



Additions

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 1 Grovetrail Dev.

PURCHASERS: XIAOFAN LI and RUI CAO MU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 214263	ENSUITE #2 - REFER TO PE #7488, ITEM #10 - Delete U-Channel Cordoba Glass Sliders. Enlarge Opening of Shower Stall and Install Glass Panel with U-Channel Maxx Swing Chrome Framed Shower Door at ensuite #2 shower stall (See Sketch) <i>Purchaser Payinf the Difference Only As per Fonzie</i>	1		
2 214265	BASEMENT BATHROOM - Install Standing Shower Stall at Basement Bathroom in lieu of builders standard tub/shower enclosure. <i>Shower Stall to Include; 2x2 Mosaics and 6" curb with White Quartz. No Shower Pot Light & Front of Shower Stall to be LEFT OPEN (No Glass) (See Sketch) As per Fonzie</i>	1		
*3 13368 214264	KITCHEN - Install WATER LINE ROUGH-IN to FRIDGE at Kitchen (See Sketch)	1		
4 214266	REFER TO PE #7898, ITEM #17 DELETE - STAIRCASE - RAILING - Install UPGRADE PACKAGE #10 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch) <i>To Include; HANDRAIL - Mod Rectangle PICKETS - 6mm Clear Tempered Glass with Brushed Stainless Clips POST - 3 1/2" Square Saw Cut Post No Cap</i>	1		
5 214267	INSTALL - STAIRCASE - RAILING - Install UPGRADE PACKAGE #10 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch) <i>To Include; HANDRAIL - Mod Rectangle PICKETS - 6mm Clear Tempered Glass with Brushed Stainless Clips POST - 3 1/2" Square Saw Cut Post No Cap</i>	1		
*6 13386 214268	PURCHASER AWARE AND ACCEPTS THAT ANY CEANGES 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 monics 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 paments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

DS
XL

DS
RCM

Initials:

TAX#:1

PREPARED BY: Melissa Di Marino
PRINTED: 11-Jul-22 at 2:22 pm
RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
XIAOFAN LI & RUI CAO MU	Melissa Di Marino	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	/	Grovetrail Developments Inc.	28/10/2022	27

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	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	24x24 ORO CREMA AVORIO (STRAIGHT)(UPG)	24x24 ORO CREMA AVORIO (UPG) N/A N/A NONE	WHITE
Ensuite #2	24x24 ORO CREMA AVORIO (STRAIGHT)(UPG)	24x24 ORO CREMA AVORIO (UPG) N/A N/A NONE	WHITE
Twin Bath 2/3	13x13 MALENA CARBON (STD)	8x10 MALENA CARBON (STD) N/A N/A NONE	WHITE
Bsmf. Bath	13x13 MALENA CARBON (STD)	8x10 MALENA CARBON (STD) N/A N/A NONE	WHITE
Laundry(2nd Floor)	13x13 MALENA CARBON (STD)	N/A N/A N/A NONE	STD
Kitchen/Dinette	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)	Emmerstone Borghini Gold (UPG) N/A N/A NONE	STD
Powder Room	24x24 MEXICANA GREY(Polished)(Straight)(UPG)	24x24 MEXICANA GREY (Polished)(Upg) N/A N/A NONE	WHITE
Mud Room	24x24 MEXICANA GREY(Polished)(Straight)(UPG)	N/A N/A N/A NONE	N/A
Foyer	24x24 MEXICANA GREY(Polished)(Straight)(UPG)		
Main Hall	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Great Room	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Bsmf Rec.Room	7 1/2" Torleys Watson Natural Oak EEH-292 (STD)		
Upper Hall	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Master Bedroom	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Bedroom 2	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Bedroom 3	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		
Bedroom 4	3 1/2"x3/4" VintageWhiteOakWireBrushAtlantis (Upg)		

Railings and Stairs	Cornice Moulding / Medallion
Railings Upg-MOD Rectangle-VintageRedOakAtlantis Pickets Upg-6mmClearTempGlassw/BrushStainClip Posts Upg-31/2"SquareSawCutNoCap-Vint.Atlantis Stringers STD - VINTAGE RED OAK ATLANTIS Treads STD - VINTAGE RED OAK ATLANTIS Risers STD - VINTAGE RED OAK ATLANTIS Runner NONE	Foyer NONE Living Room NONE Dining Room NONE Family Room NONE Main Hall NONE Kitchen NONE 2nd Floor Hall NONE Great Room 10" IWC-514 (UPG)

Trim	Knobs	Hinges	Grip Set
Baseboard & Casing UPGRADE - SEE NOTES	UPG - WeiserMilanRound - Matte Black	UPG - RadiusFlatTip - Matte Black	STANDARD
Front Door Glass STANDARD			
Interior Doors STANDARD - CARRARA,SMOOTH			

Notes
MASTER ENSUITE - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall ENSUITE #2 - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall BASEBOARD&CASING 7 1/4" Step Bevel Baseboard with 3 1/4" Step Bevel Backband Casing BSMF BATH - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at shower stall BSMT STAIRCASE - MIRAGE RED OAK DRIFTWOOD

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Consultant:

Melissa Di Marino

Purchaser:

XIAOFAN LI

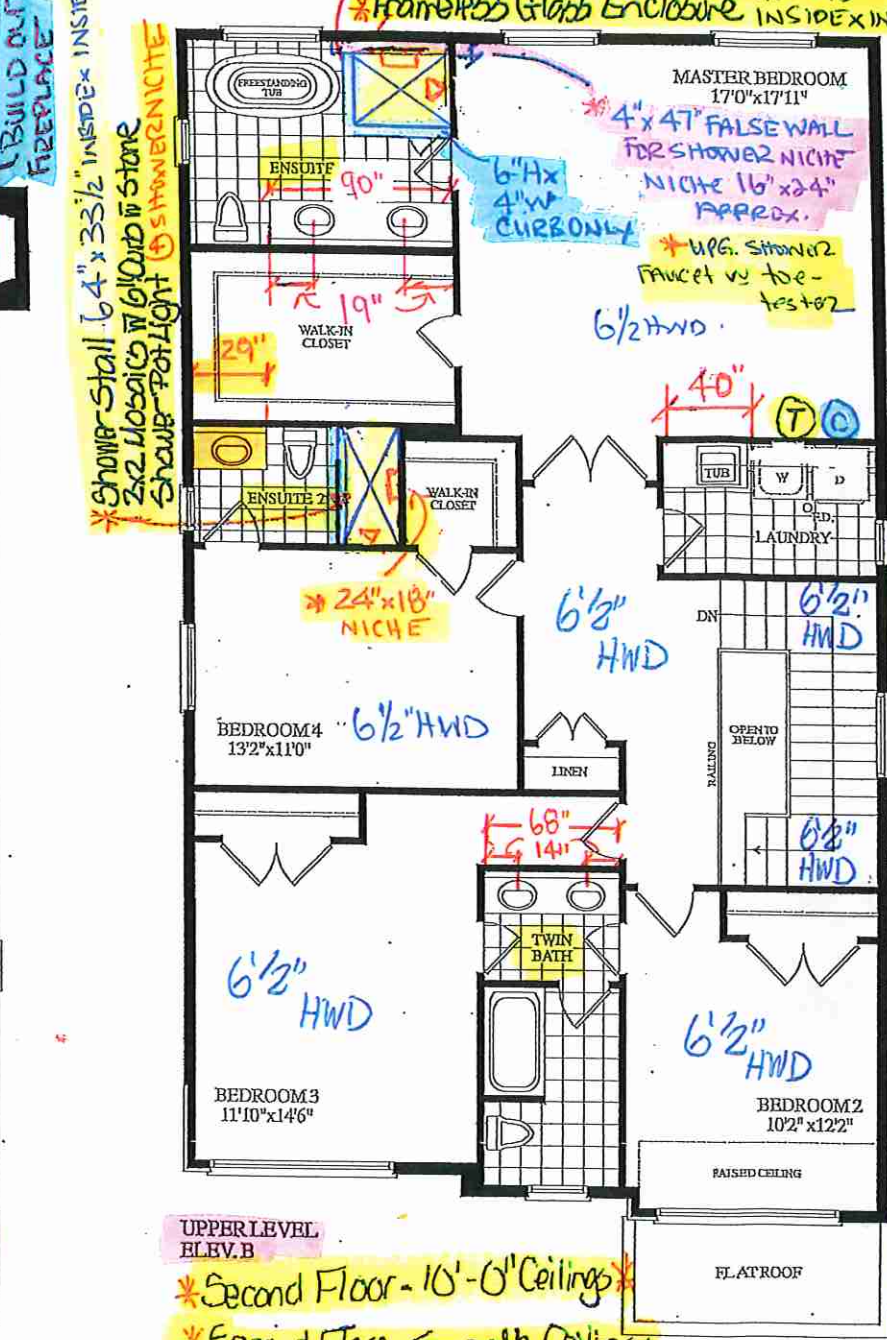
Purchaser:

RUI CAO MU

Vendor:

Grovetrail Developments Inc.

* Finished Basement *



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 revised. Illustrations are artist's concept. E.O.E.

Lot 27 38-14 Elev. B



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CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: XIAOFAN LI and RUI CAO MU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 27-May-22 Invoice Number: 7898

1 - Install Standard Cable Rough-In (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - Relocate builders standard ceiling light. To be installed centred above kitchen island (See Sketch) Note:
1 - DINETTE - Relocate builders standard ceiling light at dinette area. To be installed centred above kitchen table extension at kitchen island (See Sketch) Note:
1 - KITCHEN - In addition to 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**
1 - GREAT ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at great room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only
2 - EXTERIOR - GARAGE DOORS- Supply and Install UPGRADE Garage Door Opener - Install the LIFT MASTER 8355W 1/2 HP BELT To Include; Wireless Key Pad and Additional Remote. Note: **Please Note - Install T-Handle Lock**
1 - MAIN FLOOR & SECOND FLOOR - BASEBOARD & CASING - Install UPGRADE PACKAGE #2 (7 1/4" Step Bevel Baseboard with 3 1/4" Step Bevel Casing) - To be installed throughout main floor and 2nd floor, where applicable (See Sketch) Note:
1 - MAIN FLOOR & 2ND FLOOR - INTERIOR DOOR HARDWARE & HINGES - Install Upgrade Hardware - MILAN ROUND MATTE BLACK with Radius Flat Tip Hinges in MATTE BLACK - To be installed throughout main floor and 2nd floor interior doors, where applicable (See Sketch) Note:
1 - GREAT ROOM - Install UPGRADE CORNICE MOULDING - 10" Series (10" Moulding) Profile # IWC-514 - To be installed throughout perimeter of great room, where applicable (See Sketch) Note: **Includes Paint**
1 - GREAT ROOM - Delete builders standard villa nova stone mantle. Install Upgrade - PORCELAIN SLAB CALACATTA SUPREME POLISHED (BookMatched). To be installed from floor till ceiling (10'-0" height), Note: Approx. 6'-0" wide Includes applicable returns with mitred corners/returns on either side of fireplace (See Sketch) Priced as per AV Tile
1 - GREAT ROOM - Build Out fireplace wall To Accommodate Upgrade Porcelain Slab. (See Sketch) Note: As per Fonzie
1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install Upgrade Hardwood - 6 1/2" x 3/4" VINTAGE WHITE OAK NORTHERN SOLID SAWN WIREBRUSHED (Character UVF) ATLANTIS - To be installed throughout main floor and upper hall where applicable. Note: To Include; Main Hall, Great Room, Upper Hall & Applicable Landings (See Sketch)
1 - MAIN FLOOR - KITCHEN/DINETTE- FLOORING - HARDWOOD - Install Upgrade Hardwood - 6 1/2" x 3/4" VINTAGE WHITE OAK NORTHERN SOLID SAWN WIREBRUSHED (Character UVF) ATLANTIS in lieu of standard tiles Note: To be installed throughout Kitchen/Dinette area, where applicable (See Sketch)
1 - SECOND FLOOR - BEDROOMS - FLOORING - HARDWOOD - Install Upgrade Hardwood - 6 1/2" x 3/4" VINTAGE WHITE OAK NORTHERN SOLID SAWN WIREBRUSHED (Character UVF) ATLANTIS - To be installed throughout 2nd floor bedrooms, where applicable Note: To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 (See Sketch)



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Grovetrail Developments Inc.

PURCHASERS: XIAOFAN LI and RUI CAO MU TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 27-May-22 Invoice Number: 7898

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.*Includes Applicable Nosings*
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. *Includes Applicable Nosings*
1 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #10 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch) Note: To Include; HANDRAIL - Mod Rectangle PICKETS - 6mm Clear Tempered Glass with Brushed Stainless Clips POST - 3 1/2" Square Saw Cut Post No Cap
80 - MAIN FLOOR - FOYER - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 MEXICANA GREY POLISHED- To be installed throughout Foyer Only, where applicable (To be Installed Straight) (See Sketch) Note:
68 - MAIN FLOOR - POWDER ROOM & MUD ROOM - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 MEXICANA GREY POLISHED- To be installed throughout Powder Room and Mud Room Floors, where applicable (To be Installed Straight) (See Sketch) Note:
1 - MAIN FLOOR - POWDER ROOM WALLS - Install PORCELAIN TILES - 24x24 MEXICANA GREY POLISHED - To be installed throughout powder room walls, where applicable. To be installed from above baseboard to ceiling (See Sketch) Note: Priced as per AV Tile
1 - KITCHEN / BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN / BATHROOMS & LAUNDRY ROOM UPGRADES / LAYOUTS. (See Attached QTK Paperwork) Note: **SEE ROTATION OF ISLAND**
1 - KITCHEN - COUNTERTOP - Install UPGRADE #4 Stone Countertop - EMMERSTONE BORGHINI GOLD - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note: Priced as per Connolly
1 - KITCHEN - COUNTERTOP - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch) Note: Priced as per Connolly
1 - KITCHEN - BACKSPLASH - Install UPGRADE #4 FULL HEIGHT STONE BACKSPLASH (Emmerstone Borghini Gold) - To be installed throughout kitchen backsplash where applicable (does not include behind the fridge or stove) (See Attached QTK Layout) Note: Includes additional area behind Chimney Hood Fan Priced as per Connolly
1 - DISCLAIMER - STONE COUNTERTOP & FULL HEIGHT BACKSPLASH; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - Accommodate Stone Countertop for COOK-TOP Cut Out (See QTK Layout) Note: **PRICE SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUBMITTED AND REVIEWED**
1 - KITCHEN - Install Rough-In 220Volt (4 Wire with Breaker) 20Amp for Microwave at Kitchen (See QTK Layout) Note: As per Campoli Electric
1 - KITCHEN - Install Rough-In Wiring for Built-In Speed Oven at kitchen (See QTK Layout for Locations) Note: **PRICE IS SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUBMITTED AND REVIEWED**



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27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 27-May-22

Invoice Number: 7898

1 - KITCHEN - Install FOUR (4) PUCK LIGHTS with ONE (1) Seperate Switch - To be installed throughout kitchen cabinetry, where applicable (See QTK Layout for Locations) Note:
1 - KITCHEN - Delete the builders standard exhausrt fan above cook top (See QTK) Accommodate Applicable Electrical for a Chimney Style Exhaust Fan that will be installed by purchaser After Closing. Note: **Purchaser accepts & acknowledeg the vendor will be exempt from any possible damages created by installing their own insert style exhaust fan after closing** As per Campoli Electric
1 - KITCHEN - Install Additional ELECTRICAL Outlet 120V Dedicated to accommodate Wine Storage Fridge at kitchen (See QTK Layout) Note: As per Campoli Electric
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:
92 - MASTER ENSUITE - FLOORING - Install UPGRADE #7 - PORCELAIN TILES - 24x24 ORO CREMA AVORIO (Polished) - To be installed throughout master ensuite floor, where applicable (To Be Installed Straight) (See Sketch) Note:
106 - MASTER ENSUITE - SHOWER WALLS - Install UPGRADE #8 - PORCELAIN TILES - 24x24 ORO CREMA AVORIO (Polished) - To be installed throughout master ensuite shower walls, where applicable (To Be Installed Straight) (See Sketch) Note:
34 - ENSUITE #2 - FLOORING - Install UPGRADE #7 - PORCELAIN TILES - 24x24 ORO CREMA AVORIO (Polished) - To be installed throughout ensuite #2 floor, where applicable (To Be Installed Straight) (See Sketch) Note:
91 - ENSUITE #2- SHOWER WALLS - Install UPGRADE #8 - PORCELAIN TILES - 24x24 ORO CREMA AVORIO (Polished) - To be installed throughout ensuite #2 shower walls, where applicable (To Be Installed Straight) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE 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 UPGRADE #4 Stone Countertop - EMMERSTONE MONET with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note: Priced as per Connolly
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE 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 GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - BSMT. BATH - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout bsmt. bath vanity, where applicable (Includes 3" Splash) (See Sketch) Note:



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Grovetrail Developments Inc.

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TEL:

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27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 27-May-22 Invoice Number: 7898

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MASTER ENSUITE, ENSUITE #2, TWIN BATH 2/3 & BSMT.BATH - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

2 - MASTER ENSUITE - VANITY FAUCETS - Install Upgrade Faucet - DELTA TRINSIC Single Handle Lavatory Faucet (Single Hole) - Model # 559LF-MPU Chrome (x2 Sinks) (See Sketch)
Note: **To be Installed with Builders Standard Undermount Sinks**

1 - MASTER ENSUITE - TUB FAUCET - Install Upgrade Faucet - DELTA TRINSIC Roman Tub Trim with Handshower - Model #T4759 / R4716 - Chrome (See Sketch)
Note:

1 - MASTER ENSUITE - SHOWER PLUMBING - Install Upgrade Shower Faucet - DELTA TRINSIC Tub & Shower Trim with Handshower Slidebar/Diverter - Model # T14459 / R10000-PX / 57085 / 50560 / T11859 / R11000 - Chrome (See Sketch)
Note: *Purchaser Requested Toe Tester*

1 - ENSUITE #2 - VANITY FAUCET - Install Upgrade Faucet - DELTA TRINSIC Single Handle Lavatory Faucet (Single Hole) - Model #559LF-MPU Chrome (x1 Sink) (See Sketch)
Note: **To be Installed with Builders Standard Undermount Sink**

1 - ENSUITE #2 - SHOWER PLUMBING - Install Upgrade Shower Faucet - DELTA TRINSIC Tub & Shower Trim with Handshower Slidebar/Diverter - Model # T14459 / R10000-PX / 57085 / 50560 / T11859 / R11000 - Chrome (See Sketch)
Note: *Purchaser Requested Toe Tester*

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 MAY 5,2022
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: 11-Feb-22 Invoice Number: 7761

1 - BASEMENT- Purchaser accepts and acknowledges that a wall and standard interior door will be installed, creating unfinished storage area under the staircase in teh basement (See Sketch)
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL 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: 08-Feb-22 Invoice Number: 7745

1 - BASEMENT - Install FINISHED BASEMENT - AS PER PLAN - AS PER SCHEDULE A-1 (See Attached Sketch & Info Sheet)
Note: Detached Model

1 - ADMINISTRATION FEE - PURCHASERS EXTRA - ADDITIONAL STRUCTURAL UPGRADE (See Above Item)
Note:



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27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 08-Feb-22

Invoice Number: 7745

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: 22-Sep-21

Invoice Number: 7488

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:

1 - SECOND FLOOR - Install EXTENDED HEIGHT 10'-0" CEILINGS throughout Second 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 by Fonzie & Tony

1 - GARAGE - Re-locate Central Vac-Trunk Rough-In to Garage in lieu of Basement
Vendor To Determine Location
Note:

1 - FRONT EXTERIOR - FRONT DOOR - Delete builders standard height single door entry and side lites. Install Double Door Entry EXTENDED HEIGHT (No Transom Window Above) (See Sketch)
Note: Priced as per Jeldwen & Steve

1 - FRONT EXTERIOR - In addition to builders standard coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front doors (See Sketch)
Note: **Front Doors to have TWO (2) Exterior Coach Lights**

1 - KITCHEN - Install GAS LINE ROUGH-IN (with Applicable Electrical) at stove area of kitchen (See Sketch)
Note:

1 - SECOND FLOOR - CEILINGS - Install UPGRADE SMOOTH CEILINGS Throughout 2nd Floor BEDROOMS ONLY, where applicable. To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 (See Sketch)
Note: DETACHED MODEL

1 - BASEMENT - Install Upgrade NATURAL RED OAK STAIRCASE **(Includes Staining)** in lieu of builders standard pine staircase leading to basement (See Sketch)
Note: **Colour of Staircase Staing to be Determined During Decor Appointment**

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**

Priced as per JeRose & Steve

1 - ENSUITE #2 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #2. (To Include;2x2 Mosaic Floor, 6" Curb w/Stone, Shower Pot Light & Glass Shower Stall Panels {U-Channel CORDOBA}) (See Sketch)
Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**

1 - MASTER ENSUITE - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at master ensuite shower stall, exterior wall with 4" dummy wall to accommodate (See Sketch)
Note:

1 - ENSUITE #2 - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at ensuite #2 shower stall, back wall (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note:



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
XIAOFAN LI & RUI CAO MU	Melissa Di Marino	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	/	Grovetrail Developments Inc.	28/10/2022	27

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	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob	
	Description	Style				
Master Ensuite	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Monet (UPG)	☒ A " EDGE (STD)	SEE QTK
Ensuite #2	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Maple White (STD)	☒ A " EDGE (STD)	SEE QTK
Twin Bath 2/3	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Grey Galaxy (STD)	☒ A " EDGE (STD)	SEE QTK
Bsmt. Bath	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Grey Galaxy (STD)	☒ A " EDGE (STD)	SEE QTK
Laundry(2nd Floor)	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**		SEE QTK	SEE QTK	SEE QTK
Kitchen/Dinette	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Borghini Gold (UPG)	☒ L " EDGE (UPG)	SEE QTK
Powder Room	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone	Maple White (STD)	☒ A " EDGE (STD)	SEE QTK
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A	N/A
Foyer	STANDARD - SILVER BIRCH					
Main Hall	STANDARD - SILVER BIRCH					
Great Room	STANDARD - SILVER BIRCH					
Bsmt Rec.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	☒ GREAT ROOM	Fireplace	N/A
Location Flooring	☒ 1/2" HARDWOOD	Location Flooring	N/A
Style	**SEE NOTES**	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

**GREAT ROOM - Install Upgrade PORCELAIN SLAB CALACATTA SUPREME POLISHED (BookMatched)From Floor to Ceiling at Fireplace Wall

* Finished Basement *



* Second Floor - Smooth Ceiling

Through-out

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 conception. E.O.E.

RECEIVED
Sept. 2/21

Lot 27 38-14 Elev. B



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:	XIAOFAN LI RUI CAO MU	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:		MODEL TYPE:	38-14 - THE COVENTRY
PHONE #:		LOT #:	27 CTF
PHONE #:		DATE:	May 10, 2022 Q8216

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 2101 NONE FINISH: SILVER GREY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35.L BINS FOR GARBAGE & RECYLCING + 1 x 21 L COMPOST BIN.	
BCR-MC1	1	MAGIC CORNER 1 PULL-OUT UNIT w/ 4 S.S. ANTI-SLIP BASKETS	
BSPICE2	1	PULL-OUT SPICE UNIT - 2 BASKETS 6" W, 8" W, 12" W or 15-1/2" W	
VB	1	VALANCE BOX UPPERS & PUCK LIGHT CUTOUTS (ELEC. & LIGHTS NOT INCL.)	
CK-3PD	1	DROP IN COOK-TOP w/ POT DRWS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRW)	
MW-TRIM	1	MICROWAVE OPENING & DRAWER BELOW	
BST2696	1	BUILT-IN STEAM OVEN w/ 2 WOOD DRAWERS BELOW - 26" D x 95-1/2"H	
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H (HARDWARE BY OTHERS)	
CUST-3	1	54" HIGH EXTENDED HEIGHT STACKED UPPERS (38" 16") w/ CM J82-MLD 700 CROWN MOULDING TO CEILING 108" OVERALL - 120" HIGH MOUNTING HEIGHT	
CUST-4	1	TWO TONE ISLAND: QTF 2101 - SLATE GREY (FIBERBOARD) EXTERIOR MATERIAL SLATE GREY SM - LP LAMINATE	
CUST-5	1	UPGRADE TO CATEGORY 3 HARDWARE : DH14730	
CUST-6	1	UPGRADE TO CATEGORY 4 DOORSTYLE: QTF2101 - SILVER GREY (FIBERBOARD) EXTERIOR MATERIAL SILVER GREY SM - LP LAMINATE	
CUST-7	1	ROTATE & EXTEND TO 60" IN DEPTH, ADD 18" D BASE CABS TO BACK OF ISLAND. DROPPED TABLE TOP, 12mm GREY SMOKED GLASS TOP (POLISHED EDGES) BY QTK 60" x 48" & 3" THICK GABLE & VALANCE TO SUPPORT GLASS TOP w/ 1/2" BOTTOM SS REVEAL. ADDED CNTRTOP BY OTHERS	
CUST-8	2	2 1/4" THICK ISLAND GABLE X 34 3/4"H X UP TO 58" (LP LAMINATE - SLATE GREY) w/ 1/2" BOTTOM SS REVEAL	
CUST-9	1	BUILT IN WINE STORAGE w/ PANEL READY DOOR (HARDWARE BY OTHERS)	
CUST-10	7	TOUCH LATCH FOR STACKED UPPERS	
CUST-11	1	CONVERT BANK OF DRWS TO 1 SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 2101 NONE FINISH: CLASSIC GRAY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	UPGRAGE TO CATEGORY 3 DOORSTYLE: QTF 2101 - CLASSIC GRAY - (FIBERBOARD)	
CUST-3	1	UPGRADE TO CATEGORY 2 HARDWARE: DH00040	
ROOM SUMMARY:			



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PURCHASE AGREEMENT FORM

PURCHASER:		XIAOFAN LI RUI CAO MU		CONTRACTOR:		Grovetrail Developments Inc.	
ADDRESS:				SITE:		CENTERFIELD	
EMAIL:				MODEL TYPE:		38-14 - THE COVENTRY	
PHONE #:				LOT #:		27 CTF	
PHONE #:				DATE:		May 10, 2022 Q8216	

ROOM		DESCRIPTION		CATEGORY	
Twin Bath 2/3 VANITY		DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
ENSUITE # 2 VANITY		DOOR STYLE: QT 2101 NONE FINISH: CLASSIC GRAY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 3	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	UPGRADE TO CATEGORY 3 DOORSTYLE: QTF 2101 CLASSIC GRAY - (FIBERBOARD)	
CUST-3	1	UPGRADE TO CATEGORY 2 HARDWARE: DH00040	
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
POWDER ROOM VANITY		DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	UPGRADE TO CATEGORY 2 HARDWARE: DH00040	
FLOATING VANITY w/ 1 DRAWER & FALSE PANEL ABOVE (10 1/2" FFL) - OPTION PAID FOR BY BUILDER			
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
BASEMENT VANITY		DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

[Handwritten Signature]



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PURCHASE AGREEMENT FORM

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ADDRESS:		SITE:	CENTERFIELD	
EMAIL:		MODEL TYPE:	38-14 - THE COVENTRY	
PHONE #:		LOT #:	27 CTF	
PHONE #:		DATE:	May 10, 2022	Q8216

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
		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: May 10 th, 2022

CUSTOMER SIGNATURE: _____

DATE: _____

SALES REP NAME: Mohafizali Merali QTK AUTHORIZED SIGNATURE: _____



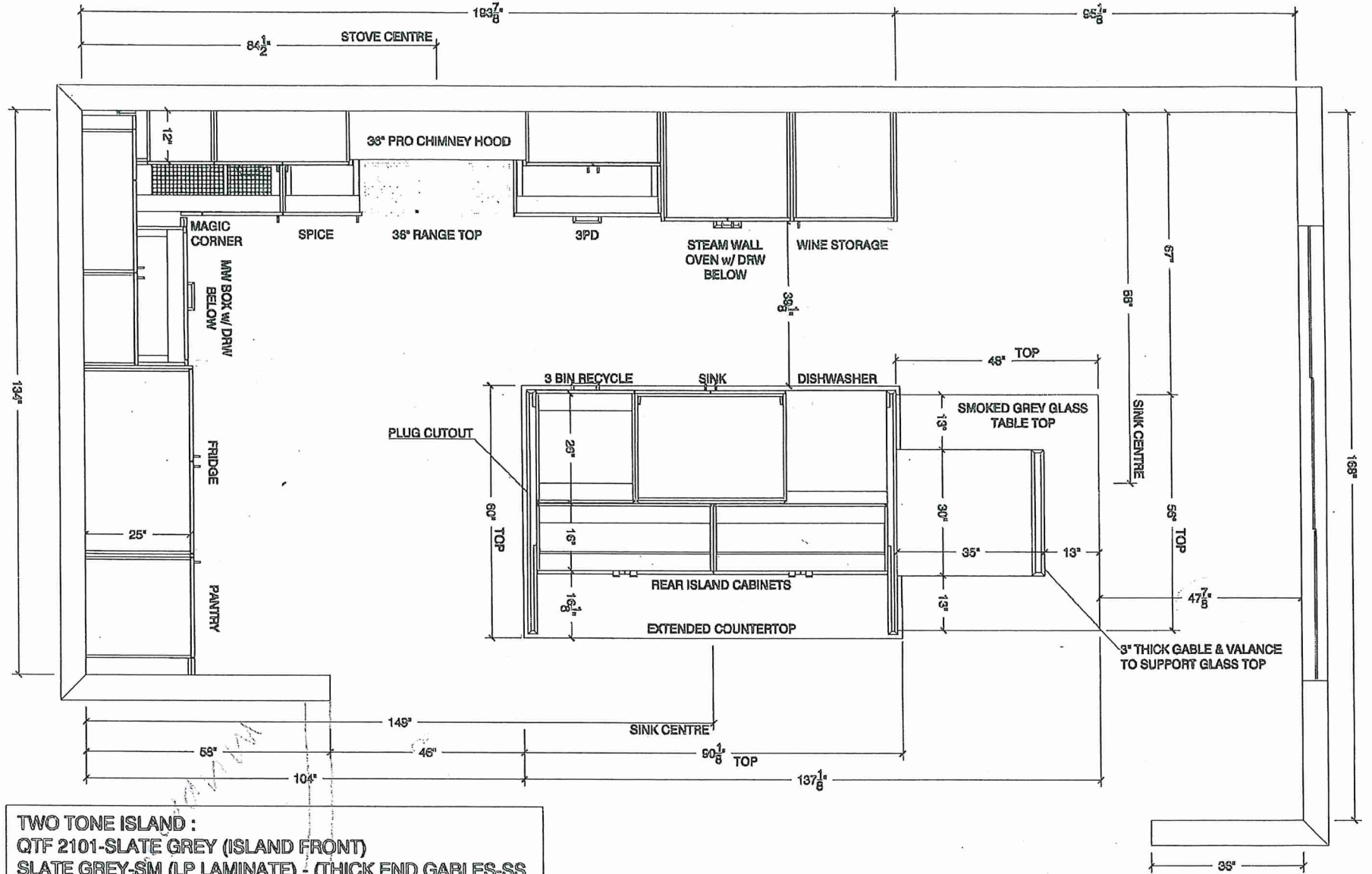
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www.QTK.ca info@qtk.ca

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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (38-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 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



TWO TONE ISLAND :
QTF 2101-SLATE GREY (ISLAND FRONT)
SLATE GREY-SM (LP LAMINATE) - (THICK END GABLES-SS
BOTTOM REVEAL & REAR ISLAND CABINETS)



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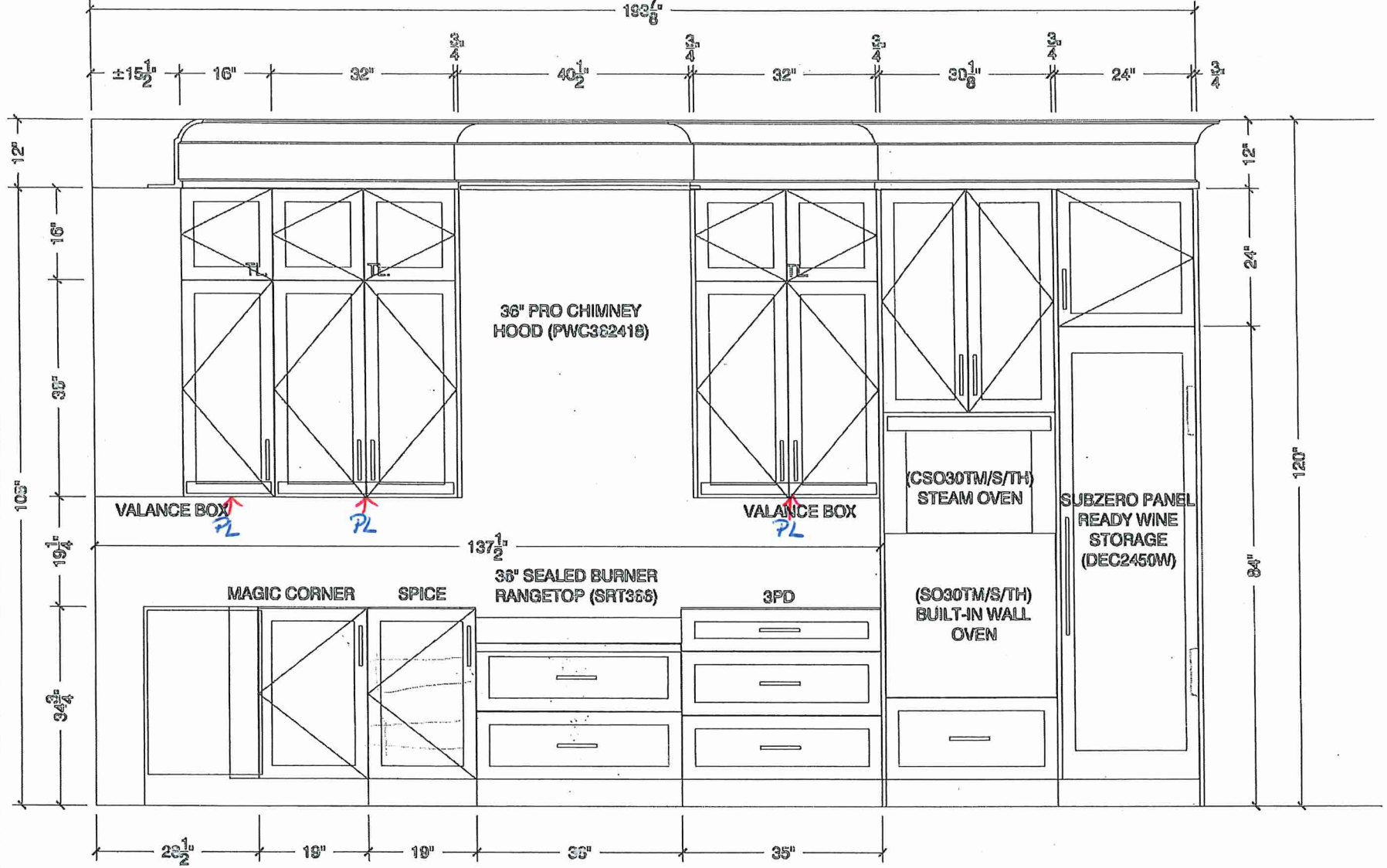
your kitchen. your style.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (98-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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STOVE WALL ELEVATION





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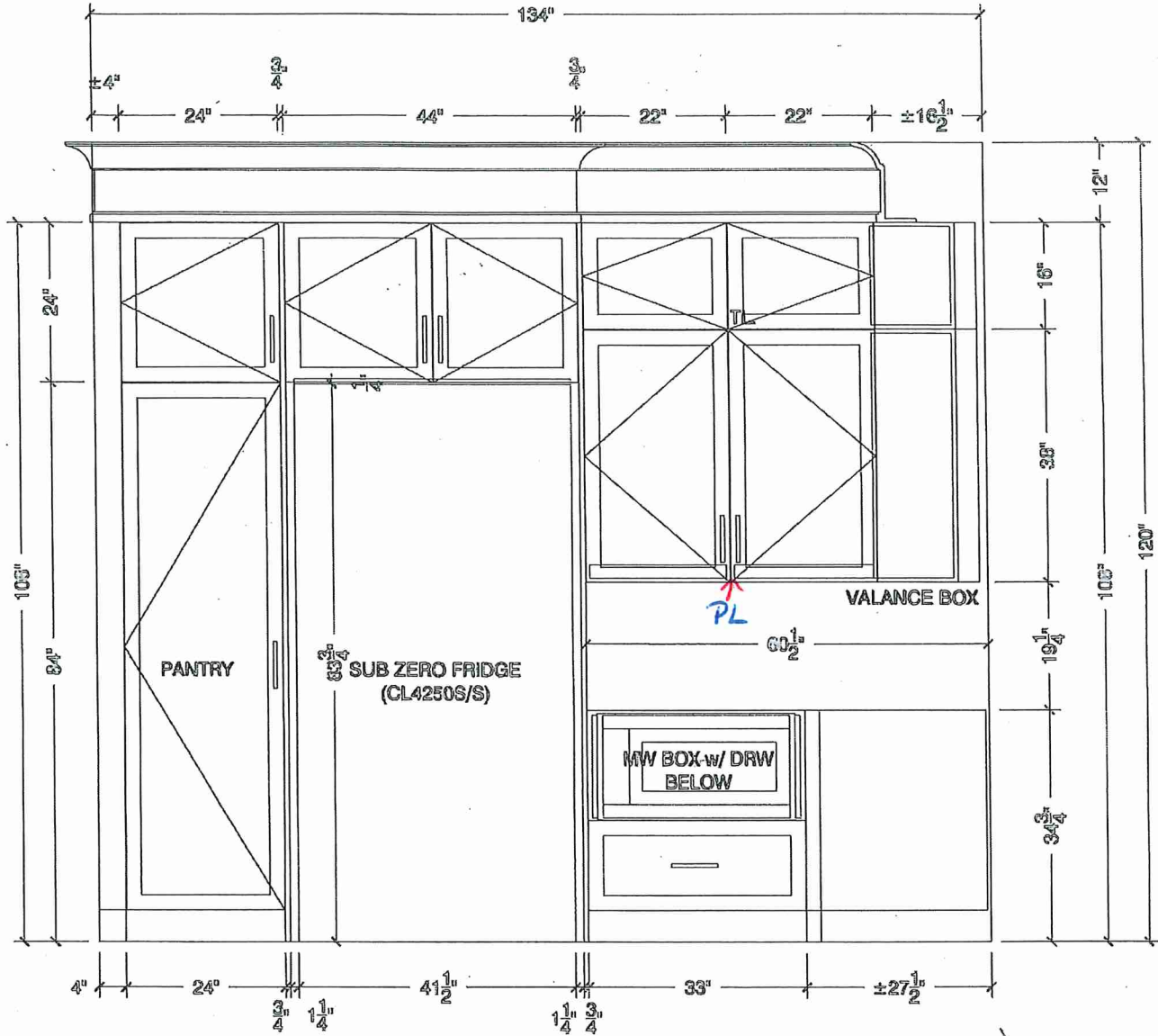
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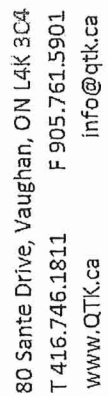
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (38-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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FRIDGE WALL ELEVATION

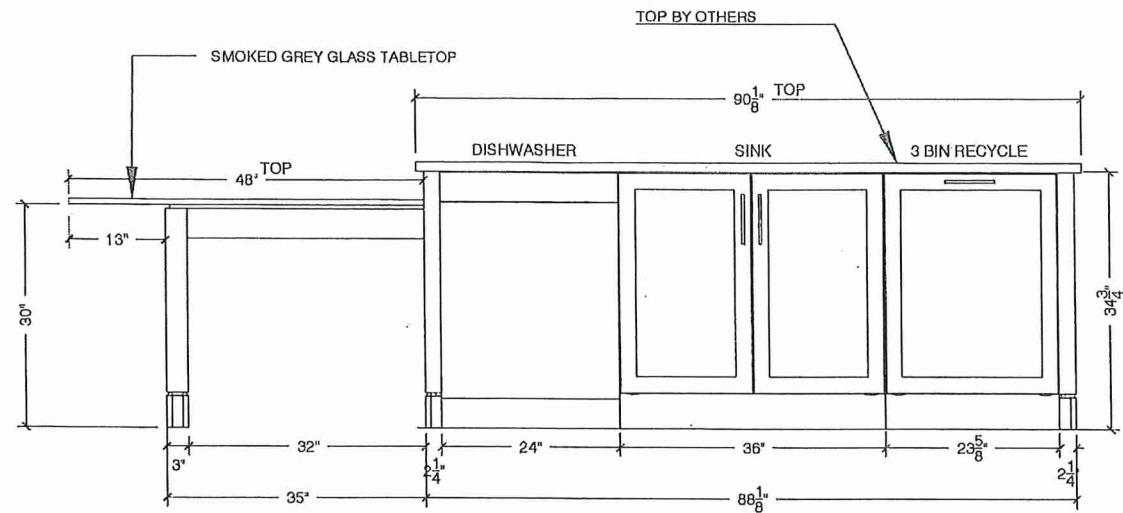




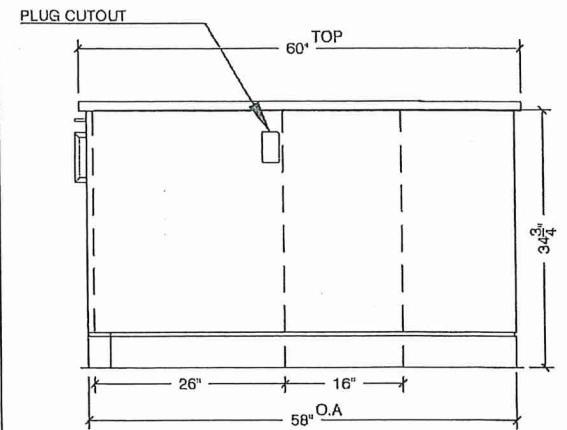
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (38-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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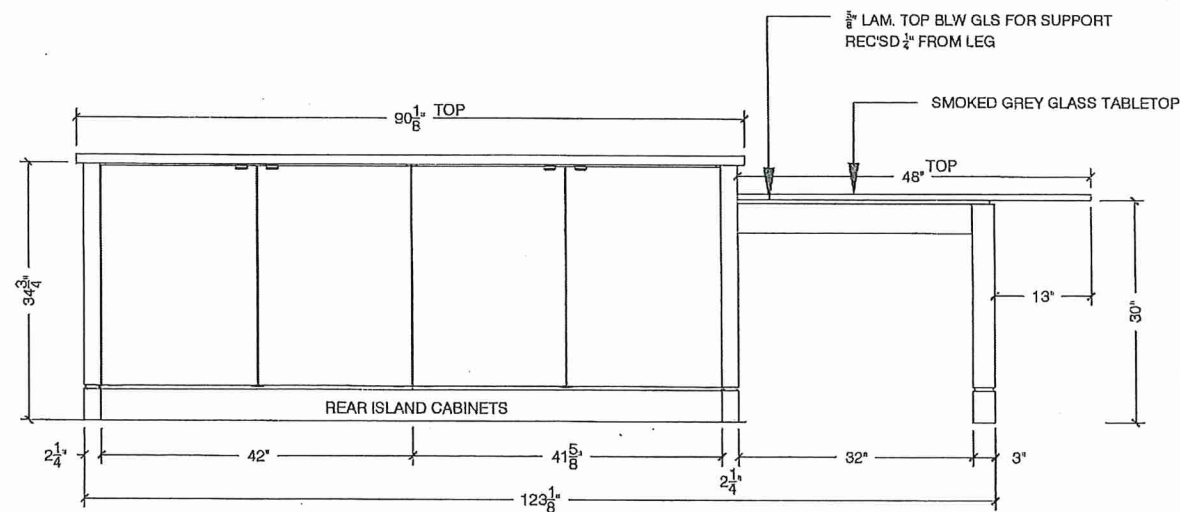
ISLAND FRONT ELEVATION



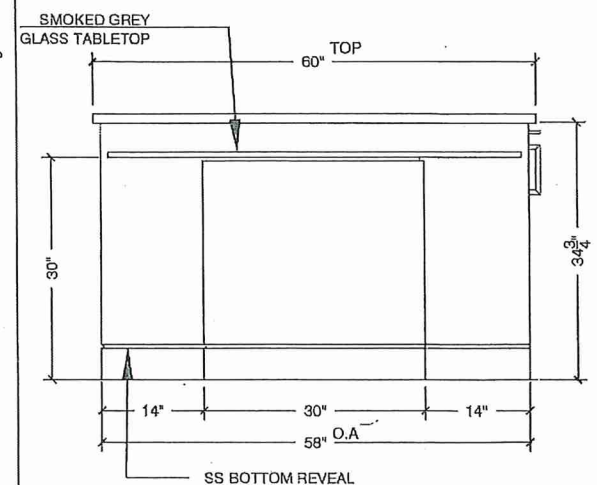
ISLAND RIGHT SIDE ELEVATION



ISLAND BACK ELEVATION



ISLAND LEFT SIDE ELEVATION





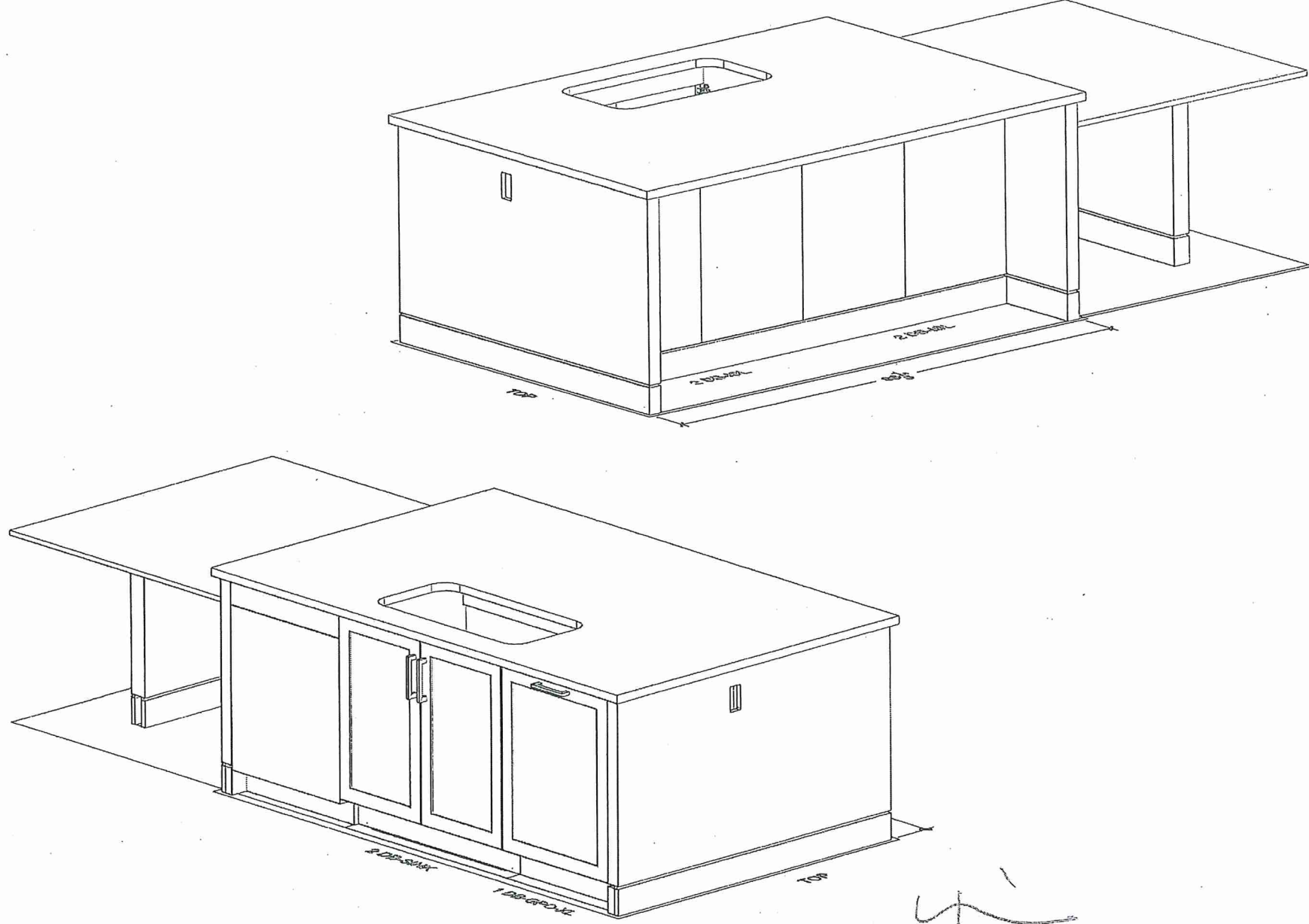
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (38-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 CTF (38-14)	ROOM: KITCHEN	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW/HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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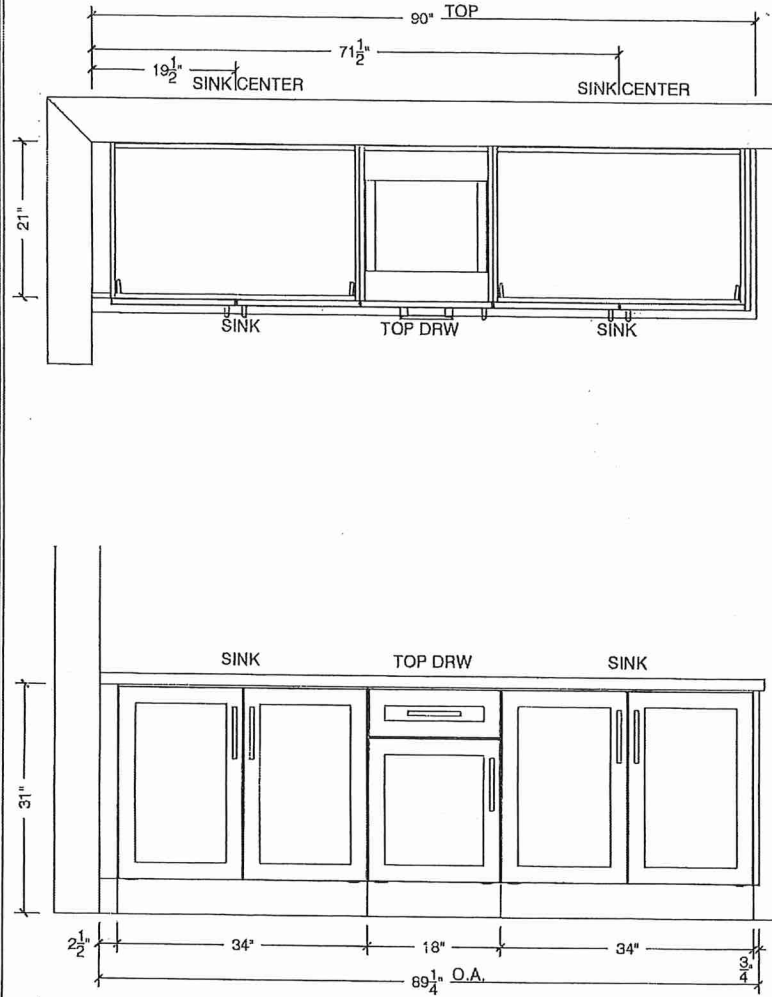
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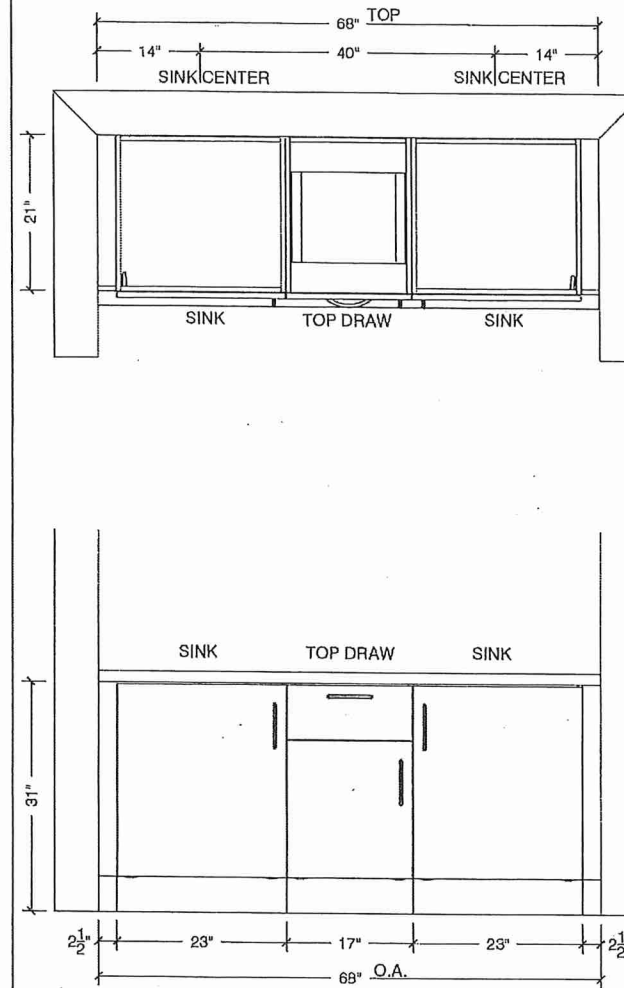
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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
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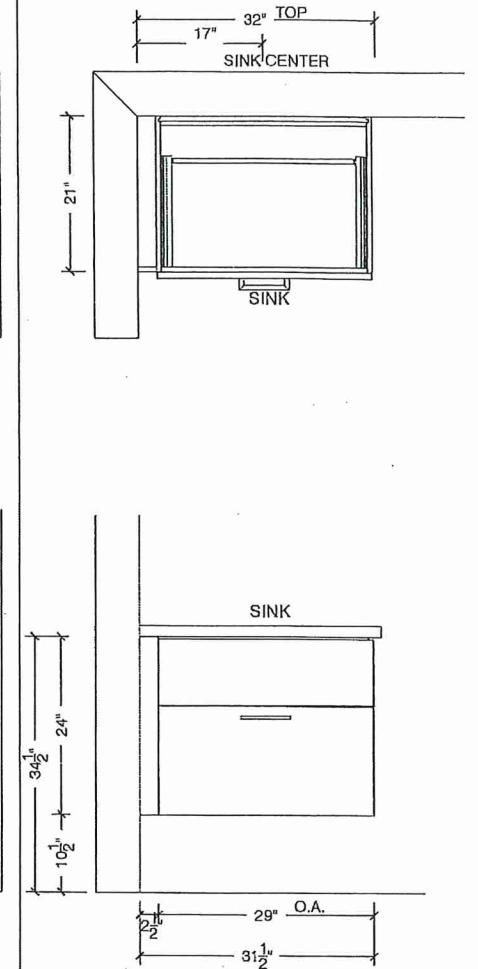
DBL. SINK MASTER ENSUITE PLAN



DBL. SINK *Twin Bath 2/3* PLAN



PWDR PLAN



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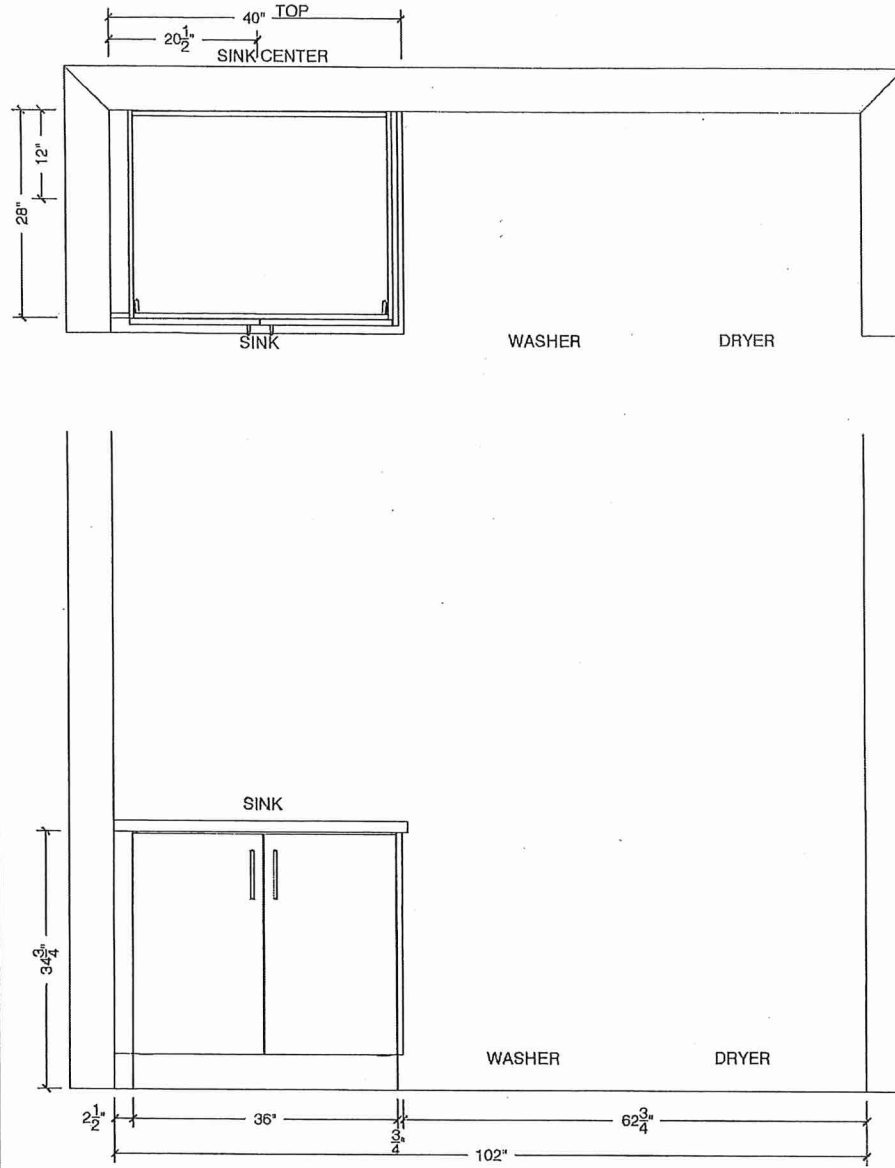
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 27 QTF (38-14)	ROOM: LAUNDRY + VANITY	DRAWN BY: MM
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

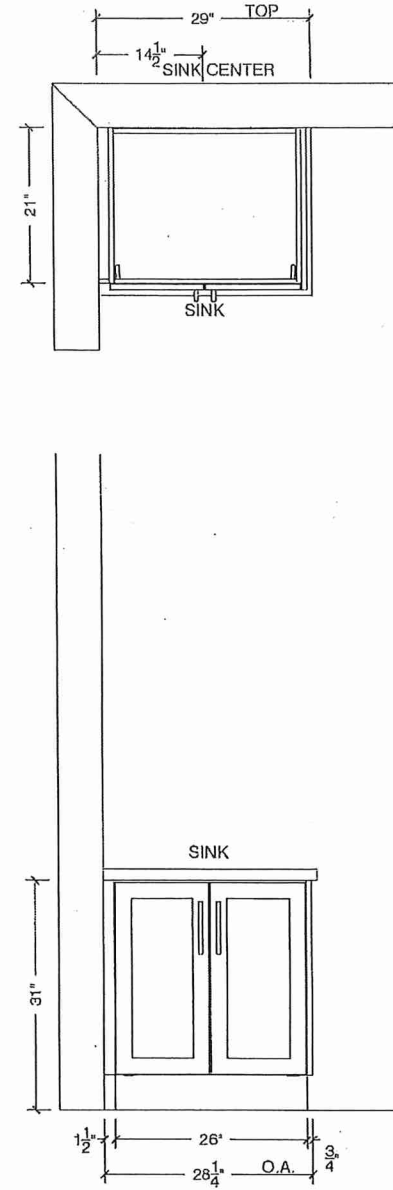
COMMENTS:

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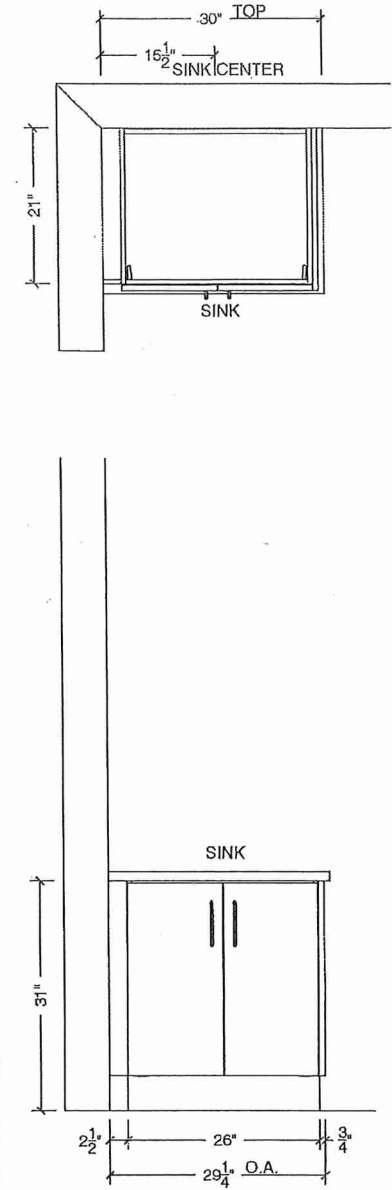
LAUNDRY PLAN



ENSUITE 2 PLAN



BASEMENT PLAN



Lot 27

Oakridge



42" CLASSIC SIDE-BY-SIDE REFRIGERATOR/FREEZER

SUB-ZERO

CL4250S/S



FEATURES

- Legacy product image shown; actual product varies slightly.
- Split Climate™ intelligent cooling system revolutionizes Sub-Zero's already-superior preservation capabilities, keeping food even fresher for longer
- ClearSight™ LED lighting system fully illuminates the interior and reduces shadows
- Sleek stainless accents trim the interior, matching the sophistication of the exterior
- Touch control panel is conveniently located for easy access at the tap of a finger
- Night Mode optimizes the interior lighting based on the detected ambient light, reducing the brightness by 90% in dim environments
- Lift the base of the flip-up dairy compartment to store taller items on the shelf below
- Fresh-tasting, odorless, filtered ice ready on-demand - activate Max Ice Mode to temporarily increase ice production
- Wi-Fi enabled features provide remote access from your mobile device
- Stainless-steel exterior and tubular or pro handles to match other Sub-Zero, Wolf, and Cove products
- Sub-Zero offers an industry-leading full two-year warranty on appliances, along with a full five-year sealed system warranty and a limited twelve-year sealed system warranty

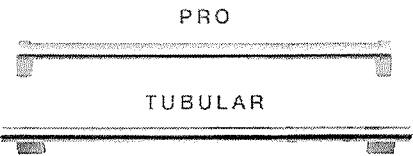
ACCESSORIES

- 90° Door Stop
- Air Purification Cartridge
- Egg Container
- Water Filter
- Stainless Steel Kickplate

Accessories are available through an authorized dealer.
For local dealer information, visit subzero-wolf.com/locator.



HANDLE OPTIONS



PRODUCT DETAILS

REFRIGERATOR

- 5 glass refrigerator shelves (4 adjustable; 1 stationary)
- 4 crisper drawers with removable dividers
- 5 refrigerator door bins (3 adjustable; 2 stationary)
- 1 flip-up dairy compartment
- Air purification system
- LED refrigerator and freezer lights

FREEZER

- 3 adjustable wire shelves
- 5 adjustable door bins
- 2 storage drawers
- Ice drawer with automatic ice maker
- Water filtration system



SUB-ZERO

Specifications are subject to change without notice. This information was generated on April 22, 2022. Verify specifications prior to finalizing your cabinetry/enclosures.

Lot 27

Oak Ridge

B E

24" DESIGNER WINE STORAGE - PANEL READY

SUB-ZERO

DEC2450W



FEATURES

Offers any-occasion-102-bottle capacity

Easily customize settings with the tap of a finger via the conveniently accessible touch control panel

Store reds and whites in separate temperature zones that keep wines at proper serving temperatures, within one degree of setpoint

Full-extension wine racks provide easy access to standard-size bottles, half bottles, and magnums without agitating others

UV-resistant glass door shields wine from harmful light

Inventory tile system aids collection organization

Wi-Fi enabled features enable remote control of independent temperatures zones, provide important door-ajar notifications, and assist with remote service diagnostics—all from your mobile device

Sub-Zero offers an industry-leading full two-year warranty on appliances, along with a full five-year sealed system warranty and a limited twelve-year sealed system warranty

Accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to match other Sub-Zero, Wolf, and Cove products



ACCESSORIES

24" Bulk Storage Drawer

Dessert Wine Rack

Door Lock Kit

Reduced Toekick Divider

Stainless Steel Side Panel

Wine Inventory Tiles

Wine Inventory Tiles - Writable

Dual Installation Kits

Solid Panel Ready Door

Stainless Steel Dual Installation Kickplates

Stainless Steel Door Panels With Pro Handle

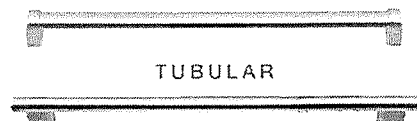
Stainless Steel Door Panels With Tubular Handle

Stainless Steel Pro and Tubular Handles

Accessories are available through an authorized dealer
For local dealer information, visit subzero-wolf.com/locator

HANDLE ACCESSORIES

PRO

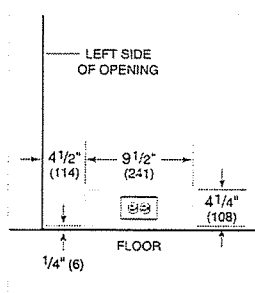
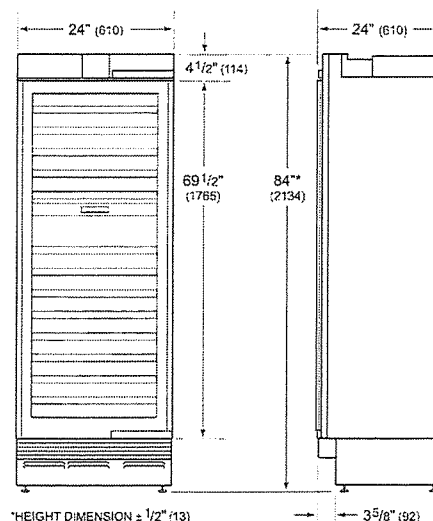


TUBULAR

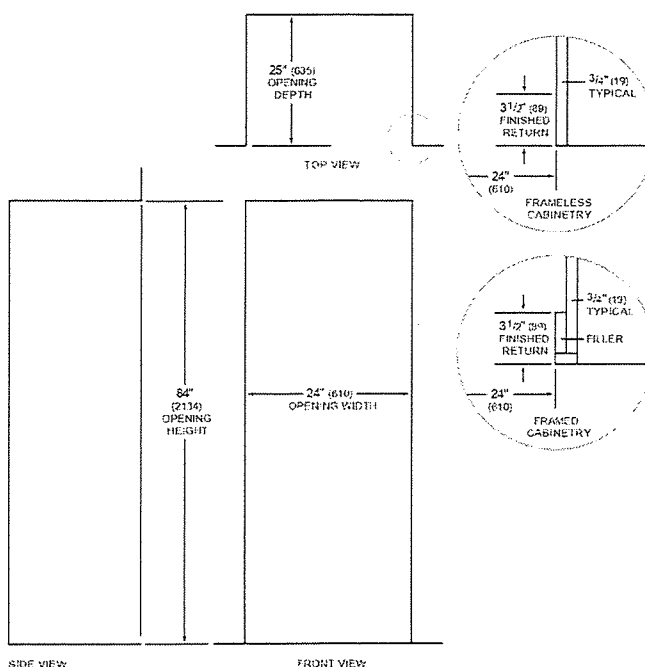
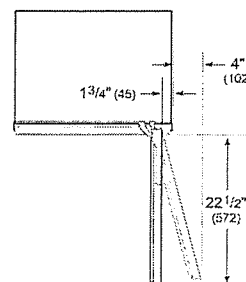
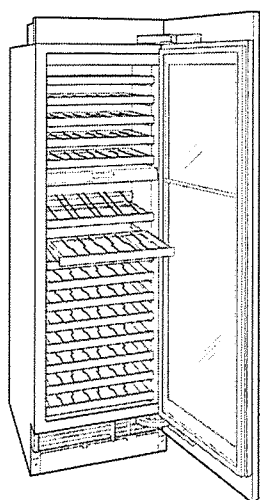
Specifications are subject to change without notice. This information was generated on April 30, 2022. Verify specifications prior to finalizing your cabinetry enclosures

SUB ZERO

DIMENSIONS



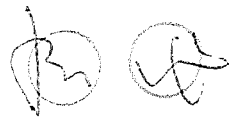
NOTE: Dimensions in parenthesis are in millimeters unless otherwise specified



NOTE: 3/2" gap-finished returns will be visible, and should be finished to match cabinetry.

Lot 27

Oak Ridge



36" SEALED BURNER RANGETOP - 6 BURNERS

WOLF

SRT366



FEATURES

Maintain control with six dual-stacked burners that go from 20,000 Btu down to a mere breath of flame

Simmer and melt sauces, soups, and marinades easily with the lower tier of the dual-stacked burner

Match other [multi-brand] products with heavy-gauge stainless steel and signature red infinite control knobs

Cleanup is a snap as sealed, seamless burner pans contain splashes and spills

Move pots and pans effortlessly across the continuous cast-iron grates

Reignites flame automatically with spark ignition system

ACCESSORIES

2-Burner Wok Grate

Black Knobs

Filler Trim

Red Knobs

Stainless Steel Knobs

Stainless steel, brass or chrome bezels

High altitude conversion kits available

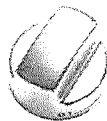
6" and 10" stainless steel risers, and 20" riser with shelf

Accessories available through an authorized dealer.

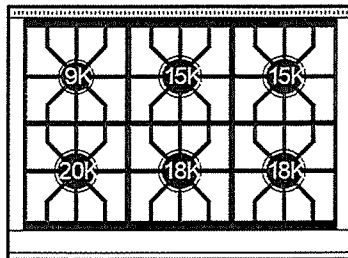
For local dealer information, visit subzero-wolf.com/locator



KNOB OPTIONS



TOP CONFIGURATION



RANGETOP SPECIFICATIONS

- Stainless-steel island trim (included)
- Stainless-steel bezels
- 1 - 9,200 Btu burner
- 2 - 15,000 Btu burners
- 2 - 18,000 Btu burners
- 1 - 20,000 Btu burner

Lot 27

Oak Ridge



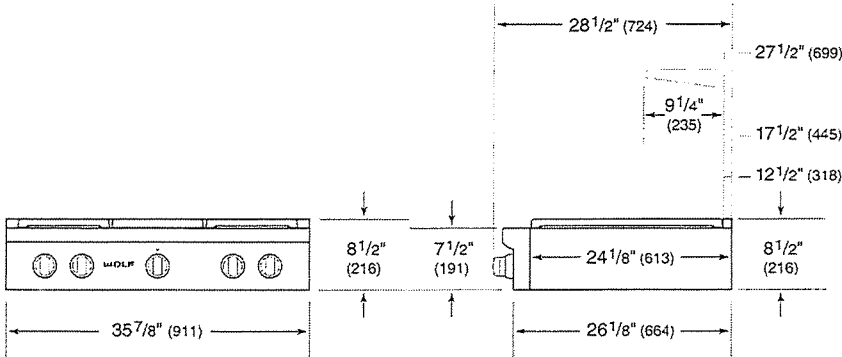
36" SEALED BURNER RANGETOP - 6 BURNERS



PRODUCT SPECIFICATIONS

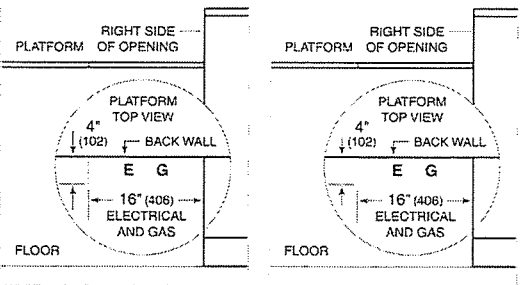
Model	SRT366
Dimensions	35 7/8"W x 3 1/2"H x 28 1/2"D
Electrical Supply	120 VAC, 60 Hz
Electrical Service	15 amp dedicated circuit
Gas Supply	3/4" ID line
Gas Inlet	1/2" NPT female
Receptacle	3-prong grounding-type

DIMENSIONS



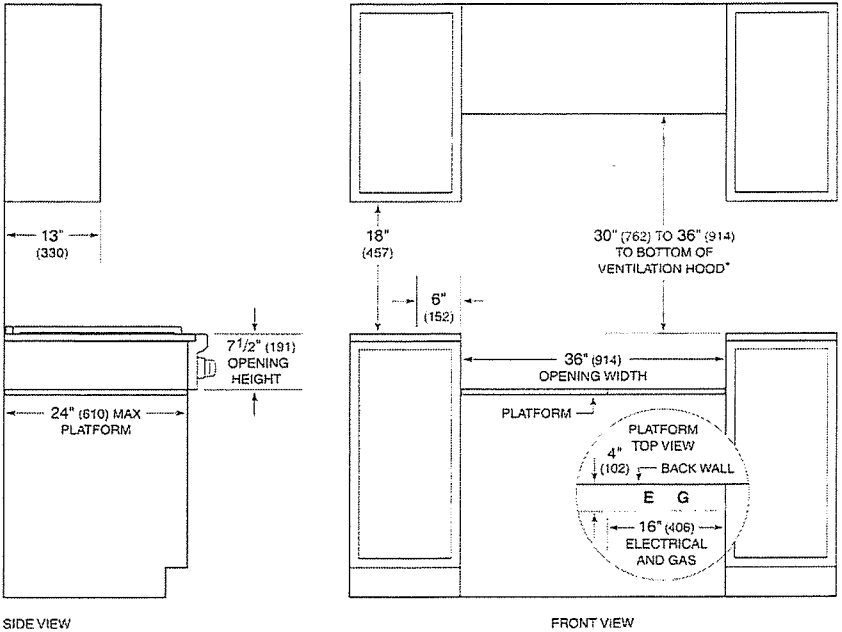
ELECTRICAL

GAS



NOTE: Dimensions in parenthesis are in millimeters unless otherwise specified

STANDARD INSTALLATION



SIDE VIEW

FRONT VIEW

*Without ventilation hood, 36" (914) minimum clearance countertop to combustible materials, 44" (1118) for charbroiler.
NOTE: Shaded area above countertop indicates minimum clearance to combustible surfaces, combustible materials cannot be located within this area.
Electrical and gas supply located through bottom of platform.
For island installation, 12" (305) minimum clearance back of range to combustible rear wall above countertop.

Lot 27 Oak Ridge



30" M SERIES TRANSITIONAL CONVECTION STEAM OVEN

WOLF

CSO30TM/S/TH



FEATURES

Detects the volume, shape, and consistency of your food with a climate sensor that adjusts time (you can even delay the start for when you want your dish ready), temperature, and humidity for guesswork-free delicious results, every time

Features space enough to cook multiple dishes at once (or a 15-lb turkey)

Insert a temperature probe to tell you exactly when it is done—and in gourmet mode, it will alert you the moment the dish is ready

Provides an extraordinary 90 minutes of steam cooking with an easy-access water tank

Designed with versatility in mind to fit in any kitchen

Integrates beautifully into surrounding cabinetry with flush installation

Master your technique with tips and recipes from the Master the Convection Steam Oven guide

ACCESSORIES

Descaling Solution

Full Extension Rack Guides

Oven Rack

Perforated Pan 12 3/4" x 1 1/2" x 7"

Perforated Pan 12 3/4" x 2 1/2" x 7"

Perforated Pan 17 3/4" x 1 1/4" x 15"

Porcelain Baking Sheet

Side Trim

Solid Pan 12 3/4" x 1 1/2" x 7"

Solid Pan 12 3/4" x 1 1/4" x 14"

Solid Pan 17 3/4" x 1 1/4" x 15"

Accessories available through an authorized dealer.

For local dealer information, visit subzero-wolf.com/locator



Lot 27 OakRidge



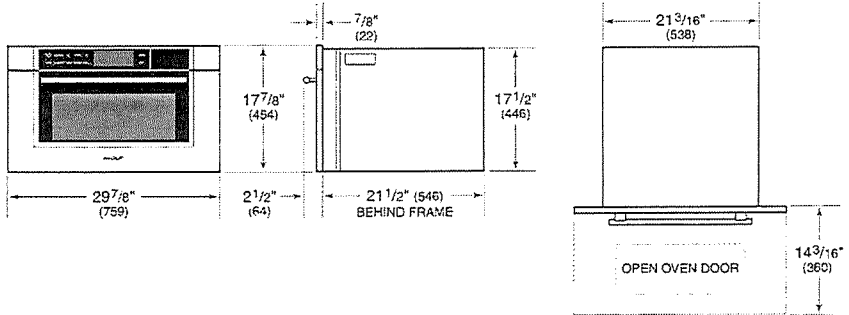
30" M SERIES TRANSITIONAL CONVECTION STEAM OVEN



PRODUCT SPECIFICATIONS

Model	CSO30TM/S/TH
Dimensions	29 7/8"W x 17 7/8"H x 21 1/2"D
Oven Interior Dimensions	17 7/8"W x 11"H x 15 3/4"D
Capacity	1.8 cu. ft.
Door Clearance	14 3/16"
Weight	91 lbs
Electrical Supply	240/208 VAC, 60 Hz
Electrical Service	20 amp dedicated circuit
Power Cord Length	6 Feet
Receptacle	NEMA 6-20R grounding-type

DIMENSIONS

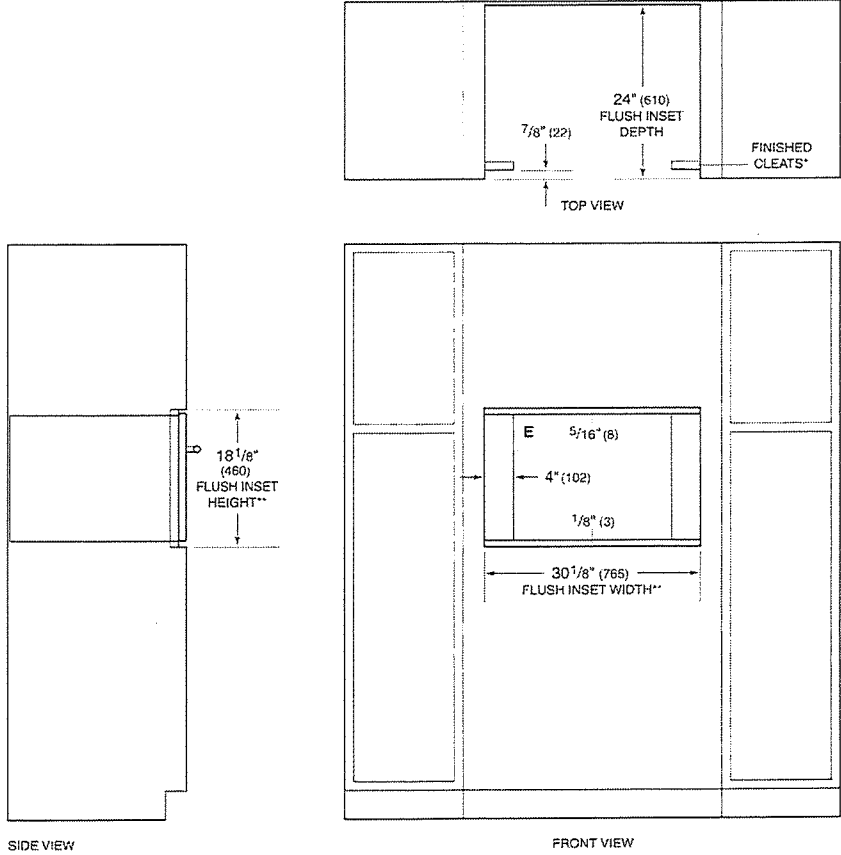


ELECTRICAL

E
LOCATE ELECTRICAL
SUPPLY ANYWHERE
WITHIN OPENING

NOTE: Dimensions in parenthesis are in millimeters unless otherwise specified

FLUSH INSTALLATION



SIDE VIEW

FRONT VIEW

*Will be visible and should be finished to match cabinetry.
**Dimension provides minimum reveals.

Lot 27 OakRidge



30" M SERIES TRANSITIONAL BUILT-IN SINGLE OVEN

WOLF

SO30TM/S/TH



FEATURES

Preheats faster and cooks more consistently across all racks due to its advanced Dual VertiFlow™ convection system

Assures predictably delicious results with a variety of modes, including Convection Roast, Proof, and Dehydrate

Prepares 50 popular dishes with the Gourmet feature that automatically adjusts cook times and temperatures

Handles multiple dishes simultaneously with our largest capacity oven (13 percent larger)

Insert a temperature probe to tell you exactly when it is done—and in gourmet mode, it will alert you the moment the dish is ready

Uncomplicate cooking with innovative, interactive color touchscreen controls

Complements any kitchen with its design versatility

Integrates beautifully into surrounding cabinetry with flush installation

Ensures excellent visibility via three bright halogen lights and large, triple-panel-glass door windows

Master your technique with tips and recipes from the Mastering the M series oven guide

ACCESSORIES

30" Broiler Pan

30" Full-Extension Ball-Bearing Oven Rack

30" Premier Baking Sheet

30" Standard Oven Rack

Bake Stone Kit

Dehydration Kit

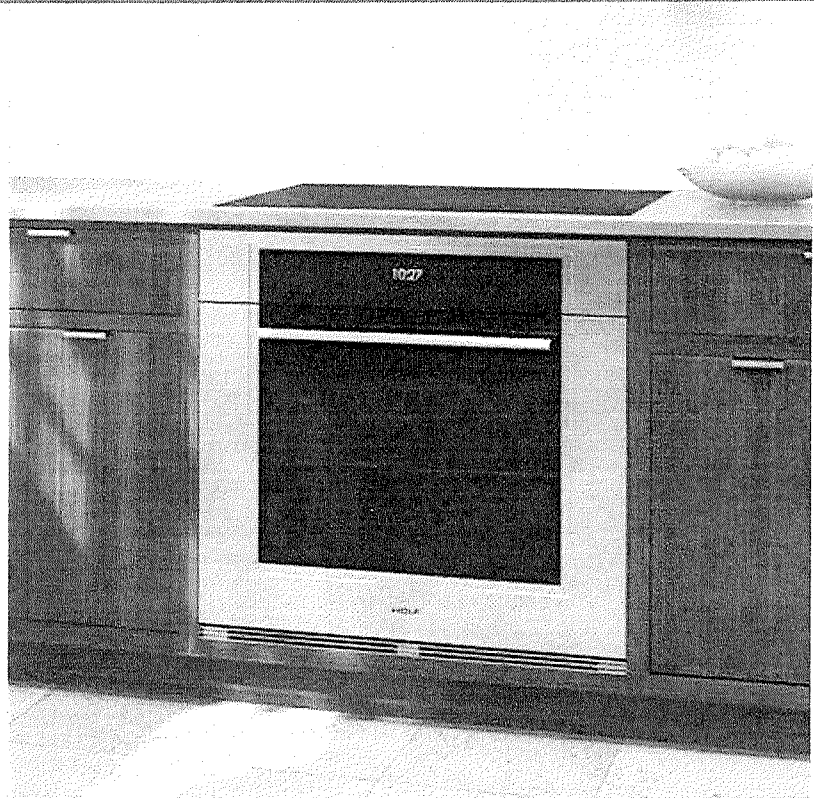
Dual Installation Kit

Multi-Function Pan

Oven Rack Set (3)

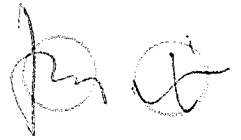
Temperature Probe

Accessories available through an authorized dealer.
For local dealer information, visit subzero-wolf.com/locator.



Lot 27

OakRidge



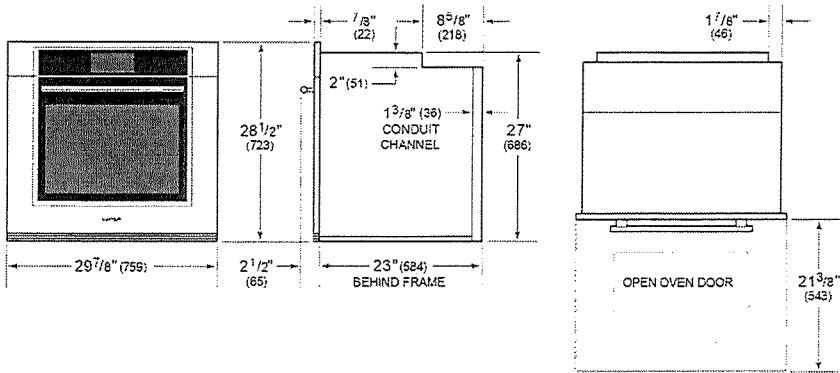
30" M SERIES TRANSITIONAL BUILT-IN SINGLE OVEN



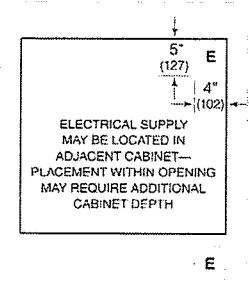
PRODUCT SPECIFICATIONS

Model	SO30TM/S/TH
Dimensions	29 7/8"W x 28 1/2"H x 23"D
Oven 1 Interior Dimensions	25 1/4"W x 17 1/2"H x 19 7/8"D
Overall Capacity	5.1 cu. ft.
Usable Capacity	3.3 cu. ft.
Door Clearance	21 3/8"
Electrical Supply	240/208 VAC, 60 Hz
Electrical Service	30 amp dedicated circuit
Conduit Length	4 Feet

DIMENSIONS

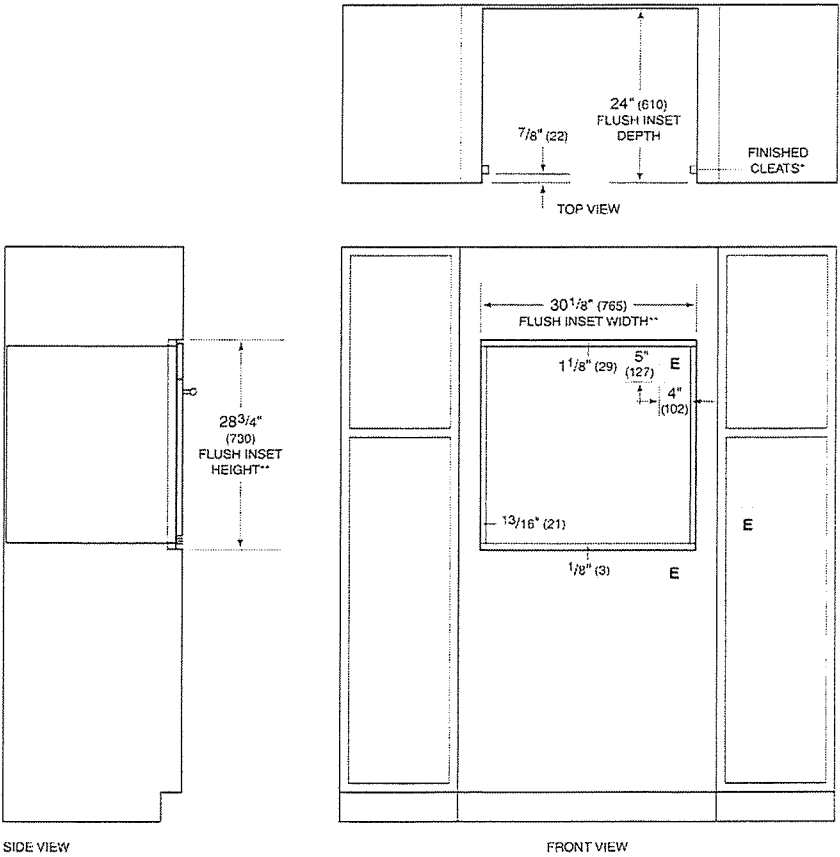


ELECTRICAL



NOTE: Dimensions in parenthesis are in millimeters unless otherwise specified

FLUSH INSTALLATION



SIDE VIEW

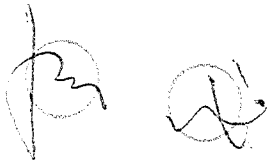
FRONT VIEW

**1" (25) minimum depth. Shaded areas will be visible and should be finished to match cabinetry.
**Dimension provides minimum reveals.

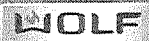
NOTE: Location of electrical supply within opening may require additional cabinet depth.

Lot 27

Oak Ridge



36" PRO WALL CHIMNEY HOOD



PWC362418

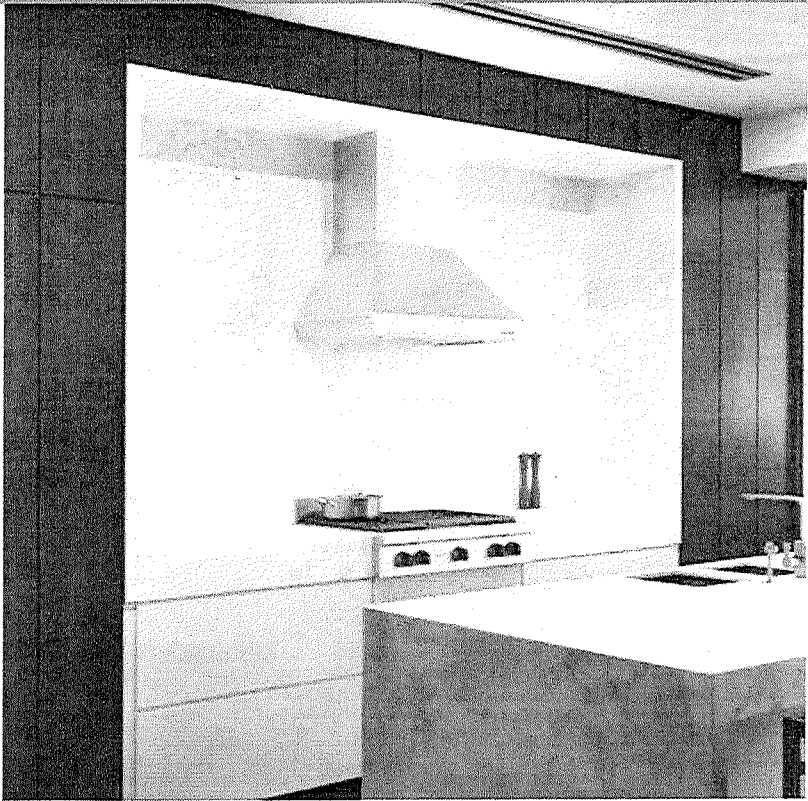
FEATURES

- Breathe cleaner air and enjoy less greasy residue in your kitchen
- Make a statement with a stainless professional look or opt for lower-profile "hidden" ventilation
- Matches the same heavy-duty stainless-steel construction, hand-finished hemmed edges, and welded seams of all [WOLF] products
- Select from internal, in-line, or remote blower options (blower required)
- Illuminates your cooking area with halogen lighting with two brightness settings
- Rely on a heat sentry that automatically turns on the blower or increases its speed when exhaust temperatures exceed 200 degrees Fahrenheit
- Minimizes the backward flow of cold air with backdraft transition

ACCESSORIES

- Backsplash
- Backsplash with Warming Racks
- Make-Up Air Damper
- Inline Blowers
- Internal Blowers
- Remote Blowers
- Pro Chimney Hood Duct Covers

Accessories available through an authorized dealer.
For local dealer information, visit www.wolf.com/locator

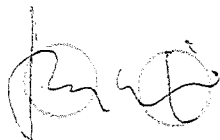


BLOWER OPTIONS

- 300 CFM Internal
- 400 CFM Internal
- 600 CFM Internal
- 800 CFM Internal
- 1200 CFM Internal
- 600 CFM Inline
- 1100 CFM Inline
- 600 CFM Remote
- 900 CFM Remote
- 1200 CFM Remote
- 1500 CFM Remote

Lot 27

Oak Ridge



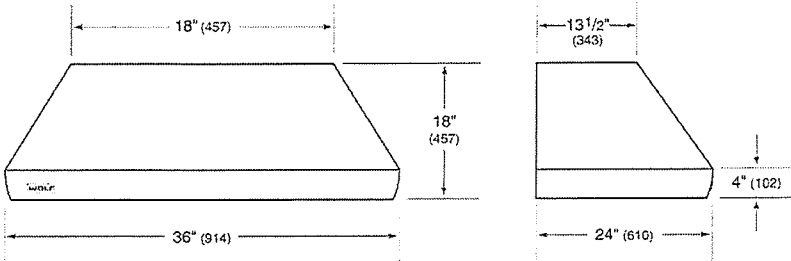
36" PRO WALL CHIMNEY HOOD



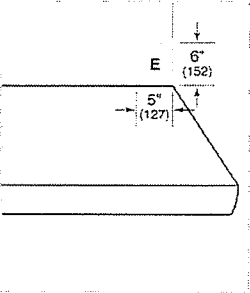
PRODUCT SPECIFICATIONS

Model	PWC362412
Dimensions	36"W x 18"H x 24"D
Weight	78 lbs
Electrical Supply	110/120 VAC, 60 Hz
Electrical Service	15 amp dedicated circuit
Discharge Location	Vertical
Discharge Dimensions	10" Round
Bottom of Hood to Countertop	30" to 36"

DIMENSIONS



ELECTRICAL



NOTE: Dimensions in parenthesis are in millimeters unless otherwise specified

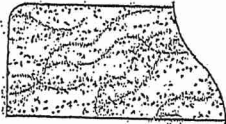
Lot 27 OakRidge

CONNOLLY Marble & Granite Ltd.

EDGE
DETAILS

004

A.

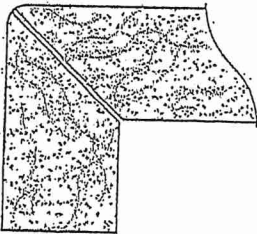


STRAIGHT EDGE
(STANDARD - 3/4")

Powder Room
Bsmt Bath
Master Ensuite

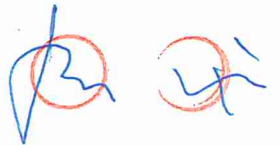
Ensuite #2
Twin Bath 2/3

** L.

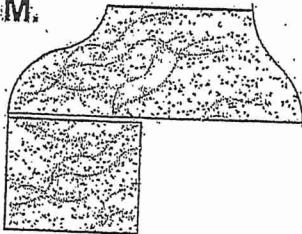


MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

Kitchen



M.



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 1977

Lot 27 OakRidge

SHOWER TRIM

T14259	R10000-PX
T14259-BL	R10000-PX
T14259-CZ	R10000-PX
T14259-SS	R10000-PX

OR

TUB & SHOWER TRIM

T14459	R10000-PX
T14459-BL	R10000-PX
T14459-CZ	R10000-PX
T14459-SS	R10000-PX

* Master Ensuite Shower

+

* Ensuite #2 Shower

HANDSHOWER SLIDEBAR / DIVERTER

57085	50560	T11859	R11000
51567-BL*	50560-BL	T11859-BL	R11000
57085-CZ	50560-CZ	T11859-CZ	R11000
57085-SS	50560-SS	T11859-SS	R11000



CHROME



MATTE
BLACK



CHAMPAGNE
BRONZE



BRILLIANCE
STAINLESS

Shown in Chrome

INSTALLED PRICE INLCUDES ADDITIONAL ITEMS & ROUGH IN WHERE APPLICABLE

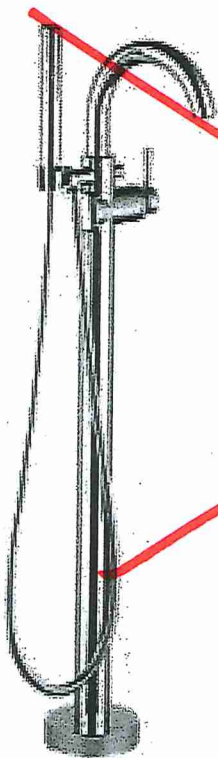
Lot 27 Oak Ridge



ROMAN TUB TRIM WITH HAND SHOWER

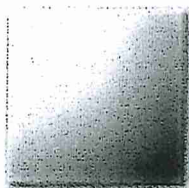
T4759	R4716
T4759-BL	R4716
T4759-CZ	R4716
T4759-SS	R4716

Master Ensuite
Tub ✓



FLOOR MOUNT TUB FILLER

T4759-FL	R4700-FL
T4759-BLFL	R4700-FL
T4759-CZFL	R4700-FL
T4759-SSFL	R4700-FL



CHROME



MATTE
BLACK



CHAMPAGNE
BRONZE

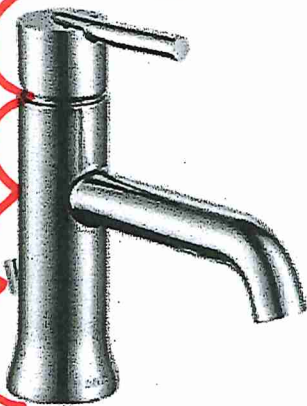


BRILLIANCE
STAINLESS

Shown in Chrome

INSTALLED PRICE INLCUDES ADDITIONAL ITEMS & ROUGH IN WHERE APPLICABLE

Lot 27 Oak Ridge

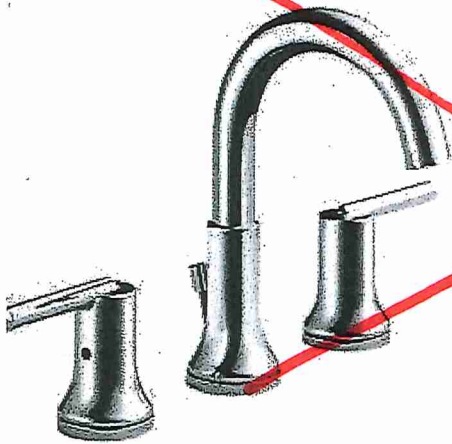
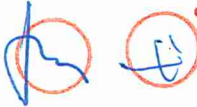


SINGLE HANDLE LAVATORY FAUCET

559LF-MPU
559LF-BLMPU
559LF-CZMPU
559LF-SSMPU

* Master Enquire ✓
Vanity (x2)

* Enquire 2
Vanity (x1)



WIDESPREAD LAVATORY FAUCET

3559-MPU-DST
3559-BLMPU-DST
3559-CZMPU-DST
3559-SSMPU-DST

Shown in Chrome



CHROME



MATTE
BLACK



CHAMPAGNE
BRONZE



BRILLIANCE
STAINLESS