



SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: ALEX GEORGE

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
9 Block 56	1	MILL POND-Elev B-SIDE UPGRADE	31-Oct-22

Date Added: 18-Jan-22 Invoice Number: 7662

1 - Install Standard CABLE Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - FRONT EXTERIOR - Install ONE (1) FESTIVE SOFIT PLUG Controlled with SINGLE POLE SWITCH (inside the house) - Plug to be installed beside garage (See Sketch) Note:
1 - MAIN FLOOR - CLARIFICATION; GREAT ROOM - **Purchaser to Receive Standard TEN (10) LED Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** ***SEE BELOW*** Note:
2 - GREAT ROOM - In addition to the Standard TEN (10) LED Pot Lights at the great room, Install ADDITIONAL TWO (2) LED POTLIGHTS at Great Room (See Sketch) Note:
1 - GREAT ROOM - Delete builders standard ceiling light, Install TWELVE (12) LED POT LIGHTS with TWO (2) Switches at Great Room. Six (6) LED Pot Lights to be on ONE (1) Switch, The remaining SIX (6) LED Pot Lights to be on a Separate Switch (See Sketch) Note: **Purchaser Not Being Charged for Additional Switch, Due to the deletion of the standard ceiling light**
1 - CLARIFICATION - REFER TO PE #7483, ITEM #2; MAIN BATH - DELETE the "Cordoba U-Channel Door for Main Bath and INSTALL the " KAMELEON" Glass Shower Sliders. Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door Note:
1 - CLARIFICATION - FIREPLACE UNIT; GREAT ROOM - Purchaser has requested to have the Fireplace Unit Be Installed APPROX. 20" AFF (above finished floor) at great room. Mantle to be Installed based on the unit being installed 20" AFF Note: **FIREPLACE UNIT Purchased During Structural Appointment - Refer to PE #7483**
1 - GREAT ROOM - Install FLOATING WALL MOUNT PAINT GRADE TRIM MANTLE for fireplace unit at great room (See Sketch) Note:
1 - GREAT ROOM - Install Standard Conduit Pipe at Great Room above fireplace mantle APPROX. 60" AFF (above finished floor) - To accommodate future installation of Wall Mount TV above the fireplace (See Sketch) Note:
1 - GREAT ROOM - Install ONE (1) ELECTRICAL PLUG at Great Room above fireplace mantle APPROX. 60" AFF (above finished floor) - To accommodate future installation of Wall Mount TV above the fireplace (See Sketch) Note:
339 - MAIN FLOOR - FLOORING - TILES - UPGRADE #1 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main floor, where applicable. To Include; Foyer, Mud Room, Powder Room, Kitchen/Dinette (To be Installed Straight) (See Sketch) Note:
50 - MAIN BATH - FLOORING - TILES - UPGRADE #1 - 20x20 PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main bath floor, where applicable (To be Installed Straight) (See Sketch) Note:
65 - MASTER ENSUITE - FLOORING - TILES - UPGRADE #1 - 20x20 PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout master ensuite floor, where applicable (To be Installed Straight) (See Sketch) Note:



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1 - SECOND FLOOR - FLOORING - UPPER HALL - Install LAMINATE FLOORING - 7 1/2" TORLEY'S HIGHLAND WATSON NATURAL OAK EEH-292 - To be installed throughout Upper Hall Only, where applicable in lieu of builders standard broadloom (See Sketch) 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 - KITCHEN - CABINETS - Install UPGRADE #3 CABINETS - PARIS MDF SHORELINE - To be installed throughout kitchen cabinetry, where applicable (See Sketch) Note:
1 - KITCHEN & BATHROOMS - SEE VILLA KITCHENS FOR ALL KITCHEN AND BATHROOMS UPGRADES / LAYOUTS (UPGRADE PACKAGE #1) (See Attached) Note:
1 - KITCHEN - COUNTERTOP - Install UPGRADE #2 Stone Countertop - EMMERSTONE BORGHINI AURORA To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - KITCHEN - COUNTERTOP EDGING - Install UPGRADE Countertop Edge - " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch) Note:
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 Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:
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 - To be installed throughout house, where applicable (See Sketch) **SEE BELOW ITEM - UPGRADE FRIDGE ONLY** Note:
1 - KITCHEN - Install UPGRADE FRIDGE at kitchen - WHIRLPOOL 30" Wide, French Door Fridge - MODEL # WRF560SEHZ - Stainless Steel (See Attached) Note:
1 - KITCHEN - Install WATER LINE ROUGH IN To Fridge area of kitchen (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:



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Date Added: 18-Jan-22 Invoice Number: 7662

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MAIN BATH & MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - CLARIFICATION; POWDER ROOM, MAIN BATH & MASTER ENSUITE - Install Builders Standard Plumbing Fixtures throughout all bathrooms, where applicable (See Sketch) Note:
1 - BONUS PACKAGE - REFER TO PE #7483, ITEM #4 - PURCHASER HAS APPLIED REMAINING \$251.05 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE 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 JANUARY 18, 2022 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: 02-Sep-21 Invoice Number: 7483

1 - GARAGE - Re-locate Central Vac Trunk Rough-In to Garage in lieu of Basement Vendor to Determine Location Note:
1 - MAIN BATH - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #2. (To Include; 2x2 Mosaic Floor, 6" Curb w/Stone, shower pot light and Glass Shower Panels {U-Channel CORDOBA}) (See Sketch) Note: **Color of Mosaics and Stone for Curb to be Determining During Decor Appointment**
1 - GREAT ROOM - Install OPTIONAL ELECTRIC FIREPLACE - MODEL #NEFL42CHD - (Includes Applicable Electrical) - To be installed at great room (See Sketch) Note: **Mantle / Finishes for Fireplace Unit to be Confirmed During Decor Appointment**
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Includes taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE. Note: **Remaining Bonus Package of \$251.05 (Includes Taxes) will be applied to upgrades completed during decor appointment**
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on SEPTEMBER 2, 2021 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:



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	Flooring		Wall Tile				Plumbing
	Description		Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	20x20 PULPIS GIRS (Straight) (UPG)		8x10 NATURALE GRIGIO (STD)	N/A	N/A	NONE	WHITE
Main Bathroom	20x20 PULPIS GIRS (Straight) (UPG)		8x10 NATURALE GRIGIO (STD)	N/A	N/A	NONE	WHITE
Laundry (2nd Floor)	13x13 COSTA WHITE (STD)		N/A	N/A	N/A	NONE	STD
Kitchen/Dinette	20x20 PULPIS GIRS (Straight) (UPG)		3x6 C&D ArcticWhiteBright(Stacked) (STD)	N/A	N/A	NONE	STD
Powder Room	20x20 PULPIS GIRS (Straight) (UPG)		N/A	N/A	N/A	NONE	WHITE
Mud Room	20x20 PULPIS GIRS (Straight) (UPG)		N/A	N/A	N/A	NONE	N/A
Foyer	20x20 PULPIS GIRS (Straight) (UPG)		Railings and Stairs Railings STD - MIRAGE RED OAK DRIFTWOOD Landing - Upper HighlandWatsonNauralOak (STD) Pickets STD - Steel 1/2" Square Plain - Flat Black Landing - Lower HighlandWatsonNauralOak (STD) Posts STD - MIRAGE RED OAK DRIFTWOOD Ledge - Upper N/A Stringers STD - MIRAGE RED OAK DRIFTWOOD Ledge - Lower NA Treads STD - MIRAGE RED OAK DRIFTWOOD Risers STD - MIRAGE RED OAK DRIFTWOOD Runner NONE Trim Baseboard & Casing STANDARD - STEP BEVEL Knobs STANDARD Front Door Glass STANDARD Hinges STANDARD Interior Doors STANDARD - CARRARA SMOOTH Grip Set STANDARD Cornice Moulding / Medalion Foyer NONE Living Room NONE Dining Room NONE Family Room NONE Main Hall NONE Kitchen NONE 2nd Floor Hall NONE				

Upper Hall	7 1/2" Highland Watson Natural Oak EEH-292 (Upg)	
Master Bedroom	BROADLOOM - Opening Night - 4002-20 (STD)	
Bedroom 2	BROADLOOM - Opening Night - 4002-20 (STD)	
Bedroom 3	BROADLOOM - Opening Night - 4002-20 (STD)	

Page 1 of 3

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

ALEX GEORGE

Vendor:

Grovetrail Developments Inc.

Printed Jan 18, 2022 2:53 pm



* INTERIOR COLOUR SCHEME *

Purchaser ALEX GEORGE	Decor Consultant Melissa Di Marino	Model and Elevation MILL POND-Elev B-SIDE UGRADE	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 31/10/2022	Property 9 Block 56
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	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	STANDARD - SILVER BIRCH	EURO RUSTICA - LARICE STONY RU-04 (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	9550-BNI
Main Bathroom	STANDARD - SILVER BIRCH	EURO RUSTICA - LARICE STONY RU-04 (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	9550-BNI
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE	NONE	NONE
Kitchen/Dinette	STANDARD - SILVER BIRCH	PARIS - MDF - SHORELINE (UPG)	☒ Emmerstone BorghiniAurora (UPG)	☒ " L " EDGE (UPG)	9303-96 BSN
Powder Room	STANDARD - SILVER BIRCH	EURO RUSTICA - LARICE BIANCO RU-05 (STD)	☒ Emmerstone Maple White (STD)	☒ " A " EDGE (STD)	9550-BNI
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Great Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Master Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				

Appliance Opening/Dimension
☒ Fridge Size Range
Built-Ins Microwave
Hood Fan Exhaust Opening ☒ 6" ☐ 8"
Dishwasher Cabinet

Fireplace

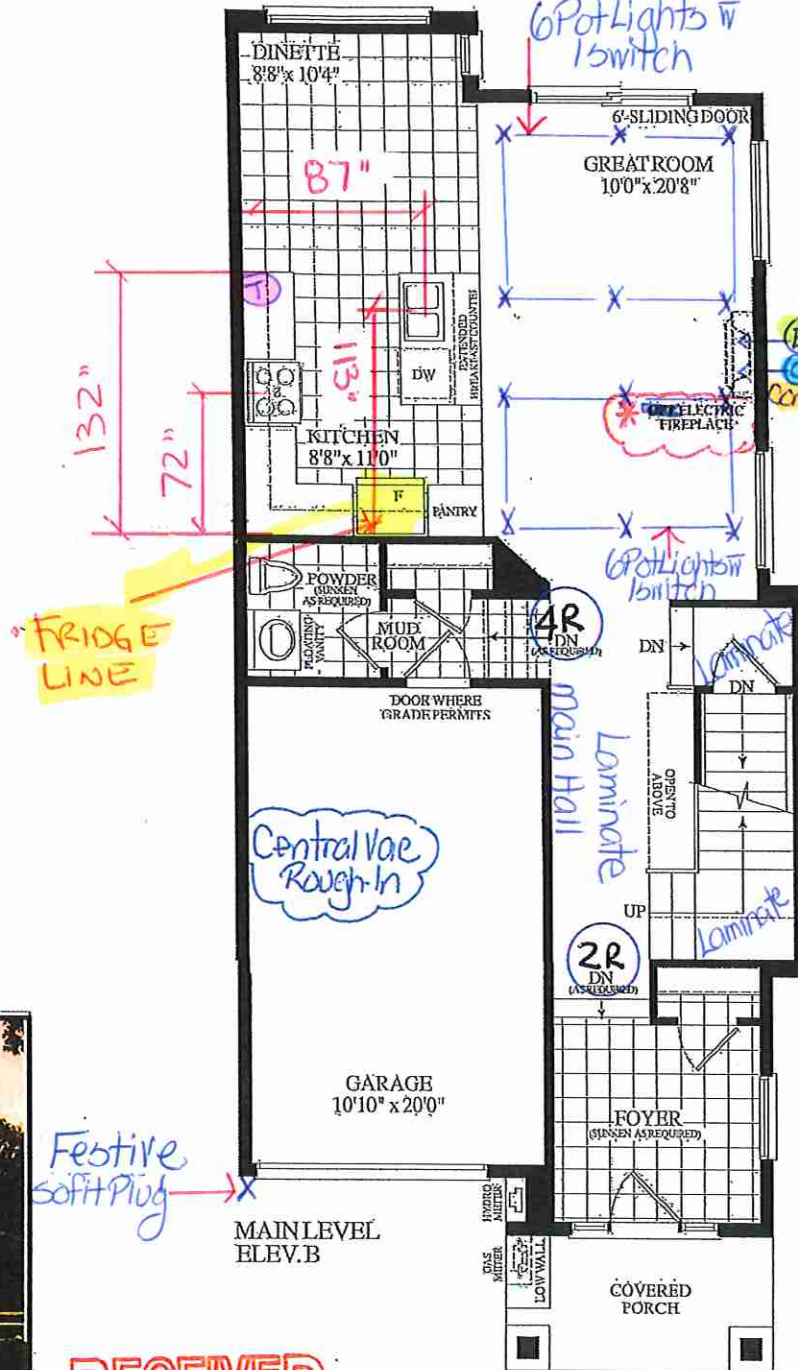
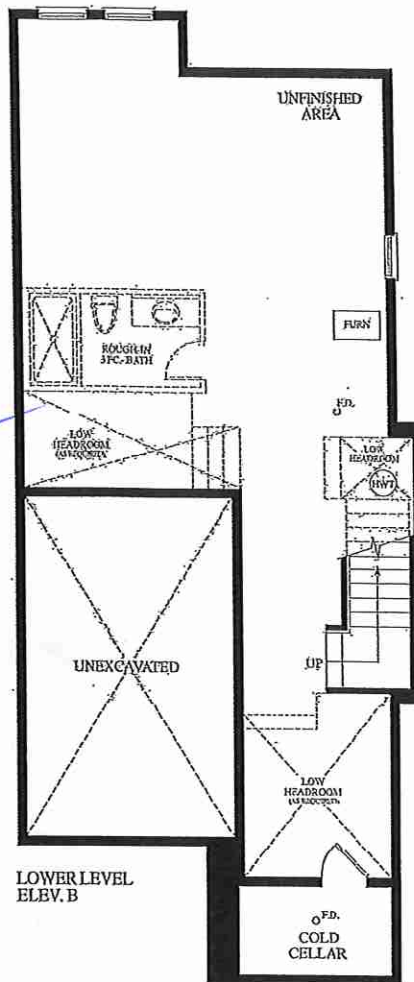
Fireplace	☒ GREAT ROOM	Fireplace	N/A
Location Flooring	☒ LAMINATE (STD)	Location Flooring	N/A
Style	☒ FLOATING	Style	N/A
Finish	☒ WHITE PAINT GRADE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes
APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE THOUGHOUT HOUSE, WHERE APPLICABLE
KITCHEN - INSTALL UPGRADE FRIDGE ONLY
KITCHEN - INSTALL STAINLESS STEEL HOODFAN AT KITCHEN

Sept. 2, 2021

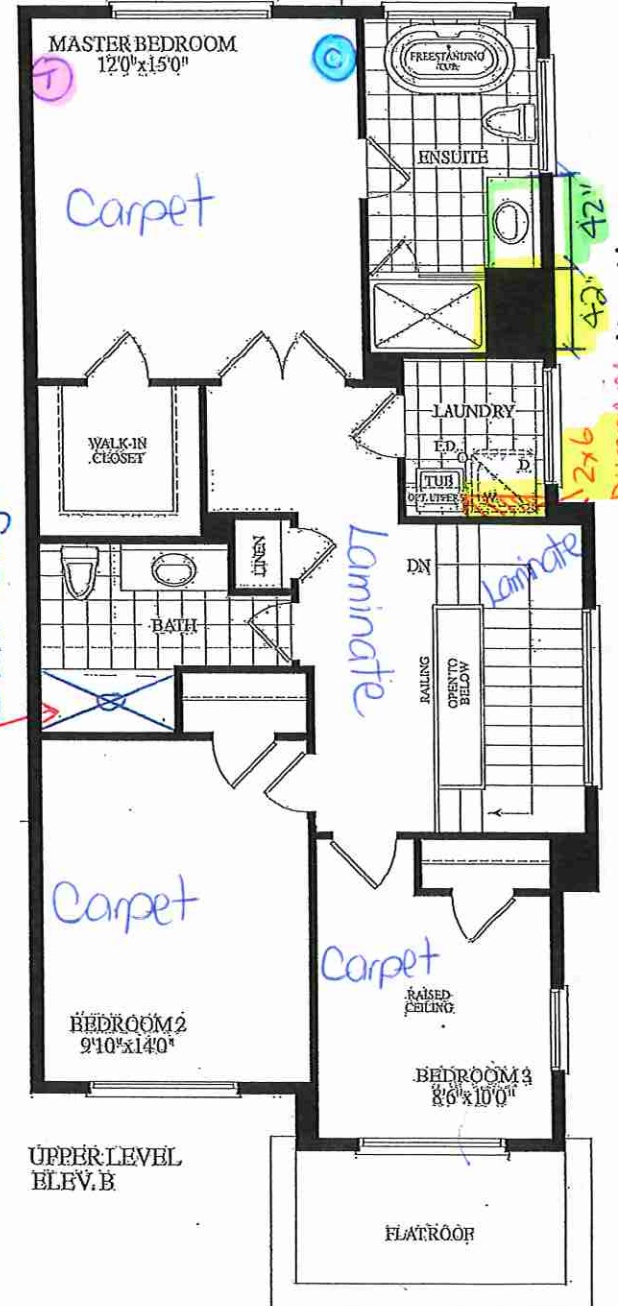
Cable - (x2) 
Telephone - (x2) 
Electrical - (x1) 
Conduit Pipe (x1) 

ELECTRICAL
PLUG + CONDUIT
Approx. 60" ABOVE
FINISHED FLOOR



RECEIVED
AUG 5-21

* Delete Tub/shower Enclosure
* Install Shower Stall w/ KAMELEON GLASS SLIDERS
2x2 Mosaics + 6" Curb w/ Stone
Shower Pot Light



BLK #56 TH #9 - 20-10 ELEV. B
SIDE UPGRADE

Villa

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: MILLPOND 2010 UPG 1

KITCHEN

NOTE: BULKHEAD
BASED ON
PROFILED CROWN

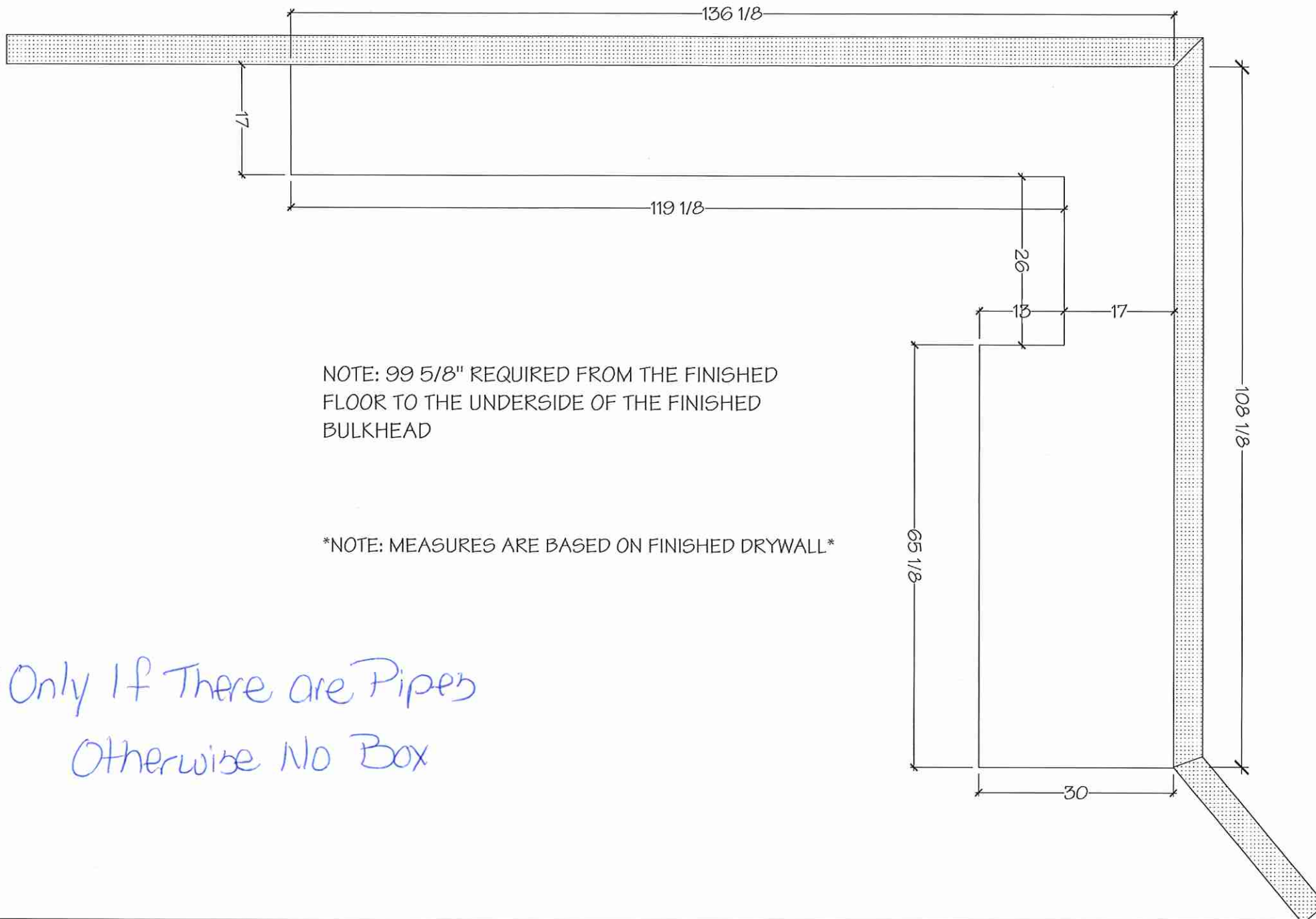
Lot 9 / BIK56

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DATE: JUNE 18/2021

REVISION: NOVEMBER 16/2021

PAGE: 1 OF 2



* Only If There are Pipes
Otherwise No Box

Villa

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KITCHEN

NOTE: THIS SITE GETS STD-CROWN

UPGRADE 1 PKG INCLUDES:

- DUAL WASTE BIN
- POT DWR
- 4 PULLOUTS IN PANTRY
- DEEP FRIDGE UPPER
- SOFT CLOSE DRS + DWRs

Lot 9 / BIK 56

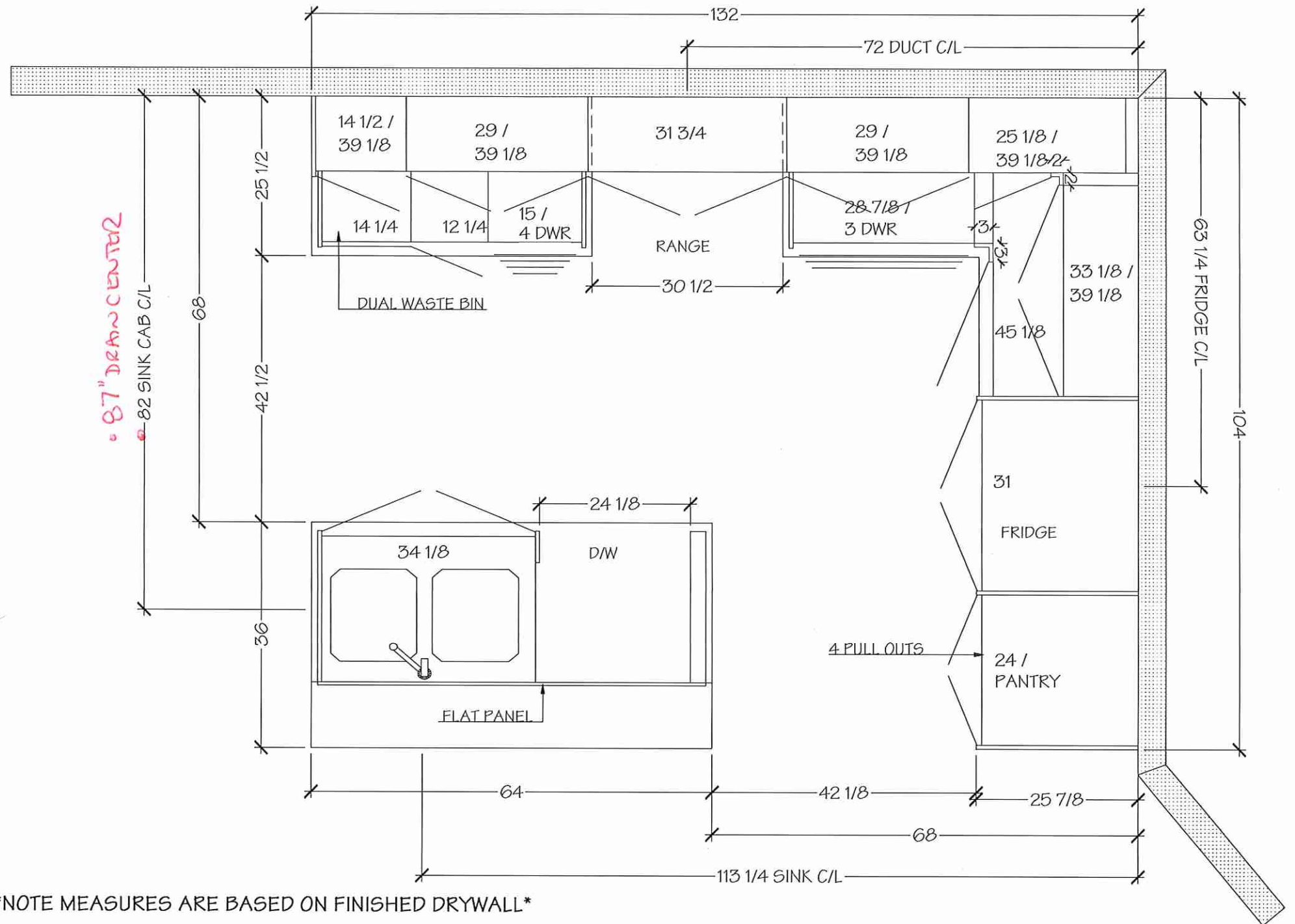


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NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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KITCHEN

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Lot 9/BK56

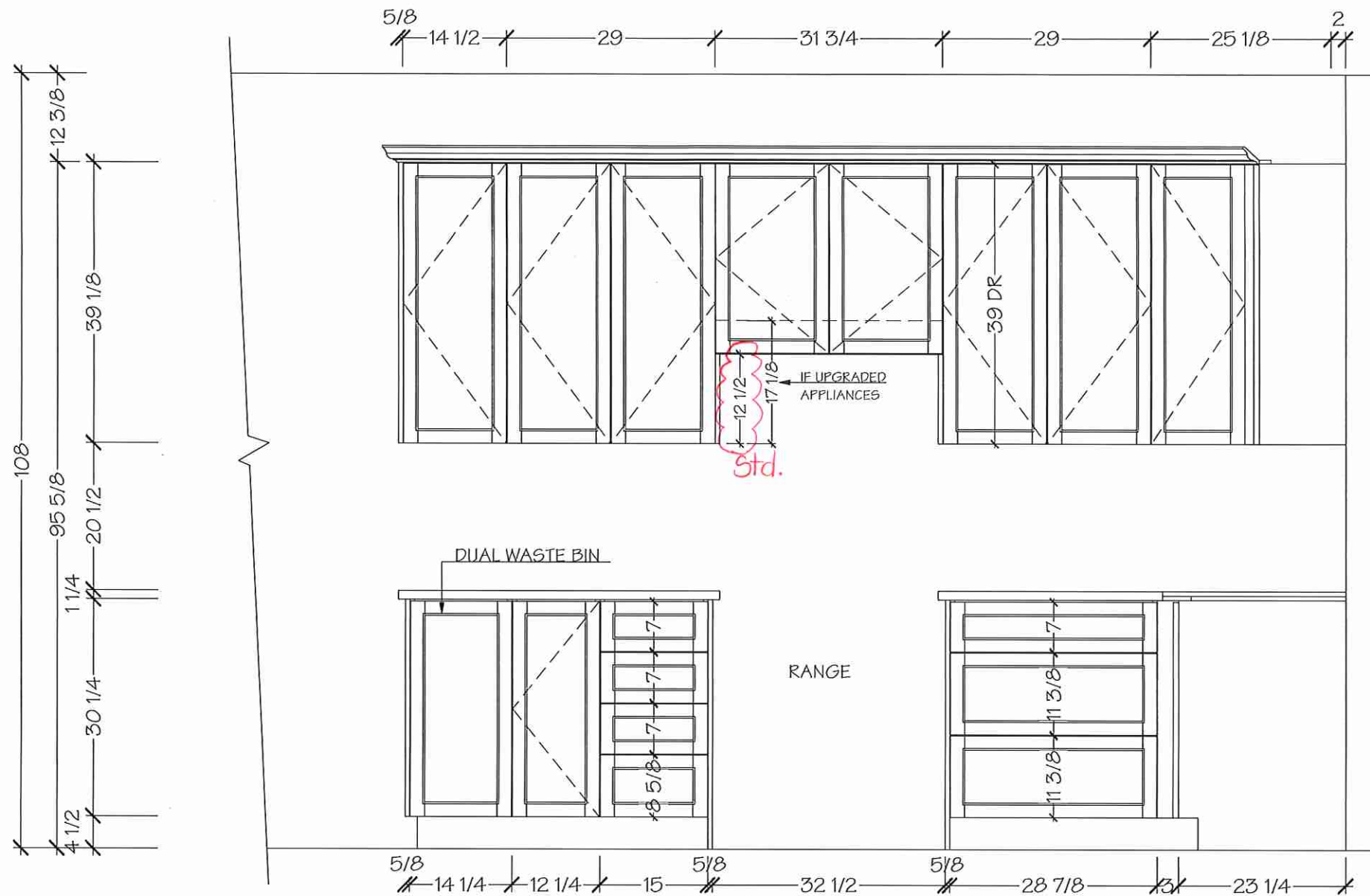


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KITCHEN

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UPGRADE 1 PKG INCLUDES:

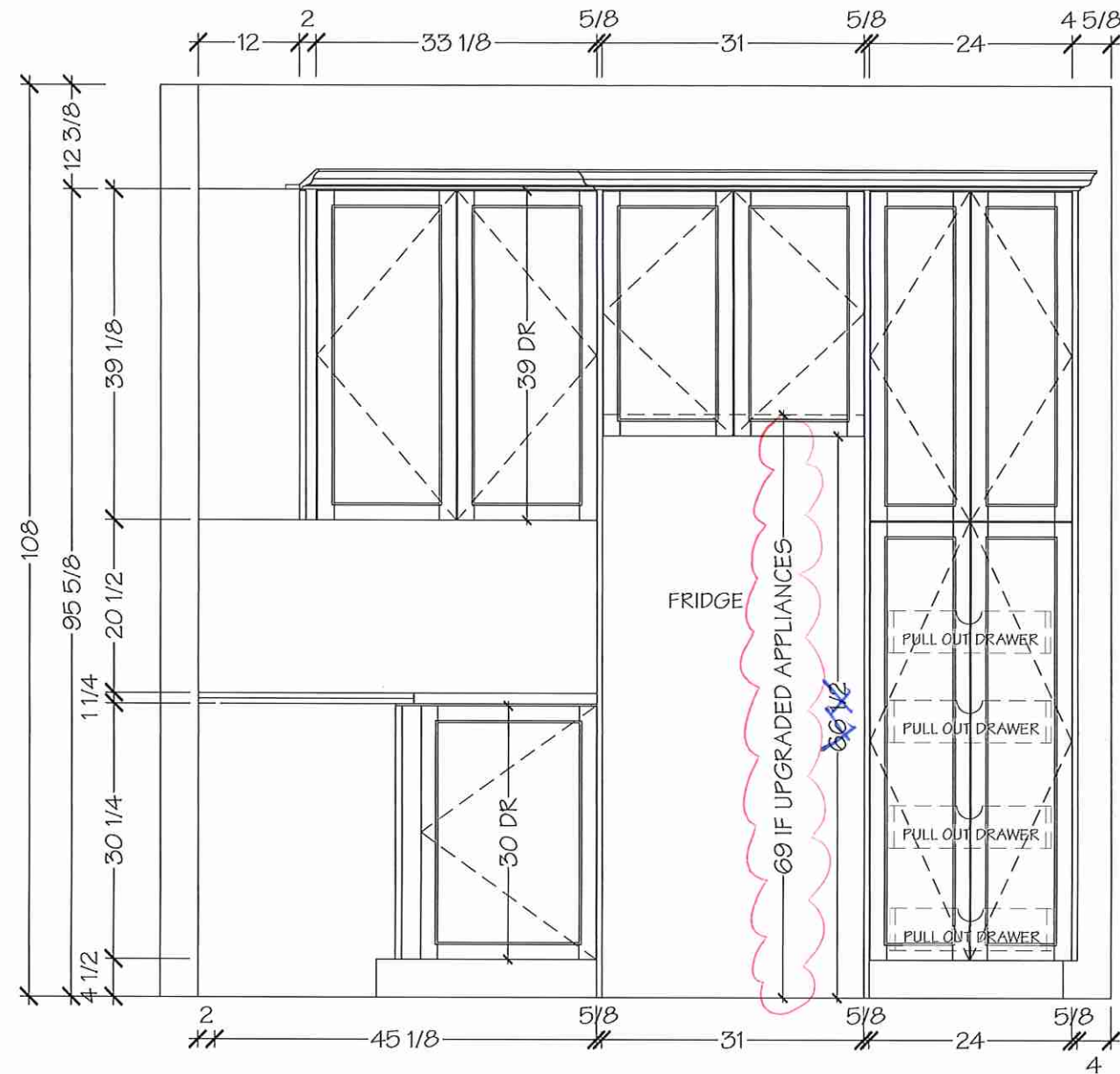
- DUAL WASTE BIN
- POT DWR
- 4 PULLOUTS IN PANTRY
- DEEP FRIDGE UPPER
- SOFT CLOSE DRS + DWRS

+ OPTIONAL MAGIC CORNER

Lot 9 / Blk 56



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- SOFT CLOSE DRS + DWRS

Lot 9/BK 56

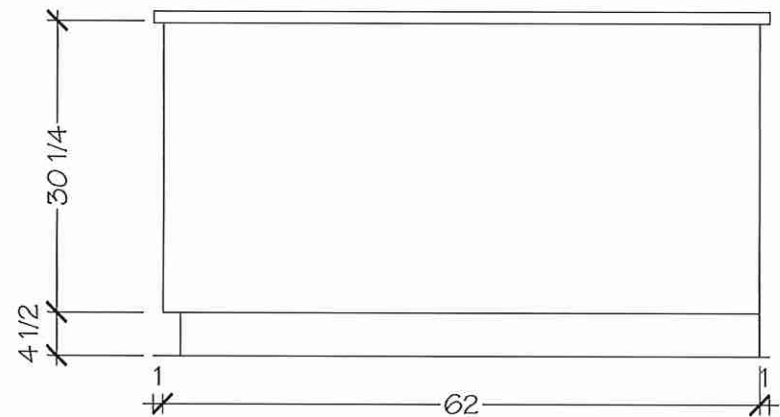
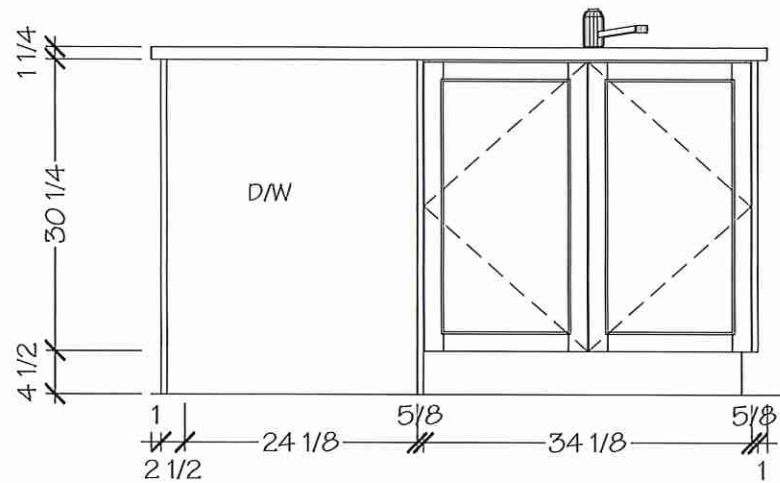


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POWDER ROOM

Lot 9 / BIK 56

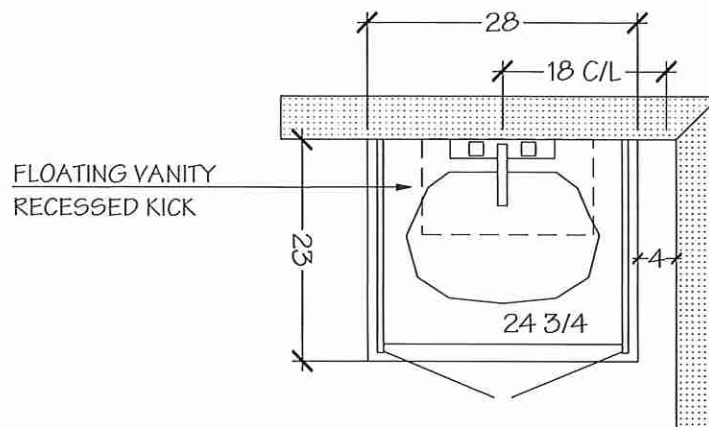
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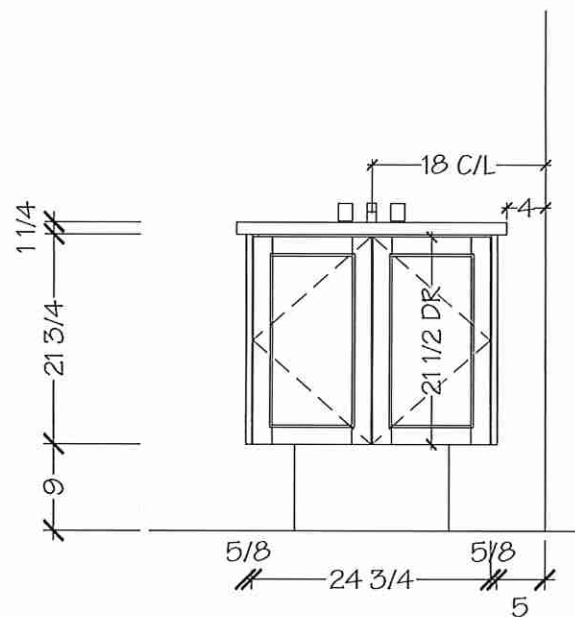
PAGE: 8 OF 12



POWDER ROOM

UPG 1 INCLUDES:

-SOFT CLOSE DRS



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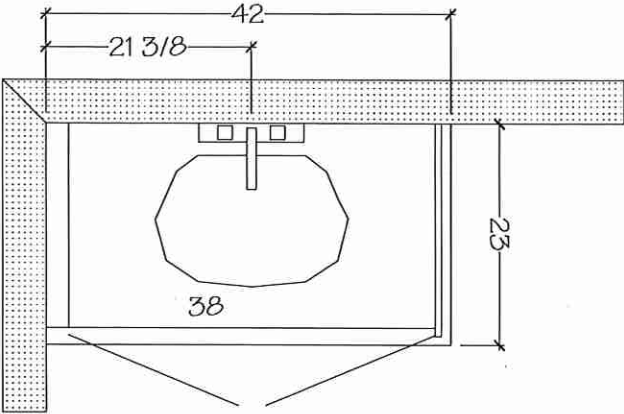
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MODEL: MILLPOND 2010 UPG 1

MASTER ENSUITE

Lot 9 / BIK 56

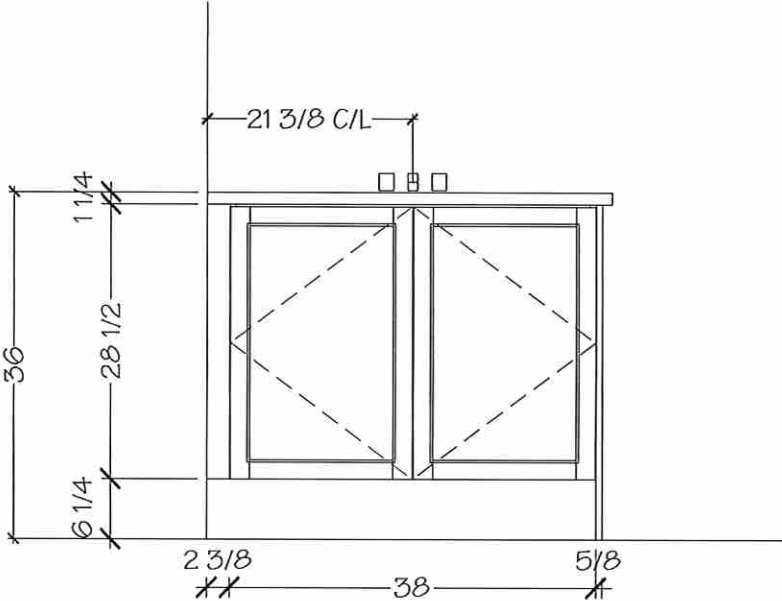


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MASTER ENSUITE

- UPG 1 INCLUDES:
- 60FT CLOSE DRS + DWRs
 - 36"H VANITY



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MAIN BATH

Lot 9 / BIK 56

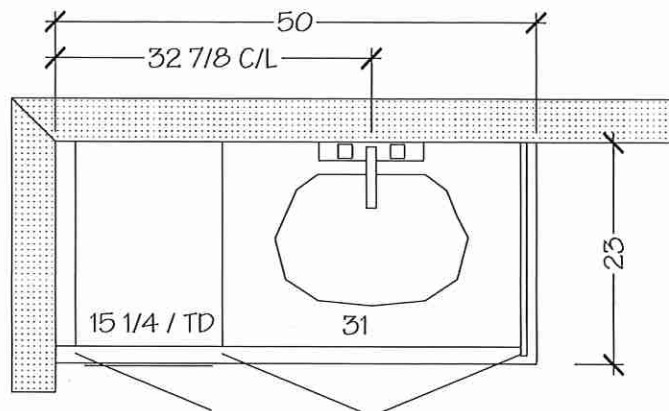
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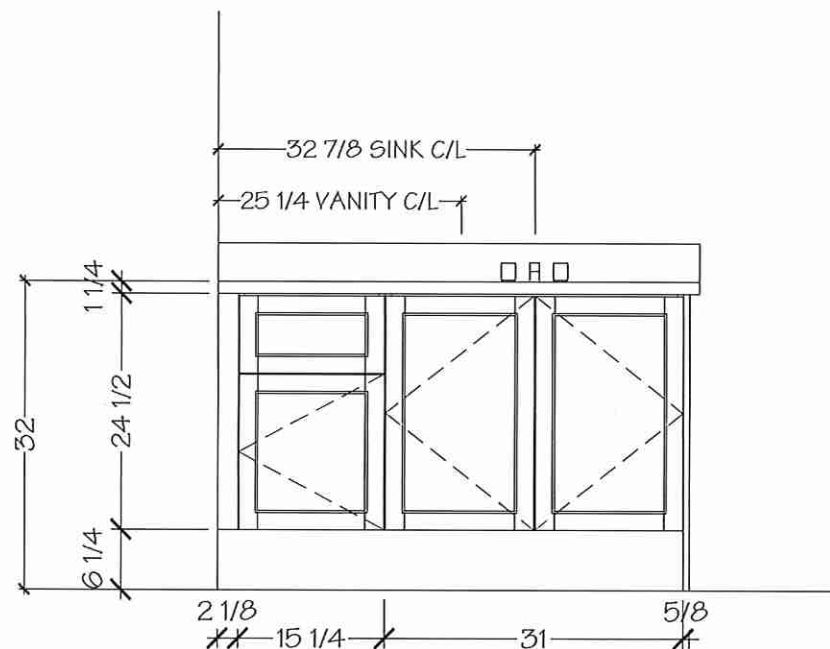
PAGE: 10 OF 12



MAIN BATH

UPG 1 INCLUDES:

-SOFT CLOSE DRS + DWRS



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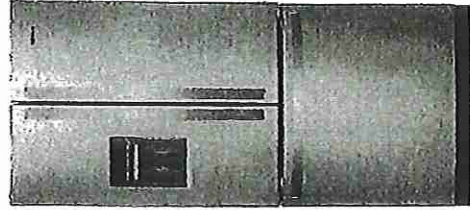
Lot 9 / BIK 56

8.1

Whirlpool®

30-inch Wide French Door Refrigerator - 20 cu. ft.

WRF560SEHZ



Available Finishes/Colours

☒ WRF560SEHB
Black

☒ WRF560SEHV
FingerPrint
Resistant Black
Stainless Steel

☐ WRF560SEHW
White

☐ WRF560SEHZ
FingerPrint
Resistant Stainless
Steel

Manuals & Literature:

 [Dimension Guide](#)

 [Energy Guide](#)

 [Use and Care](#)

 [Warranty](#)

Find purposefully-designed storage zones for items you use most in this 30-inch french door bottom freezer refrigerator. Humidity-controlled crispers let you store fruits and veggies in their ideal environment while adjustable gallon door bins add loading flexibility when and where you need it.

Top Features

Adjustable Gallon Door Bins

Move these adjustable bins anywhere in the door for increased loading flexibility when and where you need it.

Tuck Shelf

Make room for tall items. The front adjusts and slides out of the way, creating space for things like a 2-liter bottle or large salad bowl.

Humidity-Controlled Crispers

Store fruits and vegetables in their ideal environment.

Spillproof Glass Shelves

Simplify cleanup with shelves that help contain spills and prevent liquids from leaking below.

Dimensions

Depth 34 3/8

Height 68 3/8

Width 30

Configuration and Overview

Number of Doors 3

Compatibility

Connectivity No

Works With No

AHAM Volumes And Shelf Area

Freezer Volume (Cu Ft) 6.34

Refrigerator Volume (Cu Ft) 13.34

Total Volume (Cu Ft) 19.7

Details
Advance Foam Insulation 99.9% lower Global Warming Potential and Better Energy Performance

Configuration and Overview

Advance Foam Insulation 99.9% lower Global Warming Potential and Better Energy Performance

Cooling Type Single Evaporator

Counter Depth No

Door Style Contour

Misc.

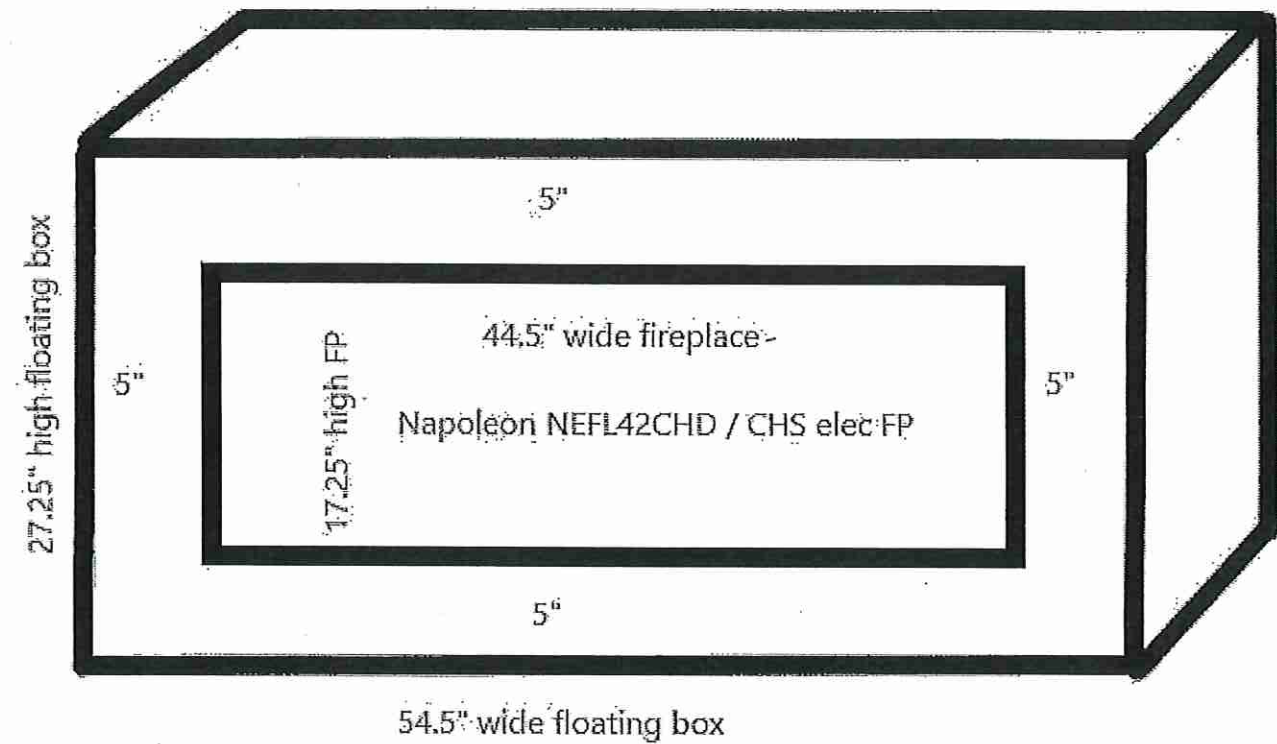
Accessory Relationships Yes

LOT 9. BLK 56.

box depth

+/- 6.5 dppe for deep unit

+/- 5" deep for slim unit



GREAT ROOM

20" A.F.F

Lot 9 BLK56

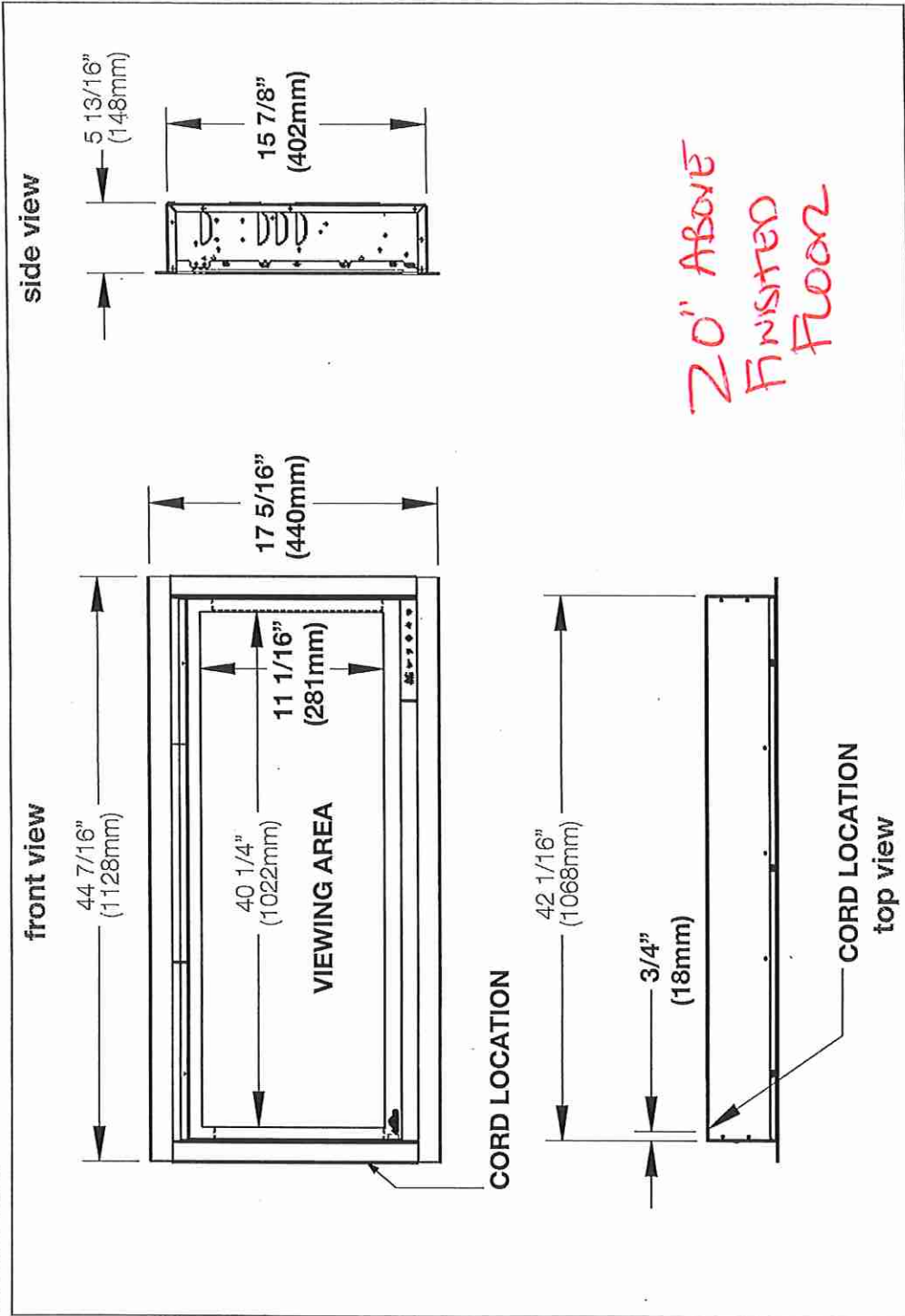


ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE

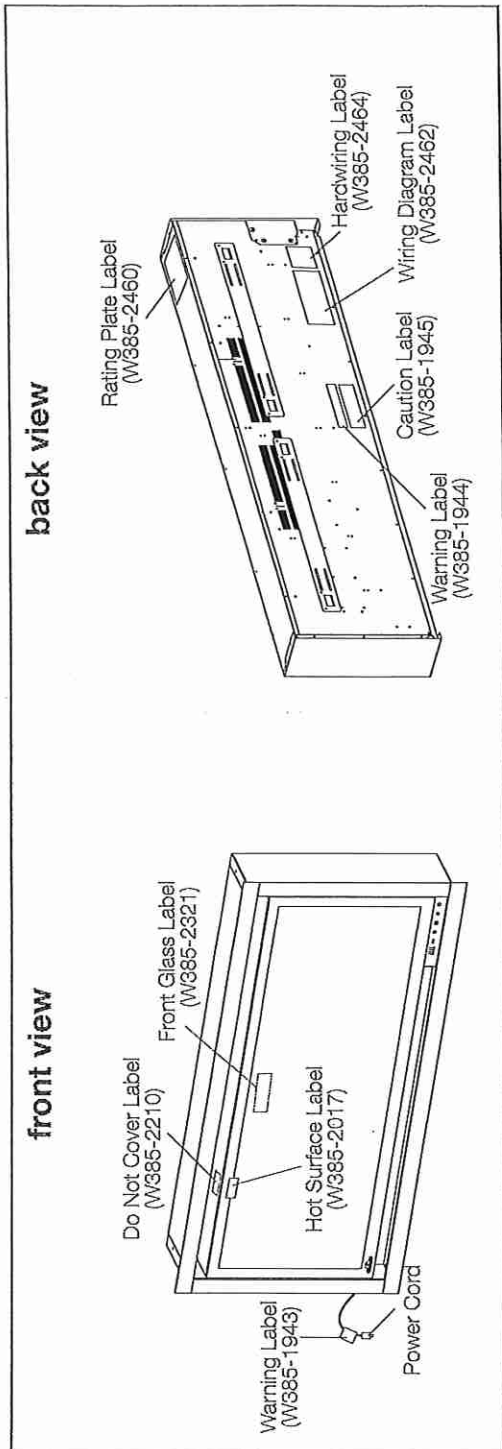
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL42CHD-1	5000 / 9000	44 7/16	42 9/16	17 5/16	16 1/8	5 13/16	6 1/16	11 1/16 x 40 1/4

Dimensions



Label Location



W415-2876 / 03.20.20

LOT 9 BLK 56

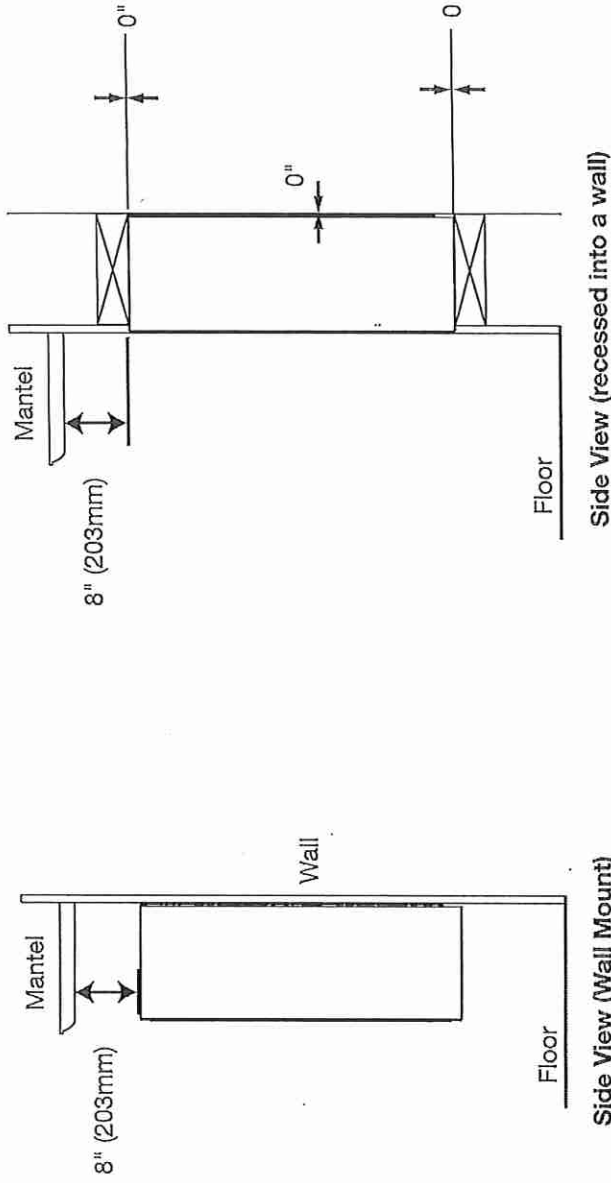
ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE



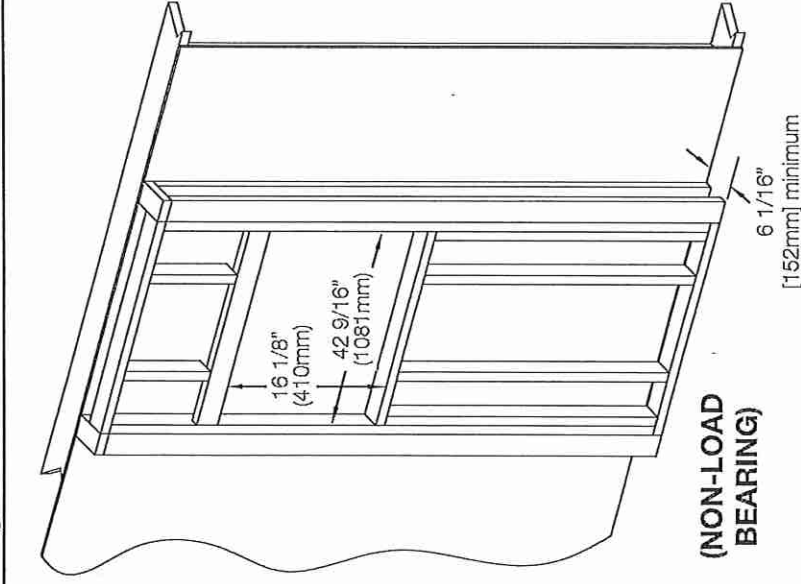
Clearances Minimum Mantel Clearances

▲ WARNING

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

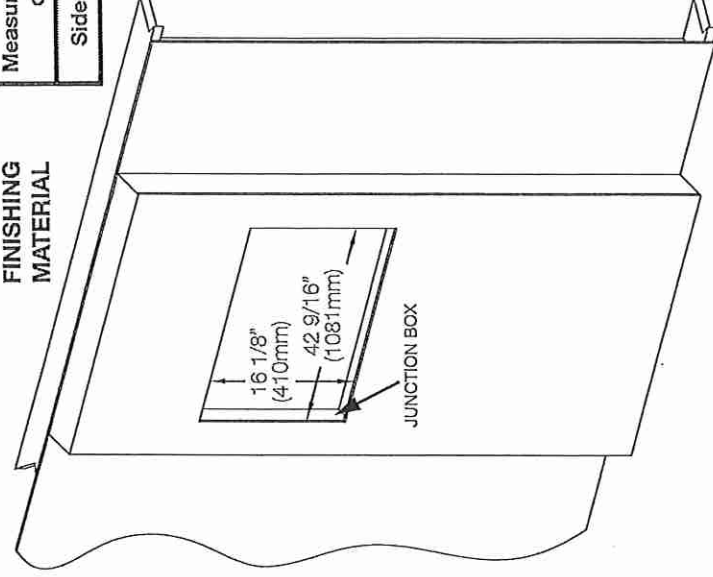


Framing



FINISHING MATERIAL

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

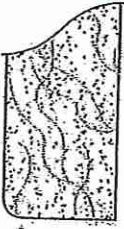
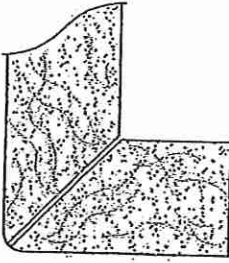
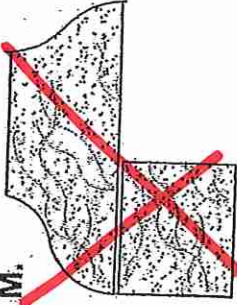


Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

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

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Lot 9/BIK56

EDGE DETAILS	
004	
A.  STRAIGHT EDGE (STANDARD - 3/4") ** L.  MITER WITH SKIRT EDGE (MEDIUM - 1 1/2") M.  OGEE - SQUARE EDGE (MED./HIGH - 1 1/2") * Powder Room * Main Bath * Master Enuite * Kitchen 	

EDGING UP-GRADE OPTIONS

RECEIVED
RCS