



CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASERS: IMRAN MOHAMMAD and JAYAPRADA, DEVI ANNE

TEL: RES.: 647-853-3019

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
001 BLOCK 289	1	ROSE WATER (25-05 A O) ELEV A OPT	04-Nov-25

Date Added: 17-Apr-25

Invoice Number: 8782

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - MAIN FLOOR & 2ND FLOOR - BASEBOARD & CASING - Install UPGRADE #1 Baseboard & Casing - 3 1/2" Step Bevel Casig with 5 1/2" Step Bevel Basboard - To be installed throughout main floor and 2nd floor, where applicable (See Sketch) Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door Note:
1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install prefinished 3 1/4" x 3/4" VINTAGE RED OAK BARISTA (Character Pearl) in lieu of builders standard prefinished 3 1/4" x 3/4" Vintage RedOak Natural Hardwood. Note: To be installed throughout main floor & upper hall, where applicable. To Include; Family Room, LivingRoom / DiningRoom, Upper Hall and Applicalbe Landings (See Sketch)
1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Vintage Red Oak BARISTA - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch) Note:
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 - MAIN FLOOR - FLOORING - TILES - Install Standard Tile - 12x24 Milestone Carrara White - To be installed throughout main floor, where applicable. To Include; Foyer, Main Hall, Powder Room, Mud Room & Kitchen/Dinette - To be Installed STRAIGHT/STACKED Note: (See Sketch)
1 - KITCHEN - CABINETRY - Increase Fridge Opening to 36" Wide - To accommodate future installation of 36" wide fridge by purchaser AFTER CLOSING (See Sketch) Note:
1 - ALL BATHROOMS - CABINETRY - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for bathroom cabinetry. Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install UPGRADE #4 Stone Countertop – EVEREST NERO - 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 - DISCLAIMER - STONE COUNTERTOP KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Blanco Essential U2 Undermount Sink – Model #400008 Note:



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Date Added: 17-Apr-25

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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:
1 - CLARIFICATION - PLUMBING FIXTURES & FAUCETS: ALL BATHROOMS - Install Builders Standard Bathroom Faucets and Install Builders Standard Bathroom Fixtures. To be installed throughout all bathrooms, where applicable. Note: To Include; Powder Room, Primary Ensuite, Main Bath and Ensuite #2 (See Sketch)
1 - PRIMARY ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Master Ensuite shower ceiling. Purchaser accepts and acknowledges NO TILES will be installed on Master Ensuite shower ceiling. Note:
1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on Main Bath Tub/Shower ceiling. Purchaser accepts and acknowledges NO TILES will be installed on Main Bath Tub/Shower ceiling. Note:
1 - ENSUITE #2 - Purchaser has DECLINED Upgrade to Install tiles on Ensuite #2 Tub/Shower ceiling. Purchaser accepts and acknowledges NO TILES will be installed on Ensuite #2 Tub/Shower ceiling. Note:
1 - BONUS PACKAGE - REFER TO PE #8748 ITEM #2 - PURCHASER HAS APPLIED REMAINING \$8,305.00 (Includes 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 16,2025 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: 17-Mar-25

Invoice Number: 8748

1 - KITCHEN - Install UPGRADE GAS LINE ROUGH-IN TO STOVE **(Includes Additional Applicable Electrical)** at kitchen (See Sketch) Note: **Purchaser Accepts & Acknowledges Appliance Specifications for GAS Stove are to be provided to decor centre during decor appointment**
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note: **Remaining Bonus Package of \$8,305.00 (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 MARCH 11,2025 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:

* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
IMRAN MOHAMMAD & JAYAPRADA, DEVI ANNE	Laura Di Pedo	ROSE WATER (25-05 A O) ELEV A OPT	(647) 853-3019 /	Summer Ridge Estates Inc.	04/11/2025	001 BLOCK 289

Page 1 of 3

Flooring
Primary Ensuite ✓
Main Bath ✓
Ensuite #2 ✓
Powder Room ✓
Mud Room ✓
Kitchen/Dinette ✓
Foyer ✓
Main Hall ✓
Family Room ✓
Living Room ✓
Dining Room ✓
Upper Hall ✓
Primary Bedroom ✓
Bedroom 2 ✓
Bedroom 3 ✓
Bedroom 4 ✓

Wall Tile

Description	Main	Accent/Insert	Border / Listello	Pattern
13x13 BYZANTINE AZZURRO (STD)	8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE
13x13 BYZANTINE AZZURRO (STD)	8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE
13x13 BYZANTINE AZZURRO (STD)	8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE
12x24 Milestone Carrara White(Straight/Stacked)(STD)	N/A	N/A	N/A	NONE
12x24 Milestone Carrara White(Straight/Stacked)(STD)	N/A	N/A	N/A	NONE
12x24 Milestone Carrara White(Straight/Stacked)(STD)	NONE	NONE	NONE	NONE
12x24 Milestone Carrara White(Straight/Stacked)(STD)				

Railings and Stairs

Railings	3D - OVAL - Vintage Red Oak Barista	Landing - Upper	3 1/4" Vintage RedOak Barista (Upg)
Pickets	3D - Steel 1/2" Square, Plain - Flat Black	Landing - Lower	3 1/4" Vintage RedOak Barista (Upg)
Posts	STD - 31/2" Square w/Cap.Vint.RedOakBarista	Ledge - Upper	N/A
Stringers	UPG - VINTAGE RED OAK BARISTA	Ledge - Lower	N/A
Treads	UPG - VINTAGE RED OAK BARISTA		
Risers	UPG - VINTAGE RED OAK BARISTA		
Runner	NONE		

Trim

Baseboard & Casing	UPGRADE - SEE NOTES	Knobs	STANDARD
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD - CARRARA, SMOOTH	Grip Set	STANDARD

Notes

BASEBOARD & CASING - Install Upgrade Baseboard & Casing - 3 1/2" Step Bevel Casing with 5 1/2" Step Beve; Baseboard

Plumbing

WHITE
WHITE
WHITE
WHITE
N/A
STD

Cornice Moulding / Medallion

Foyer	NONE
Living Room	NONE
Dining Room	NONE
Family Room	NONE
Main Hall	NONE
Kitchen	NONE
2nd Floor Hall	

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
IMRAN MOHAMMAD & JAYAPRADA, DEVI ANNE	Laura Di Pede	ROSE WATER (25-05 A O) ELEV A OPT	(647) 853-3019 /	Summer Ridge Estates Inc.	04/11/2025	001 BLOCK 289

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Primary Ensuite

Main Bath

Ensuite #2

Powder Room

Mud Room

Kitchen/Dinette

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Primary Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

Standard - Silver Birch

Cabinet

Style

CATEGORY 1 - FIBERBOARD - WHITE - QTF 1201 (STD)

CATEGORY 1 - FIBERBOARD - WHITE - QTF 1201 (STD)

CATEGORY 1 - FIBERBOARD - WHITE - QTF 1201 (STD)

CATEGORY 1 - FIBERBOARD - WHITE - QTF 1201 (STD)

N/A

CATEGORY 1 - FIBERBOARD - WHITE - QTF 1201 (STD)

Countertop

3690-58 BASALT SLATE (STD)

3690-58 BASALT SLATE (STD)

3690-58 BASALT SLATE (STD)

3690-58 BASALT SLATE (STD)

N/A

EVEREST NERO (UPG)

Counter Edge

STANDARD

STANDARD

STANDARD

STANDARD

N/A

L" EDGE (UPG)

Handle / Knob

DH09130

DH09130

DH09130

DH09130

N/A

DH09130

Appliance Opening/Dimension

Fridge Size See Attached QTK Layout

Range

See Attached QTK Layout

Built-Ins None

Microwave

See Attached QTK Layout

Hood Fan See Attached QTK Layout

Exhaust Opening

6"

8"

Dishwasher Cabinet See Attached QTK Layout

Notes

**KITCHEN - Kitchen Sink - Install Standard Undermount Sink - Blanco Essential U2 Undermount Sink - Model #400008 **KITCHEN - Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 - Chrome **APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

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

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

DocuSigned by:

Imran Mohammad

7109F5E6D31842A

IMRAN MOHAMMAD

Signed by:

Jayapada, Devi Anne

7109F5E6D31842A

JAYAPRADA, DEVI ANNE

Vendor:

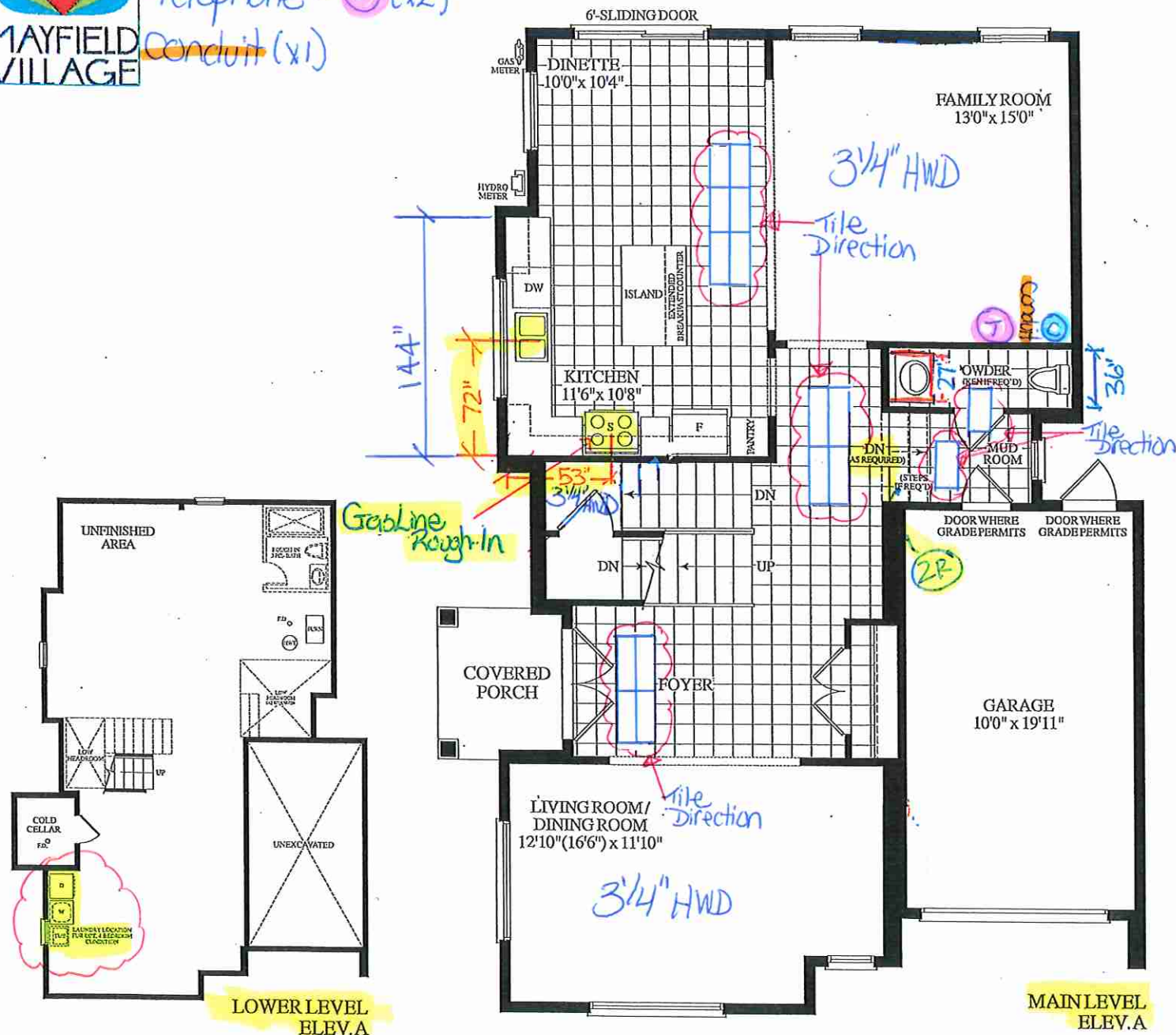
Summer Ridge Estates Inc.

Printed Apr 16, 2025 10:55 am

Lot: 001 BLOCK 289 Project: Summer Ridge Estates Inc. Model: ROSE WATER (25-05 A O) ELEV A OPT

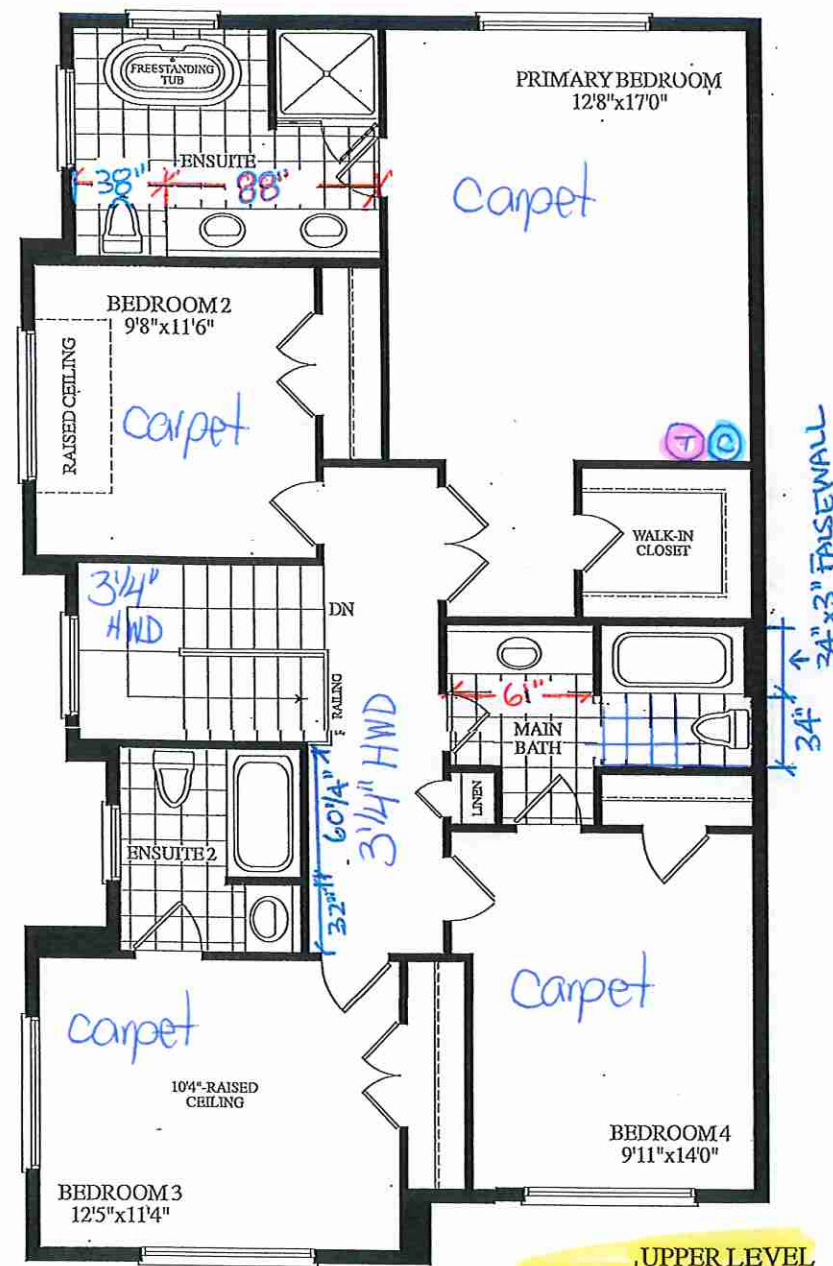


Cable - (C) (x2)
Telephone - (T) (x2)
Conduit (x1)



LOWER LEVEL
ELEV.A

MAINLEVEL
ELEV.A



UPPER LEVEL
WITH OPT. ENSUITE 2
3 BATHS. ELEV. A

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. 1. 25-05 ROSE WATER EL. A 2385 SQ. FT.

RECEIVED
March 5, 2016

Lot 1 / BIK 289

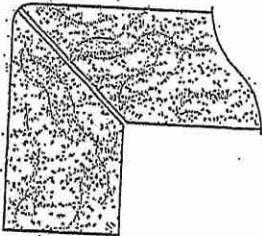
EDGE
DETAILS

004



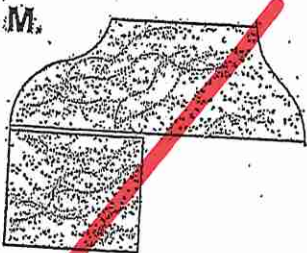
STRAIGHT EDGE
(STANDARD - 3/4")

**L



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

* Kitchen



OGEES-SQUARE EDGE
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED
10/15/17

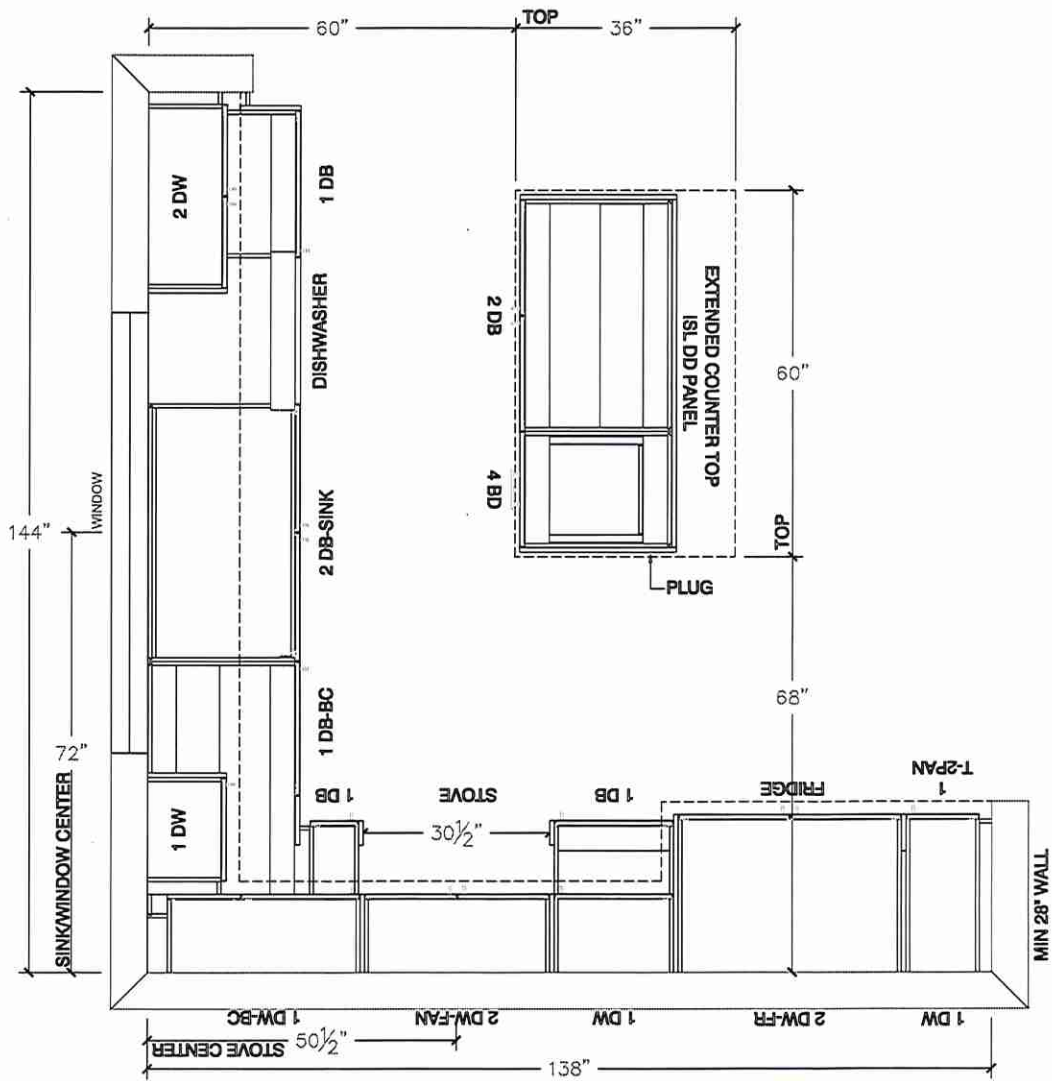
Lot 1 / BIK 289



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: BLK 289-1 SRE (25-05)	ROOM: KITCHEN	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APR 17 2025
EMAIL: __	SPECIES: __	TOP: __	PAGE:
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



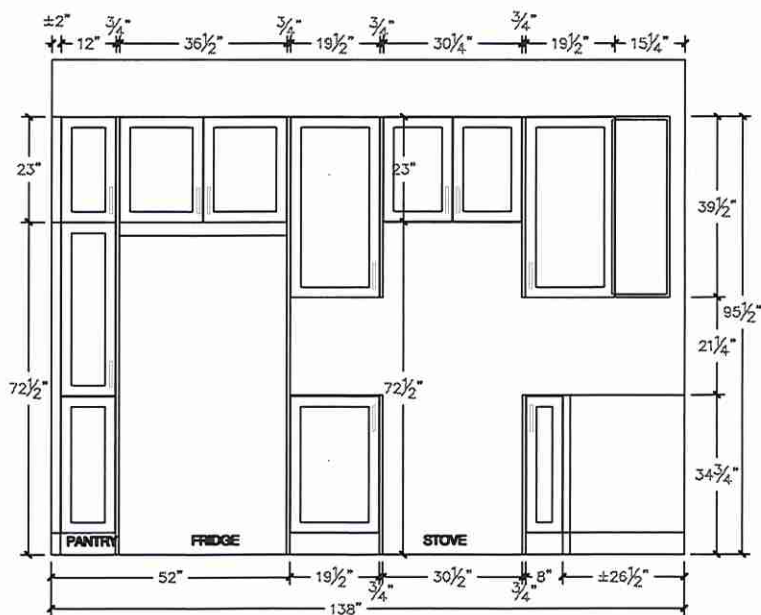
Lot 1 / BIK 289



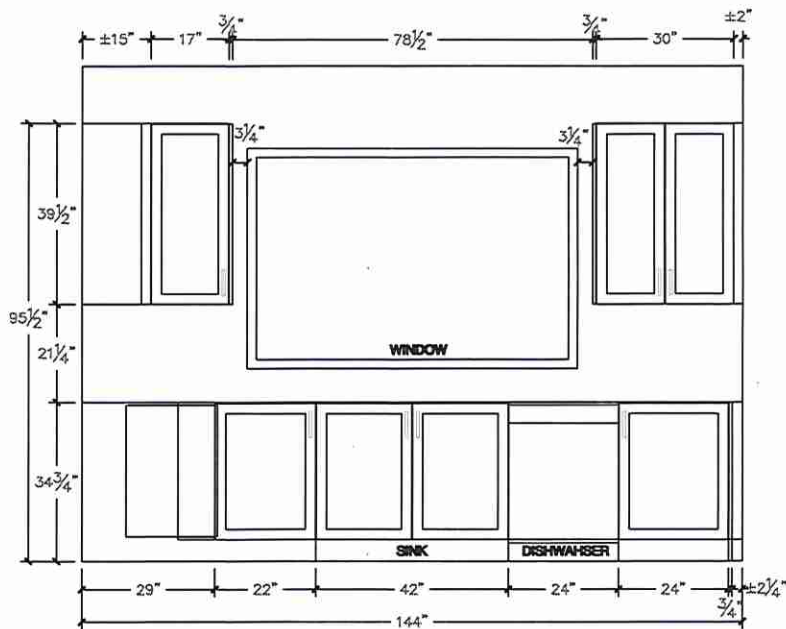
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CLIENT: ROYAL PINE HOMES	JOB NAME: BLK 289-1 SRE (25-05)	ROOM: KITCHEN	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 3/8" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APR 17 2025
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:	CUSTOMER INITIALS: _____		
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STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 1 / 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: BLK 289-1 SRE (25-45)	ROOM: KITCHEN	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 17 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:	CUSTOMER INITIALS:		
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ISLAND REAR ELEVATION

ISLAND FRONT ELEVATION

ISLAND SIDE ELEVATION

Lot 1 / BLK 289



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CLIENT: ROYAL PINE HOMES	JOB NAME: BLK 289-1 SRE (25-05)	ROOM: KITCHEN	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 17 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		
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Lot 1 / BIK 289

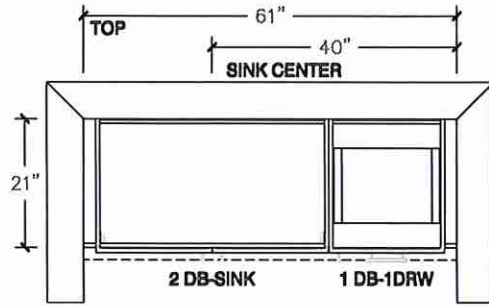


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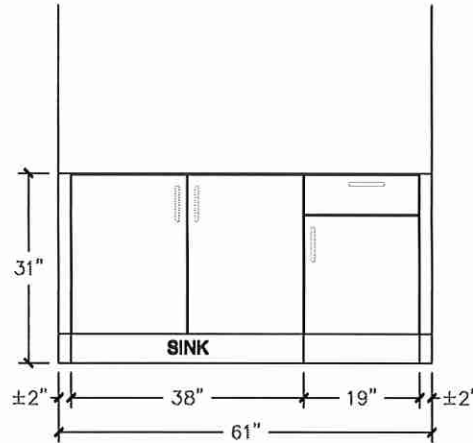
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SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 04, 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:	CUSTOMER INITIALS:		

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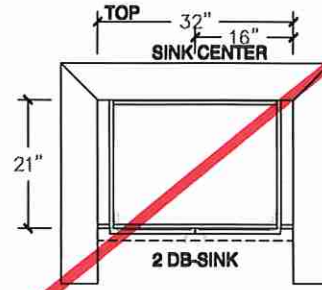
MAIN BATH PLAN



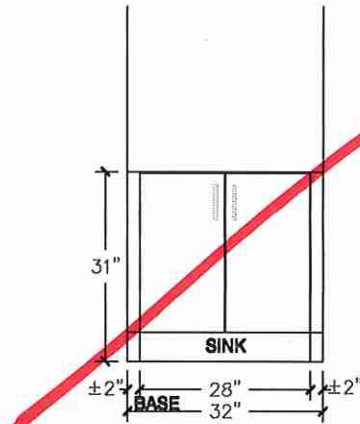
MAIN BATH ELEVATION



OPT ENSUITE 2 PLAN - OPT 2ND FLOOR



OPT ENSUITE 2 ELEVATION - OPT 2ND FLOOR



Lot 1 / BIK 289

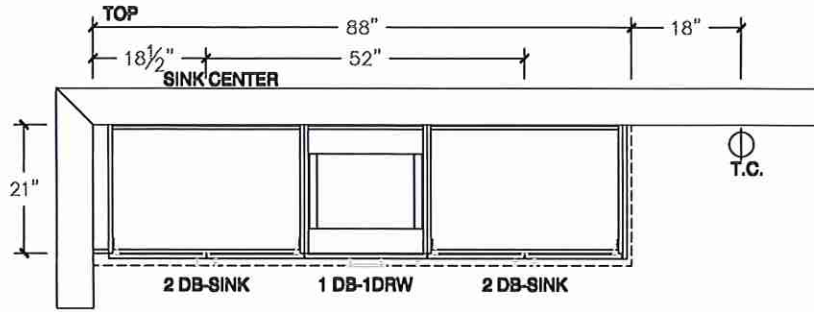


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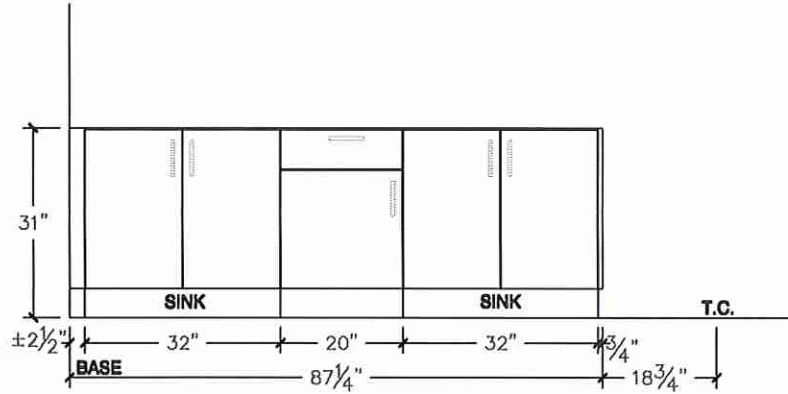
CLIENT: ROYAL PINE HOMES	JOB NAME: BLK 289-1 SRE (25-05)	ROOM: VANITIES	DRAWN BY: PS
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 17 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



Lot 1 / BLK 289

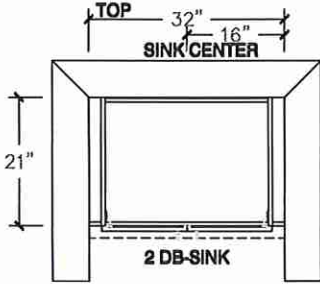


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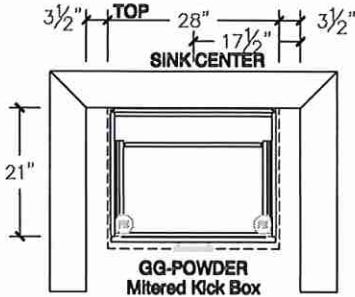
CLIENT: ROYAL PINE HOMES	JOB NAME: BLK 289-1 SRE (25-05)	ROOM: VANITIES	DRAWN BY: PS/MD
SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 17 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:	CUSTOMER INITIALS: _____		

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.

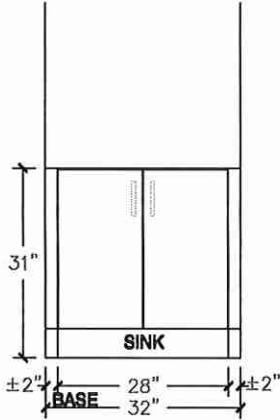
OPT ENSUITE 2 PLAN - OPT 2ND FLOOR



POWDER ROOM PLAN



OPT ENSUITE 2 ELEVATION - OPT 2ND FLOOR



POWDER ROOM ELEVATION

