



CONSTRUCTION SUMMARY

**PURCHASER:** NABI AGHAEI

**Lot: 16**  
**Model: ROSEMOUNT (40-6) Elev A**  
**Project/Phase: Heron Hills / 1**

Offer	Includes \$ 20,000.00 Decore Dollars (Inclusive of HST) towards Vendors upgrades. To be used at Vendors decore centre at time of interior colour selections. This promotion has no cash value, is non-negotiable and non-transferrable. Any unused amounts are
Worksheet	Note:




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CABINETRY

Invoice	Qty.	Description
2774 39453 22Mar23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  Master Ensuite
2774 39471 22Mar23 **	1	Vanity Extras - Bank of drawers (3) - Standard  Master Ensuite
2774 39472 22Mar23 **	2	Vanity Extras - Top drawer  Ensuite 2/3
2774 39481 22Mar23	1	Kitchen - Cabinet - Upgrade 1
2774 39482 22Mar23	1	Kitchen - Extended Uppers - Upgrade 1  42"
2774 39483 22Mar23 **	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1  Under cook top
2774 39486 22Mar23 **	1	Hardware - Upgrade kitchen hardware (price per standard kitchen layout)  Includes pots and pan drawers
2774 39506 22Mar23 **	1	Kitchen Base Extra - Change island colour
2774 39791 22Mar23 **	1	Kitchen Base Extra - Base corner folding door - Upgrade 1
2774 39792 22Mar23 **	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
3116 45497 22Nov23 NoCat	1	Kitchen- Flush Breakfast Bar
3116 45507 22Nov23 NoCat	1	Kitchen, Ensutie4, Ensuite 2&3, Master Ensutie -- Credit std. Countertop- granite/quartz by other



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CABINETRY EXTRAS		
Invoice	Qty.	Description
2774 39471 22Mar23	1	Vanity Extras - Bank of drawers (3) - Standard  Master Ensuite
2774 39472 22Mar23	2	Vanity Extras - Top drawer  Ensuite 2/3
2774 39477 22Mar23	1	Kitchen Uppers - Fridge upper cabinet 24” deep
2774 39483 22Mar23	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1  Under cook top
2774 39484 22Mar23	1	Kitchen Base Extra - Tall oven Built In cabinet with pot drawer below (in standard layout) - Upgrade 1  Beside fridge, see sketch Specs are required by April 29, 2023
2774 39486 22Mar23	1	Hardware - Upgrade kitchen hardware (price per standard kitchen layout)  Includes pots and pan drawers
2774 39506 22Mar23	1	Kitchen Base Extra - Change island colour
2774 39791 22Mar23	1	Kitchen Base Extra - Base corner folding door - Upgrade 1
2774 39792 22Mar23	1	Kitchen Uppers - Upper corner folding door - Upgrade 1

CARPET		
Invoice	Qty.	Description
2774 39451 22Mar23 **	1	Stain finish and varnish Oak stairs complete (per flight)



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CONSTRUCTION

Invoice	Qty.	Description
2774 39465 22Mar23 **	1	Smooth ceilings on main and second floor  <b>2nd with level 5 finish</b>
2774 39466 22Mar23	1	Doors - Double Garden Door without grills including screen in lieu of sliding door  Basement
3116 45489 22Nov23 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3116 45491 22Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3116 45494 22Nov23 NoCat	1	Coffered Ceilings as per plan
3116 45496 22Nov23 NoCat	1	Basement- 3 piece rough-in
3116 45498 22Nov23 NoCat	1	Kitchen- Bulkhead to accommodate 42" extended upper cabinets, built-in oven & deep fridge upper
3116 45502 22Nov23 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure
3116 45506 22Nov23 NoCat	1	Main Hallway, Library, Family Room, Dining Room, Bedroom 2,3,4, Master Bedroom, Upper hallway/Loft & Stairs- - Credit std. Carpet & Underpad

COUNTER TOP


Invoice	Qty.	Description
2774 39479 22Mar23	1	Kitchen - With Wall Oven- Quartz with standard edge - Upgrade 5  Undermount sink upgrade faucet
2774 39493 22Mar23	1	Bedroom 4 Bath - Quartz with standard edge - Upgrade 5  Undermount sink upgrade faucet
2774 39494 22Mar23	1	Ensuite - Quartz with standard edge - Upgrade 5  Undermount sink upgrade faucet
2774 39495 22Mar23	1	Shared Bath - Quartz with standard edge - Upgrade 5  Undermount sink upgrade faucet

COUNTERTOP

Invoice	Qty.	Description
2774 39480 22Mar23	1	Granite or Quartz - Cooktop

DRYWALL

Invoice	Qty.	Description
2774 39465 22Mar23	1	Smooth ceilings on main and second floor  <b>2nd with level 5 finish</b>



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ELECTRICAL

Invoice	Qty.	Description
2774 39453 22Mar23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  Master Ensuite
2774 39460 22Mar23	1	Interior Lighting - Additonal ceiling box on separate switch  Kitchen above the island, see sketch
2774 39461 22Mar23	2	Interior Lighting - Additional ceiling box on existing switch  Kitchen above the island, see sketch
2774 39462 22Mar23	1	Upgrade to 200amp service
2774 39463 22Mar23	1	Miscellaneous - Additional plug on existing circuit  Family Room, approx 5 feet above finish flooring above the fireplace mantel beside the cable rough-in, see sketch
2774 39464 22Mar23	6	Pot Lights - LED 4” potlight - main floor (min 4 purchase required)  Family Room, Delete the standard overhead light. See sketch
2774 39470 22Mar23	1	Kitchen - Microwave plug on a dedicated line  Beside fridge, see sketch
2774 39478 22Mar23	1	Kitchen - Additional stove plug for built in oven  Beside fridge, see sketch
3116 45500 22Nov23 NoCat	1	Gas Fireplace with Electronic ignition

FIREPLACE

Invoice	Qty.	Description
2774 39448 22Mar23	1	Fireplace (interior) as per plan with standard traditional style painted mantel  Family Room
2774 39507 22Mar23	1	Cabinet Mantle - Upgrade - paint grade in lieu of standard mantle PF5  Family Room



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GLASS AND MIRROR		
Invoice	Qty.	Description
2774 39452 22Mar23	1	Shower Enclosure: L-Shape-Frameless Glass Shower
		Master Ensuite in lieu of Framed glass shower

HAVC		
Invoice	Qty.	Description
2774 39459 22Mar23	1	Rough-In Gas line for BBQ (Exterior)
**		See sketch

HVAC		
Invoice	Qty.	Description
2774 39458 22Mar23	1	Rough-In Gas line (interior) for stove including 120v & 240v electrical plug
2774 39459 22Mar23	1	Rough-In Gas line for BBQ (Exterior)
		See sketch
3116 45501 22Nov23 NoCat	1	Gas Fireplace as per plan

MISCELLANEOUS		
Invoice	Qty.	Description
2774 38713 22Mar23	1	Bonus Dollars from Sales Agreement

PAINT		
Invoice	Qty.	Description
2774 39454 22Mar23 **	22	Door - Interior - 80" 2 panel smooth heritage (Logan) Hollow Core (in lieu of standard door)



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PAINT AND STAIN

Invoice	Qty.	Description
2774 39449 22Mar23 **	1	Oak Stairs (natural finish with strip hardwood on landings)-40FT MODEL SERIES
2774 39451 22Mar23	1	Stain finish and varnish Oak stairs complete (per flight)
2774 39466 22Mar23 **	1	Doors - Double Garden Door without grills including screen in lieu of sliding door  Basement
3116 45493 22Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3116 45499 22Nov23 NoCat	1	Family Room- Paint Mantle White
3116 45505 22Nov23 NoCat	1	Main Hallway, Library, Family Room, Dining Room, Bedroom 2,3,4, Master Bedroom, Upper hallway/Loft & Landings- Paint 1/4 round






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PLUMBING

Invoice	Qty.	Description
2774 39453 22Mar23	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  Master Ensuite
2774 39457 22Mar23	1	Kitchen - Rough-in water line to fridge
2774 39472 22Mar23 **	2	Vanity Extras - Top drawer  Ensuite 2/3
2774 39487 22Mar23	4	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2" x 14" Rectangular) Undermount - White  Master Ensuite, Ensuite 2/3 and Ensuite 4
2774 39488 22Mar23	1	BLANCO Quatrus R15 U 1-3/4 #401520 (33"w x18"d x 9" deep bowl)Undermount -Stainless Steel
2774 39489 22Mar23	1	Kitchen-MOEN Sleek #7864SRS Stainless steel
2774 39490 22Mar23	5	BATHROOM- MOEN Eva #6410 chrome  Master Ensuite, ensuite 2/3, ensuite 4 and powder room
2774 39491 22Mar23	1	BATHROOM- MOEN Eva #T944/9796 Chrome two handel roman tub faucet with hand shower  Master Ensuite
2774 39492 22Mar23	3	BATHROOM- MOEN Eva #T2233EP/62320 chrome eco-performance posi-temp  Master Ensuite, ensuite 2/3 and ensuite 4
2774 39508 22Mar23	1	KITCHEN SOAP DISPENSERS- MOEN Transitional #S3946SRS Stainless steel  Install on the left side of the sink, see sketch
3116 45488 22Nov23 NoCat	1	Master Ensuite- Freestanding Tub
3116 45495 22Nov23 NoCat	1	Basement- 3 piece rough-in



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RAILING		
Invoice	Qty.	Description
2774 39450 22Mar23	1	Railing - Upgrade M - 1/2" Square solid steel No. PSPLAIN-B with a modern shoe No. PS9503-B for the base, 2 5/8" x 1 5/16" Plain Rectangular (R2M-BEV) -- OAK, 2 3/4" Plain Square newel posts with inegrated beveled decorative cap, lower recessed collar -- OAK

STAIRS		
Invoice	Qty.	Description
2774 39449 22Mar23	1	Oak Stairs (natural finish with strip hardwood on landings)-40FT MODEL SERIES

TILE		
Invoice	Qty.	Description
2774 39456 22Mar23	1	Miscellaneous - Delete standard ceramic accessories (homeowner is responsible for installation
3116 45490 22Nov23 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3116 45503 22Nov23 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure

TRIM		
Invoice	Qty.	Description
2774 39454 22Mar23	22	Door - Interior - 80" 2 panel smooth heritage (Logan) Hollow Core (in lieu of standard door)
2774 39455 22Mar23	22	Door Hardware -Orleans (in lieu of standard) -each
2774 39466 22Mar23 **	1	Doors - Double Garden Door without grills including screen in lieu of sliding door  Basement
3116 45492 22Nov23 NoCat	1	Garage to house door entrance (where grade permits)
3116 45504 22Nov23 NoCat	1	Main Hallway, Library, Family Room, Dining Room, Bedroom 2,3,4, Master Bedroom, Upper hallway/Loft & Landings - install 1/4 round



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WOOD/LAMINATE FLOORING

Invoice	Qty.	Description
2774 39505 22Mar23	3	3-1/4” hardwood (unfinished) to landing area
3084 45167 09Nov23	1	Wood/Laminate Flooring - Vinyl - BEDROOM 2 - Torlys Stadium WPC
3084 45168 09Nov23	1	Wood/Laminate Flooring - Vinyl - BEDROOM 3 - Torlys Stadium WPC
3084 45169 09Nov23	1	Wood/Laminate Flooring - Vinyl - BEDROOM 4- Torlys Stadium WPC
3084 45170 09Nov23	1	Wood/Laminate Flooring - Vinyl - DINING ROOM - Torlys Stadium WPC
3084 45171 09Nov23	1	Wood/Laminate Flooring - Vinyl - FAMILY ROOM - Torlys Stadium WPC
3084 45172 09Nov23	1	Wood/Laminate Flooring - Vinyl - LIBRARY - Torlys Stadium WPC
3084 45173 09Nov23	1	Wood/Laminate Flooring - Vinyl - MAIN HALLWAY - Torlys Stadium WPC
3084 45174 09Nov23	1	Wood/Laminate Flooring - Vinyl - MASTER BEDROOM - Torlys Stadium WPC
3084 45175 09Nov23	1	Wood/Laminate Flooring - Vinyl - UPPER HALLWAY - Torlys Stadium WPC