

SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HUO, AN CAO, and JANICE GIANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
23	1	BELVEDERE Elev B	23-Feb-22	

Date Added: 08-Apr-22

Invoice Number: 7793

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - KITCHEN - In addition to builders standard ceiling light, Install TEN (10) 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**

1 - CLARIFICATION:

EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors

Note:

1 - KITCHEN / BATHROOMS & LAUNDRY ROOM - Purchaser has DECLINED All Upgrades offered during decor appointment at QTK Office for kitchen & bathroom & laundry room cabinetry.

Note: Standard Kitchen Layout & Standard Bathroom Vanities & Standard Laudnry Room to be installed as per standard plan. (See Attached QTK Paperwork)

- 1 KITCHEN COUNTERTOP Install Builders Standard Stone Countertop EMMERSTONE MAPLE WHITE 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:

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch)

- 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 2/3 COUNTERTOP Install Builders Standard Stone Countertop EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE To be installed throughout twin bath 2/3 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
- 1 DISLCAIMER STONE COUNTERTOP;

POWDER ROOM, MASTER ENSUITE, ENSUITE #2 & TWIN BATH 2/3 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

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 APRIL 4,2022 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:



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23	1	BELVEDERE Elev B	23-Feb-22	

Date Added: 30-Aug-21

Invoice Number: 7431

- 1 MAIN FLOOR- Install 10 FOOT CEILINGS ON MAIN FLOOR WHICH, 8 FT. STANDARD DOORS, & TALLER WINDOWS, (WHERE APPLICABLE) AS PER VENDORS SPECIFICIATIONS AND STANDARD SAMPLES.
- 1 PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA TELEPHONE 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.
- 1 BONUS PACKAGE PURCHASER HAS APPLIED \$12,740 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT.

Note:

This Document is Extremely Time Sensitive - Printed 11 Apr 22 at 9:29

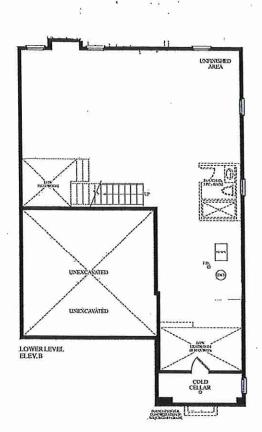
* INTERIOR COLOUR SCHEME *

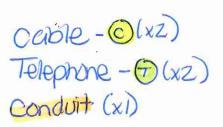
	Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project		Closing Date	Property
HUO,AN CA	AO, & JANICE GIANG	Melissa Di Marino	BELVEDERE Elev B	1	Grovetrall Developments In	nc.	23/02/2022	23
Page 1 of 3	Flooring		l Tile ————					Plumbing
	Description	Main		ccent/Insert	Border / Listello		<u>Pattern</u>	
Master Ensuite	13x13 COSTA WHITE (STD)			/A	NA		NONE	WHITE
Ensuite #2	13x13 COSTA WHITE (STD)	<u> </u>	MALENA ICE (STD) N	<u>/A</u>	JN/A		NONE	WHITE
Twin Bath 2/3	13x13 COSTA WHITE (STD)	9 8x10 N	MALENA ICE (STD)	/A	N/A		NONE	WHITE
Laundry (2nd Floor)	13x13 COSTA WHITE (STD)	N/A	N	/A	N/A		NONE	STD
				Professional Control of the Control				
Powder Room	20x20 PARK GRIS (STD)	N/A	N	/A	N/A		NONE	WHITE
Garage Entry	20x20 PARK GRIS (STD)	, N/A	N		N/A		NONE	N/A
Kitchen/Dinette	20x20 PARK GRIS (STD)		&D ArcticWhiteBright(Stacked) (STD) N		N/A		NONE	STD
			lings and Stairs			-Cornica Ma	ulding / Medalion-	
			ings USTD-OVAL -VINTAGE RED OAKA	VGORA Landing - Upper 31/4	4" Vintage RedOak Angora	Foyer	NONE	
Foyer	20x20 PARK GRIS (STD)		ets STD-Steel 1/2" Sqaure Plain - Flat I			Living Roon		
		Post	ts STD-31/2'Squarew/Cap.Vint.RedOa	kAngora Ledge - Upper N/A		Dining Room		
Main Hall	3 1/4"x3/4" Vintage Red Oak Angora	Strir	ngers 🤇 TD - VINTAGE RED OAK ANGOF	Ledge - Lower N/A		Family Rooi	m NONE	
Family Room	3 1/4"x3/4" Vintage Red Oak Angora	i i ca	ds STD - VINTAGE RED OAK ANGOR	XA	; [Main Hall	NONE	
Living Room	3 1/4"x3/4" Vintage Red Oak Angora		***	ZA		Kitchen	NONE	
Dining Room	3 1/4"x3/4" Vintage Red Oak Angora					2nd Floor H	all NONE	
		Trin	n eboard & Casing∕-STANDARD - TRADI	TIONAL (Calcalat)	V-D0			
Upper Hall	3 1/4"x3/4" Vintage Red Oak Angora	· /Daadi /CYO\ !	nt Door Glass USTANDARD		DARD - STEEPLE TIP			
			rior Doors STANDARD - CARRA		······································	avanta (Tr.		
Master Bedroom	BROADLOOM - Opening Night 400	2-20 (STD) Not	es					
Bedroom 2	BROADLOOM - Opening Night 400	4	STER ENSUITE - Install 2x2 WHITE Mos	aic Floor Tiles and 6" Curb with White Q	uartz at Shower Stall			
Bedroom 3	BROADLOOM - Opening Night 4002							4
Bedroom 4	BROADLOOM - Opening Night 4002							
		Page	1 of 3					
			1/1/1/	DocuSigned by:	— DocuSigned by:			
		Consi	ultant:	urchaser FETTERMATERME	Purchaser:	\/a	endor:	
Lating Dual-ation	Annii Datanin marata in 1881 in 18		Melissa Di Marino	HUO,AN CAO.	JANICE GIANG)	Grovetrali Developmo	ents inc.
Lut. 23 Project: Grove	trail Developments Inc. Model: E	SELVEDEKE FIGA R		•			Printed Apr	· 04, 2022 12:43 pm

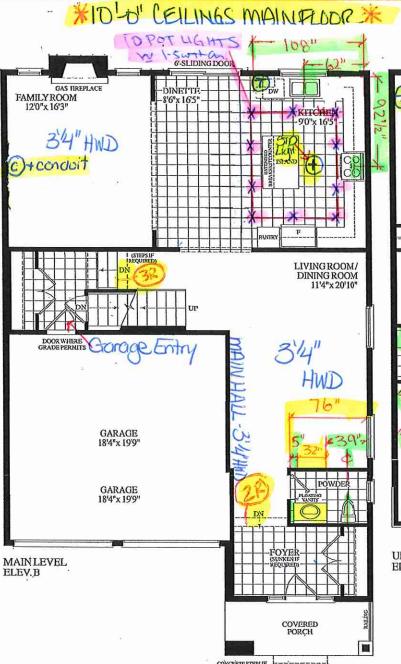
* INTERIOR COLOUR SCHEME *

Pur	chasers	Decor C	onsultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HUO,AN CAO,	& JANICE GIANG	Melissa	Dí Marino	BELVEDERE Elev B	1	Grovetrail Developments Inc.	23/02/2022	23
Page 2 of 3	Interior Paint		Cabinet-					
	<u>Description</u>		Style				nter Edge	<u> Handle / Knob</u>
Master Ensuite	STANDARD - SILVER BIRCH		"SEE ATTA	CHED QTK PAPERWORK**	<u> </u>	Emmerstone Vanilla White (STD)	EDGE (STD)	SEE QTK
Ensuite #2	STANDARD - SILVER BIRCH		**SEE ATTA	CHED QTK PAPERWORK**	L.	Emmerstone Vanilla While (STD) A 1	EDGE (STD)	SEE QTK
Twin Bath 2/3	STANDARD - SILVER BIRCH		"SEE ATTA	CHED QTK PAPERWORK**	V	Emmerstone Vanilla White (STD) [" A " I	EDGE (STD)	SEE QTK
								100
Laundry (2nd Floor)	STANDARD - SILVER BIRCH		**SEE ATTA	CHED QTK PAPERWORK**		SEE QTK SEE	этк	SEE QTK
			<u> </u>					
Powder Room	STANDARD - SILVER BIRCH		**SEE ATTA	CHED QTK PAPERWORK**	¥	Emmerstone Vanilla White (STD) A * I	EDGE (STD)	SEE QTK
Garage Entry	STANDARD - SILVER BIRCH		N/A			N/A N/A		N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH		SEE ATTA	CHED QTK PAPERWORK**	4	Emmerstone Maple White (STD)	EDGE (STD)	SEE QTK

Foyer	STANDARD - SILVER BIRCH		Annliana	On an in a /Dimension		Notes		
Main Hall	STANDARD - SILVER BIRCH		1	e Opening/Dimension Range	SEE QTK LAYOUT	**KITCHEN - INSTALL BUILDER:	3 STANDARD STAINLESS STE	EL EXHAUST FAN**
Family Room	STANDARD - SILVER BIRCH		Built-Ins		vave None			
Living Room	STANDARD - SILVER BIRCH		Hood Fan		st Opening 6" 08"			
Dining Room	STANDARD - SILVER BIRCH		Dishwash	er Cabinet Std 24in Opening				
			- *					- Company of the Comp
Upper Hall	STANDARD - SILVER BIRCH		Fireplace		Fireplace N/A			
Master Bedroom	STANDARD - SILVER BIRCH		Location	Flooring 3 1/4" HARDWOOD	Location Flooring N/A			
Bedroom 2	STANDARD - SILVER BIRCH		Style Finish	VILLA NOVA STONE	Style N/A Finish N/A			
Bedroom 3	STANDARD - SILVER BIRCH		Marble	N/A	Marble N/A			
Bedroom 4	STANDARD - SILVER BIRCH		Hearth	NONE	Hearth N/A			
			Page 2 of 3					
			D		DocuSigned by:	DocuSigned by:	/	
			Decor Con	Sultants Pu	Irchaser: 5578594AT7F8448	Purchaser: 8793C143D3F8446	Vendor:	nents inc
Lot: 23 Project: Grovetrai	il Developments Inc. Model: E	BELVEDER	E Elev B			11 Marie # 1 T/11 Tr 7	Printed Ap	r 04, 2022 12:43 pm









EXTERIOR WINDOW





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



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

PURCHASE	:K:	JANICE GIANG		CONTRACTOR:	Grovetrail Developm	ents Inc.	
ADDRESS:				SITE:	CENTERFIELD		
EMAIL:		PAULA.CAO20@GM	IAIL.COM	MODEL TYPE:	38-11		
PHONE #:	- 17V U.S. (III)	647-892-4785		LOT#:	23 CTF		
PHONE #:		7 352 17.00		DATE:		Q8109	
	Ser sarco	s to hijy and Ougliby T-	ps & Kitchens Ltd. (QTK)		Apr 4, 2022		
rticles liste greement f	d herein a	and with attached draw	ing in accordance to the t	erms and conditions of	described on the revers	se of this	
ROC	Market Commence		DESCRI	PTION		CATE	SORY
		DOOR STYLE:	QT 1022	NONE			
		FINISH:	TUNDRA				
KITCH	HEN	SPECIES:	LP LAMINATE			Categ	orv 1
		DOOR HARDWARE:				04.09	o., ·
		DRW HARDWARE:	. O	220			
		COUNTER TOP:	Counter Top by Other		LOCAL CONTROL OF THE PARTY OF T	W. W	
ITEM#	QTY			DESCRIPTION			PRICE
:UST-3	1	CATEGORY 1 HARDW.	ARE: DH00010		500 (TOO)		
					3		_
					ROOM	SUMMARY:	
ROO	M		DECODI	PTION		CATEG	ORY
1,00		DOOR STALE	DESCRIF			OATEG	,0111
		DOOR STYLE: FINISH:	QT 1022 TUNDRA	NONE			
ENGLIS	1/0 - 1/	SPECIES:	LP LAMINATE				eren ear
ENSUITE	VANITY	DOOR HARDWARE:				Categ	ory 1
		DRW HARDWARE:					
		COUNTER TOP:	Counter Top by Other	'S			
ITEM#	QTY	Williams.	D	ESCRIPTION			PRICE
UST-2	1	CATEGORY 1 HARDWA	ARE: DH00010				
	ļ						
					ROOMS	SUMMARY:	
ROO	M		DESCRIF	PTION		CATEG	ORY
		DOOR STYLE:	QT 1022	NONE		OATE	
		FINISH:	TUNDRA	NONE			
Twin Ba	Hn2/2	SPECIES:	LP LAMINATE	W.		Catan	.m. 1
VANIT		DOOR HARDWARE:				Catego	J. y 1
		DRW HARDWARE:					
	~	COUNTER TOP:	Counter Top by Other	S			r-1000-11-11
ITEM#	QTY		D	ESCRIPTION	- 7 SETIMA		PRICE
UST-2	1	CATEGORY 1 HARDWA	ARE: DH00010	/			
	4						
					ROOMS	UMMARY:	
ROOI	M		DESCRIP	TION		CATEG	ORY
1.001		DOOR STAFE				OAIEG	<u> </u>
- 1	N. C	DOOR STYLE: FINISH:	QT 1022 TUNDRA	NONE			
shoulte	2.12	SPECIES:	LP LAMINATE			magnous con	
1	YANITY	DOOR HARDWARE:	and the second second second			Catego	лу Т
		DRW HARDWARE:			-		
		COUNTER TOP:	Counter Top by Others	S		****	
ITEM#	QTY		D	ESCRIPTION			PRICE
JST-2	1	CATEGORY 1 HARDWA	RE: DH00010	0			
					ROOMS	UMMARY:	ā
				—DS,		DS G	
			OLIOTON CER INCENT	3	OUTOMED BUTCH	s Jb	
Page 1	of 2		CUSTOMER INITIALS		CUSTOMER INITIAL	0	



info@qtk.ca

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PURCHASE	R:	JANICE GIANG		CONTRACTOR:	Grovetrail Developments Inc.		ŀ
ADDRESS:				SITE:	CENTERFIELD		
EMAIL:		PAULA.CAO20@GMA	IL.COM	MODEL TYPE:	38-11		
PHONE #:		647-892-4785		LOT#:	23 CTF		
PHONE #:				DATE:	Apr 4, 2022	Q8109	
ROO	М		DESCRIP	TION		CATEG	SORY
POWDER VANIT		DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	QT 1022 TUNDRA LP LAMINATE Counter Top by Others	NONE		Categ	ory 1
ITEM#	QTY		DI	ESCRIPTION			PRICE
CUST-2	1	CATEGORY 1 HARDWAF	RE: DH00010		ROOM	SUMMARY:	
ROOM	И		DESCRIP	TION		CATEG	ORY
LAUNDRY	ROOM	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	QT 1022 TUNDRA LP LAMINATE Counter Top by Others	NONE		Catego	ory 1
ITEM#	QTY		DE	SCRIPTION	uhander		PRICE
CUST-2	1	CATEGORY 1 HARDWAR	RE: DH00010		ROOMS	SUMMARY:	

EXPECTED	DELIVERT DATE	100	JOB-TOTAL.	
only be delivered AFTER you n	l garbage bins, spice baskets, magic corner you move in the house. Please call us to re nove in. Thank you. ALL CHANGES FINAL ERMS AND CONDITIONS ON THE ACCOMP,	equest delivery of these items after UPON SIGNING	TOTAL:	
manufacture and a state of the second second section (1991)	ING BELOW YOU AGREE TO RECEIVE THE 'S PAYMENT POLICY), AND HAVE READ AN			
	S AS OUTLINED IN THE QTK TERMS & CON		GRAND TOTAL:	9
	**************************************	DEPOSIT 1 DATE:	DEPOSIT 1:	
		DEPOSIT 2 DATE:	DEPOSIT 2:	
BALANCE TO BE PAID IN FULI	BY DUE DATE by:	CUSTOMER INITIAL(S	s);	
CUSTOMER SIGNATURE:	Serge Stanod do 248	DATE:		
CUSTOMER SIGNATURE:	8793C143D3FB446	DATE:	.9	vallent av
SALES REP NAME: Mohaf	izali Merali QTK AUTḤORIZED S	IGNATURE:		
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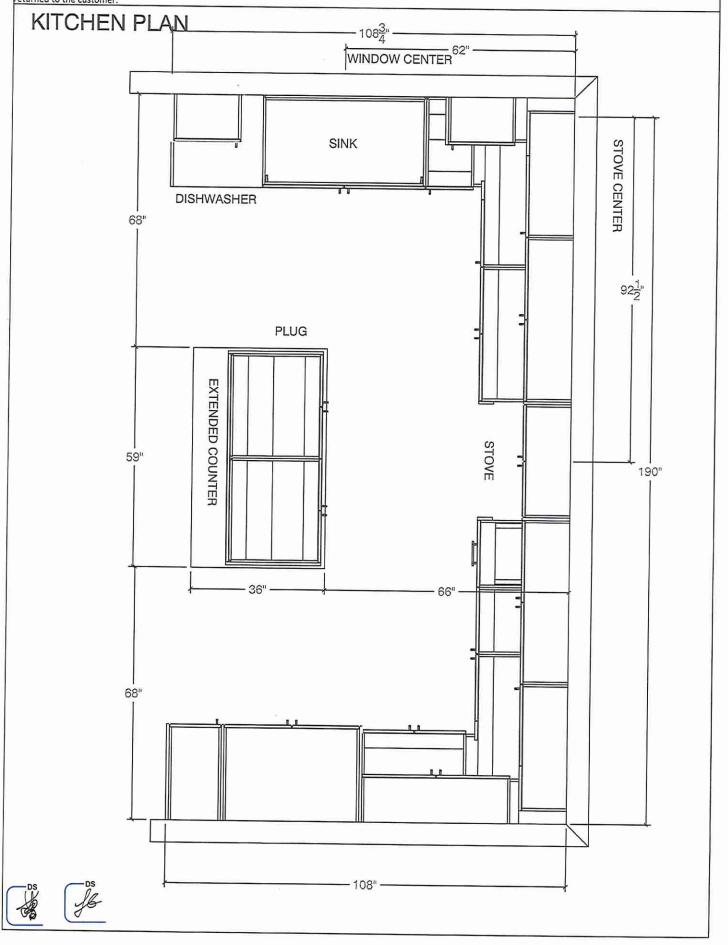
COMMENTS:



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: 38-11	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: OCT 07, 2020
EMAIL:	SPECIES:	TOP:	PAGE:

Customer Agrees and Accepts the following conditions: I. 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.

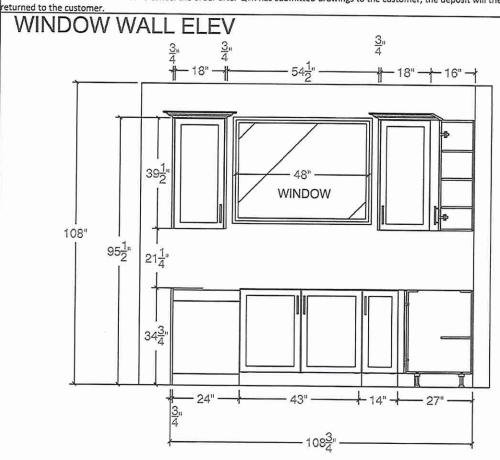




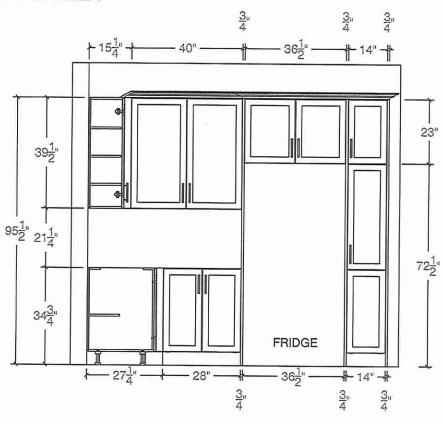
CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 3/8" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: OCT 07, 2020
EMAIL:	SPECIES:	TOP:	PAGE:

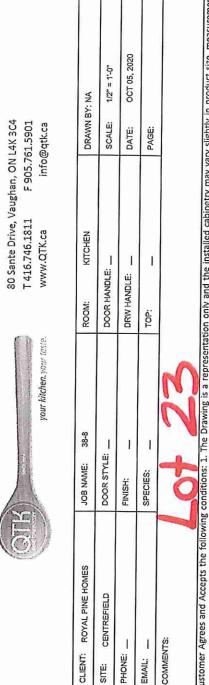
COMMENTS: 12

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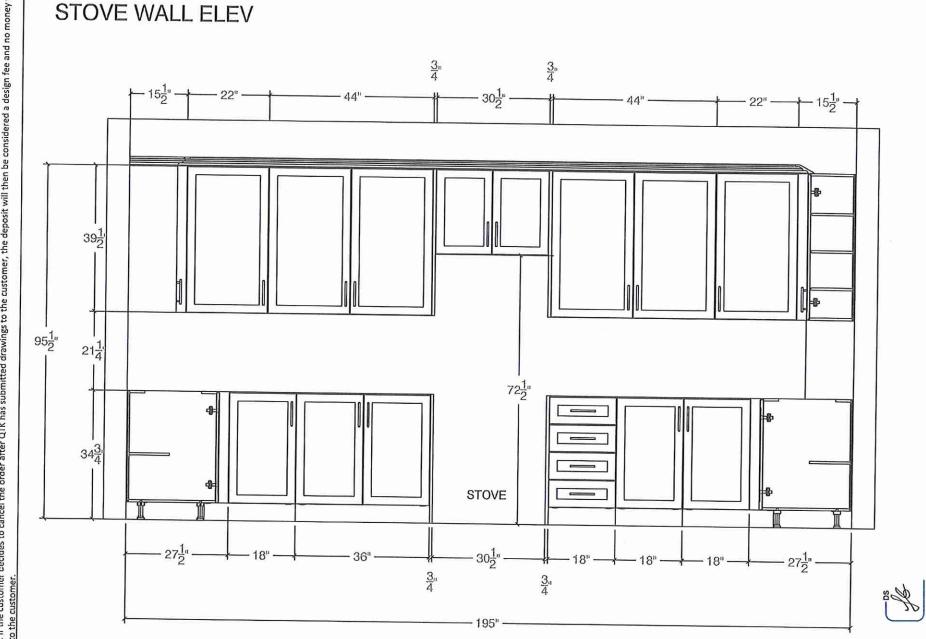


FRIDGE WALL ELEV





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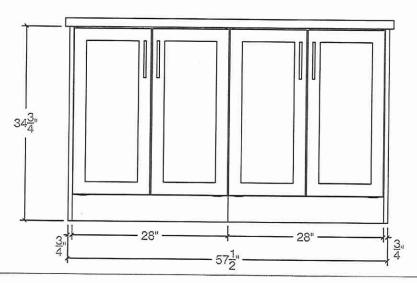


			·
CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 3/4"= 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: OCT 07, 2020
EMAIL:	SPECIES:	TOP:	PAGE:

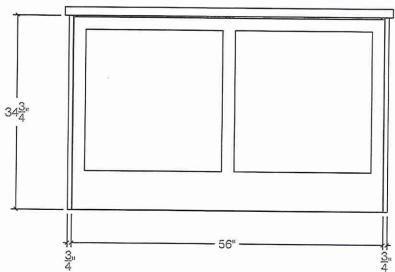
COMMENTS: 14 23

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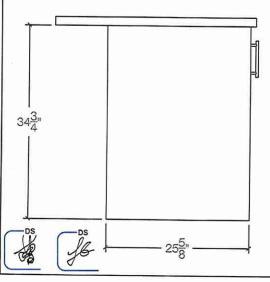
ISLAND FRONT



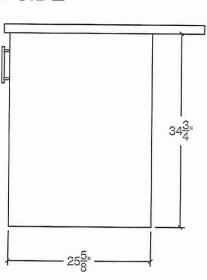
ISLAND REAR



ISLAND SIDE



ISLAND SIDE



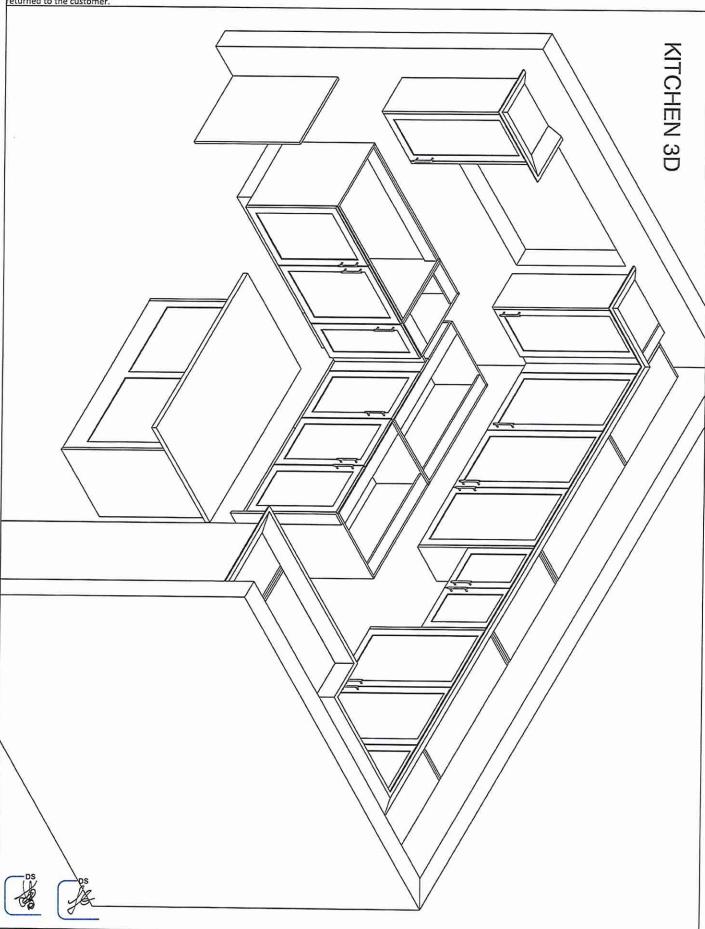


CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: OCT 07, 2020
EMAIL:	SPECIES:	тор:	PAGE:

COMMENTS:

Lot 23

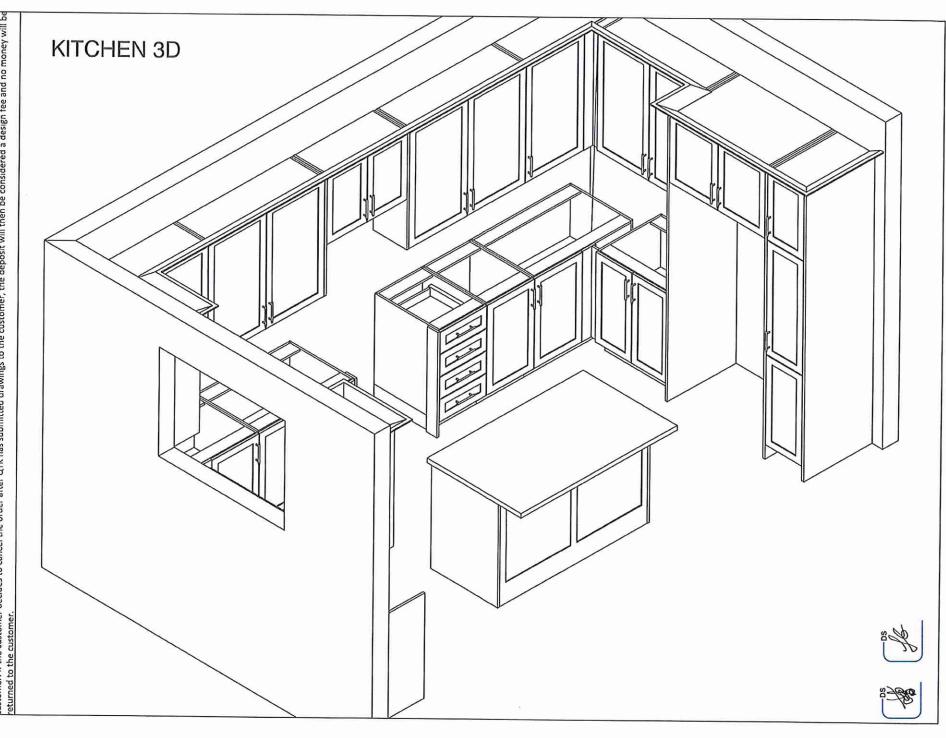
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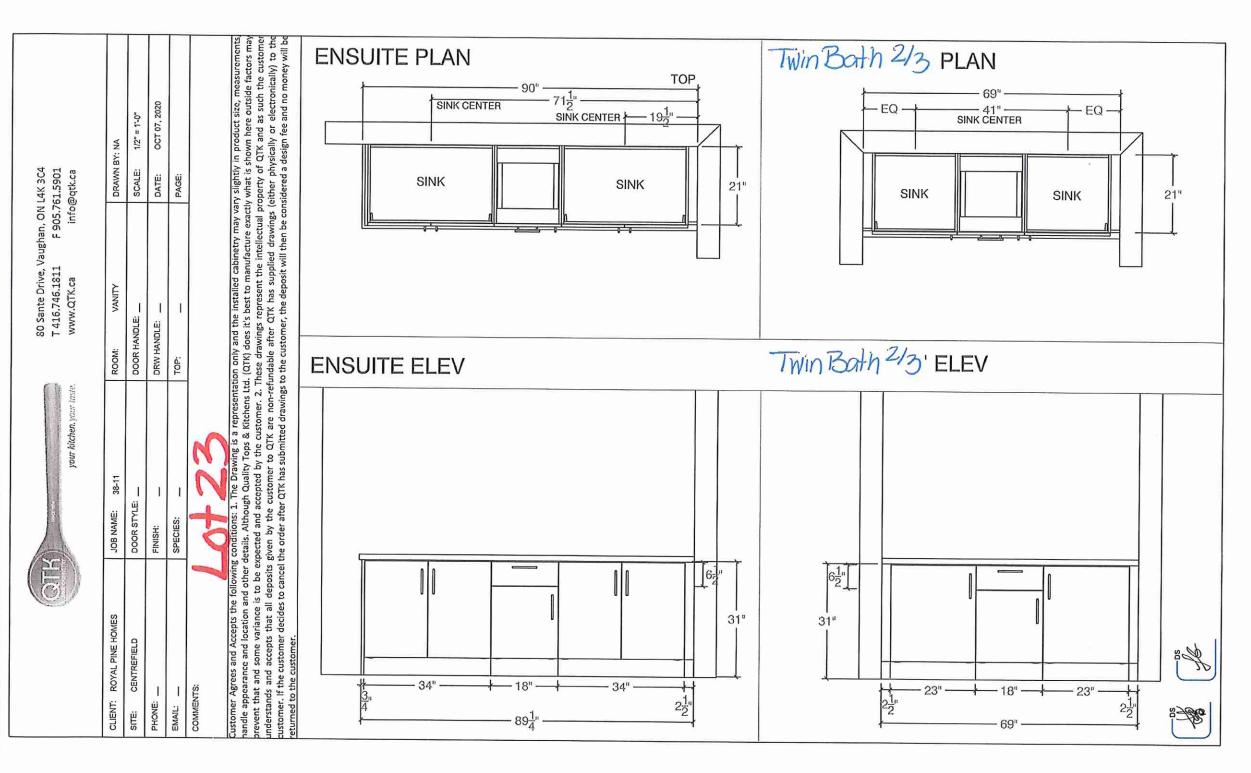




OCT 07, 2020 1/2" = 1'-0" DRAWN BY: NA SCALE: 1/2": DATE: KITCHEN DOOR HANDLE: DRW HANDLE: TOP: 38-11 DOOR STYLE: JOB NAME: SPECIES: FINISH: CLIENT: ROYAL PINE HOMES CENTREFIELD PHONE: _ COMMENTS: EMAIL:

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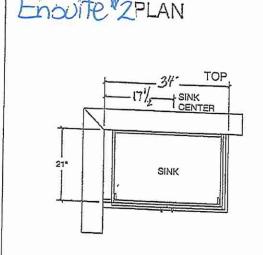


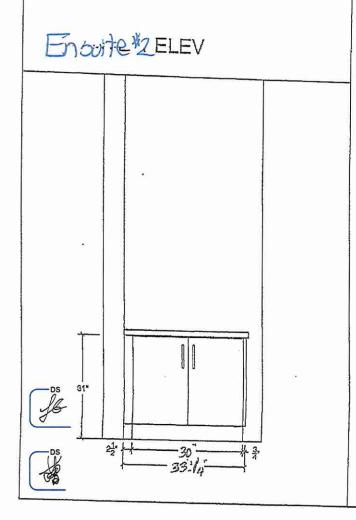




CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11			
SITE: CENTREFIELD		ROOM: VANITY	DRAWN BY: NA	
PHONE:	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2"= 1'0"	
	FINISH:	DRW HANDLE:	SCALE: 1/2"= 1'-0"	
EMAIL:	SPECIES:		DATE: OCT 07, 2020	
COMMENTS:		TOP:	PAGE:	

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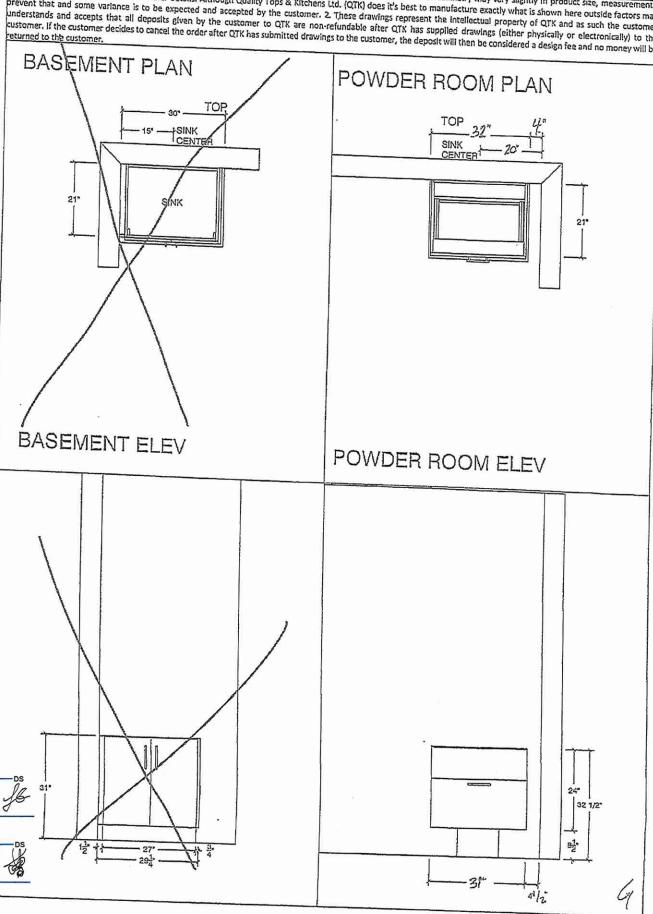


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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11		
SITE: CENTREFIELD		ROOM: VANITY	DRAWN BY: AA
PHONE:	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1:0"
	FINISH:	DRW HANDLE:	SCALE: 1/2" = 1-0"
EMAIL:	SPECIES:		DATE: JUNE 21 2021
COMMENTS:		TOP:	PAGE:

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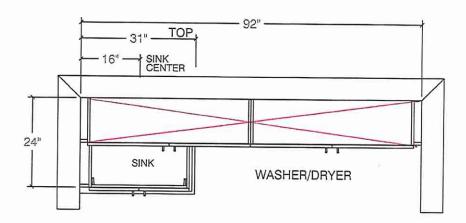


CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH:	DRW HANDLE:	DATE: OCT 07, 2020
EMAIL:	SPECIES:	TOP:	PAGE:

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LAUNDRY PLAN



LAUNDRY ELEV

