



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CHUN LIN GUAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
24 Block 59	1	LAWRENCE Elev A2	07-Dec-22	

Offer	BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Offer	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.
Workshee	Note:

Offer	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.
Workshee	Note:



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24 Block 59	1	LAWRENCE Elev A2	07-Dec-22	

Date Added: 16-Feb-22 Invoice Number: 7680

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 - DECLINED UPRADE VILLA PACKAGE:
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 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable.

Note:

1 - KITCHEN- Install an upgrade under mount sink in the kitchen, in lieu fo the builders standard. Install the Blanco FORMERA U2 Model # 402243
Note: **Install the Builders Standard Single Hole Faucet**

1 - KITCHEN- Install an Upgrade edge throughout the kitchen, where applicable. Install "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:

1 - SECOND FLOOR- Install Laminate flooring throughout the 2nd floor, in lieu of the builders standard carpet. Install the Highland Watson Natural Oak EE-H-292, throughout the Upper Hall, Master Bedroom, Bedroom, #2 and #3
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 - GREAT ROOM- Install a Floating Wall Mount White Paint Grade Mantle Trim
Electric fireplace unit to be installed at Approximately 18" AFF.
Note:

1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

1 - KITCHEN- Delete the builders standard ceiling light, Install FOUR (X4) LED Pot lights in the Kitchen. All FOUR (X4) Pot lights to be on one switch (See Sketch)
Note: **Purchaser ha s not been charged for the additional switch, as it is part of the standard Features and Finishes



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24 Block 59	1	LAWRENCE Elev A2	07-Dec-22	

Date Added: 16-Feb-22 Invoice Number: 7680

1 - DINETTE- In addition to the builders standard ceiling light, Install FOUR (X4) LED Pot lights in the Dinette. All FOUR (X4) Pot lights to be on one switch (See Sketch)
Note: **Purchaser has not been charged for the additional switch, as it is part of the standard Features and Finishes

1 - MAIN HALL- Delete the builders standard ceiling light, Install TWO (X2) LED Pot lights in the Main hall. Both (X2) Pot lights to be on one switch (See Sketch)
Note: **Purchaser has not been charged for the additional switch, as it is part of the standard Features and Finishes

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: 14-Oct-21 Invoice Number: 7540

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 6 INCH (See Sketch)
Note:

1 - GREAT ROOM- Install the OPTIONAL ELECTRIC FIREPLACE UNIT 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 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA EMAIL 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 OF UPGRADES IN THIS AGREEMENT.
Note: **PURCHASER HAS A REMAINING BONUS BALANCE OF \$3,002.60 (INCLUDES HST) TO BE SPENT AT THE DECOR CENTRE AT TIME OF COLOUR CHART**

This Document is Extremely Time Sensitive - Printed 16 Feb 22 at 14:46

* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CHUN LIN GUAN	Laura Di Pedo	LAWRENCE Elev A2	/	Grovetrail Developments Inc.	07/12/2022	24 Block 59

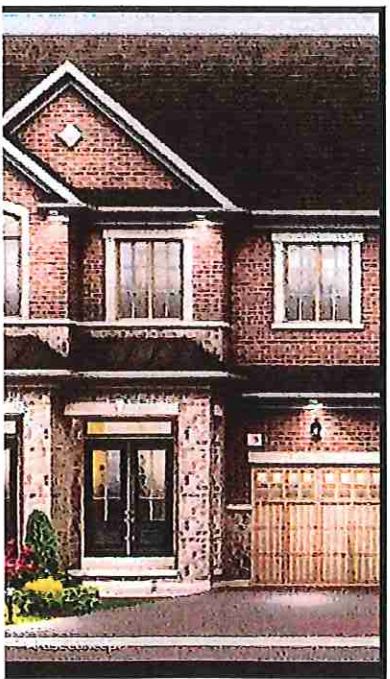
	Flooring	Wall Tile					Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern		
Master Ensuite	13X13 SERPENTINE WHITE (STD)	8X10 SERPENTINE WHITE (STD)	N/A	N/A	N/A	WHITE	
Main Bathroom	13X13 SERPENTINE WHITE (STD)	8X10 SERPENTINE WHITE (STD)	N/A	N/A	N/A	WHITE	
Powder Room	13X13 SERPENTINE WHITE (STD)	N/A	N/A	N/A	N/A	WHITE	
Kitchen/Dinette	13X13 SERPENTINE WHITE (STD)	3X6 Arctic White Bright- Stacked (STD)	N/A	N/A	N/A	SeeNotes	
Laundry 1st Flr	13X13 SERPENTINE WHITE (STD)	N/A	N/A	N/A	N/A	N/A	
Foyer	13X13 SERPENTINE WHITE (STD)						
Main Hall	Highland Watson Natural Oak EE-H-292 (STD)						
Great Room	Highland Watson Natural Oak EE-H-292 (STD)						
Upper Hall	Highland Watson Natural Oak EE-H-292 (UPGD)						
Master Bedroom	Highland Watson Natural Oak EE-H-292 (UPGD)						
Bedroom 2	Highland Watson Natural Oak EE-H-292 (UPGD)						
Bedroom 3	Highland Watson Natural Oak EE-H-292 (UPGD)						

Railings and Stairs		Cornice Moulding / Medallion	
Railings	Mirage Red Oak Driftwood (STD)	Landing - Upper	Watson Natural Oak EE-H-292(Std)
Pickets	FLAT BLACK STEEL (STD)	Landing - Lower	13X13 Serpentine White (STD)
Posts	Mirage Red Oak Driftwood (STD)	Ledge - Upper	N/A
Stringers	Mirage Red Oak Driftwood (STD)	Ledge - Lower	N/A
Treads	Mirage Red Oak Driftwood (STD)		
Risers	Mirage Red Oak Driftwood (STD)		
Runner	NO		

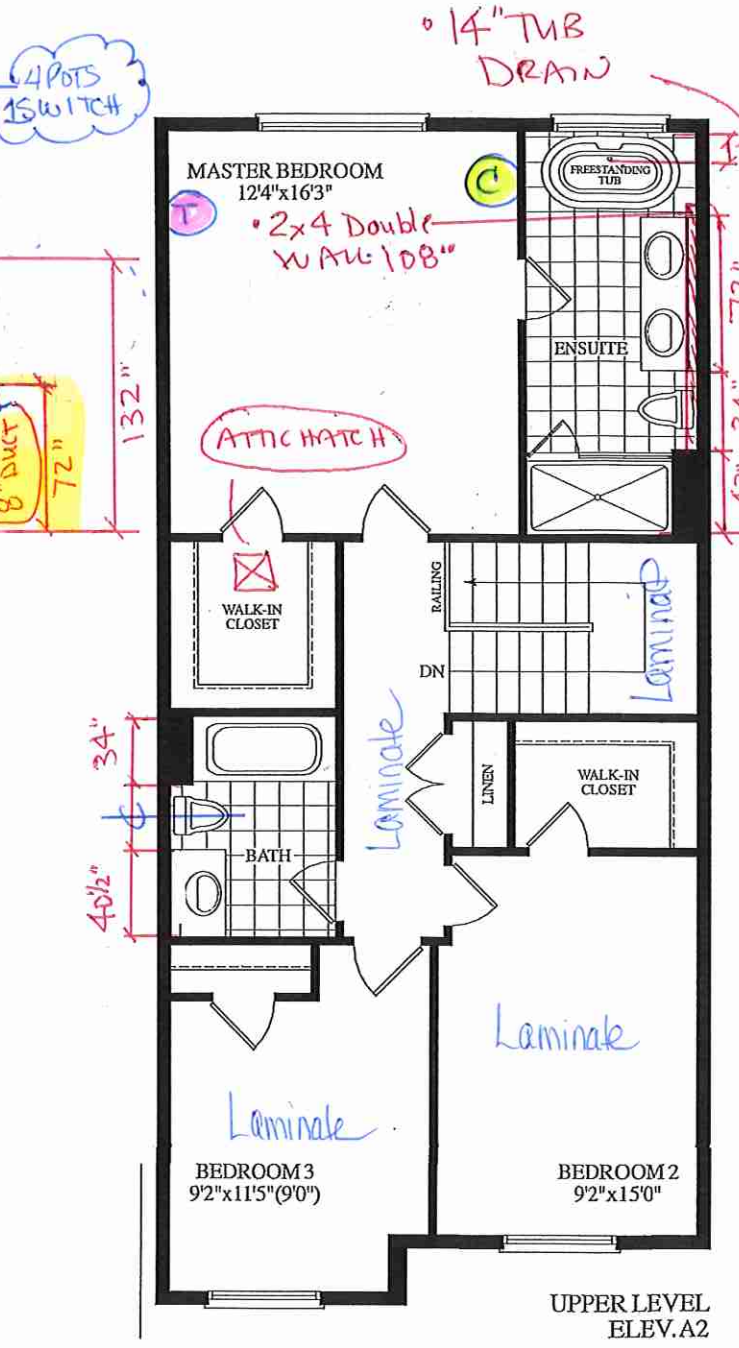
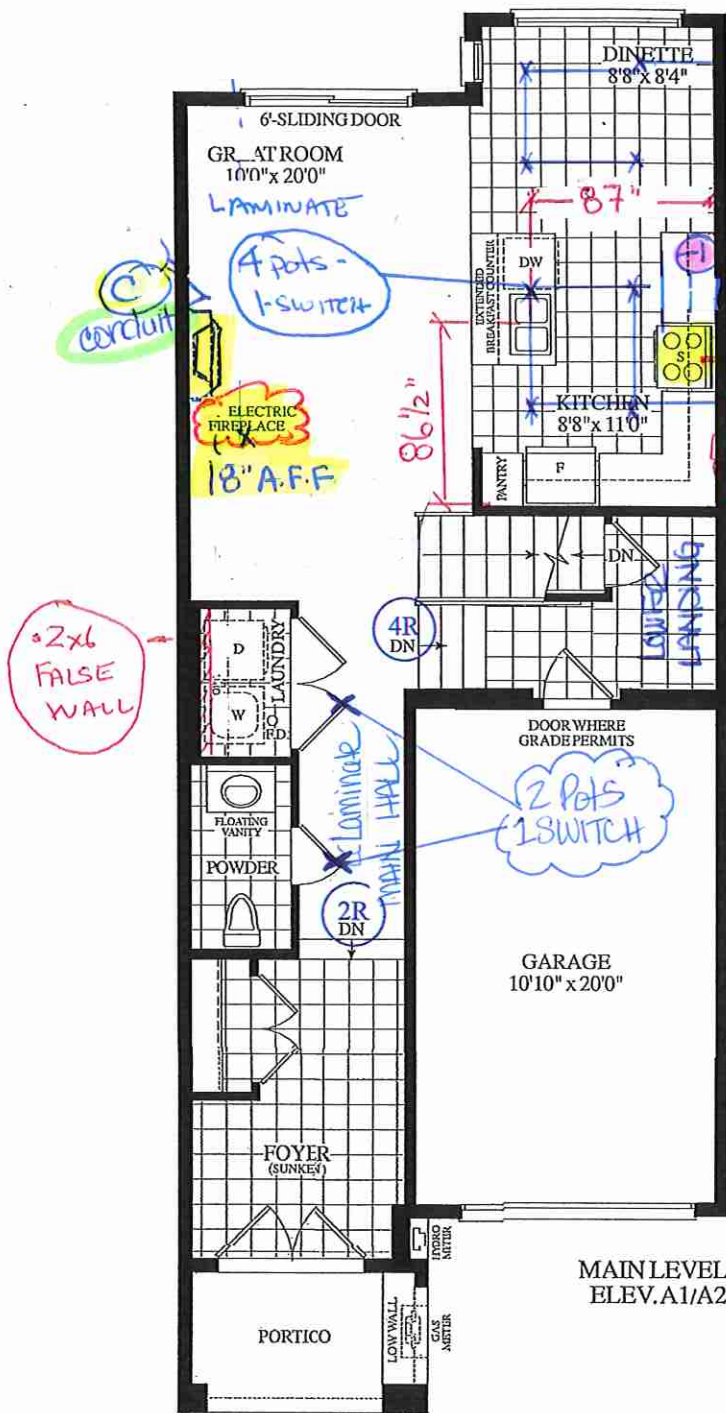
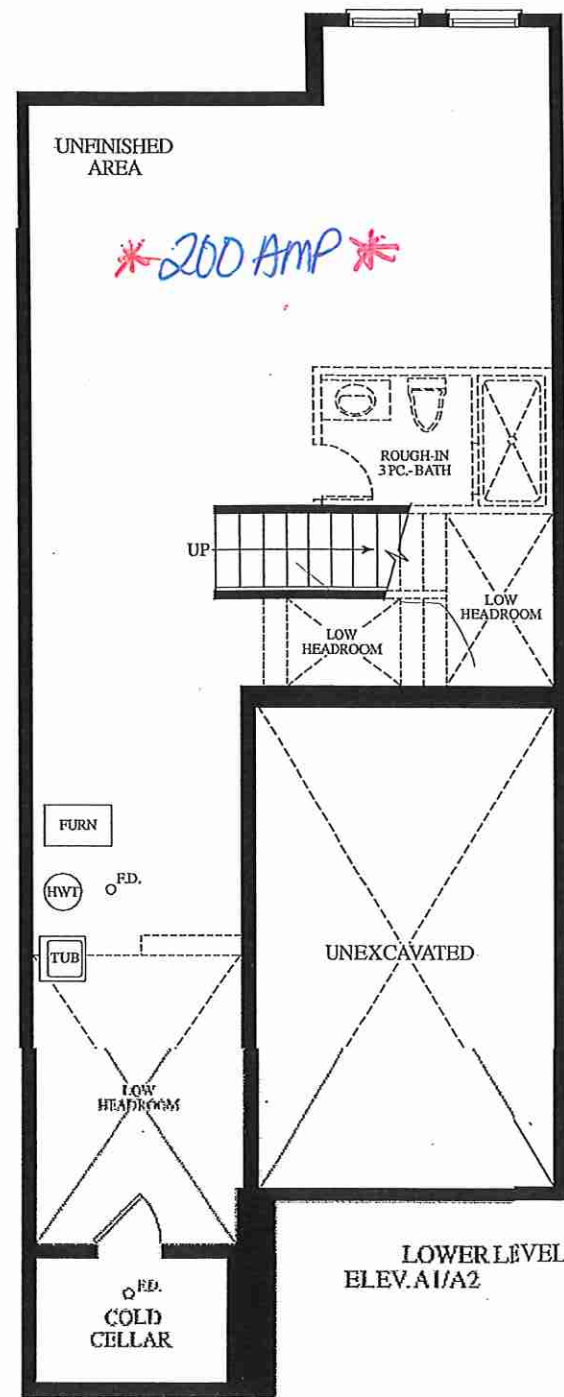
Trim	
Baseboard & Casing	STANDARD-COLONIAL
Front Door Glass	STANDARD
Interior Doors	STANDARD
Knobs	STANDARD
Hinges	STANDARD
Grip Set	STANDARD

Notes
**MASTER ENSUITE- 2x2 WHITE SHOWER STALL MOSAIC FLOOR AND WHITE QUARTZ CURB TOP
**KITCHEN- INSTALL AN UPGRADE UNDER MOUNT SINK INSTALL THE BLANCO FORMERA U2 MODEL #402243
STANDARD SINGLE HOLE FAUCET

(C) (x2)
(T) (x2)
Conduit



ELEV. A1/A2
1665
SQUARE FEET



BLK 59 TH 24 20-07 ELEV 'A'

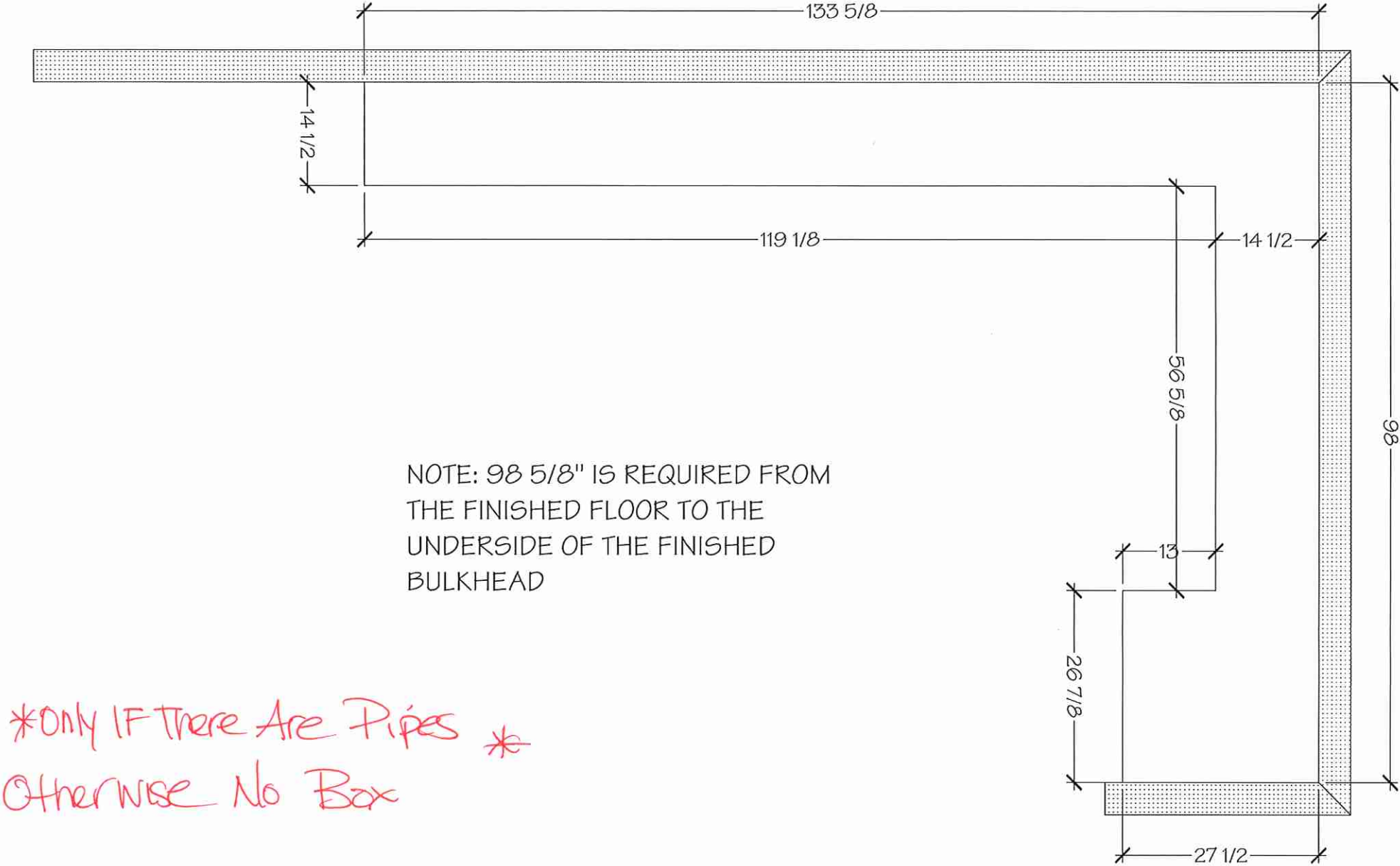
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

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

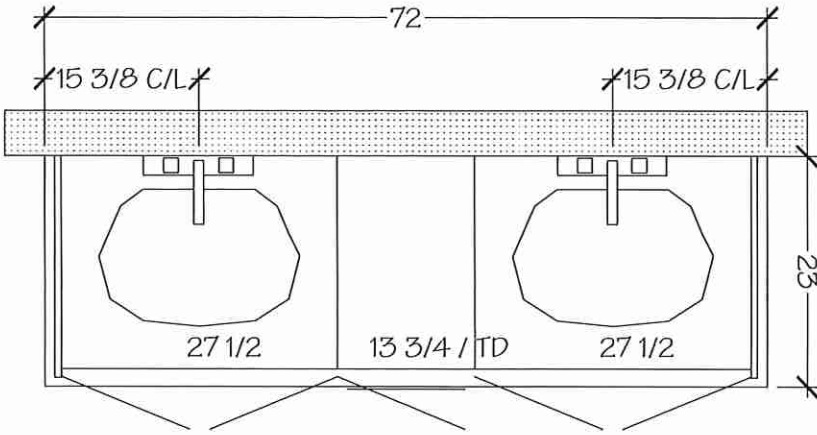
KITCHEN

NOTE: BULKHEAD IS
BASED ON A FLAT EURO
CROWN

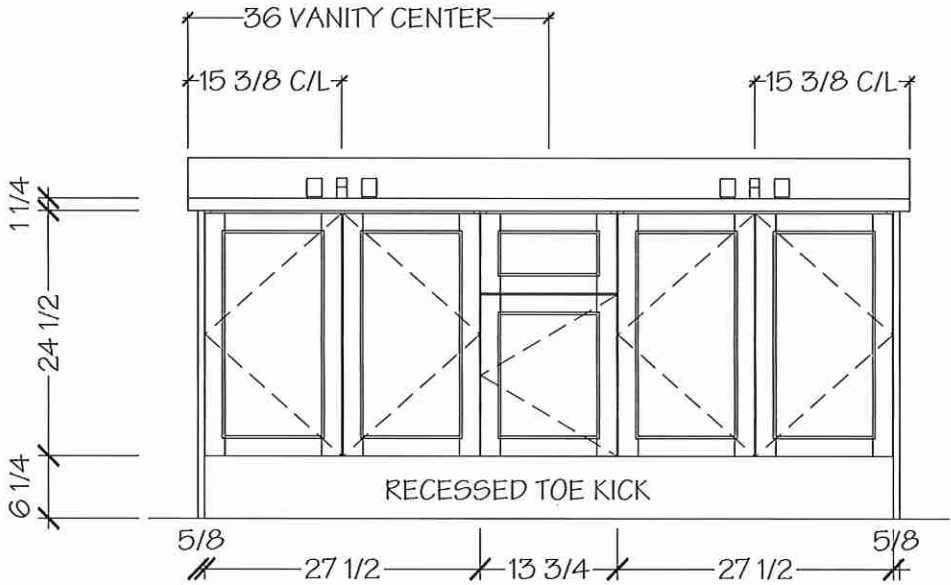
DRAWN BY: DIDI
DATE: SEPT 10/2021
REVISION:
PAGE: 1 OF 2



LOT 24 BLK 59



MASTER ENSUITE



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

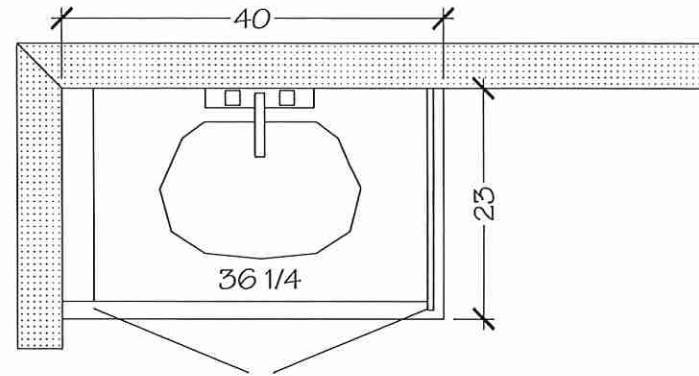
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

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

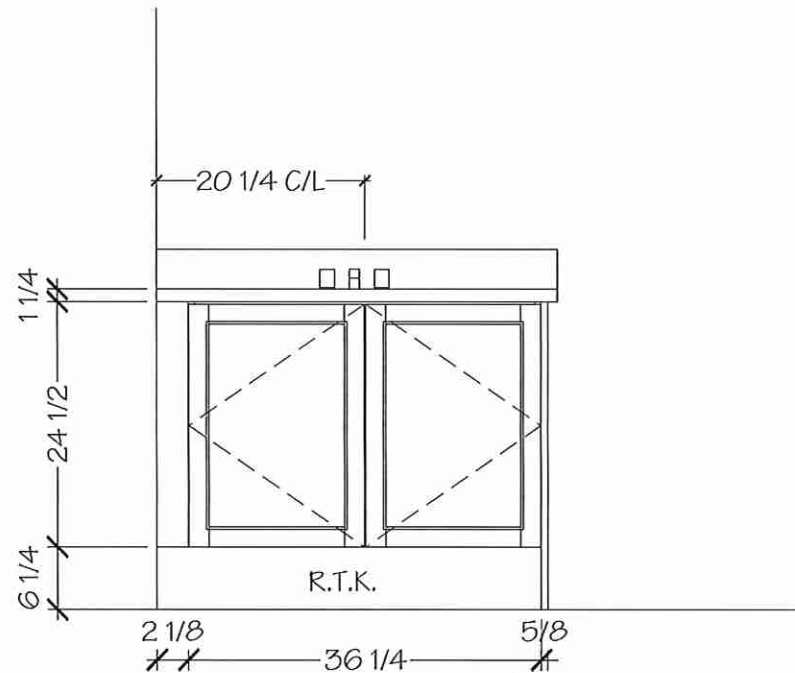
MAIN BATH

LOT 24 BLK 59

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PAGE: 10 OF 13



MAIN BATH



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

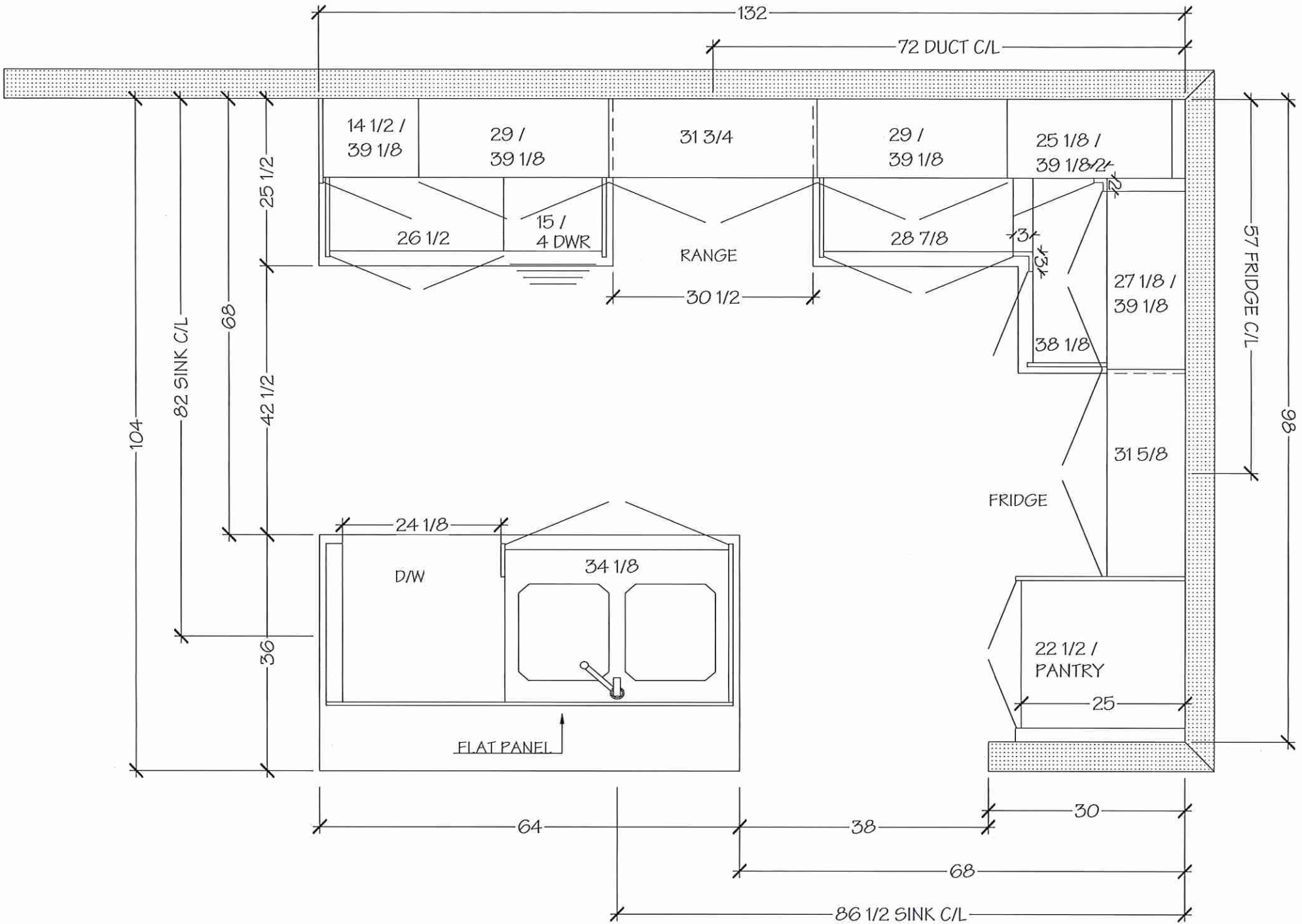
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 24 BLK 59

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REVISION: NOVEMBER 05/2021
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NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Villa

KITCHENS & FINE CABINETRY LTD

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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

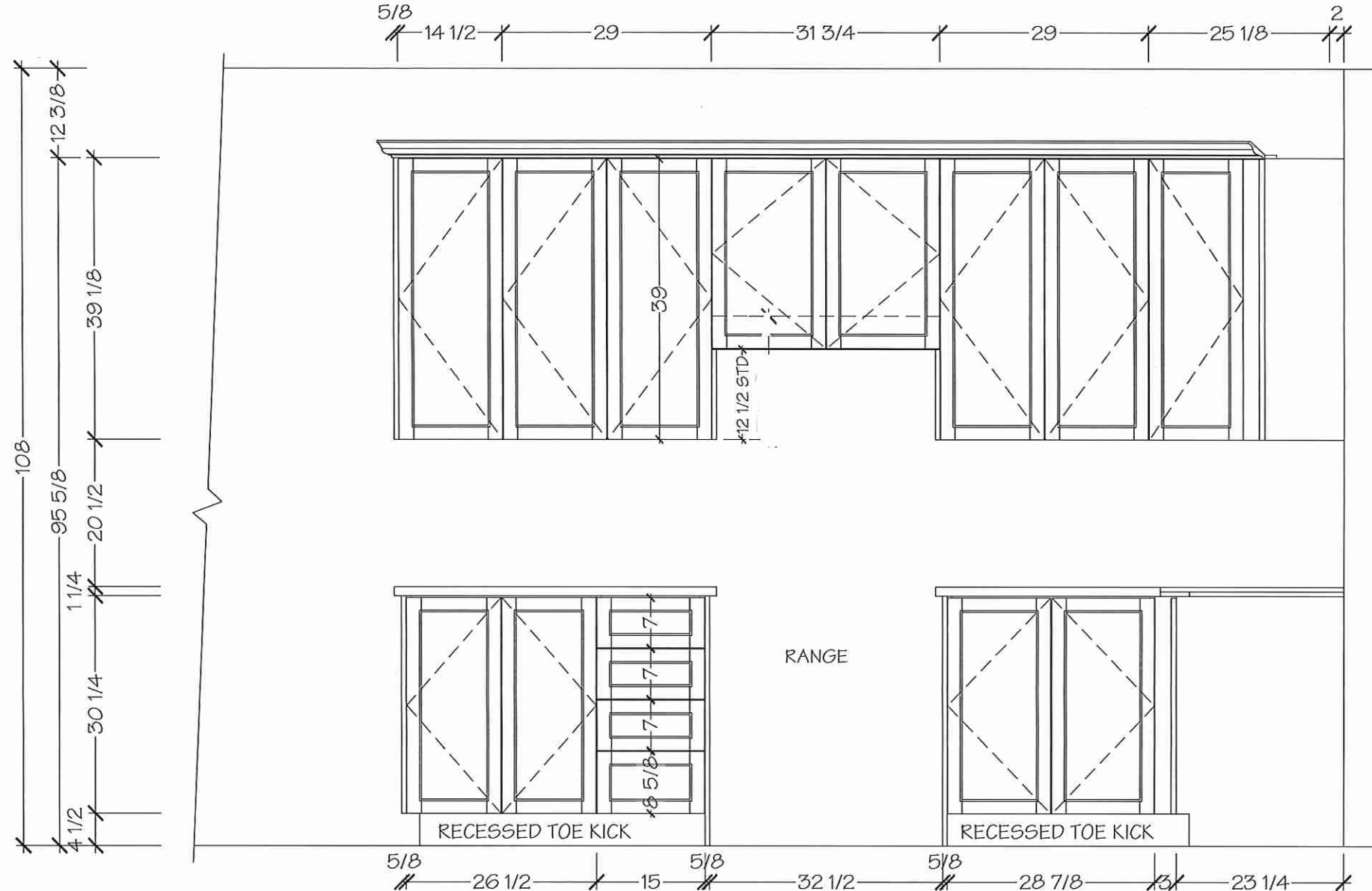
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REVISION: NOVEMBER 05/2021

PAGE: 2 OF 13



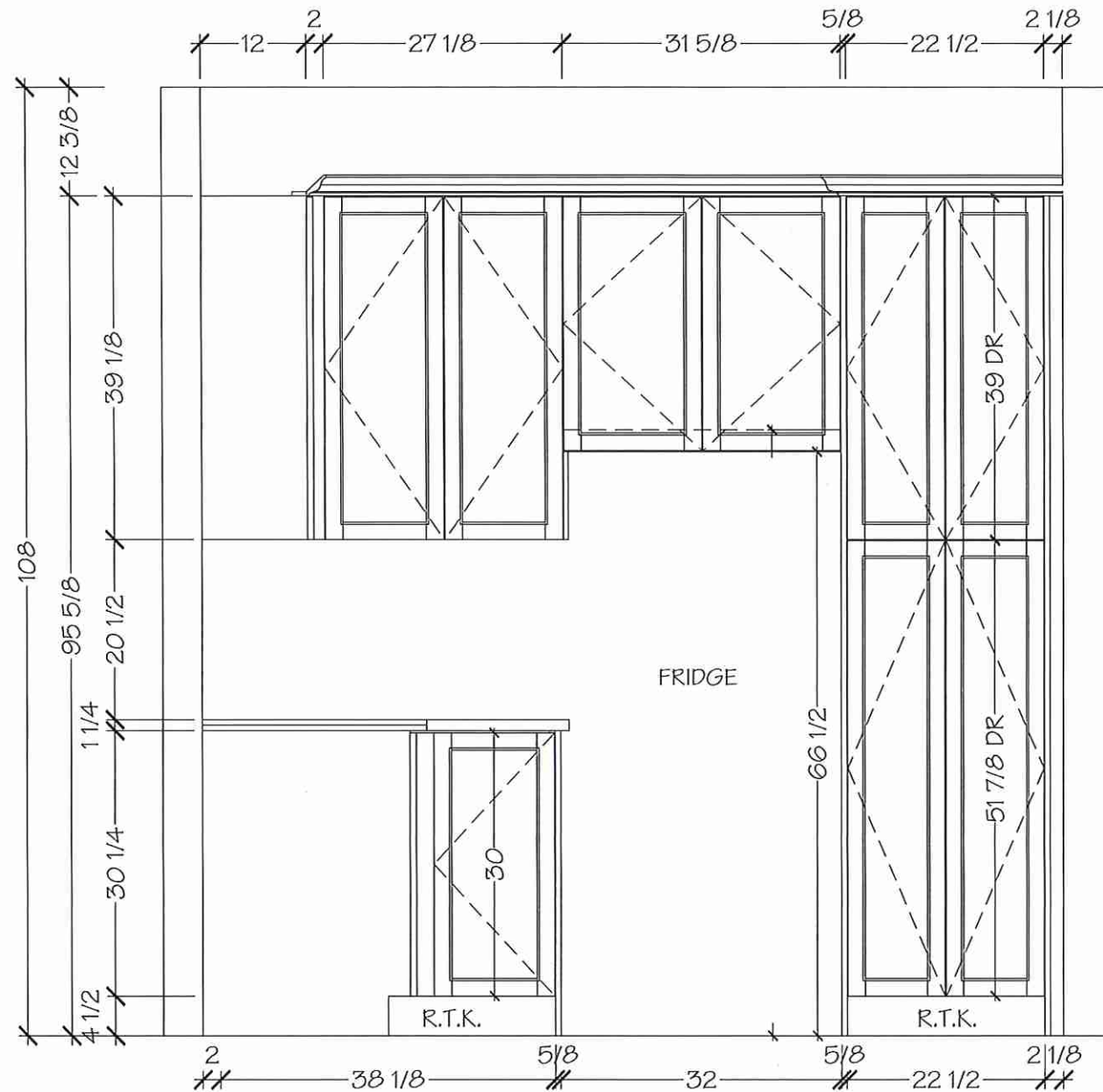
NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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

KITCHEN

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LOT 24 BLK 59



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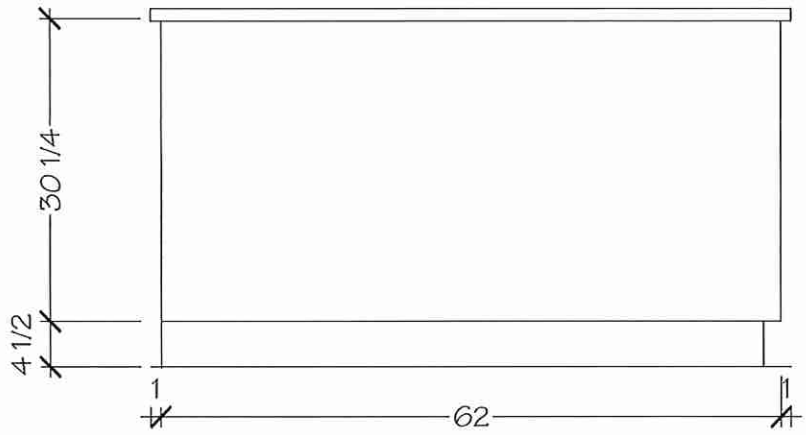
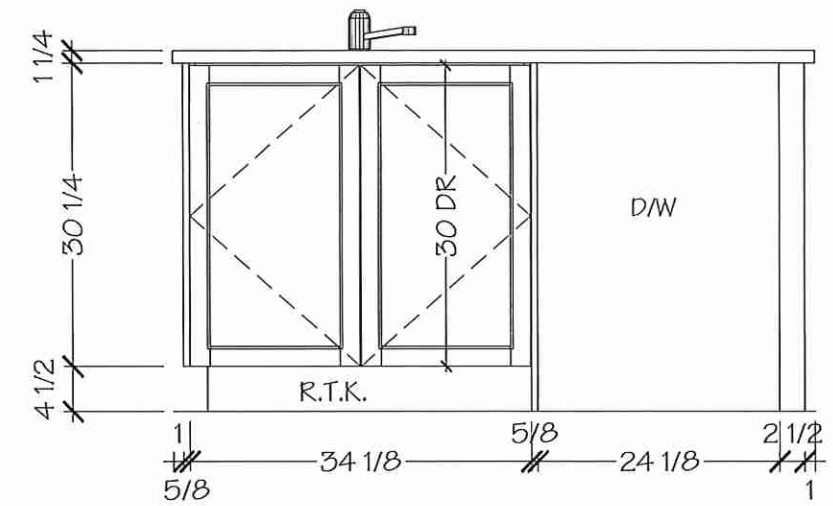
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

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LOT 24 BLK 59

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PAGE: 4 OF 13



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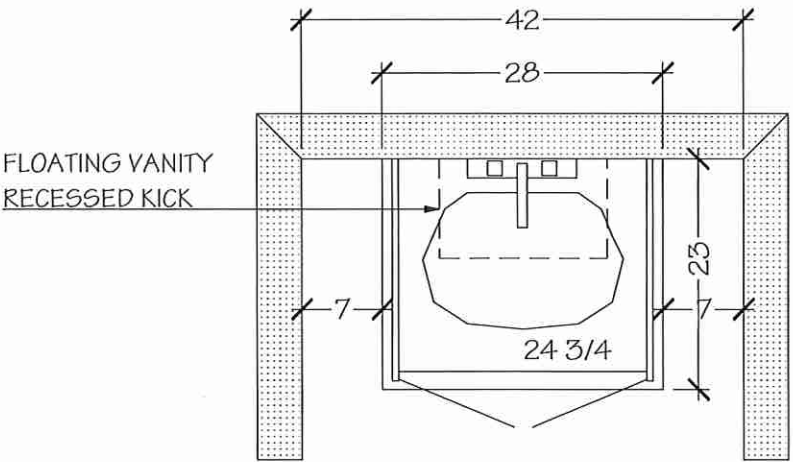
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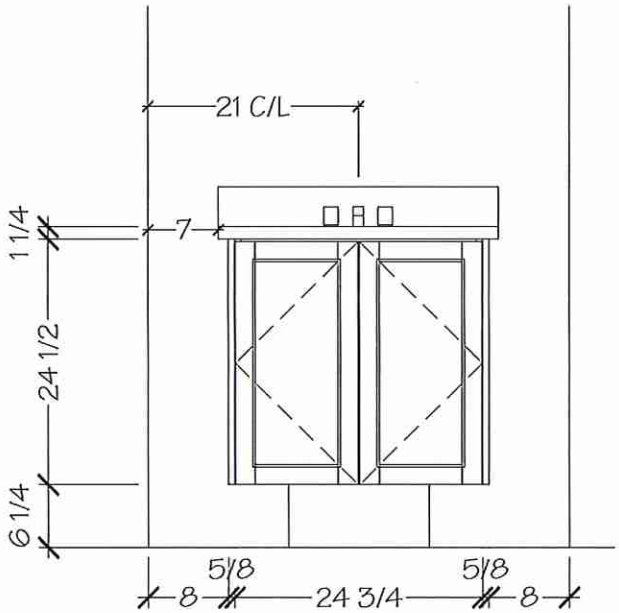
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

POWDER ROOM

LOT 24 BLOCK 59



POWDER ROOM



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REVISION: NOVEMBER 05/2021
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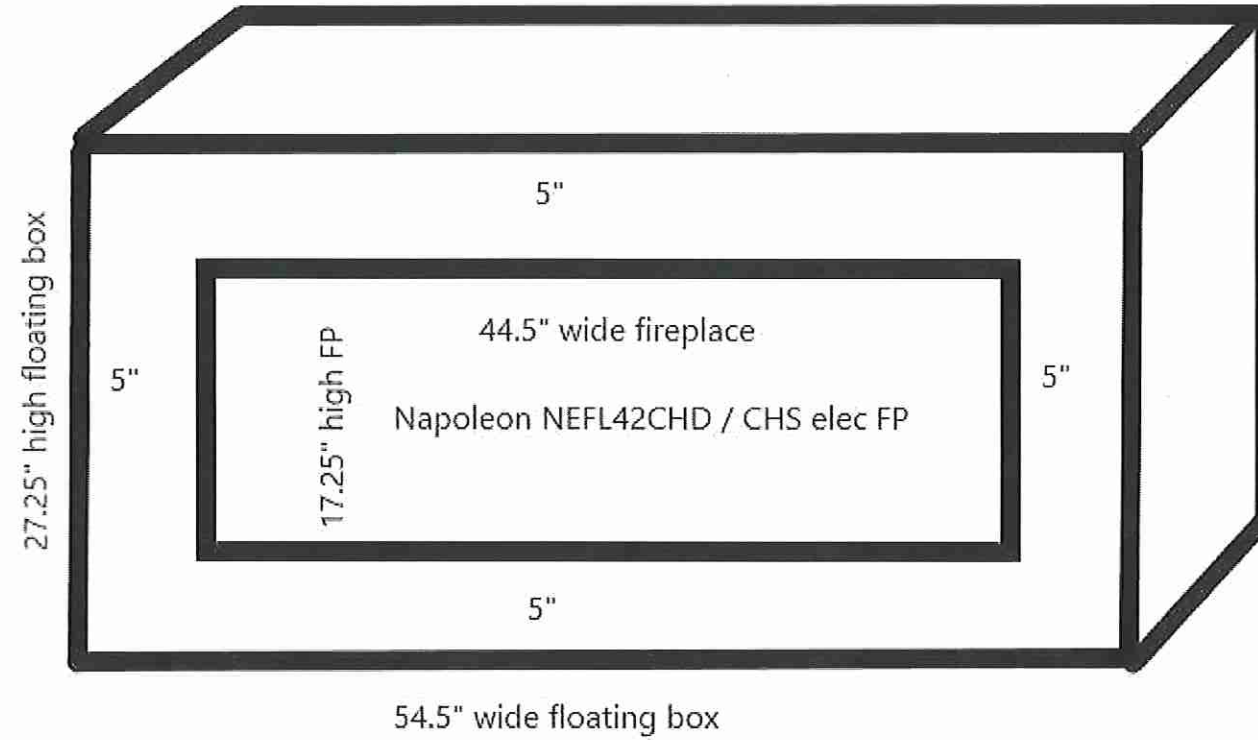
NOTE MEASURES ARE BASED ON FINISHED DRYWALL

LOT 24 BLOCK 59

box depth

+/- 6.5 dppe for deep unit

+/- 5" deep for slim unit



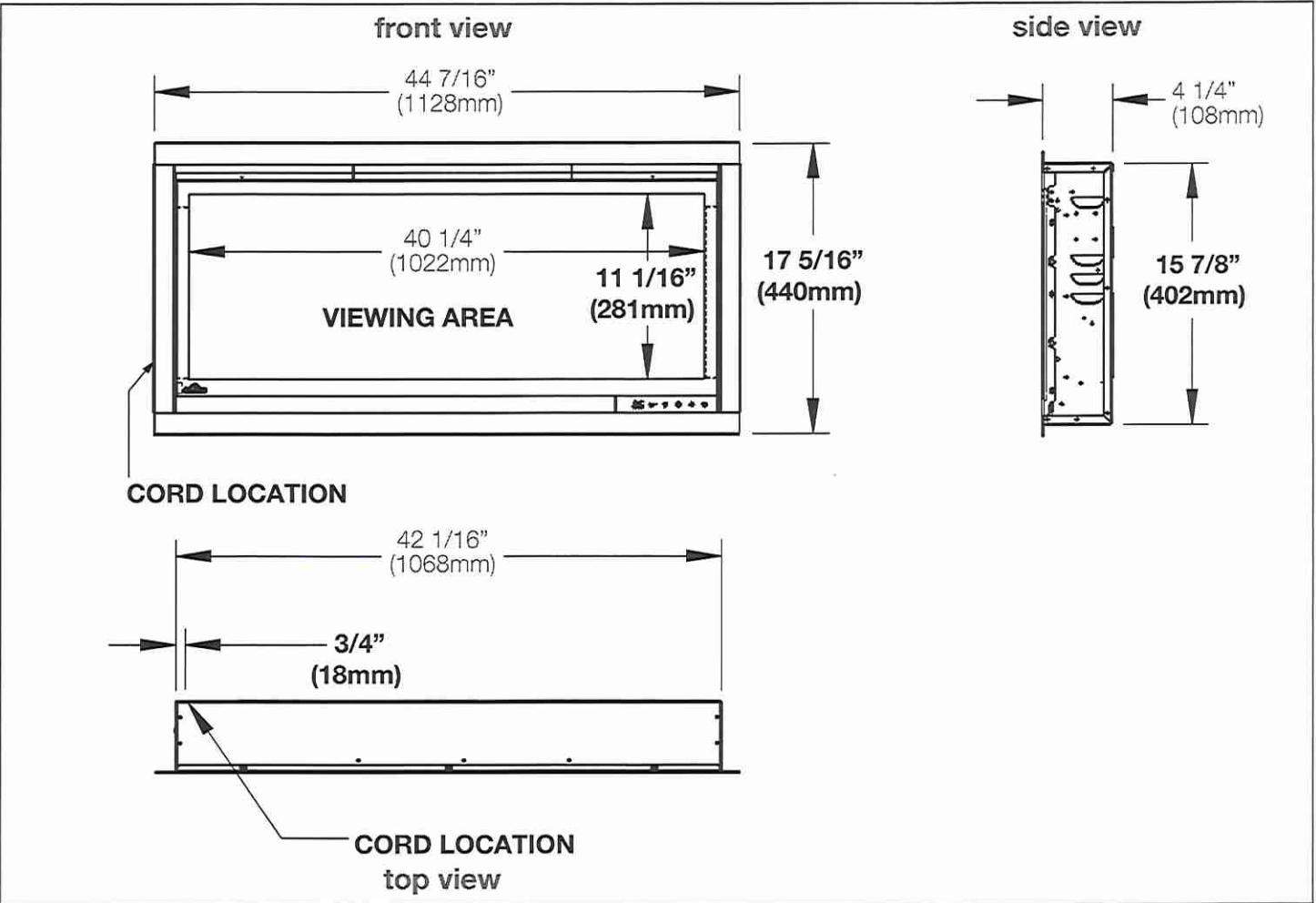
ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE



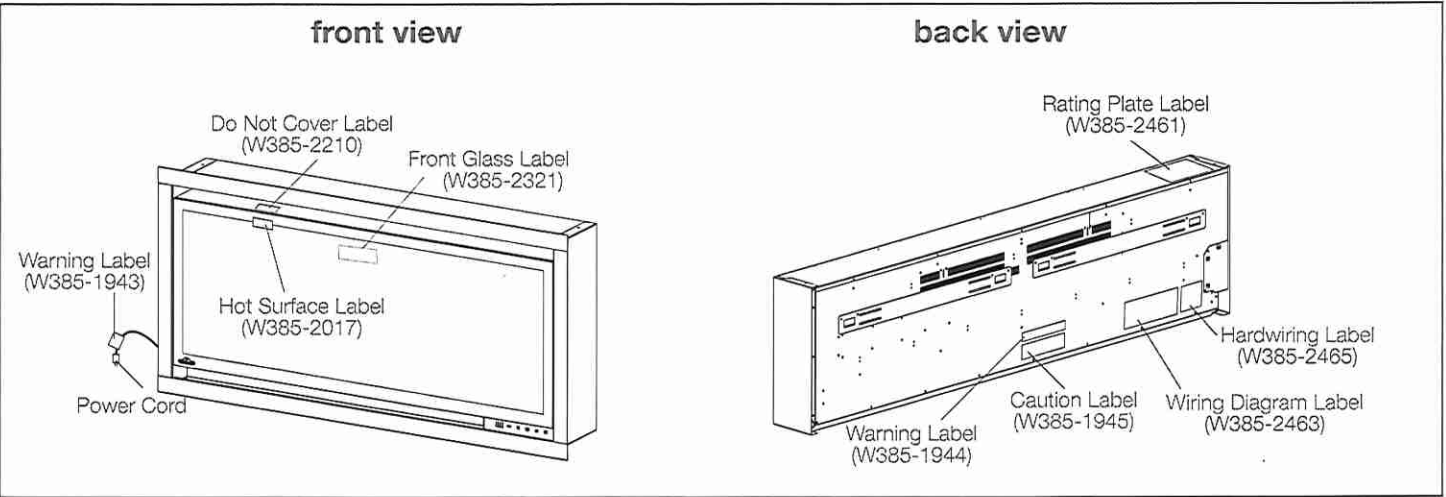
Specifications

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



W415-2872 / 03.20.20

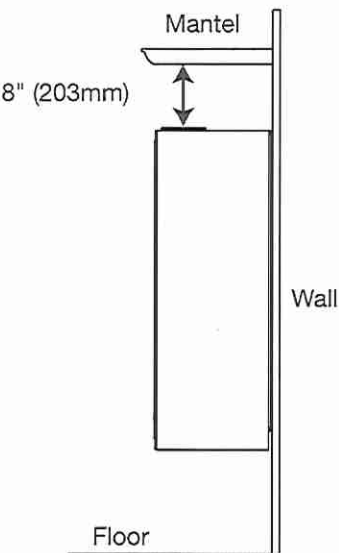
ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE



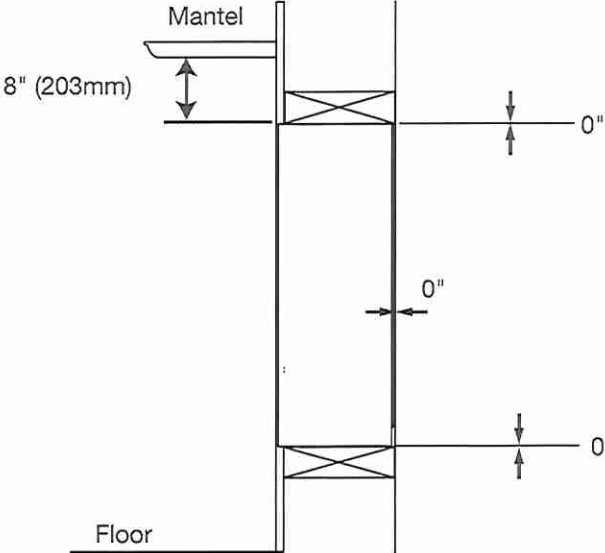
Clearances
Minimum Mantel Clearances

WARNING

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

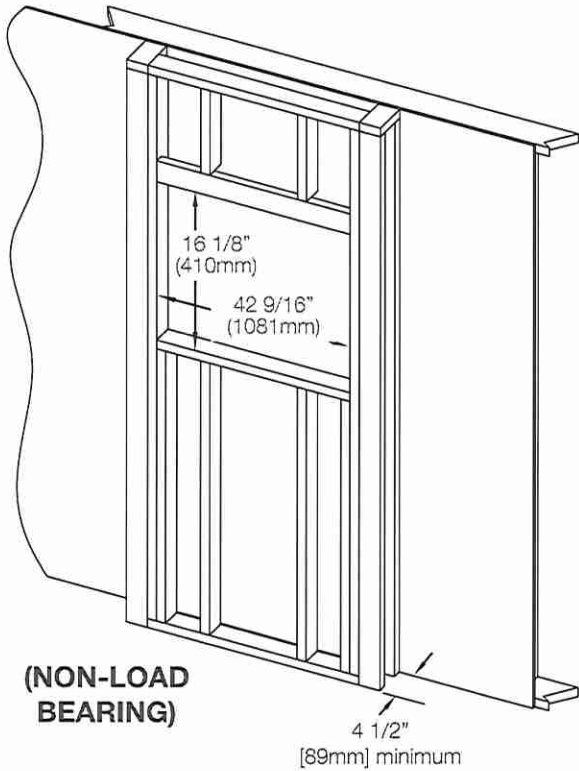


Side View (Wall Mount)

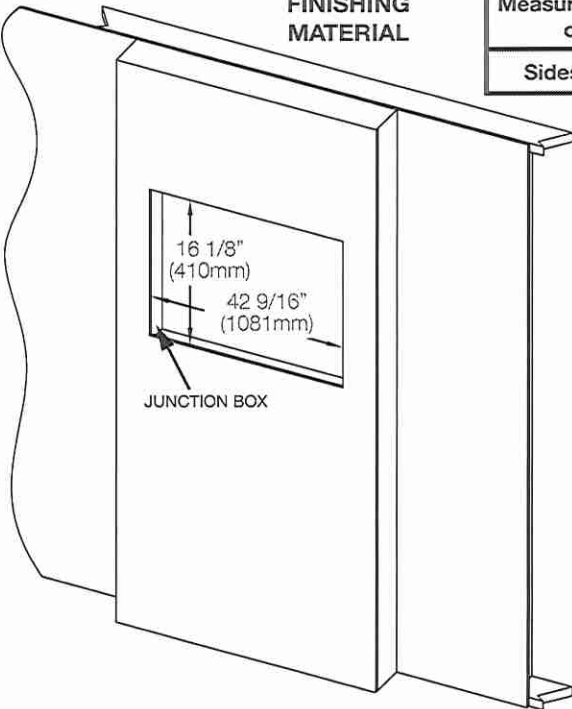


Side View (recessed into a wall)

Framing



(NON-LOAD BEARING)



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.

W415-2872 / 03.20.20

LOT 24 BLOCK 59

BLANCO

Sink Specifications

Colour SKU
 402243

Design and planning tips

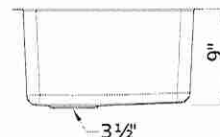
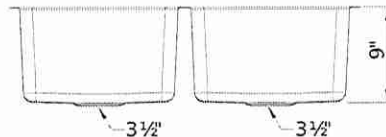
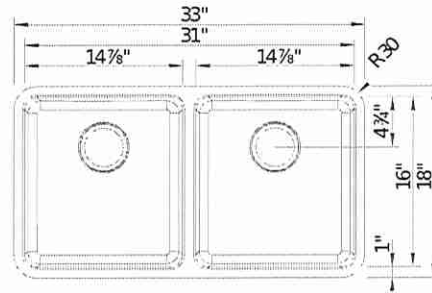
- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

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 2 Stainless steel



~~Optional Accessories~~

~~Sink Grid 402250~~

~~CapFlow Strainer Cover 517666~~

* Install Builders Standard
Faucet *

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

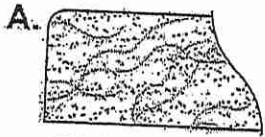
Fax: 905-494-2425 Toll free: 1-877-825-2626

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 24 BLOCK 59

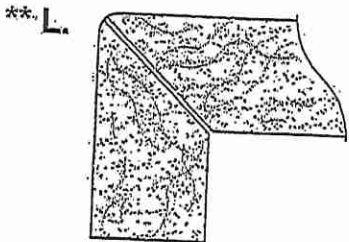
EDGE
DETAILS

004



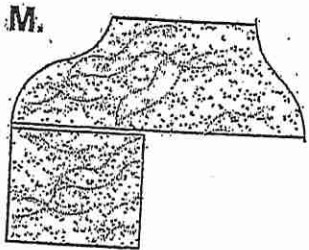
STRAIGHT EDGE
(STANDARD - 3/4")

* Powder Room
* Master Ensuite
* Main Bath



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

* Kitchen



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 17