

Four Seasons Sunrooms & Additions

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Engagement

During the summer of 2024, my wife and I were considering adding a sunroom to our backyard. My wife, Carol, wanted some extra space that could function as a tea house, and we thought it would be really nice to have a sunroom with as much glass as possible making up the walls. We imagined relaxing in the room making and sipping Chinese tea surrounded by the full spectrum of our backyard without leaving the perfect temperature control of creature comforts, in all Four Seasons – pun intended.

Carol had previously engaged with Four Seasons back in 2014, when we were toying around with a similar idea, but decided not to move forward. In May of 2024, we decided to re-engage with Four Seasons.

The sales person's visit was friendly and cordial. Matthew quickly understood exactly what we needed, and it did not take long to go from discussions to proposal and finally to contract. We wanted the contract to be conditional to the sales of our cottage and they had no issues with that.

The contract was agreed upon and signed in the middle of July, 2024.

Drawings & Approvals

Once the contract was executed, there was a site visit when they took precise measurements of the affected area so that engineer-

ing drawings can be created. These drawings are required for city approvals. Kudos to Four Seasons for providing a “**The Next Steps**” brochure that helped us understand what is coming down the pike.

The design and drawings were reviewed and signed off by the middle of September, 2024.

The proposed project was then submitted to the city and due to the physical size of our project, we had to go through the Community of Adjustment (CoA) process with the city. This took sometime, and more than a few of our neighbours did ended up inquiring what we were doing. In the end, everything worked out as was suggested and coached by Four Seasons. I really appreciated Four Seasons holding our hands during this process. Long story short, The city certified the proposed design by the end of 2024.

We then awaited for the building permit which was provided at the end of March, 2025. It looks like everything is ready to go!

Trump & Delivery

We thought we were in super good shape. We spent part of March, and April clearing the area and preparing the grounds for construction.

And then **Murphy struck** or **Trump!** The infamous guy down South decided to

impose a 25% Aluminum and Steel Tariff, and our beloved Trudeau decided to reciprocate. The reciprocity means, imported aluminum from the United States into Canada is now 25% more. Even though we had a contract with Four Seasons, we were not insulated from this change. To Four Seasons credits, they were trying to rush through the order so that aluminum parts can be delivered prior to tariffs coming into effect. Alas, this was not possible and we were caught with the tariffs. I understand that Four Seasons had to run a business and these sudden economic changes can have a force majeure impact. There was a sizeable increase to our cost as a result of this, but we were told by Four Seasons, that they ended up absorbing a portion of the cost as well. What's the split of the increased cost? I don't know, but I'll give Four Seasons the benefit of the doubt and together we got through this *Trump Hump*.

Construction

Once the parts were delivered at the end of April, construction started about 5 to 10 business days upon delivery. I took some videos of the process, which I will share at the end of this article.

Overall, I would say this is the smoothest part of the entire process. Understanding that construction depends how cooperative the weather is, I have to say that Jason, our on-site project manager did an excellent job keeping us informed of the progress, and what is to be expected. He simply just dealt with any bumps on the path to completion.

The two guys on the job, Jeff and Ricky, are

really hard workers and their workmanship is top notch.

There were other contractors, such as electricians and heating and air conditioning installers, but I did not have to worry about a thing, as Jason kept them all *in line*.

Completion

Upon writing this article, today on June 24, 2025, I signed off on the completion of the project and received all the necessary paper work. There are still some minor electrical work, such as an outside light installation and clean up, but overall both Carol and I are super satisfied at our new expanded venue. We simply cannot wait to enjoy the new space.

Supplementary Work

We have painters and flooring scheduled, along with landscaping with interlock brick installation. We also have new furniture arriving in the coming weeks. All I can say here, is that I would probably miss Four Seasons' project management, as I will have to coordinate the rest myself.

Final Thoughts

I am personally very happy in how everything turned out. Four Seasons is a professional and dependable organization for this type of work. I would have made the same decision to partner with Four Seasons if I had to do it all over again. I am certain if there are any future work relating to outside extensions, they will be my go to company. Of course I would not hesitate to refer them to others who are looking to extend

their own property like us. They are on the pricier side, but in my view well worth it.

I would provide the following feedback to Four Seasons:

- During the construction process, it would have been nice to see an ongoing Gantt chart to gauge the changes to the schedule. This would have been handy for me to line up the other contractors who were scheduled to do the interior and landscaping work that was outside the purview of Four Seasons as per our contract;
- During the sales cycle, we were hoping to have more of a turn key solution. We would have liked to see a proposal from Four Seasons where they would also provide both the interior and the landscaping work. However, we were discouraged during the sales discussion and was heavily advised to go our own way. If Four Seasons was more

willing to do everything, this would have made my previous point moot, since I can just sit back and allow Four Seasons to do it all;

- I know that Four Seasons is very proud of their glass, but to be honest I was more interested in the *overall solution*. This means how my living space will be enhanced. If the sales was more focused on that, it would have been more enticing and less *salesy*. Don't get me wrong, I still love their glass and their properties.

I hope the above was constructive. At the risk of sounding like a broken record, and I think it does not hurt to reemphasize, all of Four Seasons staff from Sales, Accounting, Delivery, Operations, and Constructions, were all super professional and attentive. It is the people that makes a great organization, and Four Seasons have both the stuff and the people!

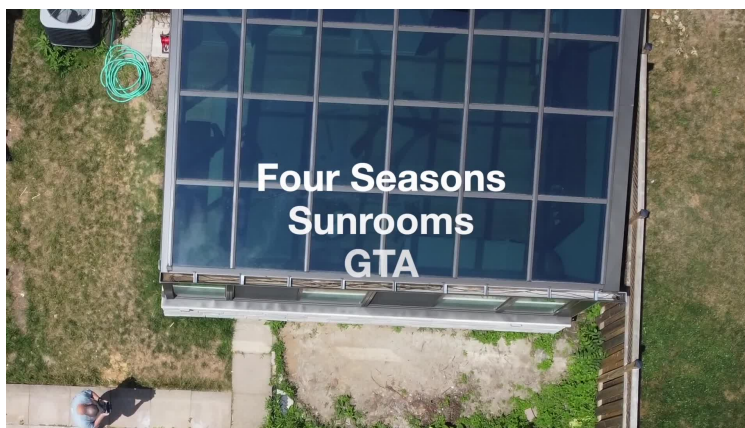


Figure 1: Finished Sunroom (click to play)