



SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MICHAEL LOK-MAN TUNG and VICTORIA LING-HAY TUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	1	BEECH Elev B	05-Oct-22

DELETE:

BONUS PACKAGE FOR 38 FT DETACHED: PURCHASER TO RECEIVE \$40,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.

INSERT:

- PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECURAL GUIDELINES AND CONTROLS.

BALANCE OF BONUS PACKAGE: PURCHASER TO RECEIVE \$37,400 (INCLUSIVE OF TAXES) WORTH OR UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART



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22	1	BEECH Elev B	05-Oct-22	

Date Added: 17-Mar-22

Invoice Number: 7794

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - Delete builders standard ceiling light, Install SIX (6) LED POT LIGHTS with ONE (1) Seperate Switch at kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch & ONE (1) ADDITIONAL POT LIGHT
1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at dinette area (See Sketch) Note:
1 - DINING ROOM - Relocate builder standard ceiling light at dining room. To be installed centred at living room / dining room (See Sketch) Note: **Standard Switch Operated P Lugs at Living Room to Remain as per standard plan**
1 - MAIN HALL - Delete builders standard ceiling lights. Install FIVE (5) LED POT LIGHTS with ONE (1) Switch at main hall (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - MAIN HALL - Install ADDITIONAL 3 WAY SWITCH to operate Main Hall Pot Lights (See Sketch) Note:
1 - UPPER HALL - Purchaser has requested to relocate ONE (1) standard ceiling light at upper hall. To be installed centred at open to below area of staircase (See Sketch) Note: **ONLY IF POSSIBLE**
1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) CEILING LIGHT (completer with fixture) with ONE (1) Seperate Switch at master ensuite. To be installed centred above free standing tub (See Sketch) Note:
1 - MAIN FLOOR & SECOND FLOOR - BASEBOARD & CASING - Install UPGRADE #3 Baseboard & Casing - 3 1/2" Westend Grove Casing and 6 1/2" Westend Groove Baseboard - To be installed throughout main floor and second floor, where applicable (See Sketch) Note:
1 - MAIN FLOOR & UPPER HALL - FLOORING - Install Upgrade Hardwood - 5" x 3/4" VINTAGE WHITE OAK SOLID SAWN SCULPTED NAUTILUS (Character UVF) in lieu of builders standard hardwood flooring. To be installed throughout main floor & upper hall, where applicable. Note: To Include; Main Hall, Living Room / Dining Room, Family Room, Upper Hall and Applicable Landings (See Sketch)
1 - STAIRCASE - Install UPGRADE #6 Railing Package - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch) Note: To Include; POST - 3" Oval PICKETS - Steel 1/2" Sqaure, Plain /PTM-Loop / Plain - Flat Black POST - 3 1/2" Square, IRP-12, No Cap
355 - FOYER & KITCHEN / DINETTE - FLOORING - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO AZURRO - To be installed throughout Foyer and Kitchen/Dinette Area, where applicable (To be Installed Straight) (See Sketch) Note:
1 - SECOND FLOOR - BEDROOMS - Install UPGRADE #1 UNDERPAD (with Standard Broadloom) - To be installed throughout bedrooms, where applicable. To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 (See Sketch) Note:
1 - KITCHEN / BATHROOMS / LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN / BATHROOMS / LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork) Note:
1 - KITCHEN - EXHAUST DUCTING - Install Upgrade 8 INCH EXHAUST DUCT IN LIEU OF Builders Standard 6 INCH Exhaust Duct at kitchen (See Sketch) Note:



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1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE AND (INCLUDES Applicable ELECTRICAL OUTLET) at stove area of kitchen (See Sketch) Note:
1 - KITCHEN - Install WATER LINE ROUGH-IN ONLY To Fridge area of kitchen (See Sketch) Note:
1 - KITCHEN - Install Rough-In Electrical Outlet to Accommodate Insert Hood Fan at Kitchen (See Attached QTK Layout) Note: **PRICE SUBJECT TO CHANGE ONCE HOOD FAN SPECIFICATIONS ARE SUBMITTED AND REVIEWED**
1 - KITCHEN - Install Rough-In 15Amp 240Volt with Dedicated Line with Nema 6R Receptacle 249Volt - To accommodate speed oven at kitchen (See Attached QTK Layout) Note: Priced as per Campoli Electric **PRICE SUBJECT TO CHANGE ONCE FINAL APPLIANCE SPECIFICATIONS ARE SUBMITTED AND REVIEWED**
1 - KITCHEN - Install Rough-In 30Amp 240Volt Direct Line to Accommodate Single Oven at kitchen (See Attached QTK Layout) Note: Priced as per Campoli Electric **PRICE SUBJECT TO CHANGE ONCE FINAL APPLIANCE SPECIFICATIONS ARE SUBMITTED AND REVIEWED**
1 - KITCHEN - COUTERTOP - Accommodate Stone Countertop PRO-SERIES COOK-TOP Cut-Out (See Attached QTK Layout) Note: **PRICE SUBJECT TO CHANGE ONCE FINAL APPLIANCE SPECIFICATIONS ARE SUBMITTED AND REVIEWED**
1 - KITCHEN - KITCHEN BACKSPLASH - DELETE Do Not Install / Supply or Credit Purchaser for builders standard kitchen backsplash (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - KITCHEN - COUNTERTOP EDGING - Install UPGRADE " 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 - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome Note:
1 - KITCHEN - Install POT FILLER ROUGH-IN above stove at kitchen (See Sketch) Note:
1 - KITCHEN - Install POT FILLER FAUCET - DELTA TRADITIONAL WALL MOUNT POT FILLER FAUCET - Model #1177LF-SS (Brilliance Stainless Steel) (See Sketch) Note:
95 - MASTER ENSUITE - FLOORING - Install UPGRADE #4 - PORCELAIN TILES - 12x24 STATUARIO PURO POLISHED - To be installed throughout master ensuite floor, where applicable (To be Installed Straight / Stacked) (See Sketch) Note:



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Date Added: 17-Mar-22 Invoice Number: 7794

105 - MASTER ENSUITE - SHOWER WALLS - Install UPGRADE #5 - PORCELAIN TILES - 12x24 STATUARIO PURO POLISHED - To be installed throughout master ensuite shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch) Note:
50 - ENSUITE #2- FLOORING - Install UPGRADE #2 - PORCELAIN TILES - 12x24 NEW BYZANTINE AZZURO - To be installed throughout ensuite #2 floor, where applicable (To be Installed Straight / Stacked) (See Sketch) Note:
60 - TWIN BATH 3/4- FLOORING - Install UPGRADE #2 - PORCELAIN TILES - 12x24 NEW BYZANTINE AZZURO - To be installed throughout twin bath 3/4 floor, where applicable (To be Installed Straight / Stacked) (See Sketch) Note:
1 - POWDER ROOM- COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE- To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed throughout powder room countertop, where applicable (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE- To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed throughout master ensuite countertop, where applicable (See Sketch) Note:
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE- To be installed throughout ensuite #2 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - ENSUITE #2 - COUNTERTOP EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed throughout ensuite #2 countertop, where applicable (See Sketch) Note:
1 - TWIN BATH 3/4 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE- To be installed throughout twin bath 3/4 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - TWIN BATH 3/4 - COUNTERTOP EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed throughout twin bath 3/4 countertop, where applicable (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 - MASTER ENSUITE - Shower Plumbing - Install Upgrade Shower Plumbing - DELTA DORVAL SHOWER TRIM WITH HANDSHOWER SLIDEBAR / DIVERTER - Model #T14256-LHP / H566 / R10000-PX / 51140 / 50570 / T11856 / R11000 - Chrome (See Sketch) Note:
1 - DISCLAIMER - FAUCET STYLE DIFFERENCE; MASTER ENSUITE -Purchaser accepts & acknowledges they have selected TWO Different Faucet Styles to be installed at the master ensuite. Note: Vanity Faucet - Standard - Delta - Wynne Shower Faucet - Upgrade - Delta - Dorval Tub Faucet - Standard - Delta - Wynne Vendor is Exempt



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22	1	BEECH Elev B	05-Oct-22	

Date Added: 17-Mar-22 Invoice Number: 7794

1 - ALL BATHROOMS - DELETE Do Not Install / Supply / Credit Purchaser for builders standard bathroom accessories (toilet paper & towel bar) throughout all bathrooms where applicable. Note: To Include; Powder Room, Master Ensuite, Ensuite #2 & Twin Bath 3/4 (See Sketch)
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 MARCH 16,2022 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: 18-Nov-21 Invoice Number: 7604

1 - MAIN FLOOR - Install EXTENDED HEIGHT 10'-0" CEILINGS Throughout Main Floor. To Include; Approx. 8'-0" Interior Doors Only (Door Height Approx. 96") (Standard Door Only) and Taller Windows, where applicable (See Sketch) Note: Approved as per Fonzie
1 - LIVING ROOM/DINING ROOM - Install ONE (1) WINDOW (Approx. 24" (W) x 72" (H)) To be installed at side elevation of living room/dining room (See Sketch) Note: Final Window Size to be Determined by Fonzie Priced as per Jeldwen & Steve
1 - ADMINISTRATION FEE - PURCHASERS EXTRA - To Accommodate Additional Structural Upgrades, Listed Above. Note:
1 - BONUS PACKAGE - REFER TO PE 7521, ITEM #6 - PURCHASER HAS APPLIED REMAINING \$13,611.24 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF ADDITIONAL STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE 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: 06-Oct-21 Invoice Number: 7521

1 - FRONT EXTERIOR - DOOR - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Delete Transom Window Above) in lieu of builders standard height single front door (See Sketch) Note:
1 - MAIN FLOOR/SECOND FLOOR - Install Upgrade WHITE OAK STAIRCASE from main floor to second floor, where applicable. In Lieu of builders Standard Red Oak Staircase (See Sketch) Note:
1 - MASTER BEDROOM - Install OPTIONAL RAISED COFFERED CEILINGS IN MASTER BEDROOM - AS PER VENDOR SPECIFICATIONS AND PLAN.(does not include smooth ceilings) (See Sketch) Note:
1 - SECOND FLOOR - CEILINGS - Install UPGRADE SMOOTH CEILINGS Throughout Second Floor BEDROOMS ONLY, where applicable. To Include; Master Bedroom, Bedroom #2, Bedorom #3 and Bedroom #4 - DETACHED (See Sketch) Note:
1 - MASTER ENSUITE - Delete Full Wall Between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include: 2x2 Mosaics, 6" Curb +Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**



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[illegible]

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

MICHAEL LOK-MAN TUNG

Purchaser:

VICTORIA LING-HAY TUNG

Vendor:

Grovetrail Developments Inc

Lot: 22 Project: Grovetrail Developments Inc. Model: BEECH Elev B

Printed Mar 16, 2022 3:03 pm



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MICHAEL LOK-MAN TUNG & VICTORIA LING-HAY TUNG	Melissa Di Marino	BEECH Elev B	/	Grovetrail Developments Inc.	05/10/2022	22

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Maple White (STD)	☒ L " EDGE (UPG)	SEE QTK
Ensuite #2	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ L " EDGE (UPG)	SEE QTK
Twin Bath 3/4	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ L " EDGE (UPG)	SEE QTK
Powder Room	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Maple White (STD)	☒ L " EDGE (UPG)	SEE QTK
Garage Entry	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Laundry	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	SEE ATTACHED QTK	SEE ATTACHED QTK	SEE QTK
Kitchen/Dinette	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Maple White (STD)	☒ L " EDGE (UPG)	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				
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 SEE QTK LAYOUT Range SEE QTK LAYOUT

Built-Ins SEE QTK LAYOUT Microwave SEE QTK LAYOUT

Hood Fan SEE QTK LAYOUT Exhaust Opening ☐ 6" ☒ 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace	☒ FAMILY ROOM	Fireplace	N/A
Location Flooring	☒ 5" HARDWOOD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	☒ STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	NONE	Hearth	N/A

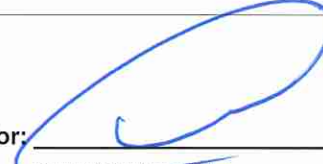
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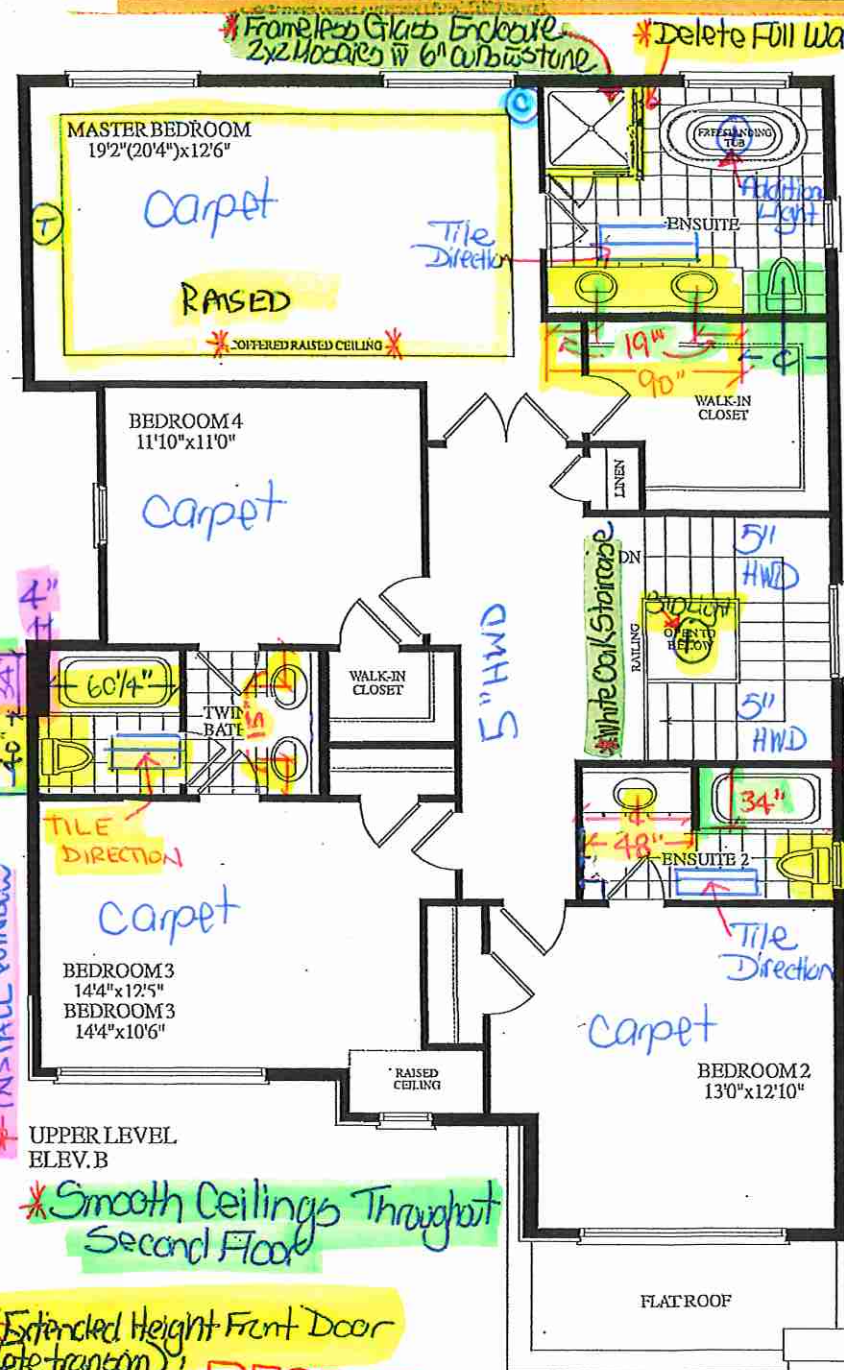
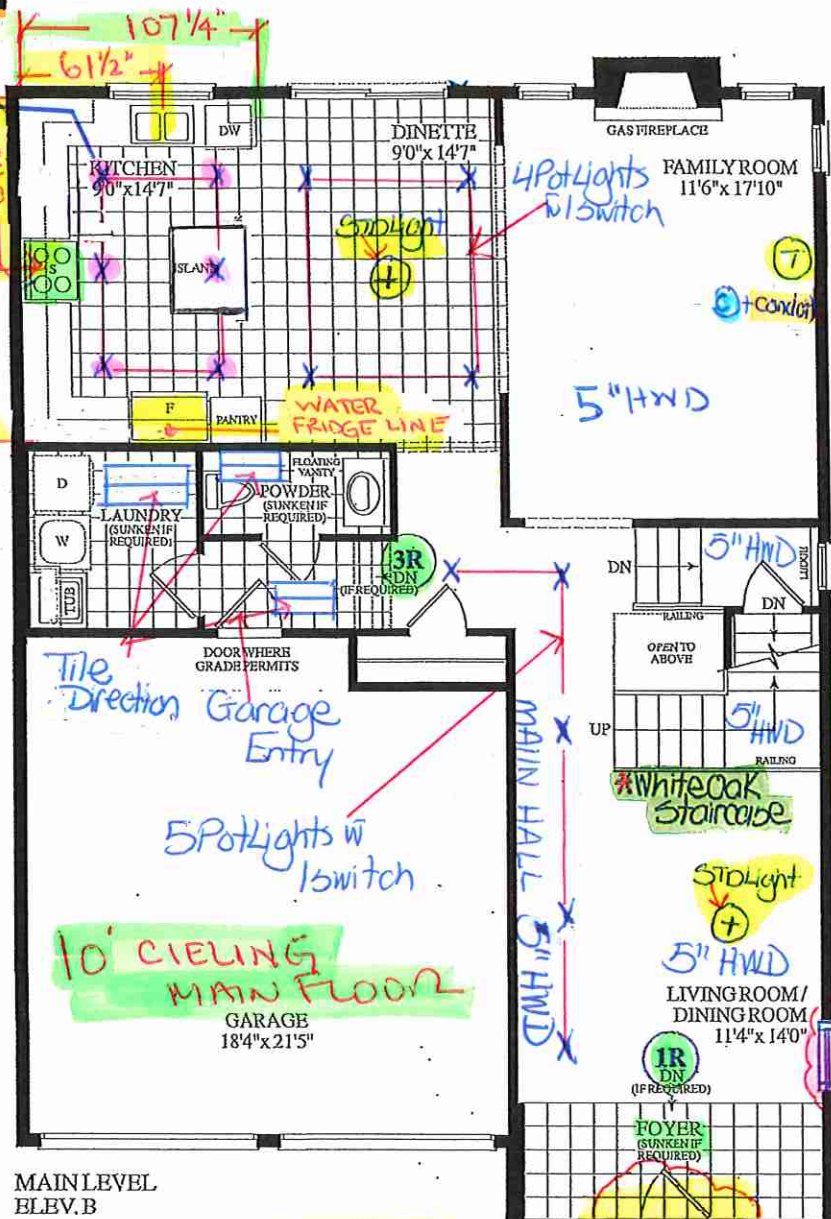
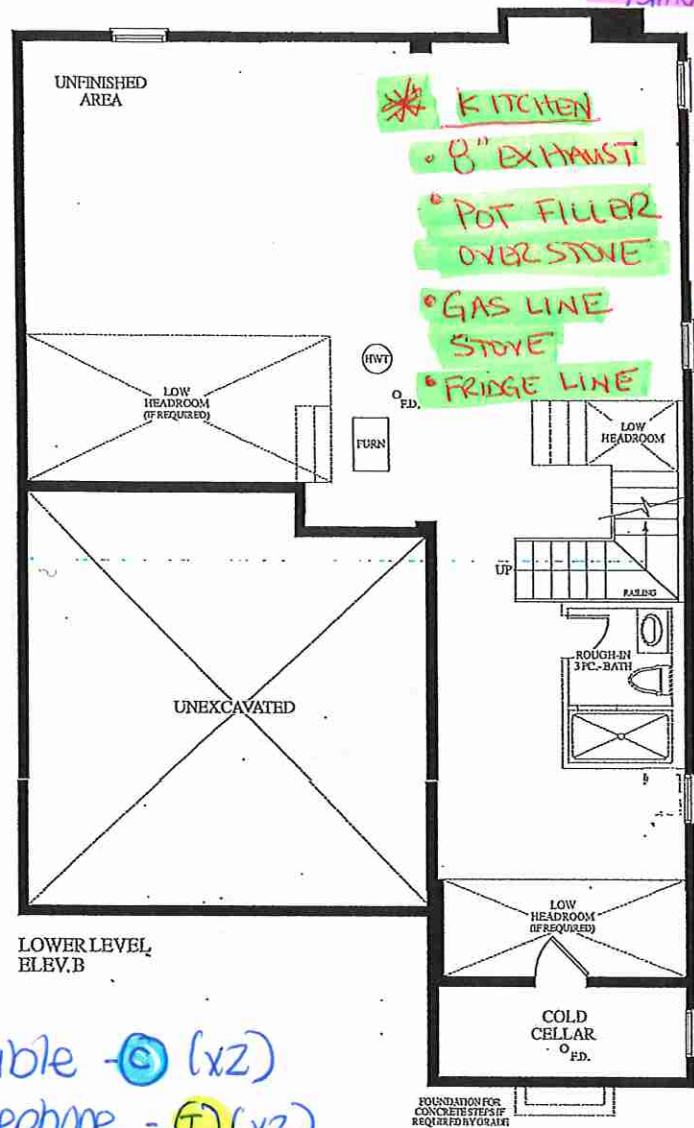
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Decor Consultant:  Melissa Di Marino

Purchaser:  MICHAEL LOK-MAN TUNG

Purchaser:  VICTORIA LING-HAY TUNG

Vendor:  Grovetrail Developments Inc.



* UPGRADED. WINDOW to COLOUR "BLACK"

* Smooth Ceilings Throughout Second Floor

* Extended Height Front Door (delete transom)

RECEIVED
Sept. 14/21

LOT 22-38-10
ELEV. B

LOT 22

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

VT MT



your kitchen. your taste.

PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811

F 905.761.5901

www.QTK.ca

info@qtk.ca

PURCHASER:	MICHAEL LOK-MAN TUNG VICTORIA L	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	MTUNGG@GMAIL.COM VICTORIA.LH.	MODEL TYPE:	38-10 THE BEECH
PHONE #:	416-720-5938	LOT #:	22 CTF
PHONE #:	647-385-5066	DATE:	Mar 11, 2022 Q8206

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1101 NONE FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 2

ITEM #	QTY	DESCRIPTION	PRICE
PF-CKT	1	PROF SERIES COOK-TOP w/ FRONT BUTTONS & POT DRWS w/ BLUM ANTARO WHITE	
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H	
FP	2	FRIDGE PANELS (HANDLES NOT INCLUDED) (INSTALLATION NOT INCLUDED)	
BDO2696	1	BUILT-IN DOUBLE OVEN w/ WOOD DRAWER(S) BELOW - 26" D x 95-1/2"H	
3M-CPG-SD	5	CLEAR PLAIN GLASS (CAB w/ SPLIT)	
POSI-2	1	LA POSITANO CANOPY w/ WOOD DUMMY DOOR PANEL - 48" W - 72" W	
TCS2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
DWP-1	1	D/W PANEL SINGLE DOOR (INCLUDES SAME HANDLE AS ON DRAWERS) (INSTALLATION NOT INCLUDED)	
BC-26	3	INCREASE DEPTH OF BASE CABINET TO 26" DEEP (PER CABINET)	
CUST-1	1	EXTENDED HEIGHT CABINETRY TO CEILING w/ CM T32, INCL. 57" HIGH DOUBLE UPPERS (41" & 16") - 113" HIGH MOUNTING HEIGHT & 120" OVERALL	
CUST-2	1	UPGRADE TO CATEGORY 3 DOOR STYLE & FINISH: QTF 2101 WHITE(FIBERBOARD)	
CUST-3	1	CONVERT STD. BANK DRAWER INTO 1 SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-4	1	TOUCH LATCH TOP DOORS	
CUST-5	1	ROTATE & EXTEND CABINETS ON ISLAND BY 1' TO FILL IN OVERHANG - 36" x 40"	
CUST-6	1	TWO TONE ISLAND: QTF 2101 BURNT UMBER (FIBERBOARD) CATEGORY 3	
CUST-7	1	HARDWARE: CATEGORY 3, INCL. APPLIANCE PULLS (4) 4118 1BPN 9860 1BPN	
CUST-9	1	1 SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: CUSTOM FINISH - BLACKWOOD SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-1	1	CONVERT TOP DRAWER CABINET INTO FULL SET OF DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-2	1	DH00010	
CUS-COL	1	Custom Finish - BLACKWOOD	
ROOM SUMMARY:			

VT MT



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

PURCHASE AGREEMENT FORM

PURCHASER:	MICHAEL LOK-MAN TUNG VICTORIA L	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	MTUNGG@GMAIL.COM VICTORIA.LH.	MODEL TYPE:	38-10 THE BEECH
PHONE #:	416-720-5938	LOT #:	22 CTF
PHONE #:	647-385-5066	DATE:	Mar 11, 2022 Q8206

ROOM	DESCRIPTION	CATEGORY
Twin 3 & 4 BATH VANITY	DOOR STYLE: QT 1022 NONE FINISH: CUSTOM FINISH - BLACKWOOD SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-2	1	DH00010	
CUS-COL	1	Custom Finish - BLACKWOOD	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE # 2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: CUSTOM FINISH - BLACKWOOD SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-2	1	DH00010	
CUS-COL	1	Custom Finish - BLACKWOOD	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: CUSTOM FINISH - BLACKWOOD SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY w / 1 DRAWER & FIXED PANEL ABOVE (OPTION PAID FOR BUILDER) - 10 1/2" FFL	
CUST-2	1	DH00010	
CUS-COL	1	Custom Finish - BLACKWOOD	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CUSTOM FINISH - K21 CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
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PURCHASE AGREEMENT FORM

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ADDRESS:		SITE:	CENTERFIELD
EMAIL:	MTUNGG@GMAIL.COM VICTORIA.LH.	MODEL TYPE:	38-10 THE BEECH
PHONE #:	416-720-5938	LOT #:	22 CTF
PHONE #:	647-385-5066	DATE:	Mar 11, 2022 Q8206

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	DH00010	
CUS-COL	1	Custom Finish - K21 CANVAS	
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		TOTAL:
		HST
		GRAND TOTAL:
DEPOSIT 1 DATE: _____		DEPOSIT 1:
DEPOSIT 2 DATE: _____		DEPOSIT 2:
BALANCE TO BE PAID IN FULL BY DUE DATE: _____ CUSTOMER INITIAL(S): _____		

CUSTOMER SIGNATURE: _____

DATE: 3/11/2022

CUSTOMER SIGNATURE: _____

DATE: 3/11/2022

SALES REP NAME: _____ - apD QTK AUTHORIZED SIGNATURE: _____

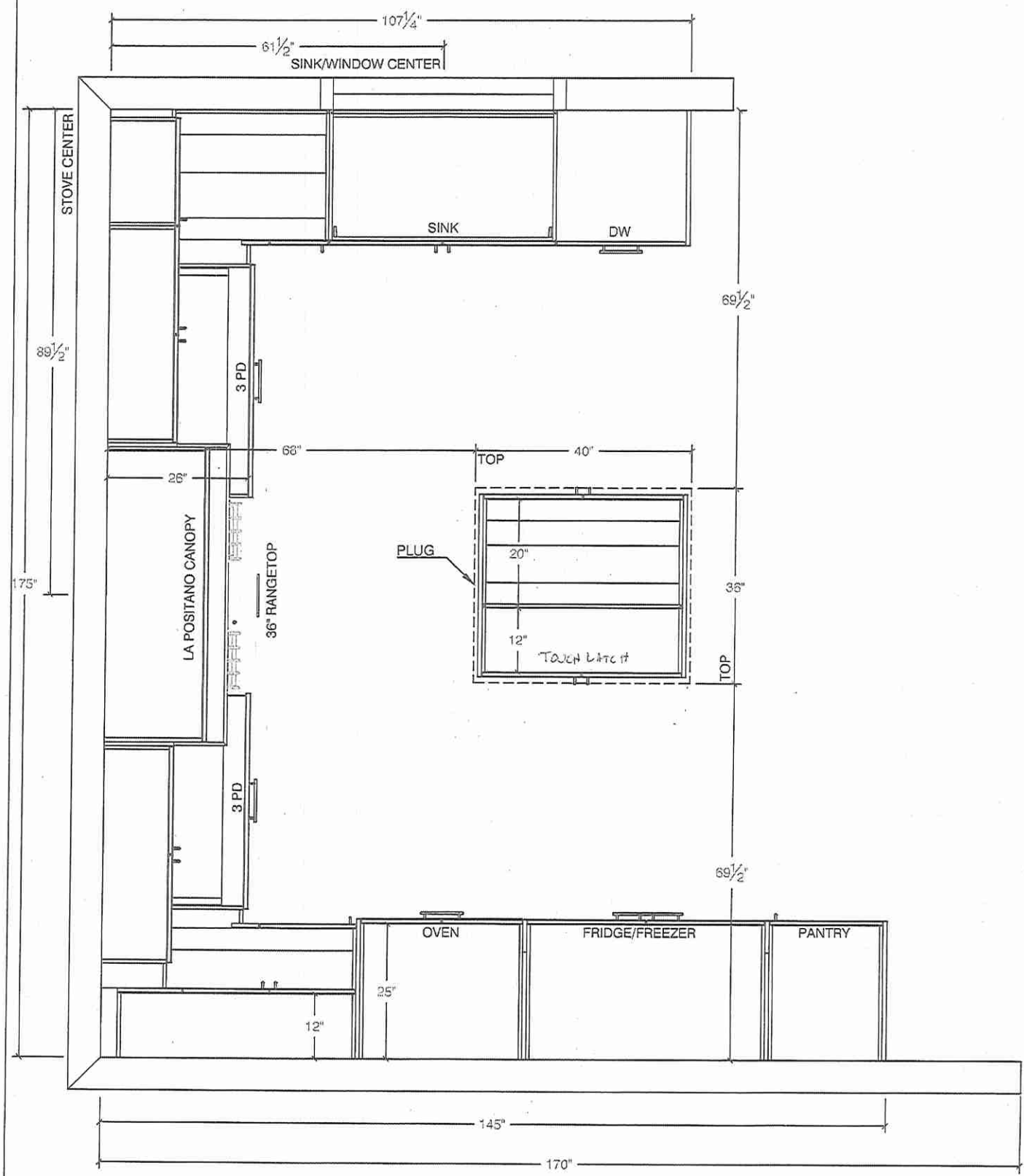


80 Sante Drive, Vaughan, ON L4K 3C4
 T 416.746.1811 F 905.761.5901
 www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: FEB 18, 2022
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



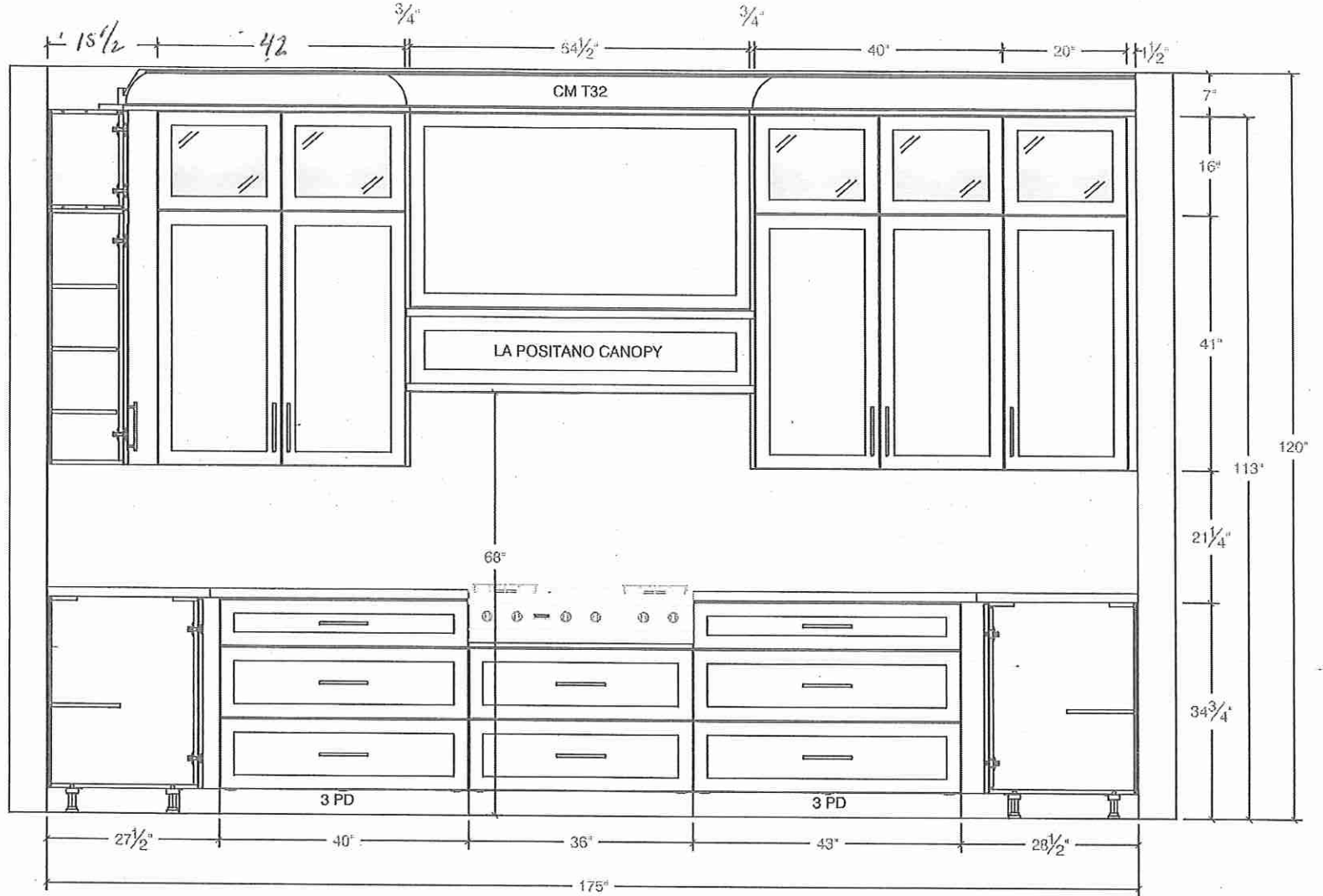


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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 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:			

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STOVE WALL - ELEVATION



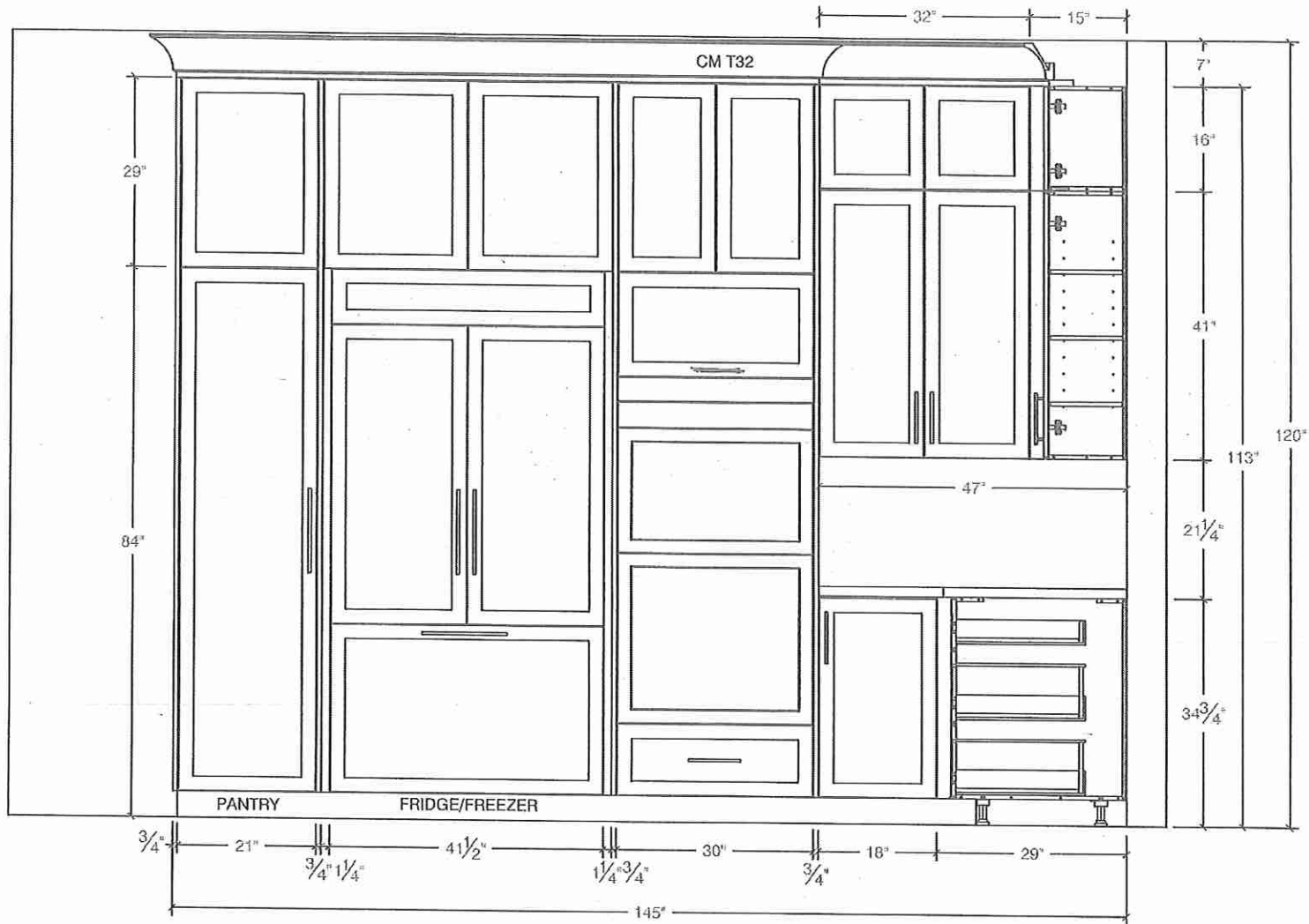


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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 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:			

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FRIDGE WALL - ELEVATION



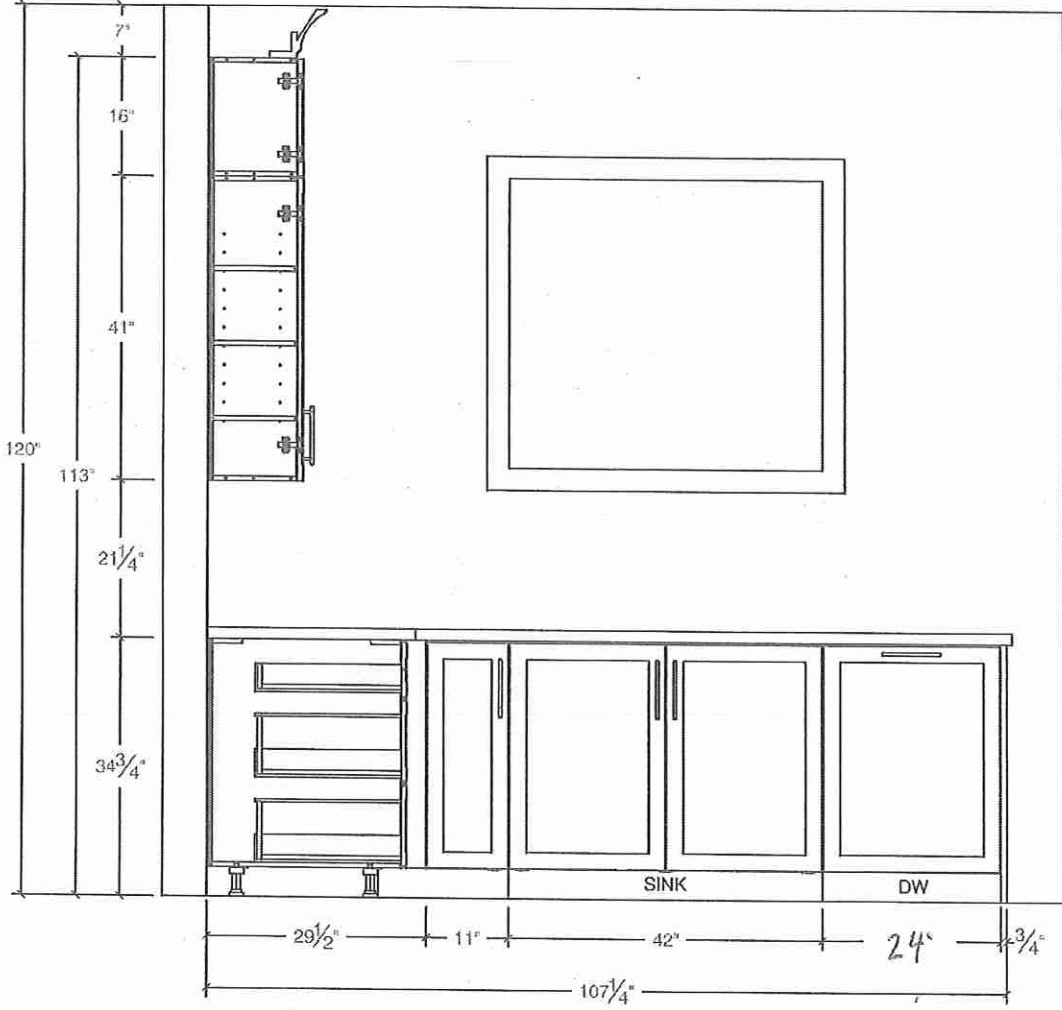


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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 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:			

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SINK WALL - ELEVATION



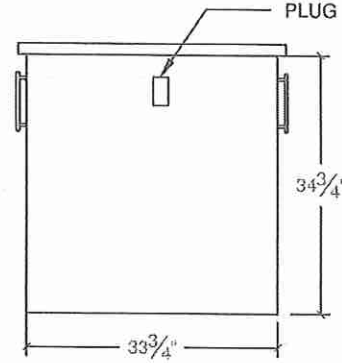


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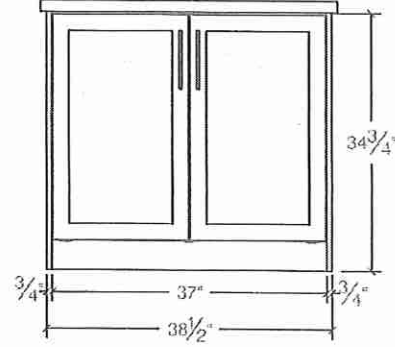
CLIENT: ROYAL PINE HOMES	JOB NAME: 1077 QTK	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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ISLAND SIDE - ELEVATION



ISLAND FRONT/REAR - ELEVATION





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your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: ldi22 QTK	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:

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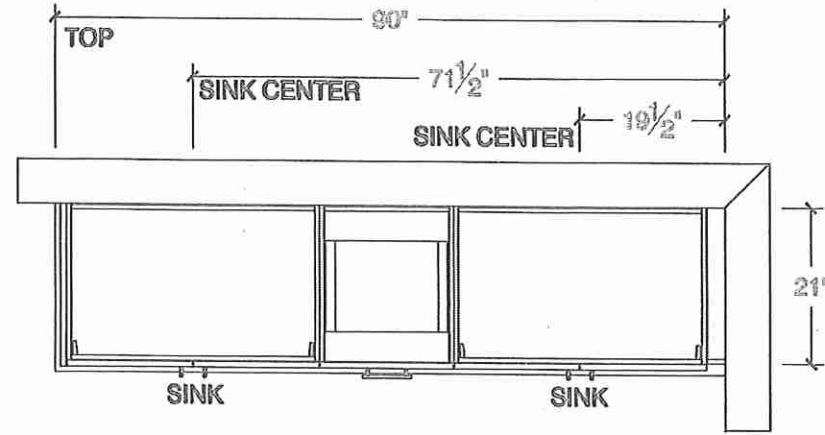


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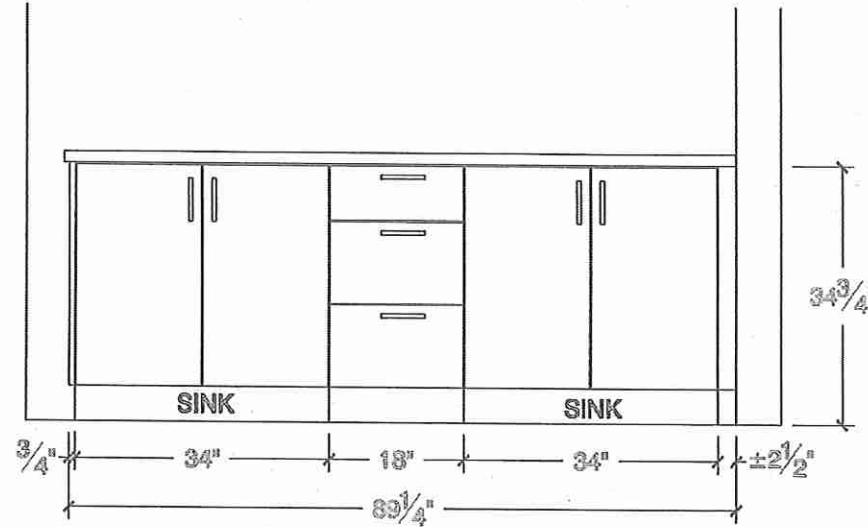
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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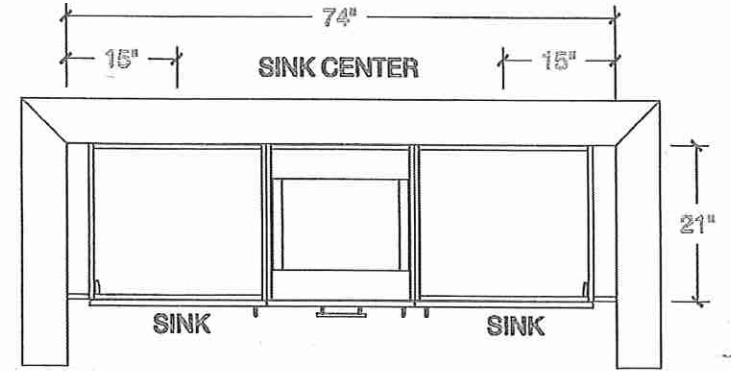
MASTER ENSUITE - PLAN



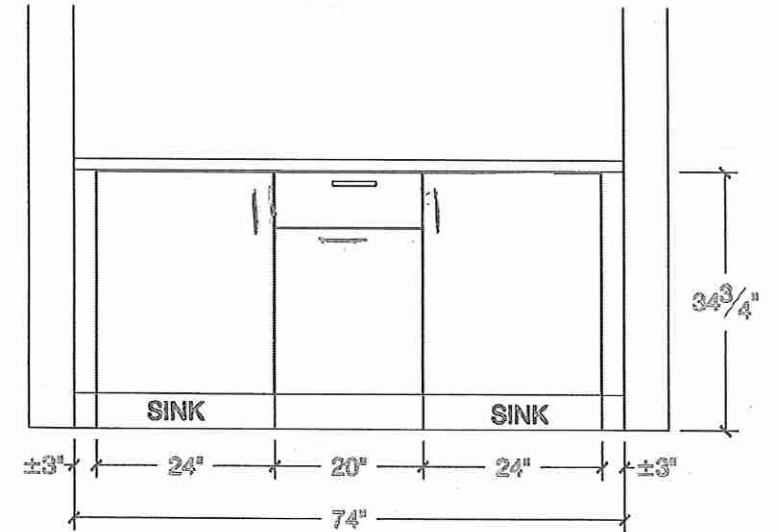
MASTER ENSUITE - ELEVATION



Twin BATH 3/4 - PLAN



Twin BATH - ELEVATION



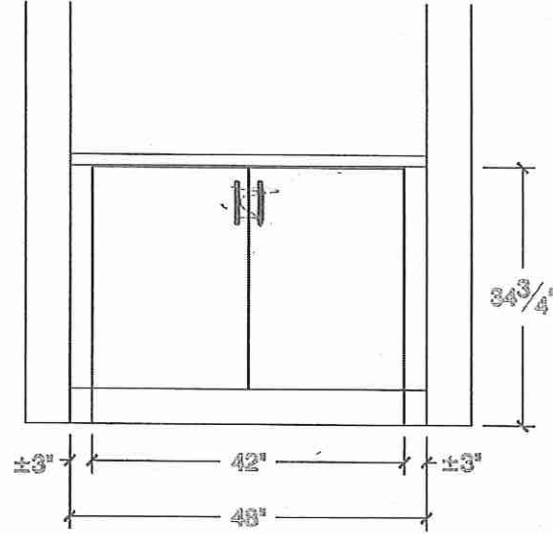


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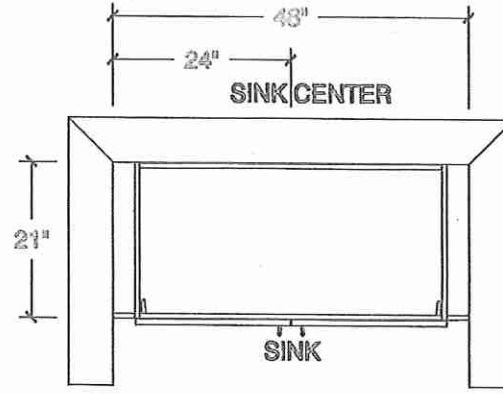
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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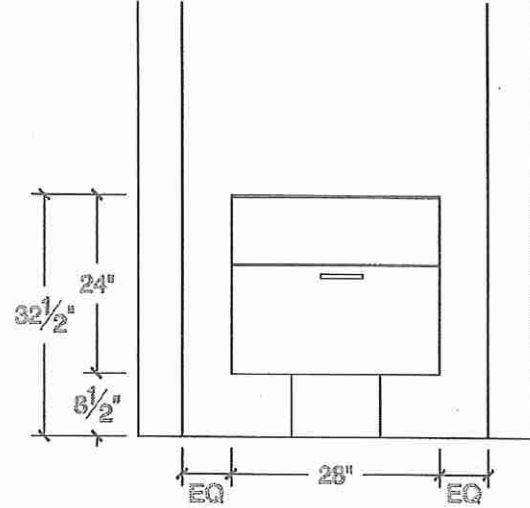
BATH 2 - ELEVATION



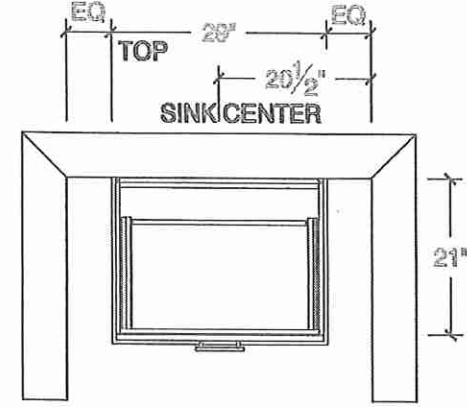
BATH 2 - PLAN



POWDER ROOM - ELEVATION



POWDER ROOM - PLAN



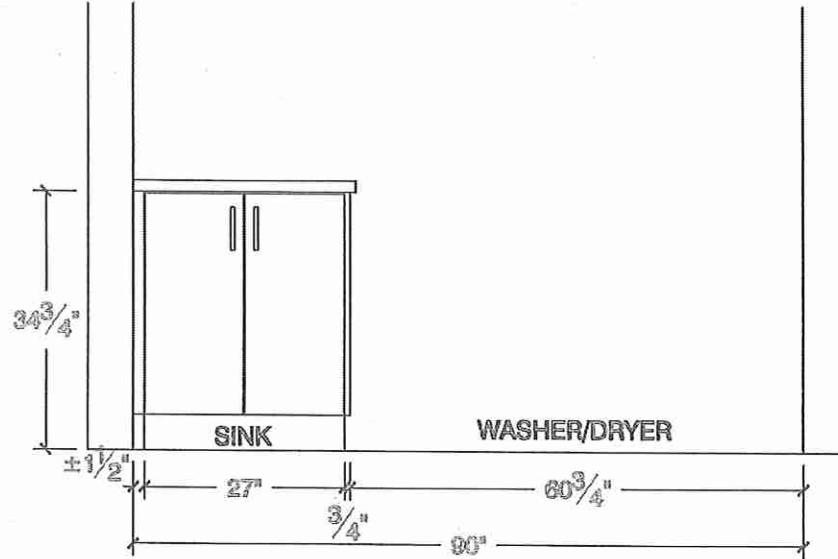


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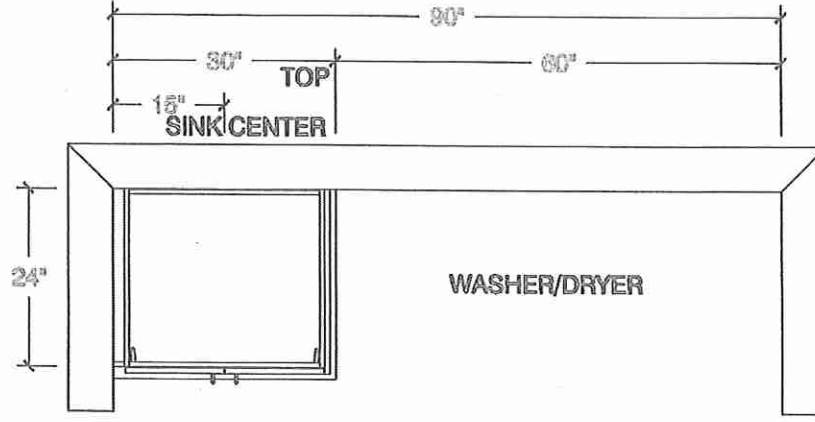
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 22 CTF	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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LAUNDRY - ELEVATION



LAUNDRY - PLAN



Lot 22 Oak Ridge

CONNOLLY

Marble & Granite Ltd.

EDGE
DETAILS

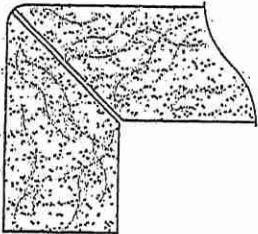
004



VT

MT

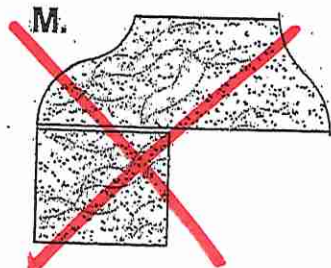
**L.



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

Kitchen
Powder Room
Master Ensuite

Ensuite #2
Twin Bath 3/4



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 1970

WALL MOUNT POT FILLERS



Lot 22 Oak Ridge

WALL MOUNT POT FILLERS - CONTEMPORARY



Shown in Matte Black

1165LF
1165LF-AR
1165LF-BL
1165LF-CZ
1165LF-KS
1165LF-SS



CHROME



ARCTIC
STAINLESS



MATTE
BLACK

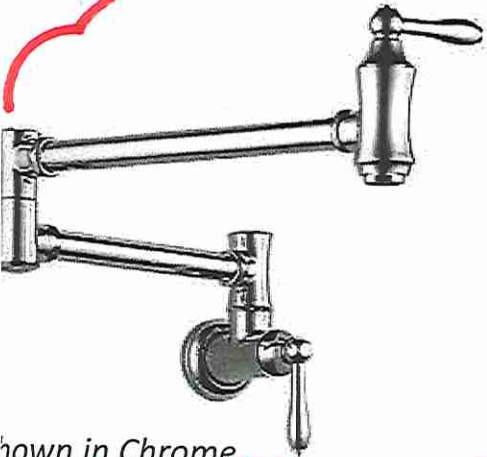


CHAMPAGNE
BRONZE



BRILLIANCE
STAINLESS

WALL MOUNT POT FILLERS - TRADITIONAL



Shown in Chrome

1177LF
1177LF-AR
1177LF-CZ
1177LF-PN
1177LF-RB
1177LF-SS

**Kitchen*

VT

MT



VENETIAN
BRONZE



CHROME



ARCTIC
STAINLESS



CHAMPAGNE
BRONZE



POLISHED
NICKEL



BRILLIANCE
STAINLESS

SHOWER TRIM

T14256-LHP	H566	R10000-PX
T14256-BLLHP	H566BL	R10000-PX
T14256-CZLHP	H566CZ	R10000-PX

OR

TUB & SHOWER TRIM

T14456-LHP	H566	R10000-PX
T14456-BLLHP	H566BL	R10000-PX
T14456-CZLHP	H566CZ	R10000-PX

+

VT

MT

HANDSHOWER SLIDEBAR / DIVERTER

51140	50570	T11856	R11000
51140-BL	50570-BL	T11856-BL	R11000
51140-CZ	50570-CZ	T11856-CZ	R11000

Shown in Chrome



CHROME



MATTE
BLACK



CHAMPAGNE
BRONZE

INSTALLED PRICE INLCUDES ADDITIONAL ITEMS & ROUGH IN WHERE APPLICABLE

Prices subject to change

* Master Ensuite
Shower Stall