



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YOUAI XIAO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
76 BLOCK 242	3	MACKENZIE-OPT 2ND LEVEL-B	06-Aug-25

Date Added: 18-Feb-25

Invoice Number: 8732

<p>1 - Install Builders Standard Cable Rough-Ins (x2) and Install Builders Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>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)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - MAIN HALL - Delete builders standard ceiling lights, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at main hall (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT Controlled by ONE (1) Seperate Switch - To be installed centred above kitchen island (See Sketch)</p> <p>Note:</p>
<p>1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door</p> <p>Note:</p>
<p>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.</p>
<p>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.</p>
<p>1 - KITCHEN - CABINETRY - Install FULL DEPTH FRIDGE ENCLOSURE (with Applicable Gables) at fridge area of kitchen (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Doors, where applicable (x22 Doors) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE FULL EXT. UNDER-MOUNT TRACKS WITH SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Drawers, where applicable (x4 Drawers) (See Sketch)</p> <p>Note:</p>
<p>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.</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>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</p>
<p>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:</p>



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Date Added: 18-Feb-25

Invoice Number: 8732

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Kindred Reginox Undermount Sink – Model #ND1831UA-9
Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome
Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install Builders Standard Backsplash Tile - 3x6 SILVER GREY in UPGRADE BRICK PATTERN - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) (See Sketch)
Note:

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

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity,where applicable (Includes Applicable Splash) (See Sketch)
Note:

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity,where applicable (Includes Applicable Splash) (See Sketch)
Note:

1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity,where applicable (Includes Applicable Splash) (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 - CLARIFICATION - PLUMBING;
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Builders Standard Plumbing Faucets. To be installed throughout all bathrooms, where applicable. To Include; PowderRoom, Main Bath & Master Ensuite (See Sketch)
Note:

1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on tub/shower ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on tub/shower ceiling.
Note:

1 - MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on shower ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on shower ceiling.
Note:

1 - BONUS PACKAGE - REFER TO PE #8707 ITEM #3 - PURCHASER HAS APPLIED REMAINING \$3,375.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO 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 FEBRUARY 18,2025
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:



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76 BLOCK 242	3	MACKENZIE-OPT 2ND LEVEL-B	06-Aug-25	

Date Added: 28-Jan-25 **Invoice Number:** 8707

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

1 - FRONT EXTERIOR - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Approx. 8'-0" Tall) with Standard Glass (Delete Transom Window Above) in lieu of builders standard height single front door (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 \$3,375.50 (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 28,2025
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 27 Feb 25 at 11:10

Page 1 of 3Page 1 of 3

Melissa Di Marino

YOUAI XIAO

Grove Trail Developments Inc.

Printed Feb 18, 2025 11:07 am



* INTERIOR COLOUR SCHEME *

Purchaser YOUAI XIAO	Decor Consultant Melissa Di Marino	Model and Elevation MACKENZIE-2009 ELEV B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 06/08/2025	Property 76 BLOCK 242
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Page 2 of 3

Master Ensuite
Main Bath
Laundry (2nd Floor)

Powder Room
Mud Room
Kitchen/Dinette

Foyer
Main Hall
Great Room

Interior Paint
Description
STANDARD - SILVER BIRCH
STANDARD - SILVER BIRCH
STANDARD - SILVER BIRCH
STANDARD - SILVER BIRCH
STANDARD - SILVER BIRCH
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STANDARD - SILVER BIRCH

Cabinet	Countertop	Counter Edge	Handle / Knob
Style			
NY THERMOFOIL - ONTARIO WHITE (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ " A " EDGE (STD)	9653-BSN
NY THERMOFOIL - ONTARIO WHITE (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ " A " EDGE (STD)	9653-BSN
NONE	NONE	NONE	NONE
NY THERMOFOIL - FOG GREY (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ " A " EDGE (STD)	9653-BSN
N/A	N/A	N/A	N/A
NY THERMOFOIL - FOG GREY (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ " A " EDGE (STD)	9653-BSN

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	<input type="text" value="N/A"/>	Fireplace	<input type="text" value="N/A"/>
Location Flooring	<input type="text" value="N/A"/>	Location Flooring	<input type="text" value="N/A"/>
Style	<input type="text" value="N/A"/>	Style	<input type="text" value="N/A"/>
Finish	<input type="text" value="N/A"/>	Finish	<input type="text" value="N/A"/>
Marble	<input type="text" value="N/A"/>	Marble	<input type="text" value="N/A"/>
Hearth	<input type="text" value="N/A"/>	Hearth	<input type="text" value="N/A"/>

Notes

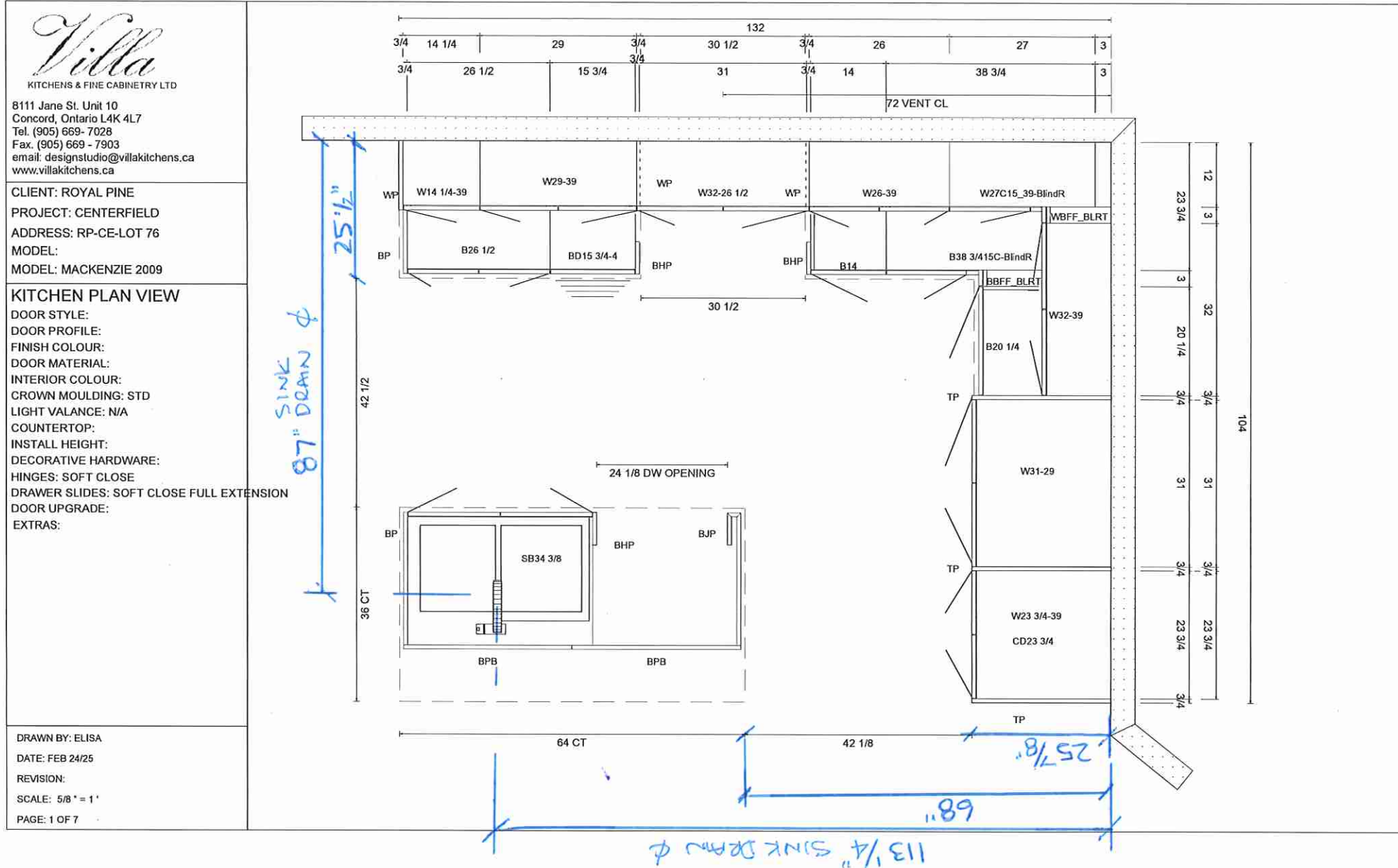
**APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

**KITCHEN SINK - Install Standard Undermount Sink - Kindred Reginox Undermount Sink - Model #ND183IUA-9

**KITCHEN FAUCET - Install Standard Faucet - DELTA Osler Single Handle Pull-Down(Single Hole) Kitchen Faucet - Model # 976LF – Chrome

BLK. 242 TH 76 20-09 THE MACKENZIE EL. B rev. 1710 SQ. FT

Lot 76/ BIK 242



Lot 76 / BIK 242



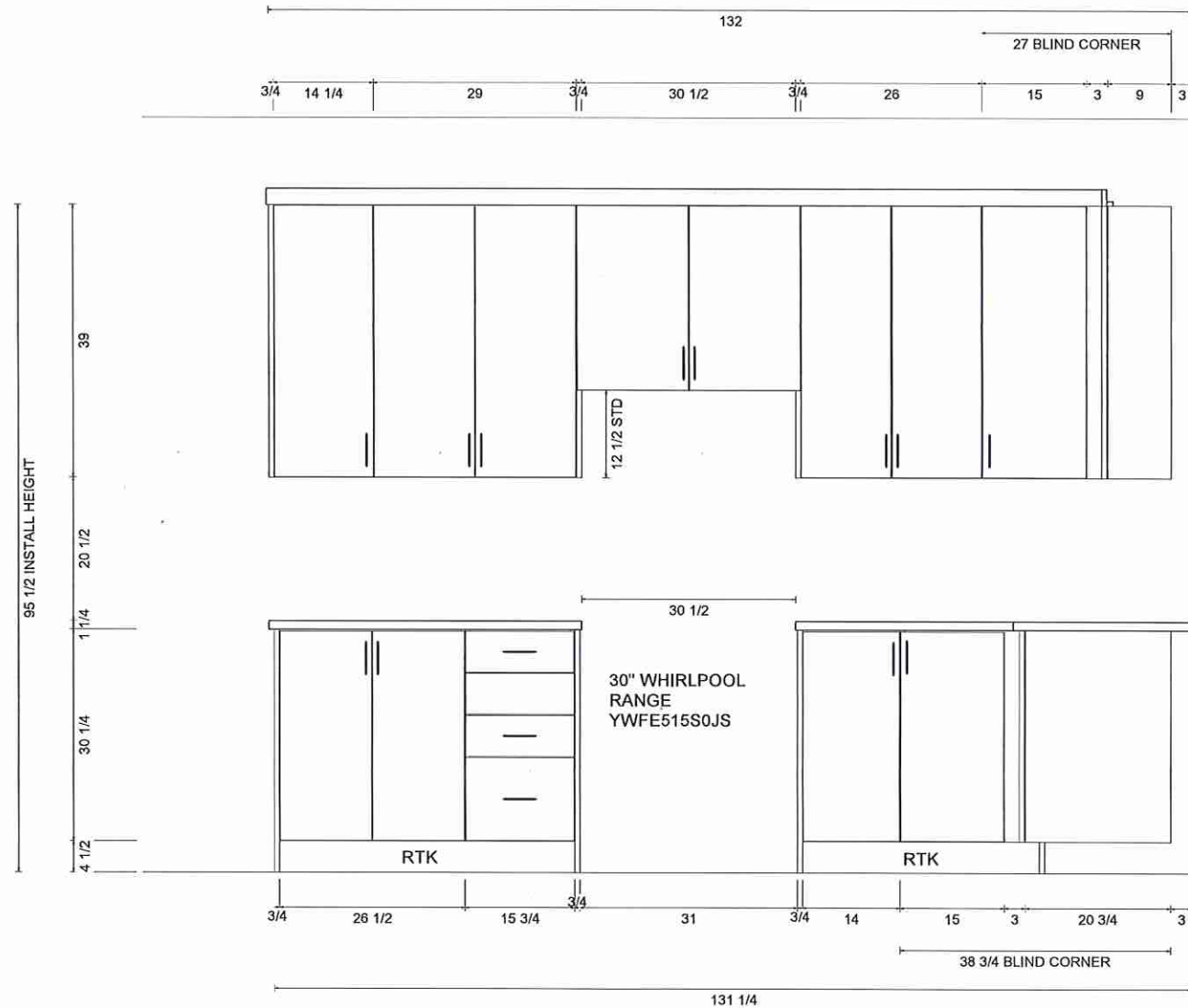
8111 Jane St. Unit 10
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Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 76
MODEL:
MODEL: MACKENZIE 2009

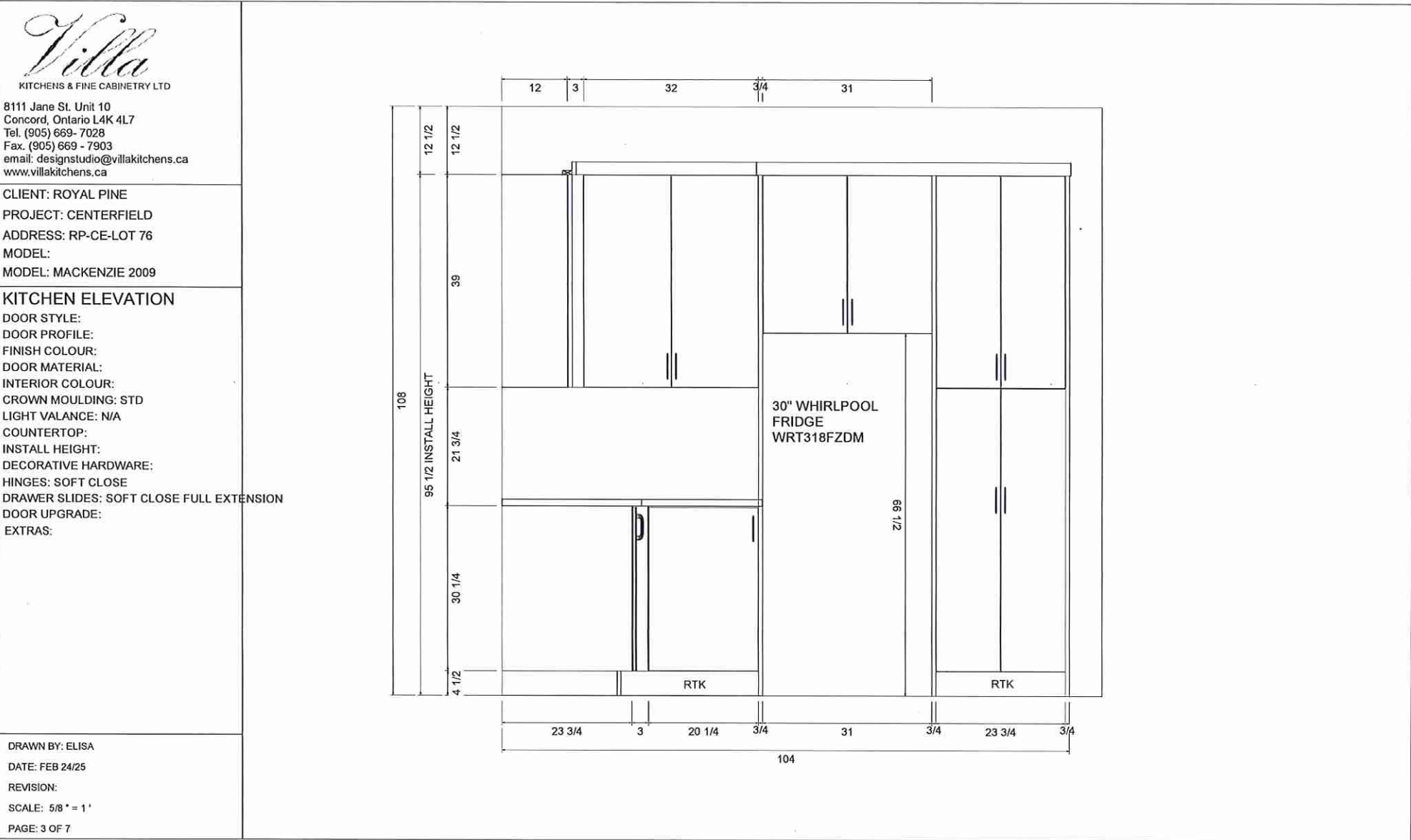
KITCHEN ELEVATION

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: STD
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

DRAWN BY: ELISA
DATE: FEB 24/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 2 OF 7



Lot 76 / BIK 242



Lot 76 / BIK 242

Villa
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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 76
MODEL:
MODEL: MACKENZIE 2009

KITCHEN ISLAND ELEVATION

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: STD
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

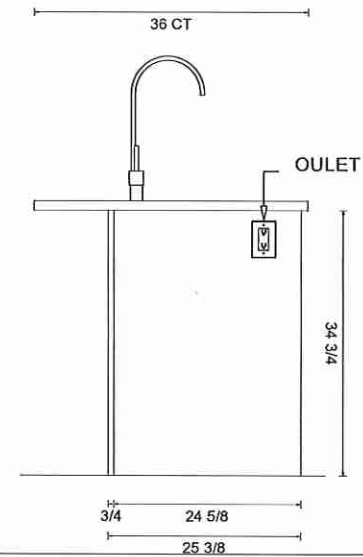
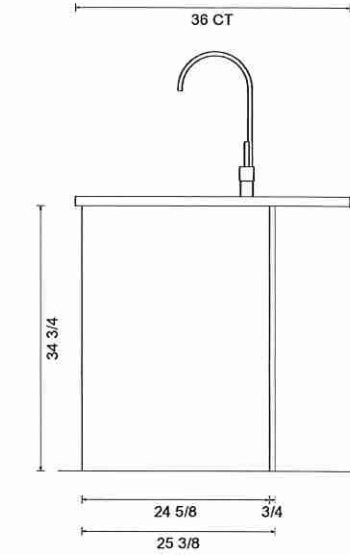
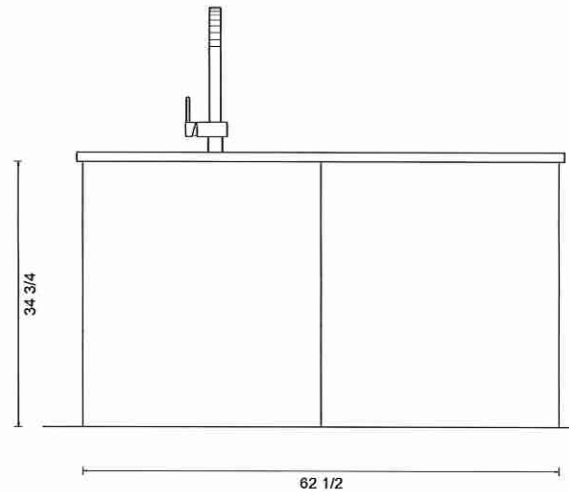
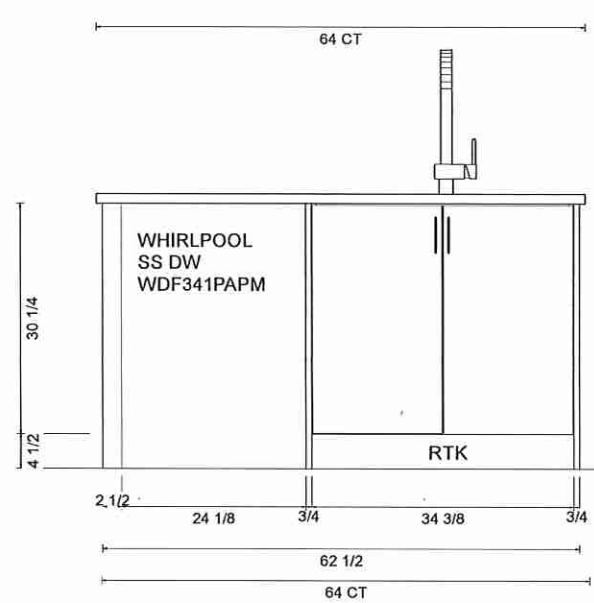
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DATE: FEB 24/25

REVISION:

SCALE: 5/8" = 1'

PAGE: 4 OF 7



Lot 76 / BIK 242



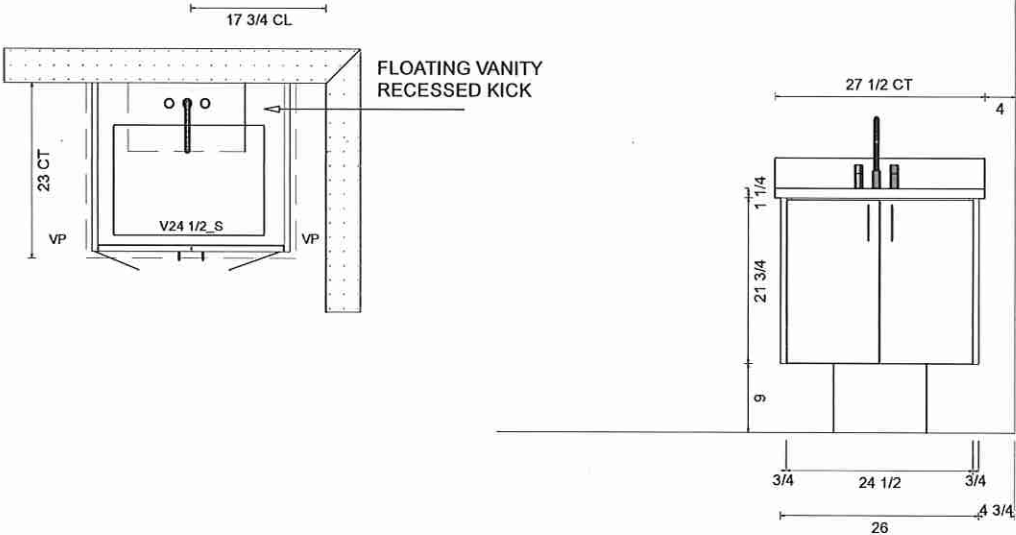
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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 76
MODEL:
MODEL: MACKENZIE 2009

POWDER RM

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: N/A
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: N/A
DOOR UPGRADE:
EXTRAS:

DRAWN BY: ELISA
DATE: FEB 24/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 5 OF 7



Lot 76 / BIK 246

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CLIENT: ROYAL PINE

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LOT 76

MODEL:

MODEL: MACKENZIE 2009

PRIMARY VANITY

DOOR STYLE:

DOOR PROFILE:

FINISH COLOUR:

DOOR MATERIAL:

INTERIOR COLOUR:

CROWN MOULDING: N/A

LIGHT VALANCE: N/A

COUNTERTOP:

INSTALL HEIGHT:

DECORATIVE HARDWARE:

HINGES: STANDARD

DRAWER SLIDES: N/A

DOOR UPGRADE:

EXTRAS:

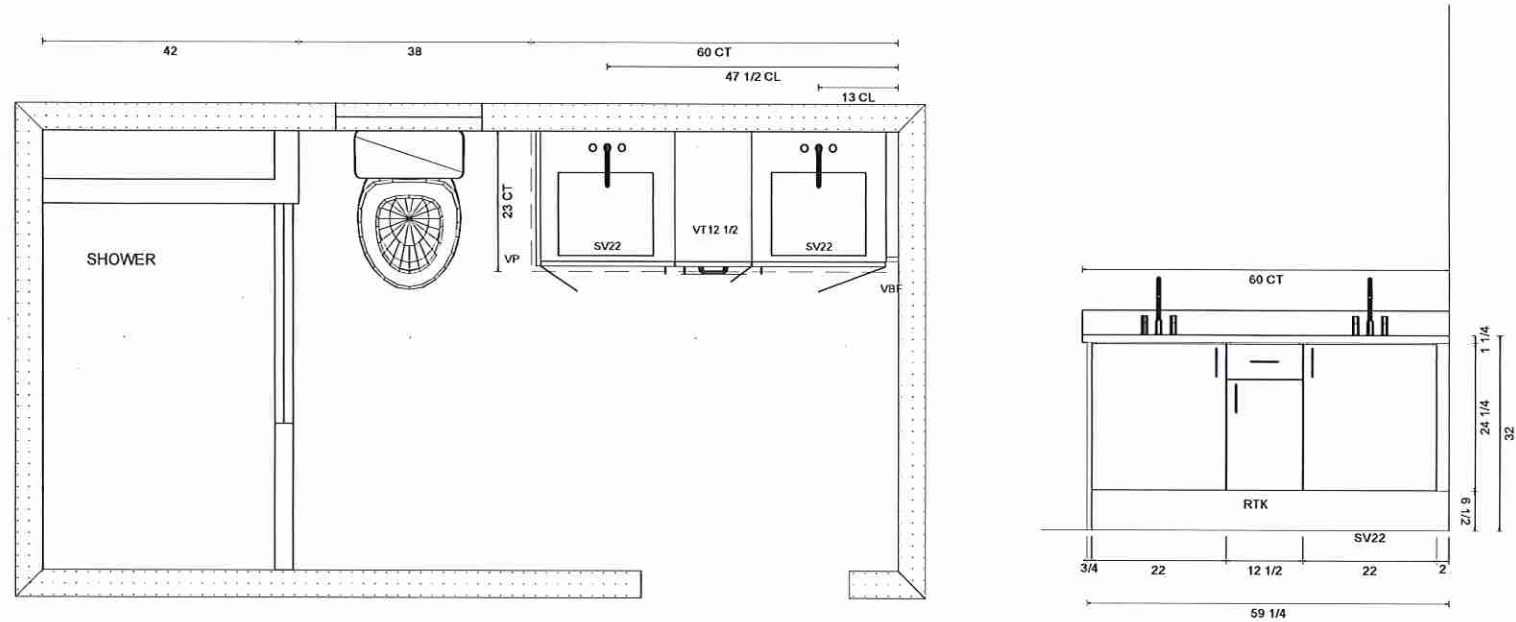
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DATE: FEB 24/25

REVISION:

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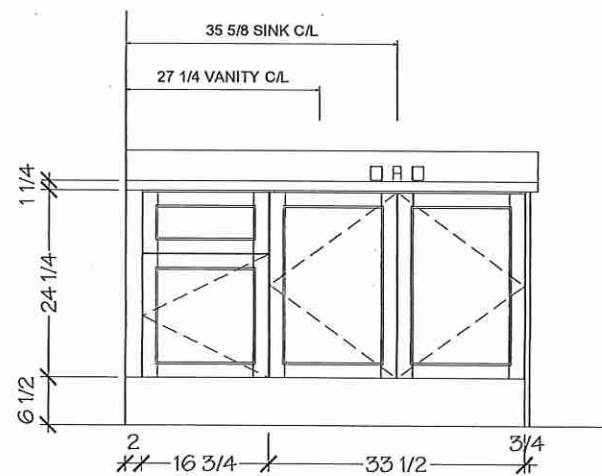
PAGE: 6 OF 7



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MAIN BATH



NOTE MEASURES ARE BASED ON FINISHED DRYWALL