



CONSTRUCTION SUMMARY

Merkley Oaks - 57 - 1 - 201 THE LAWRENCE

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

BONUS

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

Inv.: <b>2,252</b> Line: <b>32</b>  22Jul25 / 29Jul25	<b>1 - BASEMENT BEDROOM - CLARIFICATION - BASEMENT BEDROOM (ITEM #13) - CLOSET AND BEDROOM WALL AS PER SKETCH DATED JULY 22, 2025</b>  Note: - As per Basement Bedroom Sketch dated July 22, 2025  - See item #13 (basement bedroom)
Inv.: <b>2,214</b> Line: <b>29</b>  24May25 / 21Jul25	<b>1 - KITCHEN - ROTATE MAIN FLOOR LINEN CLOSET TO FACE KITCHEN - INCLUDES 2 DOORS</b>  Note: - As per Schedule H dated July 8th,2025
Inv.: <b>2,214</b> Line: <b>1</b>  24May25 / 21Jul25	<b>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.</b>  Note: - As per Custom Laundry-Ensuite Sketch dated July 8th, 2025 - As per Schedule H dated July 8th, 2025
Inv.: <b>2,214</b> Line: <b>13</b>  24May25 / 21Jul25	<b>1 - BASEMENT BEDROOM - BASEMENT BEDROOM - OPTIONAL BASEMENT BEDROOM - AS PER SKETCH</b>  Note: - As per Schedule H dated July 8th, 2025
Inv.: <b>2,214</b> Line: <b>14</b>  24May25 / 21Jul25	<b>1 - BASEMENT BATHROOM - BASEMENT BATHROOM - OPTIONAL BASEMENT BATHROOM INCLUDING WALK-IN SHOWER - BUILDER STANDARD SELECTIONS - AS PER SKETCH</b>  Note: - As per Schedule H dated July 8th, 2025  - Include builder standard single vanity, toilet and walk-in shower

CABINETRY

Inv.: <b>2,214</b> Line: <b>19</b>  24May25 / 21Jul25	<b>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)</b>  Note: - As per Kitchen Sketch dated July 8th,2025 - As per UPC Sketch dated July 8th, 2025  - See item #8 (custom kitchen layout) - See item #20 (puck lights)
Inv.: <b>2,214</b> Line: <b>20</b>  24May25 / 21Jul25	<b>1 - KITCHEN - KITCHEN - KITCHEN/DINETTE - CABINETRY - PROVIDE 4 PUCK LIGHTS C/W SWITCH (UPPERS TO HAVE FALSE BOTTOM)</b>  Note: - As per Kitchen Sketch dated July 8th, 2025  - See item #8 (custom kitchen layout) - See item #19 (UPC)
Inv.: <b>2,214</b> Line: <b>8</b>  24May25 / 21Jul25	<b>1 - KITCHEN - DELETE STANDARD WALK IN PANTRY IN STD KITCHEN LAYOUT AND PROVIDE UPPER AND LOWER CABINETS IN STANDARD SELECTIONS.</b>  Note: - As per Schedule H dated July 8th, 2025 - As per Kitchen Sketch dated July 8th, 2025  - See item #10 (pots & pans) - See item #16 (level 1 cabinets) - See item #19 (UPC) - See item #20 (puck lights)
Inv.: <b>2,214</b> Line: <b>9</b>  24May25 / 21Jul25	<b>1 - KITCHEN - INSTALL LOWER WINE RACK CABINET ON BACK SIDE OF PENNINSULA IN STANDARD LEVEL SELECTIONS</b>  Note: - As per Schedule H dated July 8th,2025 - As per Kitchen Sketch dated July 8th, 2025  - See item #8 (corner pantry deletion) - See item #16 (level 1 cabinets)



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Inv.: <b>2,214</b> Line: <b>30</b>  24May25 / 21Jul25	<b>1 - KITCHEN</b> - 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
Inv.: <b>2,214</b> Line: <b>16</b>  24May25 / 21Jul25	<b>1 - KITCHEN</b> - KITCHEN - LEVEL 1 CABINETRY - CUSTOM STANDARD KITCHEN LAYOUT - AS PER SKETCH  Note:   - As per Kitchen Sketch dated July 8th, 2025  - See item #8 (custom kitchen layout) - See item #9 (wine rack) - See item #10 (pots & pans)

CABINETRY BATHROOM

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

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

COUNTERTOP

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

Inv.: <b>2,214</b> Line: <b>25</b>  24May25 / 21Jul25	<b>18 - STD AREAS</b> - 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.
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ELECTRICAL

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

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

HVAC

Inv.: 2,214 Line: 5	<b>1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE</b>  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	<b>1 - ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED</b>  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	<b>1 - KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)</b>  Note:  24May25 / 21Jul25
Inv.: 2,214 Line: 23	<b>1 - KITCHEN - KITCHEN - FAUCET - DELTA ESSA 9113-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN</b>  Note:  24May25 / 21Jul25
Inv.: 2,214 Line: 2	<b>1 - ENSUITE BATH - SUPPLY &amp; INSTALL 21" GRAB BAR C/W SOLID BACKING</b>  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	<b>1 - STD AREAS - UPGRADE TO SQUARE METAL SPINDLES - SATIN BLACK - THROUGHOUT</b>  Note: - Includes black metal brackets  24May25 / 21Jul25
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TRIM

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



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