



CONSTRUCTION SUMMARY

Merkley Oaks - 57 - 1 - 201 THE LAWRENCE

Registere Plan Number: Municipal Address: 36 Billings Avenue West Closing: 23-Apr-26

BONUS

Inv.: 2,214 Line: 31	1 - - DECOR BONUS APPLIED IN FULL TO PURCHASE PRICE
	Note:
24May25 / 21Jul25	

BROCHURE LAYOUTS

Inv.: 2,214 Line: 29	1 - KITCHEN - ROTATE MAIN FLOOR LINEN CLOSET TO FACE KITCHEN - INCLUDES 2 DOORS
	Note: - As per Schedule H dated July 8th,2025
24May25 / 21Jul25	
Inv.: 2,214 Line: 1	1 - ENSUITE BATH - LAUNDRY / ENSUITE BATHROOM - CUSTOM LAYOUT - REMOVE 4FT SHOWER, REPLACE TUB WITH 5FT SHOWER, CREDIT 1 SINK, REMOVE CLOSET, ADD DOOR TO LAUNDRY ROOM, RELOCATE LAUNDRY TUB FROM BASEMENT TO LAUNDRY ROOM.
	Note: - As per Custom Laundry-Ensuite Sketch dated July 8th, 2025 - As per Schedule H dated July 8th, 2025
24May25 / 21Jul25	
Inv.: 2,214 Line: 13	1 - BASEMENT BEDROOM - BASEMENT BEDROOM - OPTIONAL BASEMENT BEDROOM - AS PER SKETCH
	Note: - As per Schedule H dated July 8th, 2025
24May25 / 21Jul25	
Inv.: 2,214 Line: 14	1 - BASEMENT BATHROOM - BASEMENT BATHROOM - OPTIONAL BASEMENT BATHROOM INCLUDING WALK-IN SHOWER - BUILDER STANDARD SELECTIONS - AS PER SKETCH
	Note: - As per Schedule H dated July 8th, 2025
24May25 / 21Jul25	- Include builder standard single vanity, toilet and walk-in shower

CABINETRY

Inv.: 2,214 Line: 19	1 - KITCHEN - CABINETRY - UPC9-2A - CUSTOM STANDARD KITCHEN LAYOUT C/W - LEVEL 1 CABINETRY - INCLUDES 42IN UPPERS WITH FILLER DETAIL ON UPPER CABINETRY TO STANDARD BULKHEAD (APPROX. 26IN DEEP X 10IN HIGH)
	Note: - As per Kitchen Sketch dated July 8th,2025 - As per UPC Sketch dated July 8th, 2025
24May25 / 21Jul25	- See item #8 (custom kitchen layout) - See item #20 (puck lights)
Inv.: 2,214 Line: 20	1 - KITCHEN - KITCHEN - KITCHEN/DINETTE - CABINETRY - PROVIDE 4 PUCK LIGHTS C/W SWITCH (UPPERS TO HAVE FALSE BOTTOM)
	Note: - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	- See item #8 (custom kitchen layout) - See item #19 (UPC)
Inv.: 2,214 Line: 8	1 - KITCHEN - DELETE STANDARD WALK IN PANTRY IN STD KITCHEN LAYOUT AND PROVIDE UPPER AND LOWER CABINETS IN STANDARD SELECTIONS.
	Note: - As per Schedule H dated July 8th, 2025 - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	- See item #10 (pots & pans) - See item #16 (level 1 cabinets) - See item #19 (UPC) - See item #20 (puck lights)
Inv.: 2,214 Line: 9	1 - KITCHEN - INSTALL LOWER WINE RACK CABINET ON BACK SIDE OF PENNINSULA IN STANDARD LEVEL SELECTIONS
	Note: - As per Schedule H dated July 8th,2025 - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	- See item #8 (corner pantry deletion) - See item #16 (level 1 cabinets)
Inv.: 2,214 Line: 30	1 - KITCHEN - DELETE LINEN CLOSET IN KITCHEN - INTSTALL APPROX 30"WIDE X 24"DEEP PANTRY IN LIEU OF LINEN CLOSET - LEVEL 1 CABINETRY
	Note: - As per Floorplan Sketch dated July 8, 2025 - As per Kitchen Sketch dated July 8, 2025
24May25 / 21Jul25	



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Inv.: 2,214 Line: 16	1 - KITCHEN - KITCHEN - LEVEL 1 CABINETRY - CUSTOM STANDARD KITCHEN LAYOUT - AS PER SKETCH Note: - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	 - See item #8 (custom kitchen layout) - See item #9 (wine rack) - See item #10 (pots & pans)

CABINETRY BATHROOM

Inv.: 2,214 Line: 7	1 - ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 Note: - As per Custom Laundry Sketch dated July 8th, 2025
24May25 / 21Jul25	 - Located in vanity on side closest to toilet - See item #1 (custom ensuite)

CABINETRY KITCHEN

Inv.: 2,214 Line: 17	1 - KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 1 SERIES Note: - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	 - See item #8 (custom kitchen layout) - See item #19 (UPC)
Inv.: 2,214 Line: 18	1 - KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES Note: - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	 - See item #8 (custom kitchen layout) - See item #16 (level 1 cabinetry)
Inv.: 2,214 Line: 10	1 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES Note: - As per Schedule H dated July 8th, 2025 - As per Kitchen Sketch dated July 8th, 2025
24May25 / 21Jul25	 - Located next to fridge - See item #8 (corner pantry deletion) - See item #16 (level 1 cabinets)
Inv.: 2,214 Line: 21	1 - KITCHEN - CLEAR GLASS UPPER SINGLE DOOR (1 LITE) - ALL SERIES Note: - Location to be determined at colour appointment
24May25 / 21Jul25	

COUNTERTOP

Inv.: 2,214 Line: 15	1 - ENSUITE BATH - COUNTERTOP - ENSUITE BATHROOM VANITY - UPGRADE - LEVEL 1 - QUARTZ Note: - As per Custom Laundry Sketch dated July 8th, 2025
24May25 / 21Jul25	 - See item #1 (custom ensuite)

DOORS - INTERIOR

Inv.: 2,214 Line: 25	18 - STD AREAS - UPGRADE TO SEDONA ROUND ROSE INTERIOR HANDLES (PRICE IS PER DOOR) Note: - Includes all interior doors, plus the interior of the exterior front and back doors, and garage entry door.
24May25 / 21Jul25	

ELECTRICAL

Inv.: 2,214 Line: 28	1 - GARAGE - SUPPLY & INSTALL CENTRAL VACUUM OUTLET TO GARAGE - AS PER SKETCH Note: - As per Schedule H dated July 8th,2025
24May25 / 21Jul25	

FIREPLACES



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Inv.: 2,214 Line: 27	1 - BASEMENT - SUPPLY & INSTALL RAISED HEARTH FOR FIREPLACE Note: - As per Schedule H dated July 8th,2025 24May25 / 21Jul25 - See item #11 (optional fireplace)
Inv.: 2,214 Line: 11	1 - BASEMENT - BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND MODERN MDF TYPE 1 MANTLE PAINTED WHITE Note: - As per Schedule H dated July 8th, 2025 24May25 / 21Jul25 - See item #12 (fan kit) - See item #27 (raised hearth)
Inv.: 2,214 Line: 12	1 - BASEMENT - FAN KIT FOR STD FIREPLACE Note: - As per Schedule H dated July 8th, 2025 24May25 / 21Jul25 - See item #11 (optional fireplace)

HVAC

Inv.: 2,214 Line: 5	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE Note: - As per Schedule H dated July 8th, 2025 24May25 / 21Jul25 - Located at far rear corner of home next to owner suite window - Locations Are Approximate & Must Be Compliant With All Applicable Codes.
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PLUMBING

Inv.: 2,214 Line: 6	1 - ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED Note: - As per Custom Laundry Sketch dated July 8, 2025 24May25 / 21Jul25 - Located on 5' long wall next to the grab bar (approx. 45" from shower base) - Horizontal installation
Inv.: 2,214 Line: 22	1 - KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267) Note: 24May25 / 21Jul25
Inv.: 2,214 Line: 23	1 - KITCHEN - KITCHEN - FAUCET - DELTA ESSA 9113-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN Note: 24May25 / 21Jul25
Inv.: 2,214 Line: 2	1 - ENSUITE BATH - SUPPLY & INSTALL 21" GRAB BAR C/W SOLID BACKING Note: - As per Custom Laundry-Ensuite Sketch dated July 8, 2025 24May25 / 21Jul25 - Located on 5' rear wall of walk-in shower (approx. 40" from shower base) - See item #1 (custom ensuite)

RAILING

Inv.: 2,214 Line: 26	1 - STD AREAS - UPGRADE TO SQUARE METAL SPINDLES - SATIN BLACK - THROUGHOUT Note: - Includes black metal brackets 24May25 / 21Jul25
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TRIM

Inv.: 2,214 Line: 24	1 - STD AREAS - UPGRADE TO TRIM PACKAGE 5 (#1) - THROUGHOUT Note: 24May25 / 21Jul25
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WINDOWS & DOORS



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Inv.: 2,214 Line: 3	1 - MASTER BEDROOM - OWNERS SUITE - INSTALL ADDITIONAL OPERATOR ON TRIPLE CASEMENT WINDOW Note: - As per Schedule H dated July 8, 2025 24May25 / 21Jul25
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Inv.: 2,214 Line: 4	1 - BEDROOM 2 - INSTALL ADDITIONAL OPERATOR ON TRIPLE CASEMENT WINDOW Note: - As per Schedule H dated July 8th, 2025 24May25 / 21Jul25
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