



CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: SUKHVIR KAUR BARYAR and CHARANJIT SINGH BARYAR

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
013	2	EDINBURGH-OPT MAIN FLOOR W INLAW SUITE-ELEV C	25-Feb-26	

Offer	ADD EXTRA LAUNDRY ROOM TO 2ND FLOOR WITH STACKABLE ROUGH-IN WASHER AND DRYER WITH CABINET LAUNDRY TUB AND 30INCH UPPER CABINETS AS PER BUILDERS STANDARD SAMPLES. BUILDER TO REDUCE SITTING AREA WALK-IN CLOSET IN PRIMARY BEDROOM AND RELOCATE DOOR ENTRY TO
Worksheet	Note:

Offer	ADD DOBLE DOOR CLOSET IN BEDROOM 5 SEE SKETCH.
Worksheet	Note:

Offer	ADD 6 SQARE WAFFLE CEILING IN FAMILY ROOM WITH 6 POT LIGHT CENTER TO SQUARES.
Worksheet	Note:

Offer	ADD ELECTRICAL FIREPLACE IN SITTING AREA OF PRIMARY BEDROOM WITH MANEL AS PER BUILDERS STANDARD SELECTIONS.
Worksheet	Note:

Offer	SMOOTH CEILINGS THROUGHT HOME INCLUSIVE OF ALL BEDROOMS.
Worksheet	Note:

Offer	ADD OPTIONAL 10FT RAISED CEILINGS IN SITTING AREA AND PRIMARY BEDROOM.
Worksheet	Note:

Offer	7 1/4 BASEBOARDS THROUGHT HOME AS PER BUILDERS SAMPLES.
Worksheet	Note:

Offer	PURCHASER TO SELECTED FROM BUILDERS SAMPLES 20 X 20 INCH FLOOR TILES IN FOYER, KITCHEN, DINETTE, POWDER ROOM WASHROOM, IN LAW SUITE BATHROOM, ALL LAUNDRY ROOMS & SECOND FLOOR WASHROOMS.
Worksheet	Note:

Offer	ALL SHOWER STALLS TO HAVE POT LIGHTS.
Worksheet	Note:

Offer	ADD SIDE DOOR OPTION FROM LAUNDRY ROOM TO OUTSIDE IF GRADE PERMITS.
Worksheet	Note:

Offer	DELETE SIDE WALL IN PRIMARY ENSUITE WASHROOM SHOWER STALL BESIDE TUB AND ADD FRAMELESS GLASS.
Worksheet	Note:

Offer	ENSUITE IN BEDROOM 3 REPLACE TUB ENCLOSER WITH SHOWER STALL INCLUDE FRAMELESS GLASS.
Worksheet	Note:

Offer	BONUS PACKAGE FOR 50 FT DETACHED - PURCHASER TO RECEIVE \$40,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	CO-OP AGENT REDUCED COMMISSION REDUCED TO 45,000.00
Worksheet	Note:



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013	2	EDINBURGH-OPT MAIN FLOOR W INLAW SUITE-ELEV C	25-Feb-26	

Date Added: 08-Apr-25 Invoice Number: 8683

<p>1 - FRONT EXTERIOR- Purchaser has declined to upgrade exterior windows to black and will remain with standard exterior package as originally chosen at time of Purchase & Sale Agreement.</p> <p>Note:</p>
<p>1 - ALTERATION TO NEW PLAN FEE</p> <p>Note:</p>
<p>1 - UPPER HALL-Delete the linen closet in the Upper Hall (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #4- Delete the double door closet and Install a Walk In Closet for Bedroom #4 (See Sketch)</p> <p>Note:</p>
<p>1 - SHARED BATH 4/5- Reconfigure shared bathroom to accommodate the new Bdrm #4 walk in closet, Install additional tile as needed to accommodate the reconfiguration (See Sketch)</p> <p>Note: **This Upgrade change included in item above</p> <p> **As per Fonzie</p>
<p>1 - GREAT ROOM- Delete the builders standard gas fireplace Unit and mantle, and install the Linear Electric fireplace. Dimplex Ignite XLF60</p> <p>Note: **Does not include the fireplace wall surround finish**Purchaser will have the opportunity to choose a fireplace surround finish at time of colour chart.</p>
<p>1 - GREAT ROOM- Frame and drywall box from floor to ceiling to accommodate the electric fireplace in the Family Room (See Sketch)</p> <p>Note: **Purchaser will have the opportunity to choose a fireplace surround finish at time of colour chart.</p>
<p>1 - BACK EXTERIOR- Install a gas line rough for for BBQ</p> <p>Note:</p>
<p>1 - GARAGE- Relocate the central Vac trunk to the garage, in lieu of the basement. (See Sketch)</p> <p>Note: **Location to be determined as per vendors discretion**</p>
<p>1 - BACK EXTERIOR- In addition to the builders standard coach light at rear of house next to the pation sliding doors, install an additional coach light, opposite standard. (See Sketch)</p> <p>Note:</p>
<p>0 - SECOND FLOOR- **PLEASE NOTE** As per the Schedule "A" of the Purchase and Sale Agreement, purchasers are to receive extended height interior doors throughout the second floor.</p> <p>Note:</p>
<p>1 - KITCHEN- Delete the Pantry in the kitchen (Next to the closet) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN/MAIN HALL- Delete the full wall between the kitchen and the main hall, in front of staircase.Create a larger opening entrance to the kitchen &install a nib. (See Sketch)</p> <p>Note: **Above Priced as per Steve C</p>
<p>1 - NEW WALK IN PANTRY- Install a Walk In Pantry from the kitchen area to the Dining Room. Decrease the Dining Rm to accommodate the Walk In Pantry & install a full wall to create the Walk In Pantry. (See Sketch)</p> <p>Note: -Install builders standard floor tile, trimmed archway from kitchen to Walk In Pantry **Do NOT Install a builders standard door to walk in pantry ** to include an additional builders standard ceiling light. (See Sketch)</p> <p> **Walk In Pantry shelves to be installed by QTK**</p>
<p>1 - WALK IN PANTRY- Relocate the original 30"x68" Dining Room window to the Living room area</p> <p>original Dining room window to remain as per original location, and relocated window to be installed next to it in the Living Room area (See Sketch)</p> <p>Note:</p>



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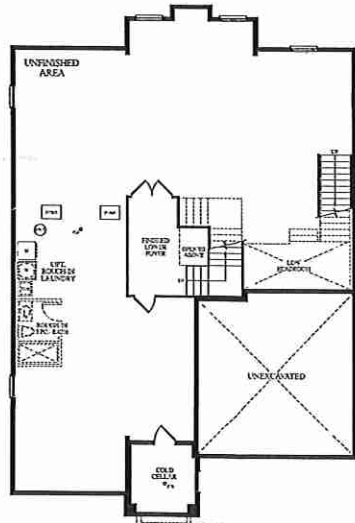
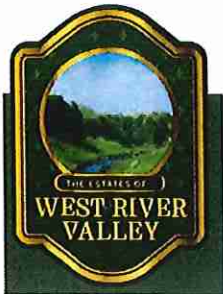
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Date Added: 08-Apr-25

Invoice Number: 8683

1 - WALK IN PANTRY-Install ONE (X1) new window to the walk in pantry. Window to be 24"x52" window (See Sketch) Note: **Priced as per Steve C
1 - DINING ROOM- Extend the Dining room wall from the main hall (closet wall), to accommodate the Walk In Pantry. Main hall closet to be made longer. Note: **No Charge as per Steve
1 - DINING ROOM-Widen the width of the Dining Room to be in line with the Living Room wall, from the main hall (See Sketch) Note: **No Charge as per Steve
1 - DINING ROOM/LIVING ROOM- Combine the dining room and the Living room creating one large room. Extended the standard Coffered ceiling to become one large coffered ceiling. (See Sketch) Note: **No Charge as per Steve
1 - DINING ROOM/LIVING ROOM- Delete the nib wall between the Living Room and the Dining Room and delete the arch. (See Sketch) Note: **No Charge as per Steve
1 - DINING ROOM/LIVING ROOM- Centre the builders standard ceiling light with in the new Dining Room/Living Room (See Sketch) Note: **No Charge as per Steve
1 - DINETTE- Delete one window in the Dinette area, next to the dishwasher. Centre the existing window and install a larger window 48"x68" (See Sketch) Note: **Above Priced as per Fonzie Price includes, framing, brick and drywall and Larger window **ADDITIONAL CABINETRY TO BE PRICED BY THE QTK IF REQUIRED** **ADDITIONAL COUNTER TOP TO BE PRICED AT TIME OF COLOUR CHART WITH FINAL KITCHEN DRAWING**IF REQUIRED
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 Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:
1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$40,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART Note: BONUS PACKAGE-PURCHASER TO A REMAINING BALANCE OF \$9,320.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

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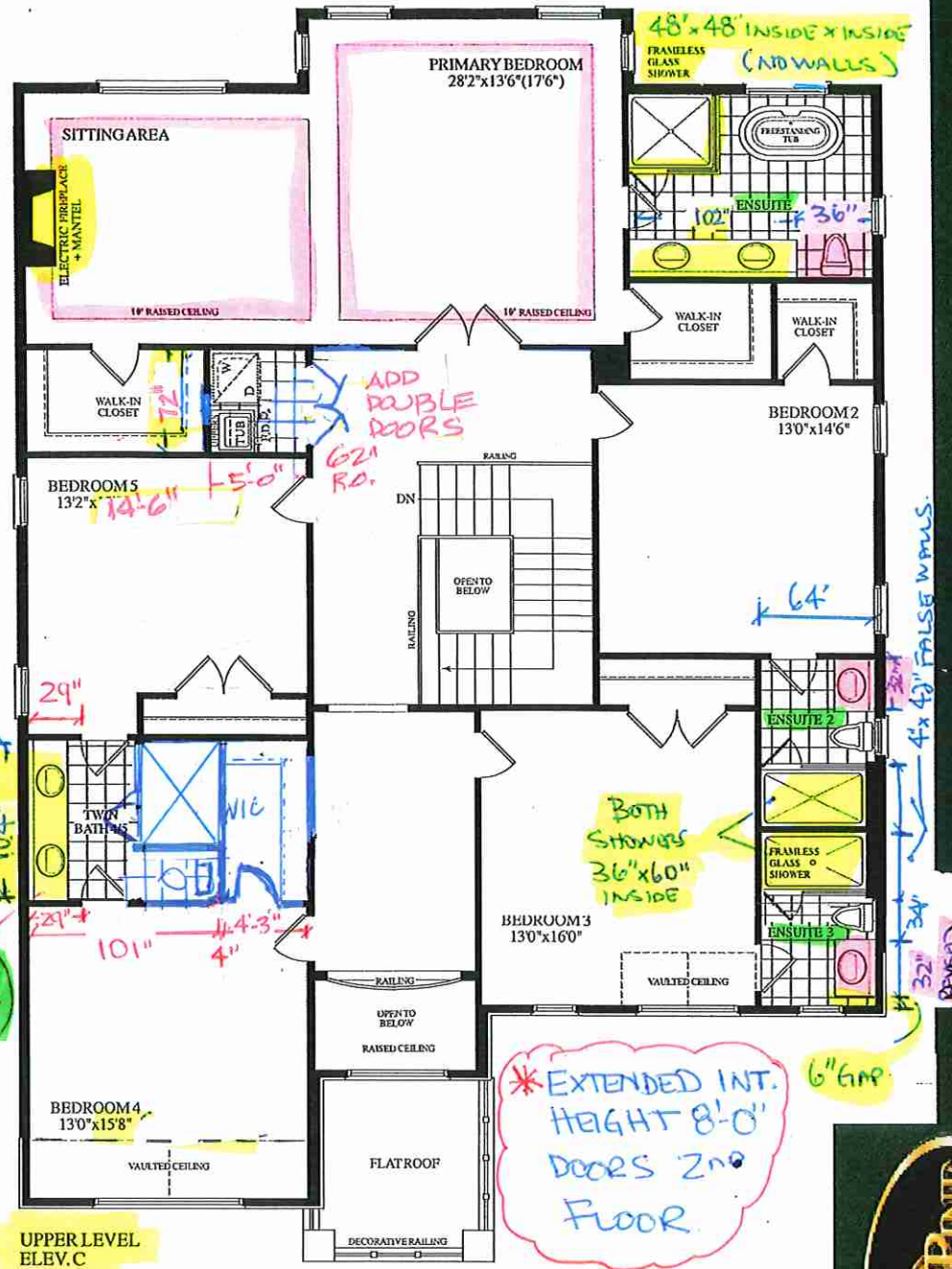


LOWER LEVEL
ELEV. C

RECEIVED
NOV 20-24



MAIN LEVEL
OPT. IN-LAW SUITE
ELEV. C



UPPER LEVEL
ELEV. C

* SMOOTH CEILINGS
THROUGHOUT 2ND FLOOR

* EXTENDED INT.
HEIGHT 8'-0"
DOORS 2ND
FLOOR

BOTH
SHOWERS
36" x 60"
INSIDE

LOT 13 * 50-08 EDINBURGH * OPT MAIN. 5BEDR. * EL.C * 3445 SQ.FT.



Lot 13 .

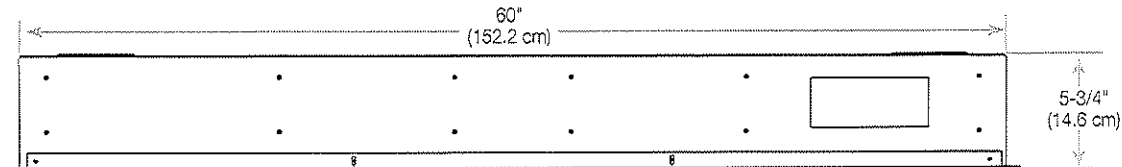


Order No. ~~X YLF60~~
Model No. **XLF60 (Ignite 60 inch)**

Notes:

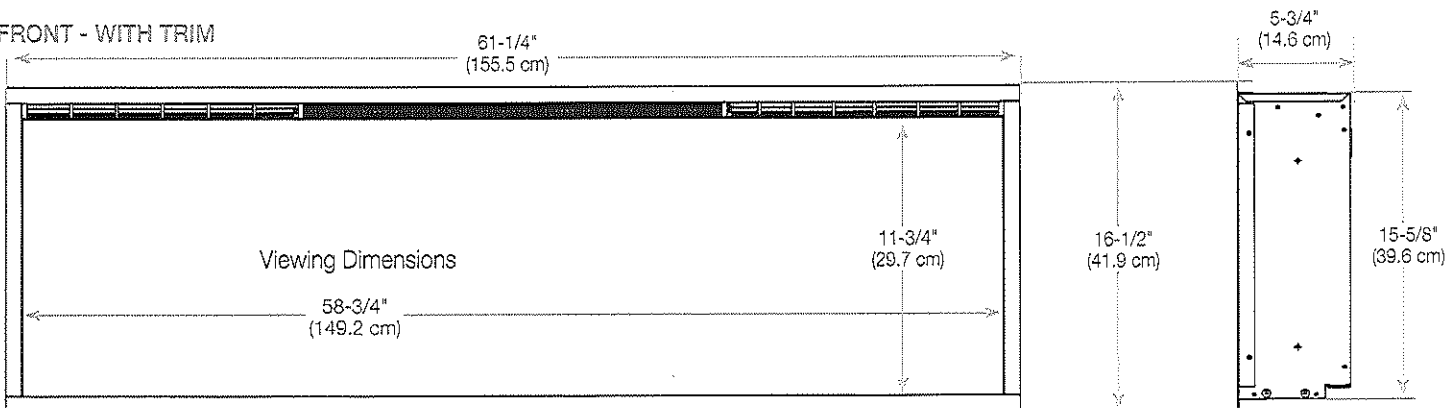
Product Dimensions:

FRONT - NO TRIM



Installs without trim to stone, brick and other solid finish materials; includes trim for drywall and tile surfaces.

FRONT - WITH TRIM



Framing / Installation:

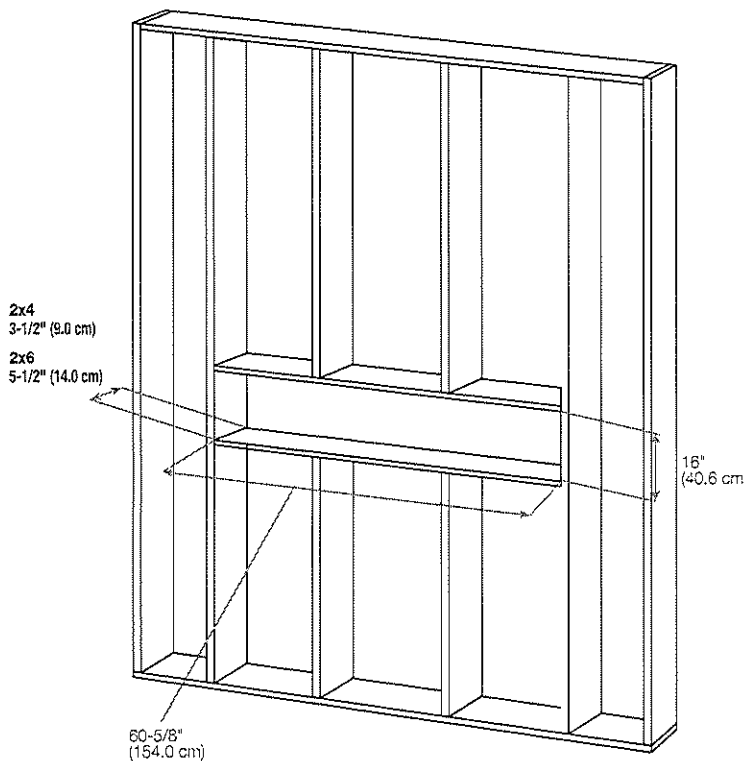
NOTE: Two people are required for installation.

Prepare a wall with a framed opening, following the dimensions shown in Figure 3. The fireplace can either be installed partially-recessed (2"x4" frame) or flush-mounted (2"x6" frame).

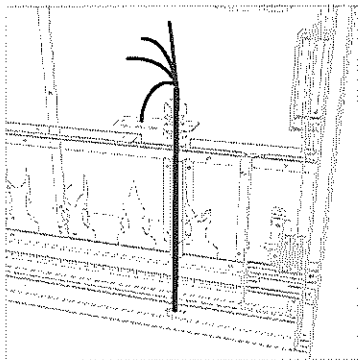
CAUTION: Decorative finishing material (such as brick) should be limited to 1/2" (13 mm) overhang to ensure adequate flow of heated air out of the firebox area.

CAUTION: This fireplace is NOT load-bearing. Ensure the opening for the fireplace is framed in such a way that the weight of the building materials will not create pressure on the top of the fireplace.

NOTE: For 2"x4" construction where the unit will be partially recessed, it is recommended to use XLFTRIM kit (sold separately) to accommodate the protruding portion of the fireplace.



NOTE: Wiring entry is located on the right side at the bottom of the firebox. Plan the framing to allow routing of the power cable to this location.



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