



CONSTRUCTION SUMMARY

Place St. Thomas - 21 - 7 - 804 THE MANNING 2 BED ELEV A

Registere Plan Number: Municipal Address: 907 Cologne Street Closing: 27-Nov-25

APPLIANCES

Inv.: 2,142 Line: 16 15Jan25 / 28Jan25	1 - GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT Note: - As per Schedule H dated January 28, 2025 - See item #17 (key pad) - See item #18 (extra remote) - Not available through retail outlets/professionally installed to MNF Specs
Inv.: 2,142 Line: 17 15Jan25 / 28Jan25	1 - GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME Note: - As per Schedule H dated January 28, 2025 - See item #16 (garage door opener) - See item #18 (extra remote) -To be located on the side of the garage closest to the front door - Not available through retail outlets/professionally installed to MNF Specs
Inv.: 2,142 Line: 18 15Jan25 / 28Jan25	1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) - TRANSMITTER Note: - As per Schedule H dated January 28, 2025 Deleted as per Line Item #45 - See item #16 (garage door opener) - See item #17 (key pad) - Not available through retail outlets/professionally installed to MNF Specs
Inv.: 2,142 Line: 15 15Jan25 / 28Jan25	1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS- MODEL WVW73UC0LS Note: - As per Kitchen Sketch dated January 28, 2025 Deleted as per Line Item #33 - Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department
Inv.: 2,180 Line: 33 26Mar25 / 16Apr25	1 - KITCHEN - DELETE ITEM # 15 (RE; HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS STEEL MODEL WVW73UC0LS) Note: 26Mar25 / 16Apr25
Inv.: 2,180 Line: 34 26Mar25 / 16Apr25	1 - KITCHEN - OTR - UPGRADE STD WHITE TO STAINLESS Note: - As per Kitchen Sketch dated April 15, 2025 26Mar25 / 16Apr25

BATHROOM ACCESSORIES

Inv.: 2,180 Line: 24 26Mar25 / 16Apr25	1 - MAIN BATHROOM - ASTRAL BATHROOM ACCESSORIES IN MATTE BLACK . INCLUDES TOILET PAPER HOLDER AND HAND TOWEL BAR. Note: - Does not include the towel bar or hook 26Mar25 / 16Apr25
Inv.: 2,180 Line: 25 26Mar25 / 16Apr25	1 - ENSUITE BATH - ASTRAL BATHROOM ACCESSORIES IN MATTE BLACK IN CUSTOM 3PC ENSUITE.TOILET PAPER HOLDER AND HAND TOWEL BAR ONLY . Note: - Does not include the towel bar or hook. 26Mar25 / 16Apr25

BONUS

Inv.: 2,142 Line: 20 15Jan25 / 28Jan25	1 - - DECOR BONUS OF \$5,000.00 TO BE APPLIED AT DESIGN / ELECTRICAL APPOINTMENT. Note: - Purchasers acknowledge the decor bonus must be used at design/electrical appointment. Not to be used towards above B1A upgrades or base purchase price. 15Jan25 / 28Jan25
Inv.: 2,180 Line: 49 26Mar25 / 16Apr25	1 - - DECOR BONUS OF \$5,000.00 APPLIED IN FULL TO THE PURCHASE PRICE Note: - Decor bonus of \$5,000.00 applied in full to the decor items - reduced from purchase price. 26Mar25 / 16Apr25 - See item #20 (decor bonus)



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Inv.: 2,180 Line: 50	1 - - DECOR BONUS OF \$1000.00 APPLIED IN FULL TO THE PURCHASE AGREEMENT
	Note: - Additional decor bonus of \$1000.00 applied in full applied in full to the decor items - reduced from purchase price.
26Mar25 / 16Apr25	

BROCHURE LAYOUTS

Inv.: 2,142 Line: 1	1 - ENSUITE BATH - ENSUITE BATHROOM & LAUNDRY ROOM - CUSTOM FLOORPLAN - AS PER SKETCH
	Note: - As per Schedule H dated January 28, 2024
15Jan25 / 28Jan25	- Delete tub - Relocate walk-In shower to tub location (enlarge to 5ft width) - Delete 1 sink in vanity - remaining sink centered - 1 light centered over sink - Laundry room redesigned / enlarged to accomodate washer & dryer side by side

CABINETRY

Inv.: 2,180 Line: 28	1 - KITCHEN - MOVE STD BANK OF DRAWER IN BETWEEN THE STOVE AND CORNER PANTRY. TO BE APPROX 400MM WIDE. MOVE ISLAND INSIDE KITCHEN TOWARD FRIDGE WALL, LEAVING APPROX 48IN BETWEEN CABINET AND ISLAND.
	Note: - As per Kitchen SKetch dated April 15, 2025
26Mar25 / 16Apr25	- CABINET IN BETWEEN STOVE AND DINING ROOM TO BE AN APPROX 800MM
Inv.: 2,180 Line: 30	1 - KITCHEN - NON-STANDARD REFRIGERATOR SIZE
	Note: - As per Kitchen Sketch dated April 15, 2025
26Mar25 / 16Apr25	- Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.

CABINETRY BATHROOM

Inv.: 2,180 Line: 44	1 - ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 9-9-9
	Note: - LOCATED IN BETWEEN TOILET AND SINK. AS WIDE AS POSSIBLE.
26Mar25 / 16Apr25	- As per Floorplan Sketch dated April 15, 2025 - See item #1 (custom ensuite)
Inv.: 2,180 Line: 43	1 - ENSUITE BATH - ADD RECESSED MEDICINE CABINET STD SERIES
	Note: - LOCATED ON WALL ADJACENT TO THE WALK-IN CLOSET, ABOVE COUNTERTOP.
26Mar25 / 16Apr25	- As per Floorplan Sketch dated April 15, 2025 - See item #1 (custom ensuite)

CABINETRY KITCHEN

Inv.: 2,180 Line: 29	1 - KITCHEN - 2FT DEEP FRIDGE UPPER - STD SERIES
	Note: - As per Kitchen Sketch dated April 15, 2025
26Mar25 / 16Apr25	

CERAMIC TILE

Inv.: 2,142 Line: 4	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE
	Note: - Standard Kitchen Layout
15Jan25 / 28Jan25	
Inv.: 2,180 Line: 35	1 - KITCHEN - UPGRADE GROUT COLOR ON KITCHEN BACKSPLASH - STANDARD LAYOUT
	- M/W HOODFAN
	Note:
26Mar25 / 16Apr25	



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Inv.: 2,180 Line: 36	1 - MAIN BATHROOM - UPGRADE GROUT ON WALLS IN TUB/SHOWER OF MAIN BATHROOM Note: 26Mar25 / 16Apr25
Inv.: 2,180 Line: 37	1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER - BRONZE Note: - INCLUDES MAIN BATHROOM 26Mar25 / 16Apr25 - As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2025
Inv.: 2,180 Line: 38	1 - LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE - MUD / LAUNDRY ROOM - BRONZE Note: - As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2025 26Mar25 / 16Apr25 - See item #1 (custom laundry room)
Inv.: 2,180 Line: 39	1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM OPTIONAL - GOLD Note: - As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2024 26Mar25 / 16Apr25 - See item #1 (custom ensuite)
Inv.: 2,180 Line: 40	1 - ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - BRONZE Note: - As per Wall Tile installation sketch dated April 15, 2025 26Mar25 / 16Apr25 - See item #1 (custom ensuite)
Inv.: 2,180 Line: 41	1 - ENSUITE BATH - UPGRADED GROUT ON WALLS IN SHOWER OF CUSTOM 3PC ENSUITE BATHROOM Note: 26Mar25 / 16Apr25

COUNTERTOP

Inv. 2,142 Line: 3	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR Note: - As per Schedule H dated January 28, 2024 - As per Kitchen Sketch dated January 28, 2025 Deleted as per Line Item #31 - See item #2 (breakfast bar) - Standard Kitchen Layout
Inv.: 2,142 Line: 2	1 - KITCHEN - OPTIONAL BREAKFAST BAR - STANDARD KITCHEN LAYOUT - STANDARD LEVEL QUARTZ Note: - As per Schedule H dated January 28, 2024 - As per Kitchen Sketch dated January 28, 2025 15Jan25 / 28Jan25 - See item #3 (quartz level 2)
Inv.: 2,180 Line: 31	1 - KITCHEN - DELETE ITEM #3 - (RE: COUNTERTOP - QUARTZ - LEVEL 2- KITCHEN C/W FLUSH BREAKFAST BAR) Note: 26Mar25 / 16Apr25
Inv.: 2,180 Line: 32	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR Note: - As per Floorplan Sketch dated April 15, 2025 - As per Kitchen Sketch dated April 15, 2025 26Mar25 / 16Apr25 - Eased Edge as per Edge Profile sketch dated April 15, 2025

DOORS - INTERIOR

Inv.: 2,142 Line: 14	13 - - SEDONA ROUND ROSE - MATTE BLACK - INTERIOR DOOR HANDLE Note: - Cost per handle (\$107) - Includes interior of Front, Garage and Patio exterior doors 15Jan25 / 28Jan25
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Inv.: 2,180 Line: 22	1 - FOYER - UPGRADE SUNKEN FOYER CLOSET DOORS TO SWING DOORS - STANDARD DOOR PROFILE Note: - As per Floorplan Sketch dated April 15, 2025 26Mar25 / 16Apr25 - See item #23 (levers) - Includes both doors
Inv.: 2,180 Line: 23	2 - FOYER - UPGRADE TO SEDONA LEVER IN MATTE BLACK ON SUNKER FOYER CLOSET SWING DOORS Note: - As per Floorplan Sketch dated April 15, 2025 26Mar25 / 16Apr25 - See item #22 (swing doors)

ELECTRICAL

Inv.: 2,142 Line: 13	1 - - DELETE CENTRAL VACUUM ROUGH-IN Note: 15Jan25 / 28Jan25
Inv.: 2,180 Line: 47	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - Orbital Estimate No#: OR8657 Rev.05 dated 04/08/2025 26Mar25 / 16Apr25
Inv.: 2,180 Line: 48	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - As per S&S Electric Estimate No#: SS6817 Rev.05 dated 04/08/2025 26Mar25 / 16Apr25

FIREPLACES

Inv.: 2,142 Line: 19	1 - BASEMENT - FAN KIT FOR STD FIREPLACE Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25
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HARDWOOD FLOORING

Inv.: 2,142 Line: 5	1 - STD AREAS - HARDWOOD - MAPLE - 4 1/8 NATURAL - STD AREAS Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25
Inv.: 2,142 Line: 6	1 - MASTER BEDROOM - HARDWOOD - MAPLE - 4 1/8 NATURAL - MASTER BEDROOM / WIC Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25
Inv.: 2,142 Line: 7	1 - BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 NATURAL - BEDROOM #2 Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25
Inv.: 2,142 Line: 8	1 - KITCHEN - HARDWOOD - MAPLE - 4 1/8 NATURAL - KITCHEN Note: - As per Schedule H dated January 28, 2025 -standard kitchen layout 15Jan25 / 28Jan25

HVAC

Inv.: 2,180 Line: 46	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes. 26Mar25 / 16Apr25 -As per Floorplan Sketch dated April 15, 2025
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MISCELLANEOUS

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Inv.: 2,180 Line: 45	1 - - DELETE ITEM #18 (RE; GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER) Note: 26Mar25 / 16Apr25
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PLUMBING

Inv.: 2,142 Line: 10	1 - KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267) Note: - standard kitchen layout -See Item 11 (upgraded Kitchen faucet) 15Jan25 / 28Jan25
Inv.: 2,142 Line: 11	1 - KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 4159-BL-DST MATTE BLACK SINGLE HANDLE PULL-OUT Note: -See item #10 (upgraded kitchen sink) 15Jan25 / 28Jan25
Inv.: 2,142 Line: 12	1 - ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240407 MATTE BLACK Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25 - See item #1 (ensuite/laundry room redesign) - Located on long wall of Walk-In Shower - Installed horizontally - Top of niche approximately 5ft from shower floor
Inv.: 2,180 Line: 42	1 - ENSUITE BATH - UPGRADE TO MATTE BLACK SHOWER TRIM Note: - As per Floorplan Sketch dated April 15, 2025 26Mar25 / 16Apr25 - See item #1 (custom ensuite)

RAILING

Inv.: 2,180 Line: 26	1 - STD AREAS - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN SATIN BLACK Note: - As per Floorplan Sketch dated April 15, 2025 - Includes matte black brackets 26Mar25 / 16Apr25 - See item #27 (maple railing and posts)
Inv.: 2,180 Line: 27	1 - STD AREAS - RAILING - UPGRADE OAK RAILING TO MAPLE RAILING Note: - As per Floorplan Sketch dated April 15, 2025 - Includes natural maple railing, posts and nosing 26Mar25 / 16Apr25 - See item #26 (metal spindles)

STAIRS

Inv.: 2,142 Line: 9	1 - BASEMENT - STAIRS - BASEMENT - NATURAL MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: - As per Schedule H dated January 28, 2025 15Jan25 / 28Jan25 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.
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WINDOWS & DOORS

Inv.: 2,188 Line: 21	1 - - REVISION #1 TO EXTERIOR COLOUR CHART DATED APRIL 2 2025 Note: -Exterior front door revision 2Apr25 / 3Apr25
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