



CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASERS: GURMAIL DHILLON and KARMAN SINGH DHILLON

TEL: RES.: 416-818-7800

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
005 BLOCK 289	1	DESERT ROSE (25-01-A2) ELEV A2	20-Nov-25

Date Added: 22-Apr-25

Invoice Number: 8776

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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005 BLOCK 289	1	DESERT ROSE (25-01-A2) ELEV A2	20-Nov-25	

Date Added: 22-Apr-25 Invoice Number: 8776

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 #8710 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: 8710

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 22 Apr 25 at 13:29

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
GURMAIL DHILLON & KARMAN SINGH DHILLON	Melissa Di Marino	DESERT ROSE (25-01-A2) ELEV A2	(416) 818-7800 /	Summer Ridge Estates Inc.	20/11/2025	005 BLOCK 289

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Primary Ensuite	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)	1885K-07 MAMO BIANCO (STD)	STANDARD	DH00010
Main Bath	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - BLACKWOOD (TX) QTS 1022 (STD)	1885K-07 MAMO BIANCO (STD)	STANDARD	DH00010
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE	NONE	NONE
Powder Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Garage Landing	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)	☒ EVERST WHITE SHIMMER (UPG)	☒ L * EDGE (UPG)	DH00010
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Family Room	STANDARD - SILVER BIRCH				
Living Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Primary Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size See Attached QTK Layout Range See Attached QTK Layout

Built-Ins None Microwave None

Hood Fan See Attached QTK Layout Exhaust Opening ☒ 6" ☐ 8"

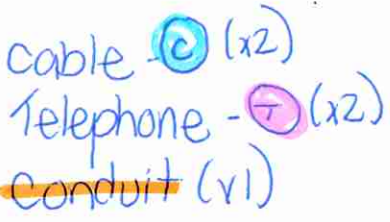
Dishwasher Cabinet See Attached QTK Layout

Fireplace

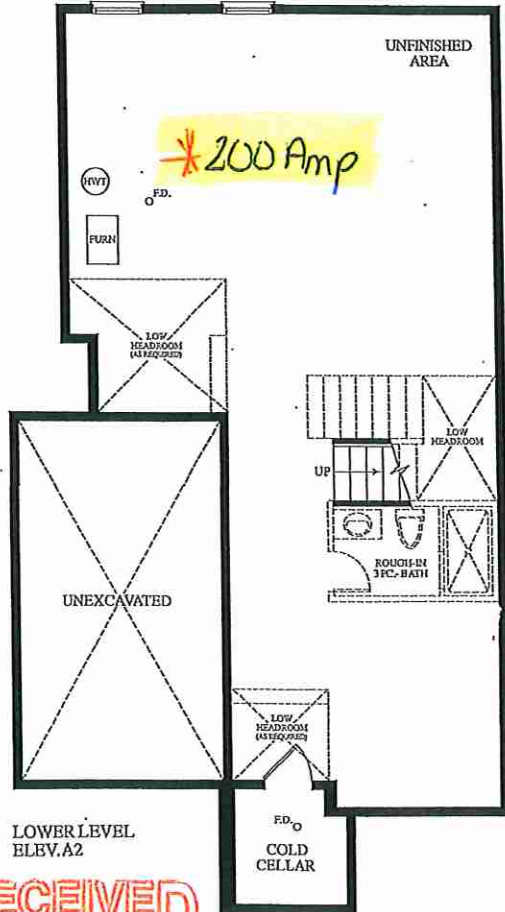
Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

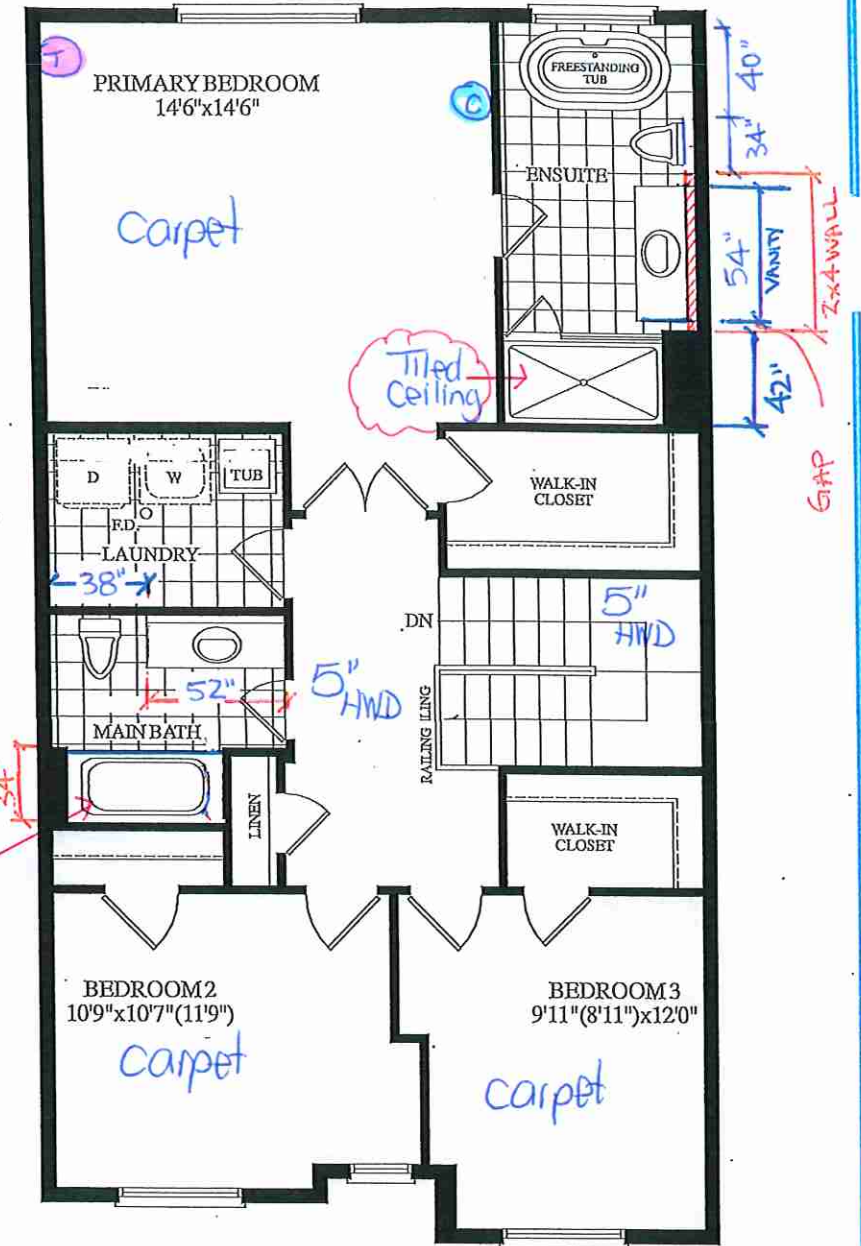
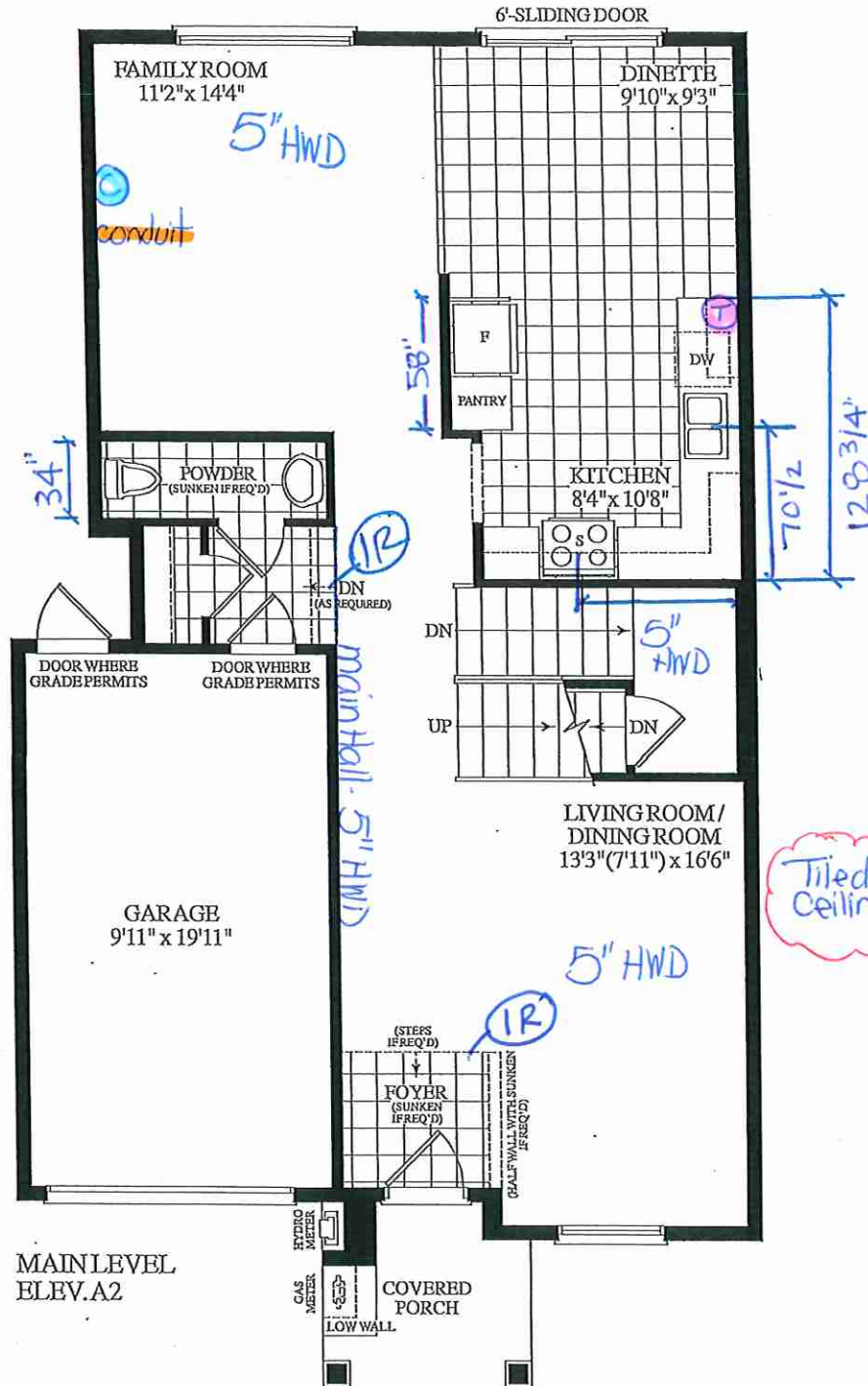
**Kitchen Sink - Install Standard Undermount Sink - Blanco Essential U2 Undermount Sink - Model #400008 **Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 -- Chrome **APPLIANCES - Install Standard Appliance Package



Jan. 30, 2025



RECEIVED
JAN 20 2025



UPPER LEVEL
ELEV.A2

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 - 1H5 25-01 DESERT ROSE EL. AZ 3 BEDROOM 2043 SQ. FT.

Lot 5/BIK289

Initial
CD

Initial
Jem

EDGE
DETAILS

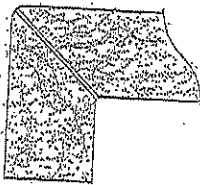
004

A.



STRAIGHT EDGE
(STANDARD - 3/4")

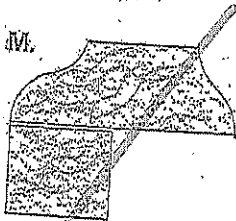
**L



MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

*Kitchen

IV.



OGEE-SQUARE EDGE
(MED/HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED
RCC 5-17

Lot 5/BIK 289

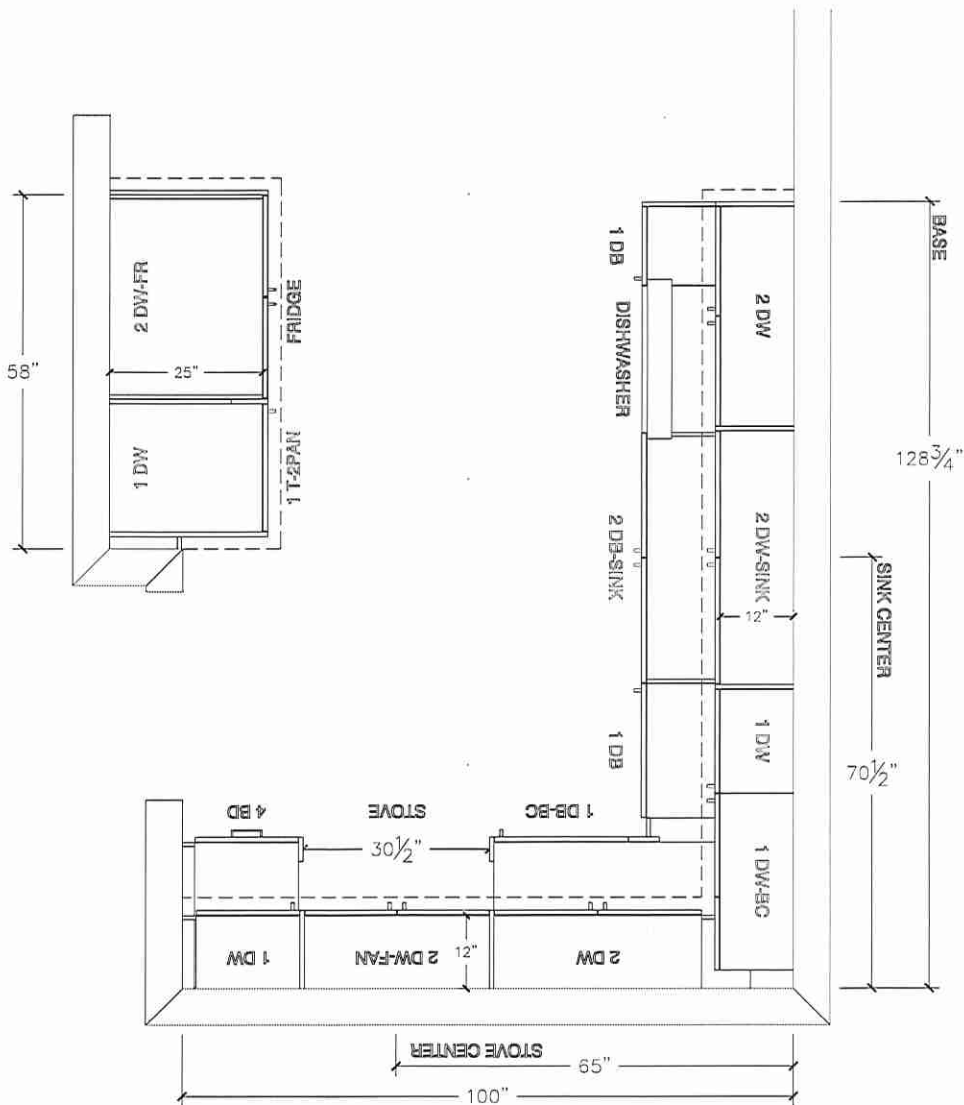


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

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 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 5/ BIK 289

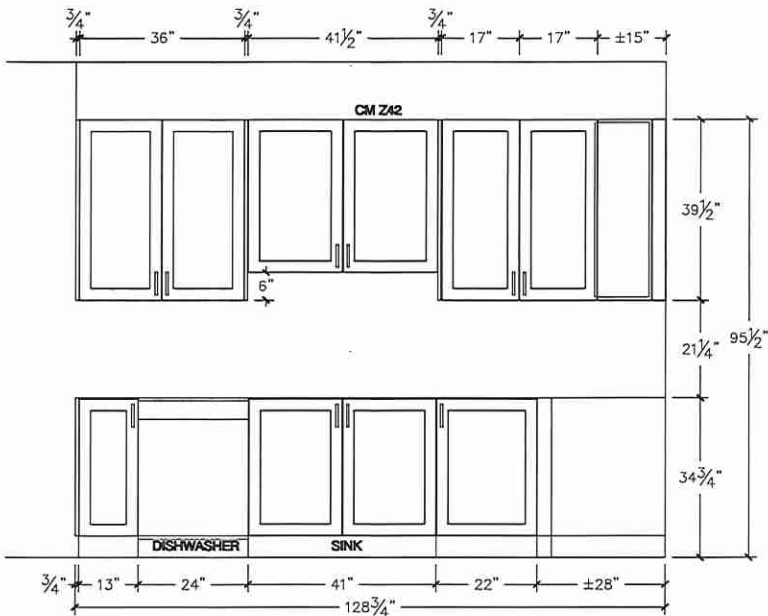


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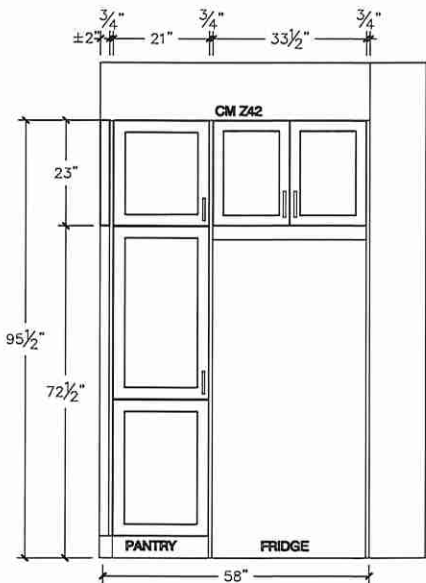
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SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 21 FEB 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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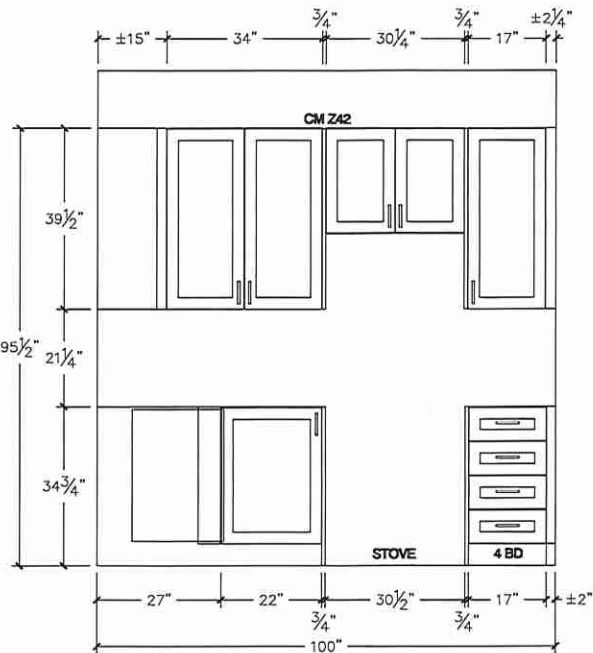
SINK WALL ELEVATION



FRIDGE WALL ELEVATION



STOVE WALL ELEVATION



Lot 5/B1K 289



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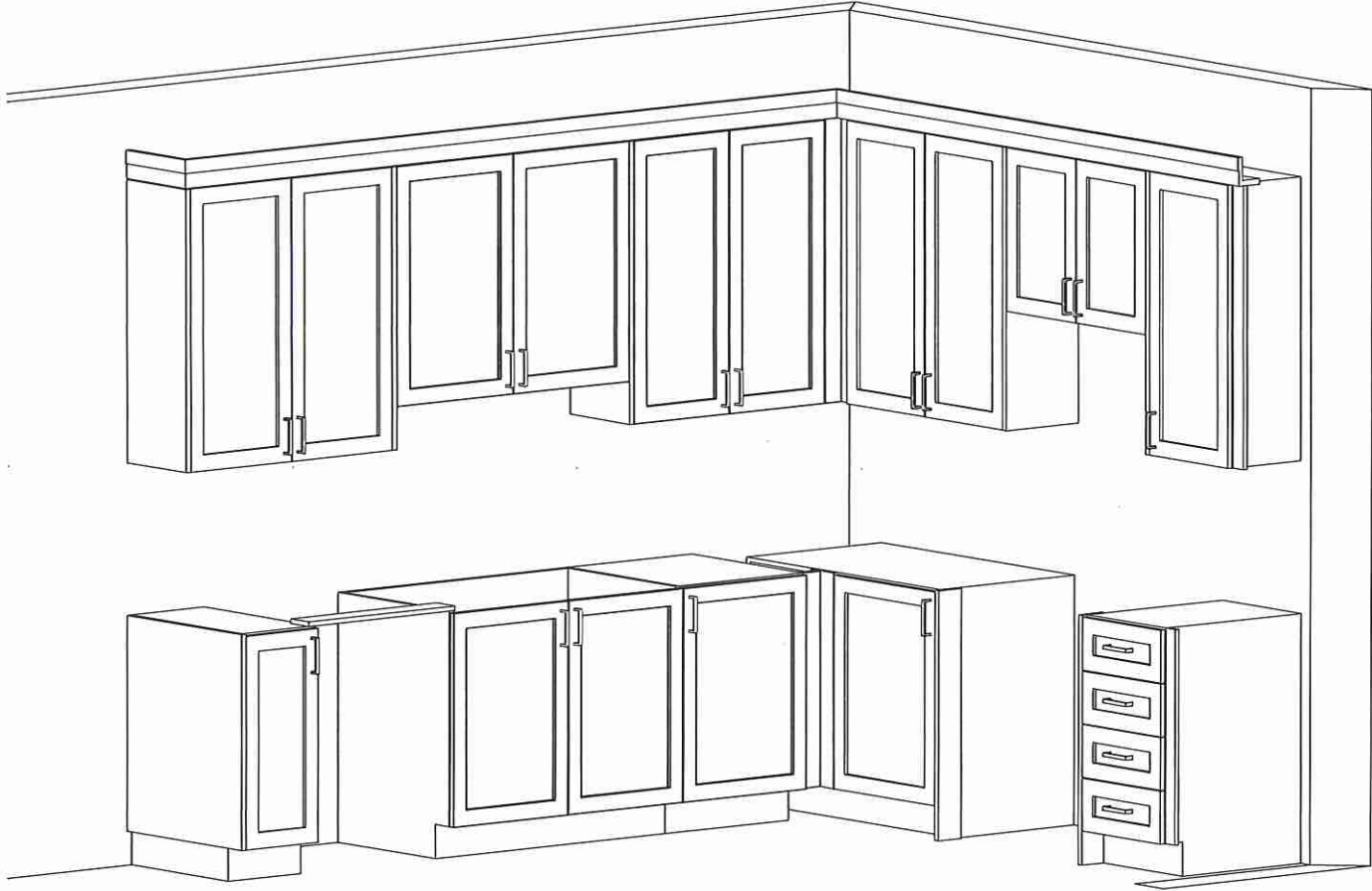
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SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 21 FEB 2025	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1	

COMMENTS:

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3D VIEW



Lot 5/BIK 289

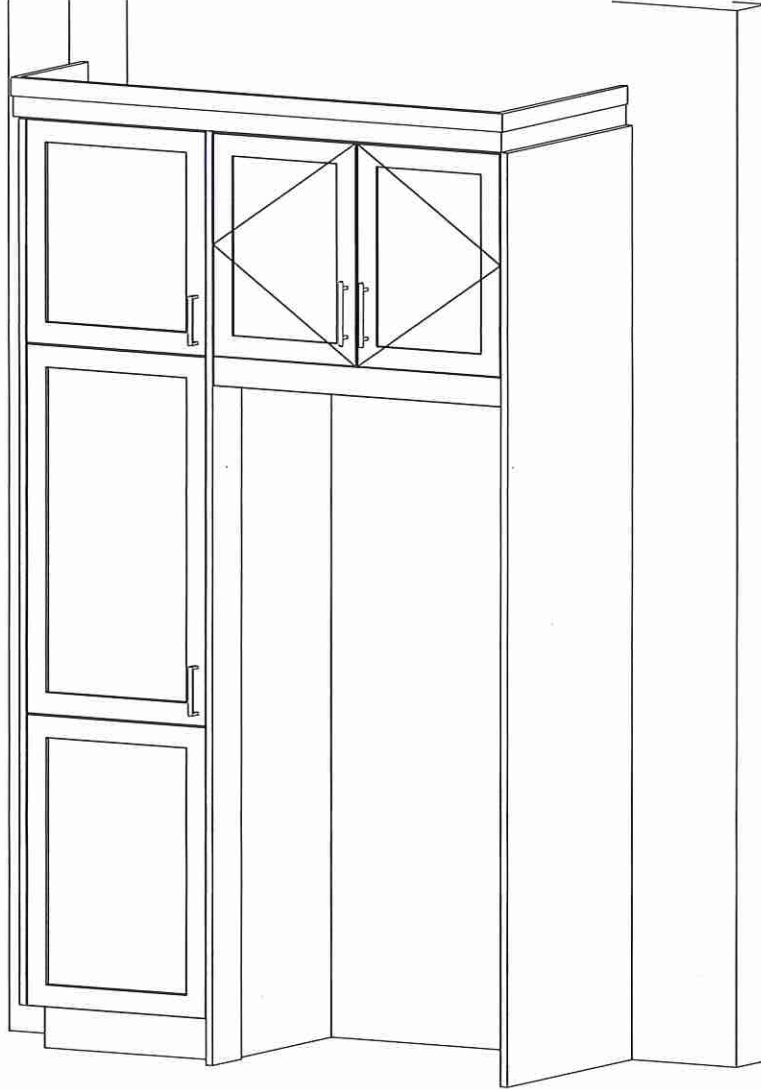


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CLIENT: ROYAL PINE HOMES	JOB NAME: 25-01 STD	ROOM:	ROOM:	DRAWN BY: MD/PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 21 FEB 2025	
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FRIDGE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



Lot 5/Blk 289

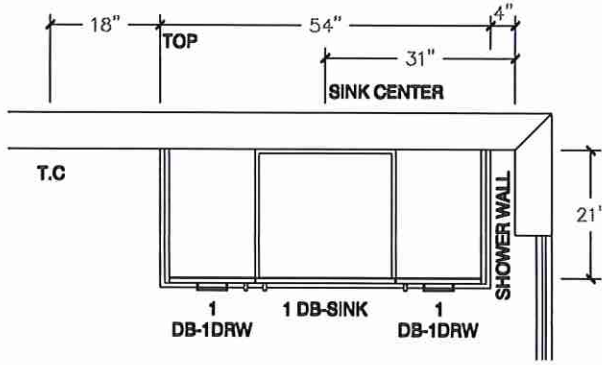


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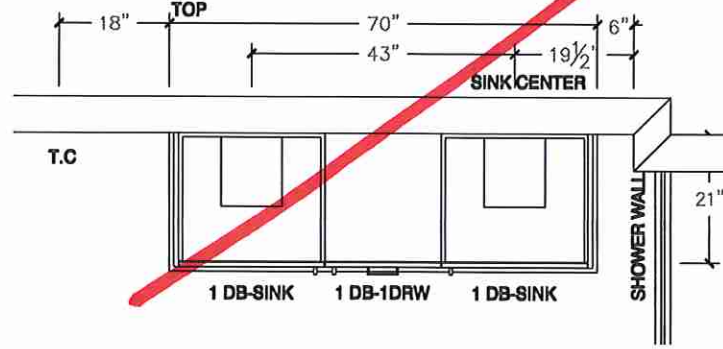
CLIENT: ROYAL PINE HOMES	JOB NAME: 25-01 STD	ROOM: VANITIES	DRAWN BY: MD/PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 04, 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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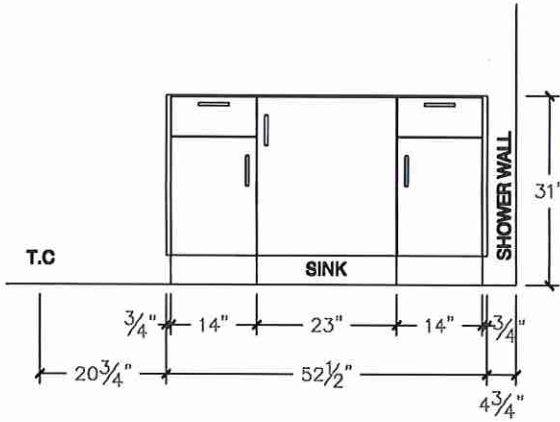
MASTER ENSUITE PLAN



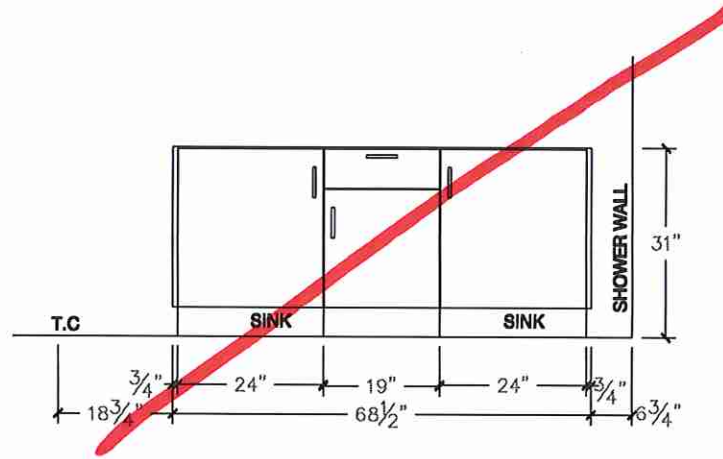
OPT MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



OPT MASTER ENSUITE ELEVATION



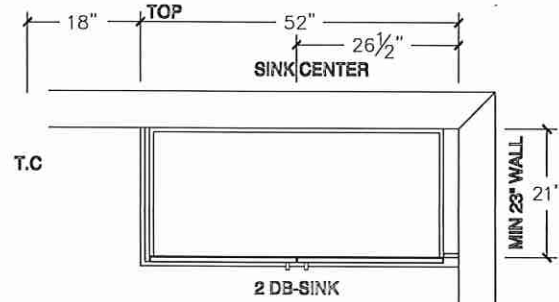
Lot 5/Blk 289



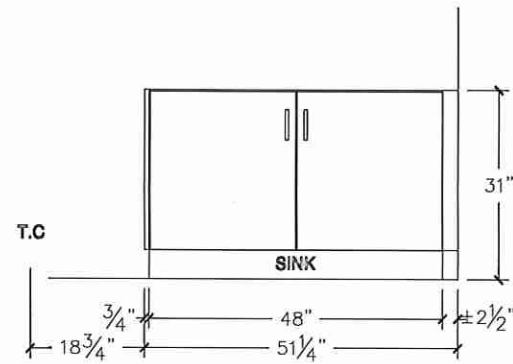
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www.QTK.ca info@qtk.ca

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
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
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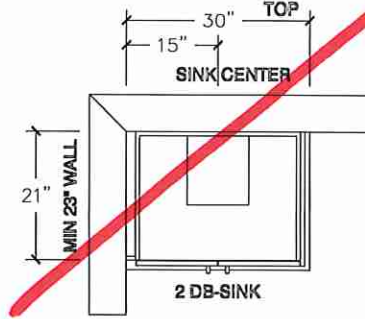
MAIN BATH PLAN



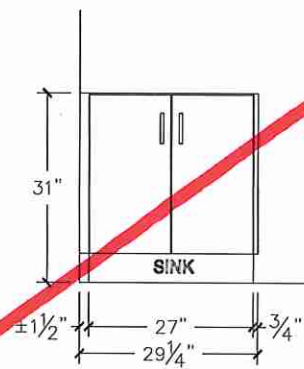
MAIN BATH ELEVATION



OPT BSMT BATH PLAN



OPT BSMT BATH ELEVATION



G7