



PURCHASER: MINQIAO CHEN				CONSTRUCTION SUMMARY		TEL:
				Grovetrail Developments Inc.		

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2 Block 66	1	LAWSON Elev A2	11-Jan-22

Offer Workshee	COMPLETE AIR CONDITIONING UNIT AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS Note:
Offer Workshee	BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:
Offer Workshee	BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED. Note:



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SITE MASTER

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: MINQIAO CHEN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2 Block 66	1	LAWSON Elev A2	11-Jan-22

Date Added: 15-Nov-21 Invoice Number: 7590

1 - Standard Cable R/I, telephone R/I and Conduit Location (See Sketch)

Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock

Note:

1 - MAIN BATH- Delete the builders standard Tub Shower and Install a shower stall with the CORDOBA glass panel U Channel- To include 2x2 mosaic shower floor, curb, and shower pot light (See Sketch)

Note:

1 - GREAT ROOM- Install the Optional Electric fireplace in the Great Room. Install the NAPOLEON NEFL42CHS (See Sketch)

Note:

1 - GREAT ROOM- Install the Floating Wall Mount Paint Grade Trim mantle for the Napoleon NEFL42CHS electric Unit. (See Sketch attached)

Note:

55 - FOYER- Install an Upgrade #3 12x24 floor tile TIMELESS LIGHT GRAY throughout the Foyer in lieu of the builders standard floor tile. To be installed straight/stacked (See Sketch)

Note:

28 - POWDER ROOM- Install an Upgrade #3 12x24 floor tile TIMELESS LIGHT GRAY throughout the Powder Rm in lieu of the builders standard floor tile. To be installed straight/stacked (See Sketch)

Note:

190 - KITCHEN- Install an Upgrade #3 12x24 floor tile Eterna Calacatta Taupe Polished throughout the Kitchen in lieu of the builders standard floor tile. To be installed straight/stacked (See Sketch)

Note:

30 - KITCHEN- Install an Upgrade #1 3x6 Silver Grey Bright backsplash, throughout the Kitchen in lieu of the builders standard wall tile. To be installed straight/stacked (See Sketch)

Note: **Does not include behind the stove or fridge**

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package

Note:

1 - KITCHEN- Install an upgraded kitchen undermount sink, in lieu of the builders standard. Install the Blanco HORIZON Model # 401234

Note: **INSTALL The Builders standard kitchen faucet**

1 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.

Note:

1 - COUNTER TOPS

Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - CLARIFICATION- POWDER RM, MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Rm, Main Bath, Master Ensuite

Note:

1 - SECOND FLOOR- Install Laminate flooring throughout the second floor, in lieu of the builders standard carpet. Install the Highland Watson Oak Natural EE-H-292, throughout the Upper Hall, Master Bedroom, Bedroom #2 & #3

Note:



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2 Block 66	1	LAWSON Elev A2	11-Jan-22		

Date Added: 15-Nov-21 Invoice Number: 7590

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.

48 - MASTER ENSUITE- Install an Upgrade #4 12x24 floor tile BREACH throughout the Master Ensuite floor in lieu of the builders standard floor tile. To be installed straight/stacked (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 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List

SEE BELOW

Note:

1 - GREAT ROOM- In addition to the builders standard ceiling light and switch in the Great Room, Install SIX (X6) pot lights. All SIX (X6) pot lights to be on one single switch (See Sketch)

Note: Switch included as the Standard Features and Finishes List

1 - KITCHEN- In addition to the builders standard ceiling light and switch in the Kitchen area, Install FOUR (X4) pot lights. All FOUR (X4) pot lights to be on one single switch (See Sketch)

Note: **Purchaser is being charged for the additional switch

1 - GREAT ROOM- Install the conduit pipe above the fireplace mantle for future TV above the freplace. Installed approximately 60" AFF (See Sketch)

Note:

1 - GREAT ROOM- Install an electrical plug above the fireplace mantle for future TV above the fireplace, installed next to the conduit. To be installed at approximately 60" AFF (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

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 PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 15-Sep-21 Invoice Number: 7507

1 - FRONT EXTERIOR DOUBLE DOOR- Due to the possible shortage of the original standard 3/4 glass pane front door, the purchaser has selected a substitute model. Purchaser has selected the substitute model of FULL GLASS pane, for the front double door entry.

Note: **See attached picture for reference** Purchaser is aware that if the original 3/4 glass pan front door is available at time of construction installation, original front door glass will be installed.

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. PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 29-Jul-21 Invoice Number: 7463

1 - GARAGE- CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT (See Sketch)

Note:



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Date Added: 29-Jul-21 Invoice Number: 7463

1 - KITCHEN- Delete the builders standard 6" Exhaust Duct in the kitchen above teh stove and install an EXHAUST DUCTING - 8 INCH - (See Sketch) Note:
1 - UPPER HALL AND BEDROOM- Install SMOOTH CEILINGS throughout the 2nd floor, where applicable, To include the- UPPER HALL AND BEDROOMS and Applicable closets. (See Sketch) Note:
1 - BEDROOM #2- Decrease the closet in Bedroom #2 and create a single closet door. Install a door from Bedroom #2 to the Main Bath. Bedroom #2 to have access to Main Bath. Install additional builders standard floor tile to accommodate the new Bdrm #2 door. Note: (SEE SKETCH)
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. PLUS A 10% HOLDBACK FEE. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT. Note: **PURCHASER HAS A REMAINING BALANCE OF \$1,454.50 BONIS PACKAGE TO BE SPENT AT TEH DCEOR CENTRE AT TIME OF COLOUR CHART**
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:

This Document is Extremely Time Sensitive - Printed 23 Nov 21 at 13:52

	Purchaser MINQIAO CHEN	Decor Consultant Laura Di Pede	Model and Elevation LAWSON Elev A2	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 11/01/2022	Property 2 Block 66
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Bedroom 3

Highland Watson Oak Natural EE-H-292 (UPGD)

Interior Doors  **STANDARD**

Grip Set STANDARD

[illegible]

MINIDIGITEN A3D4A7...

GroveTrail Developments Inc.

Printed Nov 10, 2021 1:47 pm

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Bedroom 3

(STD) SILVER BIRCH

NO

N/A

****KITCHEN- STANDARD STAINLESS STEEL EXHAUST FAN****
****KITCHEN- STANDARD APPLIANCES****

189C25C54A3D4A7...
MINGQIAO CHEN

Gravelrail Developments Inc.

Lot: 2 Block 66 Project: Grovetrail Developments Inc. Model: LAWSON Elev A2

* INTERIOR COLOUR SCHEME *

	Purchaser MINQIAO-CHEN	Decor Consultant Laura Di Pede	Model and Elevation LAWSON Elev A2	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 11/01/2022	Property 2 Block 66
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Purchaser(s) acknowledge the following

Arborite Counter Top Waiver:

Purchaser acknowledges that countertops are susceptible to damage/swelling from standing water. Care must be taken to ensure that countertops are kept free of standing water at joints and openings at sinks and faucets. Delamination can also occur caused by excessive heat from appliances and cooking equipment. Therefore, the Vendor assumes no responsibility for these conditions if caused by the Purchaser's negligence.

Hardwood Floor/Stair Waiver

Purchaser acknowledges and accepts that the hardwood flooring is pre-finished in a factory in a controlled environment and that the stairs are finished on site. The vendor will do their best to match the color between the stairs and the floor, but it is not possible to have an identical match and that there will be shade differences.

Standard Appliance Specifications Waiver:

In lieu of supplying appliance specifications and/or special requirements, the purchaser acknowledges that cabinetry will be made to allow for standard openings only. Standard opening sizes are as follows:

Fridge: 36" wide x 72 1/2" high
Stove: 31" wide
Dishwasher: 24" wide
OPTIONAL Microwave box: 24" wide x 15" high x 19" deep

and only those appliances that fit the standard openings should be selected and purchased.

Hardwood Floor Waiver:

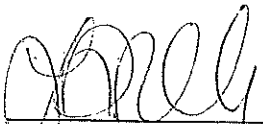
Hardwood floors installed by the Vendor will be fully warranted for one full year against any defects in workmanship, due to improper installation. The Purchaser acknowledges and understands that the vendor will not be responsible to repair the natural drying out of wood that may cause shrinkage.

Changes:

This Colour Sheet is FINAL. ANY changes requested are subject to Builder approval and a minimum administration fee of \$1,000.00 will be charged.

Page 3 of 3

Decor Consultant:

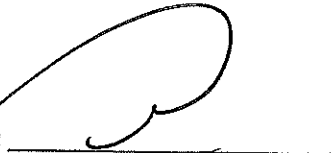

Laura Di Pede

Purchaser:

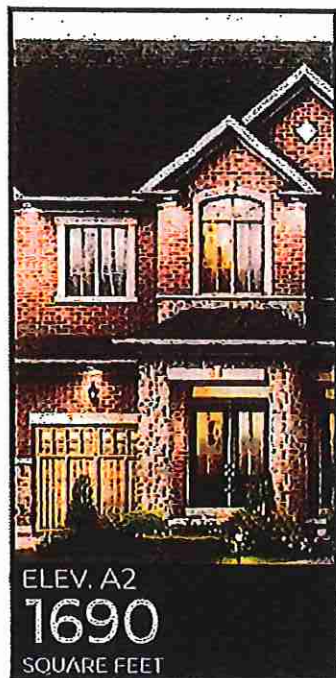
DocuSigned by:

MINQIAO-CHEN

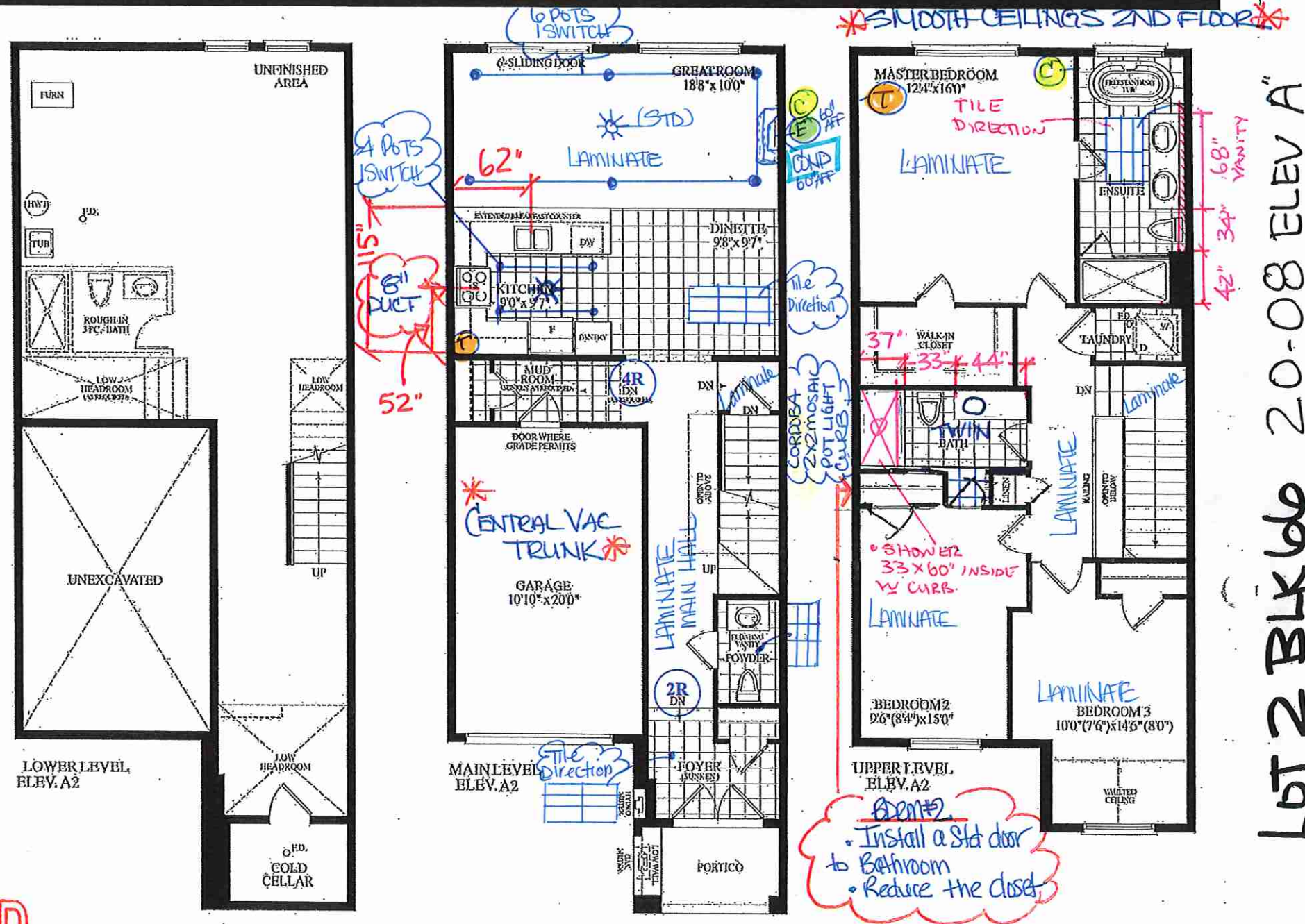
Vendor:


Grovetrail Developments Inc.

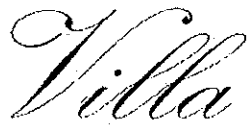
- (C) Conduit (x2)
- (T) Telephone (x2)
- CONDUIT** - 60" AFF
- (E) Electrical - 60" AFF



RECEIVED
JULY 28-21



LOT 2 BLK 68 20-08 ELEV A



8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

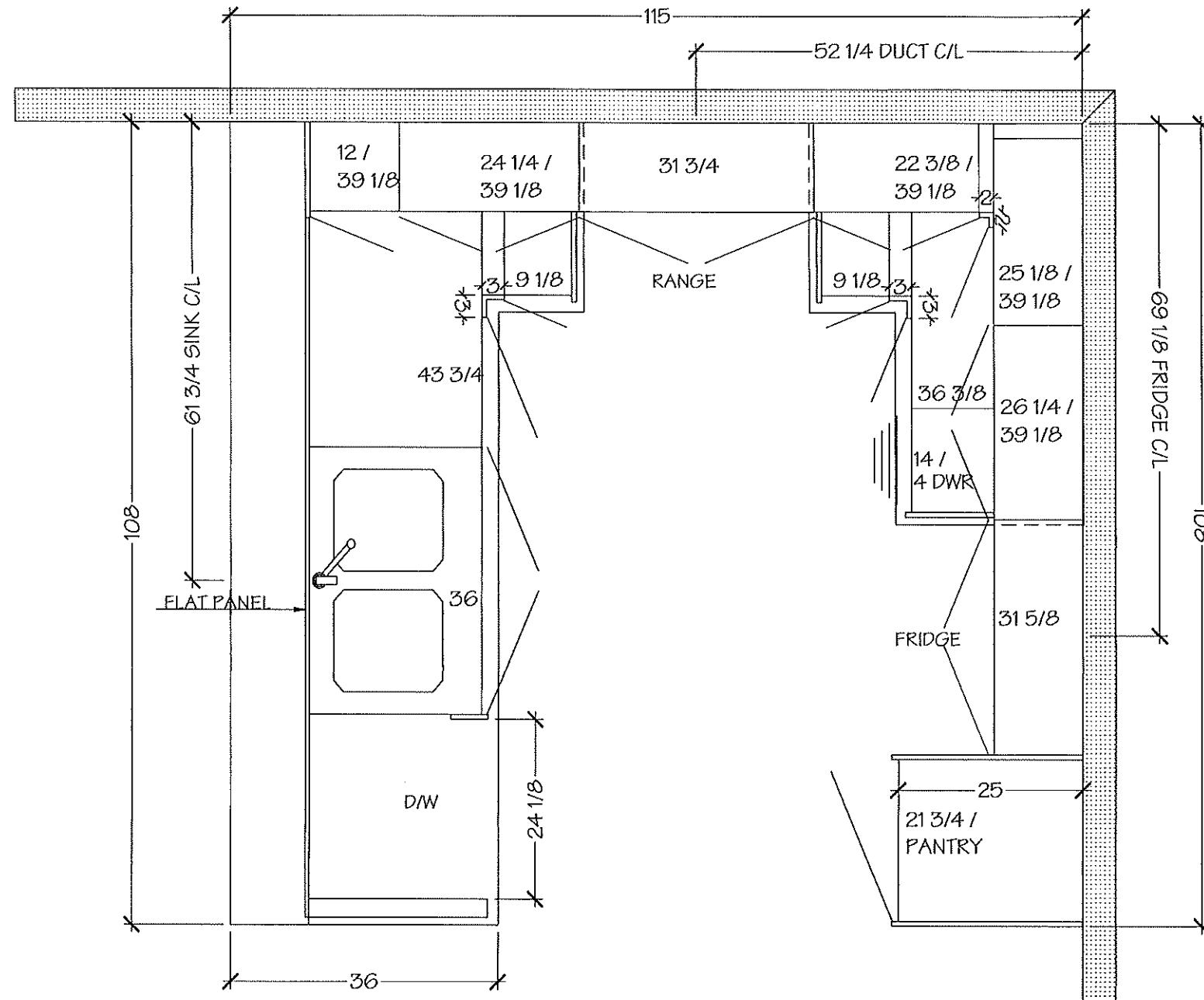
LOT 2 BLK 66

DRAWN BY: DIDI

DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 1 OF 8



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Villa

KITCHENS & FINE CABINETRY LTD

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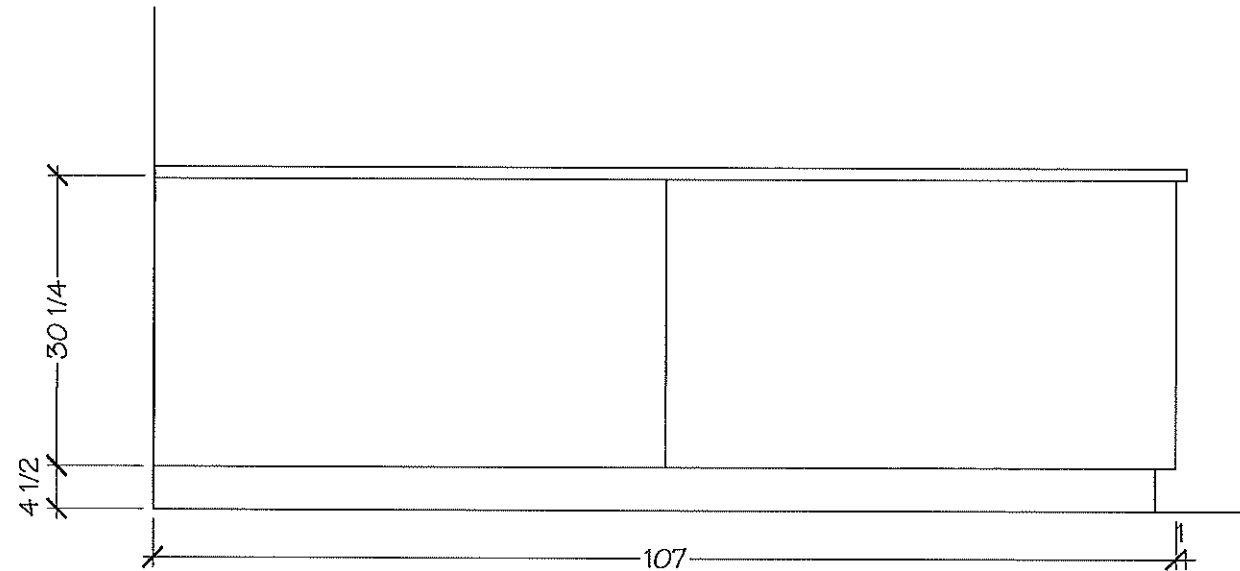
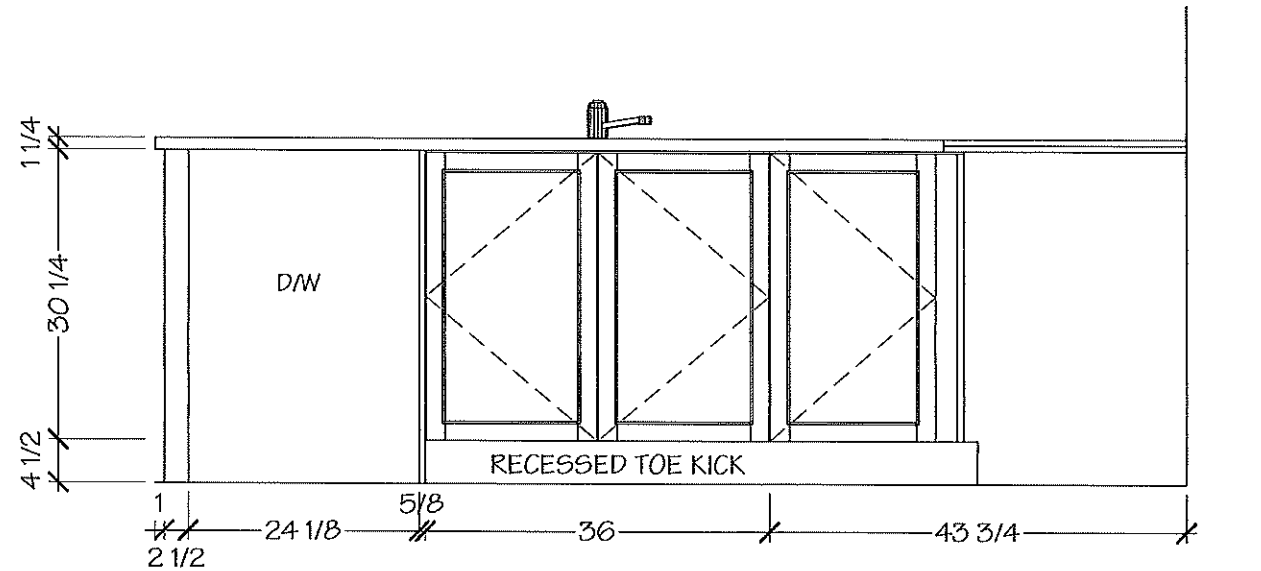
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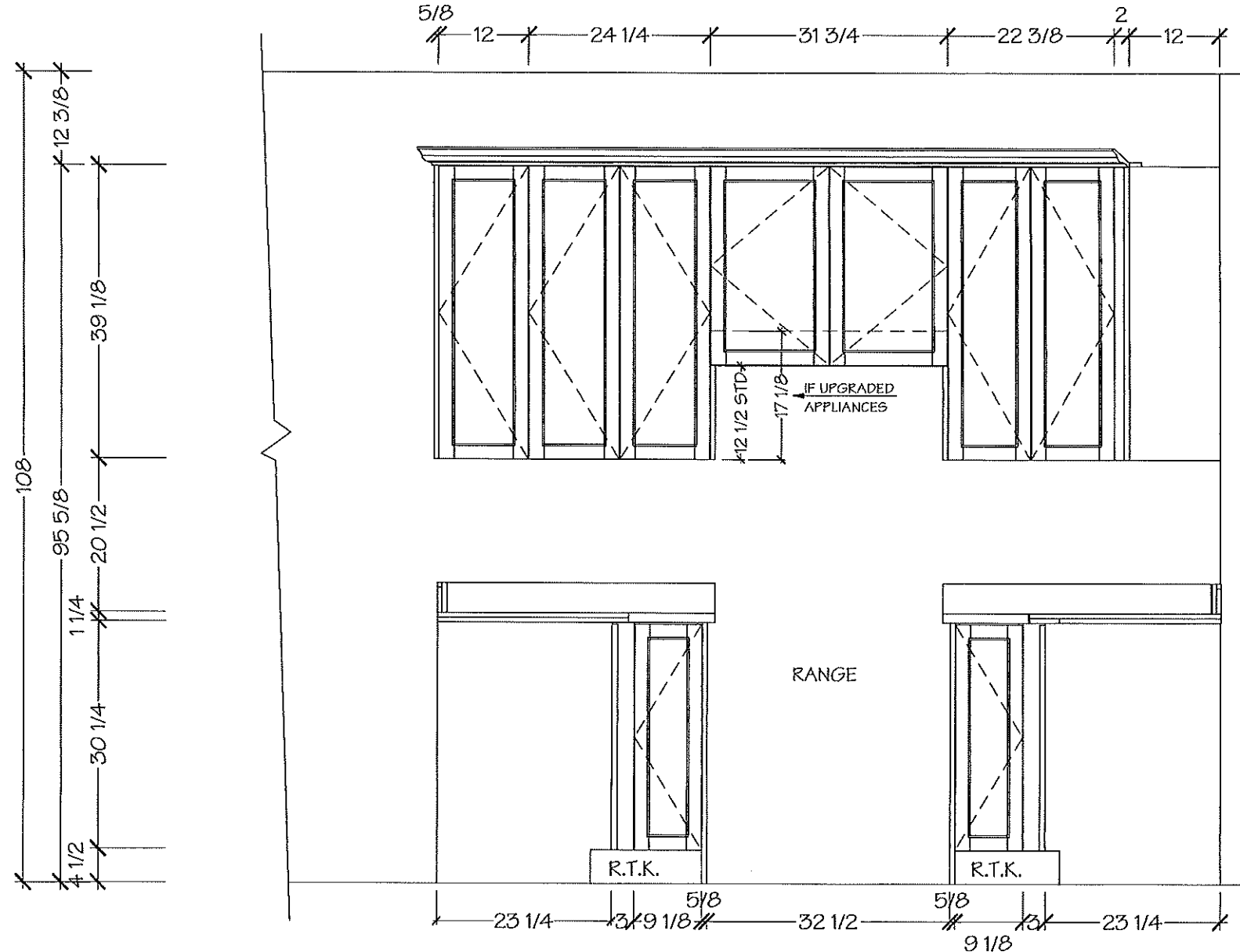
LOT 2 BLK 66

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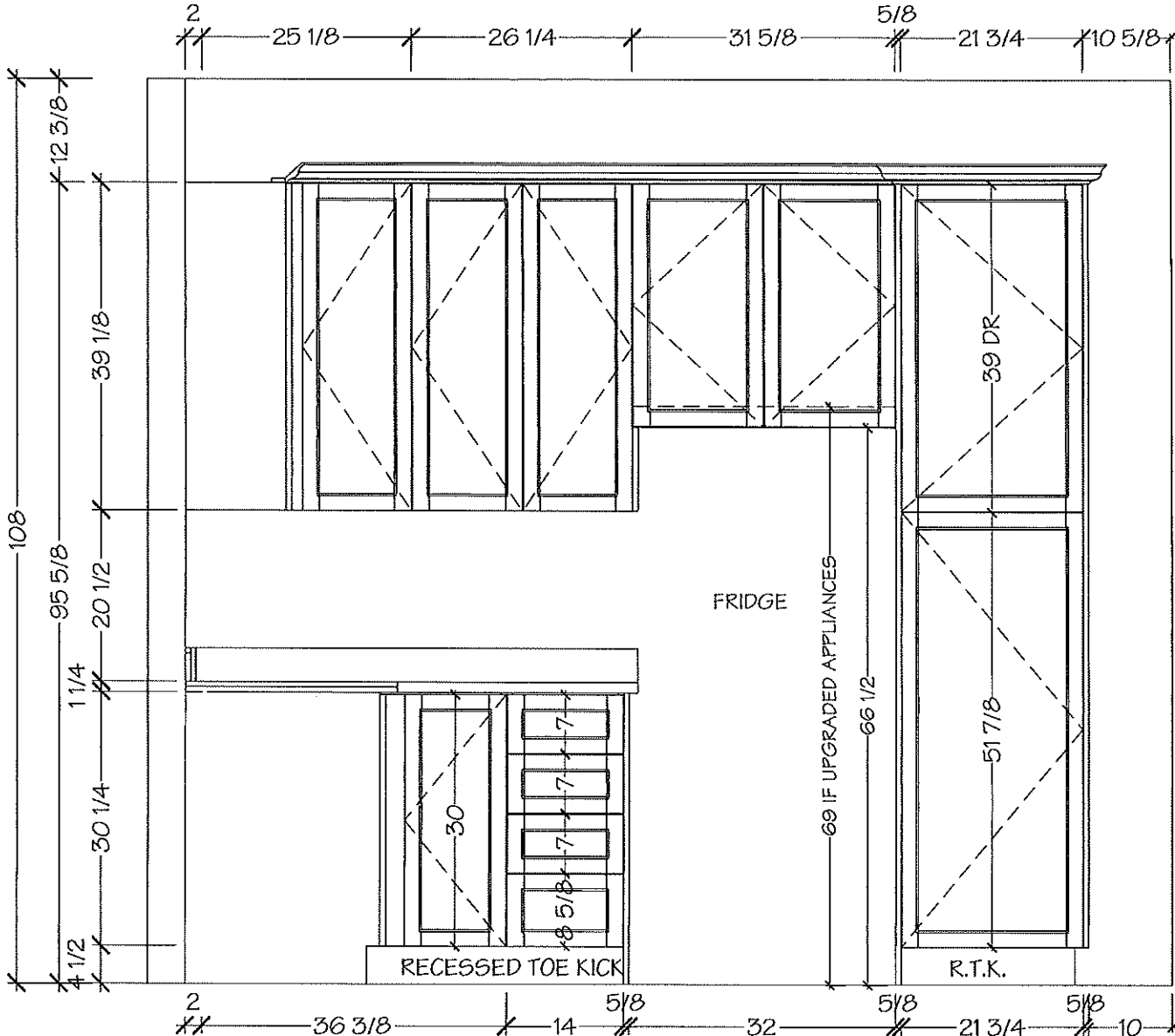
CLIENT: ROYAL PINE HOMES
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MODEL: LAWSON 2008

KITCHEN

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LOT 2 BLK 66

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Villa

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POWDER ROOM

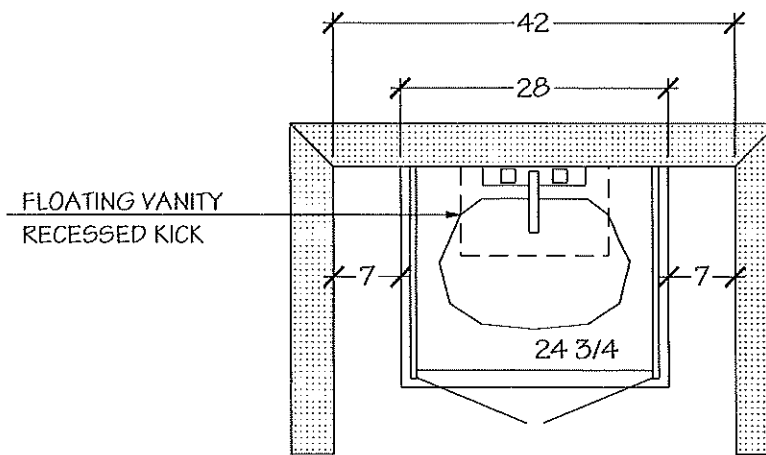
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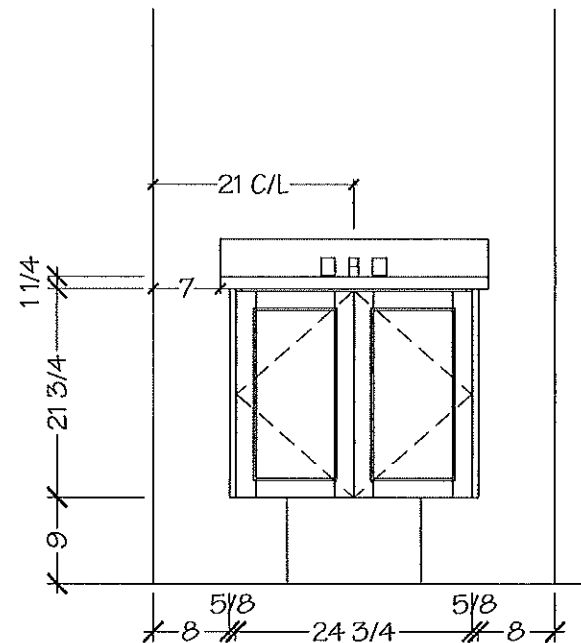
DATE: JUNE 19/2021

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PAGE: 5 OF 8



POWDER ROOM



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MODEL: LAWSON 2008

MASTER ENSUITE

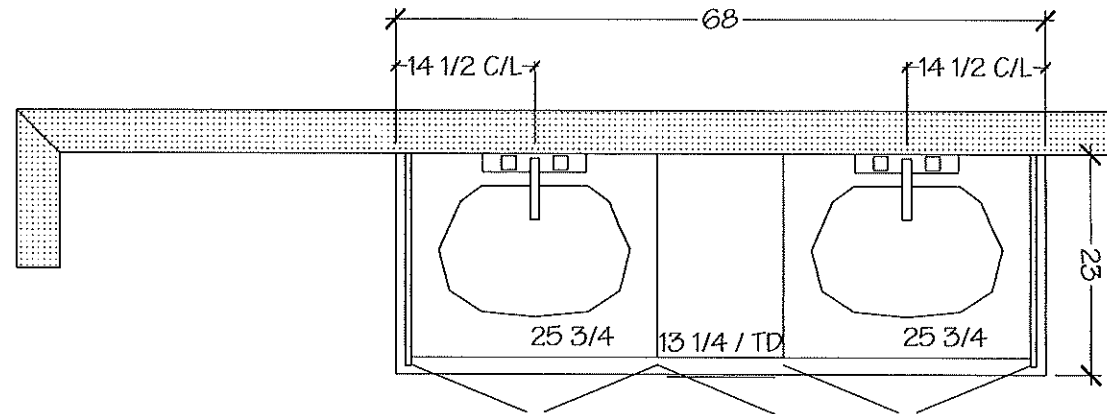
LOT2 BLK6p

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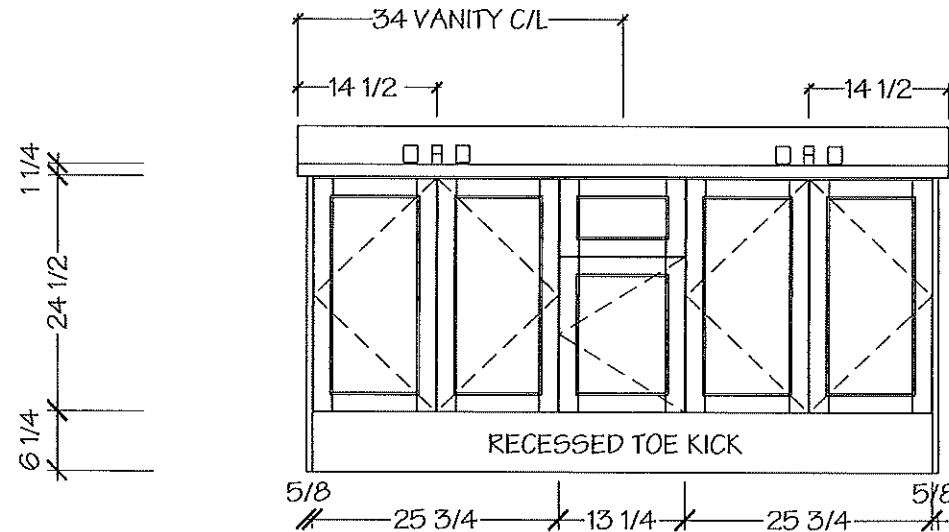
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REVISION: NOVEMBER 05/2021

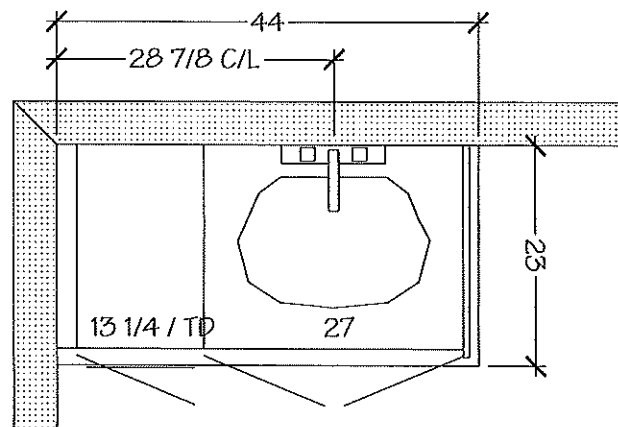
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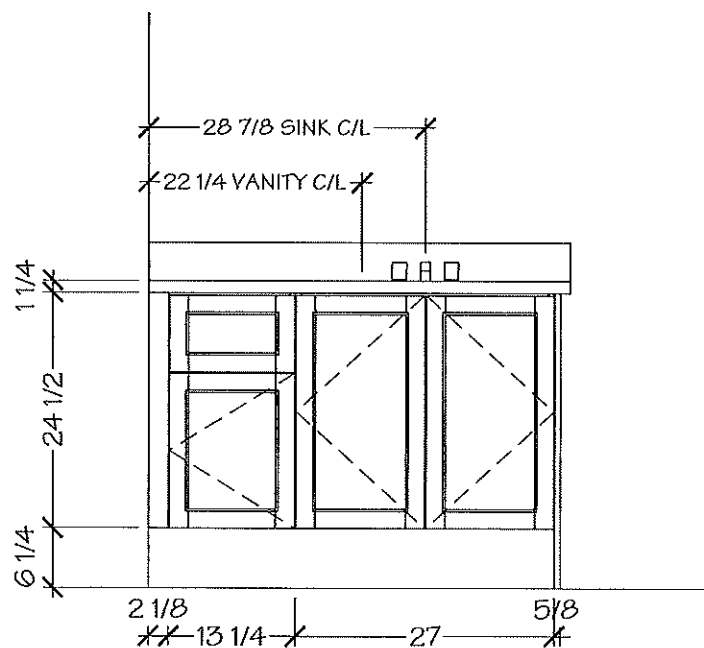
MASTER ENSUITE



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



MAIN BATH



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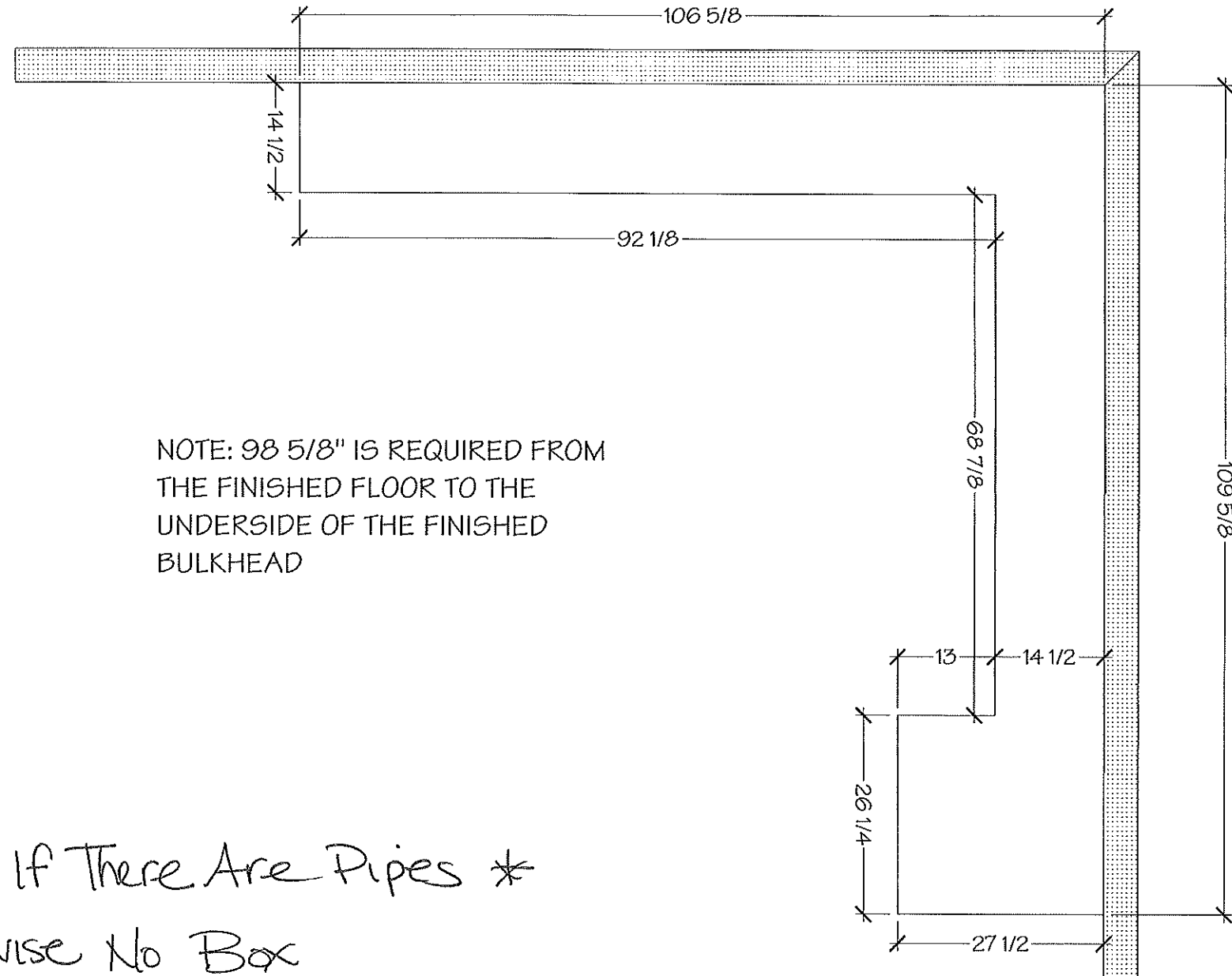
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KITCHEN

NOTE: BULKHEAD IS
BASED ON A FLAT EURO
CROWN

LOT 2 BLK 66

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DATE: SEPT 10/2021
REVISION:
PAGE: 1 OF 1



*Only If There Are Pipes *
Otherwise No Box

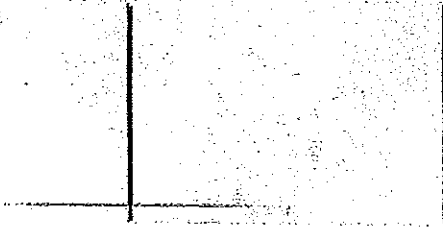
LOT 2 BLK 66

Whirlpool®

Whirlpool® 30" Wide Top-Freezer Refrigerator
with Flexi-Slide™ Bin

WRT318FZDM

There's always a place for fresh and frozen favorites inside the 30" wide top-freezer refrigerator with 18 cu. ft. capacity. To give you more convenient storage options above the refrigerator crisper, the Flexi-Slide™ bin quickly moves side-to-side.



Available Finishes/Colours

☒ WRT318FZDB
Black

WRT318FZDM
Monochromatic
Stainless Steel

☐ WRT318FZDW
White

Manuals & Literature:

-  [Dimension Guide](#)
-  [Installation Instructions](#)
-  [Warranty](#)
-  [Energy Guide](#)
-  [Use and Care](#)

Top Features

Flexi-Slide™ Bin
Make space for tall items with the bin that quickly and easily moves side-to-side for convenient storage options.

Quiet Cooling

Keep noise down in the kitchen with a design that provides quiet cooling.

Frameless Glass Shelves

Store more items on each shelf with wall-to-wall frameless glass shelves, which offer greater storage flexibility.

EZ Connect Icemaker Kit

This optional icemaker adds convenient, easily accessible ice without having to worry about refilling ice trays.

Dimensions

Depth 33 1/2
Height 66 7/8
Width 29 3/4

Controls

Control Location Interior
Max Cool/Fast Cool No

AHAM Volumes And Shelf Area

Freezer Volume (Cu Ft) 5.09
Refrigerator Volume (Cu Ft) 13.08

Exterior

Cabinet Color Grey
Cabinet Finish Smooth
Door Color Stainless Steel
Door Finish Smooth
Door Opening Right
Handle Color Stainless Steel
Handle Material Metal
Handle Type Reach-Through Handle

Details

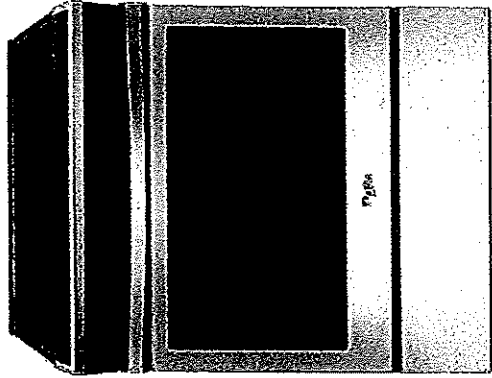
Cooling Type Single Evaporator
Counter Depth No
Door Style Flat

Controls

Control Type Electronic
Automatic Defrost Yes

LOT 2 BLK66

Whirlpool®



4.8 cu. ft. guided Electric Front Control Range
with the easy-wipe ceramic glass cooktop

YWEE510S0FS

Cook for the family, even on a hectic schedule with our 4.8 cu. ft. knobless electric front control range with the easy-wipe ceramic glass cooktop. This cooking range is designed with features that help you get dinner to the table quickly. Skip preheating for favorites like pizza and lasagna with Frozen Bake™ technology.

Top Features

Frozen Bake™ Technology

Frozen Bake™ technology cooks frozen foods faster by eliminating the need to preheat the oven. Just select the food type, temperature and cook time listed on the frozen item's package and the oven will start customizing. Now you can cook frozen pizza 31%.

Guided Cooktop Controls

Control the heat without the guesswork. The knobless design uses up/down arrows to select the temperature you need, while heat level indicators show when you are simmering and melting.

FlexHeat™ Dual Radiant Elements

Get two elements in one with a 6" inner ring that's great for smaller pots and pans and a 9" expandable outer ring that makes room for larger cookware.

Dimensions		Features	
Depth	28 15/16	Power Outage Compatible	No
Width	29 7/8		
Configuration and Overview		Configuration	
Range Type	Slide-In	Range Configuration	Slide-In
		Oven Configuration	Single Oven
Exterior		Controls	
Door Removable	Yes	Display Color	Blue
Drawer Type	Storage Drawer	Electronic Display Type	LED
Door Type	Metal & Glass		
Oven Window Size	Extra Large		
Features		Cooktop Details	
Hot Surface Indicator Light	Yes	Number of Cooking Element-Burners	4
Heating Element On Indicator Light	Yes	Right Rear Element-Burner Size	6"
Power On Indicator Light	Yes		

Available Finishes/Colours

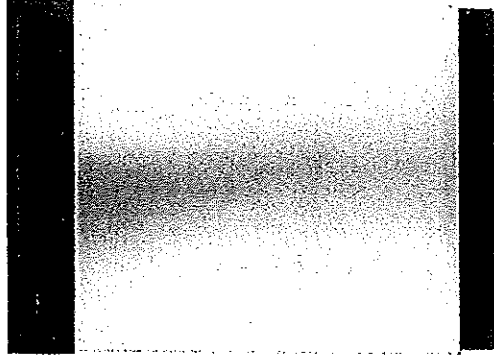
- ☒ YWEE510S0FB Black
- ☒ YWEE510S0FV Black Stainless
- ☐ YWEE510S0FS Black-on-Stainless
- ☐ YWEE510S0FW White

Manuals & Literature:

-  Installation Instructions
-  Use and Care
-  Warranty

LOT 2 BLK 64

Whirlpool®



Available Finishes/Colours

- ☒ WDF330PAHB
Black
- ☐ WDF330PAHW
White
- ☒ WDF330PAHS
Stainless Steel
- ☐ WDF330PAHT
Biscuit

Manuals & Literature:

-  [Dimension Guide](#)
-  [Energy Guide](#)
-  [Installation Instructions](#)
-  [Use and Care](#)
-  [Warranty](#)

Heavy-Duty Dishwasher with 1-Hour Wash Cycle

WDF330PAHS

Get the right clean for your dishes with this heavy-duty dishwasher. Finish the job in half the time with the 1-hour wash cycle and rely on the soil sensor to adjust to the soil levels of your dishes for the most thorough clean. Count on this dishwasher, because no one has fewer repairs for over 20 years in a row.

Top Features

1-Hour Wash Cycle

Clean dishes in half the time so your plates, pans and glasses are thoroughly cleaned up and taken care of in just an hour.

Soil sensor

Determines how dirty dishes are and adjusts the Normal cycle as needed to make sure dishes come out clean.

Normal cycle

Use for normal amounts of food soil to clean up leftover messes from your day-to-day meals.

Heavy Cycle

Takes care of heavily soiled messes and other hard-to-clean dishes without the extra elbow grease by adding extra time to the cycle

Dimensions

Depth	24 1/2
Height	34 1/2
Width	23 7/8

Features

Dispensers	Detergent and Rinse Aid
Sound Package	Yes
Number of Wash Levels	4

Controls

Automatic Temperature Controls	Yes
--------------------------------	-----

Control Type

Control Location	Front
Last Cycle Recall	Yes
Sensor	Yes
Status Light	White

Push Button

Configuration and Overview

Decibel Level (dBA)	55
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Exterior

Control Panel Color	Black
Handle Color	Black
Handle Material	Plastic
True Hold Door	Yes
Handle Type	Short Pocket
Toe Panel Color	Black

Compatibility

Works With	No
------------	----

Features

Rinse Aid Dispenser Level Indicator	Yes
-------------------------------------	-----

LOT 2 BLK 66



4.0 cu.ft I.E.C. Electric Stacked Laundry Center 9 Wash cycles and AutoDry™

YWET4027HW

Get the capacity you want and the space you need with an electric stacked washer and dryer combination. The washer with fabric softener dispenser releases fabric softener at just the right time and the dryer automatically senses when clothes are ready and stops the cycle to help prevent overdrying.

Top Features

Dual action Agitator with Fabric Softener Dispenser
Get dual action cleaning and convenient fabric softener dispensing at just the right time when you fill this cap with softener before the cycle begins.

White Porcelain Basket

Keep your washer looking good thanks to the durable finish that resists scratches, chemicals and rust.

AutoDry™ Drying System

Help prevent overdrying with the AutoDry™ drying system that senses when clothes have reached the right moisture content and stops the cycle.

4 Drying Cycles

Choose the right setting for each load when you dry with Normal, Delicate, Air Only or Timed Dry cycles.

Available Finishes/Colours



YWET4027HW
White

Manuals & Literature:



Energy Guide



Installation Instructions



Use and Care

Dimensions		Details	
Depth	32 7/16	Washer Capacity (cu. ft.)	3.5
Height	75 1/2	Hoses Included	No
Width	27 1/4	Motor Drive Type	Belt

Appearance		Controls	
Dryer Door Reversible	No	End of Cycle Signal	No
		Control Type	Dials

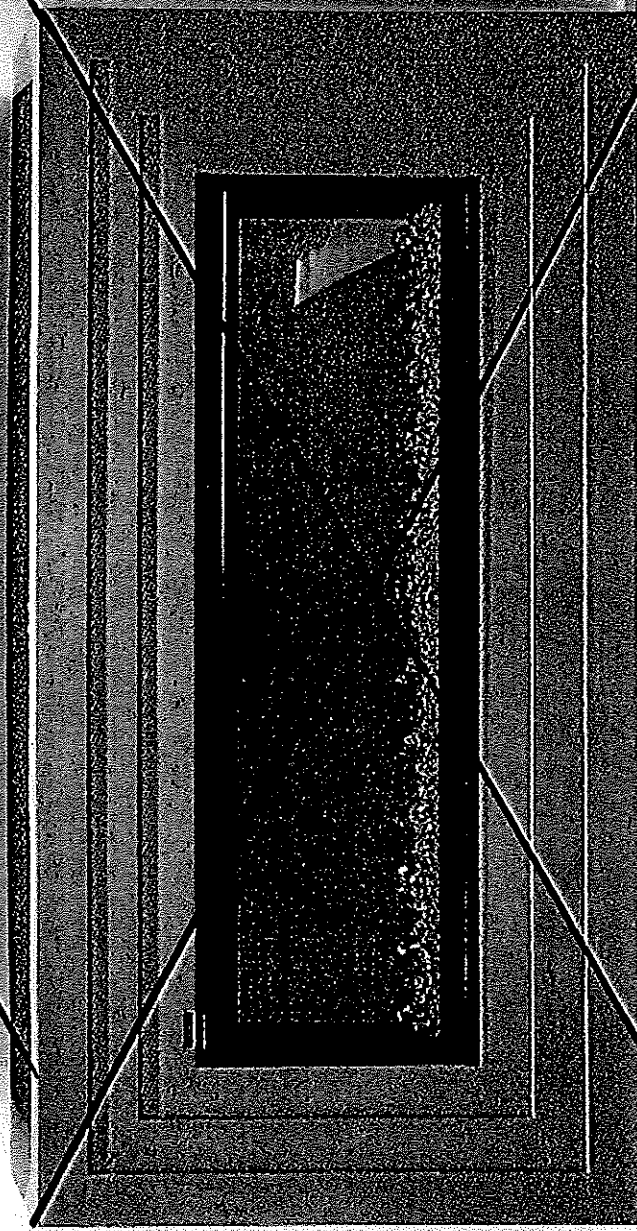
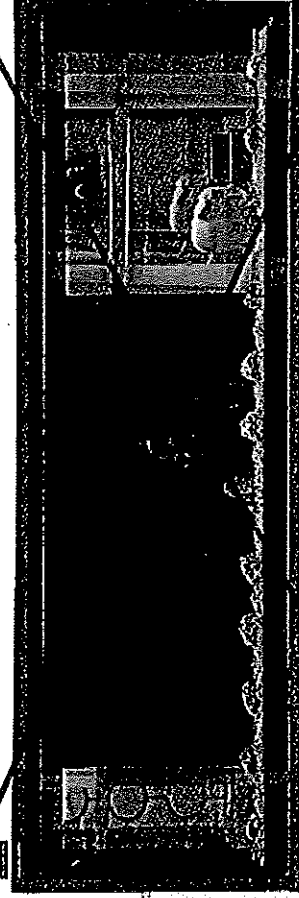
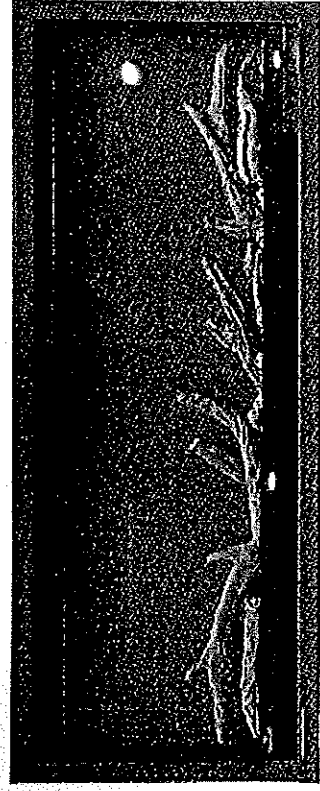
Details		Electronic Display Type	
Advanced Vibration Control™	Yes	LED Color	Green
		Electronic Display Type	No

Exterior		Window	
Dryer Capacity (cu. ft.)	5.9		No
Automatic Load Size Sensing Technology	Yes		

Maximum Spln Speed (RPM)		Cycles	
	690	Number of Wash Cycles	9

Lot 2 Block 6p.

*GREAT ROOM *



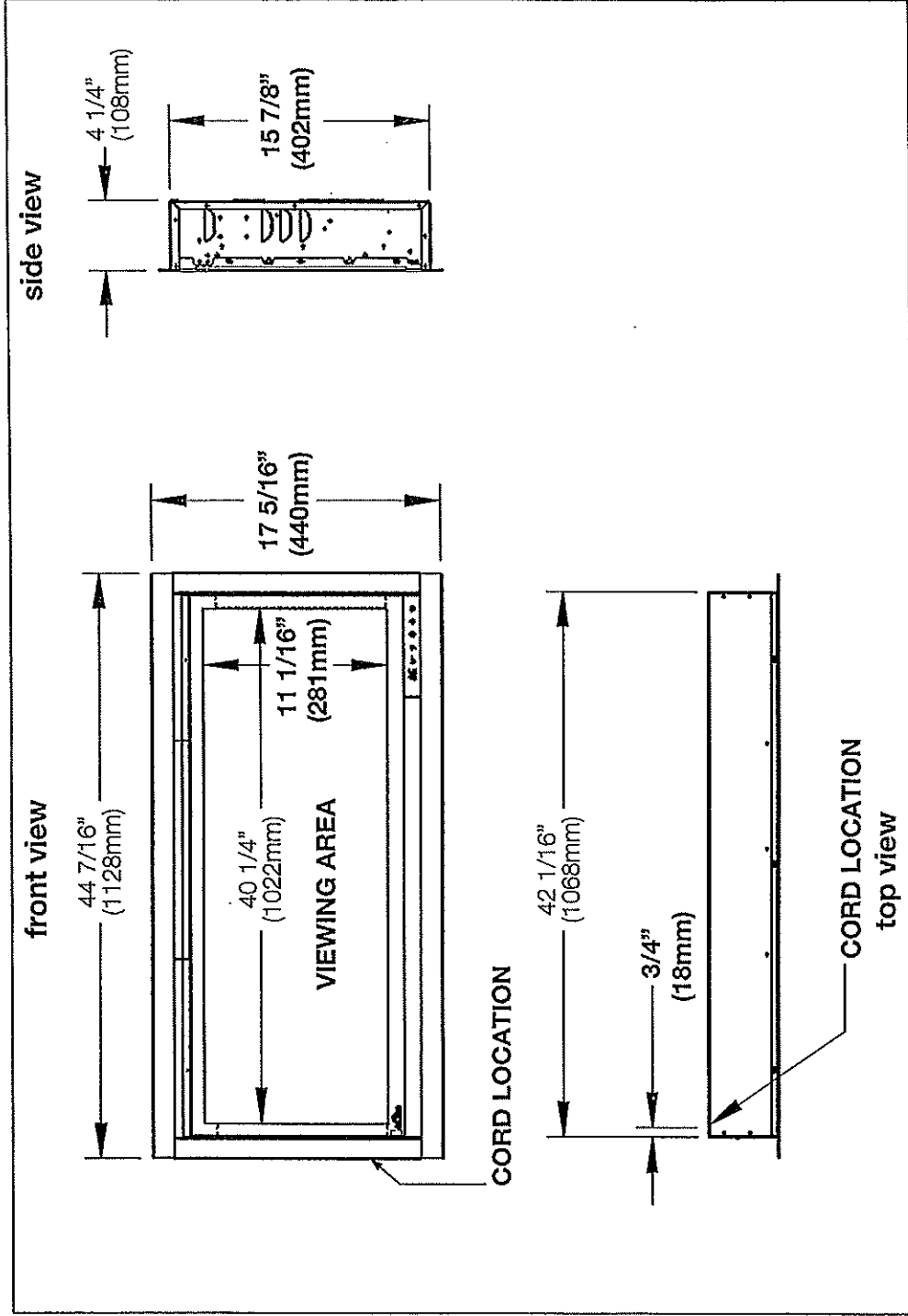


ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE

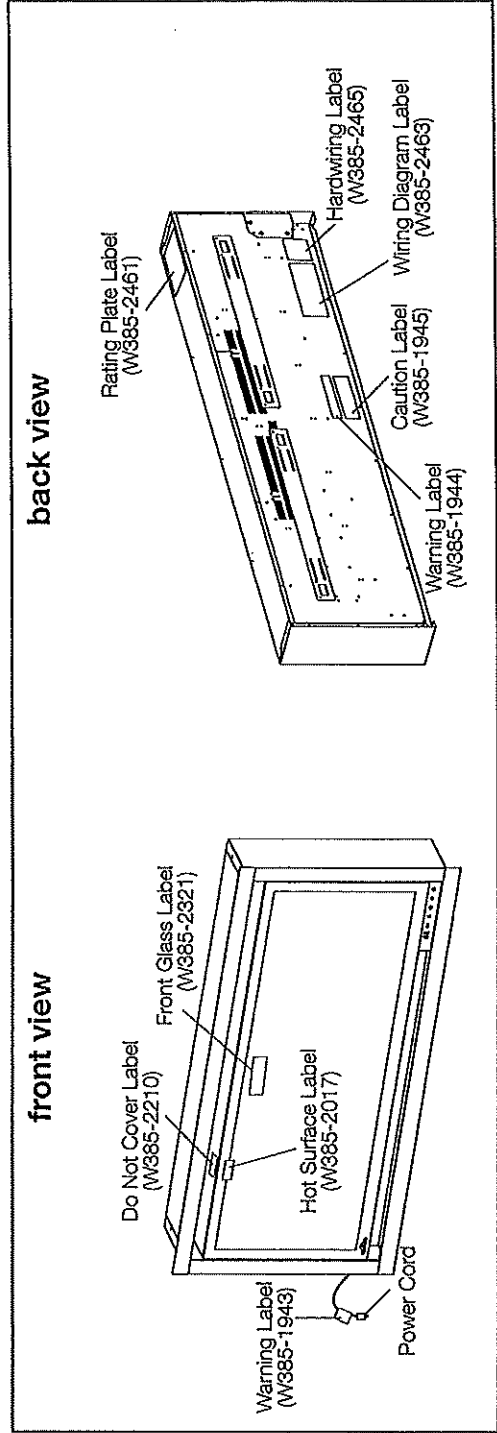
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL42CHS-1	5000	44 7/16	42 9/16	17 5/16	16 1/8	4 1/4	4 1/2	11 1/16 x 40 1/14

Dimensions



Label Location



W415-2372 / 03.20.20

Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • 1(866)820-8686 • www.napoleon.com

* LOT 2 BLK 66 *

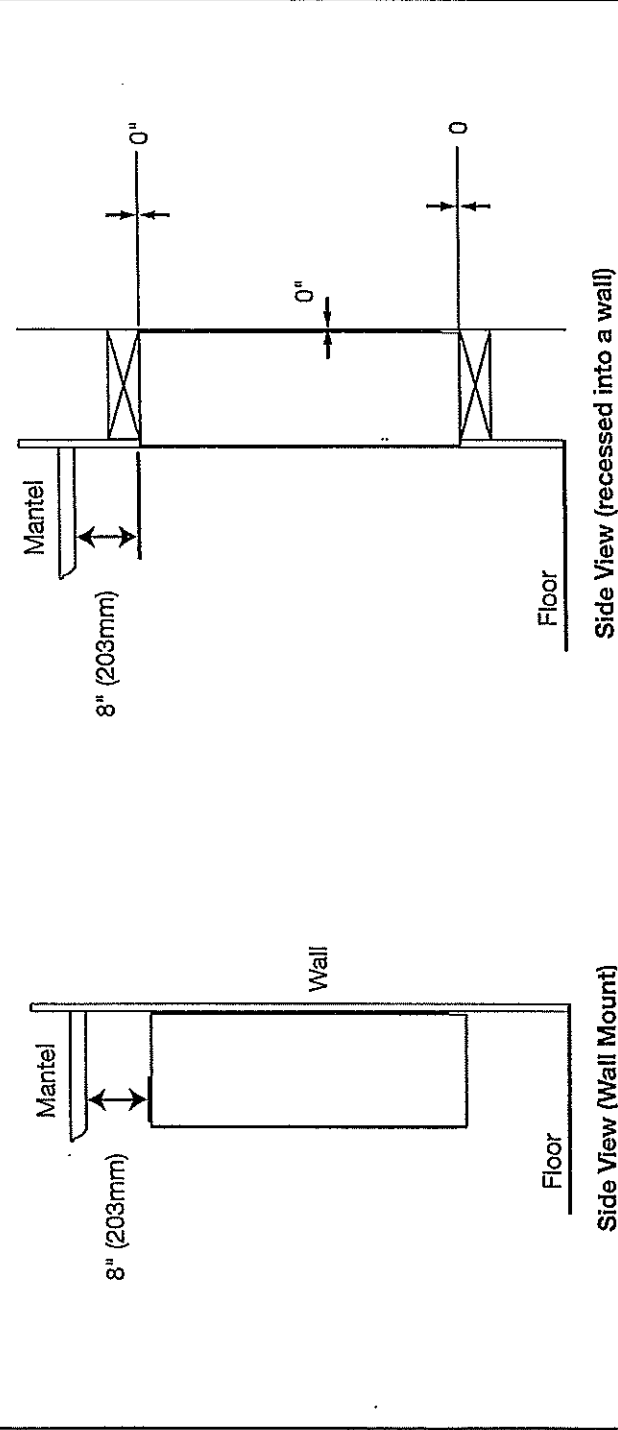
ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE



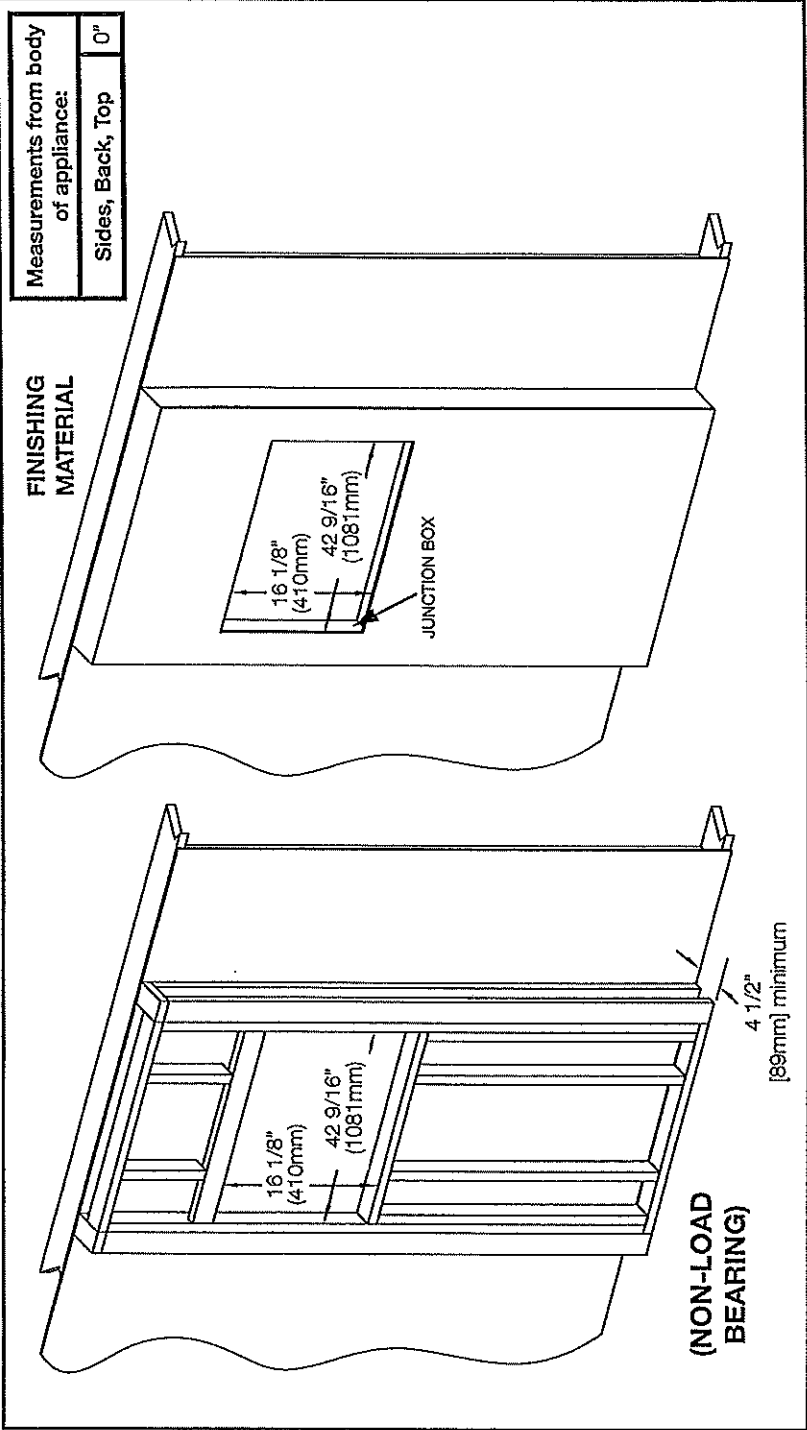
Clearances Minimum Mantel Clearances

⚠ WARNING

- When using paint or lacquer to finish the mantel, the paint or lacquer must be heat resistant to prevent discolouration.



Framing



Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

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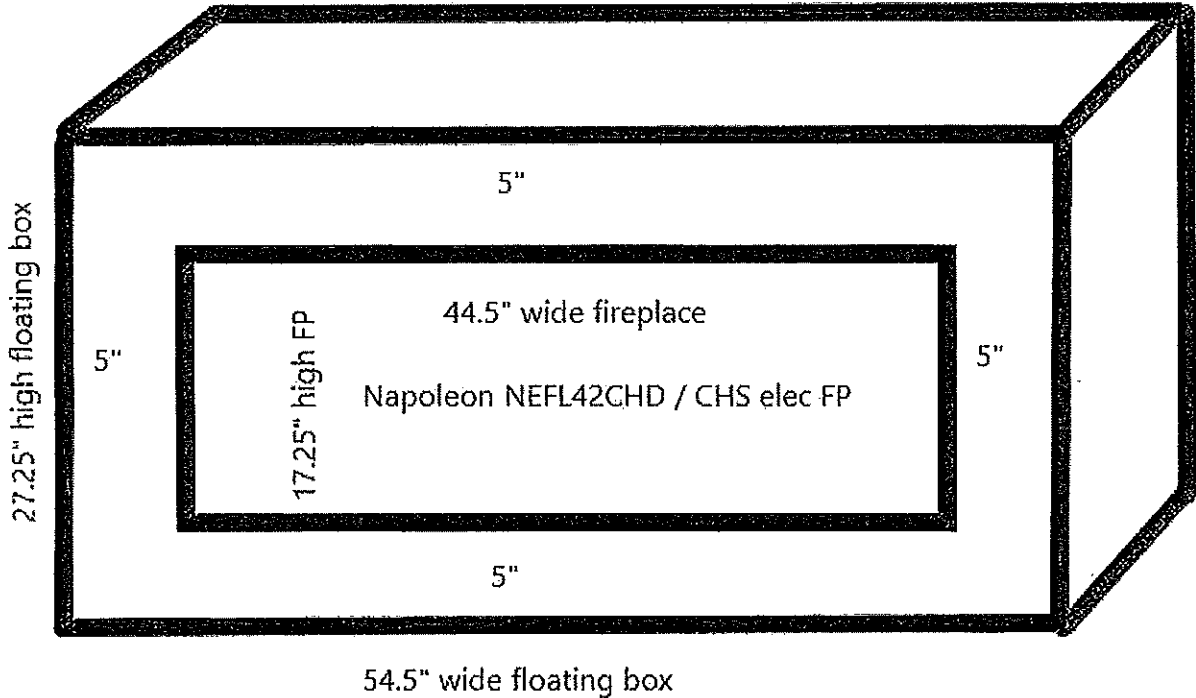
W415-2872 / 03.20.20

LOT 2 BLK 6

box depth

+/- 6.5 dppe for deep unit

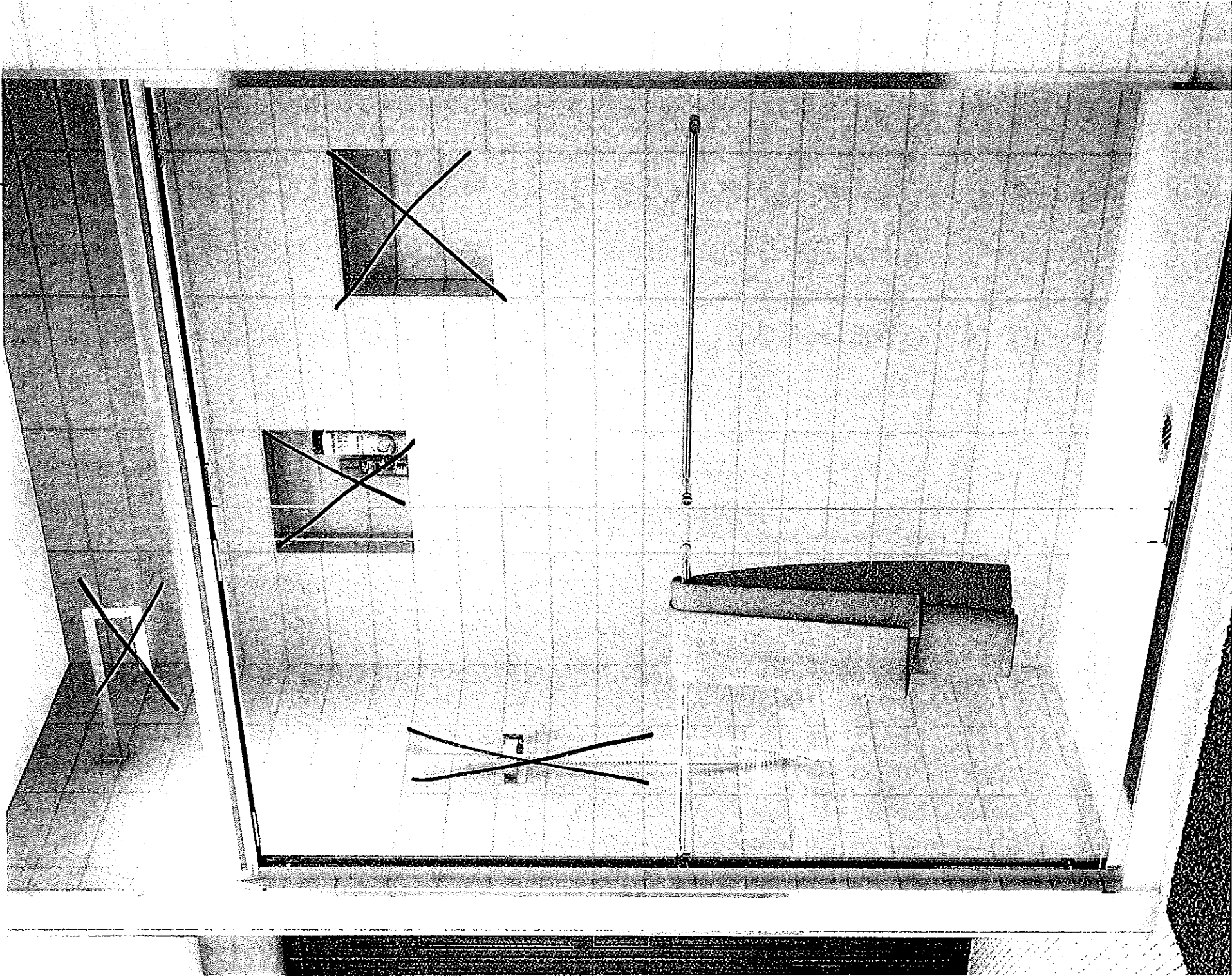
+/- 5" deep for slim unit



LOT 2 BLK 66

Lot 2 B K 5

TWIN Bath Cordoba Doors ONLY

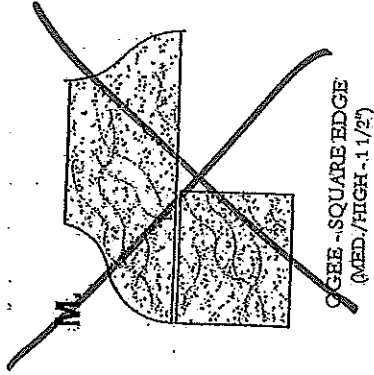
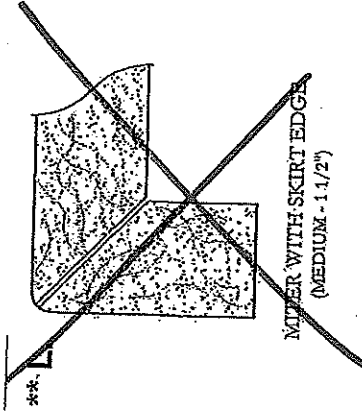
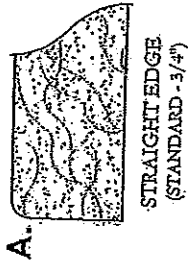


Lot 2 Bulk

EDGE
DETAILS

004

- * Kitchen
- * Master Ensuite
- * Main Bath
- * Powder Room



EDGING UP-GRADE OPTIONS

RECEIVED
RCS