

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

1 - Install Builders Standard Cable Rough-Ins (x2) and Install Builders 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** - 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: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

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)

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 - CABINETRY - Install FULL DEPTH FRIDGE ENCLOSURE (with Applicable Gables) at fridge area of kitchen (See Sketch)

Note:

1 - KITCHEN - CABINETRY - Install UPGRADE SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Doors, where applicable (x22 Doors) (See Sketch)

Note:

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) 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 - 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)

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

Date Added: 18-Feb-25 Invoice Number: 8732

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

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)
- 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)

- 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.
- 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:



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

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

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)

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:

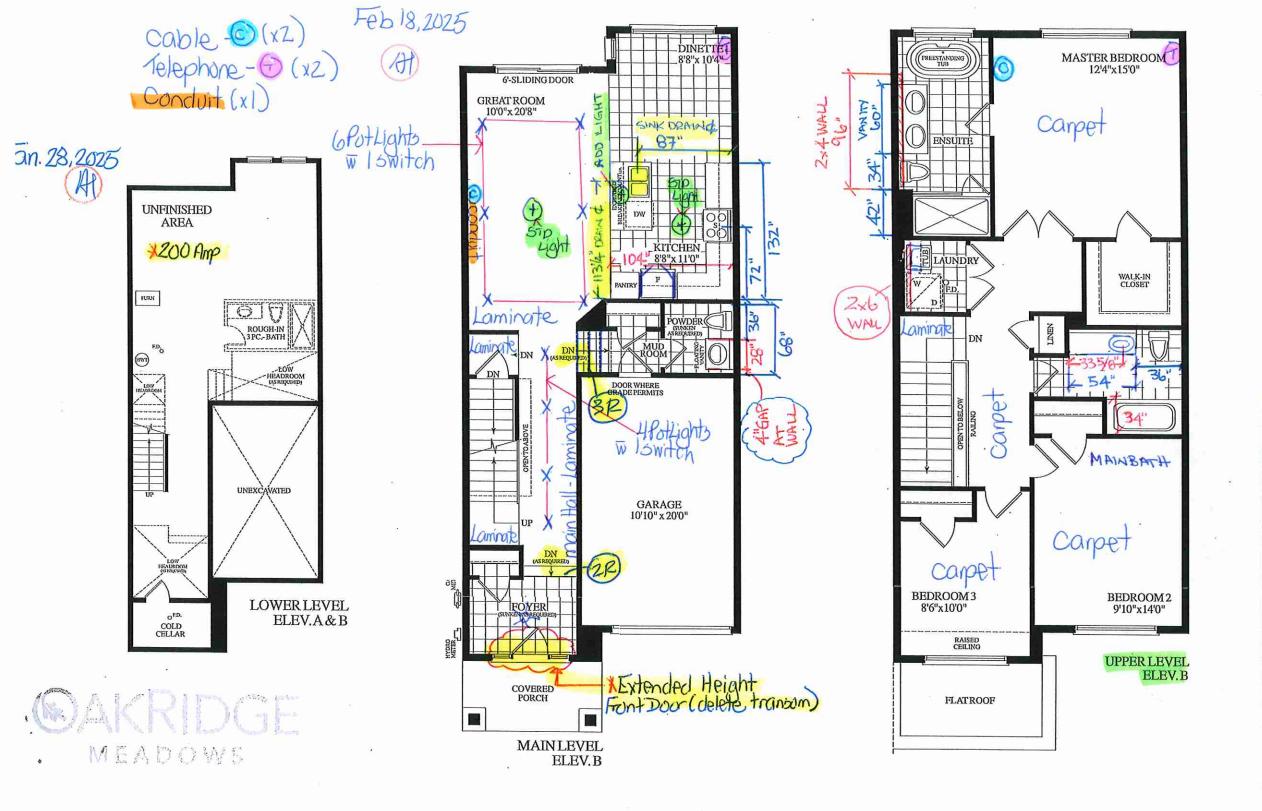
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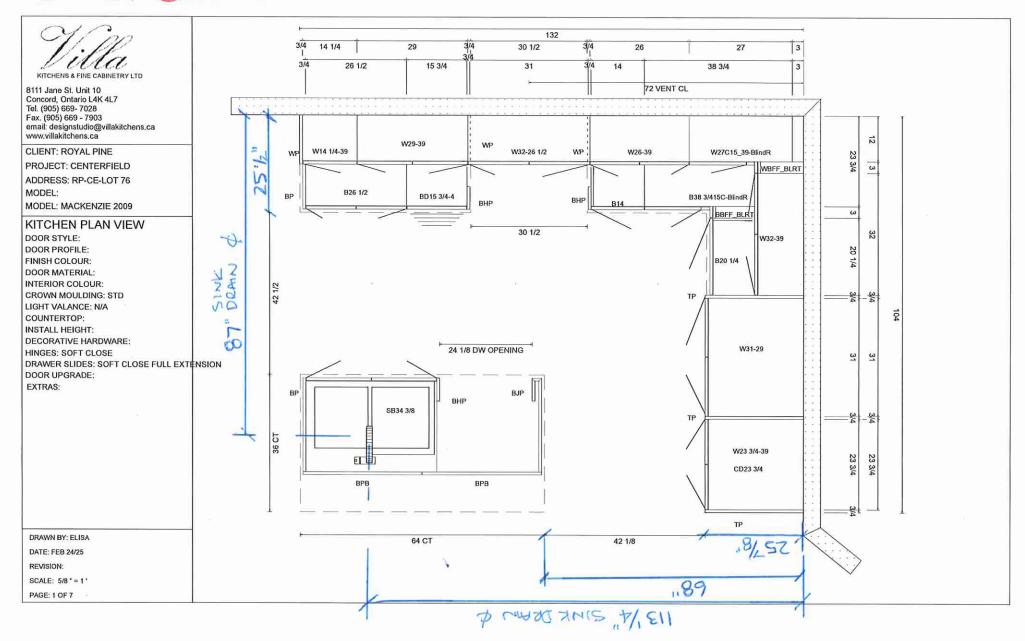
* INTERIOR COLOUR SCHEME *

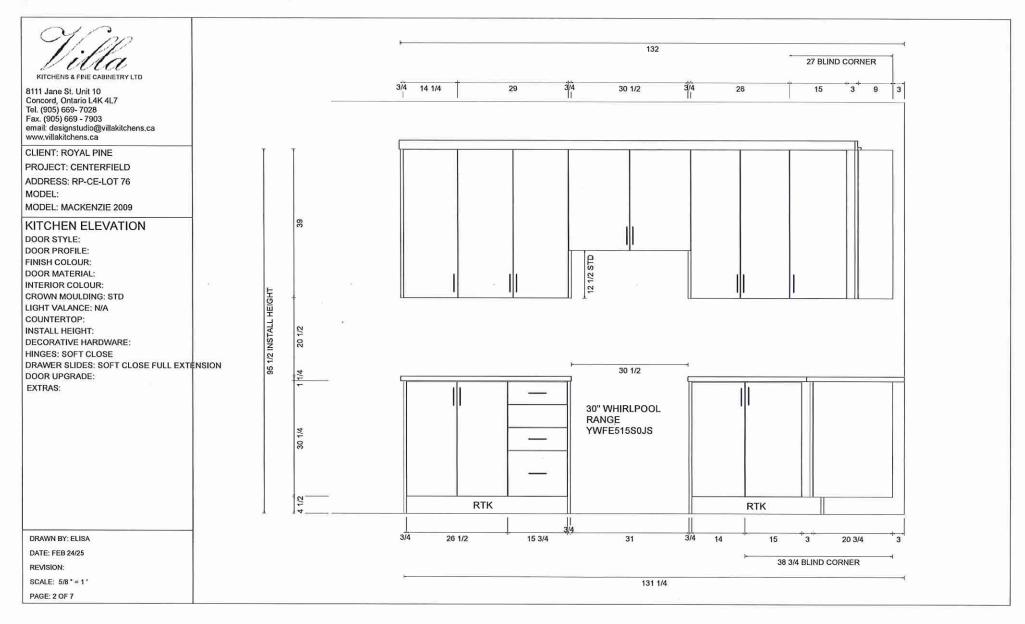
	YOUAI XIAO	Melissa Di Marino	Model and Elevation MACKENZIE - 20-09"B	Telephone Res. / Bus	Project Grovetrail Developments	l l	ng Date 08/2025	Property 76 BLOCK 242
Page 1 of 3	Flooring Description	- Wa Mair	all Tile	Accent/Insert	Border / Listello		Pattern	Plumbing
Master Ensuite	13x13 SERPENTINE WHITE (STD)		SERPENTINE WHITE (STD)	NONE	NONE		NONE	WHITE
Main Bath	13x13 SERPENTINE WHITE (STD)	8x10	SERPENTINE WHITE (STD)	NONE	NONE		NONE	WHITE
Laundry (2nd Floor)	13x13 SERPENTINE WHITE (STD)	N/A		N/A	N/A		NONE	STD
Powder Room	13x13 MALENA ICE (STD)	N/A		N/A	N/A		NONE	WHITE
Mud Room	13x13 MALENA ICE (STD)	N/A		N/A	N/A		NONE	N/A
Kitchen/Dinette	13x13 MALENA ICE (STD)	3x6 s	SILVER GREY (BRICK Pattern)(UPG)	NONE	NONE		NONE	STD
Foyer	13x13 MALENA ICE (STD)	R	ailings and Stairs			⊤ ⊏Cornice Mouldin	g / Medalion	
Main Hall	7 1/2" Torlys Watson Natural Oak E	EH-292 (STD)	illings STD - OVAL - Mirage Red Oak [Torlys WatsonNaturalOak(Std)	Foyer	NONE	
Great Room	7 1/2" Torlys Watson Natural Oak E	FH-292 (STD)	Pickets STD-Steel 1/2" Sqaure, Plain Flat Black Landing - Lower 7 1/2" Torlys WatsonNaturalOak(Std)			Living Room	NONE	
		Po	STD-31/2"SqaurewithCap,Mirag	Lodge Lower MA		Dining Room	NONE	
			ringers STD - MIRAGE RED OAK DRIF	TWOOD		Family Room	NONE	<i>p</i>
			eads STD - MIRAGE RED OAK DRIF			Main Hall	NONE	
			Inner NONE	TWOOD		Kitchen 2nd Floor Hall	NONE	
Upper Hall	BROADLOOM - Opening Night - 20	Ba Fro	rim seboard & Casing STANDARD ont Door Glass STANDARD terior Doors STANDARD - CA	Hinges STANDA	ARD	Zilu Pioor Haii	NONE	
Master Bedroom	BROADLOOM - Opening Night - 20	(OTD)	otes					
Bedroom 2	BROADLOOM - Opening Night - 20	MA		saic Floor Tiles with 6" Curb with White Quar	tz to Shower Stall			
Bedroom 3	BROADLOOM - Opening Night - 20							
			nsultant:	Purchaser: MA> Yan M		Vendo		<u></u>
Lot: 76 BLOCK 242 P	Project: Grovetrail Developments	nc. Model: MACKENZ	Melissa Di Marino ZIE- 2069B	YOUAI XIAO			Grovetrail Develo	pments Inc. e b 18, 2025 11:07 a

INTERIOR COLOUR SCHEME *

	Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
	YOUAI XIAO	Melissa Di Marino	MACKENZIE-ZOON ELEV S	3	Grovetrail Developments Inc.	06/08/2025	76 BLOCK 242
Page 2 of 3	Interior Paint <u>Description</u>	Cabinet –			Countertop	Counter Edge	Handle / Knob
Waster Ensuite	STANDARD - SILVER BIRCH	NY THERMO	FOIL - ONTARIO WHITE (STD)	V	EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	9653-BSN
Main Bath	STANDARD - SILVER BIRCH	NY THERMO	FOIL - ONTARIO WHITE (STD)	ı	EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	9653-BSN
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE		NONE	NONE	NONE
Powder Room	STANDARD - SILVER BIRCH	NY THERMO	FOIL - FOG GREY (STD)	L	EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	9653-BSN
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A		N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	NY THERMO	FOIL - FOG GREY (STD)		EVEREST WHITE GALAXY (STD)	" A " EDGE (STD)	9653-BSN
Foyer	STANDARD - SILVER BIRCH						
Main Hall	STANDARD - SILVER BIRCH	- Annliance	Opening/Dimension		Notes		
Great Room	STANDARD - SILVER BIRCH	Fridge Siz Built-Ins Hood Fan Dishwash	None Range	ge See Attached Villa Layout Dowave None Bust Opening 6" 8	**KITCHEN SINK - Install S Model #ND183IUA-9 **KITCHEN FAUCET - Inst Pull-Down(Single Hole) Kit	STANDARD APPLIANCE PACKAGE Standard Undermount Sink - Kindred R all Standard Faucet - DELTA Osler Sin chen Faucet - Model # 976LF – Chrom	gle Handle
Upper Hall	STANDARD - SILVER BIRCH	Fireplace Fireplace	N/A	Fireplace N/A			
Master Bedroom	STANDARD - SILVER BIRCH	Location	Flooring N/A	Location Flooring N/A			
Bedroom 2	STANDARD - SILVER BIRCH	Style Finish	N/A N/A	Style N/A Finish N/A			
Bedroom 3	STANDARD - SILVER BIRCH	Marble Hearth	N/A N/A	Marble N/A Hearth N/A			
.ot: 76 BLOCK 242 Pro	oject: Grovetrail Developments	Page 2 of 3 Decor Consider MACKENZI	sultant:	Purchaser: MA> You M YOUAI XIAO		Vendor: Grovetrail Develo	pments Inc. eb 18, 2025 11:07 an







WITCHENS & 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 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:

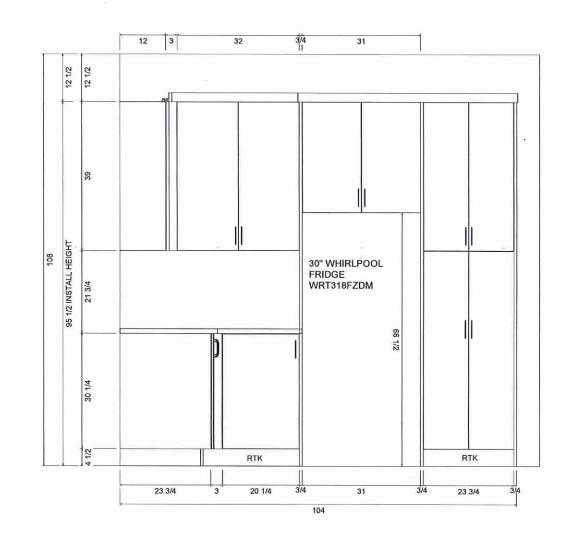
DECORATIVE HARDWARE: HINGES: SOFT CLOSE

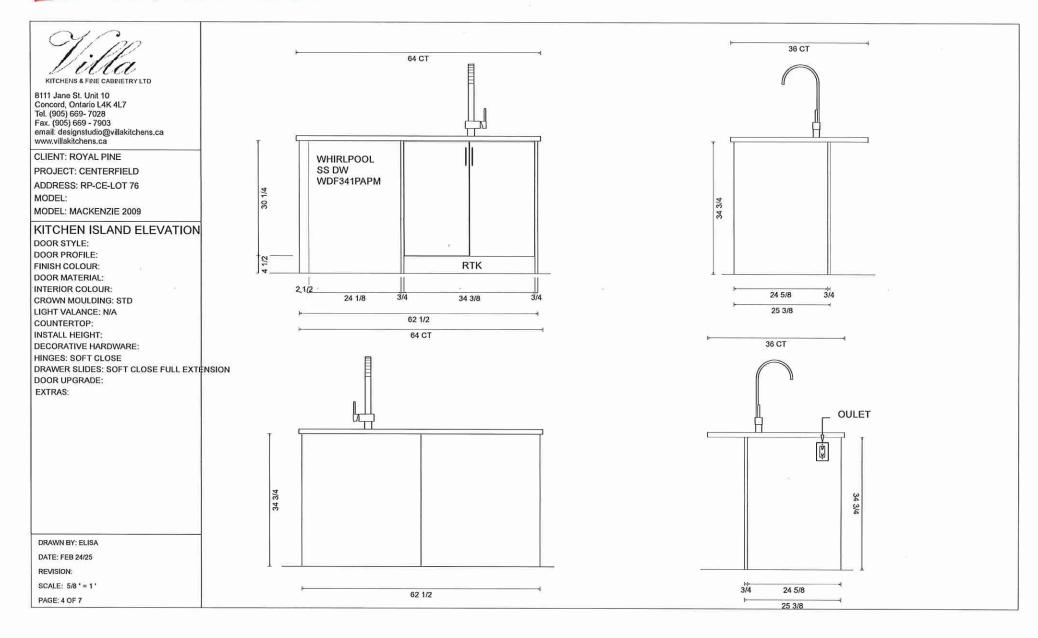
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION

DOOR UPGRADE:

EXTRAS:

DRAWN BY: ELISA
DATE: FEB 24/25
REVISION:
SCALE: 5/8 * = 1 '
PAGE: 3 OF 7





Jilla 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 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

INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: N/A
DOOR UPGRADE:

EXTRAS:

23 CT

17 3/4 CL

FLOATING VANITY

RECESSED KICK

27 1/2 CT

DRAWN BY: ELISA

DATE: FEB 24/25

REVISION:

SCALE: 5/8 ' = 1 '

PAGE: 5 OF 7

KITCHENS & FINE CABINETRY LTD

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CLIENT: ROYAL PINE PROJECT: CENTERFIELD

ADDRESS: RP-CE-LOT 76

MODEL:

EXTRAS:

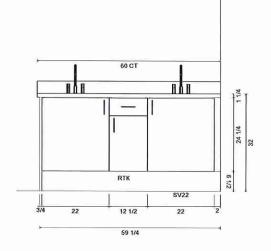
MODEL: MACKENZIE 2009

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:

47 1/2 CL 13 CL VT12 1/2 SHOWER

60 CT



DRAWN BY: ELISA DATE: FEB 24/25 REVISION:

SCALE: 1/2 " = 1 "

PAGE: 6 OF 7

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8111 Jane St. Unit 10 Concord, Ontario L4K 4L7 Tet. (905) 699-7028 Fax. (905) 669-7903 email: designstudio@villakitchens.ca www.villakitchens.ca

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

MODEL: MACKENZIE 2009

MAIN BATH

35 5/8 C/L

35 5/8 C/L

16 3/4 / TD

33 1/2

DRAWN BY:

DATE: JUNE 18/2021

REVISION: FEB 21/2025

PAGE: 11 OF 14

NOTE MEASURES ARE BASED ON FINISHED DRYWALL