



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YUK MING LI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
65 BLOCK 234	3	LAWSON-OPTIONAL 2ND LEVEL-B	05-Aug-25

Date Added: 11-Feb-25

Invoice Number: 8719

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

Note:

1 - GREAT ROOM - In addition to builders standard ceiling light, Install SIX (6) POT LIGHTS Controlled by ONE (1) Seperate Switch at great room (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Seperate Switch at dinette (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only

1 - MAIN HALL - Delete builders standard ceiling lights, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at main hall (See Sketch)

Note:

1 - CLARIFICATION;
EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door

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 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - DISCLAIMER - THERMOFOIL CABINETRY;
KITCHEN - Purchasers accept & acknowledge that they were advised by vendor to NOT install thermofoil cabinets in kitchen.
Note: Due to the vapor & moisture from the stove & dishwasher, the cabinets may result in peeling. The vendor will be exempt.

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;
KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone products, stone installed will not be identical to the samples displayed.
Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams

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:



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1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Cantrio Undermount Sink - Model #KSS-508 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Install Builders Standard Backsplash Tile - 3x6 SILVER GREY throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) To be installed STRAIGHT/STACKED (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY- To be installed throughout powder room vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout powder room vanity countertop, where applicable (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY- To be installed throughout main bath vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout main bath vanity countertop, where applicable (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY- To be installed throughout master ensuite vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout master ensuite vanity countertop, where applicable (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams
1 - CLAIRIFICATION - PLUMBING; ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Faucets throughout all bathrooms, where applicable. To Include: Powder Room, Main Bath and Master Ensuite (See Sketch) Note:
1 - MAIN BATH - TUB/SHOWER CEILING - Install Standard 8x10 Wall Tile (8x10 Keaton Ice) throughout Main Bath Tub/Shower Ceiling, where applicable (See Sketch) Note:
1 - MASTER ENSUITE- SHOWER CEILING - Install Standard 8x10 Wall Tile (8x10 Keaton Ice) throughout Master Ensuite Shower Ceiling, where applicable (See Sketch) Note:
1 - BONUS PACKAGE - REFER TO PE #8693, ITEM #2 - PURCHASER HAS APPLIED REMAINING \$5,635.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:



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Date Added: 11-Feb-25

Invoice Number: 8719

1 - BONUS PACKAGE has no cash value. Purchaser has not applied the full remaining bonus package towards the purchase of upgrades & final amount on this invoice results in a credit value. Remaining Bonus Package Amount of \$121.10 will be forfeited.
Note: Purchaser is advised that such credit must be applied to the purchase of upgrades at the décor center. Failing to do so, such credit amount will be considered forfeited and cannot be applied to the final adjustments forming part of the closing costs.

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 4,2025
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
Note:

Date Added: 21-Jan-25

Invoice Number: 8693

1 - BASEMENT - Install UPGRADE 200 AMP Electrical Service in lieu of builders standard 100 Amp electrical service (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note: **Remaining Bonus Package of \$5,635.50 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JANUARY 21,2025
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
Note:

This Document is Extremely Time Sensitive - Printed 26 Feb 25 at 10:28

* INTERIOR COLOUR SCHEME *

	Purchaser YUK MING LI	Decor Consultant Melissa Di Marino	Model and Elevation LAWSON-OPTIONAL 2ND LEVEL-B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 05/08/2025	Property 65 BLOCK 234
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Page 2 of 3

	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	EVEREST WHITE GALAXY (STD) L * EDGE (UPG) 930396-BSN
Main Bathroom	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	EVEREST WHITE GALAXY (STD) L * EDGE (UPG) 930396-BSN
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	N/A	N/A N/A N/A
Powder Room	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	EVEREST WHITE GALAXY (STD) L * EDGE (UPG) 930396-BSN
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A N/A N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	EVEREST WHITE GALAXY (STD) L * EDGE (UPG) 930396-BSN
Foyer	STANDARD - SILVER BIRCH		
Main Hall	STANDARD - SILVER BIRCH		
Great Room	STANDARD - SILVER BIRCH		
Upper Hall	STANDARD - SILVER BIRCH		
Flex Space/Office	STANDARD - SILVER BIRCH		
Master Bedroom	STANDARD - SILVER BIRCH		
Bedroom 2	STANDARD - SILVER BIRCH		
Bedroom 3	STANDARD - SILVER BIRCH		

Appliance Opening/Dimension
Fridge Size See Attached Villa Layout Range See Attached Villa Layout
Built-ins None Microwave None
Hood Fan See Attached Villa Layout Exhaust Opening ☒ 6" ☐ 8"
Dishwasher Cabinet See Attached Villa Layout

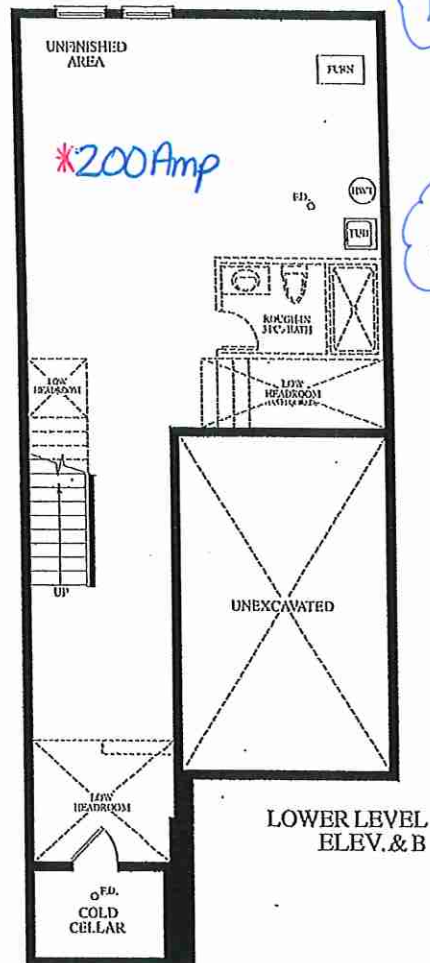
Fireplace

Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes
**APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE
**KITCHEN SINK - Install Standard Undermount Sink - Cantrio Undermount Sink - Model #KSS-508
FAUCET - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole)
Kitchen Faucet - Model # 75B5 - Chrome

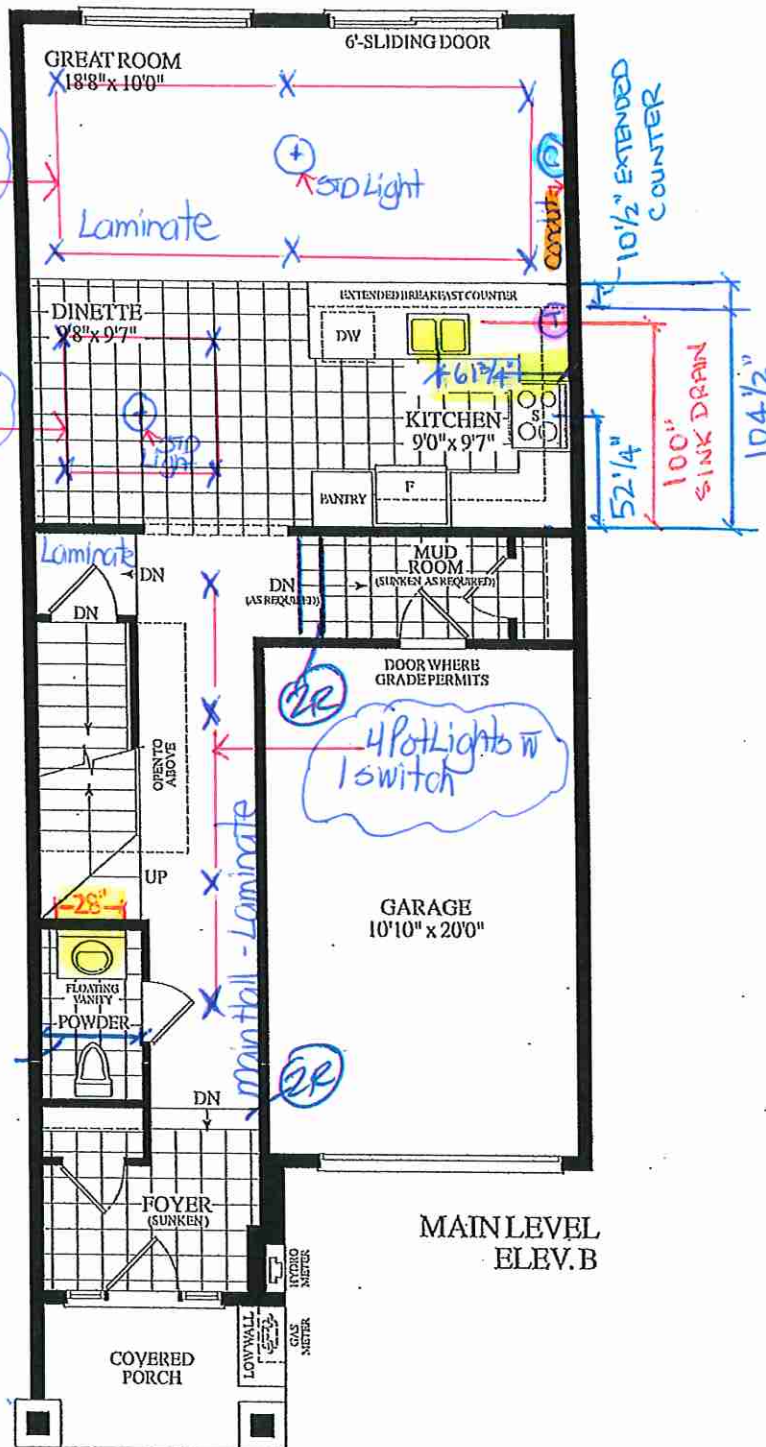
Jan. 21, 2025

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

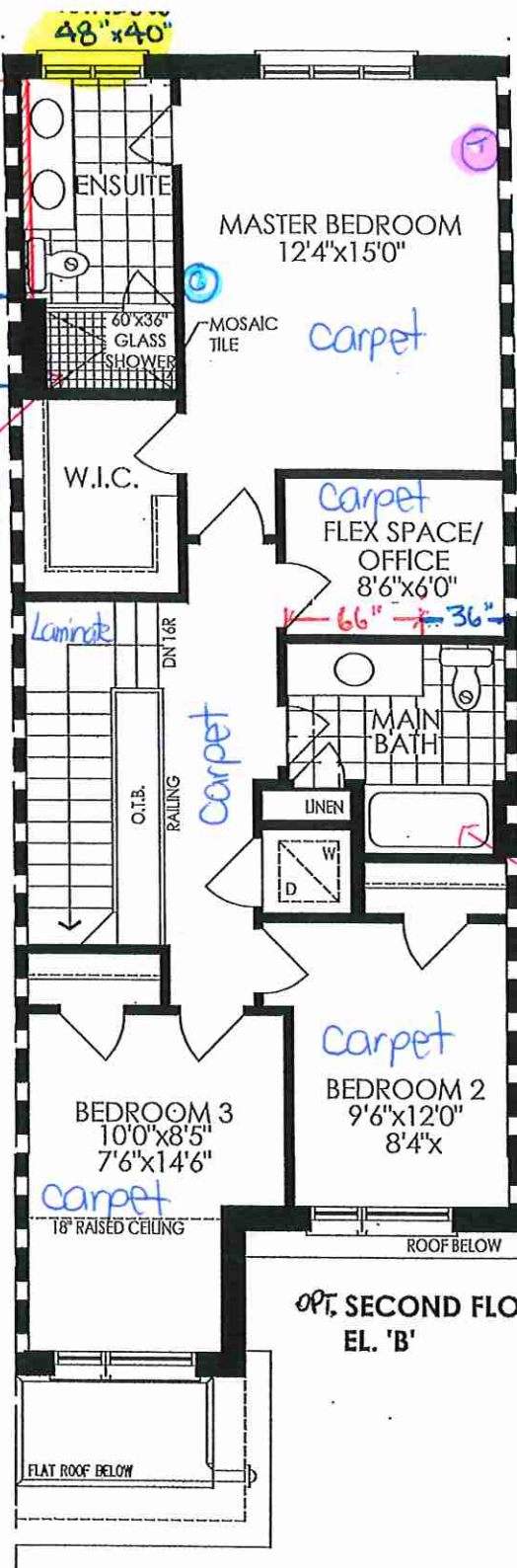


6 Pot Lights w/ 1 switch

4 Pot Lights w/ 1 switch



Tiled Ceiling



34" x 6" FALSE WALL

Tiled Ceiling

AKRIDGE MEADOWS

BLK. 234 TH. 65 20-08 THE LAWSON EL. B 1690 SQ. FT.

Lot 65 / BIK 234

Villa
KITCHENS & FINE CABINETRY LTD

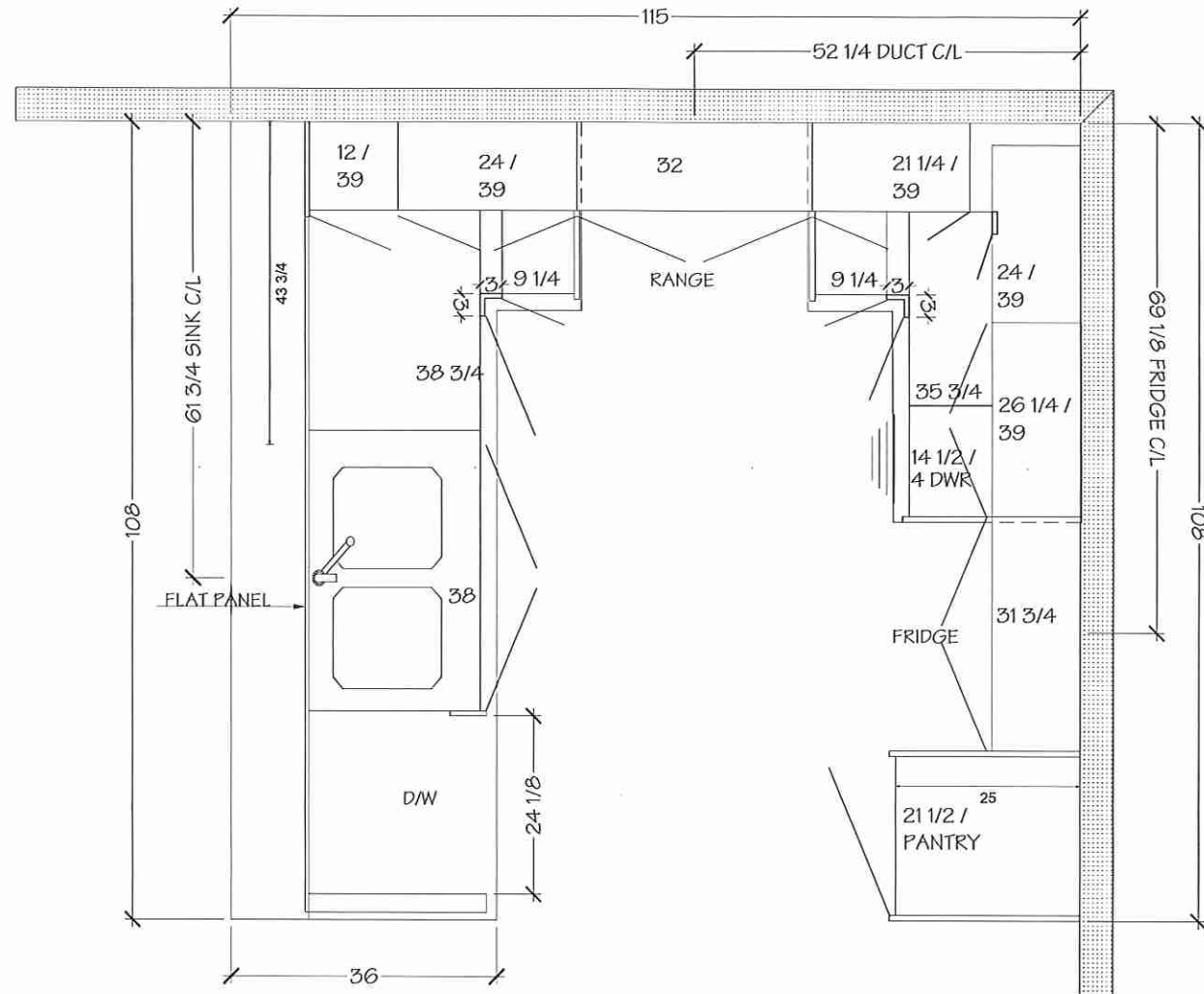
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 1 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Lot 65/BIK 234

Villa

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LAWSON 2008 MASTER

MODEL: LAWSON 2008

KITCHEN

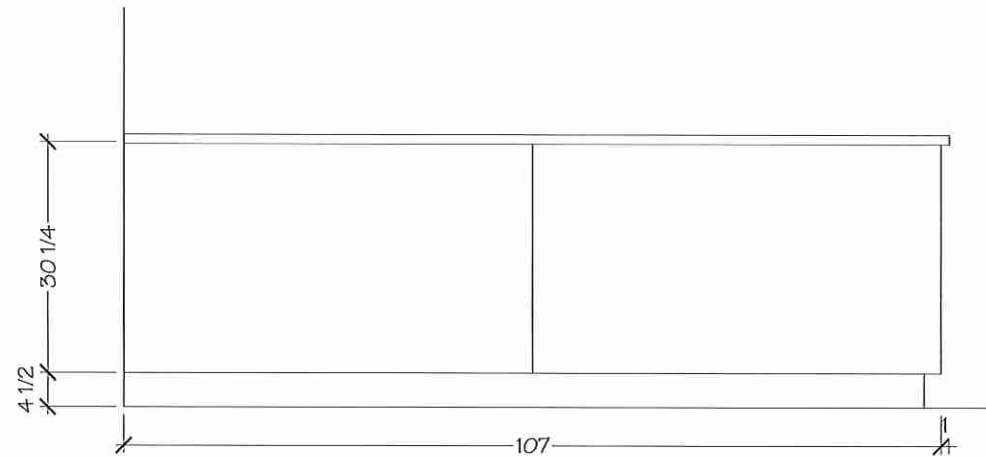
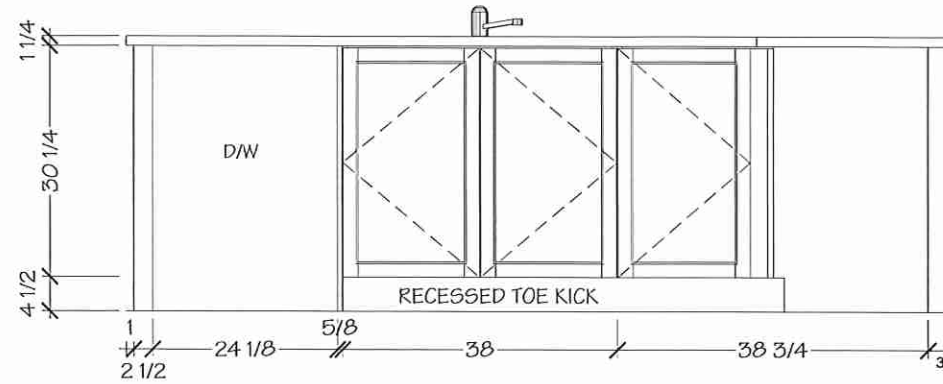
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PAGE: 2 OF 9



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Lot 65/ BIK 234

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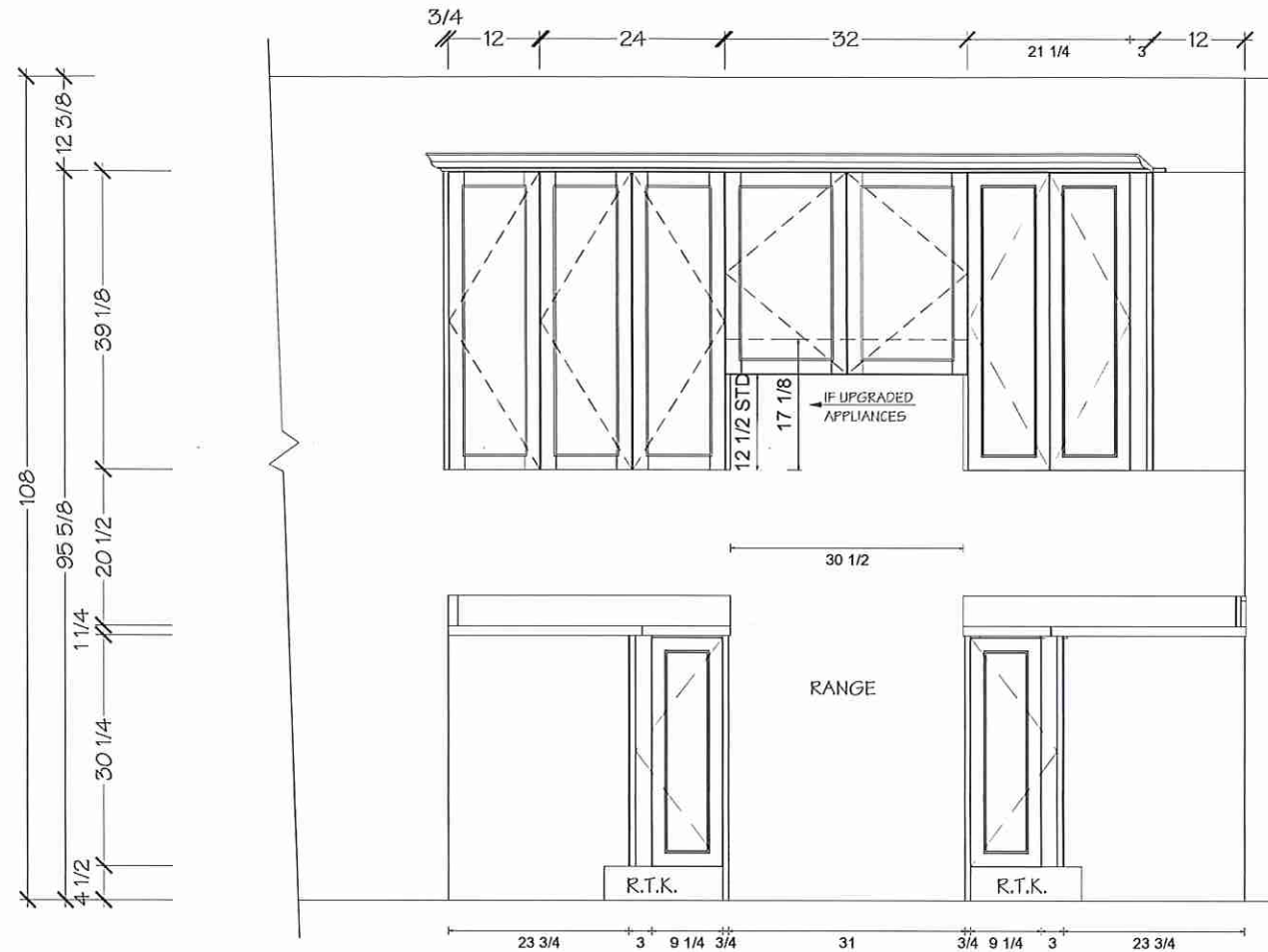
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KITCHEN

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Lot 65/ BIK 234

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LAWSON 2008 MASTER

MODEL: LAWSON 2008

KITCHEN

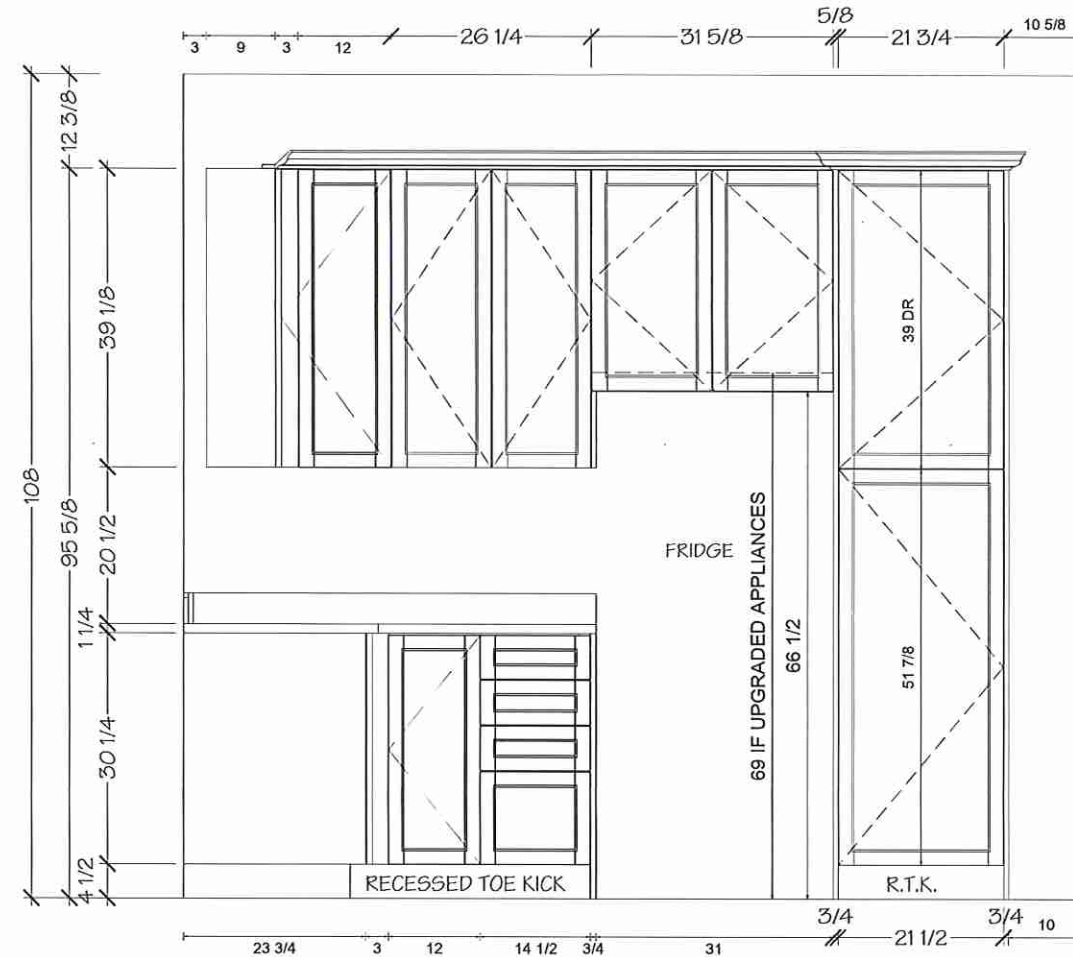
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PAGE: 4 OF 9



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Lot 65/B1K 234

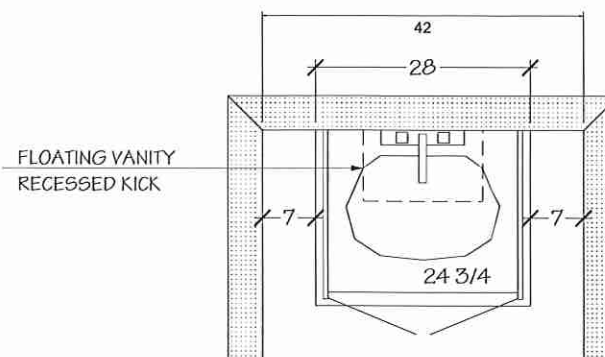
Villa
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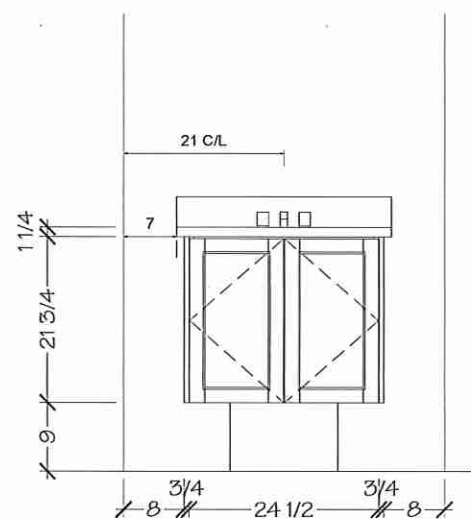
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

POWDER ROOM

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PAGE: 5 OF 9



POWDER ROOM



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Lot 65/BIK234

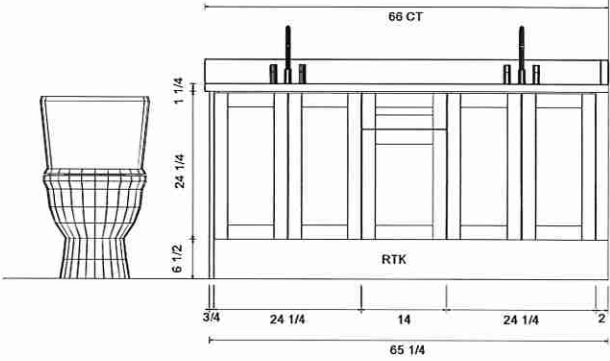
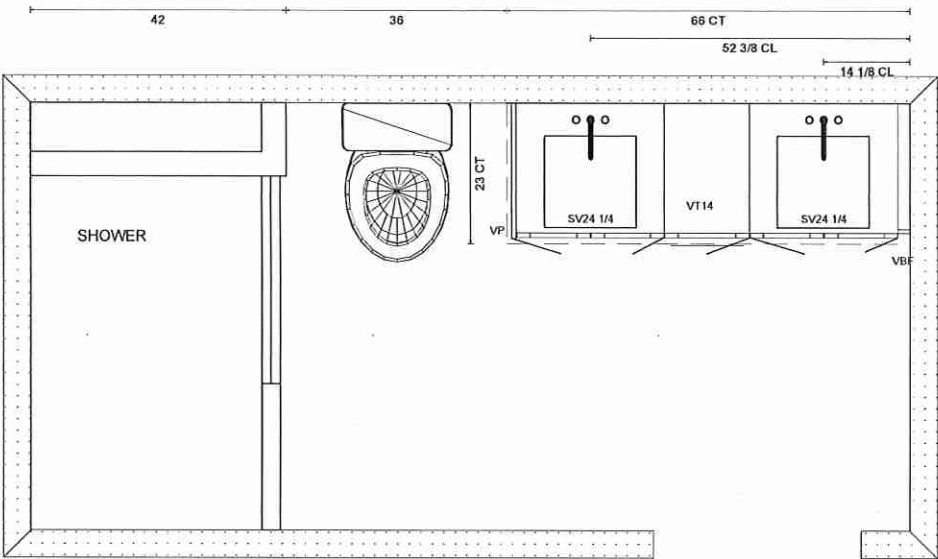
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ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

PRIMARY ENSUITE
2ND FLOOR OPTION
WITH OFFICE/FLEX SPACE

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PAGE: 7 OF 9



Lot 65 / BIK 234

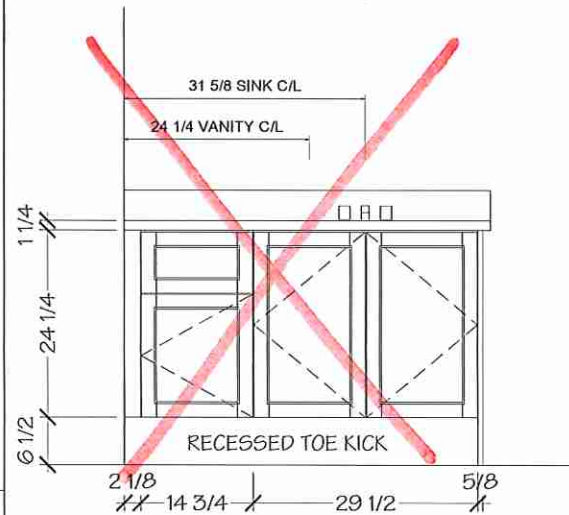
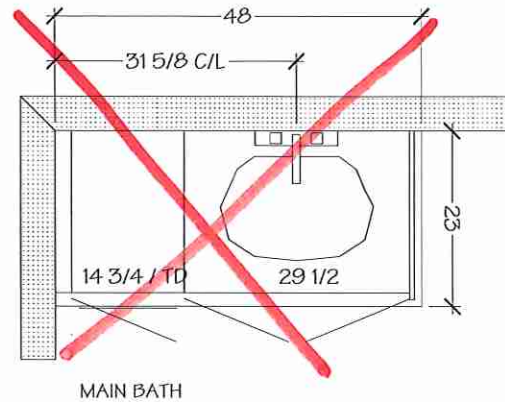
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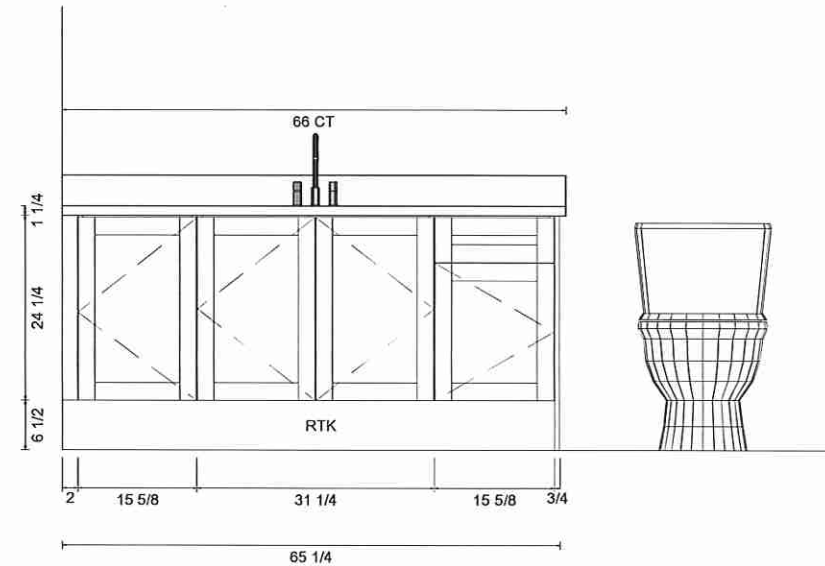
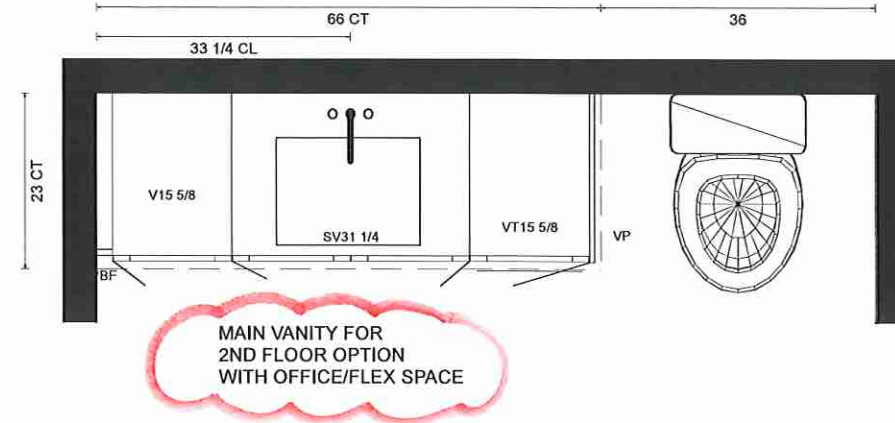
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PROJECT: CENTERFIELD
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MODEL: LAWSON 2008

MAIN BATH

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DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 8 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



Lot 65/ BIK 234
Grovetrail (Ph3)

EDGE
DETAILS

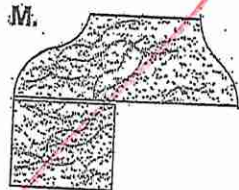
004



STRAIGHT EDGE
(STANDARD - 3/4")



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



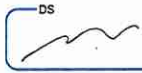
OGEES-SQUARE EDGE
(MED./HIGH - 1 1/2")

* Kitchen

* Powder Room

* Master Ensuite

* Main Bath



EDGING UP-GRADE OPTIONS

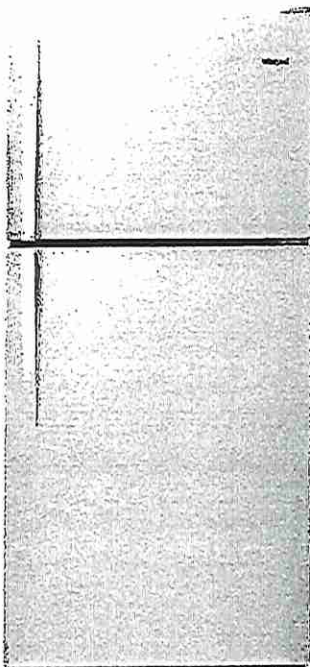
RECEIVED
10/15/11

WRT318FZDM Lot 65/BIK 234



30-inch Wide Top Freezer Refrigerator - 18 cu. ft.

<http://www.whirlpool.com>



Key Features:

- Electronic Temperature Controls
- Freezer Temperature Controls
- Optional Icemaker Kit
- Frameless Glass Shelves
- Dairy Bin
- Incandescent Lighting
- Fingerprint resistant

Product Dimensions:

Height: 65 7/8

Width: 29 3/4

Depth: 33 1/2

Electrical Requirements:

6.5. 115V.

Additional Information:

[Owners Manual](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

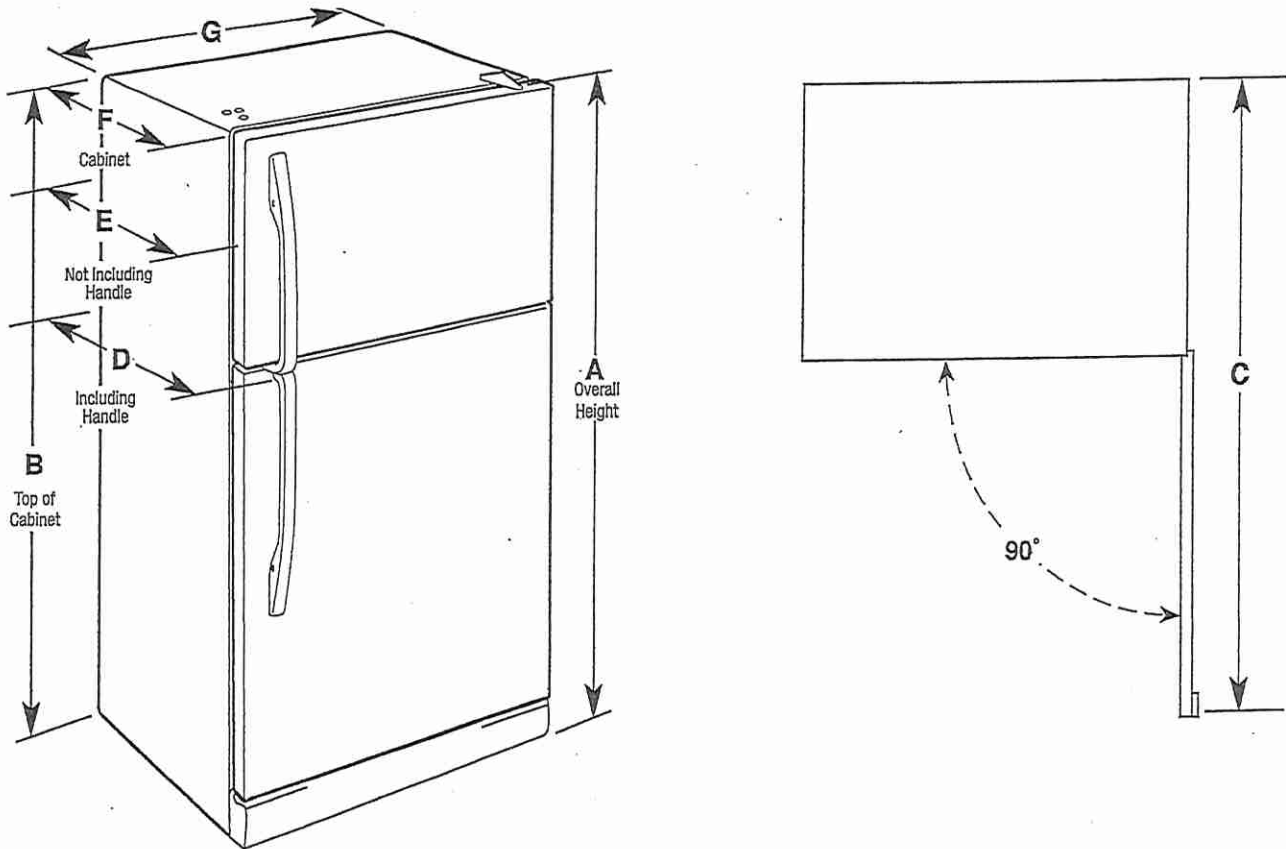
[Warranty Certificate](#)

Available in:

- Black
- Monochromatic
- Stainless Steel
- White



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All other trademarks are owned by their respective companies.
Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. We also reserve the right to discontinue or transition products without notice.
Manufacturer's Suggested Retail Price (MSRP) and Minimum Advertised Price (MAP) provided for reference purposes only. Dealer alone determines advertised and retail prices.
Created On: Friday, January 26, 2024 17:34:58



Model Number	Model Size	Reversible Door	Height Overall "A"	Height - Top of Cabinet "B"	Depth - Door Open 90° "C"	Depth - With Handles "D"	Depth - Without Handles "E"	Depth - Cabinet Only "F"	Width - Cabinet "G"
WRT108FFD WRT138FFD WRT148FZD WRT318FZD WRT318FMD	18.2 cu ft	Yes	65 ⁷ / ₈ " (1673 mm)	65 ⁵ / ₈ " (1660 mm)	59 ³ / ₄ " (1518 mm)	33 ¹ / ₂ " (850 mm)	31 ¹ / ₈ " (797 mm)	28 ⁷ / ₈ " (733 mm)	29 ³ / ₄ " (756 mm)

ELECTRICAL REQUIREMENTS

⚠ WARNING

Electrical Shock Hazard

Plug into a grounded 3 prong outlet.
Do not remove ground prong.
Do not use an adapter.
Do not use an extension cord.
Failure to follow these instructions can result in death, fire, or electrical shock.

Electrical: A 115 V, 60 Hz, AC only, 15 A or 20 A fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

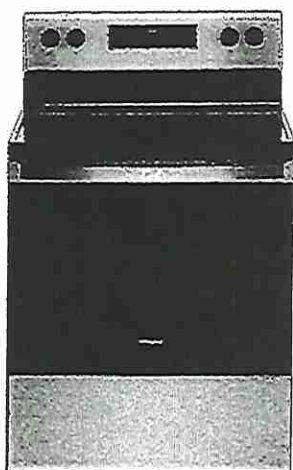
NOTE: Before performing any type of installation, cleaning, or removing a light bulb, turn the control (Thermostat, Refrigerator or Freezer Control depending on the model) to OFF and then disconnect the refrigerator from the electrical source. When you are finished, reconnect the refrigerator to the electrical source and reset the control (Thermostat, Refrigerator or Freezer Control depending on the model) to the desired setting. See "Using the Controls."

Water: A cold water supply with water pressure between 30 psi and 120 psi (207 kPa and 827 kPa) is required to operate ice maker and water dispenser. If you have questions about your water pressure, call a licensed, qualified plumber.

IMPORTANT: The pressure of the water coming out of a reverse osmosis system going to the water inlet valve of the refrigerator needs to be between 30 psi and 120 psi (207 kPa and 827 kPa).

Reverse Osmosis Water Supply: If a reverse osmosis water filtration system is connected to your cold water supply, the water pressure to the reverse osmosis system needs to be a minimum of 40 psi to 60 psi (276 kPa to 414 kPa).

Lot 65 / BIK 234



5.3 cu. ft. Whirlpool® electric range with Frozen Bake™ technology

YWFE515S0JS

Available Finishes/Colours

 YWFE515S0JB
Black

YWFE515S0JW
White

 YWFE515S0JS
Stainless Steel

Dimensions	
Depth	27 3/4
Height	36
Width	29 7/8

Configuration and Overview	
Range Type	Freestanding
Fuel Type	Electric
Size (IN, inches)	30

Exterior	
Door Removable	Yes
Drawer Type	Storage Drawer
Oven Door	Glass Window
Oven Window Size	Extra Large
Handle Color	Stainless Steel
Handle Material	Metal
Handle Type	Reach-Through Handle

Features	
Hot Surface Indicator Light	Yes

Features	
Heating Element On Indicator Light	Yes
Power On Indicator Light	No
Griddle	NA
Automatic Convection Conversion Temperature Adjust	No
Power Outage Compatible	No

Oven Details	
Door Removable	Yes
Drawer Type	Storage Drawer
Power On Indicator Light	No
Automatic Convection Conversion Temperature Adjust	No
Automatic Shut-Off	No

This Whirlpool® electric range with a dual element stove top helps you get dinner to the table. Skip preheating for favorites like pizza with Frozen Bake™ technology. This self cleaning oven also prevents cooked food from getting cold with the Keep Warm setting. Closed door broiling helps keep the kitchen comfortable.

Top Features

FlexHeat™ Dual Radiant Element

Frozen Bake™ technology

Keep Warm setting

Manuals & Literature:

 [Installation Guide](#)

 [Use and Care Guide](#)

 [Warranty Information](#)

Whirlpool®

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Lot 65 / BIK 234



Whirlpool® Quiet Dishwasher with Boost Cycle

WDF341PAPM

Available Finishes/Colours

 WDF341PAPM
Stainless Steel

 WDF341PAPB
Black

 WDF341PAPW
White

Clean dishes with a 57 dBA quiet dishwasher. A Boost Cycle provides extra effort for stubborn messes while an Extended Dry Option elevates drying performance. This fast dishwasher includes a Quick Wash Cycle that cleans dishes quickly and a Triple Filtration Wash System that filters food particles and cleans the water between wash stages.

Top Features

57 dBA

Heavy cycle

Boost Cycle

Manuals & Literature:

 [Dimension Guide](#)  [Energy Guide](#)

 [Installation Guide](#)  [Owner Manual](#)

 [Warranty Information](#)

Dimensions		Specifications	
Depth	24.5	Required Accessories	W10685193
Height	33.5	Cycles and Options	
Width	23.88	Dishwasher Cycle Selections	

Compatibility

Connectivity No

Controls

Automatic Temperature Controls Yes

Control Location Front

Control Type Electronic

End Of Cycle Signal Yes

Last Cycle Recall Yes

Status Light Yes, Blue

Specifications

Country Of Origin USA

Quick Wash Yes

Optional Accessories W11365014

Heavy;
Normal;
Quick Wash;
Boost

Cycles

Number Of Wash Cycles 4

Details

Drying System Type Recessed
Heating
Element

Hoses Included Drain Hose

Interior Light No

Number Of Racks 2

Number Of Washarms 2

Rack Material PVC

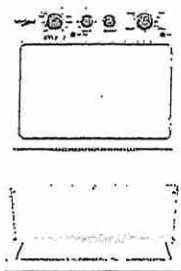
Tub Material Plastic

Tub Style Built-in Tall
Tub 24in.



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Lot 65 / BIK 234



4.0 cu.ft I.E.C. Electric Stacked Laundry Center 9 Wash cycles and AutoDry™

YWET4027HW

Available Finishes/Colours

☐ YWET4027HW
White

Dimensions	
Depth	32 7/16
Height	75 1/2
Width	27 1/4

Appearance	
Dryer Door Reversible	No

Details	
Advanced Vibration Control™	Yes
Dryer Capacity (cu. ft.)	5.9
Automatic Load Size Sensing Technology	Yes
Maximum Spin Speed (RPM)	690
Washer Capacity (cu. ft.)	3.5

Details	
Hoses Included	No
Motor Drive Type	Belt

Misc.	
Accessory Relationships	Yes
Home Delivery	Yes
Will Call	Yes

Controls	
End of Cycle Signal	No
Control Type	Dials
LED Color	Green
Electronic Display Type	No

Exterior	
Window	No

Cycles	
Number of Wash Cycles	9

Get the capacity you want and the space you need with an electric stacked washer and dryer combination. The washer with fabric softener dispenser releases fabric softener at just the right time and the dryer automatically senses when clothes are ready and stops the cycle to help prevent overdrying.

Top Features	
Dual action Agitator with Fabric Softener Dispenser	
White Porcelain Basket	
AutoDry™ Drying System	

Manuals & Literature:

 [Energy Guide](#)  [Installation Guide](#)

 [Use and Care Guide](#)



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