY 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 GREY 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.</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 &amp; PLUMBING FAUCETS; ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.</p> <p>Note: To Include; Powder Room, Primary Ensuite and Main Bath (See Sketch)</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.</p> <p>Note:</p>
<p>1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on Main Bath tub/shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on main bath tub/shower stall ceiling.</p> <p>Note:</p>
<p>1 - BONUS PACKAGE - REFER TO PE # 8861 ITEM # 9 - PURCHASER HAS APPLIED REMAINING \$1,920.50 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE</p> <p>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 AUGUST 1,2025</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>

Date Added: 07-Jul-25      Invoice Number: 8861

<p>1 - PRIMARY ENSUITE- Purchaser acknowledges the change to the Primary Ensuite Vanity and toilet. Vanity to be next to teh shower stall and toilet next to the free standing tub (See Sketch)</p> <p>Note: As per Fonzie</p>
<p>1 - BASEMENT- Relocate the Laundry facilities, to include the stackable Washer and Dryer, and completed Tub to the basement. Delete the from double doors and the returns from the original laundry room on the 2nd floor. (See Sketch)</p> <p>Note: **Purchaser request for the space to be left open, creating an alcove (See Sketch)</p>



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019 BLOCK 003	1	THE DIANA-ELEV A-3 BDRM-2 BATHS	16-Jun-26	

**Invoice Number: 8861**

<p><b>1 - SECOND FLOOR UPPER HALL-</b> Delete the builders standard tile from original laundry room and install the Highland Laminate Flooring in Oak Natural</p> <p>Note:</p>
<p><b>1 - GARAGE-</b> Reloacte the central Vac trunk to the garage (See Sketch)</p> <p>Note:</p>
<p><b>1 - PRIMARY ENSUITE SHOWER STALL-</b> Delete teh builders standard shower pan and Install 2x2 shower floor mosaic, inclcuding the shower curb with white quartz (See Sketch)</p> <p>Note: As per Fonzie, shower stall to increase to APPROXIMATELY 42"x60"</p>
<p><b>1 - FRONT EXTERIOR-</b> Install extended height front single door including the sidelights to 8'-0" tall- Delete the transom above (See Sketch)</p> <p>Note:</p>
<p><b>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</b></p> <p>Note:</p>
<p><b>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES</b></p> <p>Note:</p>
<p><b>1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</b></p> <p>Note: BONUS PACKAGE-PURCHASER HAS A REMAINING BALANCE OF \$1,920.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p>

**This Document is Extremely Time Sensitive - Printed 5 Aug 25 at 11:43**



### Bedroom 3

019 BLOCK 003

NONF

et STANDARD

EARL GLEN INVESTMENTS INC





\* INTERIOR COLOUR SCHEME \*

Purchaser  
HAOMING YI

Decor Consultant  
Melissa Di Marino

2017 Model and Elevation  
THE DIANA-ELEV A-3 BDRM-2 BATHS

Telephone Res. / Bus  
(647) 620-7986 /

Project  
EARLGLEN INVESTMENTS INC.

Closing Date  
16/06/2026

Property  
019 BLOCK 003

Page 2 of 3

Primary Ensuite

Main Bath

Powder Room

Mud Room

Kitchen/Dinette

Foyer

Main Hall

Great Room

UpperHall/Alcove

Primary Bedroom

Bedroom 2

Bedroom 3

Interior Paint

Description

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

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STANDARD - SILVER BIRCH

Cabinet

Style

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

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

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

N/A

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

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

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Countertop

✓ EVEREST GREY GALAXY (STD)

✓ EVEREST GREY GALAXY (STD)

✓ EVEREST MAPLE WHITE (STD)

N/A

✓ EVEREST MAPLE WHITE (STD)

Counter Edge

✓ "A" EDGE (STD)

✓ "A" EDGE (STD)

✓ "A" EDGE (STD)

N/A

✓ "L" EDGE (UPG)

Handle / Knob

DH00010

DH00010

DH00010

N/A

DH00010

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)

Page 2 of 3

Decor Consultant: Melissa Di Marino

Purchaser: HAOMING YI

Vendor:

EARLGLEN INVESTMENTS INC.  
Printed Aug 01, 2025 11:21 am



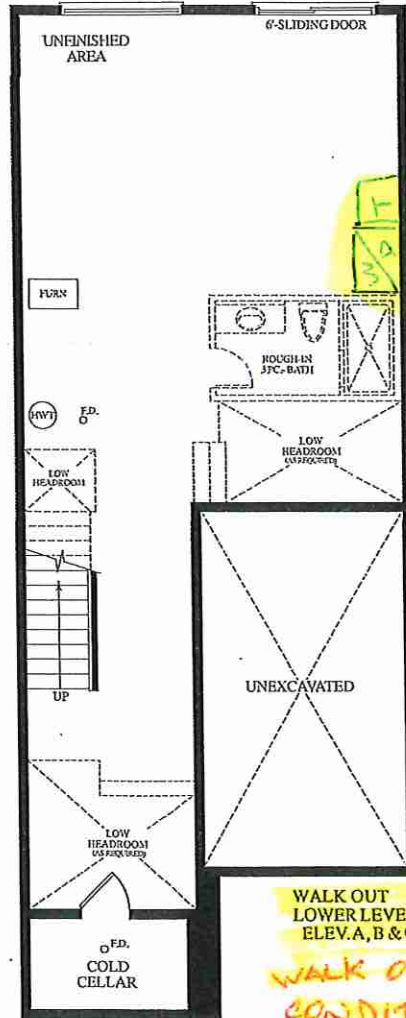
Cable - (C) (x2)  
Telephone - (T) (x2) Conduit (x1)

Aug. 1, 2025

HY

HY

WALK OUT  
CONDITION

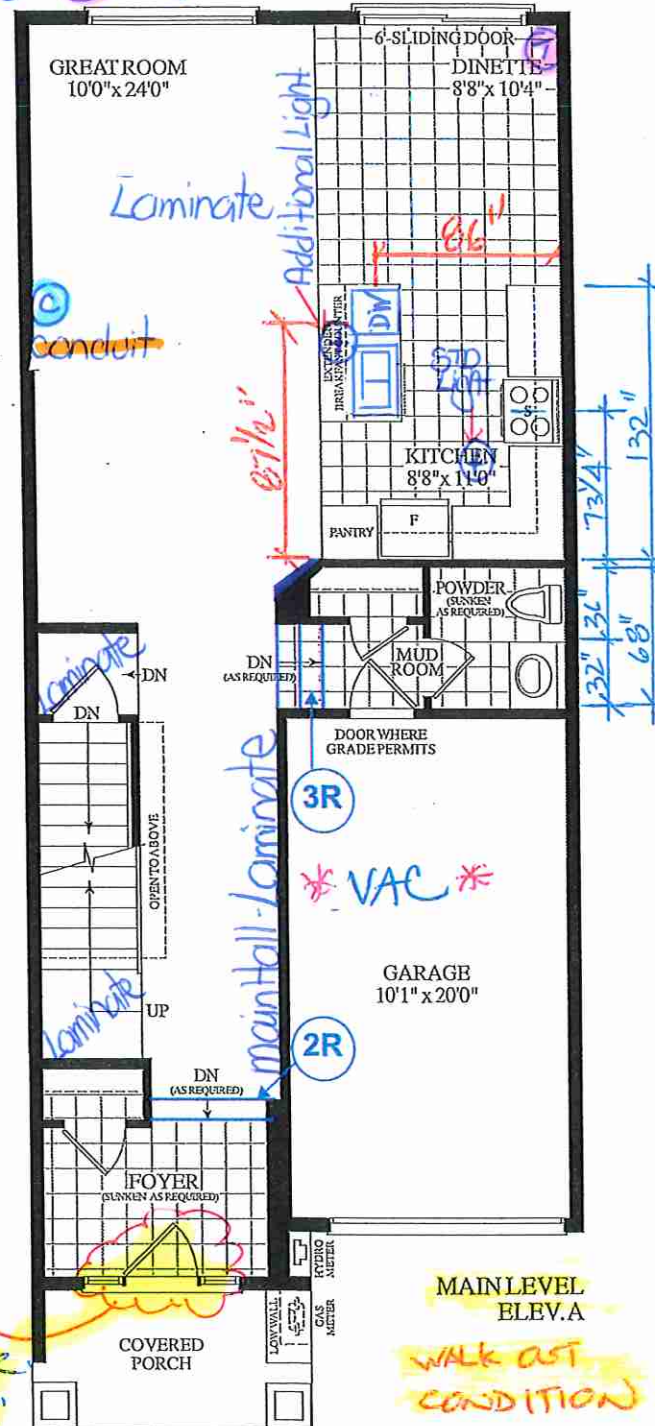


WALK OUT  
LOWER LEVEL  
ELEV. A, B & C

WALK OUT  
CONDITION

New  
Laundry

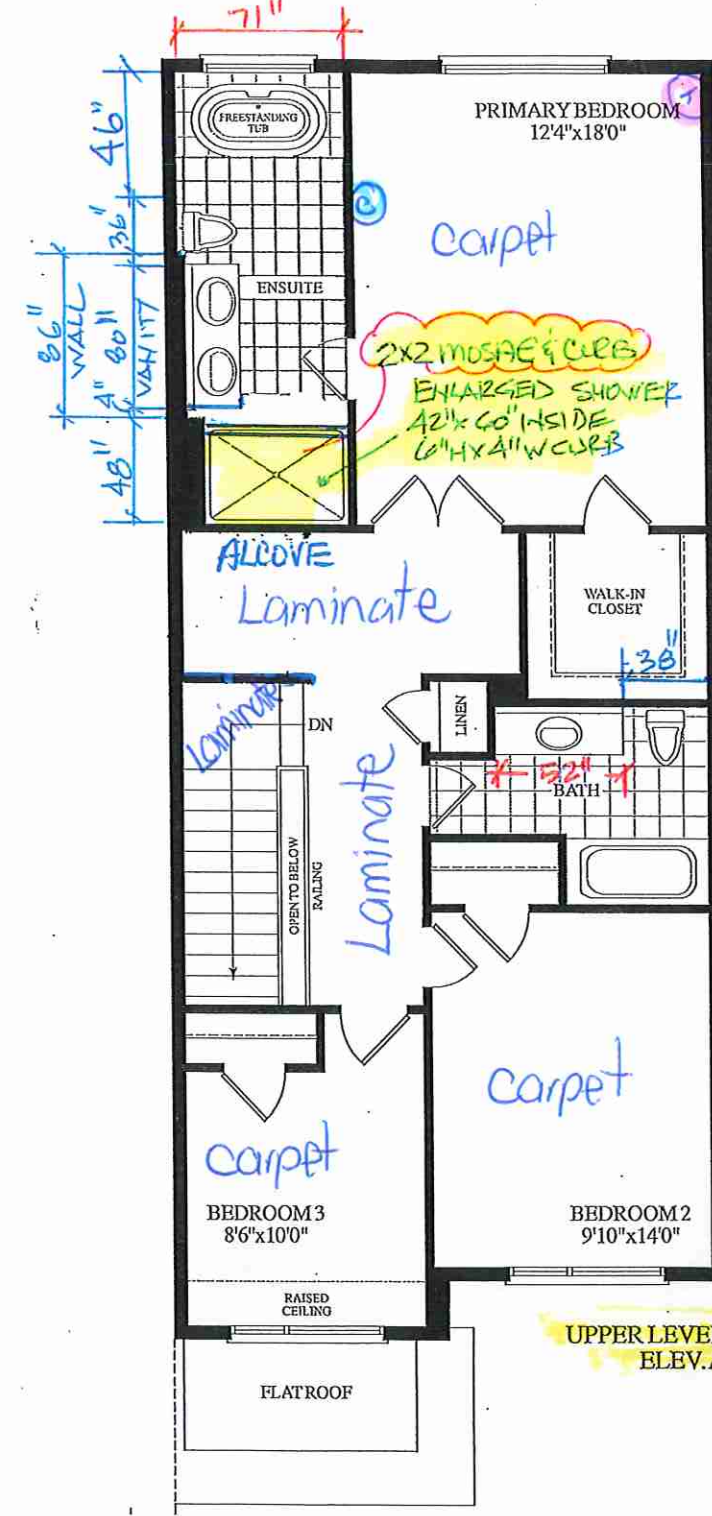
Extended  
Height  
Front Door  
6'6" x 9'8 1/2"  
R.S.O.



MAIN LEVEL  
ELEV. A

WALK OUT  
CONDITION

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

BLK.3 TH. 19 20-17 THE DIANA EL. A 3 BDRM. 2 BATH. 1780 SQ.FT. WALKOUT

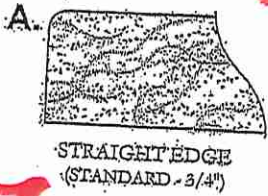


Lot 19/BIK3

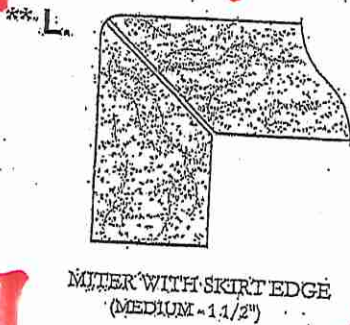
44

EDGE  
DETAILS

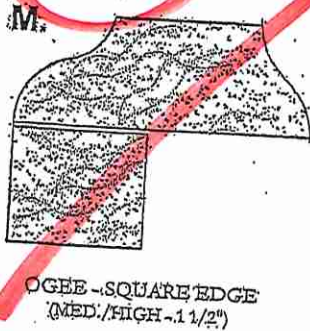
004



Powder Room  
Primary Ensuite  
Main Bath



Kitchen



EDGING UP-GRADE OPTIONS

RECEIVED  
OCT 5 17



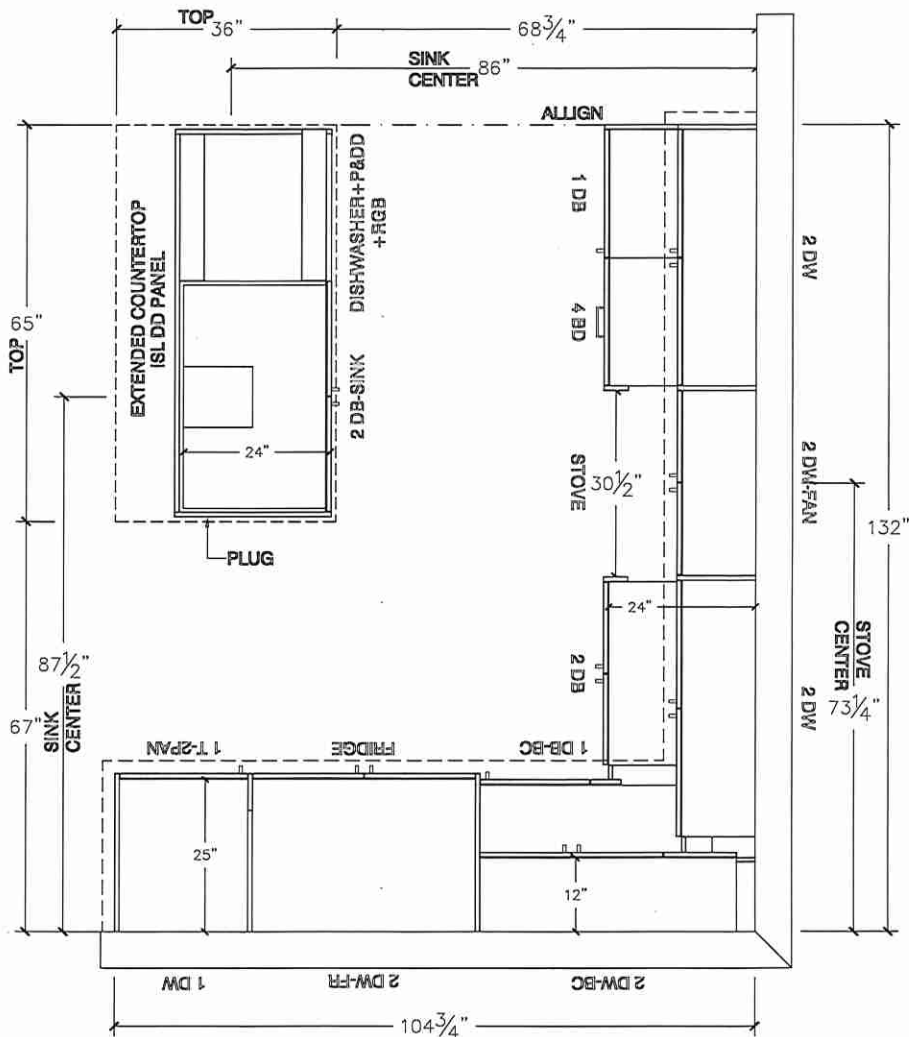
# Lot 19/BIK3



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: KITCHEN	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: _____ 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



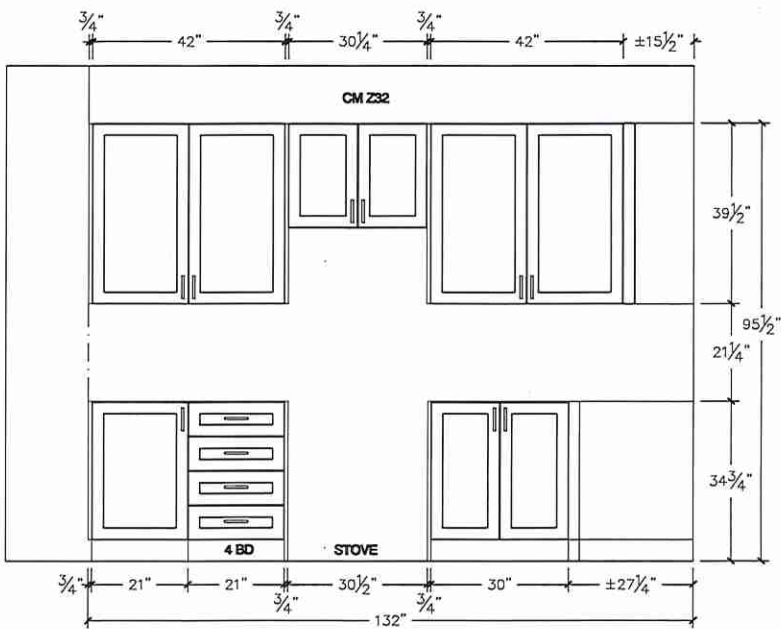
# Lot 19/BIK 3



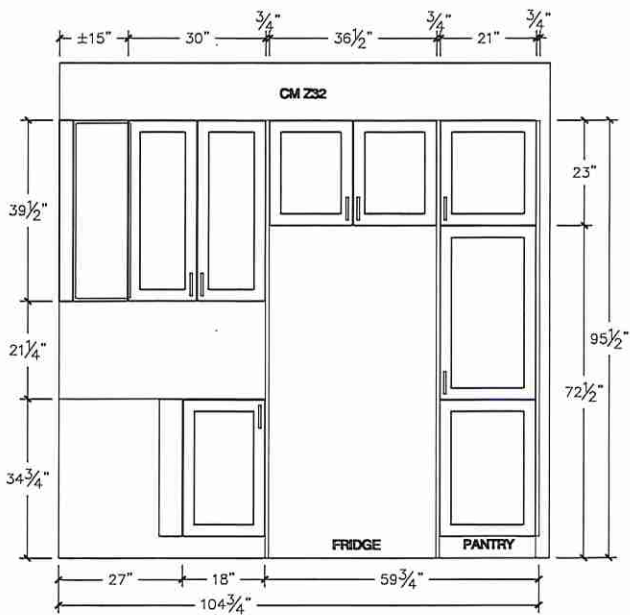
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: KITCHEN	DRAWN BY: PS
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: _____		
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## STOVE WALL ELEVATION



## FRIDGE WALL ELEVATION



Lot 19/BIK 3

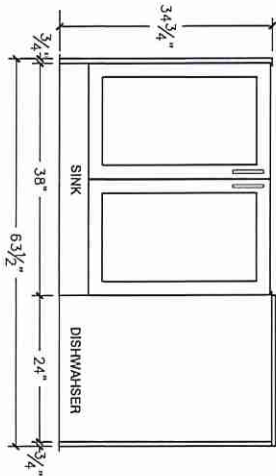


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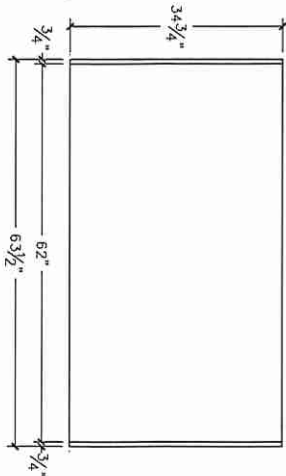
CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: ROOM	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 02 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
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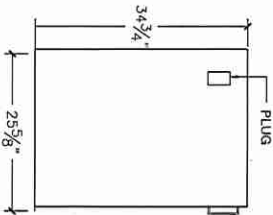
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND SIDE ELEVATION





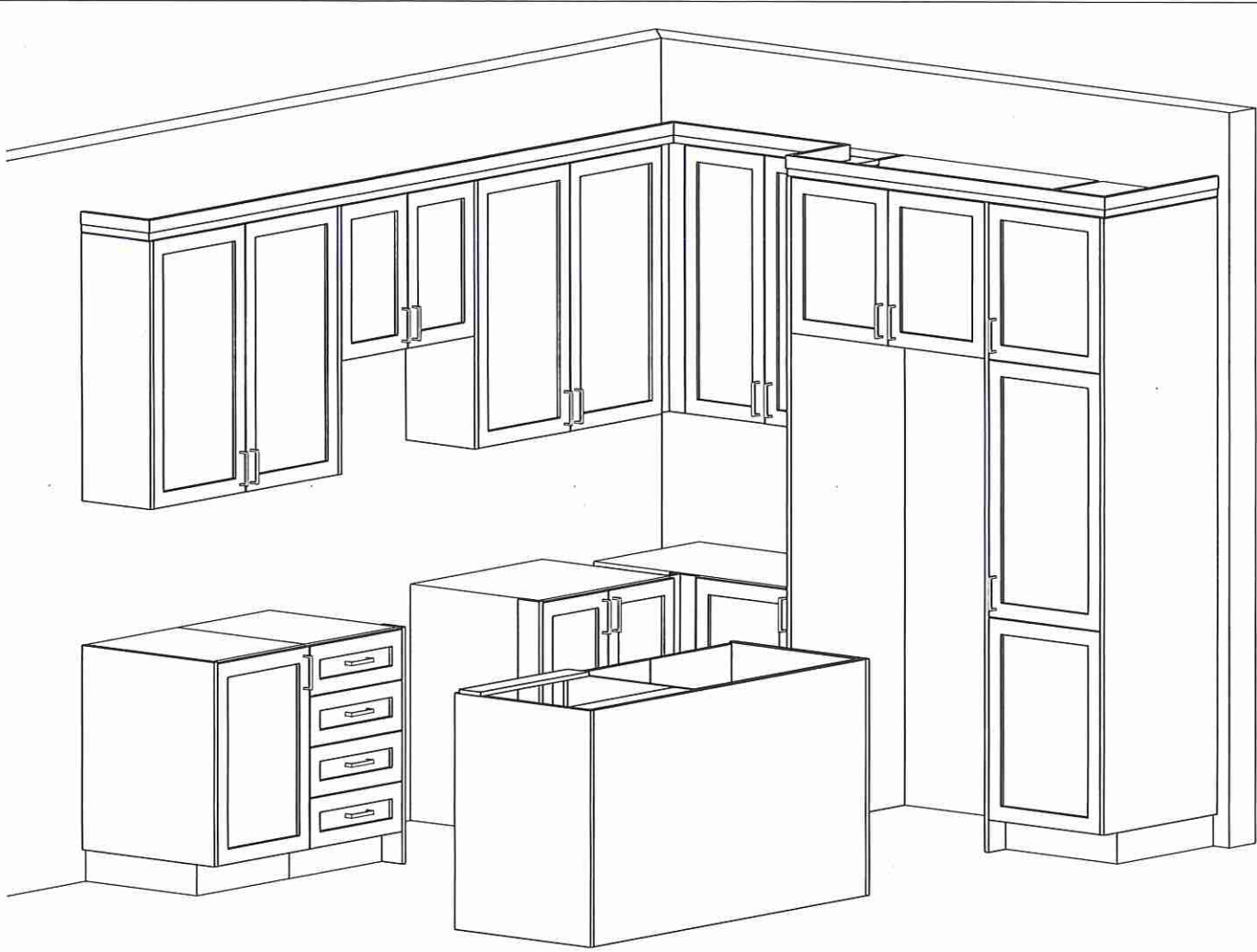
Lot 19/BIK 3



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SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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COMMENTS:	CUSTOMER INITIALS:		CUSTOMER INITIALS:

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Lot 19 / BIK3

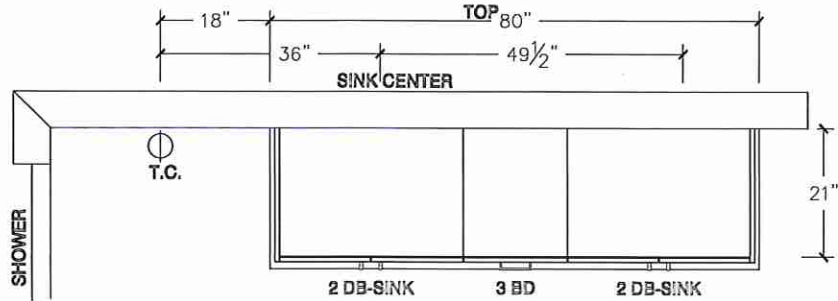


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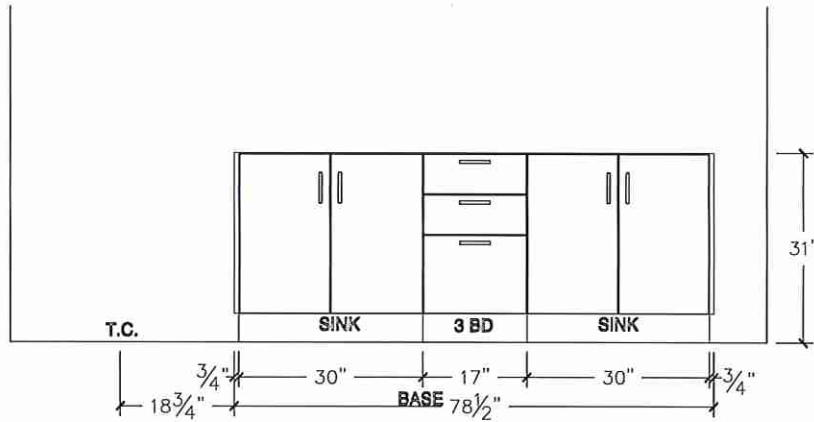
CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



Lot 19/BLK 3

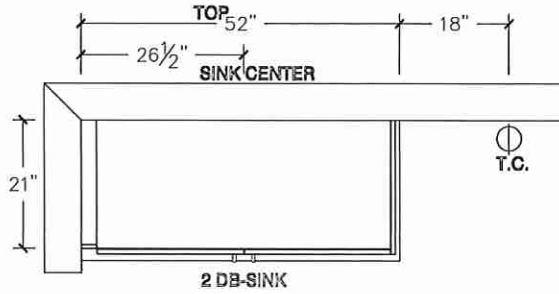


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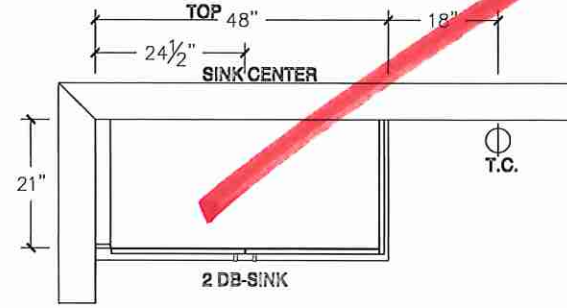
CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: VANITIES	DRAWN BY: PS
SITE: EARL GLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 02 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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 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.

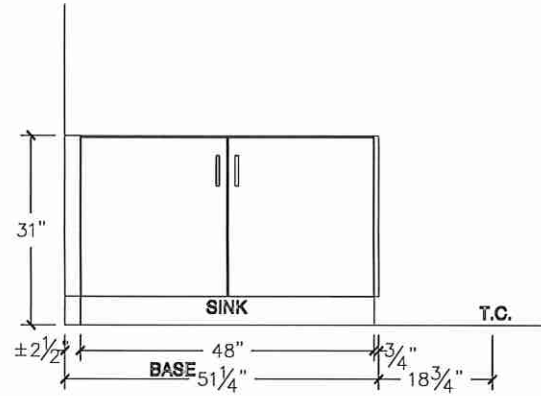
MAIN BATH PLAN



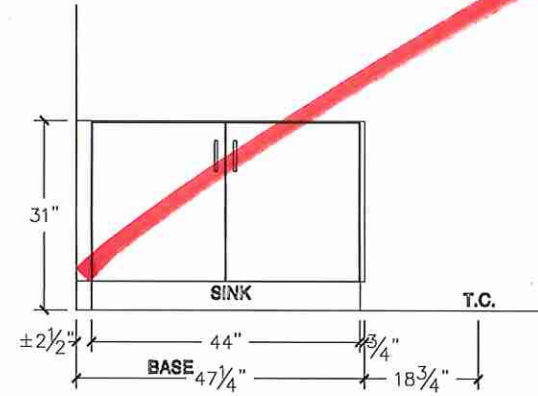
MAIN BATH PLAN (OPT W/ 3 BATH)



MAIN BATH ELEVATION



MAIN BATH ELEVATION (OPT W/ 3 BATH)





Lot 19/BK3

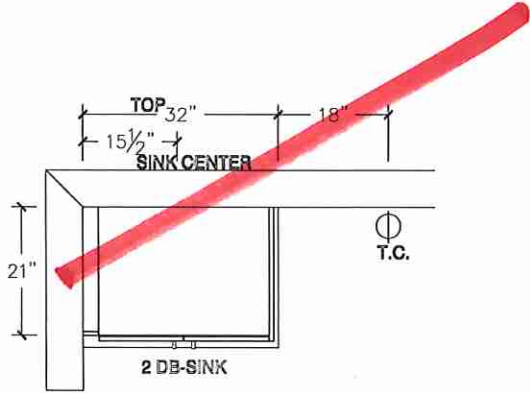


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

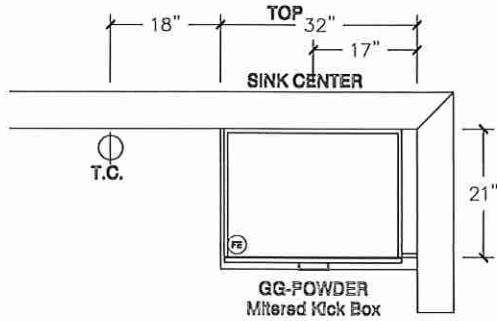
CLIENT: ROYAL PINE HOMES	JOB NAME: 2017	ROOM: VANITIES	DRAWN BY: PS
SITE: EARL GLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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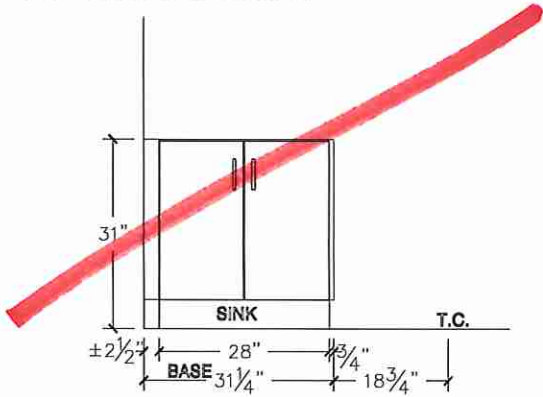
OPT BSMT BATH PLAN



POWDER ROOM PLAN



OPT BSMT BATH ELEVATION



POWDER ROOM ELEVATION

