



## CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASER: KANWALJIT SINGH BRAICH

TEL: RES.: 647-401-0658

| LOT NUMBER    | PHASE | HOUSE TYPE                     | CLOSING DATE |
|---------------|-------|--------------------------------|--------------|
| 004 BLOCK 289 | 1     | DESERT ROSE (25-01-A1) ELEV A1 | 20-Nov-25    |

Date Added: 17-Apr-25

Invoice Number: 8763

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - MAIN FLOOR & 2ND FLOOR - INTERIOR DOORS - Install UPGRADE Interior Door Style - LINCOLN PARK, SMOOTH (Standard Height) - To be installed throughout main floor and 2nd floor, where applicable (See Sketch)

Note:

1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install prefinished 5" x 3/4" VINTAGE WHITE OAK BAROQUE (Character Pearl) in lieu of builders standard prefinished 3 1/4" x 3/4" Vintage Red Oak Natural Hardwood.

Note: To be installed throughout main floor and upper hall, where applicable. To Include; LivingRoom/DiningRoom, Main Hall, Family Room, Upper Hall and Applicable Landings (See Sketch)

1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Vintage Red Oak BAROQUE - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch)

Note:

1 - STAIRCASE VS FLOORING  
WOOD SPECIES DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - STAIRCASE VS FLOORING  
STAINING DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - CLARIFICATION;

EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door

Note:

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP - Install UPGRADE #2 Stone Countertop – EVEREST WHITE SHIMMER - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of stone products, stone installed will not be identical to the samples displayed.

Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Blanco Essential U2 Undermount Sink – Model #400008

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome

Note:

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)

Note:



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Date Added: 17-Apr-25      Invoice Number: 8763

1 - CLARIFICATION - PLUMBING FIXTURES AND PLUMIBNG FAUCETS;  
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.  
Note: To Include; Powder Room, Primary Ensuite, and Main Bath (See Sketch)

1 - PRIMARY ENSUITE - Install Standard 8x10 Wall Tiles (8x10 Uniwall White Glossy) To be installed throughout primary ensuite shower stall ceiling, where applicable (See Sketch)  
Note:

1 - MAIN BATH - Install Standard 8x10 Wall Tiles (8x10 Uniwall White Glossy) To be installed throughout main bath tub/shower ceiling, where applicable (See Sketch)  
Note:

1 - BONUS PACKAGE - REFER TO PE #8713 ITEM #2 - PURCHASER HAS APPLIED REMAINING \$8,135.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE  
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on APRIL 15,2025  
Note:

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:

Date Added: 30-Jan-25      Invoice Number: 8713

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builders standard 100 Amp service (See Sketch)  
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE  
Note: \*\*Remaining Bonus Package of \$8,135.50 (Includes Taxes) will be applied to upgrades completed during decor appointment\*\*

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JANUARY 30,2025  
Note:

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:

This Document is Extremely Time Sensitive - Printed 21 Apr 25 at 10:00

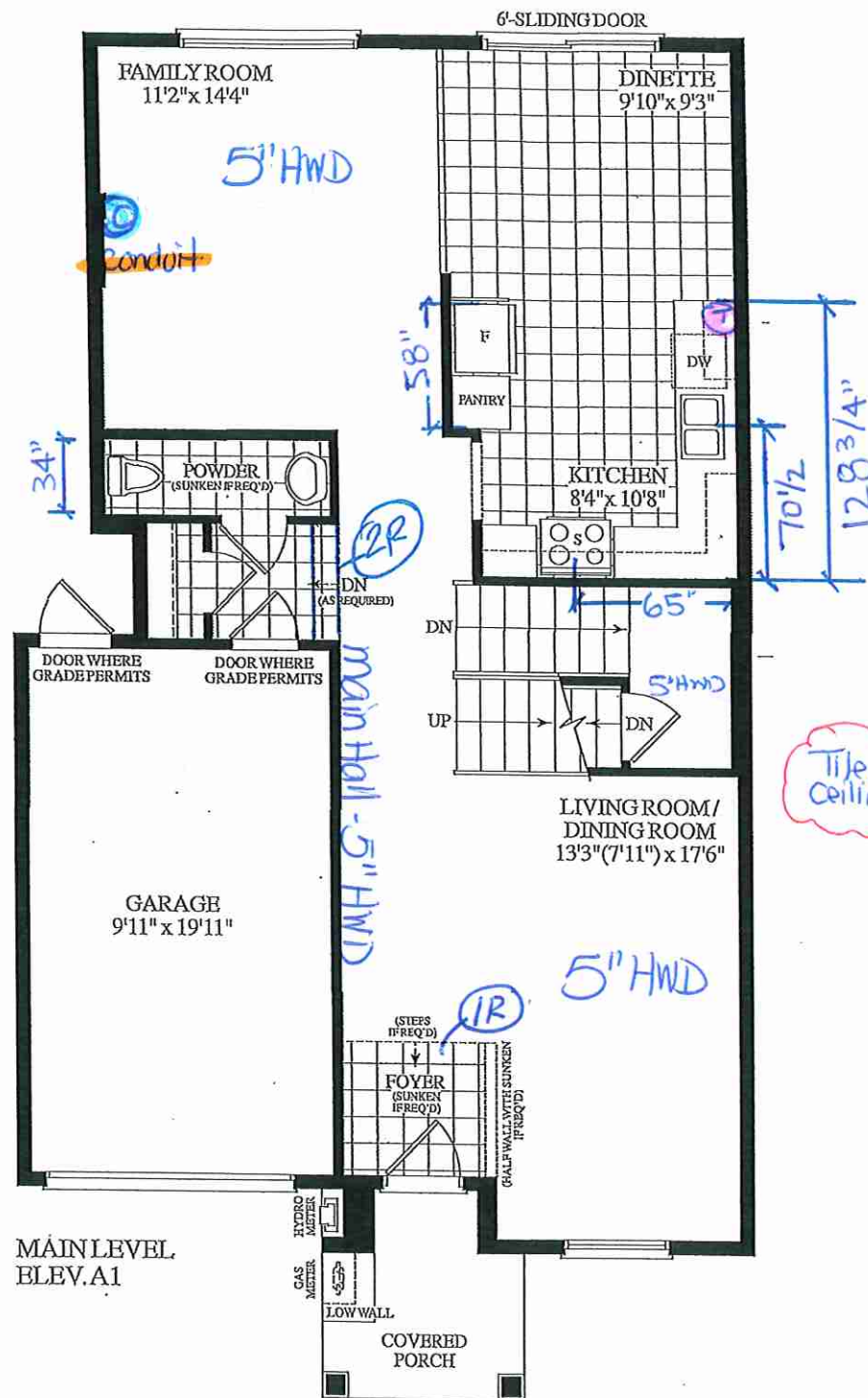
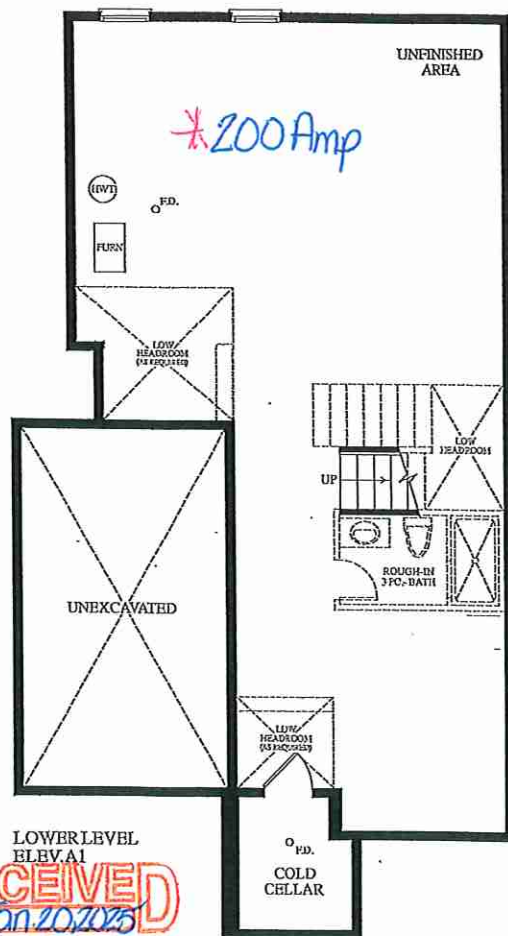




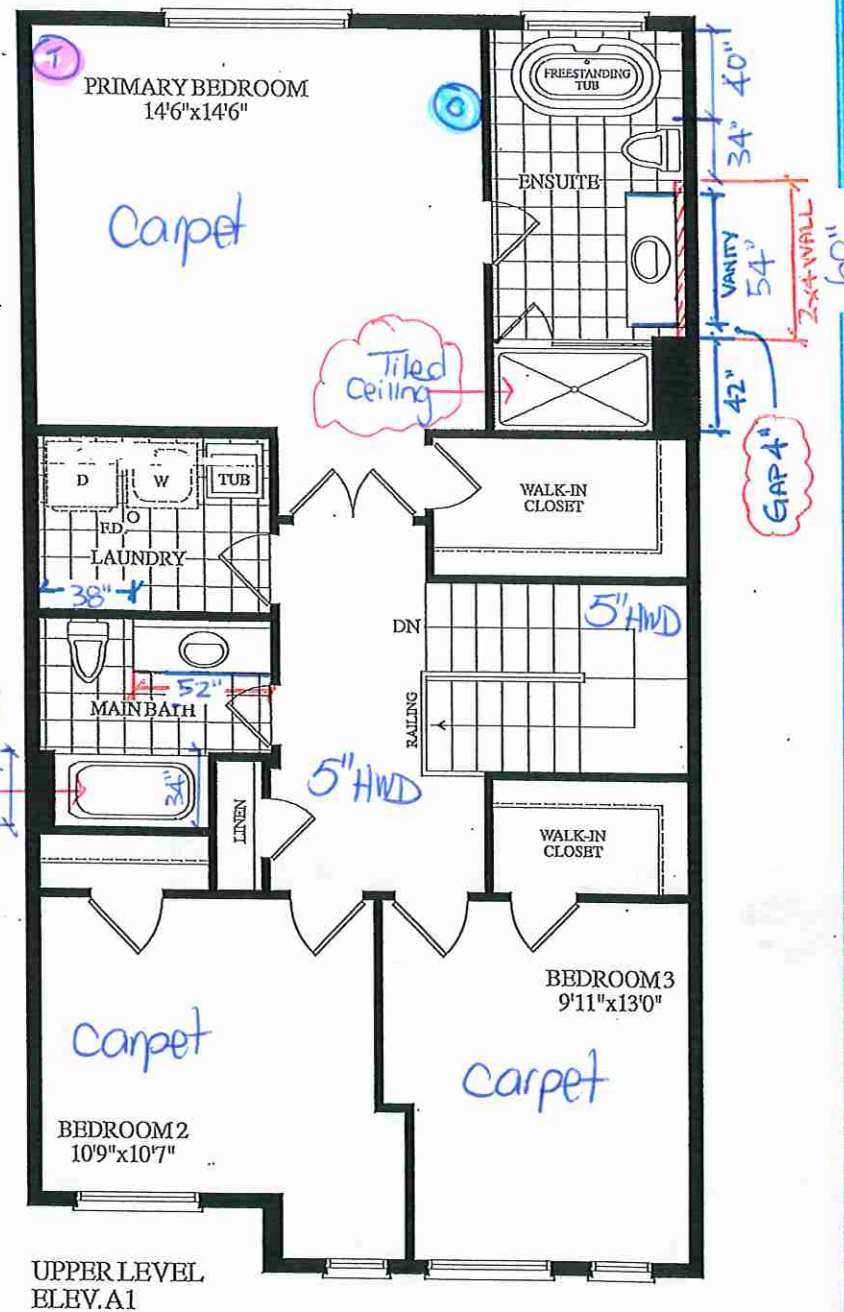


Cable - (x2)  
Telephone - (x2)  
Conduit (xi)

Jan. 30, 2025



Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area, E&O.E.



BLOCK 289 - TH.4 25-01 DESERT ROSE EL. A1 3 BEDROOM 2045 SQ. FT.

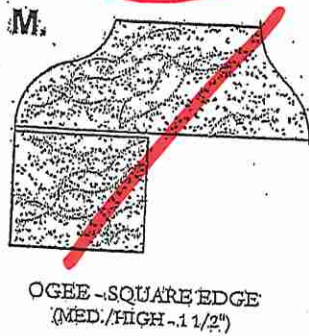
# Lot 4 / BIK 289

## EDGE DETAILS

004



\*Kitchen



EDGING UP-GRADE OPTIONS

RECEIVED  
FEB 17 2017

# Lot 4/BIK 289

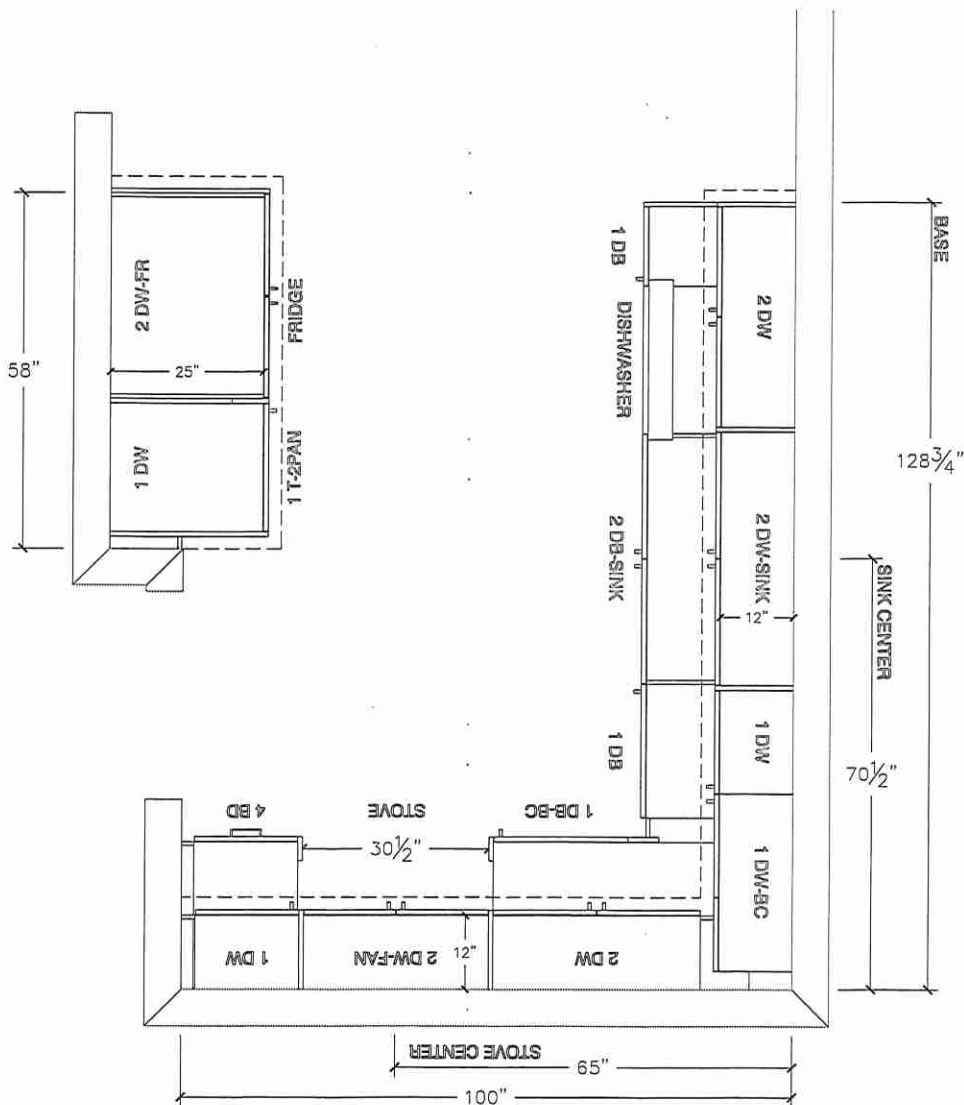


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www.QTK.ca info@qtk.ca

|                          |                          |                |                     |
|--------------------------|--------------------------|----------------|---------------------|
| CLIENT: ROYAL PINE HOMES | JOB NAME: 25-01 STD      | ROOM: KITCHEN  | DRAWN BY: MD/PS     |
| SITE: SUMMER RIDGE       | DOOR STYLE: _            | DOOR HANDLE: _ | SCALE: 1/2" = 1'-0" |
| PHONE: _                 | FINISH: _                | DRW HANDLE: _  | DATE: 21 FEB 2025   |
| EMAIL: _                 | SPECIES: _               | TOP: _         | PAGE: 1 OF 1        |
| COMMENTS:                | CUSTOMER INITIALS: _____ |                |                     |

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer. Door/drawer fronts with inner profiles may receive slab fronts due to rail size restrictions based on width/height of the panels or site conditions.

## KITCHEN PLAN



# Lot 4 / BIK 289

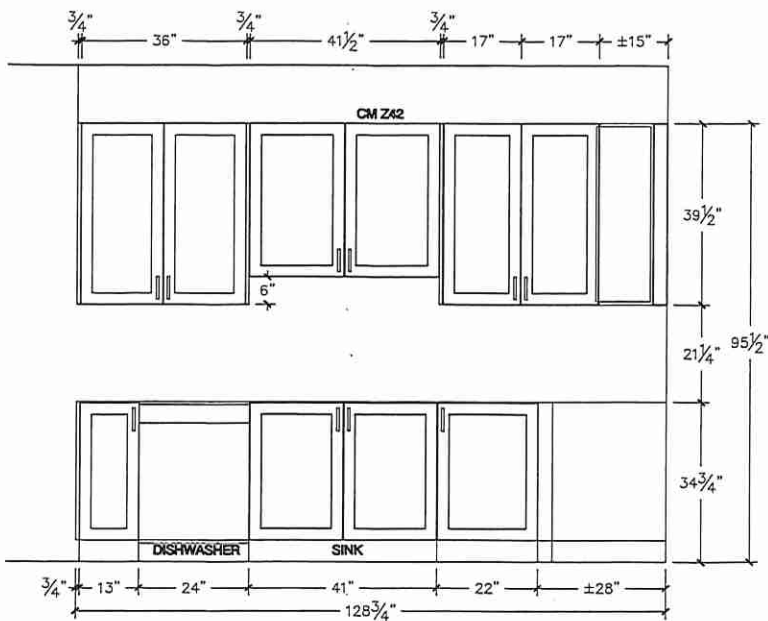


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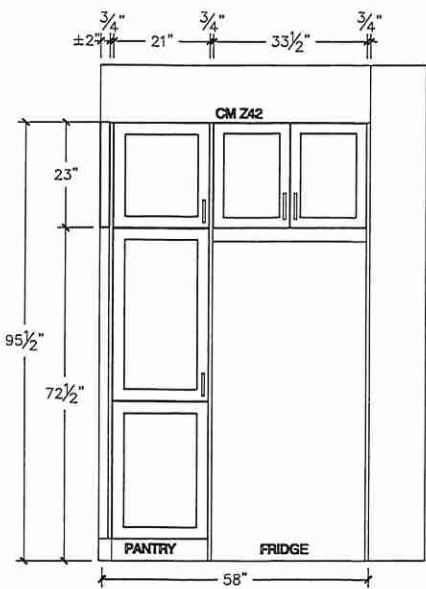
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| SITE: SUMMER RIDGE       | DOOR STYLE: _            | DOOR HANDLE: _ | SCALE: 3/8" = 1'-0" |
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| EMAIL: _                 | SPECIES: _               | TOP: _         | PAGE: 1 OF 1        |
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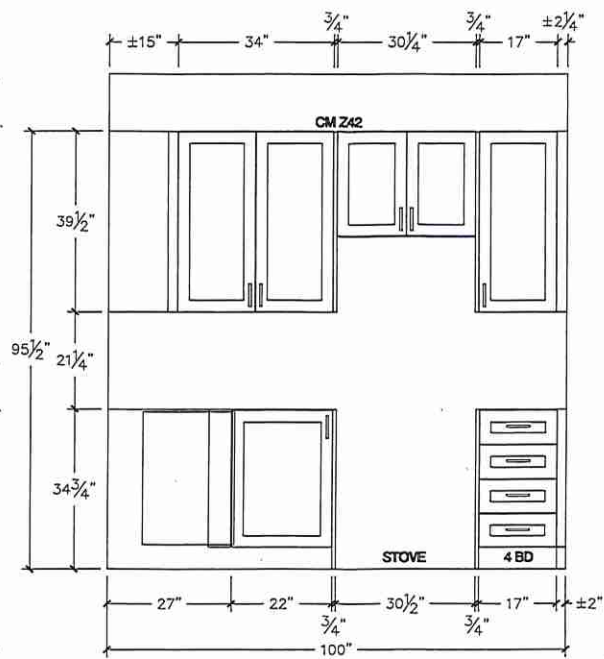
## SINK WALL ELEVATION



## FRIDGE WALL ELEVATION



## STOVE WALL ELEVATION



Lot 4/BIK 289

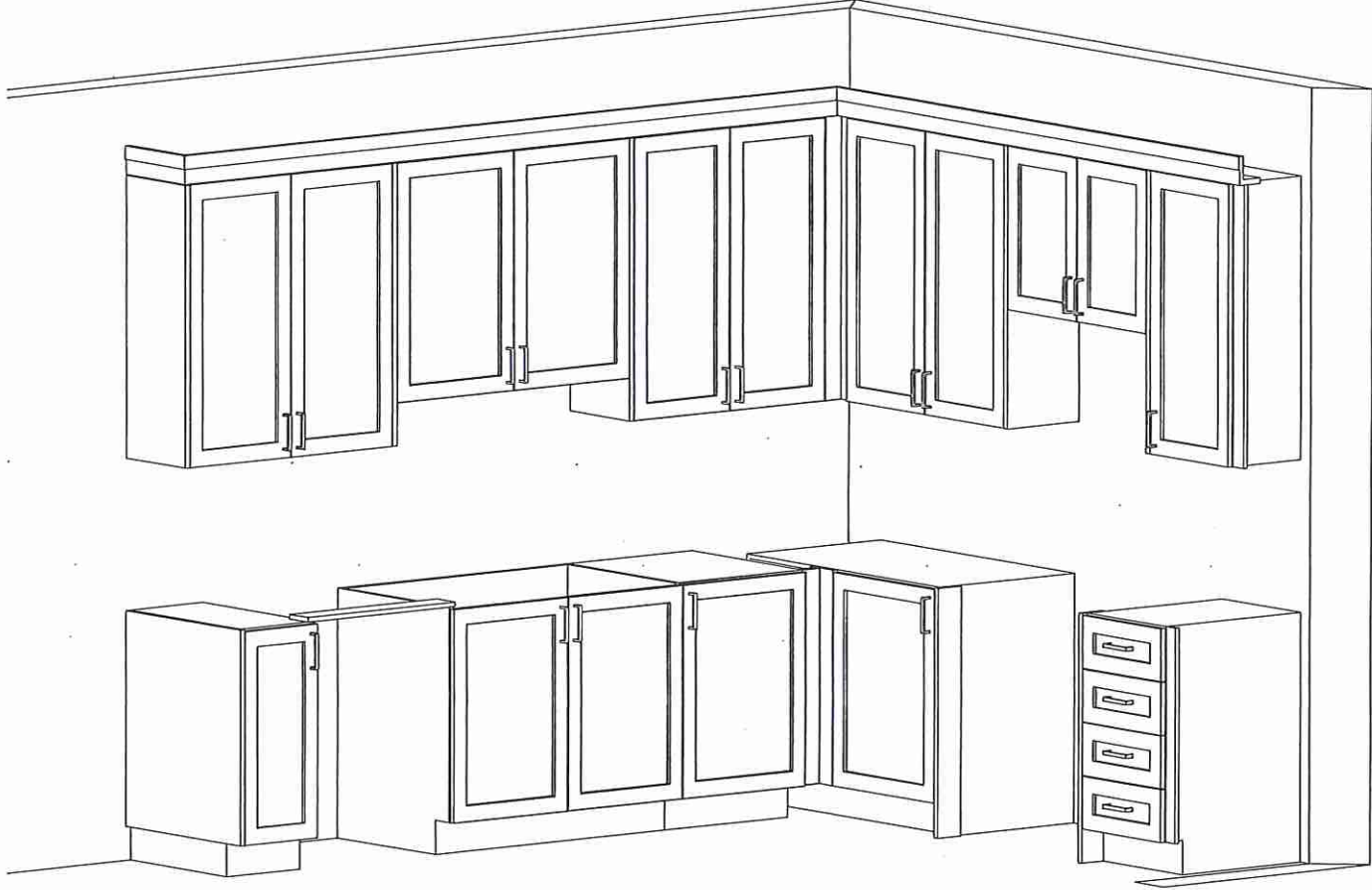


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|                          |                     |                |                    |                     |
|--------------------------|---------------------|----------------|--------------------|---------------------|
| CLIENT: ROYAL PINE HOMES | JOB NAME: 25-01 STD | ROOM:          | ROOM               | DRAWN BY: MD/PS     |
| SITE: SUMMER RIDGE       | DOOR STYLE: —       | DOOR HANDLE: — |                    | SCALE: 1/2" = 1'-0" |
| PHONE: —                 | FINISH: —           | DRW HANDLE: —  |                    | DATE: 21 FEB 2025   |
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3D VIEW



Lot 4/BIK289

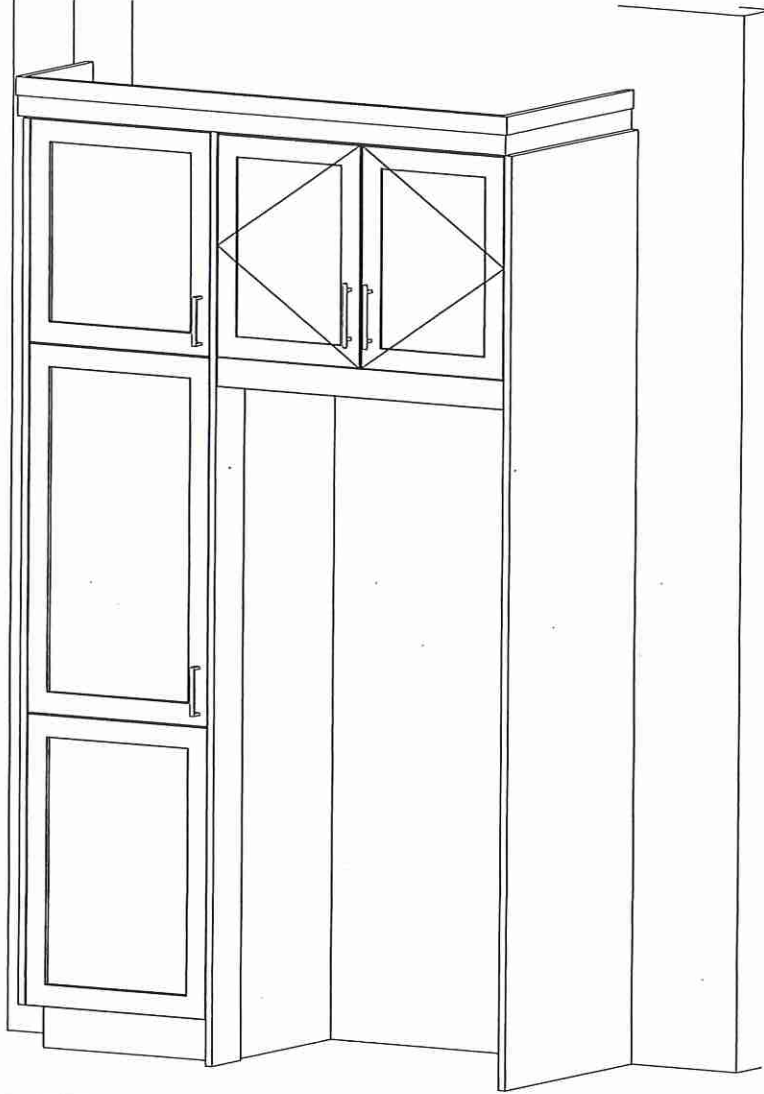


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|--------------------------|---------------------|----------------|---------------------|-----------------|
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| SITE: SUMMER RIDGE       | DOOR STYLE: —       | DOOR HANDLE: — | SCALE: 1/2" = 1'-0" |                 |
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FRIDGE WALL 3D VIEW



Lot 4/Blk 289

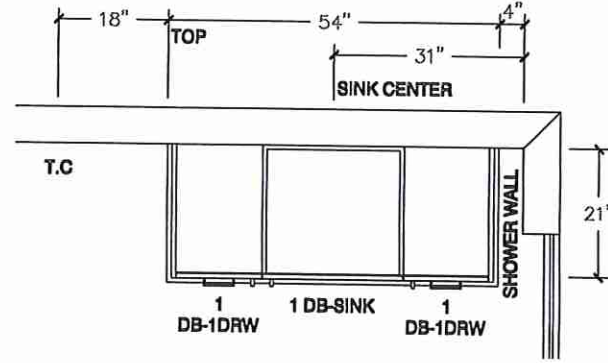


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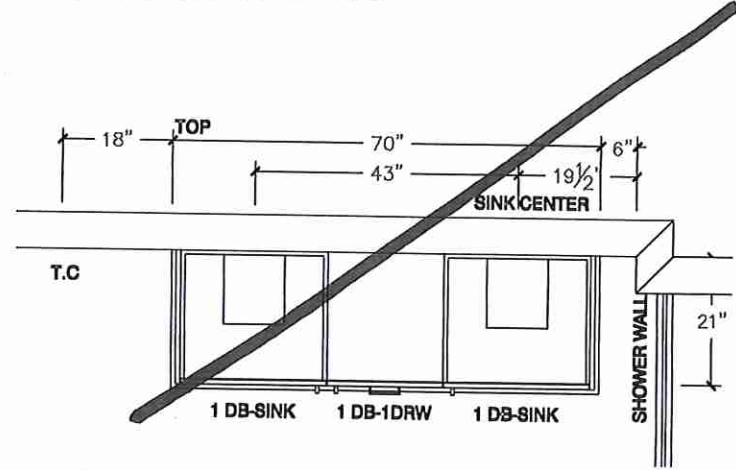
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|--------------------------|---------------------|----------------|----------------------|
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| SITE: SUMMER RIDGE       | DOOR STYLE: —       | DOOR HANDLE: — | SCALE: 1/2" = 1'-0"  |
| PHONE: —                 | FINISH: —           | DRW HANDLE: —  | DATE: MARCH 04, 2025 |
| EMAIL: —                 | SPECIES: —          | TOP: —         | PAGE: 1 OF 1         |
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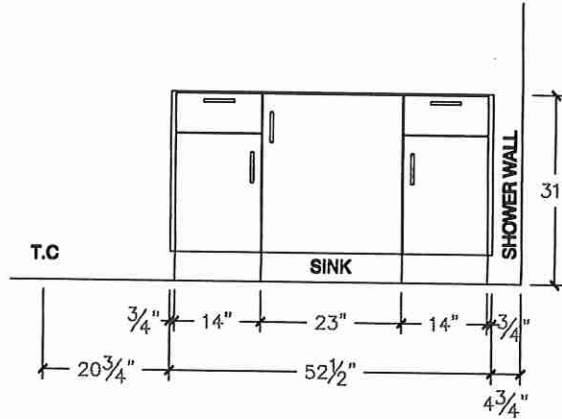
### MASTER ENSUITE PLAN



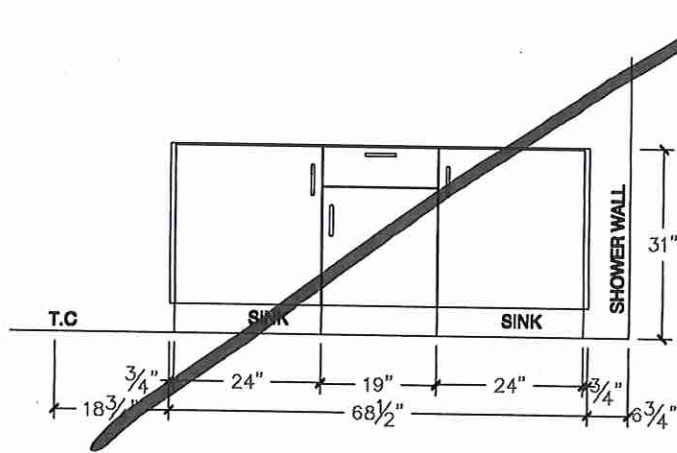
### OPT MASTER ENSUITE PLAN



### MASTER ENSUITE ELEVATION



### OPT MASTER ENSUITE ELEVATION



Lot 4/BIK 289

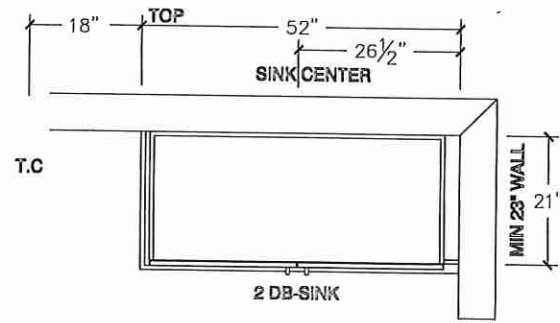


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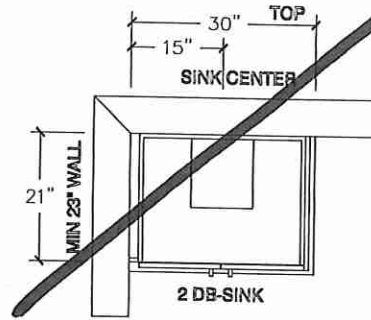
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| CLIENT: ROYAL PINE HOMES | JOB NAME: 25-01 STD | ROOM: VANITIES | DRAWN BY: MD        |
| SITE: SUMMER RIDGE       | DOOR STYLE: —       | DOOR HANDLE: — | SCALE: 1/2" = 1'-0" |
| PHONE: —                 | FINISH: —           | DRW HANDLE: —  | DATE: FEB 05, 2025  |
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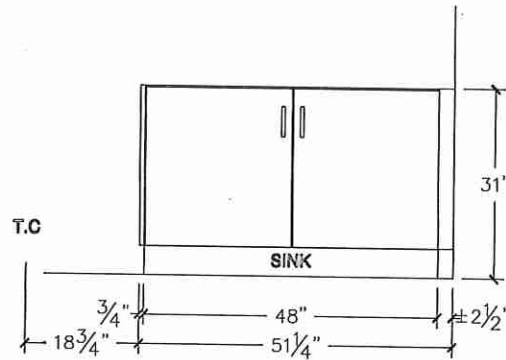
MAIN BATH PLAN



OPT BSMT BATH PLAN



MAIN BATH ELEVATION



OPT BSMT BATH ELEVATION

