



CONSTRUCTION SUMMARY
EARLGLEN INVESTMENTS INC.

PURCHASERS: SUNNY KA YU LEUNG and EMILY LO
TEL: RES.: 647-990-3888

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
114 BLOCK 018	1	THE ANNE-ELEV B-3 BDRM-3 BATHS	05-May-26

Offer Worksheet	BONUS PACKAGE: PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTER AT TIME OF COLOUR CHART. Note:
Offer Worksheet	APPLIANCE PACKAGE: PURCHASER TO RECEIVE 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER & DRYER AS PER VENDORS SAMPLES. Note:
Offer Worksheet	COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES. Note:
Offer Worksheet	VENDOR AGREES TO SUPPLY AND INSTALL 7 1/2inch LAMINATE FLOORING ON UPPER HALLWAY, AS PER PLAN AND AS PER VENDORS STANDARD SAMPLES. Note:



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Date Added: 13-Jun-25 Invoice Number: 8824

1 - Install Builders Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (x1) ADDITIONAL CEILING LIGHT with Seperate Switch - To be installed centred above kitchen island (See Sketch) Note:
1 - MAIN FLOOR & UPPER HALL - FLOORING - Install UPGRADE Laminate Flooring - 7 1/2" TORLYS HIGHLAND VIEWMOUNT OAK EEH-291 in lieu of builders standard 7 1/2" Red Oak Natural Laminate. To be installed throughout main floor & upper hall, where applicable. Note: To Include; Main Hall, Great Room, Upper Hall and Applicble Landings (See Sketch)
1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Mirage Red Oak DRIFTWOOD - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch) Note:
1 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #3 - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch) Note: To Include; HANDRAIL - Tudor PICKETS - Steel 1/2" Square Plain / Single Collar with Shoes - Flat Black POST - 3 1/2" Square IRP-1/ w PC1 Cap
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 - 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 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (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 – Kindred Undermount Sink – Model #RDU 1831/7 Note:



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Date Added: 13-Jun-25 Invoice Number: 8824

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - PRIMARY ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout primary ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; ALL BATHROOMS - 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 - CLARIFICATION - PLUMBING FIXTURES & PLUMBING FAUCETS ALL BATHROOMS - Install Builder Standard Plumbing Faucets and Install Builder Standard Plumbing Fixtures throughout all bathrooms, where applicable. Note: To Include; Powder Room, Primary Ensuite, Ensuite #2, Main Bath (See Sketch)
1 - PRIMARY ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Primary Ensuite shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on primary ensuite shower ceiling Note:
1 - ENSUITE #2 - Purchaser has DECLINED Upgrade to Install tiles on Ensuite #2 shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on ensuite #2 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 - BONUS PACKAGE - REFER TO PE #8823 ITEM #4 - PURCHASER HAS APPLIED REMAINING \$6,779.50 (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 JUNE 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:

Date Added: 11-Jun-25 Invoice Number: 8823



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Date Added: 11-Jun-25 Invoice Number: 8823

2 - BASEMENT - WINDOWS - Enlarge TWO (x2) Basement Windowss from Standard 30 IN (W) x 16 IN (H) to LARGER 30 IN (W) x 24 IN (H) (with Possible Window Wells) (See Sketch)
Note:

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

1 - CLARIFICATION:
PRIMARY ENSUITE - Purchaser Accepts and Acnknowledges revision made to primary ensuite vanity and toilet locations (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 \$6,779.50 (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 JUNE 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:

This Document is Extremely Time Sensitive - Printed 17 Jun 25 at 11:17



Bedroom 3

Printed Jun 11, 2025 12:37 pm



* INTERIOR COLOUR SCHEME *

Purchasers SUNNY KA YU LEUNG & EMILY LO	Decor Consultant Melissa Di Marino	Model and Elevation 20-15 THE ANNE-ELEV B-3 BD RM-3 BATHS	Telephone Res. / Bus (647) 990-3888 /	Project EARLGLEN INVESTMENTS INC.	Closing Date 05/05/2026	Property 114 BLOCK 018
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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)(VG) QTC 1622 (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ " A " EDGE (STD)	DH00015
Main Bath	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX)(VG) QTC 1622 (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ " A " EDGE (STD)	DH00015
Ensuite #2	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX)(VG) QTC 1622 (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ " A " EDGE (STD)	DH00015
Powder Room	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - FROSTING (SM) QTC 1622 (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ " A " EDGE (STD)	DH00015
Garage Landing	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Laundry Room	STANDARD - SILVER BIRCH	NONE	NONE	NONE	NONE
Kitchen/Dinette	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - FROSTING (SM) QTC 1622 (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ " A " EDGE (STD)	DH00015
Foyer	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Main Hall	STANDARD - SILVER BIRCH				
Great 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 - Kindred Undermount Sink – Model #RDU1831/7 **Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome **APPLIANCES - STANDARD APPLIANCE PACKAGE (See Attached)



BAYVIEW HEIGHTS
RICHMOND HILL

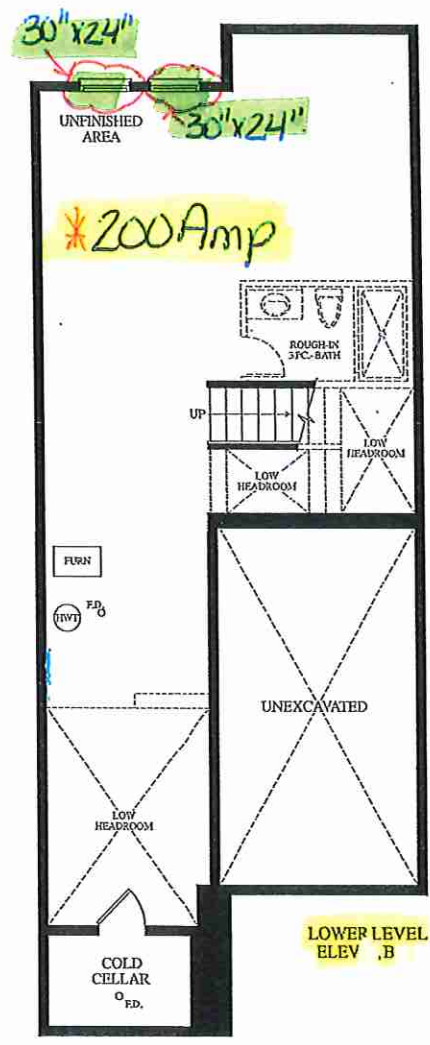
June 11, 2025

gsm
ld



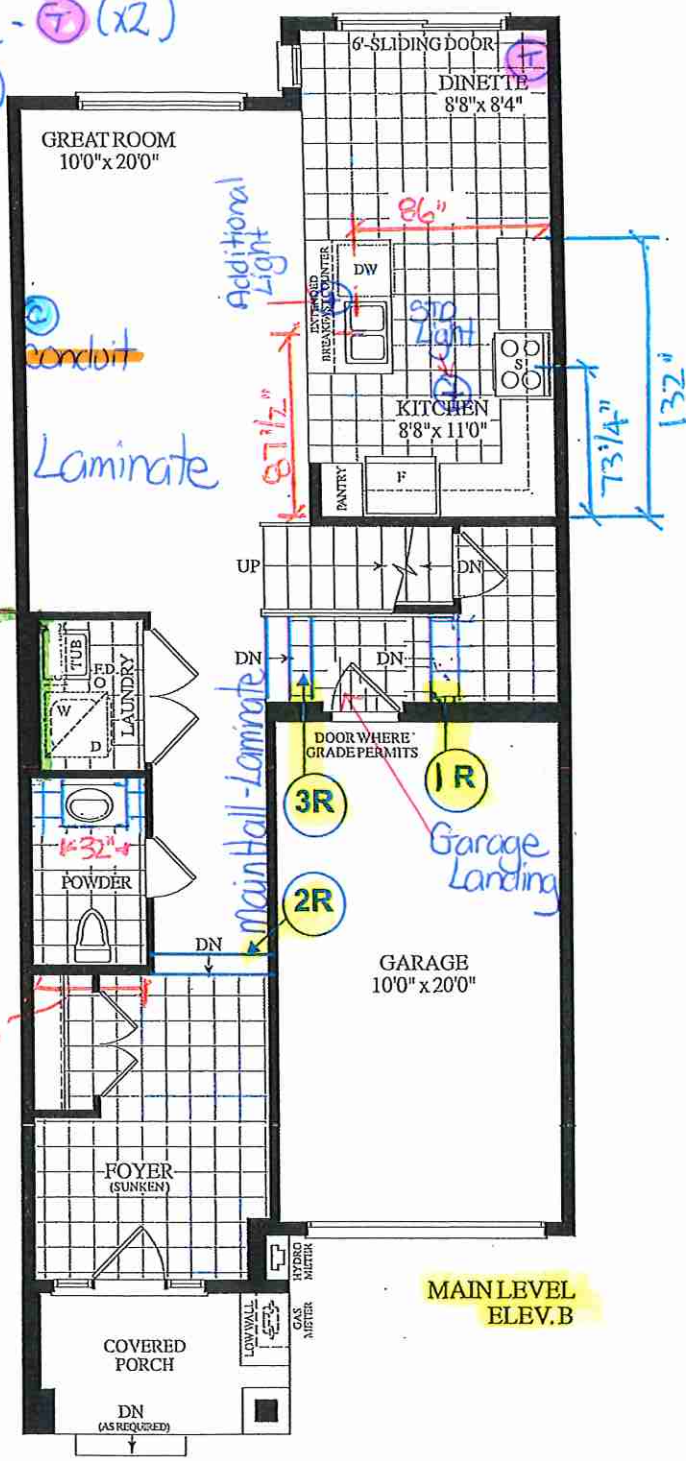
ELEVATION B

cable - (x2)
Telephone - (x2)
Conduit (x1)



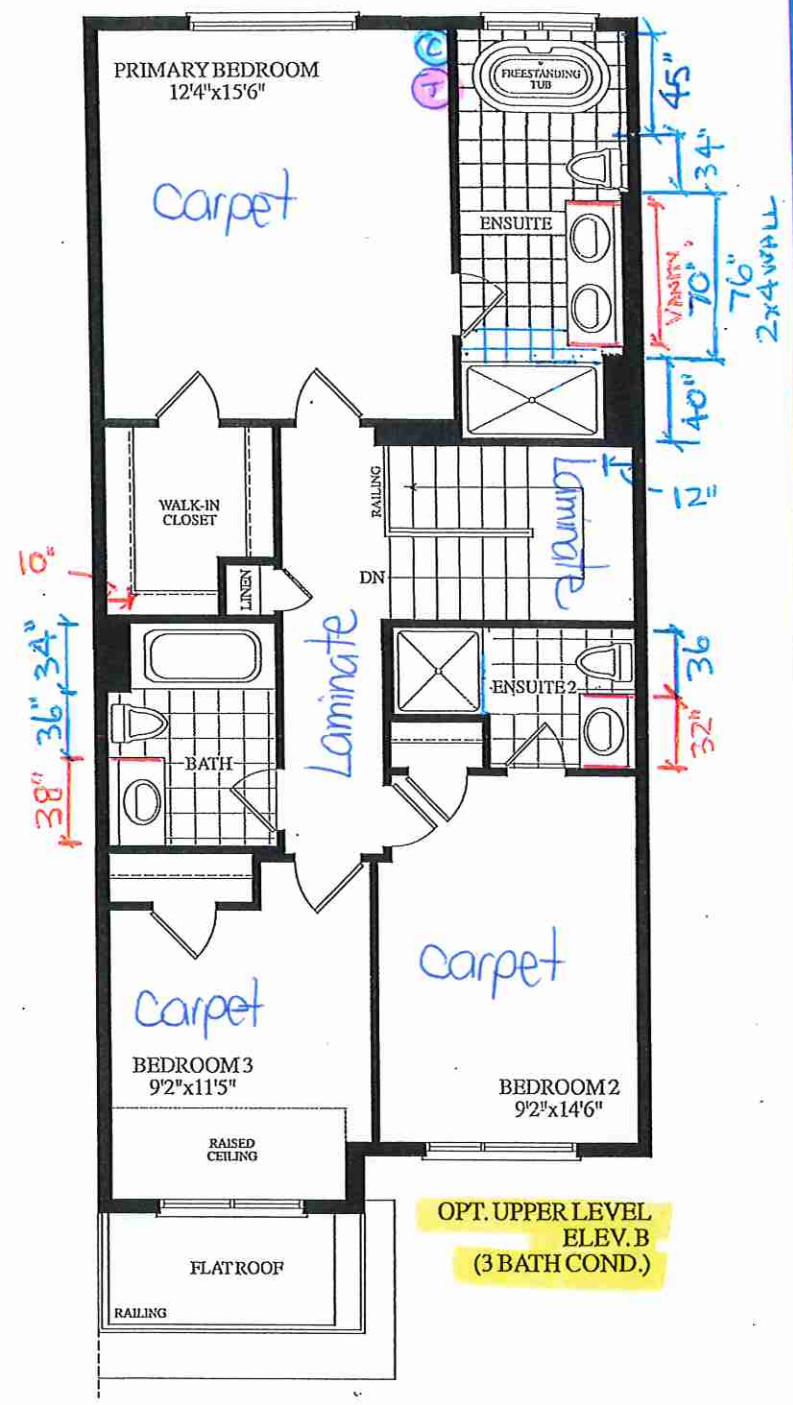
LOWER LEVEL
ELEV. B

2x6
FALSE
WALL



MAIN LEVEL
ELEV. B

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.



OPT. UPPER LEVEL
ELEV. B
(3 BATH COND.)

Lot 114/BIK 18

EDGE
DETAILS

004

A.



STRAIGHT EDGE
(STANDARD - 3/4")

* Kitchen

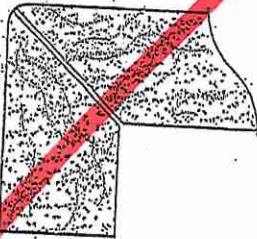
* Main Bath

* Powder Room

* Ensuite #2

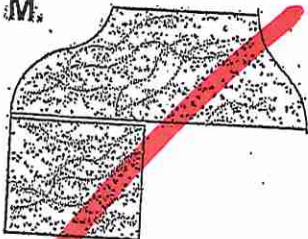
* Primary Ensuite

L.



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

M.



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

EDGING UP-GRADE OPTIONS

RECEIVED
000517

Lot 114 / BIK 18

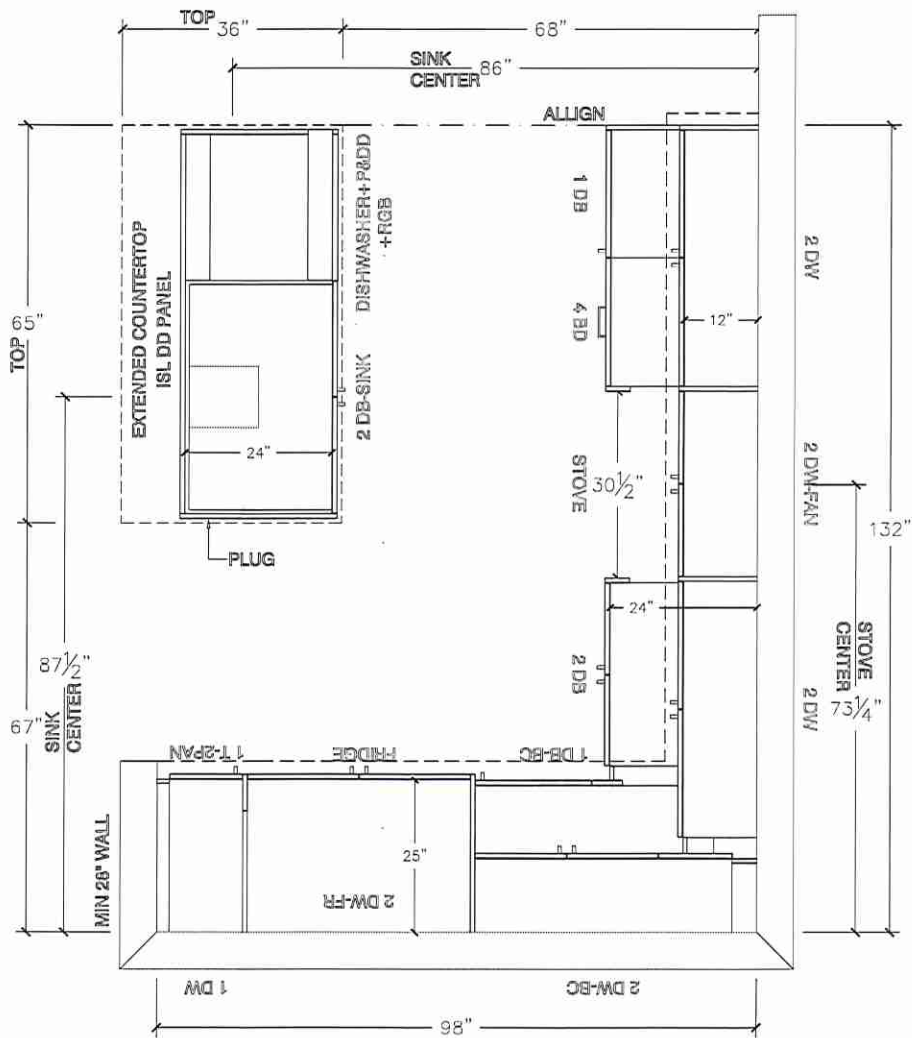


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CUSTOMER: ROYAL PINE HOMES	JOB NAME: 2015	ROOM: KITCHEN	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 07 APRIL 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 114 / BIK 18

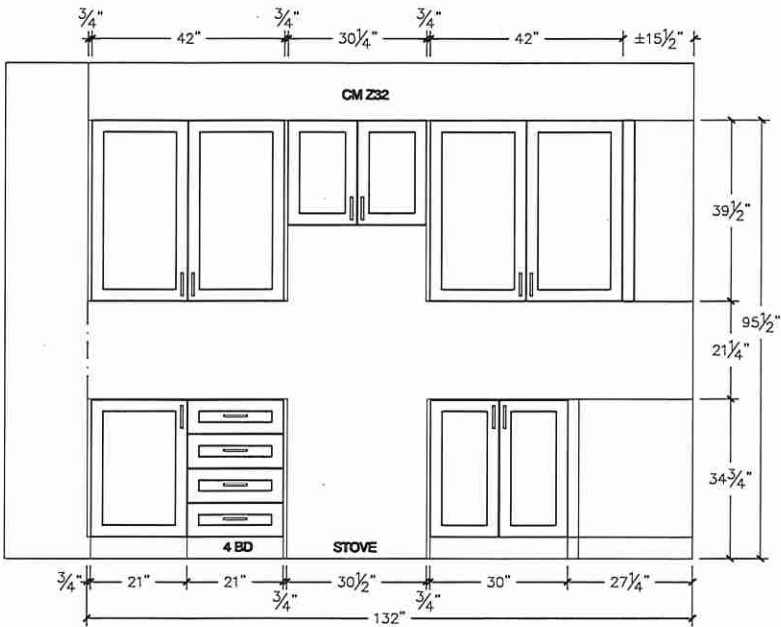


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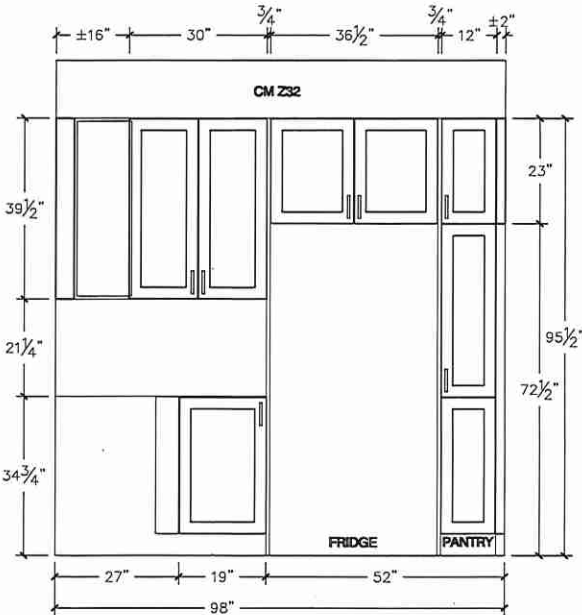
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PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: 		

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STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 114 / BIK 18

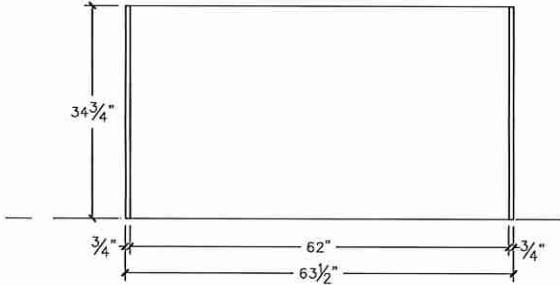


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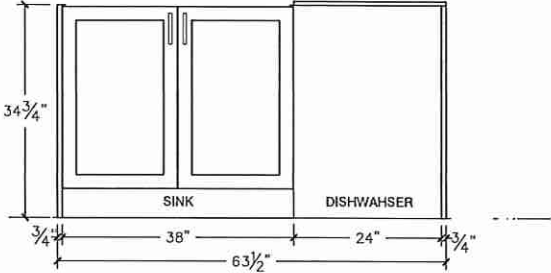
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 01 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:	CUSTOMER INITIALS:	

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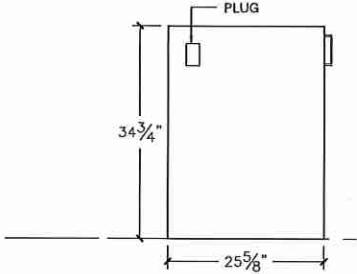
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



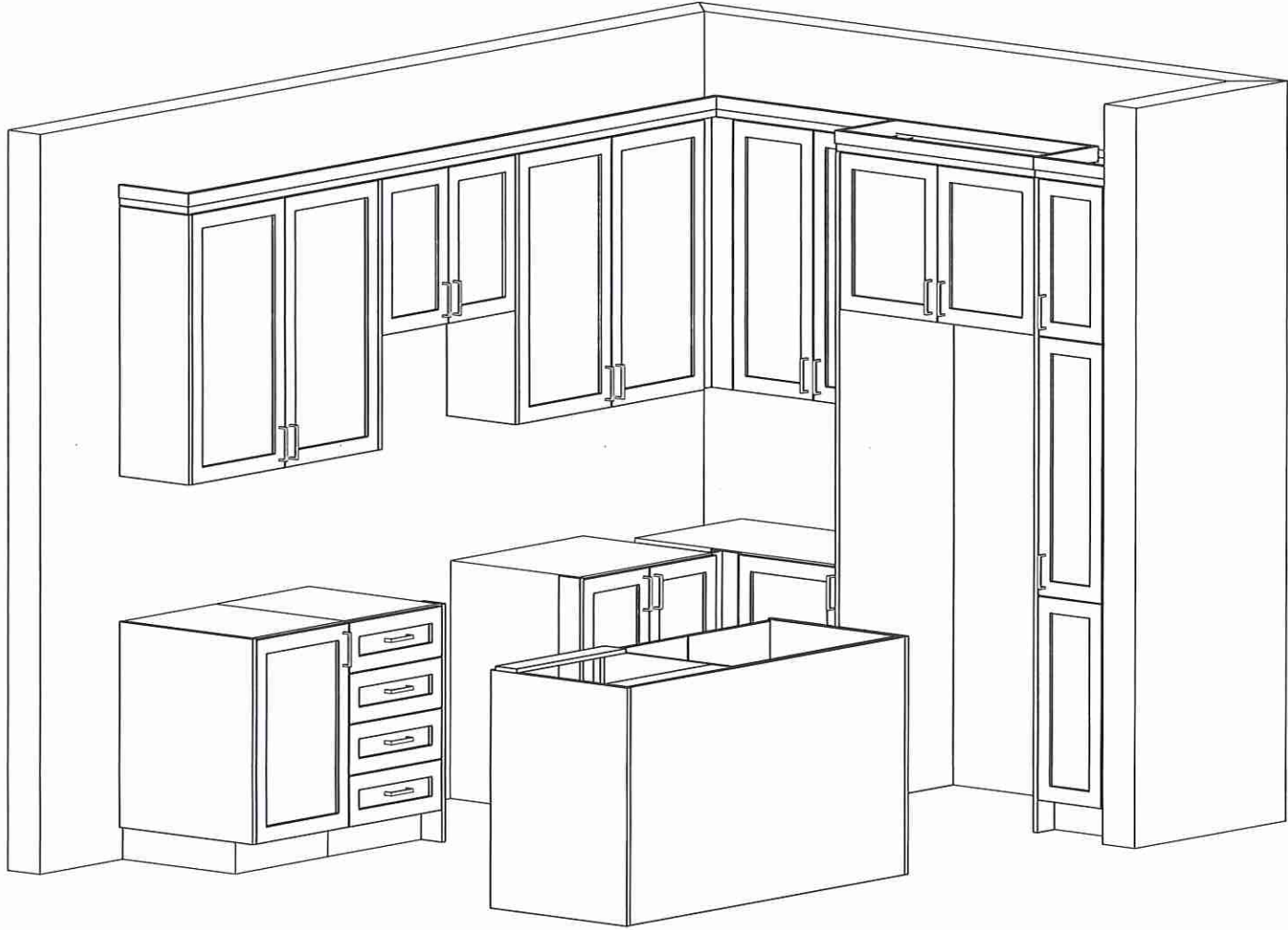
Lot 114/B1K18



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CLIENT: ROYAL PINE HOMES		JOB NAME: 2015	ROOM:	DRAWN BY: PS	
SITE: EARLGLEN	DOOR STYLE: —		DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —		DRW HANDLE: —	DATE: 07 APRIL 2025	
EMAIL: —	SPECIES: —		TOP: <i>an</i>	PAGE: 1 OF 1	
COMMENTS:		CUSTOMER INITIALS:		CUSTOMER INITIALS:	

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Lot 114 / BIK 18

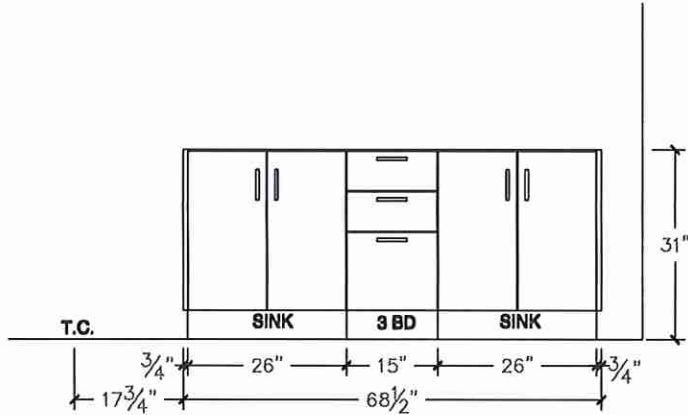


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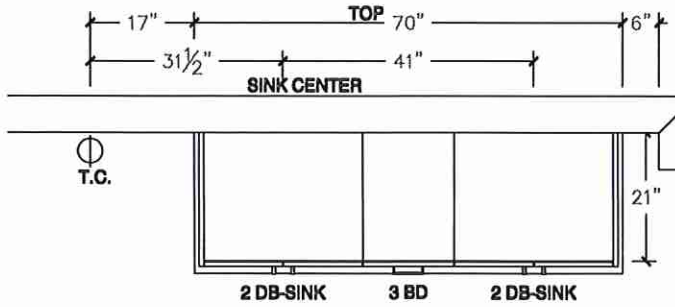
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ENSUITE ELEVATION



ENSUITE PLAN



Lot 114/B1K18

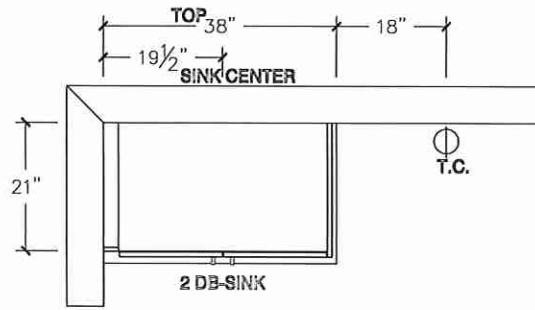


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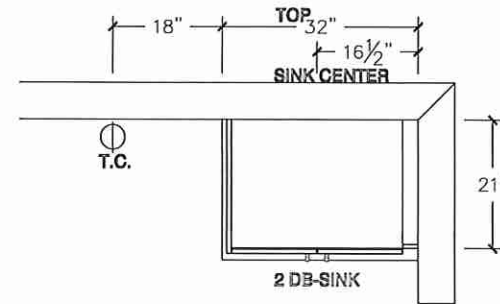
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SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 01 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
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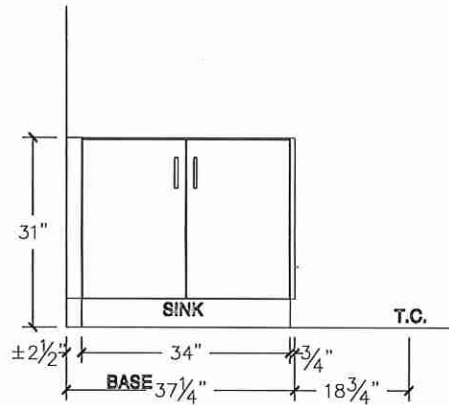
MAIN BATH PLAN



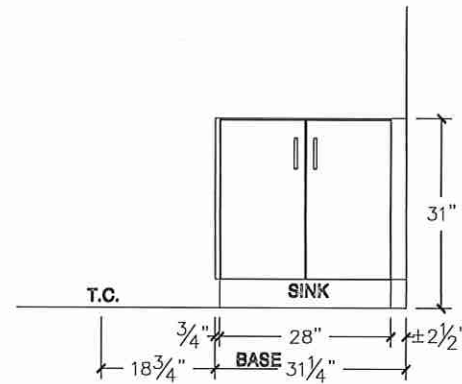
BATH 2 PLAN (OPT W/ 3 BATH)



MAIN BATH ELEVATION



BATH 2 ELEVATION (OPT W/ 3 BATH)



Lot 114/BIK 18

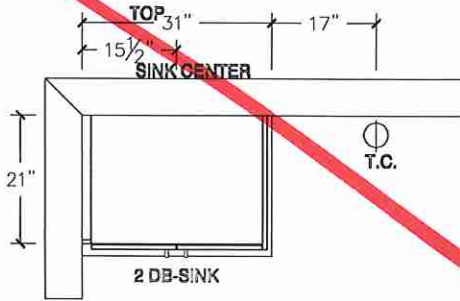


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www.QTK.ca info@qtk.ca

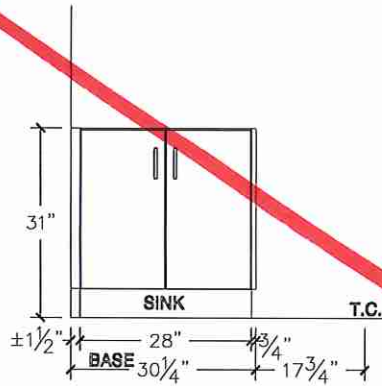
CLIENT: ROYAL PINE HOMES	JOB NAME: 2015	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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 its 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 mill size restrictions based on width/height of the panels or site conditions.

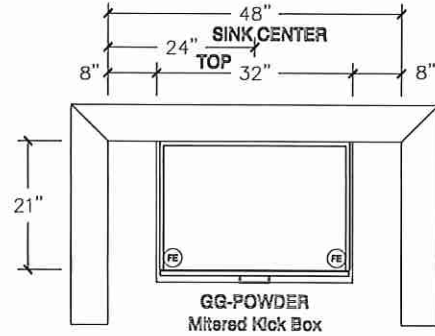
OPT BSMT BATH PLAN



OPT BSMT BATH ELEVATION



POWDER ROOM PLAN



POWDER ROOM ELEVATION

