



CONSTRUCTION SUMMARY Grovetrail Developments Inc.				TEL:
PURCHASER: MICHELLE HONGYAN YAO LIN				
LOT NUMBER 14 Block 57	PHASE 1	HOUSE TYPE LAWRENCE Elev A1	CLOSING DATE 06-Sep-22	
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:			
Offer Workshee	Purchaser acknowledges that due to supply line shortages, the front door MAY not be as indicated in Elevation rendering and the purchaser chooses as an alternate and will accept a full glass panel front door. Note:			



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SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: MICHELLE HONGYAN YAO LIN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
14 Block 57	1	LAWRENCE Elev A1	06-Sep-22

Date Added: 02-Dec-21 Invoice Number: 7621

1 - Standard cable, conduit and Telephone Rough In (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
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, Install SIX (X6) pot lights in the Great Room. All SIX (X6) pot lights to be on their own separate switch (See Sketch) Note: **Additional switch is standard as per the Features and Finishes**
1 - KITCHEN- In addition to the builders standard ceiling light and switch, in the kitchen area, Install FOUR(X4) pot lights in the Kitchen. All FOUR (X4) pot lights to be on their own separate switch (See Sketch) Note:
346 - MAIN FLOOR- Install a 1st upgrade floor tile on the main floor, in lieu of the builders standard floor tile. Install the 20X20 PULPIS GRIS, throughout (where applicable) the Foyer, Powder Room, Garage Landing/Lower landing, Kitchen/Dinette, & Laundry Room Note:
35 - KITCHEN- Install a 2nd upgrade kitchen backsplash, throughout the kitchen , where applicable. Install the 3x6 Tavela Polvere Grey Glossy, Stacked Note: **Does not include behind the fridge/stove**
1 - KITCHEN- Install an upgraded counter top edge throughout the kitchen , where applicable, in lieu of the builders standard. Install the "M" Edge 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 - GRAET ROOM- Install the Floating Wall Mount Paint Grade Mantle for the electric fireplace nit purchased at the time of strcutural appointment. Note: **PLEASE NOTE** fireplace mantle to be installed approximately 30" AFF
1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. Note:
1 - DECLINED UPRADE QTK PACKAGE (HAMPTON): KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install the builders standard sink and faucet in the kitchen. Note:
1 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:



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14 Block 57	1	LAWRENCE Elev A1	06-Sep-22

Date Added: 02-Dec-21 Invoice Number: 7621

1 - CLARIFICATION-

POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.
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 - 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: 04-Oct-21

Invoice Number: 7523

1 - BASEMENT- Install ELECTRICAL SERVICE - UPGRADE 100 AMP TO 200 AMP (See Sketch)

Note:

1 - KITCHEN- Install EXHAUST DUCTING - 8 INCH - UPGRADED IN LIEU OF the builders standard 6 INCH (See Sketch)

Note:

1 - GREAT ROOM- Install OPTIONAL ELECTRIC FIREPLACE UNIT Napoleon Model # NEFL42CHS (See Sketch)

Note: **Selection of Mantle/Finishes for fireplace mantle will be discussed and chosen at the decor appointment. The above price is strictly for the electric fireplace unit**

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

Note: **See attached poicture for reference** Purchaser is aware taht if teh original 3/4 glass pane fron door is available at time of construction installation, original front door will be installed

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT THE DECOR CENTRE VIA PHONE 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:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT.

Note:

This Document is Extremely Time Sensitive - Printed 2 Dec 21 at 10:27



Bedroom 3

Printed Dec 01, 2021 2:11 pm



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MICHELLE HONGYAN YAO LIN	Laura Di Pede	LAWRENCE Elev A1	/	Grovetrail Developments Inc.	06/09/2022	14 Block 57

Page 2 of 3

	Interior Paint	Cabinet			
	Description	Style	Countertop	Counter Edge	Handle / Knob
Master Ensuite	STD- SILVER BIRCH	EURO OAK SOAPSTONE (STD)	Emmerstone Vanilla White (STD)	"A" (STD)	930396BSN
Main Bathroom	STD- SILVER BIRCH	EURO OAK SOAPSTONE (STD)	Emmerstone Vanilla White (STD)	"A" (STD)	930396BSN
Powder Room	STD- SILVER BIRCH	P100 REG RAIL REG TRIM OAK SOAPSTONE (STD)	Emmerstone Maple White (STD)	"A" (STD)	9357-37BSN
Kitchen/Dinette	STD- SILVER BIRCH	P100 REG RAIL REG TRIM OAK SOAPSTONE (STD)	Emmerstone Maple White (STD)	"M" EDGE (UPGD)	9357-37BSN
Laundry(1st Flr)	STD- SILVER BIRCH				
Foyer	STD- SILVER BIRCH				
Main Hall	STD- SILVER BIRCH				
Great Room	STD- SILVER BIRCH				
Upper Hall	STD- SILVER BIRCH				
Master Bedroom	STD- SILVER BIRCH				
Bedroom 2	STD- SILVER BIRCH				
Bedroom 3	STD- SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☐ 6" ☒ 8"

Dishwasher Cabinet

Fireplace

Fireplace	GREAT ROOM	Fireplace	N/A
Location Flooring	LAMINATE	Location Flooring	N/A
Style	Floating Wall Mount	Style	N/A
Finish	White Paint Grade	Finish	N/A
Marble	NO	Marble	N/A
Hearth	NO	Hearth	N/A

Notes

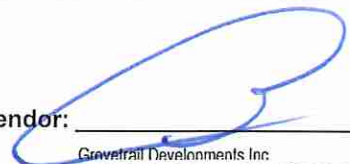
**BUILDERS STANDARD APPLAINCES

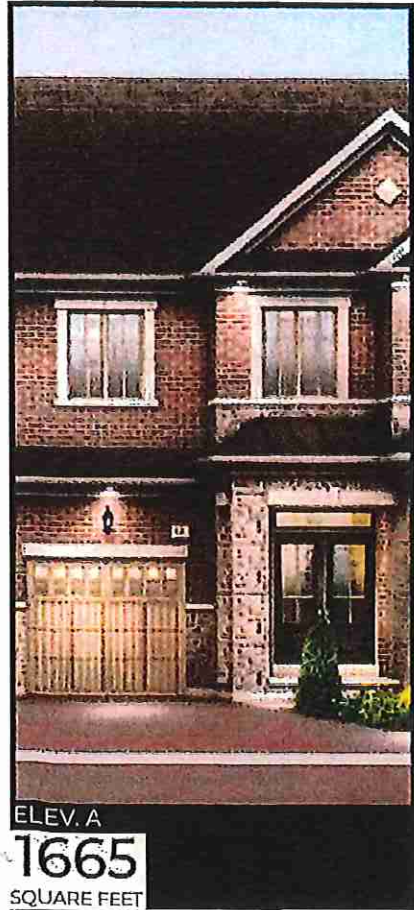
STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

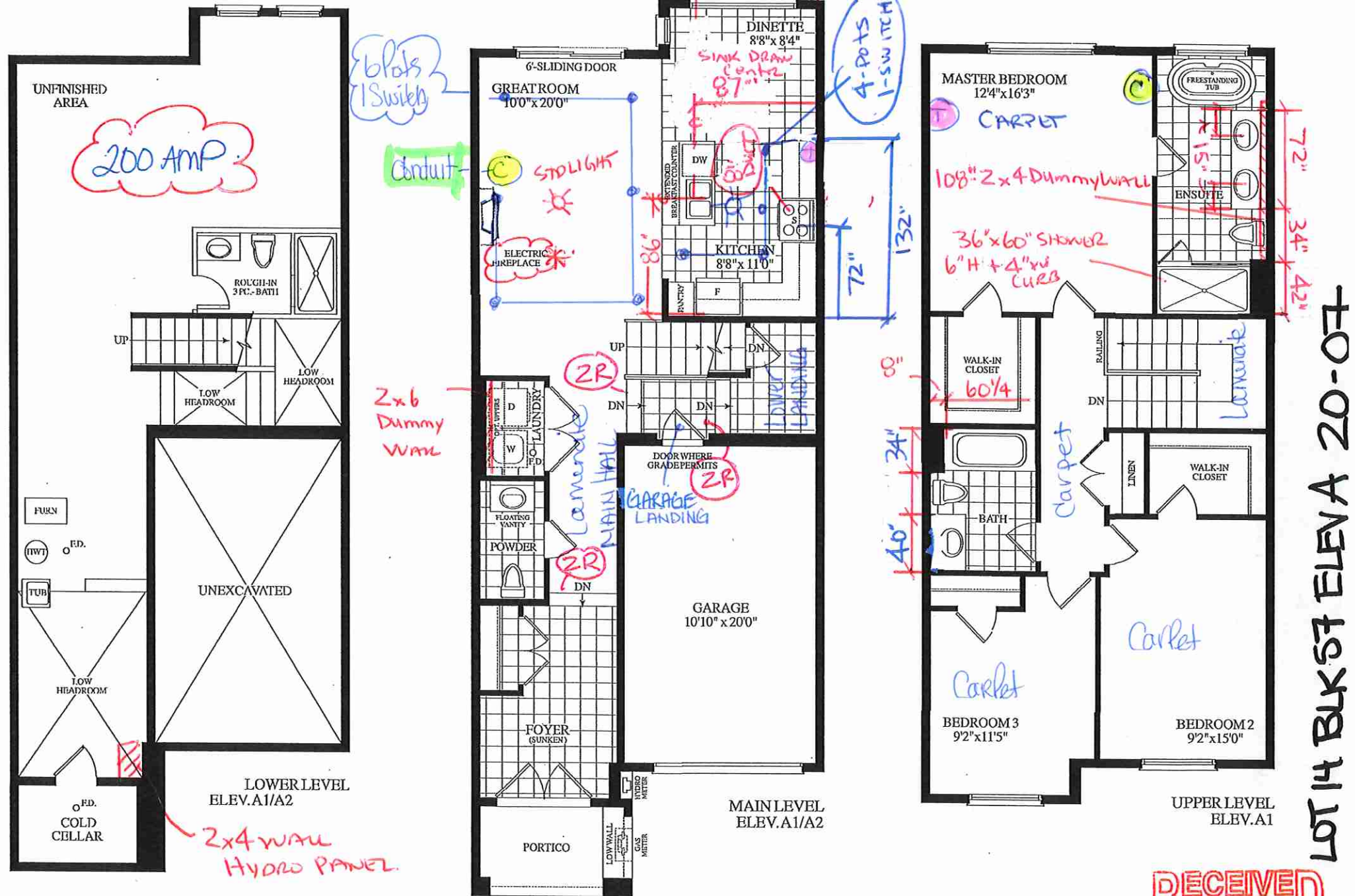
Decor Consultant: 
Laura Di Pede

Purchaser: 
MICHELLE HONGYAN YAO LIN

Vendor: 
Grovetrail Developments Inc.
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ELEV. A
1665
SQUARE FEET



LOT 14 BLK 57 ELEV A 20-07-

RECEIVED
Sept 15-21



KITCHENS & FINE CABINETRY LTD

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: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

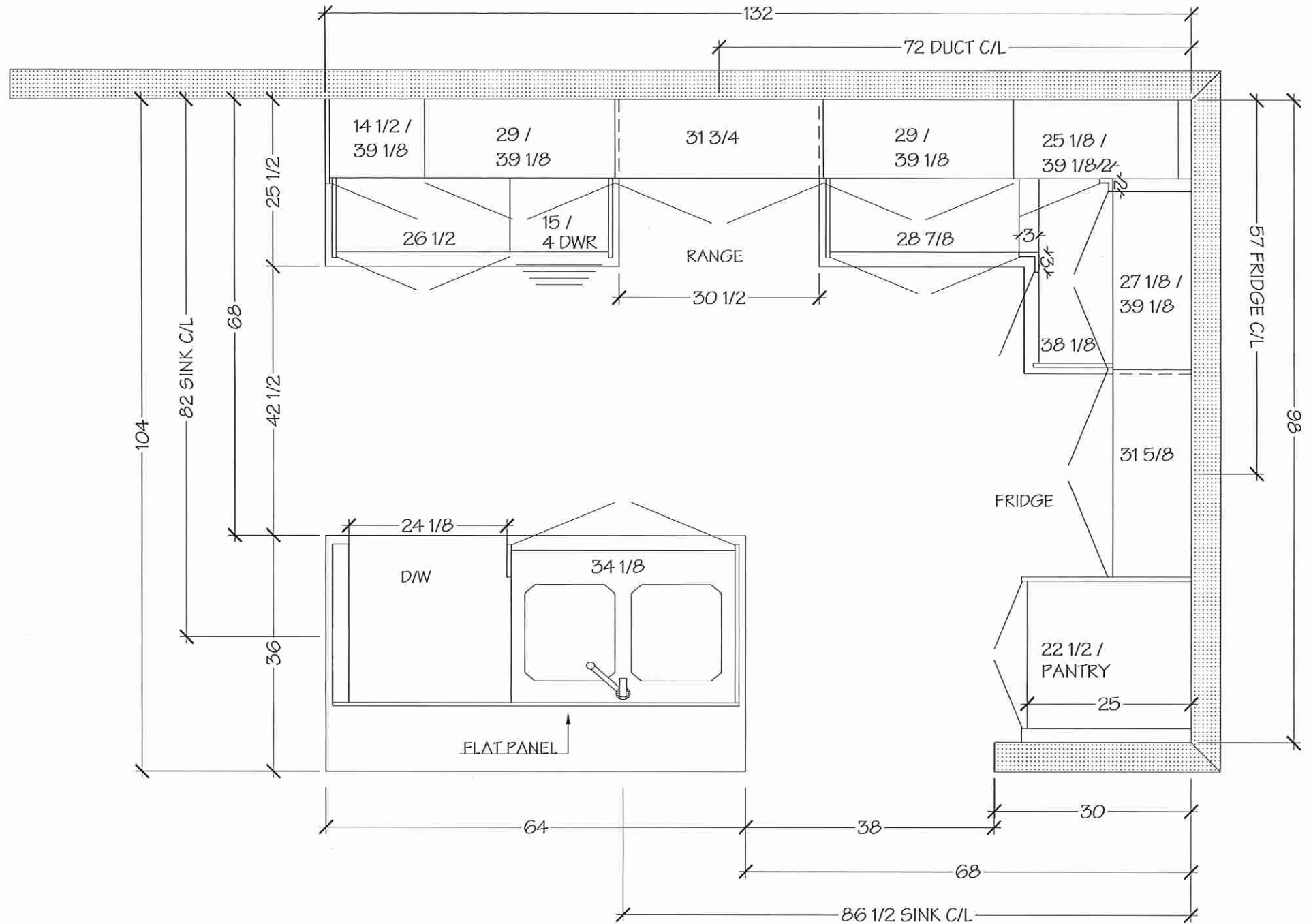
LOT 14 BLK 57

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DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

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NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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KITCHEN

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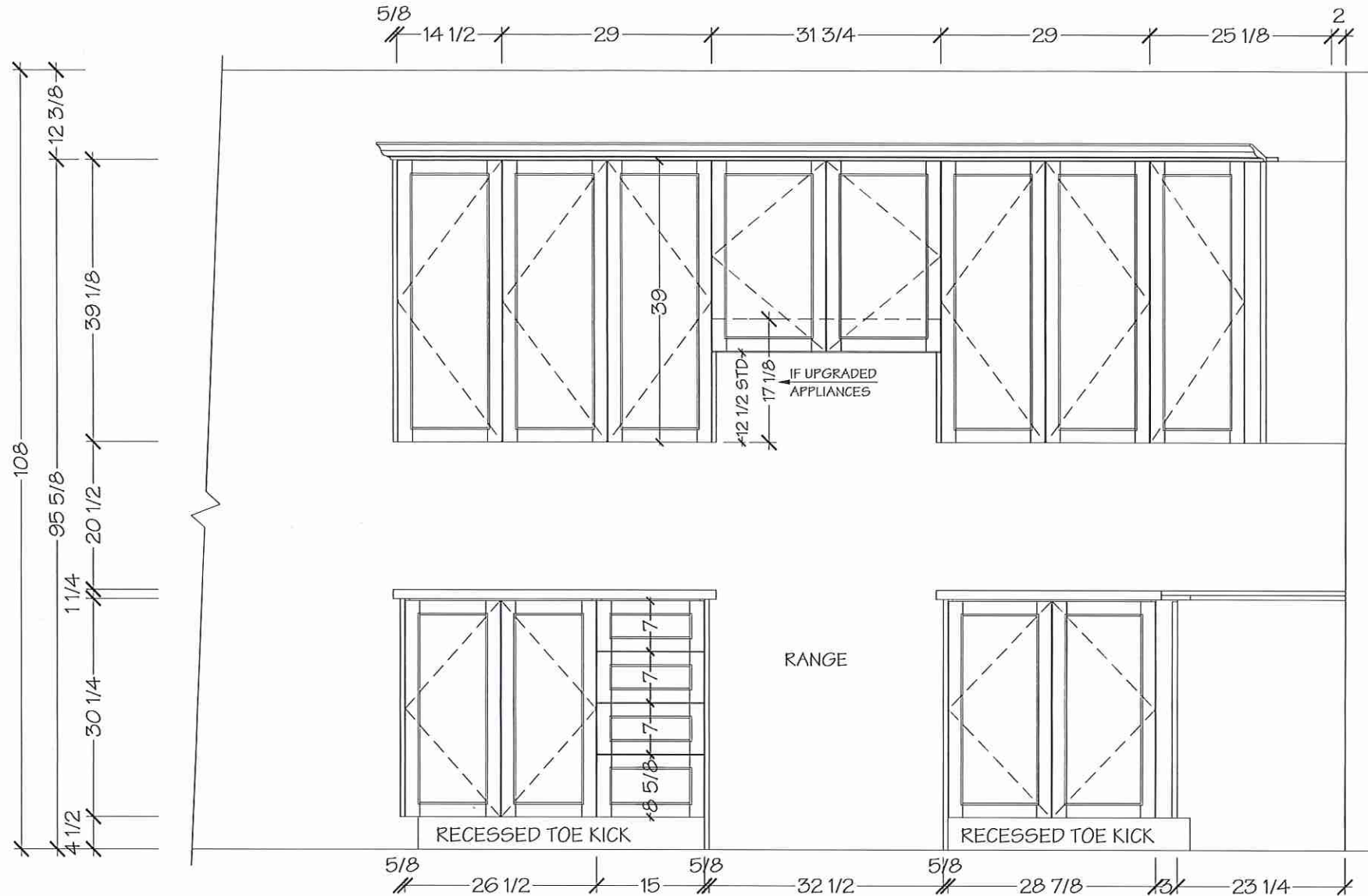
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KITCHEN

NOTE: THIS SITE GETS STD-CROWN

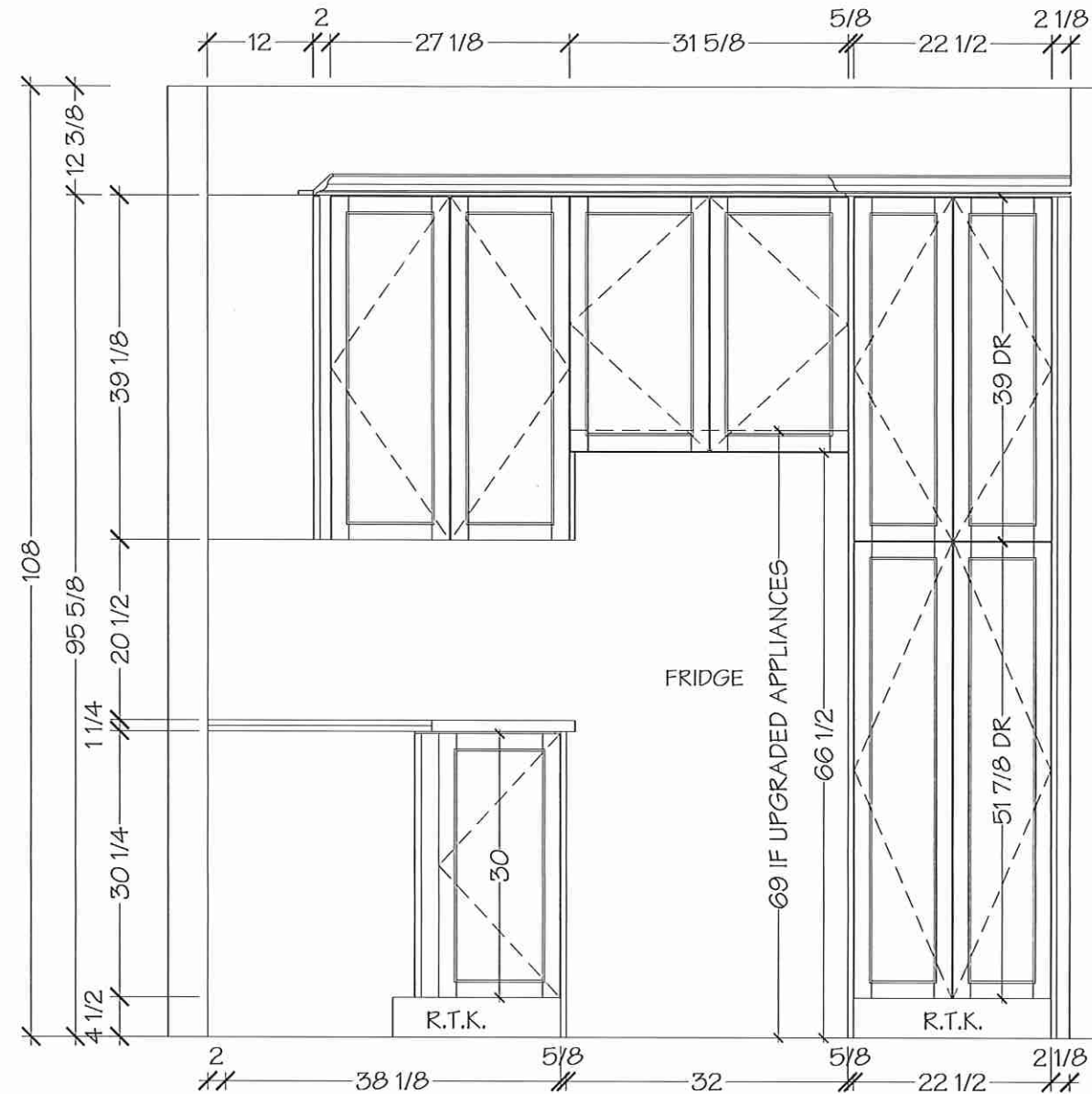
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Villa

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Fax. (905) 669-7903
email: designstudio@villakitchens.ca
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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

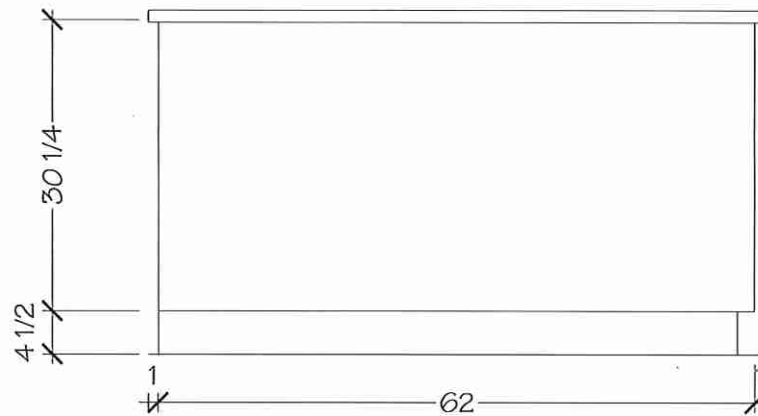
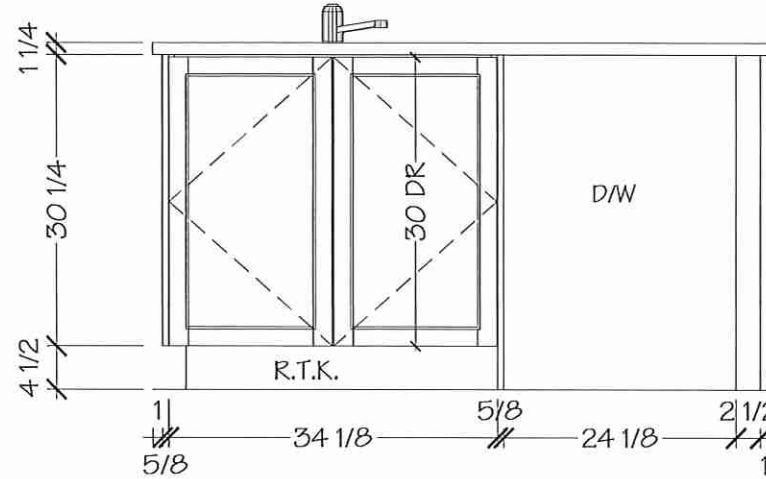
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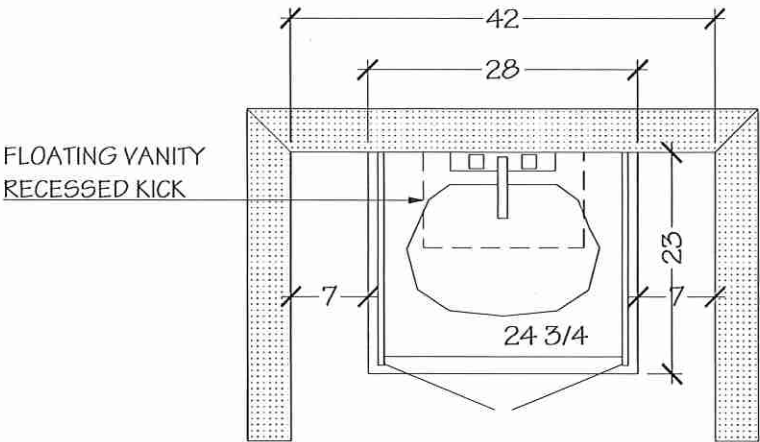
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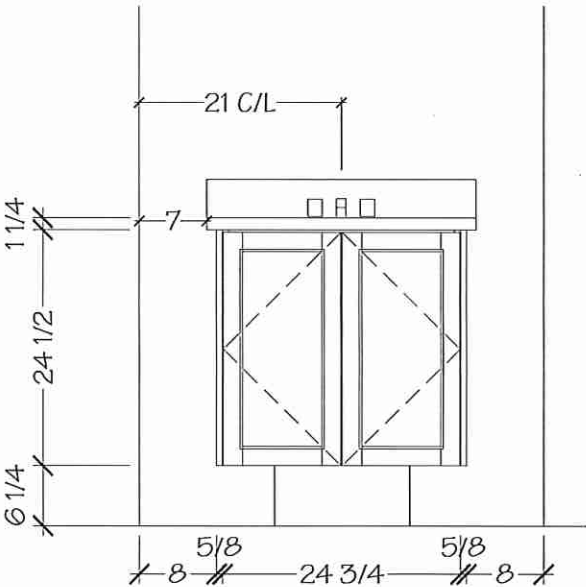
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PROJECT: CENTERFIELD
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MODEL: LAWRENCE 2007

POWDER ROOM

LOT 14 BLK 57



POWDER ROOM



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Villa

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PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

MASTER ENSUITE

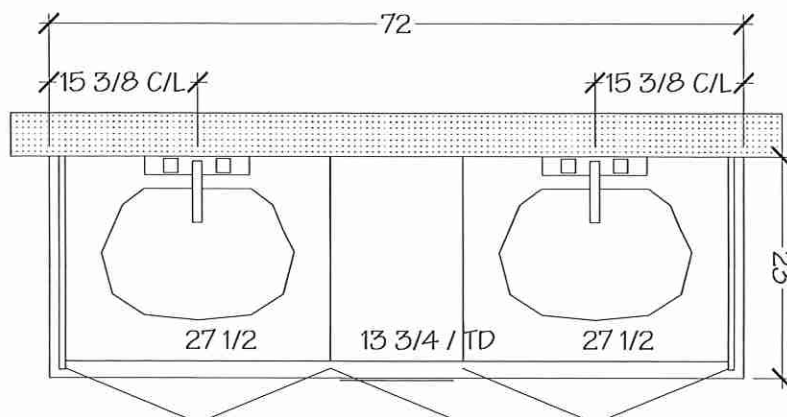
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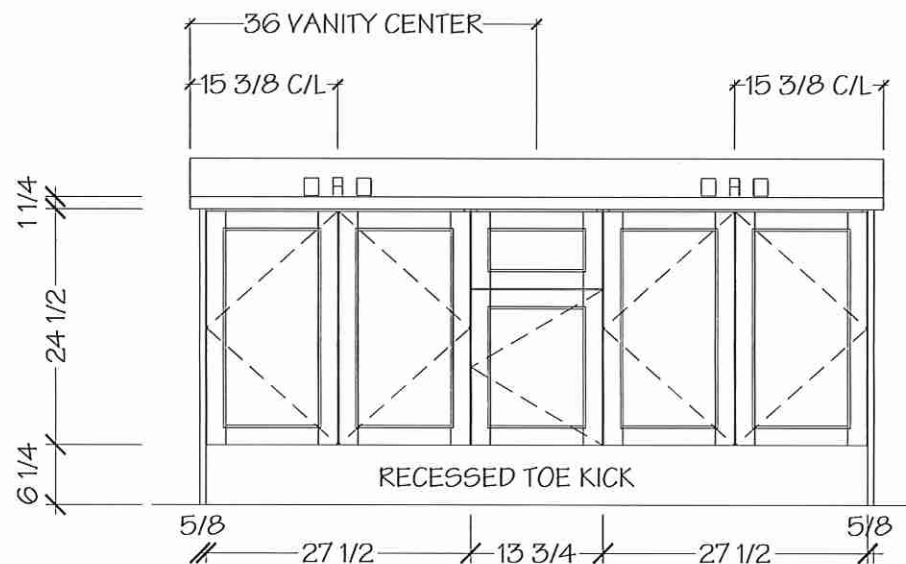
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MASTER ENSUITE



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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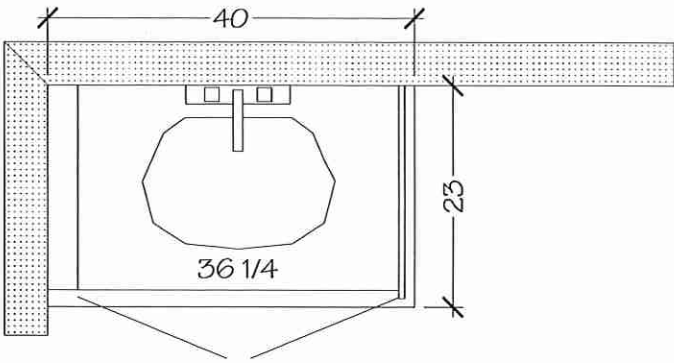
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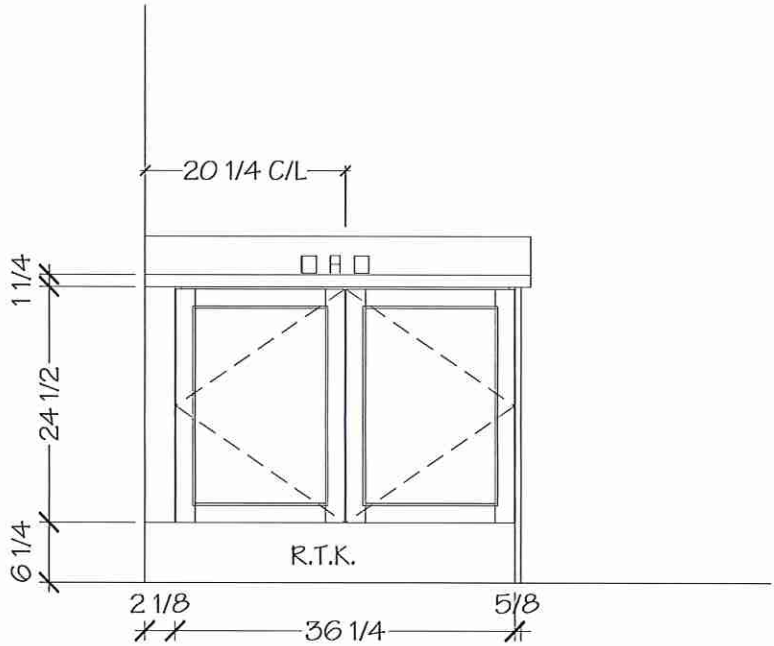
MAIN BATH

LOT 14 BLK 57

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MAIN BATH



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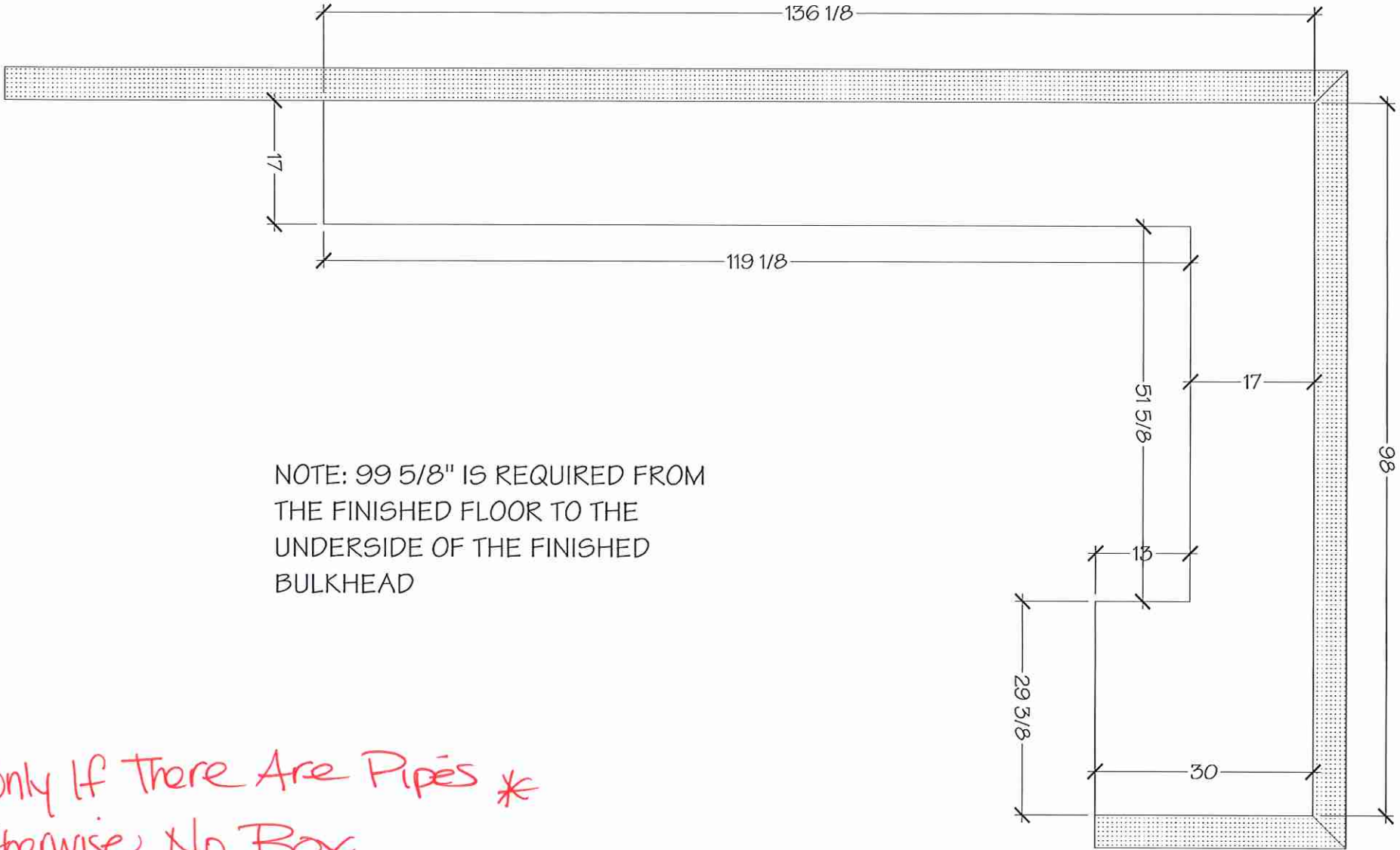
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

DRAWN BY: DIDI
DATE: SEPT 09/2021
REVISION:
PAGE: 1 OF 2



NOTE: 99 5/8" IS REQUIRED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE FINISHED BULKHEAD

* Only If There Are Pipes *

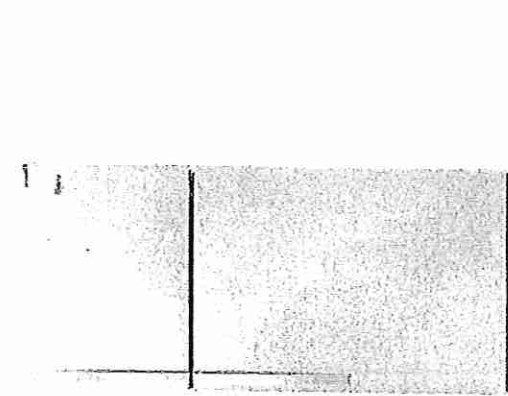
Otherwise No Box

LOT 14 BLK57

Whirlpool®

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

WRT318FZDM



Available Finishes/Colours

- ☒ WRT318FZDB
Black
- ☐ WRT318FZDW
White
- ☐ WRT318FZDM
Monochromatic
Stainless Steel

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	65 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
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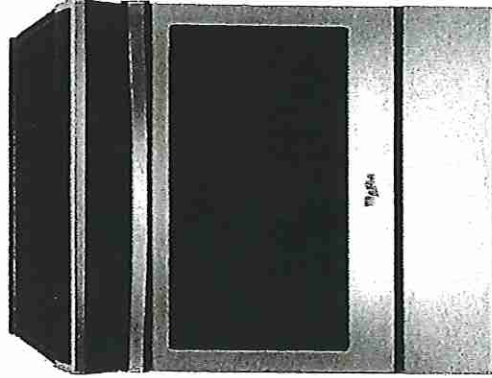
Counter Depth	No
Door Style	Flat

Controls

Control Type	Electronic
Automatic Defrost	Yes

LOT 14 BLK 57

Whirlpool®



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

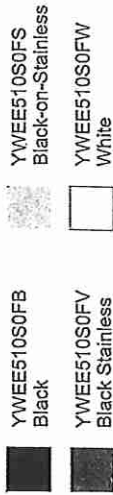
Guided Cooktop Controls

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.

Available Finishes/Colours



Manuals & Literature:

 [Installation Instructions](#)  [Use and Care](#)
 [Warranty](#)

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		

LOT 14 BLK57

Whirlpool®

Heavy-Duty Dishwasher with 1-Hour Wash Cycle

WDF330PAHS



Available Finishes/Colours

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

Manuals & Literature:

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

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

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

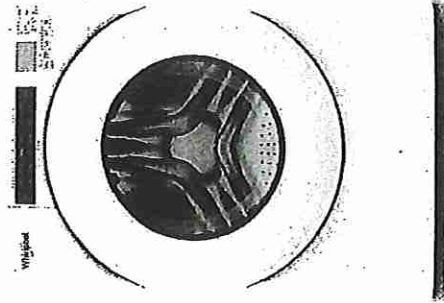
Works With	No
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Features

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

LOT 14 BLK 57

(Opt. for small ring - save \$7000)



5.0 cu.ft I.E.C. Closet-Depth Front Load Washer with Intuitive Controls

WFW560CHW

Match your family's routines and your space with a closet-depth front load washing machine that still offers plenty of room for bulky items at 5.0 cu. ft. I.E.C. capacity. Let the ENERGY STAR® certified washer guide you to the right cycle combinations, like the Sanitize cycle with Oxi, or customize up to 35 of your own with Intuitive Controls.

Top Features

5.0 cu. ft. I.E.C. Capacity
Get plenty of room for bulky items with 5.0 cu. ft. I.E.C. capacity.

ENERGY STAR® Certified
ENERGY STAR® certified models exceed government standards to help conserve natural resources and save money on your utility bills.

Intuitive Controls
Let the washer guide you to the right cycle combinations or customize up to 35 of your own to get the right type of fabric care for whatever you're washing.

Sanitize Cycle with Oxi
The Sanitize cycle with Oxi eliminates 99.9% of common household bacteria by mixing detergent with an oxi additive.

Available Finishes/Colours

☐ WFW560CHW
White

Manuals & Literature:

- [Energy Guide](#)
- [Installation Instructions](#)
- [Warranty](#)

Dimensions		Controls	
Depth	31 9/16	End of Cycle Signal	Yes
Width	27	LCD Touch Screen	No
		LED Color	Blue

Exterior	
Lid/Door Lock	Yes
Lid/Door Swing	Left
Window	Yes

Compatibility	
Connectivity	No
Works With	No

Controls	
Automatic Temperature Controls	Yes
Control Type	Tap Touch
Control Location	Front
Electronic Display Type	Cycle Indicator Lights with Digital Time Remaining

Appearance	
Window	Yes
LCD Touch Screen	No

Details	
Advanced Vibration Control™	No
Automated Dispenser	N/A

LASTMAN'S BAD BOY
Josh Robins
josh@nocobody.com

500 Fenmar Drive
North York, ON M9L 2V5

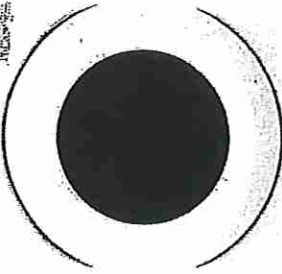


Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.

LOT 14 BLK 57

(Opt. For Std. pkg - 21000 by 21000)

Whirlpool®



7.4 cu. ft. Front Load Electric Dryer with Intuitive Touch Controls

YWED5620HW

Let the front load electric dryer guide you to the right cycle combinations for whatever you're drying with Intuitive Controls. Advanced Moisture Sensing uses three moisture sensors to help prevent overdrying. The ENERGY STAR® certified electric dryer helps keep wrinkles from setting after the cycle with the Wrinkle Shield™ option.

Top Features

Wrinkle Shield™ Option

Help keep wrinkles from setting into clean, dry fabrics with the Wrinkle Shield™ option. It keeps clothes tumbling for up to 150 minutes after the cycle ends or until you open the door.

7.4 cu. ft. Capacity

Get plenty of room to dry the large loads you washed in the matching front load washer. This 7.4 cu. ft. dryer easily handles bulky items like comforters and sleeping bags.

Intuitive Controls

Let the dryer guide you to the right cycle combinations or customize up to 36 of your own to get the right type of fabric care for whatever you're drying.

Advanced Moisture Sensing

Help prevent overdrying. Three sensors track moisture and temperature, adapting drying times to end the cycle at just the right time.

Available Finishes/Colours

☐ YWED5620HW
White

Manuals & Literature:

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

Dimensions

Depth 31

Height 38 3/4

Width 27

Controls

End of Cycle Signal Yes

Exterior

Door Style Side Swing

Window Yes

Door Opening Right

Reversible Door Yes

Configuration and Overview

Fuel Type Electric

Appearance

Door Style Side Swing

Window Yes

Reversible Door Yes

Controls

Control Type Electronic

Feedback-Status Indicators Check Vent, Cool

Down, Damp, Sensing, Wet

Control Location Front Panel

Details

Door Style Side Swing

Eco Monitor/Efficiency Monitor No

Maytag Commercial Components No

Automatic Dry Control Yes

LASTMAN'S BAD BOY
Josh Robins
josh@noobody.com

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North York, ON M9L 2V5

Page 7 of 7



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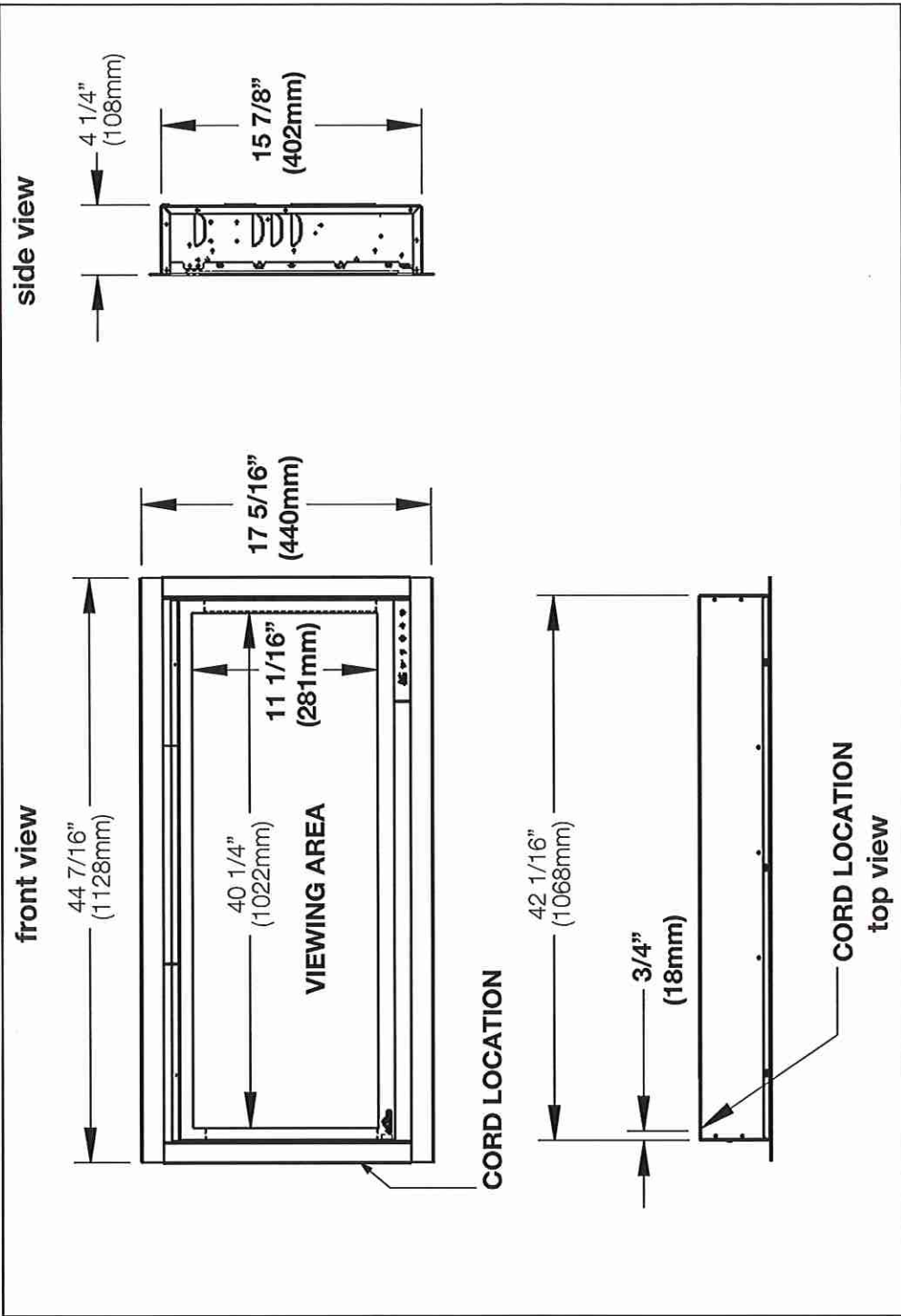
ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE



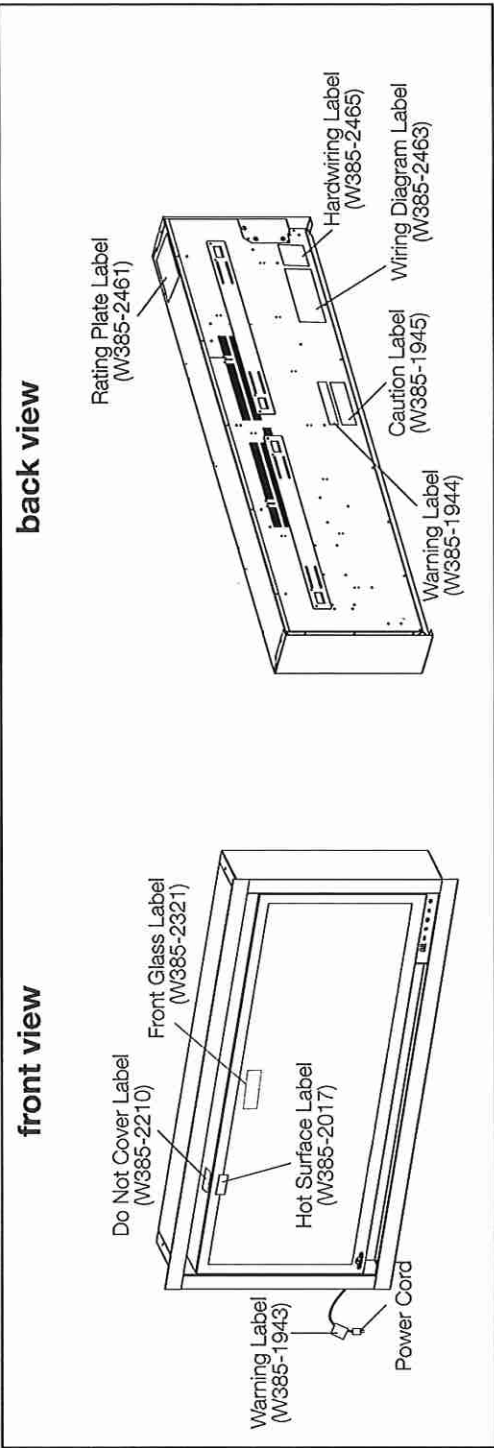
Specifications

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



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

W415-2872 / 03.20.20

LOT 14 BLK 57

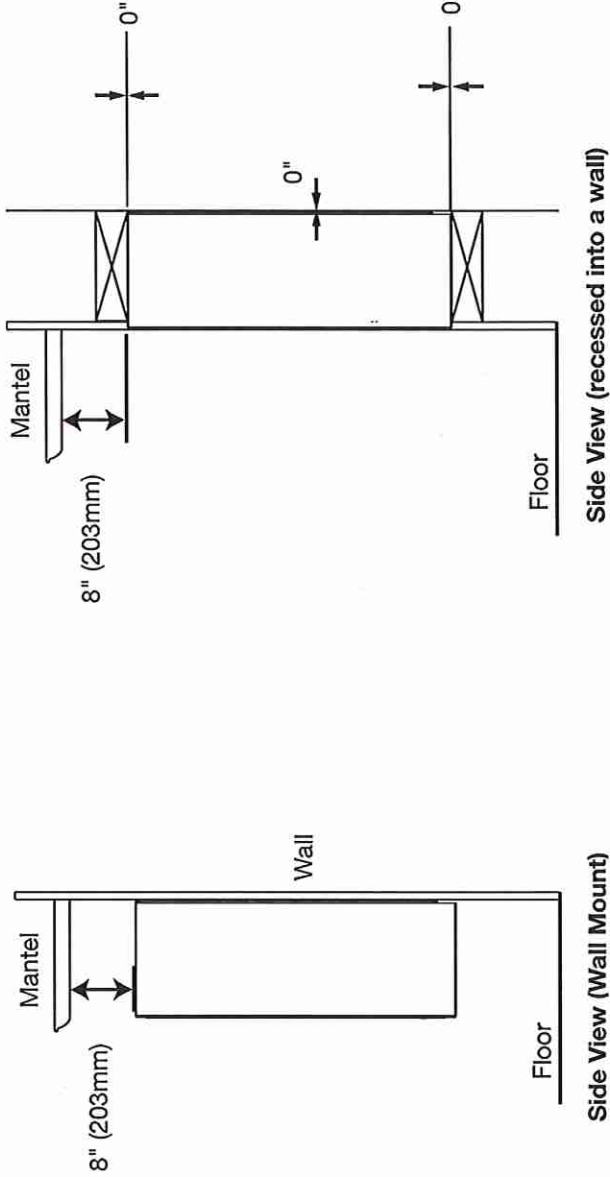
ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE



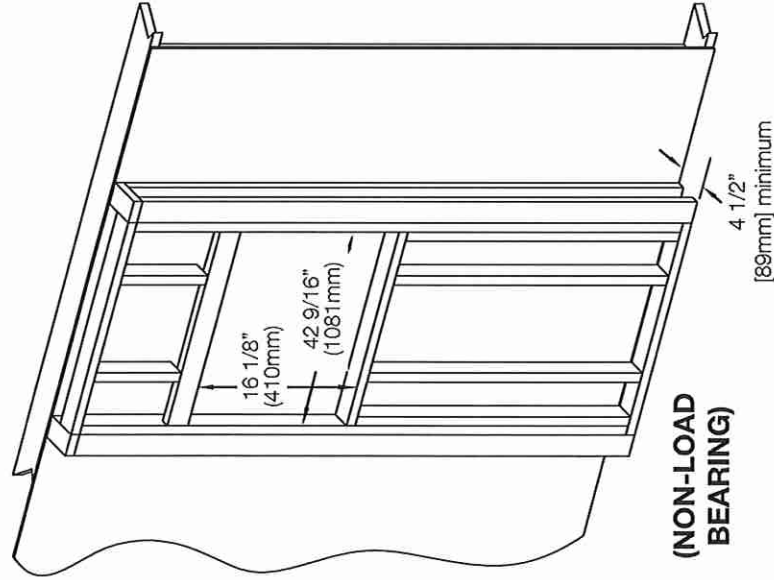
Clearances Minimum Mantel Clearances

⚠ WARNING

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

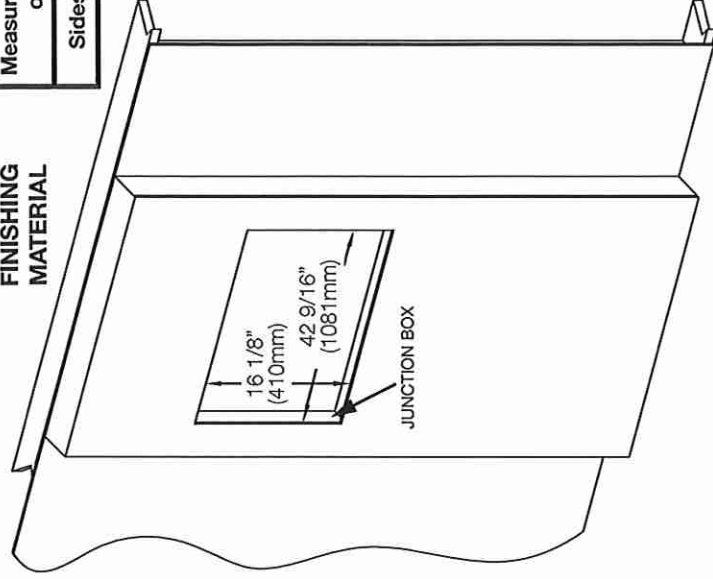


Framing



FINISHING MATERIAL

Measurements from body of appliance:	
Sides, Back, Top	0"



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.

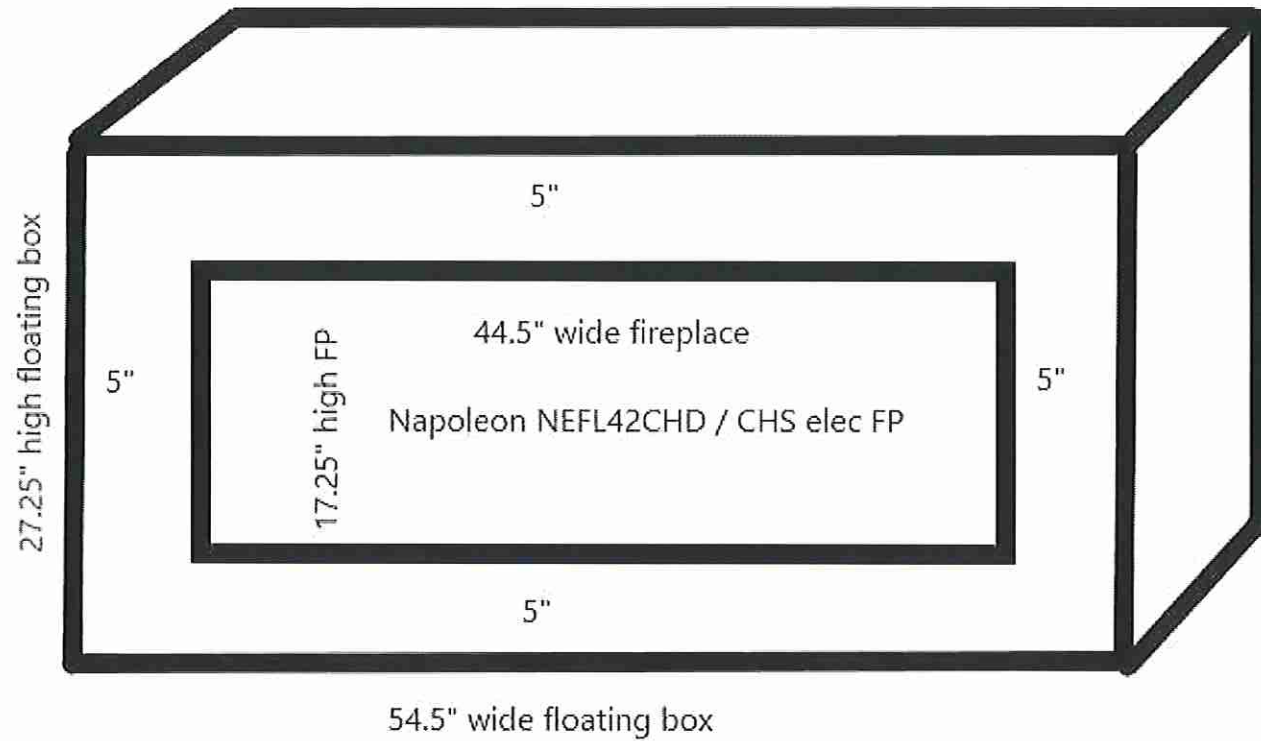
Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • 1(866)820-8686 • www.napoleon.com

W415-2872 / 03.20.20

LOT 14 BLK 57

LOT 14 BLK57

box depth
+/- 6.5 dppe for deep unit
+/- 5" deep for slim unit



LOT 14 BLK 57

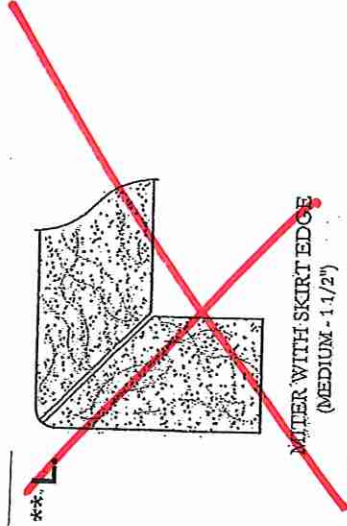
EDGE
DETAILS

004

* Powder Room
* Main Bath
* Master Ensuite

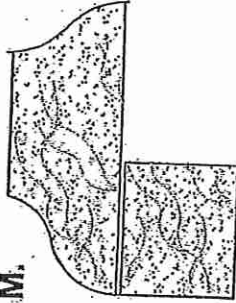


STRAIGHT EDGE
(STANDARD - 3/4")



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

M. * Kitchen



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

EDGING UP-GRADE OPTIONS

RECEIVED
10/15/17