



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: COLIN TIN YO CHAN and INGRID CHARMAINE HON

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
25 Block 59	1	LAWRENCE Elev A1	04-Oct-22	

Date Added: 11-Feb-22

Invoice Number: 7762

1 - Standard Cable, Telephone , and Conduit Rough in (See Sketch)
Note:

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

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable.
Note:

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 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.
Note:

1 - KITCHEN- Install an upgarded undermount sink in the kitchen, in lieu of the bulders standard undermount sink. Install the Blanco FORMERA U SUPER SINGLE Model # 402241
Note:

1 - KITCHEN- Install a 3rd upgrade counter top in the kitchen, in lieu of teh builders standard. Install the Emmerstone BORGHINI EXTRA, throughout the kitchen, where applicable
Note:

1 - KITCHEN- Install an upgraded counter top Edge in the kitchen, in lieu of the builders standard Edge. Install the "L" 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 - CLARIFICATION- POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.
Note:

50 - MASTER ENSUITE- Install an Upgrade #1 floor tile for the Master Ensuite floor, in lieu of the builders standard floor tile. Install the 18x18 LIVORNO GRIS
Note:

1 - KITCHEN- Install Laminate on the Kitchen floor, in lieu of the builders standard tile. Install the Highland Watson Natural Oak EE-H-292, throughout the Kitchen , where applicable
Note:

1 - UPPER HALL- Install Laminate on the Upper Hall, in lieu of the builders standard carpet. Install the Highland Watson Natural Oak EE-H-292, throughout the Upper Hall.
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.



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25 Block 59	1	LAWRENCE Elev A1	04-Oct-22	

Date Added: 11-Feb-22

Invoice Number: 7762

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- Delete the builders standard ceiling light and Install SIX (X6) pot lights in the Great Room. All SIX (X6) pot lights to be on one switch (See Sketch)
Note:

1 - KITCHEN- Relocate the builders standard ceiling light and switch to above the Island. (See Sketch)
Note:

1 - KITCHEN- In addition to the builders ceiling light and switch above teh isalnd, Install FOUR (X4) pot lights in the kitchen. All FOUR (X4) pot lights to be on one seperate switch (see Sketch)
Note: **PLEASE NOTE** The purchaser has been charged ONLY for 1 additional switch, as the pot lights above are standard.

3 - MAIN HALL- Delete the builders standard ceiling light and Install THREE (X3) pot lights in the Main Hall. All THREE (X3) pot lights to be on one switch (See Sketch)
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL AND 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: 16-Sep-21

Invoice Number: 7513

1 - FRONT EXTERIOR DOUBLE DOOR- Due to the possible shortage of the original standard 3/4 glass pane front door, Replacement 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 pane 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: 23-Aug-21

Invoice Number: 7485

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

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 \$5,805.00 (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 AUGUST 19,2021
Note:


INTERIOR COLOUR SCHEME

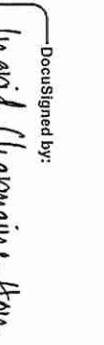
Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
COLIN TIN YO CHAN & INGRID CHARMAINE HON	Laura Di Pede	LAWRENCE Elev A1	/	Grovetrail Developments Inc.	04/10/2022	25 Block 59

Page 1 of 3

	Flooring	Wall Tile	Plumbing				
	Description	Main	Accent/Insert	Border / Listello	Pattern		
Master Ensuite	✓ 18X18 LIVORNO GRIS (UPGD)	8X10 UNIWAL WHITE GLOSS (STD)	N/A	N/A	N/A	WHITE	
Main Bathroom	✓ 13X13 MALENA ICE (STD)	8X10 MALENA ICE (STD)	N/A	N/A	N/A	WHITE	
Powder Room	✓ 13X13 MALENA ICE (STD)					WHITE	
Kitchen/Dinette	✓ Highland Watson Natural Oak EE-H-292 (UPGD)	3X6 Arctic White Bright-Stacked (STD)	N/A	N/A	N/A	See Notes	
Laundry 1st Floor	✓ 13X13 MALENA ICE (STD)	N/A	N/A	N/A	N/A		
Foyer	✓ 13X13 MALENA ICE (STD)						
Main Hall	✓ Highland Watson Natural Oak EE-H-292 (STD)						
Great Room	✓ Highland Watson Natural Oak EE-H-292 (STD)						
		Railings and Stairs					
		Railings	✓ (STD) MIRAGE DRIFTWOOD	Landing - Upper	Watson Natural Oak (STD)	Foyer	NO
		Pickets	✓ (STD) PLAIN FLAT BLACK	Landing - Lower	13X13 MALENA ICE (STD)	Living Room	NO
		Posts	✓ (STD) MIRAGE DRIFTWOOD	Ledge - Upper	N/A	Dining Room	NO
		Stringers	✓ (STD) MIRAGE DRIFTWOOD	Ledge - Lower	N/A	Family Room	NO
		Treads	✓ (STD) MIRAGE DRIFTWOOD			Main Hall	NO
		Risers	✓ (STD) MIRAGE DRIFTWOOD			Kitchen	NO
		Runner	NO			2nd Floor Hall	NO
Upper Hall	✓ Highland Watson Natural Oak EE-H-292 (UPGD)	Trim					
		Baseboard & Casing	✓ STANDARD- COLONIAL	Knobs	✓ STANDARD- LEVER		
		Front Door Glass	✓ STANDARD	Hinges	✓ STANDARD		
		Interior Doors	✓ STANDARD	Grip Set	✓ STANDARD		
Master Bedroom	✓ 40 OZ OPENING NIGHT # 4002-20 (STD)	Notes					
Bedroom 2	✓ 40 OZ OPENING NIGHT # 4002-20 (STD)	**MASTER ENSUITE** 2X2 WHITE MOSAIC SHOWER FLOOR WITH WHITE QUARTZ TOP					
Bedroom 3	✓ 40 OZ OPENING NIGHT # 4002-20 (STD)	**KITCHEN- INSTALL AN UPGRADE UNDERMOUNT SINK BLANCO MODEL # 402241- INSTALL BUILDERS STANDARD SINGLE HOLE FAUCET**					

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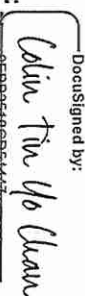
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DocuSigned by:  David H. Brown

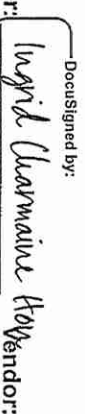
Page 1 of 3

Consultant: 

Laura Di Pede

Purchaser: 

DocuSigned by:
Colin Tin Yo Chan
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Purchaser: 

DocuSigned by:
Ingrid Charmaine Hon
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Vendor: 

INTERIOR COLOUR SCHEME

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
COLIN TIN YO CHAN & INGRID CHARMAINE HON	Laura Di Pede	LAWRENCE Elev A1	/	Grovetrail Developments Inc.	04/10/2022	25 Block 59

Page 2 of 3

Room	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	(STD) SILVER BIRCH	NEW YORK WHITE THERMOFOIL (STD)	Emmerstone MAPLE WHITE (STD)	1" A" EDGE (STD)	9531BSN (Std)
Main Bathroom	(STD) SILVER BIRCH	NEW YORK WHITE THERMOFOIL (STD)	Emmerstone MAPLE WHITE (STD)	1" A" EDGE (STD)	9531BSN (Std)
Powder Room	(STD) SILVER BIRCH	NEW YORK WHITE THERMOFOIL (STD)	Emmerstone MAPLE WHITE (STD)	1" A" EDGE (STD)	9531BSN (Std)
Kitchen/Dinette	(STD) SILVER BIRCH	NEW YORK WHITE THERMOFOIL (STD)	Emmerstone BORGHINI EXTRA (Upgd)	1" L" EDGE UPGRADE	930396BSN (Std)
Laundry 1st Floor	(STD) SILVER BIRCH	N/A	N/A	N/A	N/A
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	Notes
Fridge Size STANDARD Range Sid 31in Opening	*INSTALL BUILDERS STANDARD APPLIANCES** *Install Builders Standard S/S Exhaust Fan*
Built-Ins None Microwave None	
Hood Fan Sid 30in Exhaust Opening 6" 8"	
Dishwasher Cabinet Sid 24in Opening	

Fireplace	Fireplace
Fireplace NO	Fireplace N/A
Location Flooring NO	Location Flooring N/A
Style NO	Style N/A
Finish NO	Finish N/A
Marble NO	Marble N/A
Hearth NO	Hearth N/A

Page 2 of 3

DocuSigned by:

DocuSigned by:

Decor Consultant:

Purchaser:

Purchaser:

Vendor:

Laura Di Pede

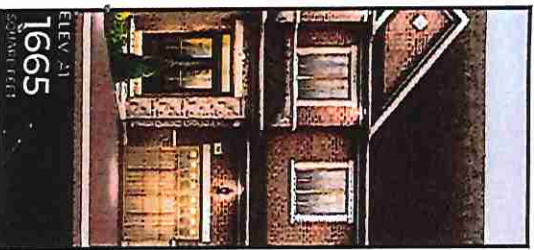
Colin Tin Yo Chan

Ingrid Charmaine Hon

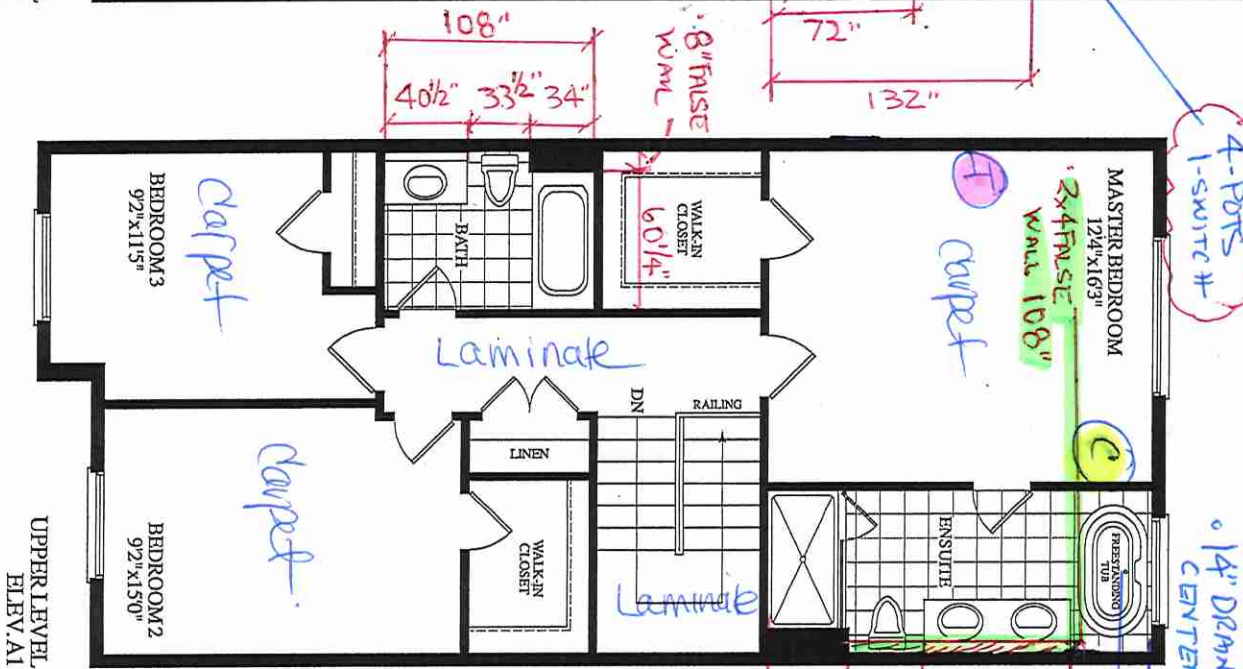
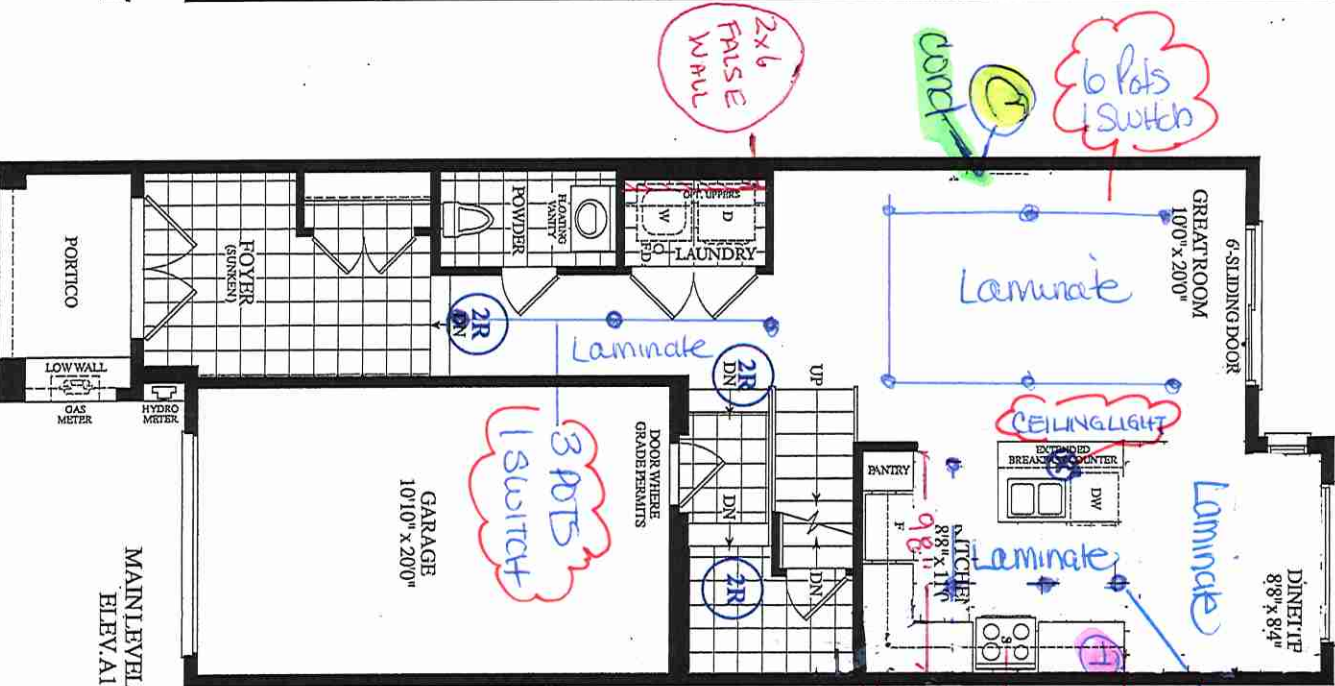
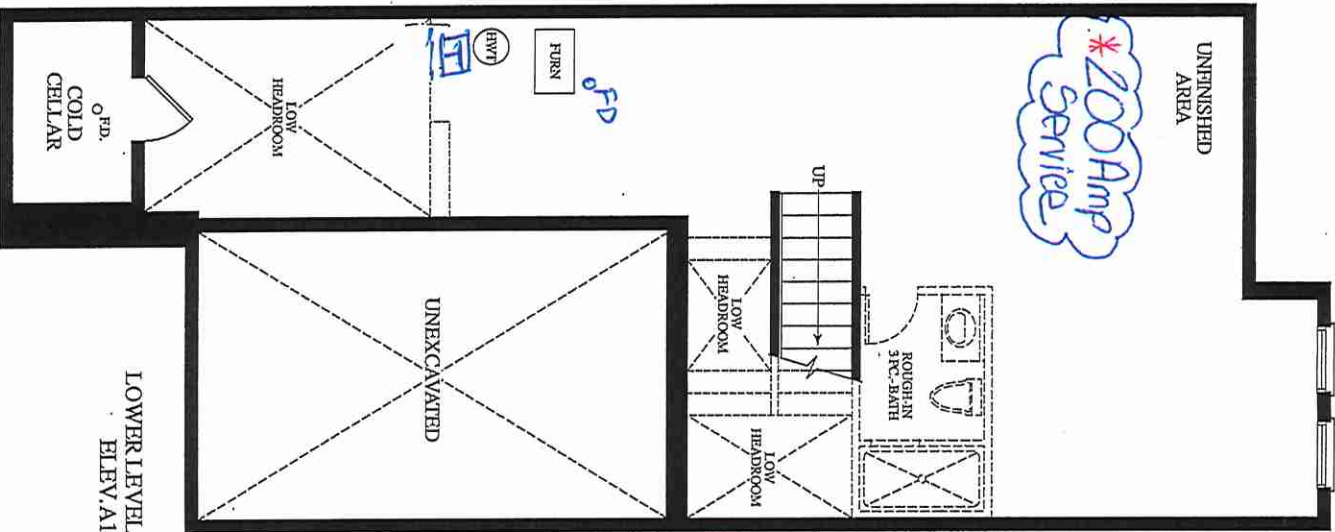
Grovetrail Developments Inc.

August 19, 2021

Conduct
(C) (X2)
(T) (X2)



ELEV. A1
1665



ELEV. A1
20-07 LOT #25 BLK 59

RECEIVED
Aug 17 2021

Willa
KITCHENS & FINE CABINETRY LTD

KITCHENS & FINE CABINETRY LTD

8111 Jane St. Unit 10

Concord, Ontario L4K 4L7

Tel. (905) 669-7028
Fax: (905) 660-7003

Fax. (905) 669-7903

email: designstudio@villakitchens.ca

www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

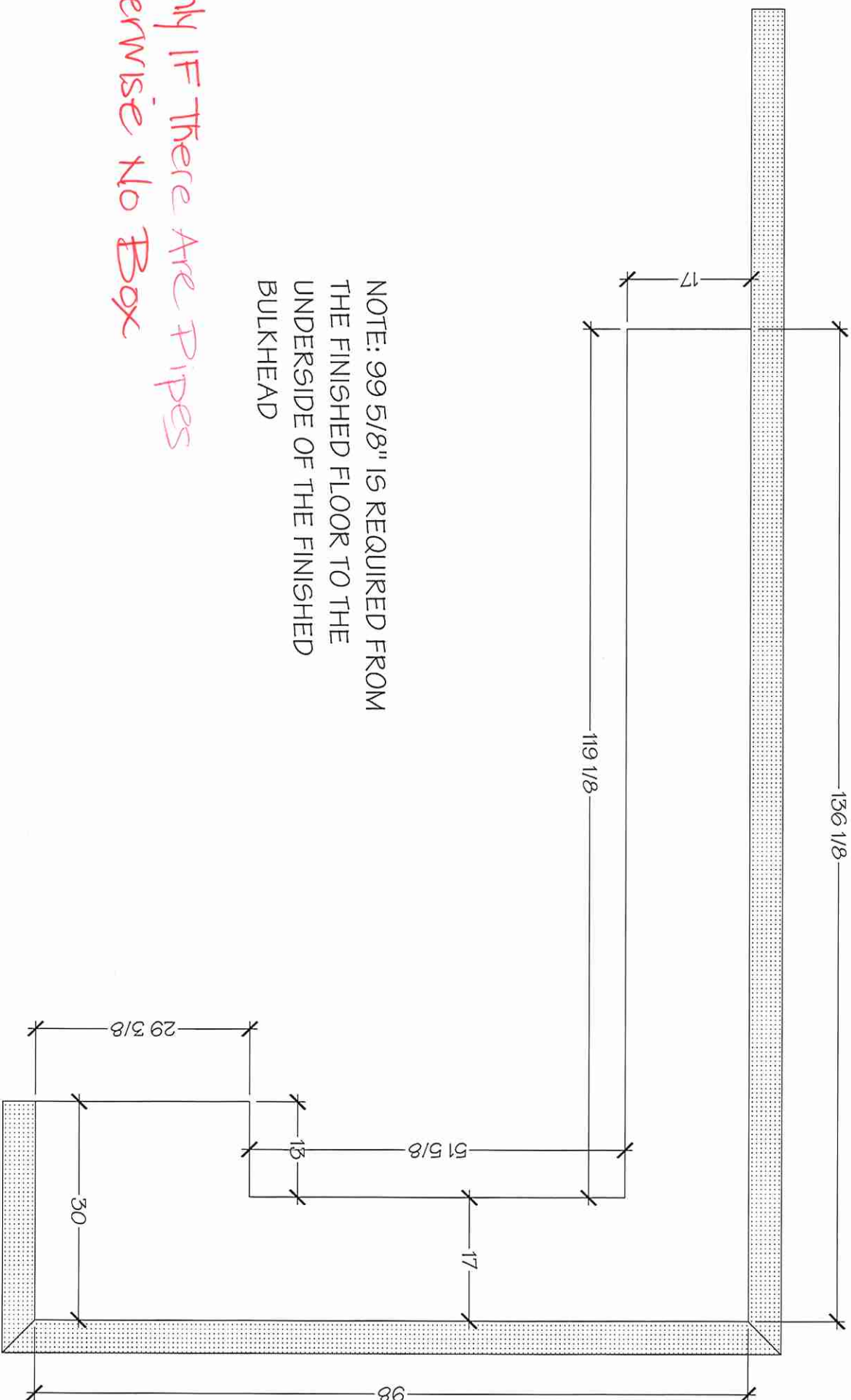
PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFILED CROWN



* Only if there are pipes
otherwise no box

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

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DATE: SEPT 09/2021

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PAGE: 1 OF 2



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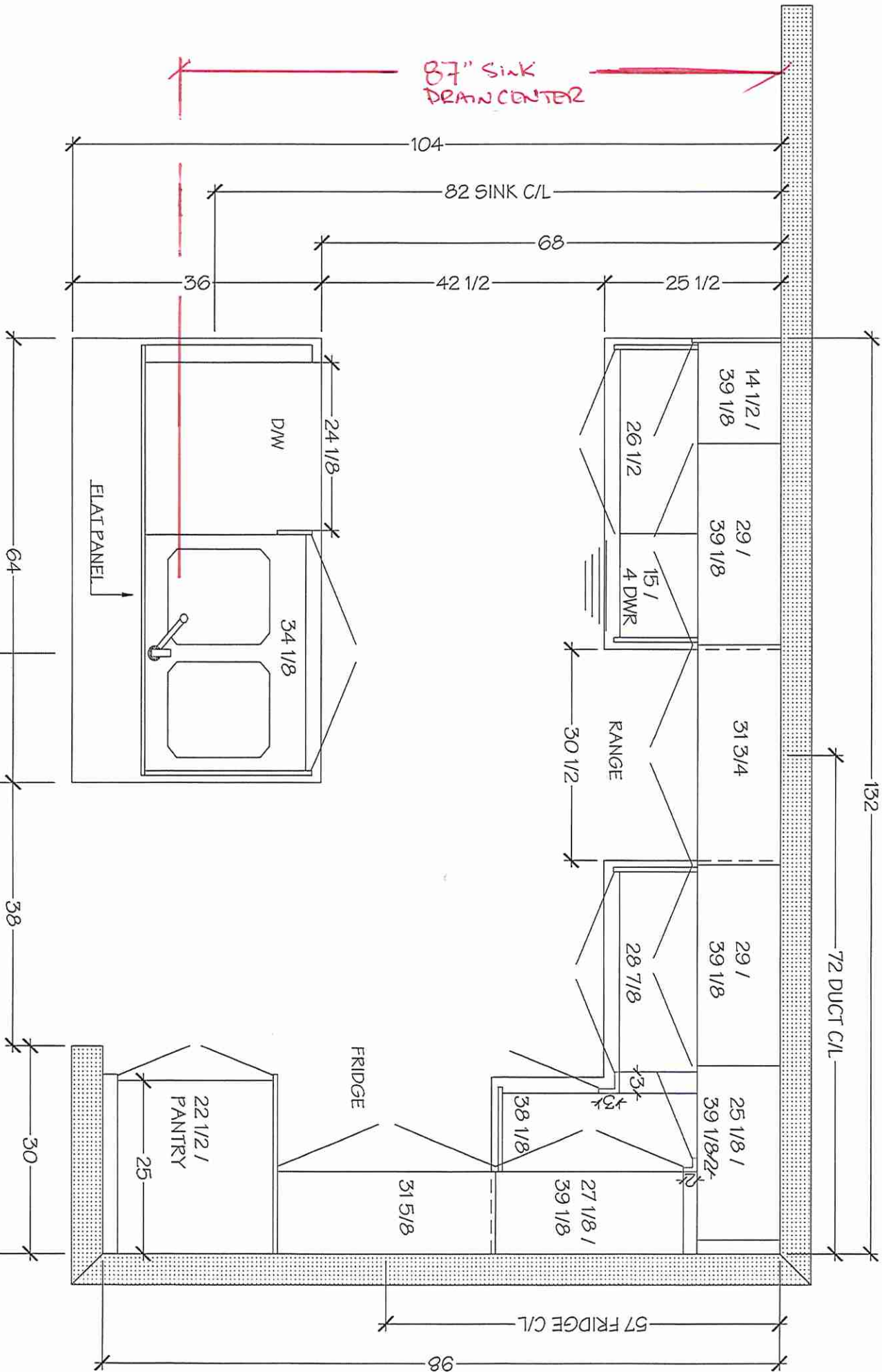
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Fax. (905) 669-7903
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 25
BLK 59



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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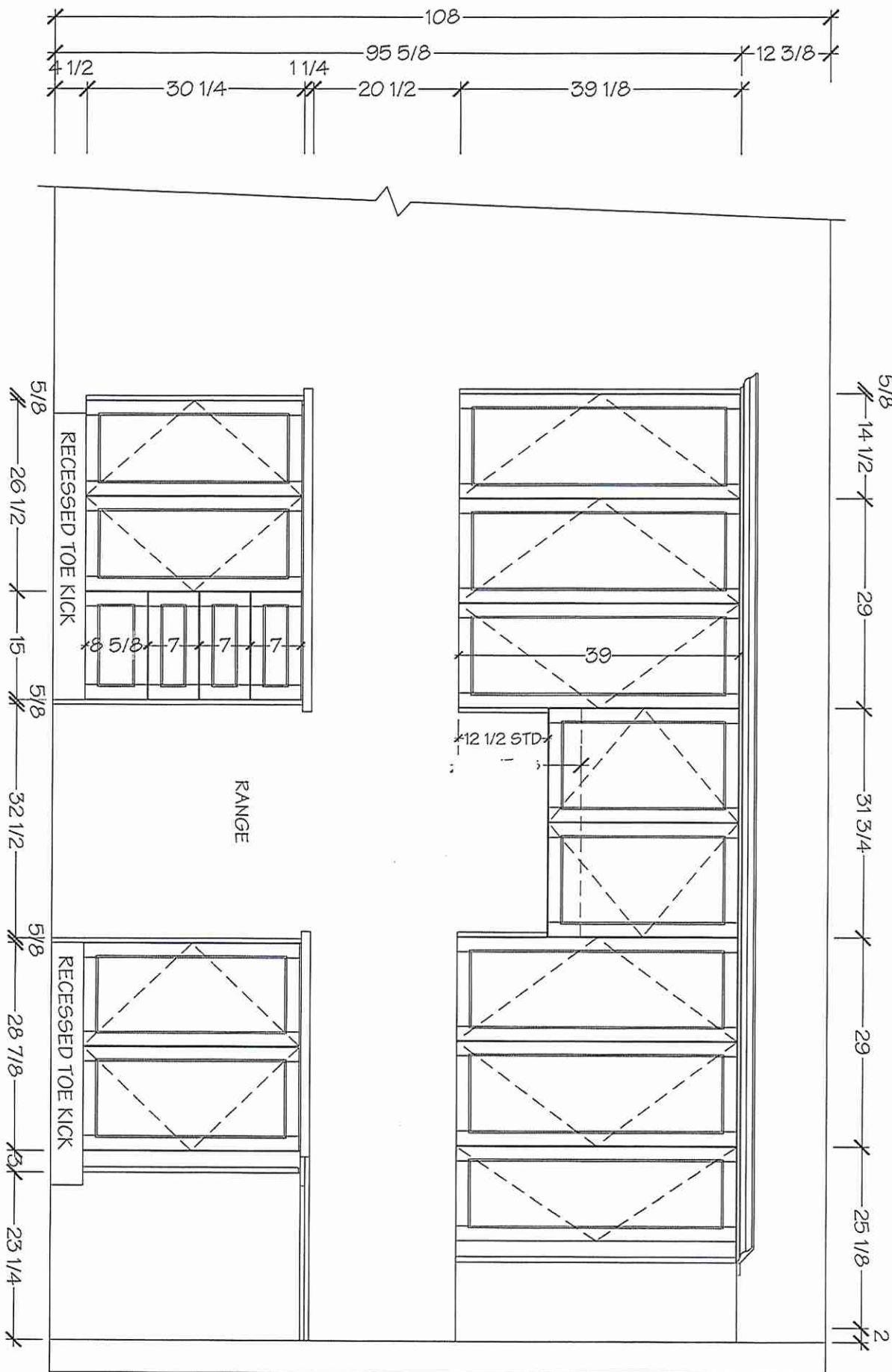
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KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 25 BUSY



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PROJECT: CENTERFIELD

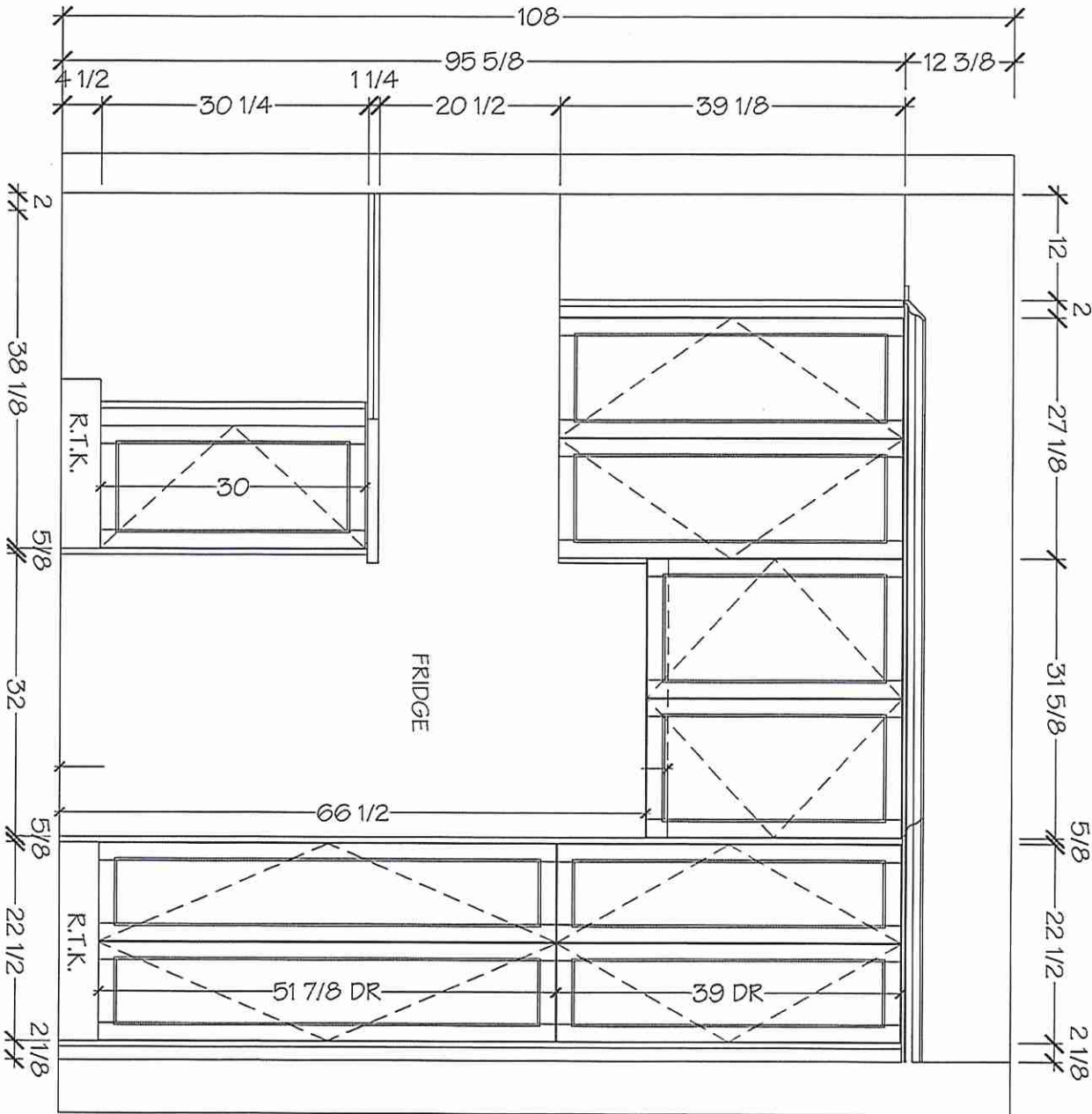
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MODEL: LAWRENCE 2007

KITCHEN

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LOT 25 BLK 59



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V. Villa

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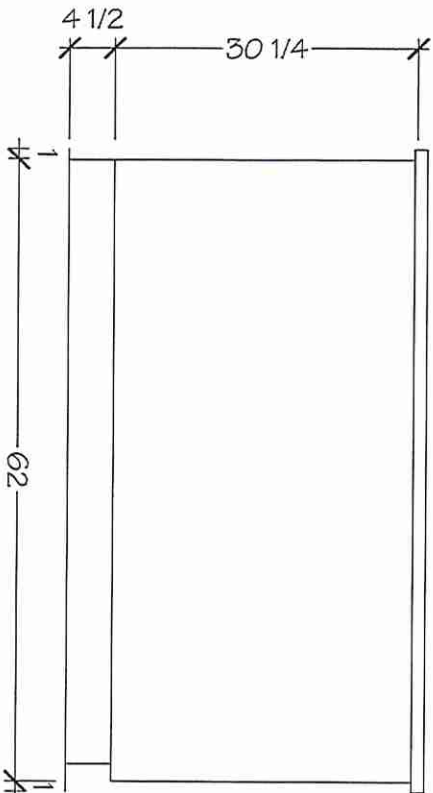
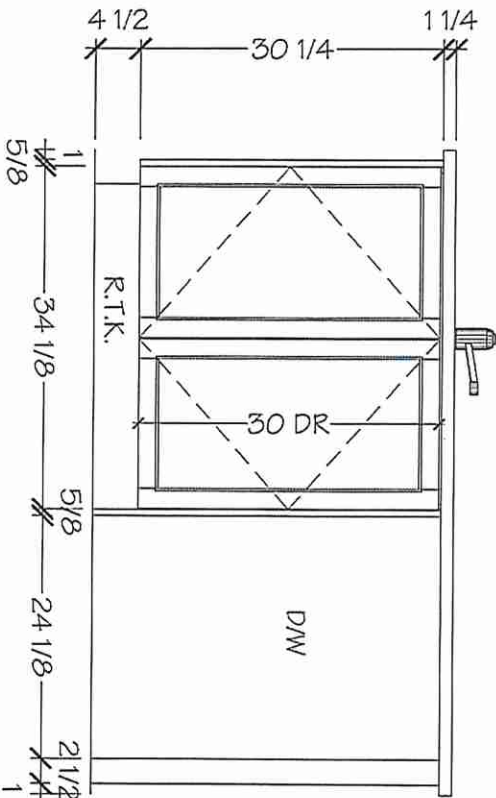
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MODEL: LAWRENCE 2007

KITCHEN

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LOT 25 BK59



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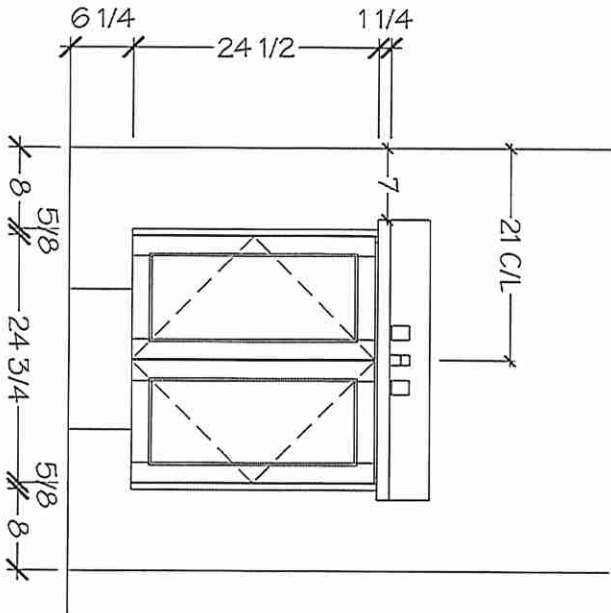
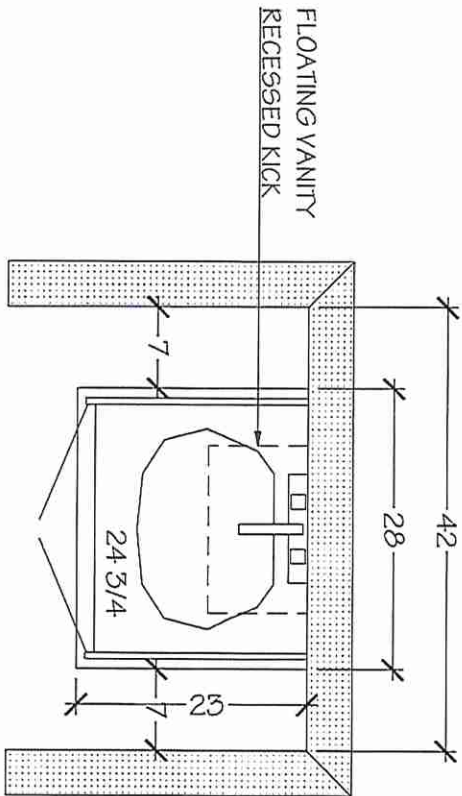
MODEL: LAWRENCE 2007

POWDER ROOM

LOT 25 BLK 59

DS
CTH

DS
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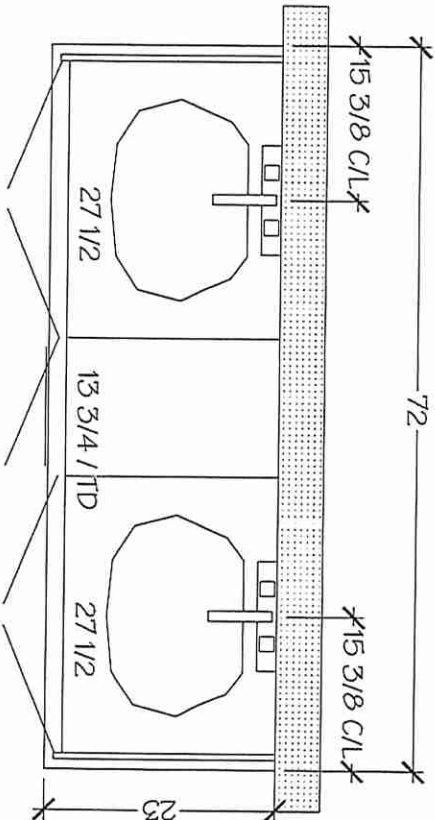
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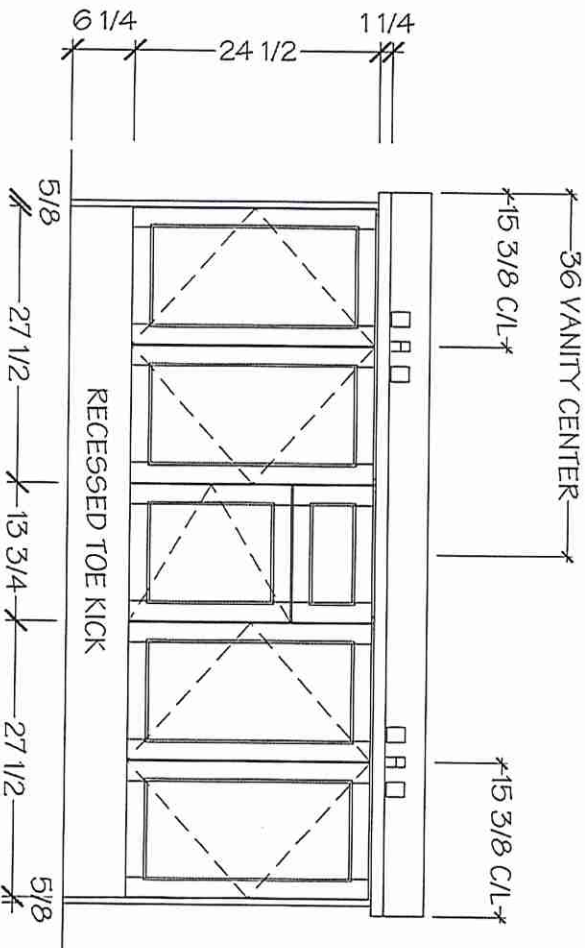
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MASTER ENSUITE

DT25 Bk59



MASTER ENSUITE



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MAIN BATH

LOT 25 B459

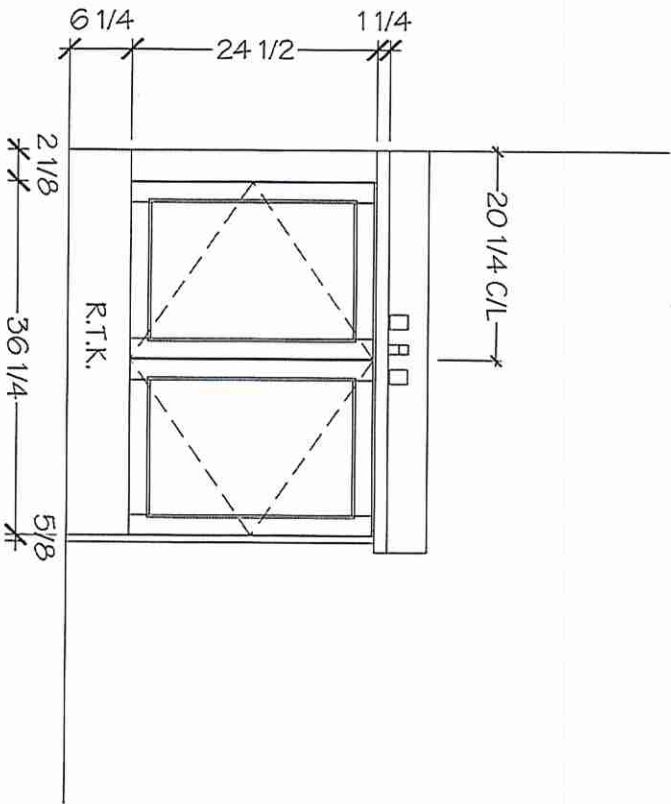
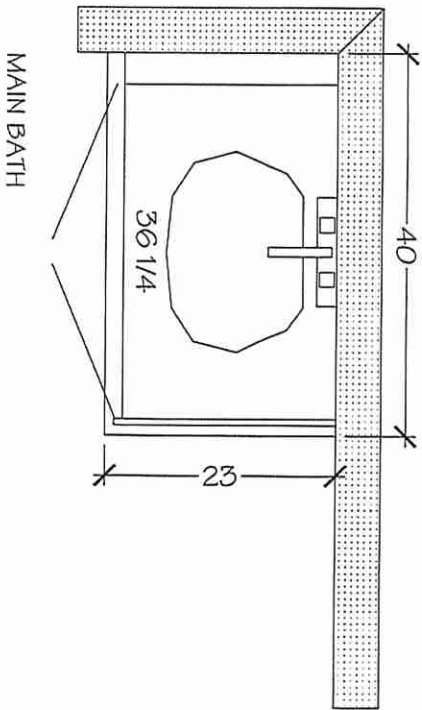
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DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

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LOT 25 BLK 59

BLANCO

Sink Specifications

Colour SKU
 402241

Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

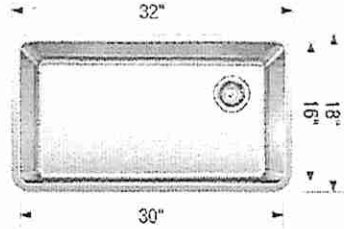
Specifications:

Sink template, Installation instructions, Clips,
3½" (90 mm) stainless steel strainer(s), Limited
Lifetime Warranty

Depending on cabinet construction, a different
cabinet size may be required. Consult the cabinet
manufacturer.

Codes/Standards: ASME A112.19.3-2017/ CSA
B45.4-17

FORMERA U SUPER SINGLE
Stainless steel



** Install Standard Faucet **

~~Optional Accessories~~

~~CapFlow Strainer Cover 517666~~
~~Sink Grid 402248~~

Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap
dispensers.

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO
and NSF standards and listed by applicable certification bodies. For more information on individual
product listings, contact our office or listing organization.



Need support? Learn more by watching our sink & faucet How-to videos:
<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

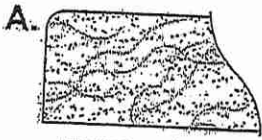
Tel & Fax
Tel: 905-494-2400 Toll free: 1-877-425-2626
Fax: 905-494-2425 Toll free: 1-877-825-2626

While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference
only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For
technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for
the use of superseded or voided specifications.

LOT 25 BLOCK 59

EDGE DETAILS

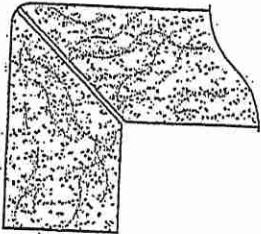
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STRAIGHT EDGE
(STANDARD - 3/4")

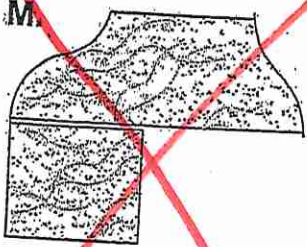
* Powder Room
* Master Ensuite
* Main Bath

** L.



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

* UPGRADE *
* Kitchen



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 17