



Additional

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 1 Grovetrail Dev. Inc.

PURCHASER: IRENE, CHING-WEN HSU

TEL:

LOT NUMBER		PHASE	HOUSE TYPE		
3 Block 66		1	LAWRENCE Elev A1		
ITEM	EXTRA / CHANGE		QTY	UNIT PRICE	EXTENDED
1 212941	KITCHEN- Install FOUR (X4) pullout drawers inside the standard pantry (Inlcudes soft close) (**Please note** builders standard cabinetry) <i>Approved As Per Fonzie</i>		1		
2 212942	KITCHEN- Install a set of Pot and Pan drawers in the kitchen, next to the stove (See Sketch) <i>Approved As Per Fonzie</i>		1		
*3 13386 212943	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		



	Sub Total
	HST
	Total

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
- It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of Grovetrail Developments Inc..
- The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
- For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By
Amendment
Total Payment:

Amount

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.

Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

Invoice Number Date Amount

7735

Total Bonus Used:

7473

30-Aug-21

Total Bonus Used:

Remaining Balance:

Initials: DS
14

TAX#:1

PREPARED BY: Laura Di Pede
PRINTED: 3-Jun-22 at 3:17 pm
RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

Villa

KITCHENS & FINE CABINETRY LTD

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: THIS SITE GETS STD-CROWN

LOT 3 BLK 6b

Pot & Pan Drawers
Next to Stove

4 Pullout Drawers
in Pantry *

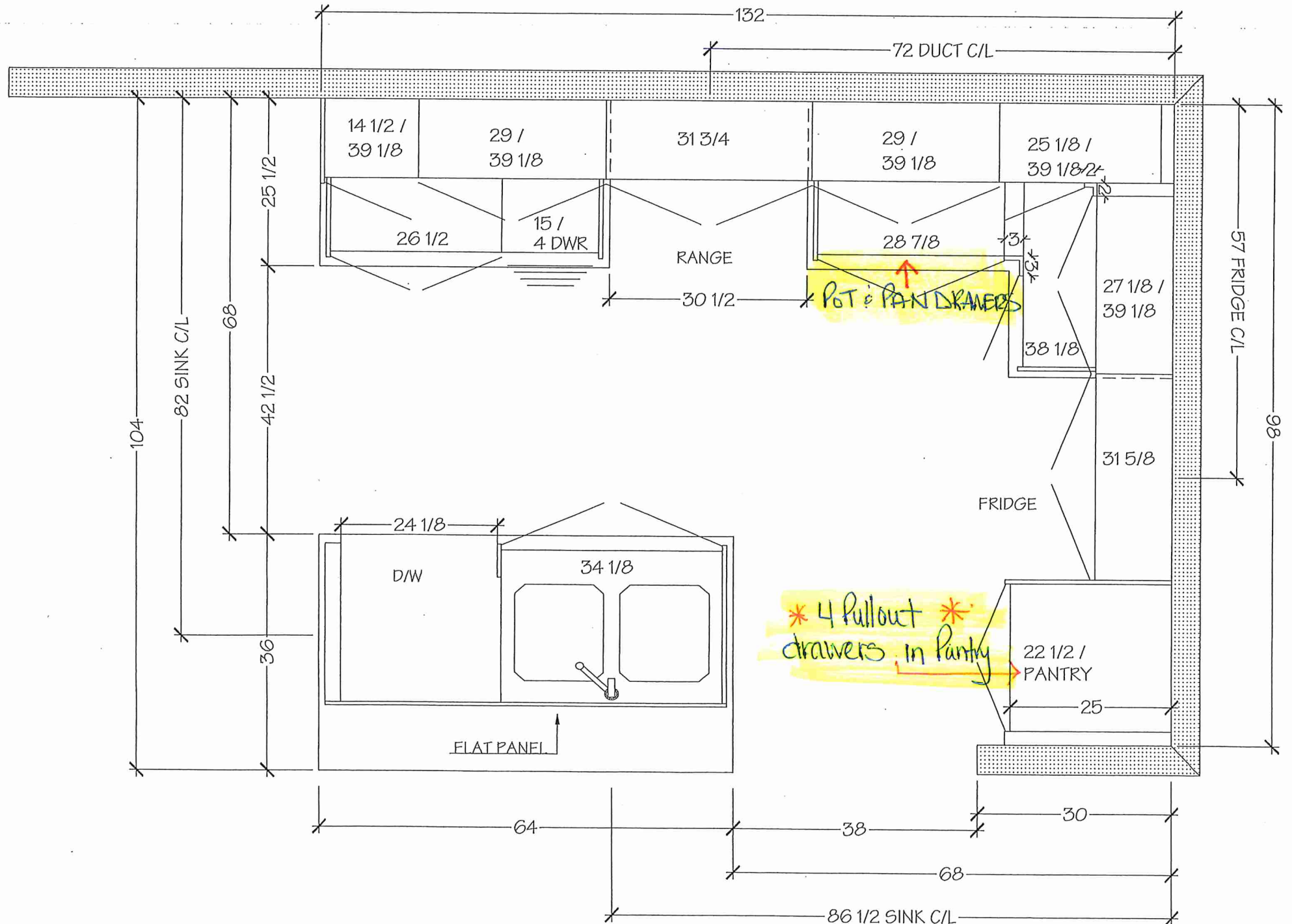
June 6, 2022

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

PAGE: 1 OF 13



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: IRENE, CHING-WEN HSU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
3 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

Date Added: 07-Feb-22

Invoice Number: 7735

1 - FINISHED BASEMENT BATHROOM- Delete the builders standard Tub/Shower and Install a Shower Stall. To include 2x2 Grey Shower Stall Mosaic and White Quartz Curb Top. Shower Stall to be left open and NO shower pot light.
Note: No Charge As Per Fonzie

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE
Note: K FEE.

Date Added: 13-Dec-21

Invoice Number: 7605

1 - Standard Cable rough in, Telephone rough in and conduit (See Sketch)
Note:

1 - Due to a shortage of supply the original ¾ glass pane front door is no longer available for your home. The substitute model that is now available will be the full glass pane door.
Note:

1 - Purchaser is aware that the garage man door has shifted to accommodate 4 risers from the main hall to the lower landing (See Floor Plan)
Note:

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

1 - KITCHEN- Install an upgraded edge for the kitchen counter top. Install the "L" Edge throughout , where applicable.
Note:

1 - KITCHEN- Install the builders standard kitchen backsplash, throughout, where applicable in a Brick Pattern (Does not include behind the fridge/stove)
Note:

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable.
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 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

1 - FOYER- Relocate the builders standard ceiling light from the Great Room to the FOYER. The foyer to have TWO(X2) ceilings lights. TWO(X2) ceilings lights to be on one switch (See Sketch)
Note:

1 - GREAT ROOM- Install EIGHT(X8) LED pot lights in the Great Room, (from builders standard Features & Finishes) All EIGHT (X8) pot lights to be on one switch Standard switch from Great Room (See Sketch)
Note:

1 - GARAGE LANDING- In addition to the bilders standard ceiling light on the lower landing, Install ONE (X1) pot light at the garage landing. (See Sketch)
Note: **Purchaser request to have the potlight located at the garage landing, to be installed on the same switch pot light in front of teh stairacse leading to the 2nd floor**
Purchaser not charged for addition switch as it will be on the same switch potlight nfront of staircase



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: IRENE, CHING-WEN HSU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
3 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

Date Added: 13-Dec-21

Invoice Number: 7605

1 - MAIN HALL(INFRONT OF STAIRS)- In addition to the builders standard ceiling lights at the Main Hall Install ONE (X1) pot light infront of the staircase leading to the 2nd floor. (See Sketch) Note: **Purchaser request to have the potlight located infront of the stairacse leading to the 2nd floor , to be installed on the same switch as the Garage Landing Potlight** **Purchaser not charged for addition switch as it is teh standard switch included with the pot lights** **PLEASE DO IF POSSIBLE**
1 - GREAT ROOM- Install the builders standard conduit pipe in the Great Room at 60" AFF for a future TV mounted on the wall (See Sketch) Note:
1 - GREAT ROOM- Install an Electrical Plug on the wall in the Graet Room to accommodate a future Tv mounted on the wall. Electrical plug to be installed next to teh conduit pipe (See sketch) Note:
1 - CLARIFICATION- POWDER RM/ MASTER ENSUITE / MAIN BATH/BSMT BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. 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 RM/ MASTER ENSUITE / MAIN BATH/BSMT 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, 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 - 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 EE. Note:

Date Added: 30-Aug-21

Invoice Number: 7473

1 - FINISHED BASEMENT - TOWNHOME- See attached Schedule 'A-1' for finished basement areas & See Sketch Note: **Purchaser accepts & acknowledges that the OPTIONAL Wet Bar is NOT included with the purchase of the finished basement.**



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: IRENE, CHING-WEN HSU TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
3 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

Date Added: 30-Aug-21 Invoice Number: 7473

1 - BASEMENT- Install a 200 AMP Service, in lieu of the builders standard 100AMP Service (see Sketch)
Note:

1 - MASTER ENSUITE SHOWER STALL- Install a Niche in the Shower stall of teh Master Ensuite . To include white Quartz and to be approxiamtely 10"x14" (See Sketch for location)
Note:

1 - SECOND FLOOR- Install smooth ceilings throughout the second floor, To include the Upper Hall, Master Bedroom, Bedroom #2, and Bedroom #3
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA ZOOM AND HAS DECLINED ANY ADDITIONAL STRUCTURAL 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 3E.
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT.
Note:

This Document is Extremely Time Sensitive - Printed 10 Feb 22 at 16:29



* INTERIOR COLOUR SCHEME *

* REVISED FEB 21 22 *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
IRENE, CHING-WEN HSU	Laura Di Pede	LAWRENCE Elev A1	/	Grovetrail Developments Inc.	11/01/2022	3 Block 66

	Flooring	Wall Tile				Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	13X13 COSTA WHITE- STD	8x10 SERPENTINE WHITE (STD)	N/A	N/A	N/A	WHITE
Main Bathroom	13X13 COSTA WHITE- STD	8x10 SERPENTINE WHITE (STD)	N/A	N/A	N/A	WHITE
Basement Bath	13X13 COSTA WHITE- STD	8x10 SERPENTINE WHITE (STD)	N/A	N/A	N/A	WHITE
Powder Room	13X13 COSTA WHITE- STD	N/A	N/A	N/A	N/A	WHITE
Kitchen/Dinette	13X13 COSTA WHITE- STD	3X6 White Glossy Subway Brick Pattern	N/A	N/A	BrickPattern	STD
Laundry	13X13 COSTA WHITE- STD					
Foyer	13X13 COSTA 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)					
BSMT Rec Room	Highland Watson Natural Oak EE-H-292 (STD)					

Railings and Stairs				Cornice Moulding / Medallion	
Railings	STD- Mirage Red Oak Driftwood	Landing - Upper	Watson Natural Oak EE-H-292	Foyer	NO
Pickets	STD- Single Flat Black	Landing - Lower	13X13 COSTA WHITE (STD)	Living Room	NO
Posts	STD- Mirage Red Oak Driftwood	Ledge - Upper	N/A	Dining Room	NO
Stringers	STD- Mirage Red Oak Driftwood	Ledge - Lower	N/A	Family Room	NO
Treads	STD- Mirage Red Oak Driftwood			Main Hall	NO
Risers	STD- Mirage Red Oak Driftwood			Kitchen	NO
Runner	NO			2nd Floor Hall	NO

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

Notes
**MASTER ENSUITE - 2X2 GREY SHOWER FLOOR MOSAIC AND WHITE QUARTZ CURB.
* * Basement Bath - 2x2 Grey Shower Stall Floor mosaic + White Quartz curb Top * *

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

IRENE, CHING-WEN HSU

Vendor:

Grovetrail Developments Inc.

Printed Dec 10, 2021 12:09 pm

Lot 3 BIK 66 20-07 A

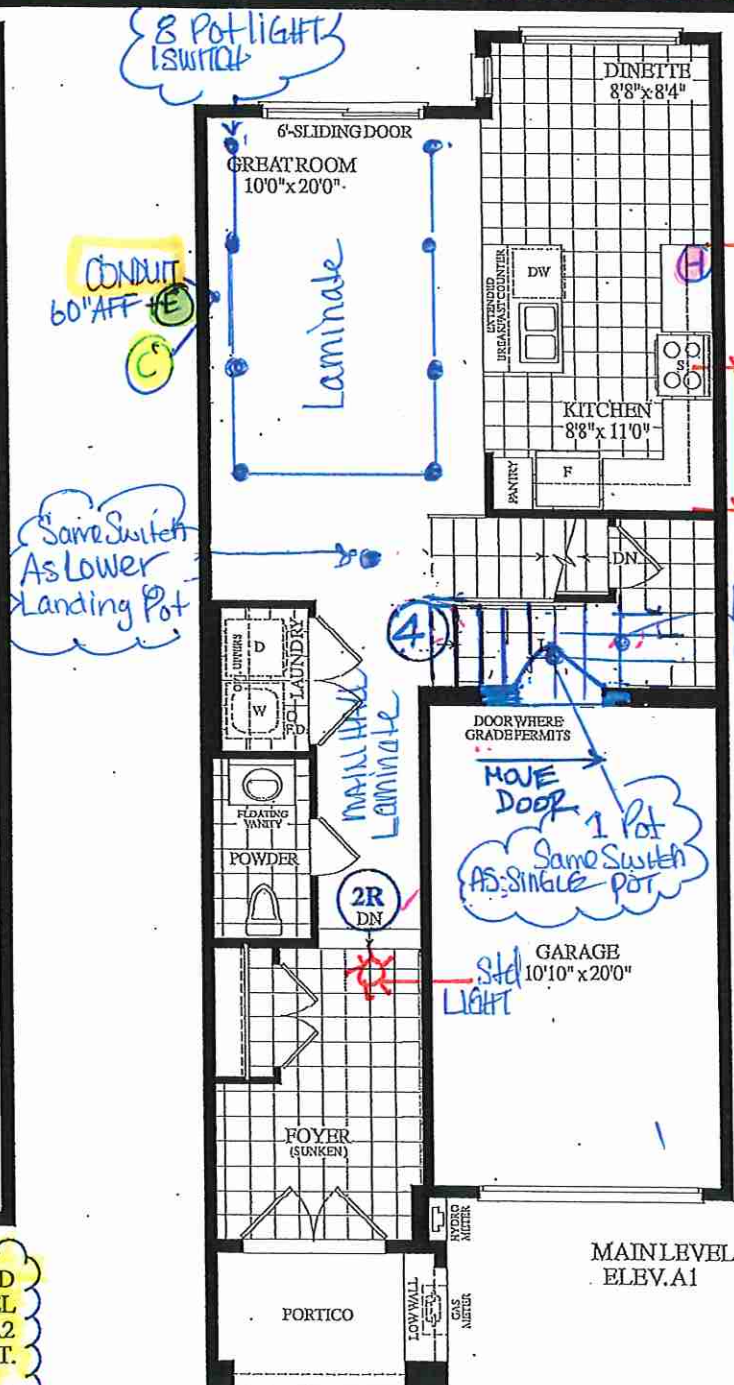
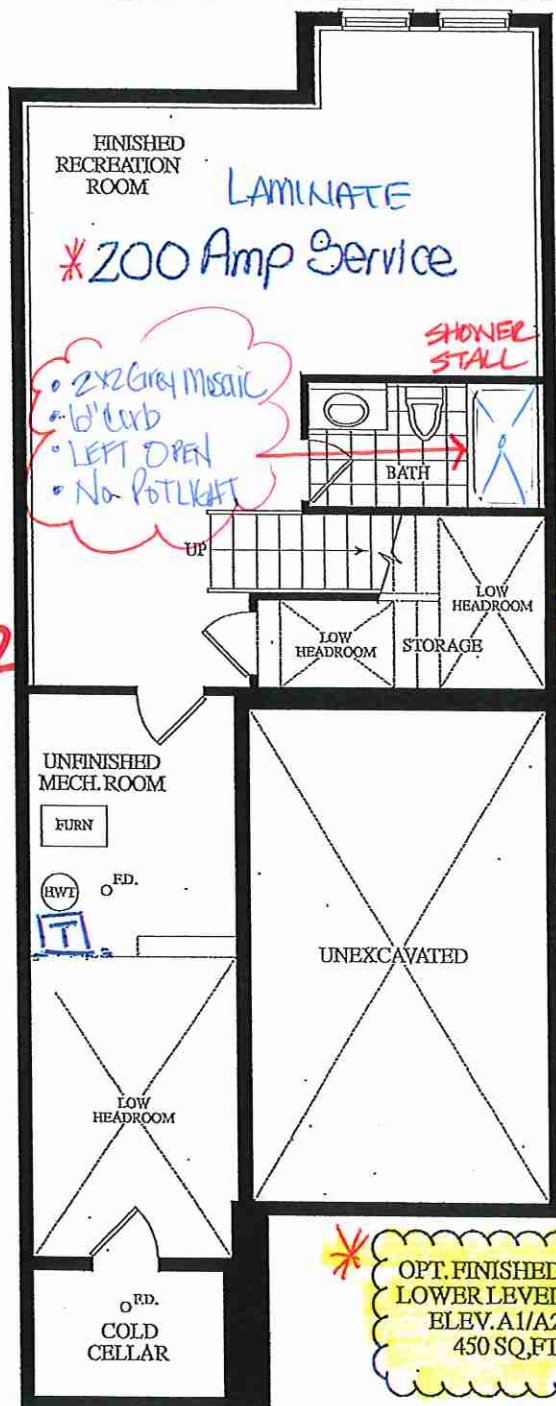
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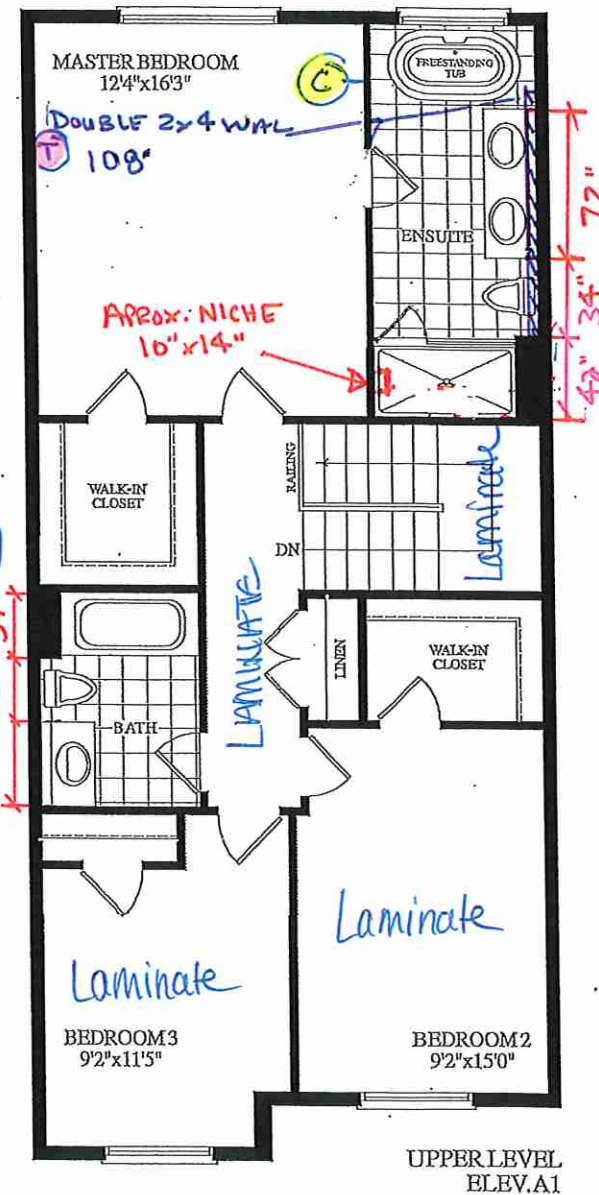
CONDUIT -60" AFF

(E) (X1) 60" AFF

*REVISED FEB 2/22



Smooth Ceilings 2nd Floor



RECEIVED
Aug 16/22



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
IRENE, CHING-WEN HSU	Laura Di Pede	LAWRENCE Elev A1	/	Grovetrail Developments Inc.	11/01/2022	3 Block 66

	Interior Paint	Cabinet
	Description	Style
Master Ensuite	STD- SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Main Bathroom	STD- SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Basement Bath	STD- SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Powder Room	STD- SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Kitchen/Dinette	STD- SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Laundry	STD- SILVER BIRCH	N/A
Foyer	STD- SILVER BIRCH	
Main Hall	STD- SILVER BIRCH	
Family Room	STD- SILVER BIRCH	
Upper Hall	STD- SILVER BIRCH	
Master Bedroom	STD- SILVER BIRCH	
Bedroom 2	STD- SILVER BIRCH	
Bedroom 3	STD- SILVER BIRCH	
Bsmt Rec Room	STD- SILVER BIRCH	

Appliance Opening/Dimension			
Fridge Size	STANDARD	Range	STANDARD
Built-Ins	None	Microwave	None
Hood Fan	STANDARD	Exhaust Opening	6" 8"
Dishwasher Cabinet	Std 24in Opening		

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

Notes	
** KITCHEN - INSTALL BUILDERS STANDARD STAINLESS STEEL EXHAUST **	
* Builders Standard Appliances throughout home *	

Page 2 of 3	
Decor Consultant:	Purchaser:
Laura Di Pede	IRENE CHING-WEN HSU

Villa

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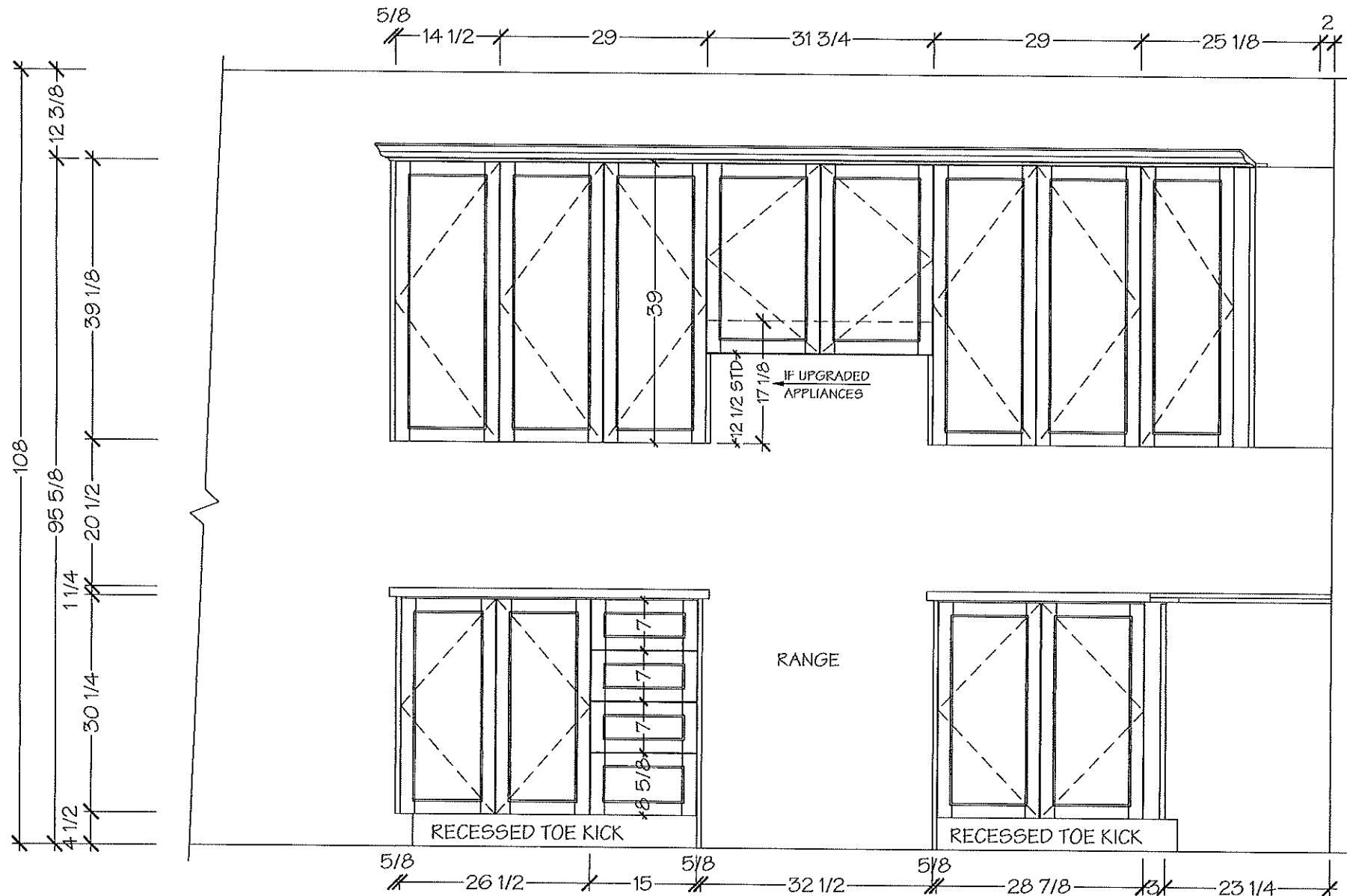
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 3 BLK 6p

DRAWN BY: DIDI
DATE: JUNE 20/2021
REVISION: NOVEMBER 05/2021
PAGE: 2 OF 13



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Villa

KITCHENS & FINE CABINETRY LTD

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

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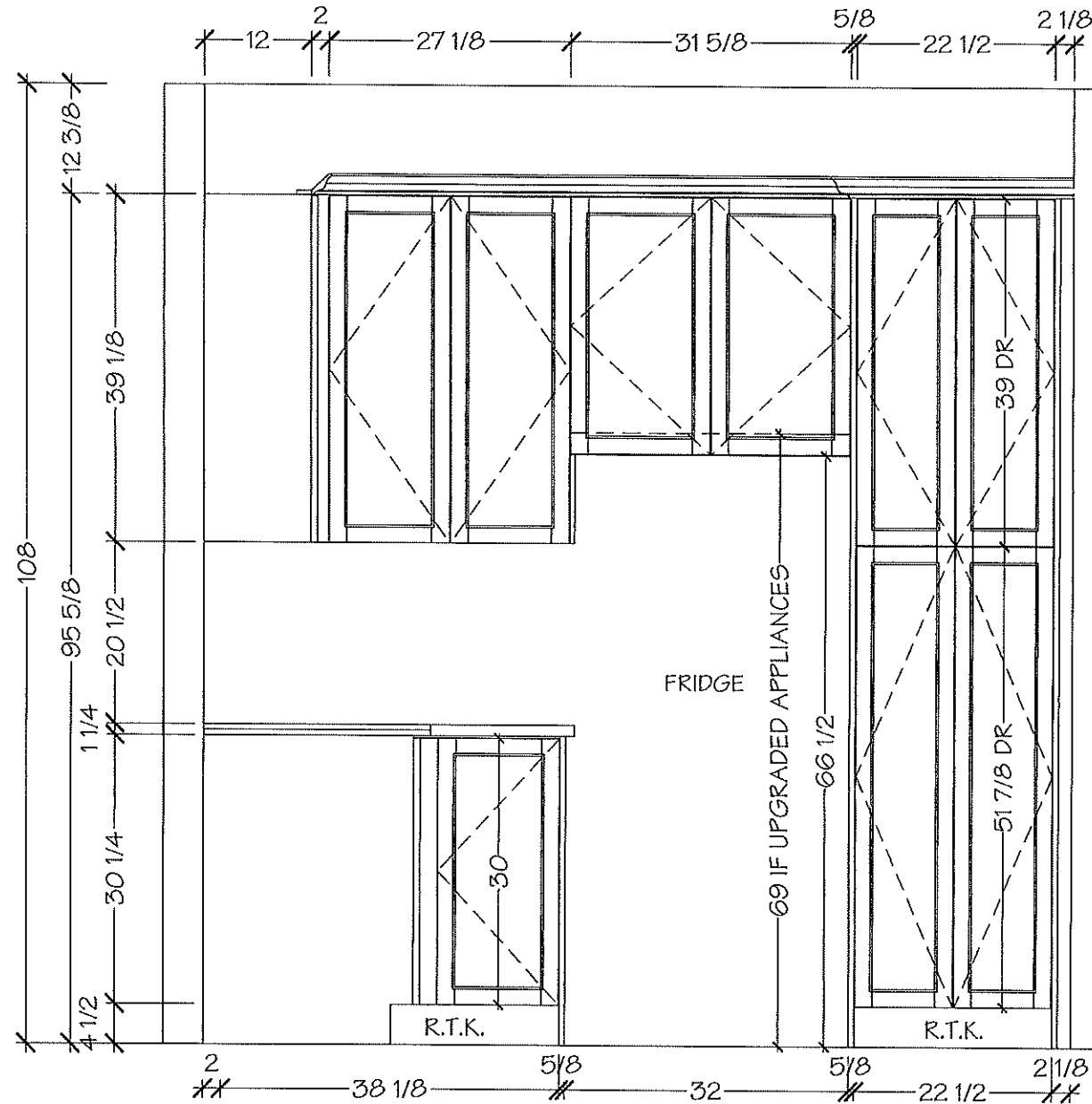
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KITCHEN

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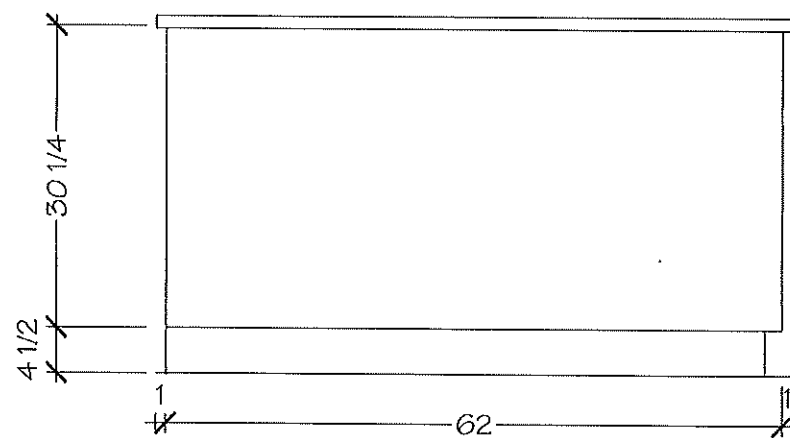
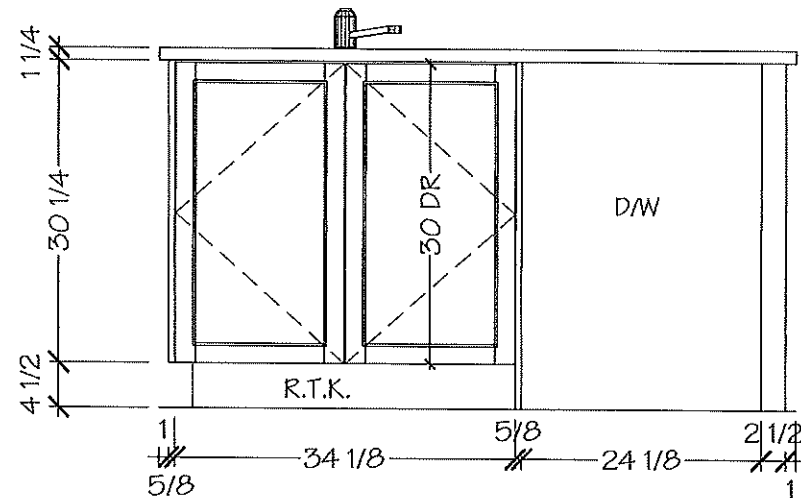
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MODEL: LAWRENCE 2007

POWDER ROOM

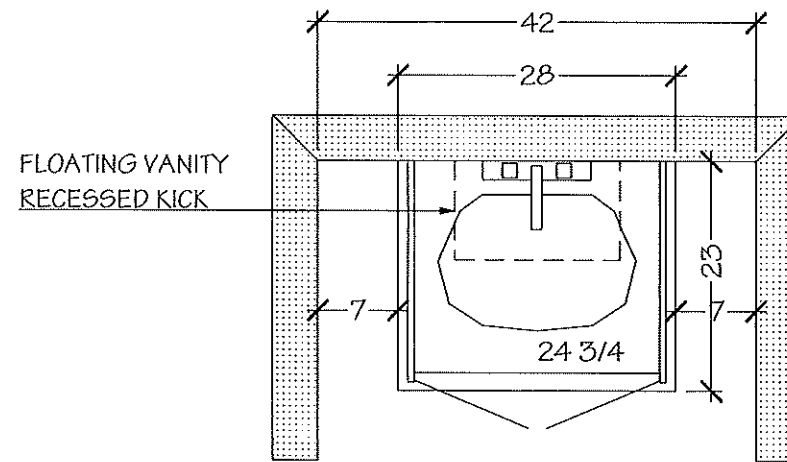
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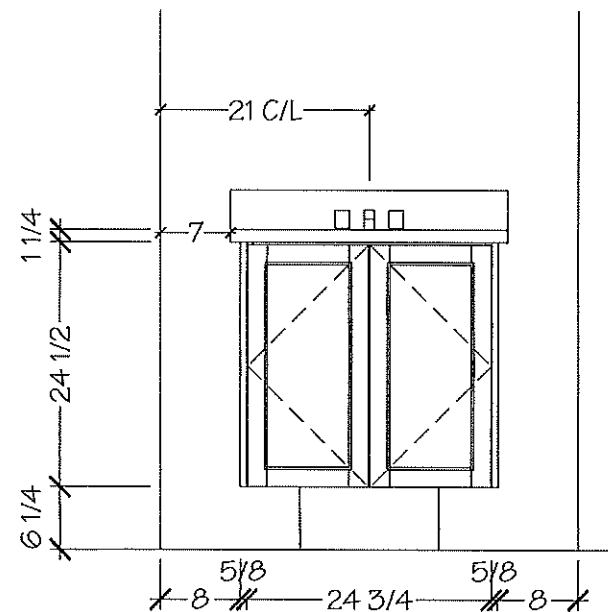
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POWDER ROOM



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

MASTER ENSUITE

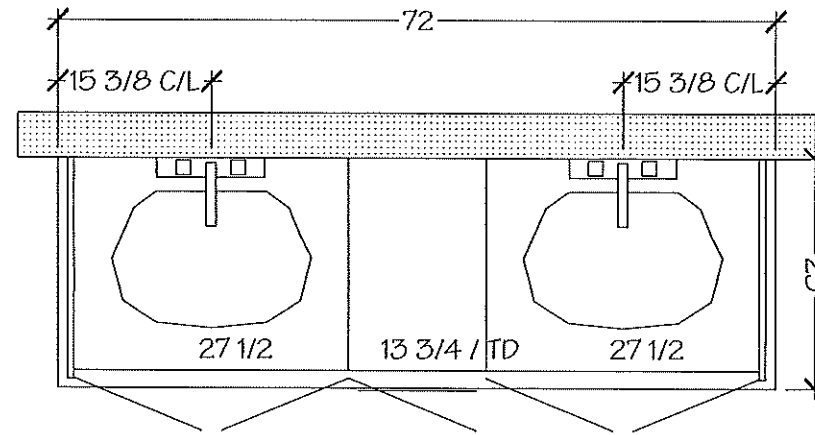
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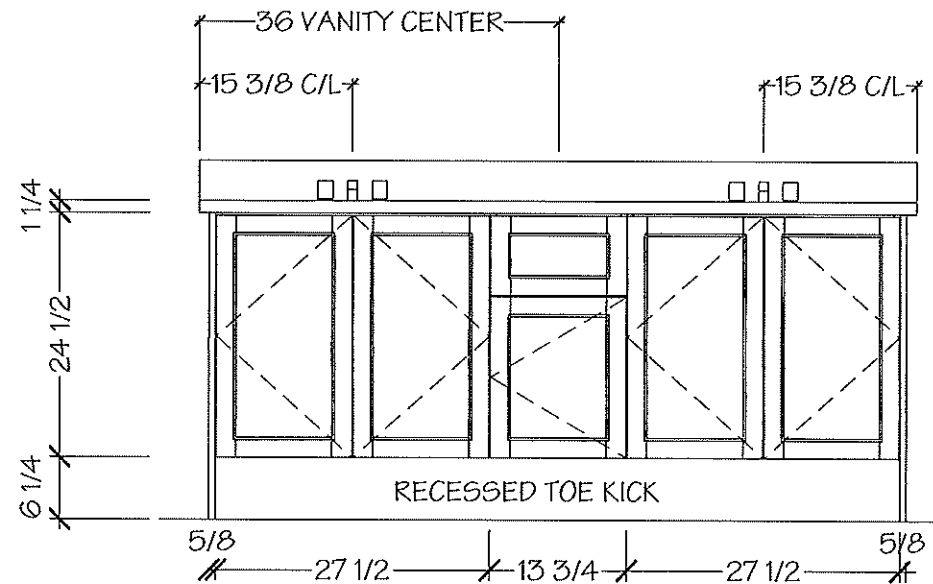
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MASTER ENSUITE



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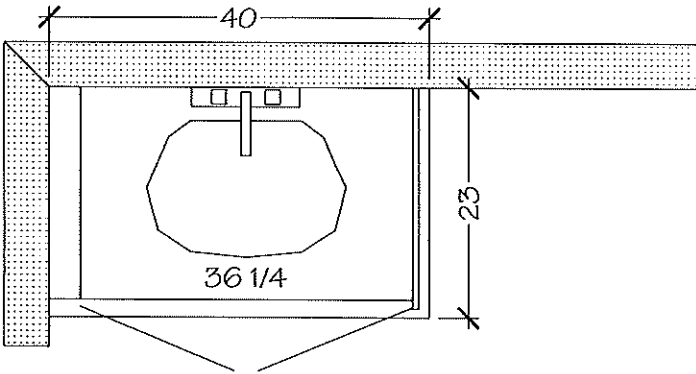
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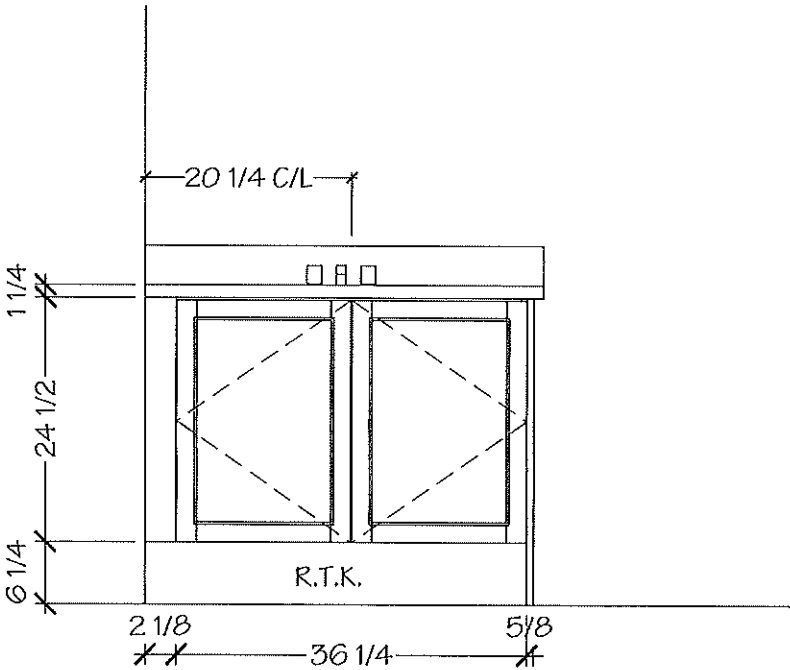
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

MAIN BATH

LOT 3 BLK 6p



MAIN BATH



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

OPT REC ROOM

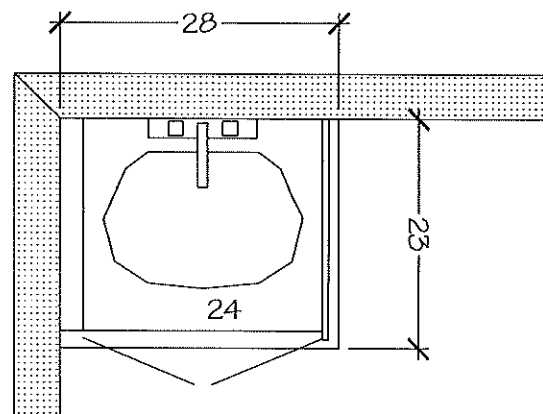
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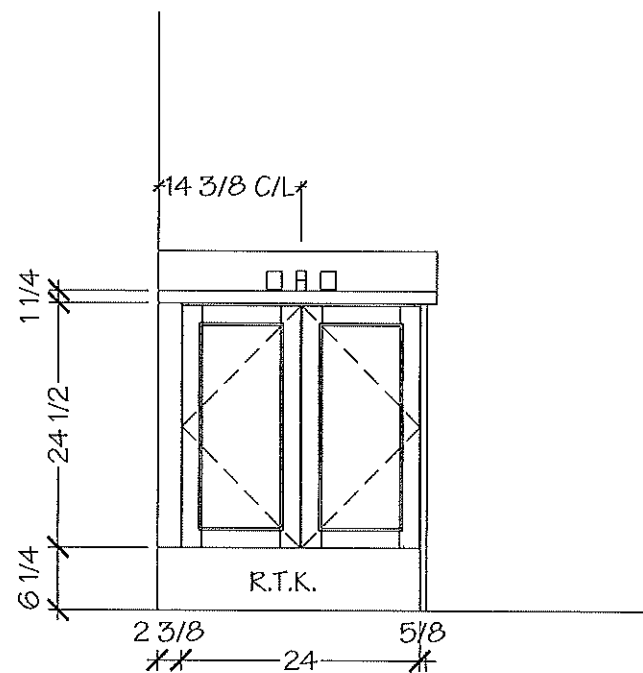
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REC ROOM



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CLIENT: ROYAL PINE HOMES

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ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

NOTE: BULKHEAD IS
BASED ON A FLAT EURO
CROWN

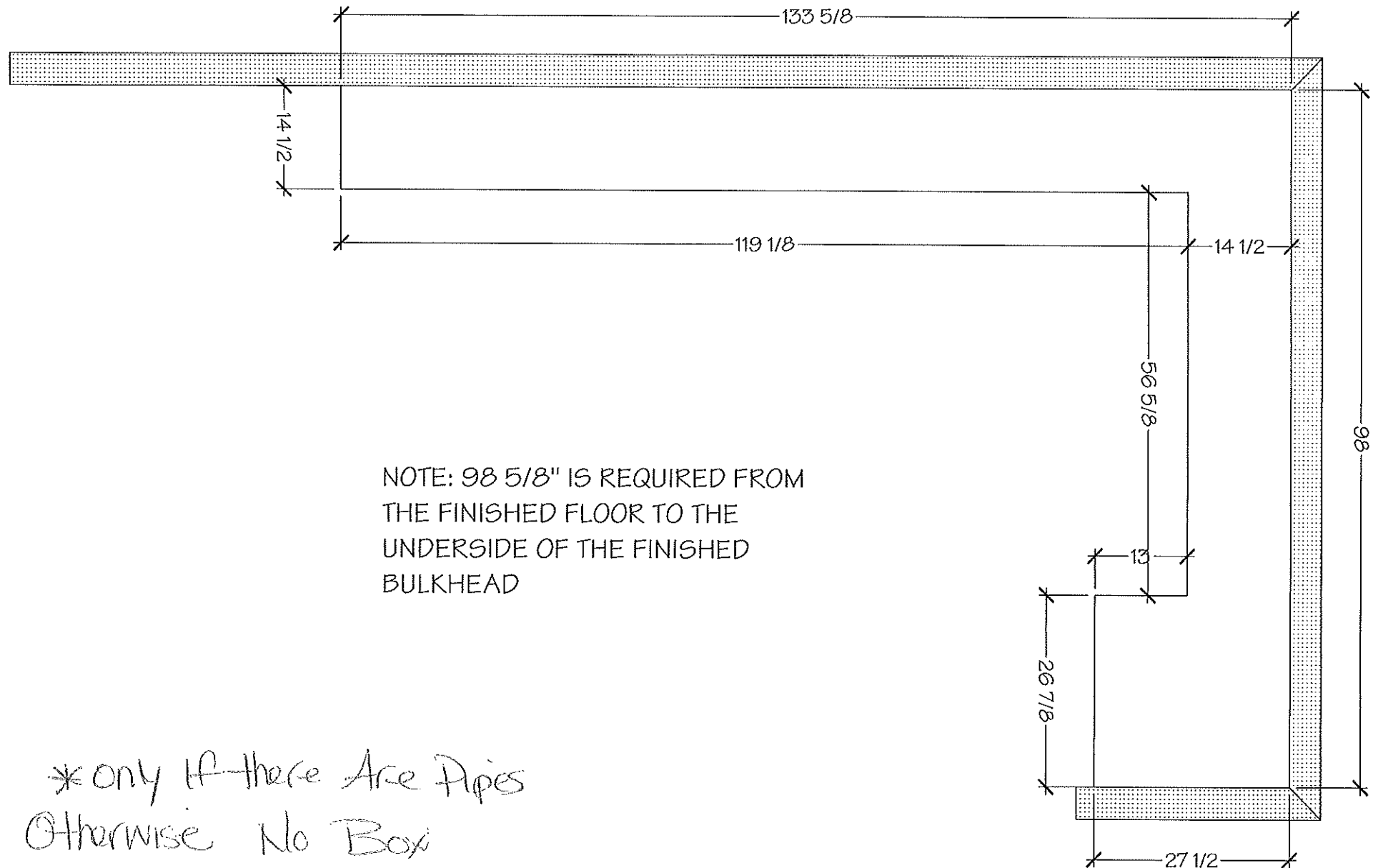
Lot 3 BLK 66

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DATE: SEPT 10/2021

REVISION:

PAGE: 1 OF 2

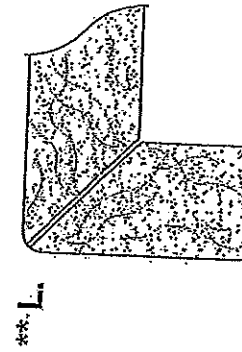


LOT 3 BLK 60

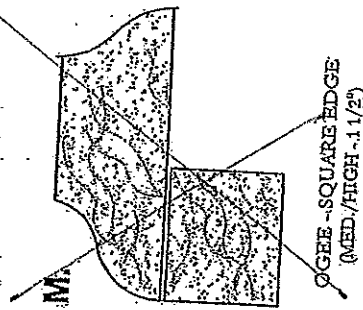
EDGE
DETAILS

004

- * Powder Room
- * MASTER EN SUITE
- * MAIN BATH
- * GUEST BATHROOM



KITCHEN



EDGING UP-GRADE OPTIONS

RECEIVED
ROCK