



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: PRISCA JAMES

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
46	1	FERNWOOD-STD Main/4 Bedroom Elev A	09-Mar-22

Date Added: 16-Feb-22 Invoice Number: 7765

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install TEN (10) LED POT LIGHTS with ONE (1) Separat Switch at kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - LIVING ROOM - In addition to builders standard switch operatind plugs, Install ONE (1) LED POT LIGHTS with ONE (1) Separat Switch at living room (See Sketch) Note:
1 - STAIRCASE - RAILING - Install UPGRADE RAILING PACKAGE #3 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch) Note: To Include; Handrail - Tudor Pickets - Steel 1/2" Square SingleCollar/Plain - Flat Black Post - 3 1/2" Square IRP-1 / w PCI-Cap
1 - FAMILY ROOM - MANTLE - Install UPGRADE STONE HEARTH (1" with Sqaure Edge) - To be installed at family room fireplace standard mantle (See Sketch) Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors Note:
1 - KITCHEN- Delete the builders standard upper cabinets above the stove and Delete the builders standard stainless steel exhaust fan. Purchaser will be accommodating and installing their own chimney style exhaust fan after closing. Note: **INSTALL THE STANDARD ELECTRICAL FOR THE BUILDERS STANDARD HOOD FAN** **Purchaser was advsied to accommodate the electrical required for the chimney style exhaust fan with the Design Studio, but has declined** **The vendor is exempt from any possible damages created by installing their own electricala nd chimenry style exhaust fan**
1 - KITCHEN- Purchaser has declined to Install additional builders standard kitchen backsplash, above the stove to accommodate the future chimney style exhaust fan. Note: **Purchaser has been made aware that they will not receive additional tile to accommodate the future chimney style exhaust fan**
1 - KITCHEN/BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS & LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached Paperwork) Note:
1 - KITCHEN - COUNTERTOP - Install UPGRADE #2 STONE Countertop - EMMERSTONE BORGHINI ARABESCATO with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (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 - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome Note:



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46	1	FERNWOOD-STD Main/4 Bedroom Elev A	09-Mar-22

Date Added: 16-Feb-22 Invoice Number: 7765

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room 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 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - TWIN BATH 3/4 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 3/4 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MASTER ENSUITE, ENSUITE #2 & TWIN BATH 3/4 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - BONUS PACKAGE - REFER TO PE #7529, ITEM #2 - PURCHASER HAS APPLIED REMAINING \$21,965.70(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 FEBRUARY 11,2022 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: 12-Oct-21 Invoice Number: 7529

1 - FRONT EXTENDED DOUBLE DOOR - Due to the possible shortage of the original standard 3/4 glass pane front door. Purchaser has selected the UPGRADE of SOLID Fibreglass Doors (No Glass) with Required Peep Hole for the extended double door entry. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED REMAINING \$23,095.70 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF ADDITIONAL STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note: **Remaining Bonus Package of \$21,965.70 (Includes Taxes) will be applied to upgrades completed during decor appointment**
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-Aug-21 Invoice Number: 7476

1 - FRONT EXTERIOR - DOORS - Install EXTENDED HEIGHT DOUBLE FRONT DOORS (Delete Transom Window Above) in lieu of builders standard height double front doors (See Sketch) Note:
1 - KITCHEN - EXHAUST - Install Upgrade 8 INCH EXHAUST DUCT IN LIEU OF builders standard 6 INCH Exhaust Duct at kitchen (See Sketch) Note:



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CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: PRISCA JAMES

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
46	1	FERNWOOD-STD Main/4 Bedroom Elev A	09-Mar-22

Date Added: 16-Aug-21 Invoice Number: 7476

1 - LAUNDRY ROOM - Install GAS LINE ROUGH-IN (INCLUDES Applicable ELECTRICAL OUTLET) TO 2ND LEVEL Laundry Room. To accommodate Future Installation of Gas Dryer (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$27,740.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE Note: **Remaining Bonus Package of \$23,095.70 (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 and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 4,2021 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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Page 1 of 3

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Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

PRISCA JAMES

Vendor:

Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchaser
PRISCA JAMES

Decor Consultant
Melissa Di Marino

Model and Elevation
FERNWOOD-STD Main/4 Bedroom Elev A

Telephone Res. / Bus
/

Project
Grovetrail Developments Inc.

Closing Date
09/03/2022

Property
46

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	*SEE QTK*
Ensuite #2	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	*SEE QTK*
Twin Bath 3/4	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	*SEE QTK*
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ WHITE D-354-58 (STD)	STD	*SEE QTK*
Mud Room/W.I.C	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Powder Room	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Grey Galaxy (STD)	☒ " A " EDGE (STD)	*SEE QTK*
Kitchen/Dinette	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Borghini Arabescato (Upg)	☒ " A " EDGE (STD)	*SEE QTK*
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Family Room	STANDARD - SILVER BIRCH				
Living Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Computer Loft	STANDARD - SILVER BIRCH				
Master Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				
Bedroom 4	STANDARD - SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☐ 6" ☒ 8"

Dishwasher Cabinet

Fireplace

Fireplace	☒ FAMILY ROOM	Fireplace	N/A
Location Flooring	☒ 3 1/4" HARDWOOD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	☒ STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	☒ UPG - 1" Square Edge	Hearth	N/A

Notes

Page 2 of 3

Decor Consultant:
Melissa Di Marino

Purchaser:
PRISCA JAMES

Vendor:
Grovetrail Developments Inc.
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8" EXHAUST PIPE (+)
FUTURE CHIMNEY FAN

10 Pot Lights w
1 switch

16" DRAIN TUB

WALL 48"

August 4, 2021

• STD MAN / 42ed'2M

72"

Lot 46 - 45-06 "A" corner

* Extended Height Double Doors (delete transom above)

Cable - (C) (x2)
Telephone - (T) (x2)
Conduit (x1)

✱ BLACK VINYL WINDOW FRAMES (+) ✖
GARAGE + FRONT DOOR FRAMES.

MAIN LEVEL
ELBY, A

UPPER LEVEL
ELEV. A:

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.O.E.

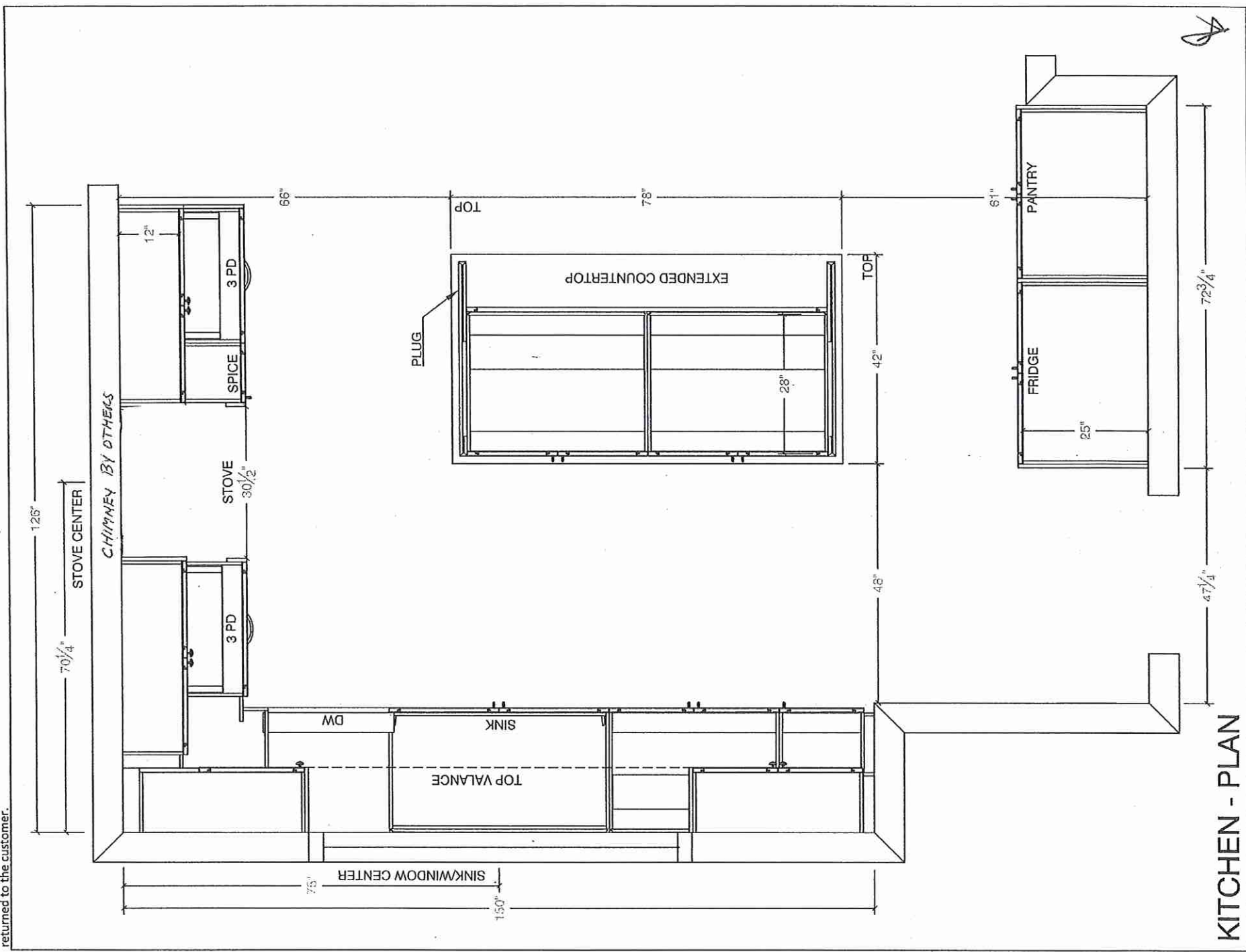




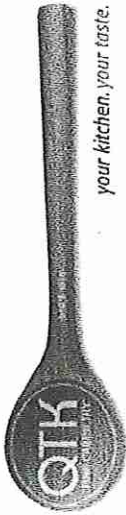
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.



KITCHEN - PLAN

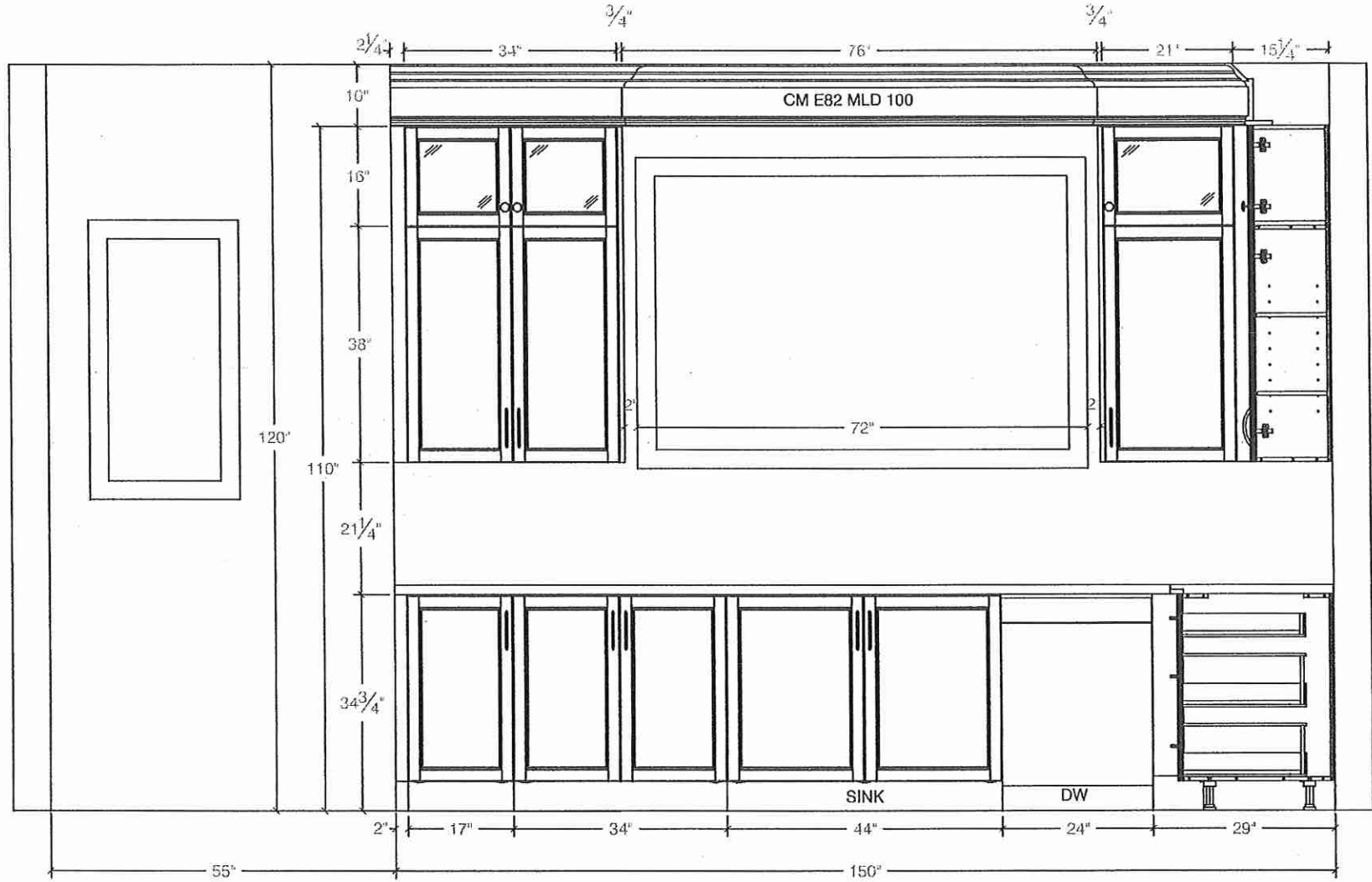


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SINK WALL - ELEVATION





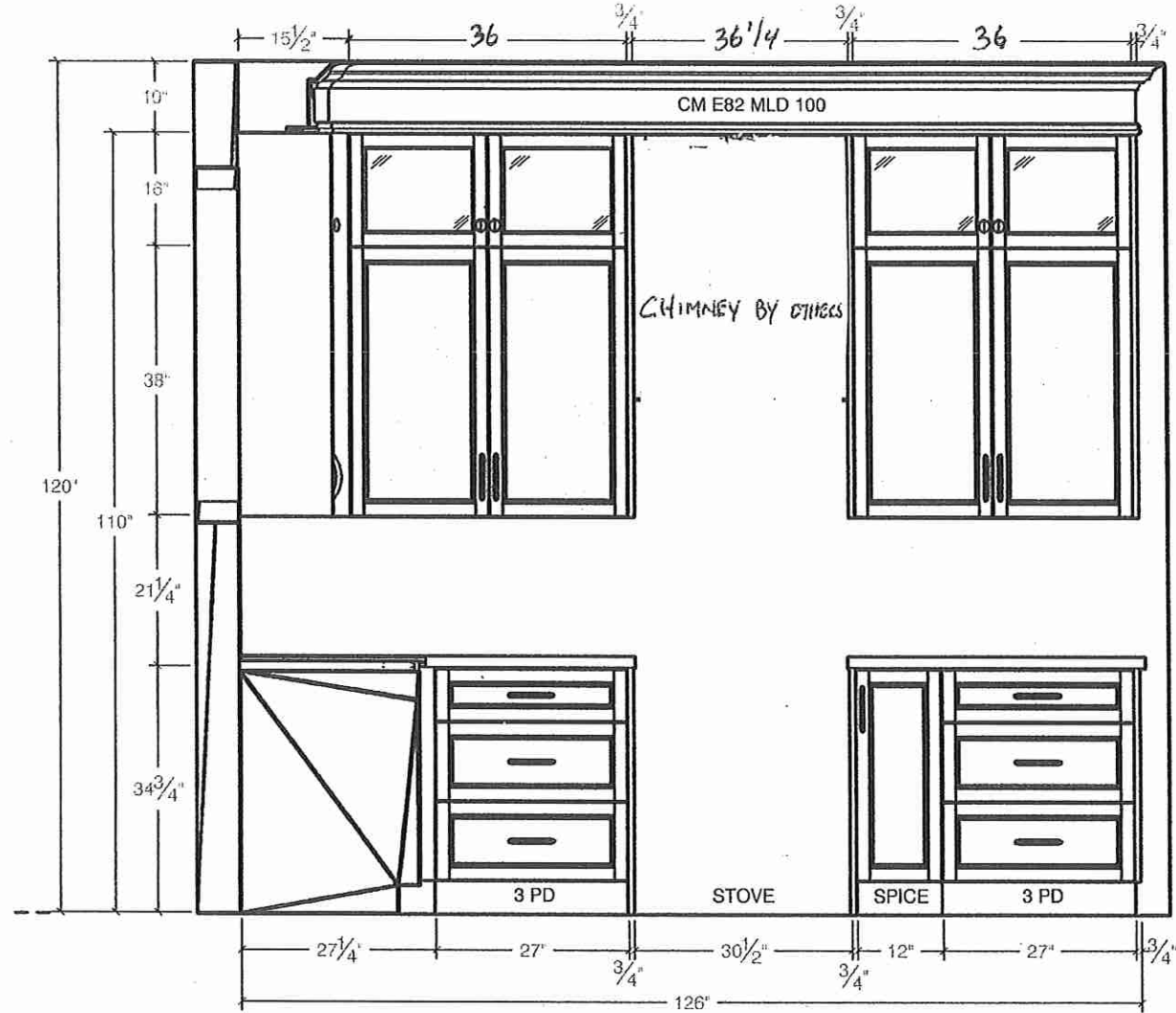
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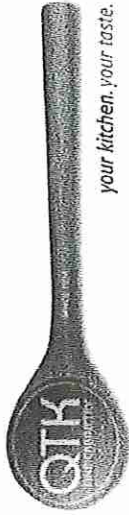
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STOVE WALL - ELEVATION





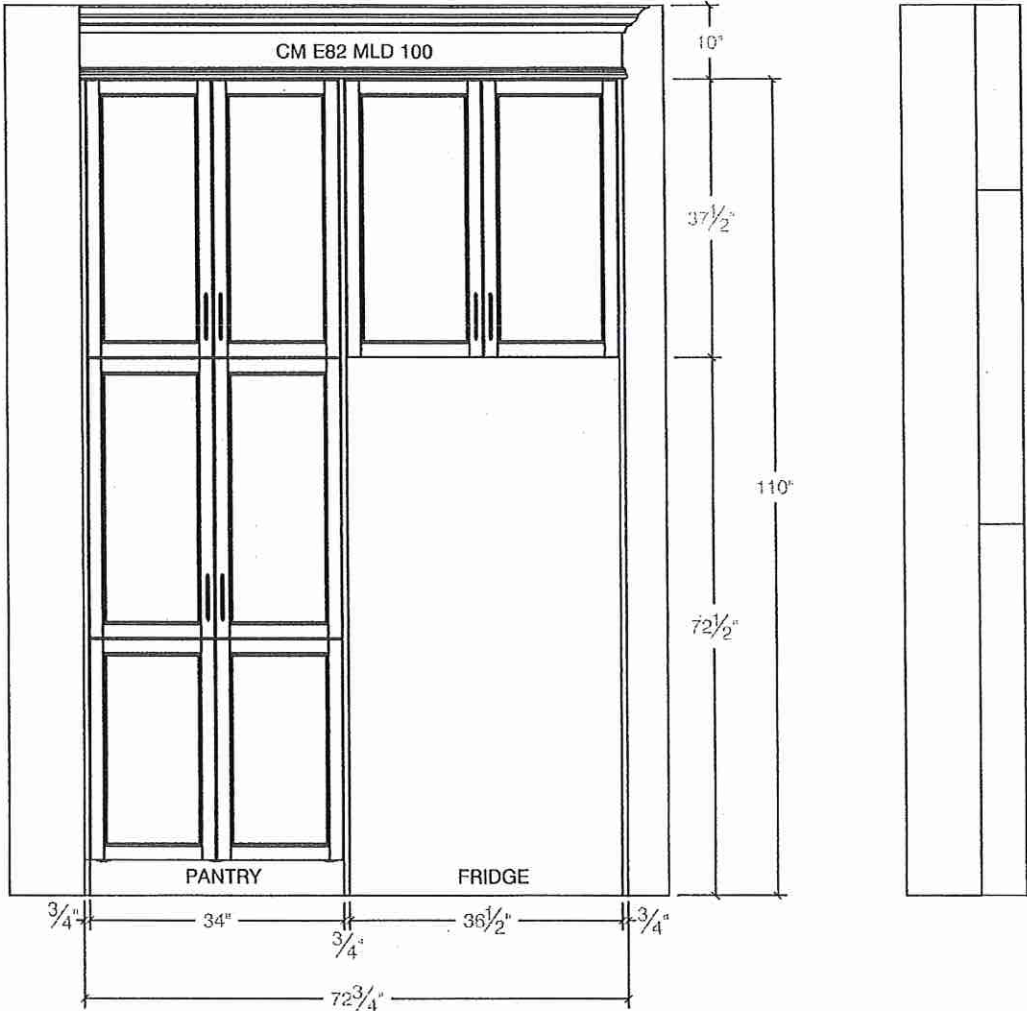
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FRIDGE WALL - ELEVATION



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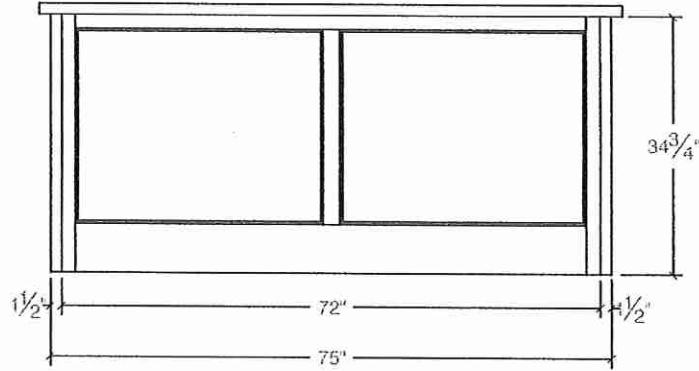
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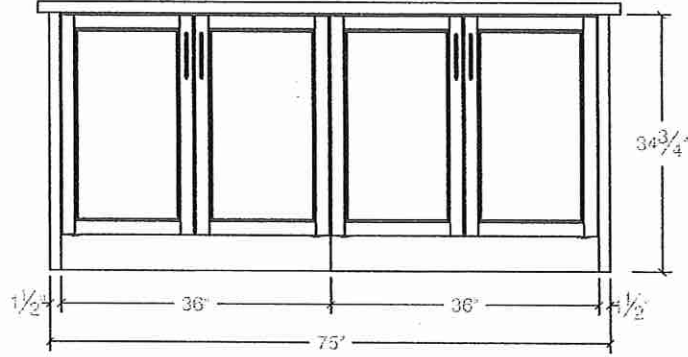
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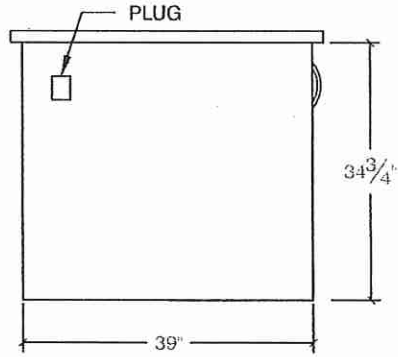
ISLAND REAR - ELEVATION

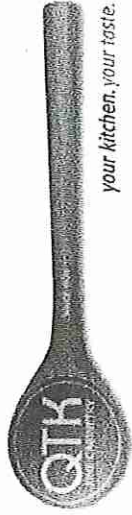


ISLAND FRONT - ELEVATION



ISLAND SIDE - ELEVATION

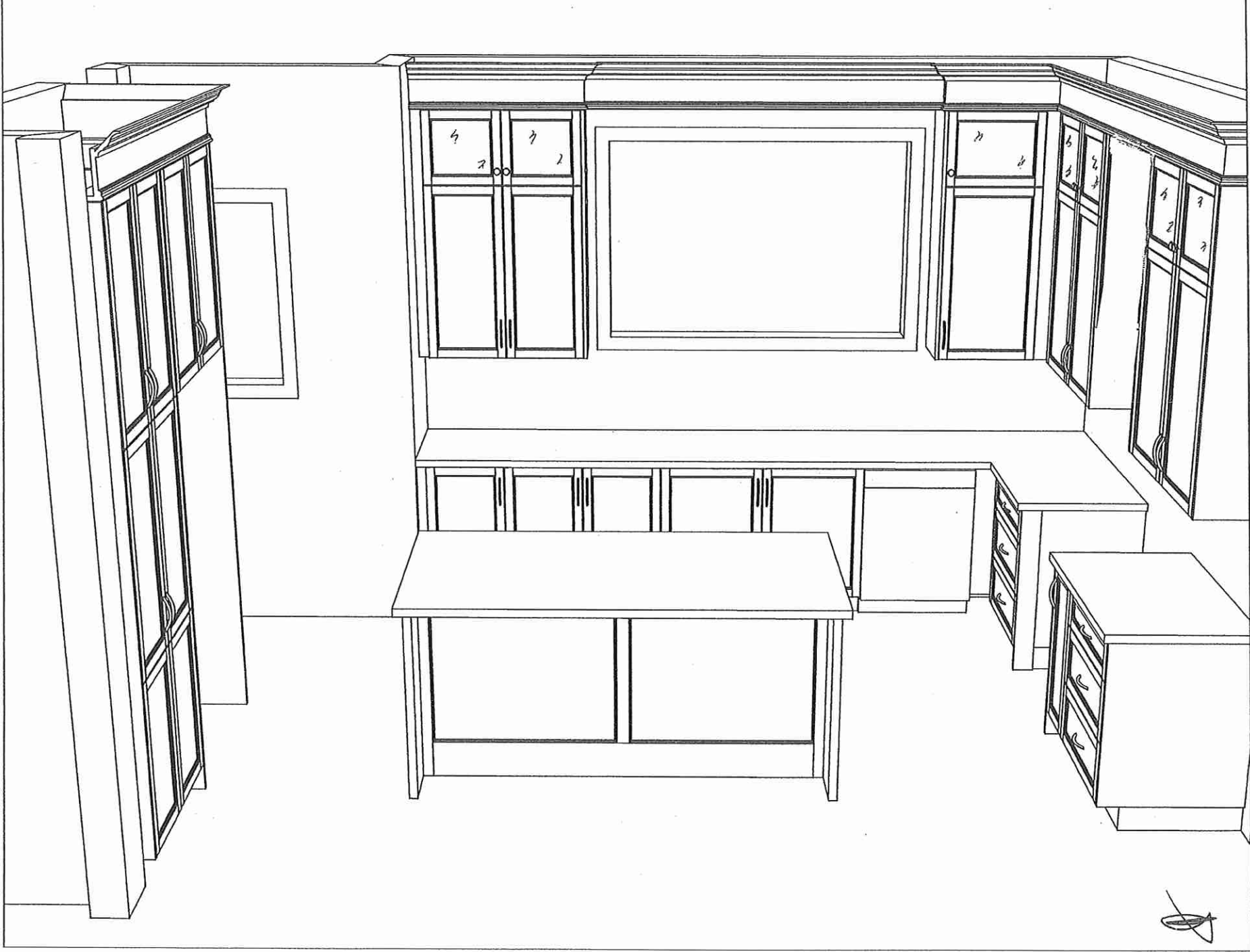


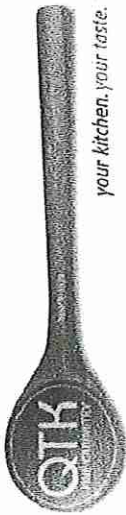


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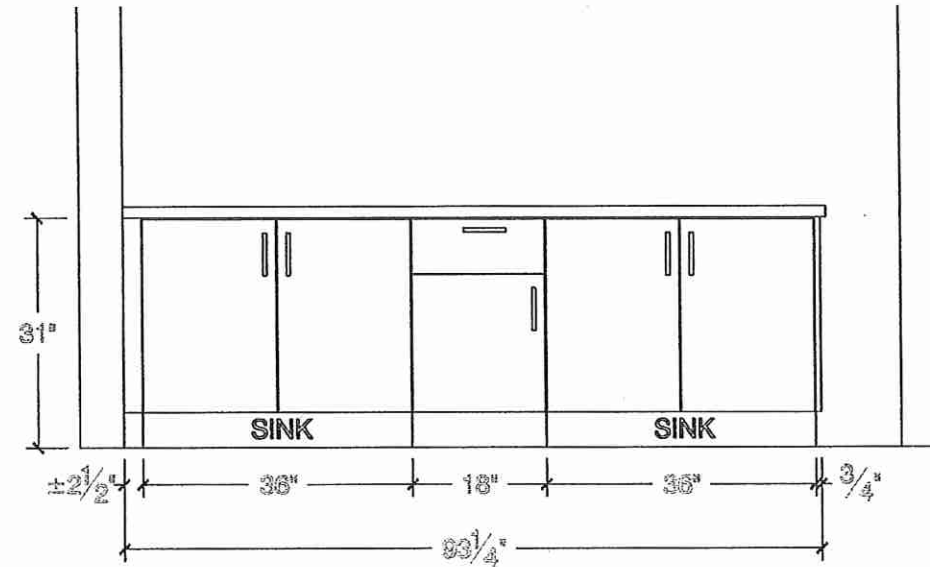


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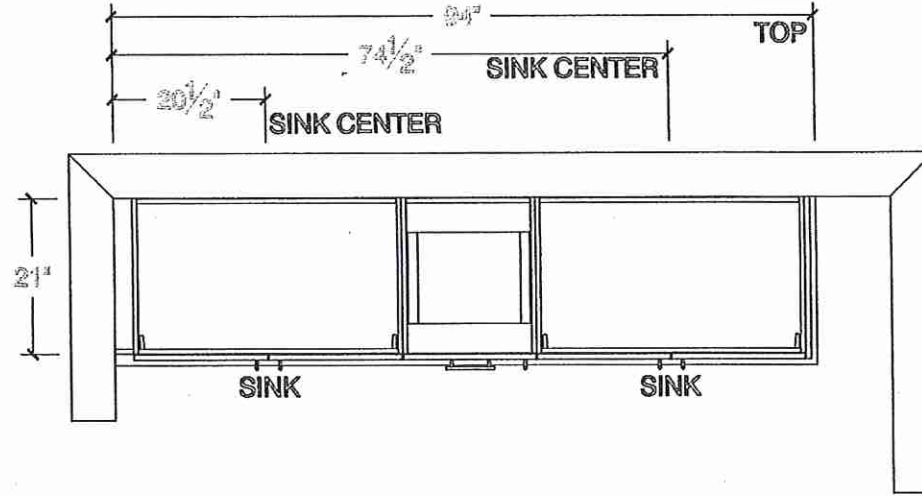
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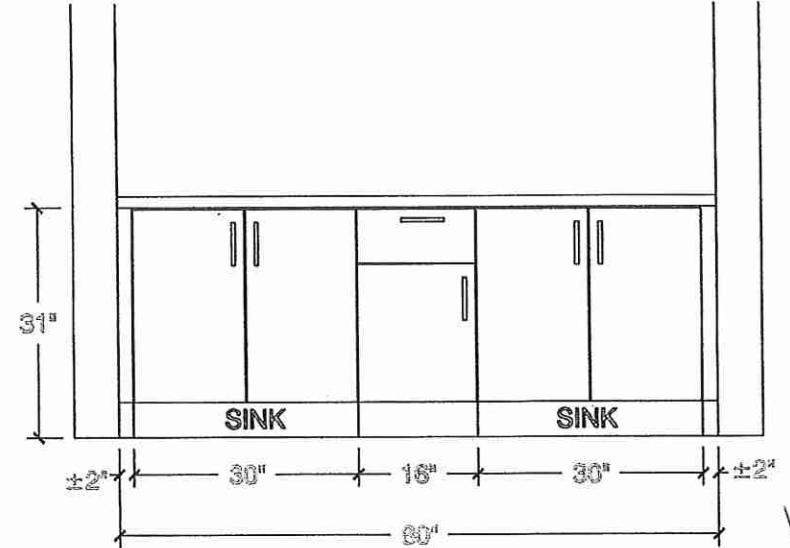
MASTER ENSUITE - ELEVATION



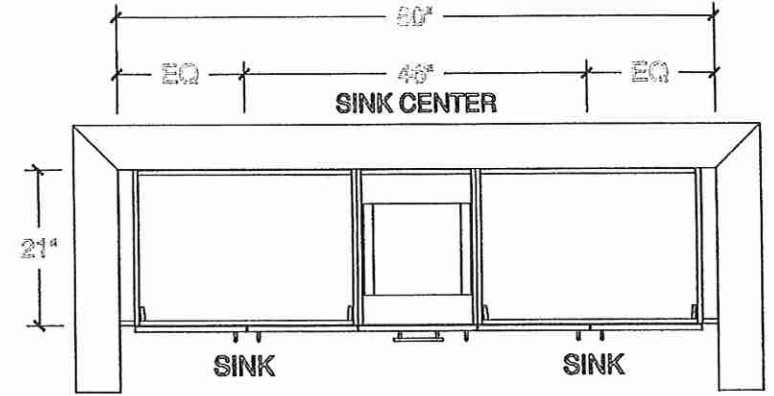
MASTER ENSUITE - PLAN

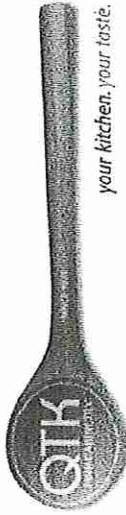


SHARED BATH - ELEVATION



SHARED BATH - PLAN



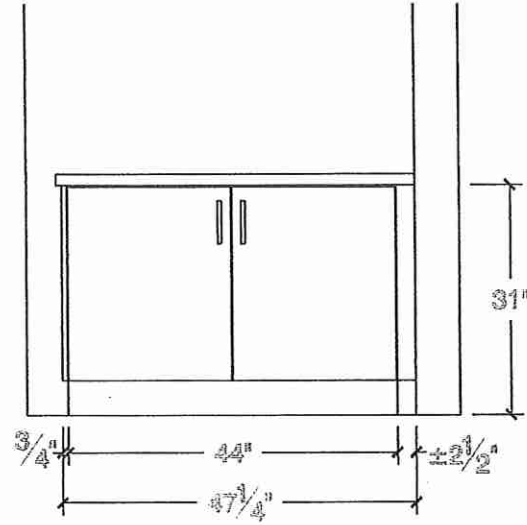


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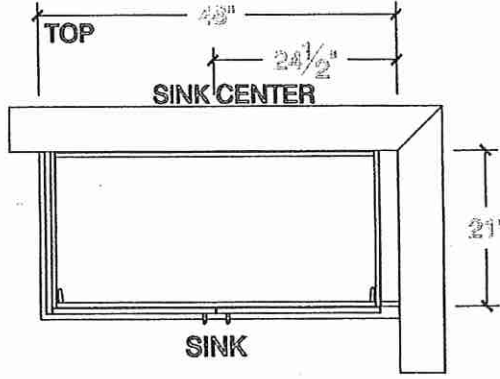
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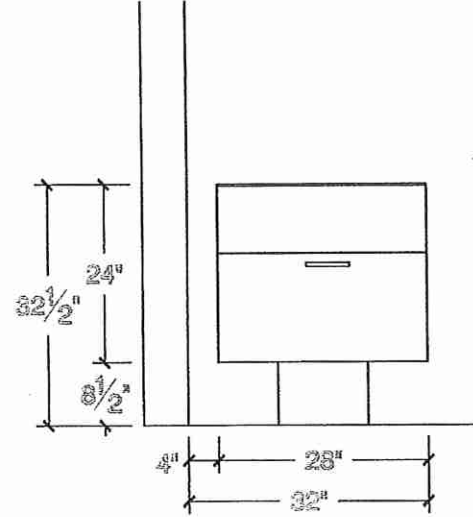
BATH 2 - ELEVATION



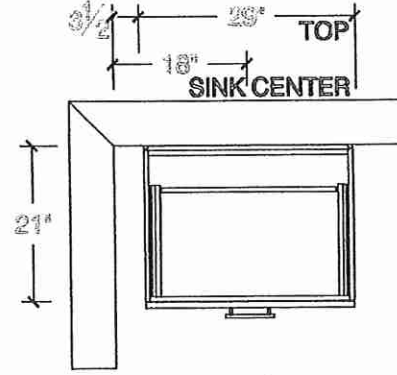
BATH 2 - PLAN



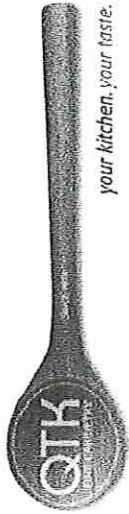
POWDER ROOM - ELEVATION



POWDER ROOM - PLAN



1

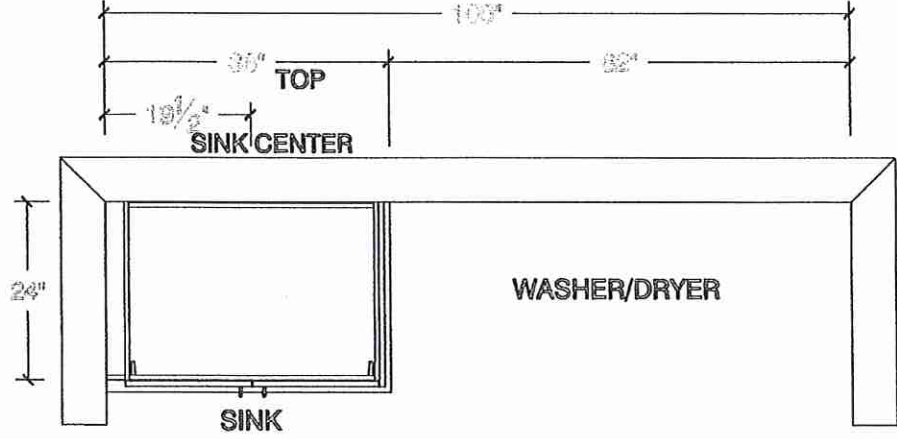


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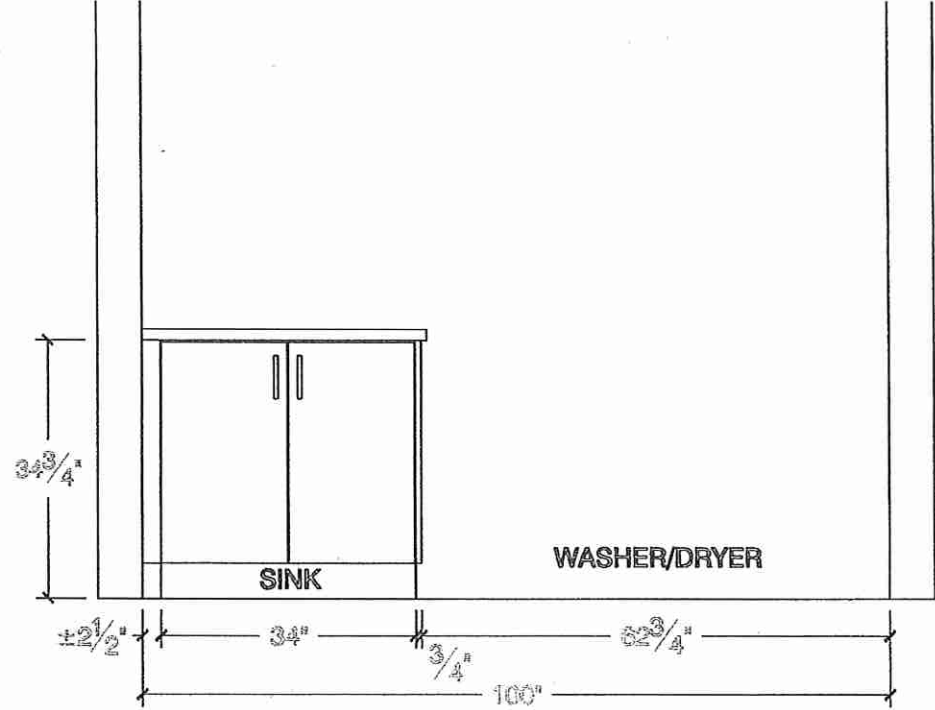
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 48 CTF	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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LAUNDRY - PLAN



LAUNDRY - ELEVATION



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