



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CASSANDRA CHLOE FLOROFF

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
70 BLOCK 235	3	LAWSON-OPTIONAL 2ND LEVEL-A2	12-Aug-25

Date Added: 05-Mar-25 Invoice Number: 8746

1 - Install standard Cable / Cat 6, Telephone (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - DECLINED UPRGRADE VILLA : KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. Note:
1 - KITCHEN- Install the standard Everest WHITE GALAXY in the kitchen, throughout where applicable Note:
1 - KITCHEN- Install the upgrade "L" edge in the kitchen, throughout where applicable Note:
1 - KITCHEN- Install the builders standard undermount sink and faucet in kitchen Note:
1 - POWDER ROOM- Install the standard Everest WHITE GALAXY in the Powder Room throughout where applicable Note:
1 - POWDER ROOM-Install the upgrade "L" edge in the Powder room throughout where applicable Note:
1 - MASTER ENSUITE- Install the standard Everest WHITE GALAXY in the Master Ensuite throughout where applicable Note:
1 - MASTER ENSUITE-Install the upgrade "L" edge in the Master Ensuite throughout where applicable Note:
1 - MAIN BATH- Install the standard Everest WHITE GALAXY in the Main Bath throughout where applicable Note:
1 - MAIN BATH-Install the upgrade "L" edge in the Main Bath throughout where applicable Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - COUNTER TOP CLARIFICATION- POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Main Bath and the Master Ensuite and Powder Room Note:



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70 BLOCK 235	3	LAWSON-OPTIONAL 2ND LEVEL-A2	12-Aug-25

Date Added: 05-Mar-25 Invoice Number: 8746

1 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - MASTER ENSUITE SHOWER STALL CEILING- Install the 8x10 KEATON ICE on the ceiling of the shower stall Note:
1 - MAIN BATH TUB SHOWER CEILING- Install the 8x10 KEATON ICE on the ceiling of the tub shower 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 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - GREAT ROOM- In addition to the builders standard ceiling light, Install SIX (X6) pot lights. All SIX(X6) pot lights to be on their own switch (See Sketch) Note:
1 - DINETTE- In addition to the builders standard ceiling light, Install FOUR (X4) pot lights. All FOUR (X4) pot lights to be on their own switch (See Sketch) Note: **PURCHASER IS PAYING FOR ADDITIONAL SWITCH
4 - MAIN HALL- Delete the builders standard ceiling lights on teh main hall, Install FOUR (X4) pot lights. All FOUR (X4) pot lights to be on their own switch (See Sketch) 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:
1 - PURCHASER HAS ATTENDED A COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:
1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$5,635.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART Note: **Purchaser has a remaining balance of -\$121.10, Purchaser has been made aware that tehy will not receive a credit for this amount

Date Added: 03-Mar-25 Invoice Number: 8745

1 - BASEMENT- Install 200Amp service in lieu of the standard 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:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:



* INTERIOR COLOUR SCHEME *

Purchaser CASSANDRA CHLOE FLOROFF	Decor Consultant Laura Di Pede	Model and Elevation LAWSON-OPTIONAL 2ND LEVEL-A2	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 12/08/2025	Property 70 BLOCK 235
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Flooring

Description	Main	Accent/Insert	Border / Listello	Pattern
✓ Master Ensuite 13X13 KEATON ICE (STD)	✓ (STD) 8X10 KEATON ICE	N/A	N/A	N/A
✓ Main Bathroom 13X13 KEATON ICE (STD)	✓ (STD) 8X10 KEATON ICE	N/A	N/A	N/A
✓ Powder Room 13X13 KEATON ICE (STD)	N/A	N/A	N/A	N/A
✓ Kitchen/Dinette 13X13 KEATON ICE (STD)	✓ 3X6 SILVER GREY(Straight/Stacked)(STD)	N/A	N/A	N/A
✓ Laundry(2nd flr) 13X13 KEATON ICE (STD)	N/A	N/A	N/A	N/A
✓ Mud Room 13X13 KEATON ICE (STD)				
✓ Foyer 13X13 KEATON ICE (STD)				
✓ Main Hall 71/2"Torleys Carlisle Natural OakEE-H-287(Std)				
✓ Great Room 71/2"Torleys Carlisle Natural OakEE-H-287(Std)				
✓ Flex/Office Space 40OZ OPENING NIGHT #04 (STD)				
✓ Upper Hall 40OZ OPENING NIGHT #04 (STD)				
✓ Master Bedroom 40OZ OPENING NIGHT #04 (STD)				
✓ Bedroom 2 40OZ OPENING NIGHT #04 (STD)				
✓ Bedroom 3 40OZ OPENING NIGHT #04 (STD)				
Basement Landing				

Wall Tile

Main	Accent/Insert	Border / Listello	Pattern
(STD) 8X10 KEATON ICE	N/A	N/A	N/A
(STD) 8X10 KEATON ICE	N/A	N/A	N/A

Plumbing

WHITE
WHITE
WHITE
STD
N/A

Railings and Stairs

Railings	STD-25/8" Oval Vintage Red Oak Oasis	Landing - Upper	71/2"Torleys Carlisle Natural Oak
Pickets	STD-Single Plain Flat Black with shoes	Landing - Lower	71/2"Torleys Carlisle Natural Oak
Posts	STD-3/12"SquareCapVintage Red Oak Oasis	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	STD- Vintage Red Oak Oasis		
Treads	STD- Vintage Red Oak Oasis		
Risers	STD- Vintage Red Oak Oasis		
Runner	N/A		

Cornice Moulding / Medalion

Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Trim

Baseboard & Casing	STD- COLONIAL	Knobs	STD- LEVER
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STD- CARRARA SMOOTH	Grip Set	STANDARD

Notes

MASTER ENSUITE- 2X2 WHITE SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP

Lot: 70 BLOCK 235 Project: Grovetrail Developments Inc. Model: LAWSON-OPTIONAL 2ND LEVEL-A2

Page 1 of 3
Consultant:
Laura Di Pede

Signed by:
Purchaser:
CASSANDRA CHLOE FLOROFF

Vendor:
Grovetrail Developments Inc.
Printed Mar 03, 2025 3:19 pm



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CASSANDRA CHLOE FLOROFF	Laura Di Pede	LAWSON-OPTIONAL 2ND LEVEL-A2	/	Grovetrail Developments Inc.	12/08/2025	70 BLOCK 235

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL FOG GREY	☒ (STD) EVEREST WHITE GALAXY	☒ UPGD- "L" EDGE	930396-BSN
Main Bathroom	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL FOG GREY	☒ (STD) EVEREST WHITE GALAXY	☒ UPGD- "L" EDGE	930396-BSN
Powder Room	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL FOG GREY	☒ (STD) EVEREST WHITE GALAXY	☒ UPGD- "L" EDGE	930396-BSN
Kitchen/Dinette	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL FOG GREY	☒ (STD) EVEREST WHITE GALAXY	☒ UPGD- "L" EDGE	930396-BSN
Laundry(2nd Flr)	STD- SILVER BIRCH				
Mud Room	STD- SILVER BIRCH				
Foyer	STD- SILVER BIRCH				
Main Hall	STD- SILVER BIRCH				
Great Room	STD- SILVER BIRCH				
Upper Hall	STD- SILVER BIRCH				
Flex/office space	STD- SILVER BIRCH				
Master Bedroom	STD- SILVER BIRCH				
Bedroom 2	STD- SILVER BIRCH				
Bedroom 3	STD- SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

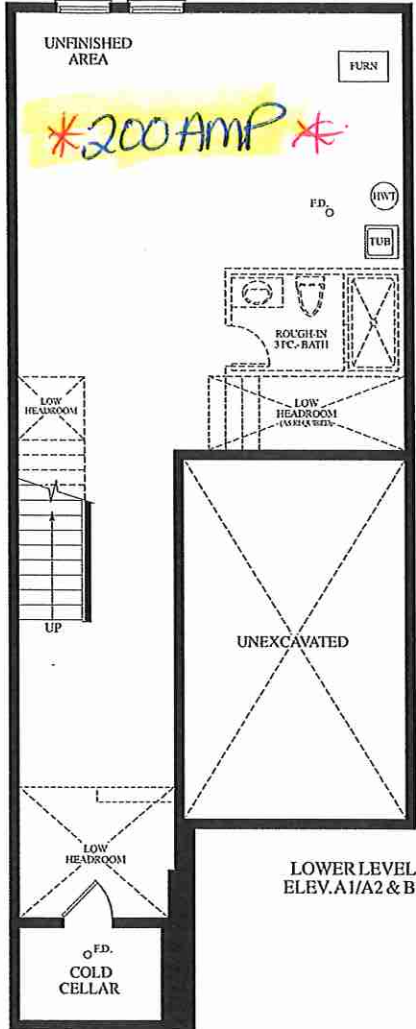
Dishwasher Cabinet

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

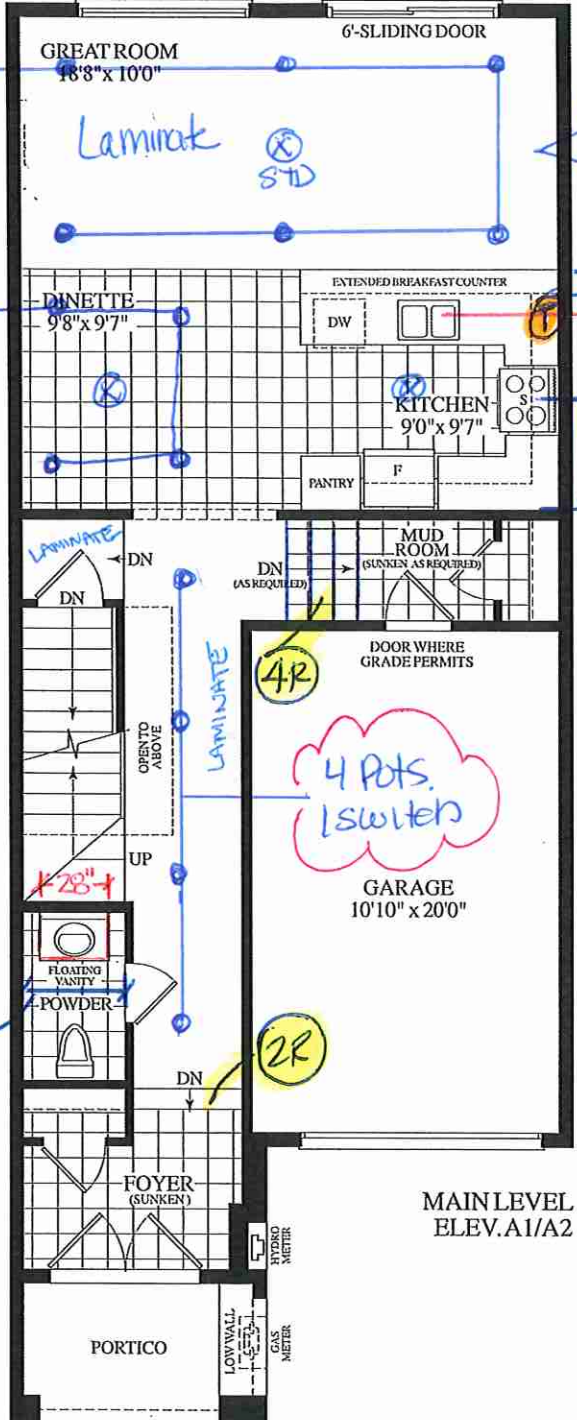
C cable (x2)/Conduit
T Telephone (x2)
(x10) Pots



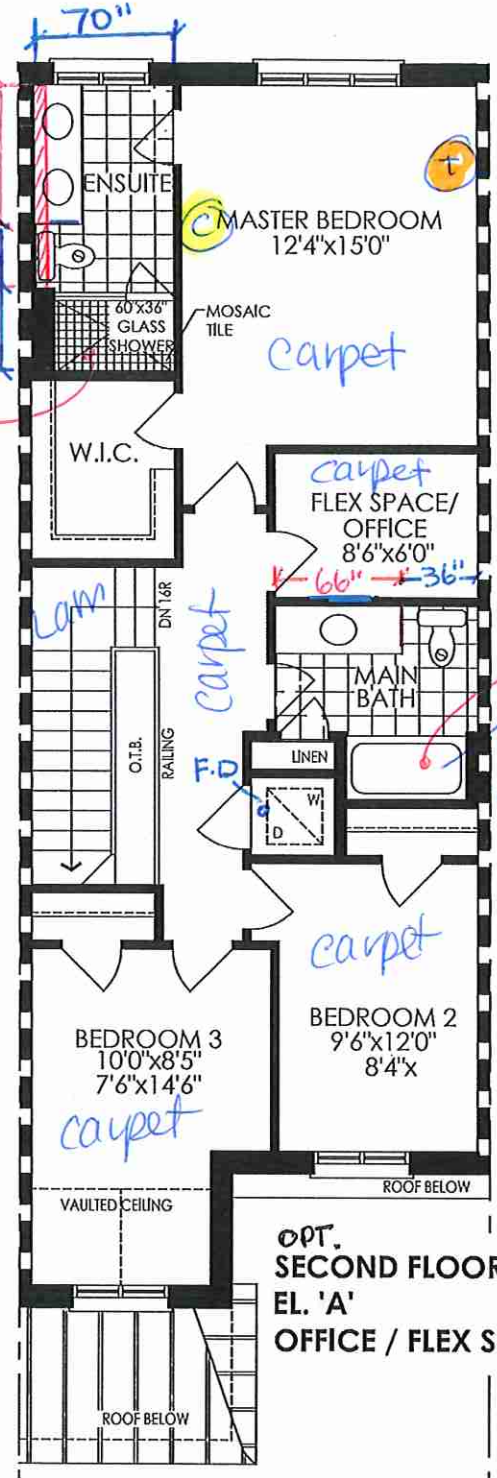
6 Pots
1 Switch

4 Pots
1 Switch

44"



Tiled Ceiling



OAKRIDGE MEADOWS

BLK. 235 TH. 70 20-08 THE LAWSON EL. A2 1690 SQ. FT.

L. Lawson
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

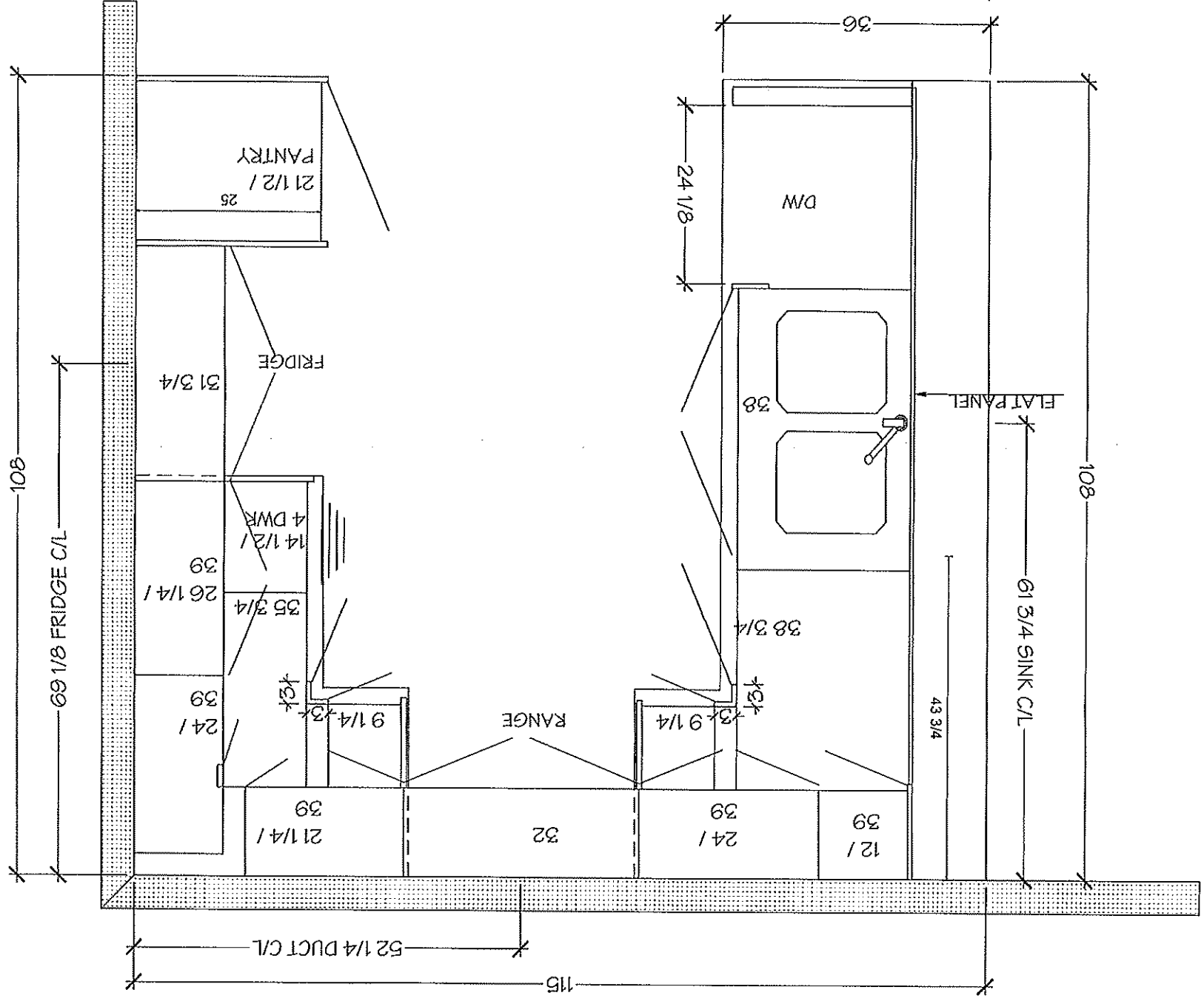
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Initial
CC

TH 70 BLK 235

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



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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MODEL: LAWSON 2008

KITCHEN

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Initial
CCJ

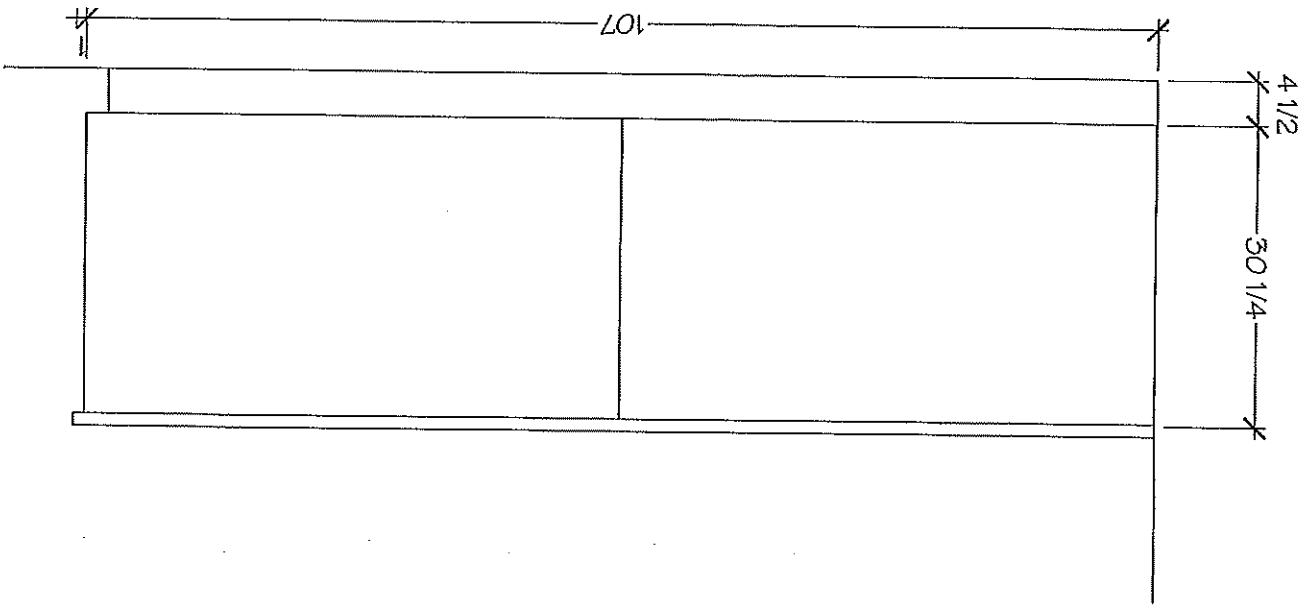
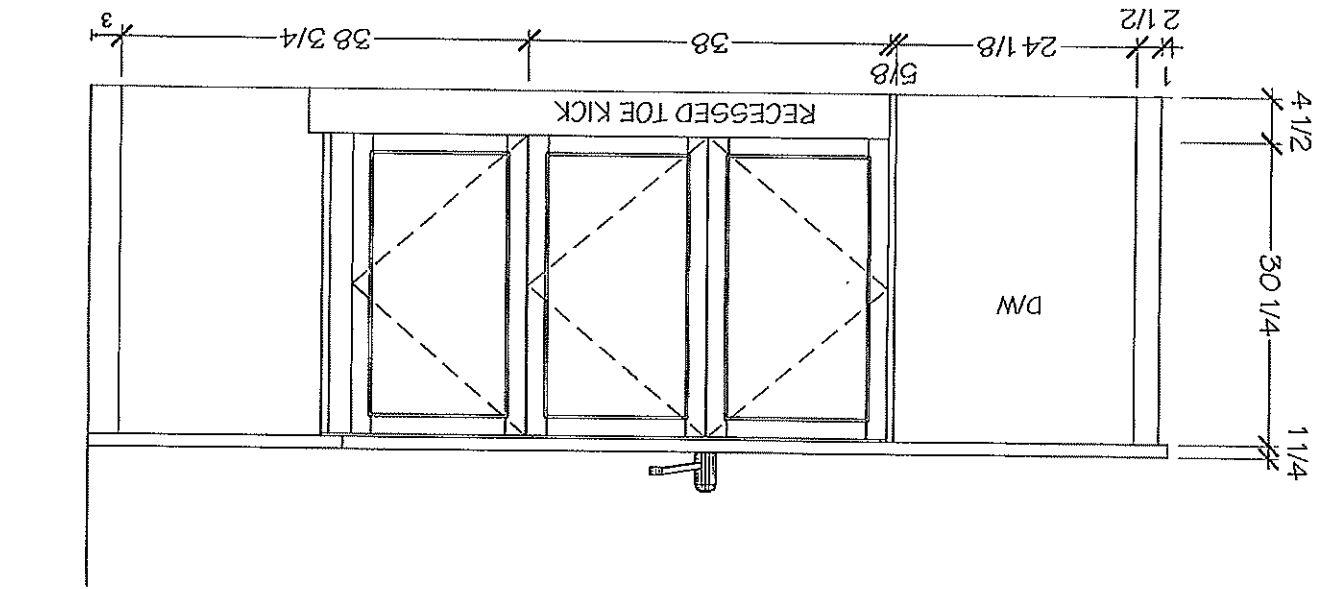
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MODEL: LAWSON 2008

KITCHEN

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Initial
CCJ

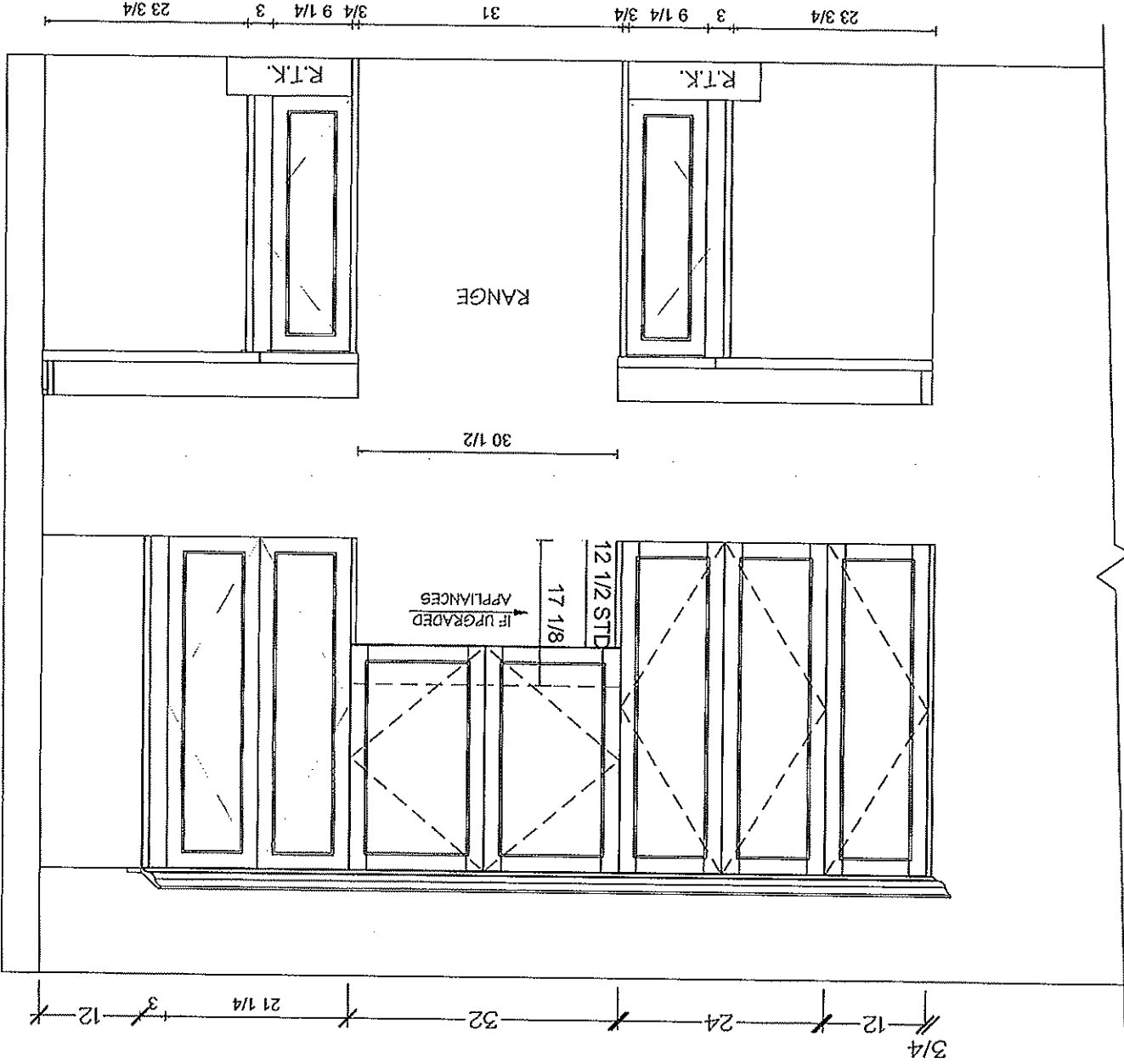
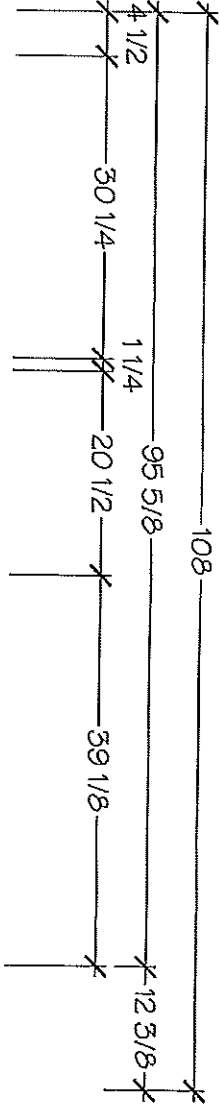
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MODEL: LAWSON 2008

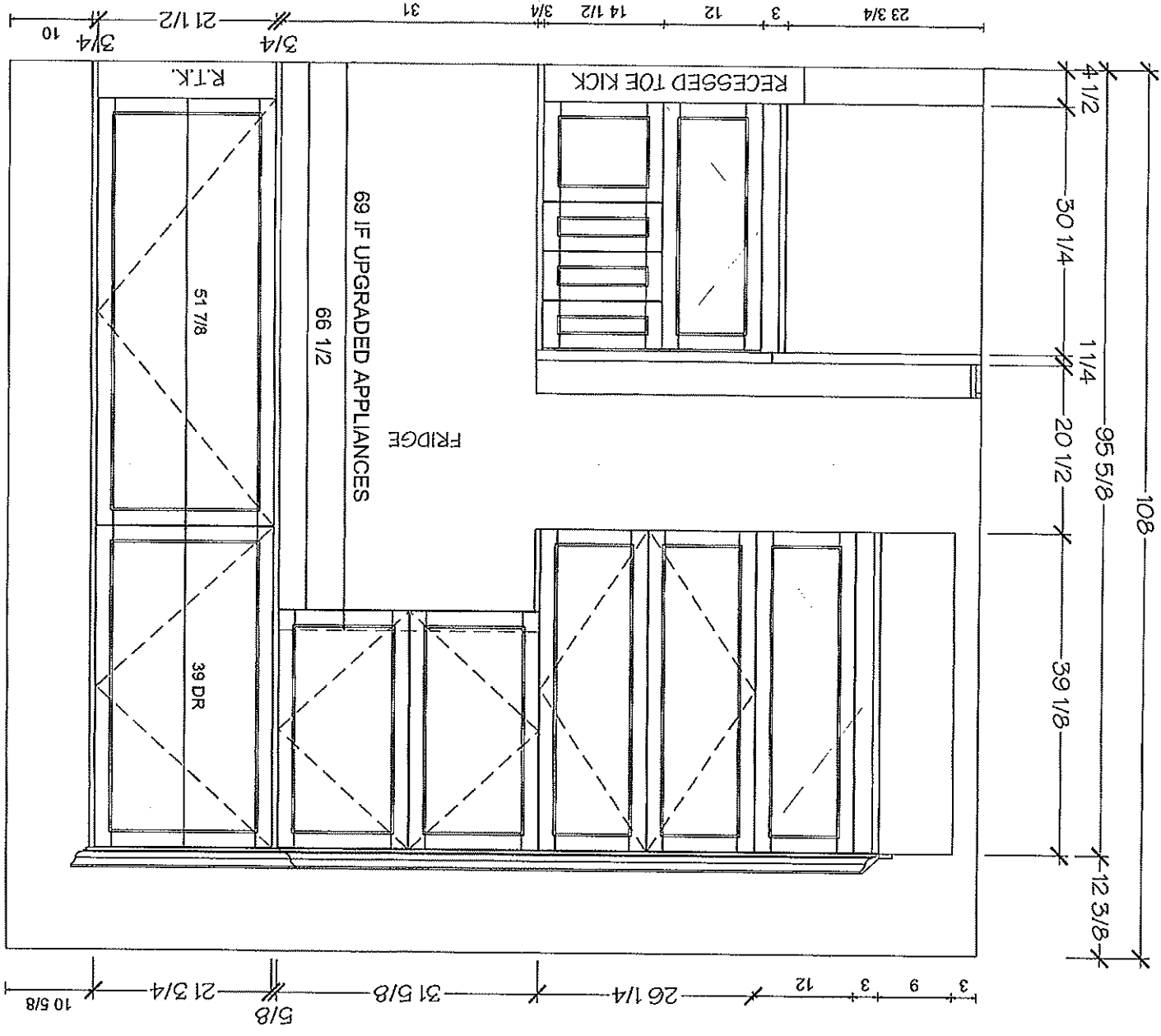
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Initial
CC3

TH 70 BLK 235

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L. La

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LAWSON 2008 MASTER

MODEL: LAWSON 2008

POWDER ROOM

Initial
CC3

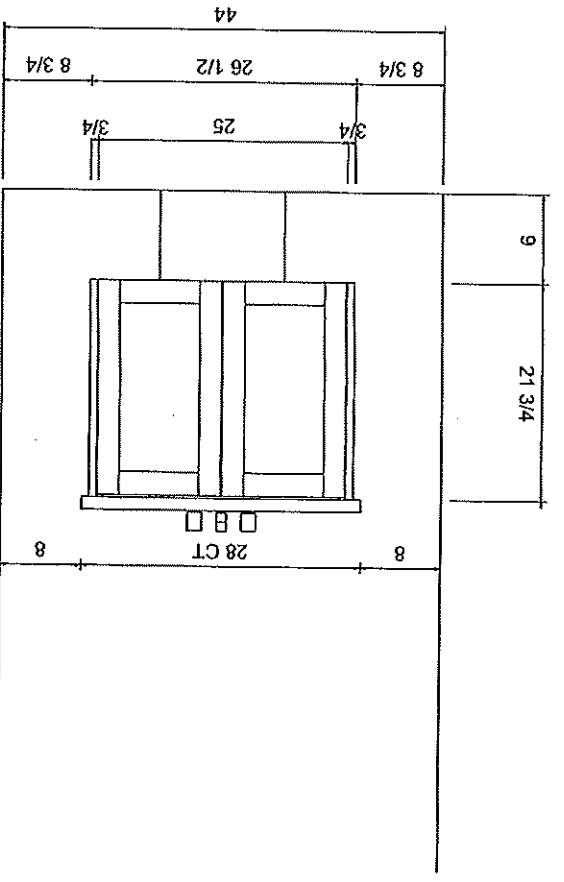
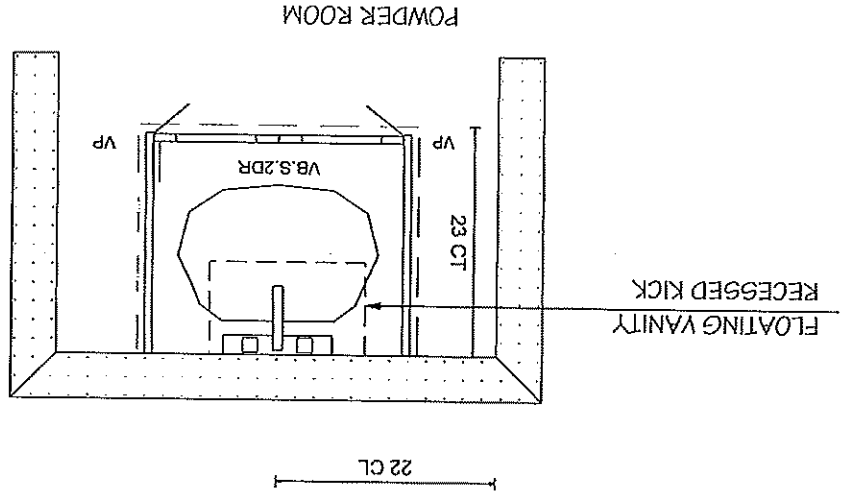
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V. Kitchens
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PRIMARY ENSUITE
2ND FLOOR OPTION
WITH OFFICE/FLEX SPACE

Initial *CC*

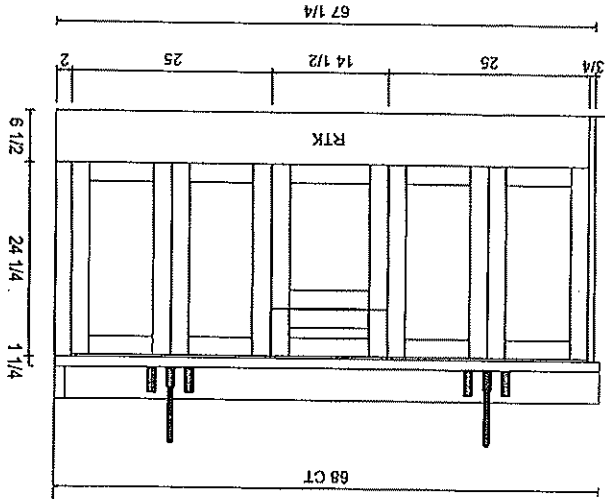
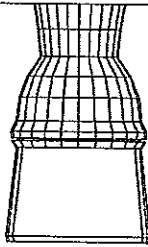
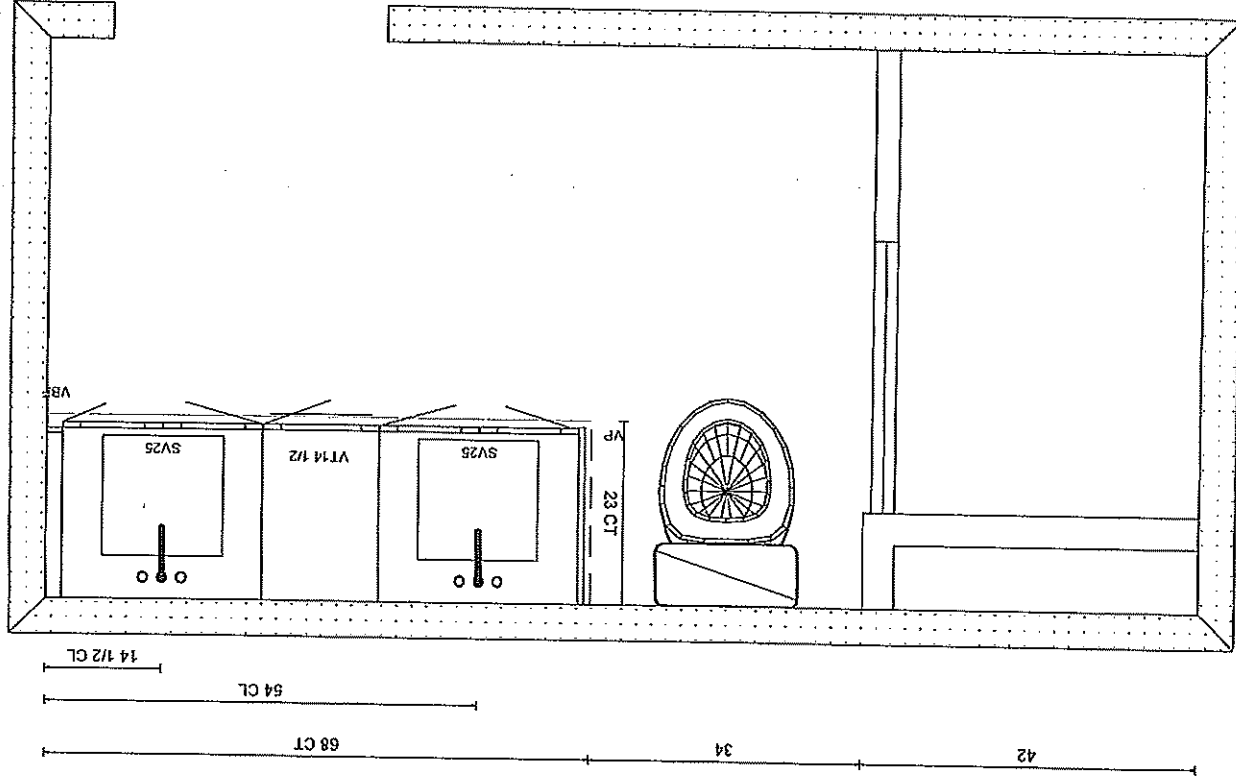
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MAIN BATH

Initial CC3

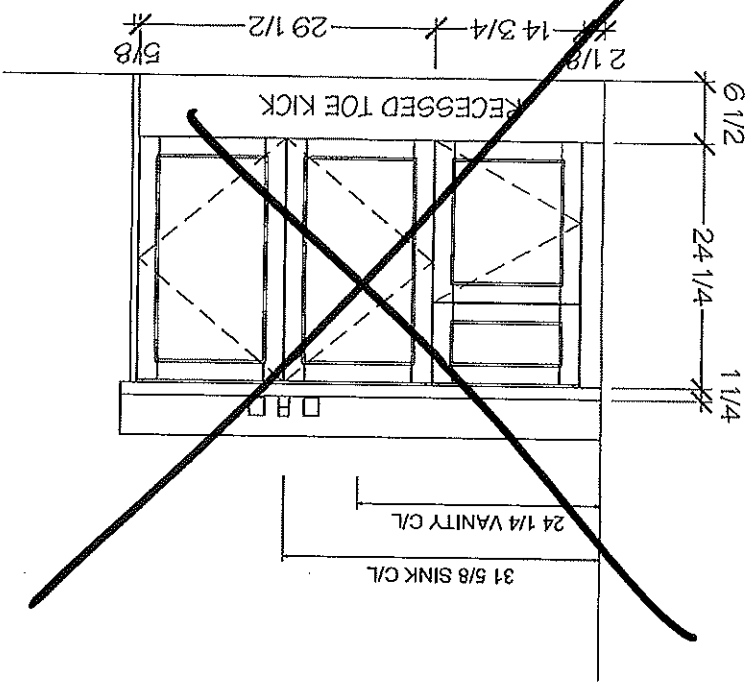
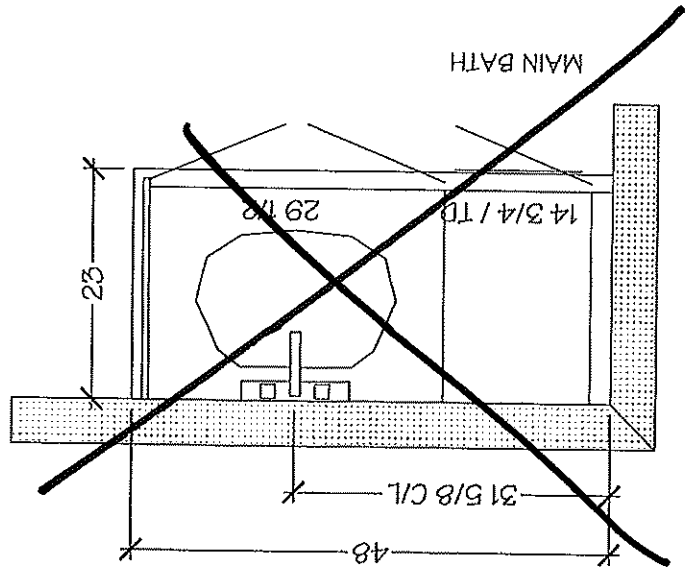
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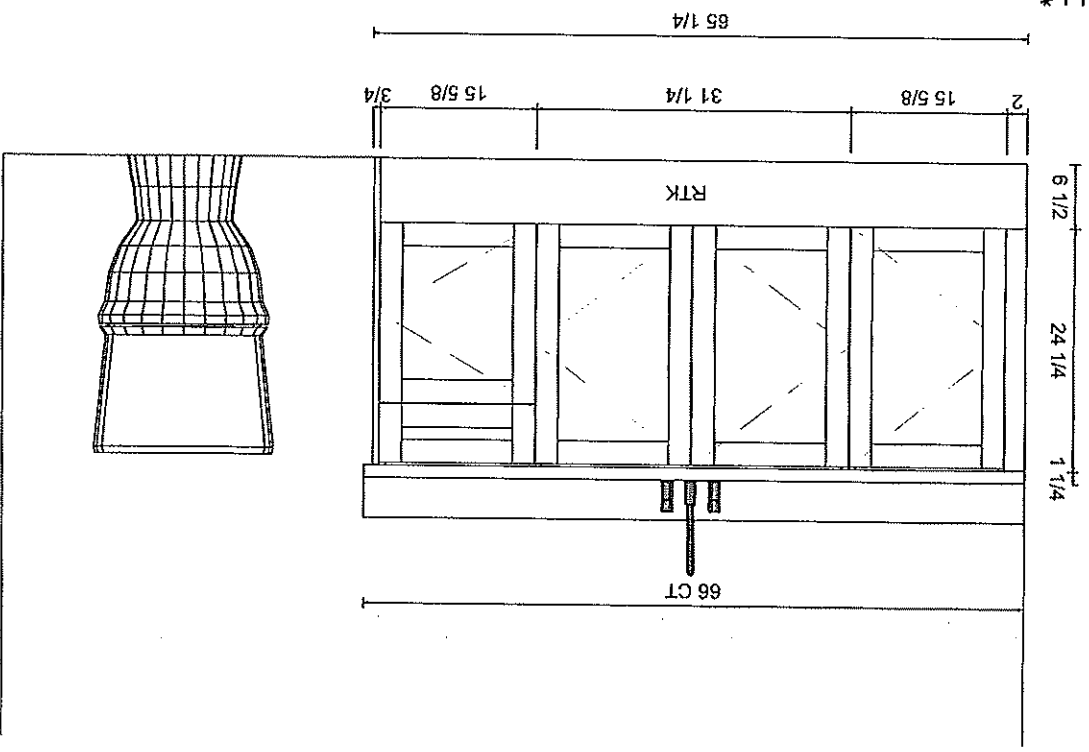
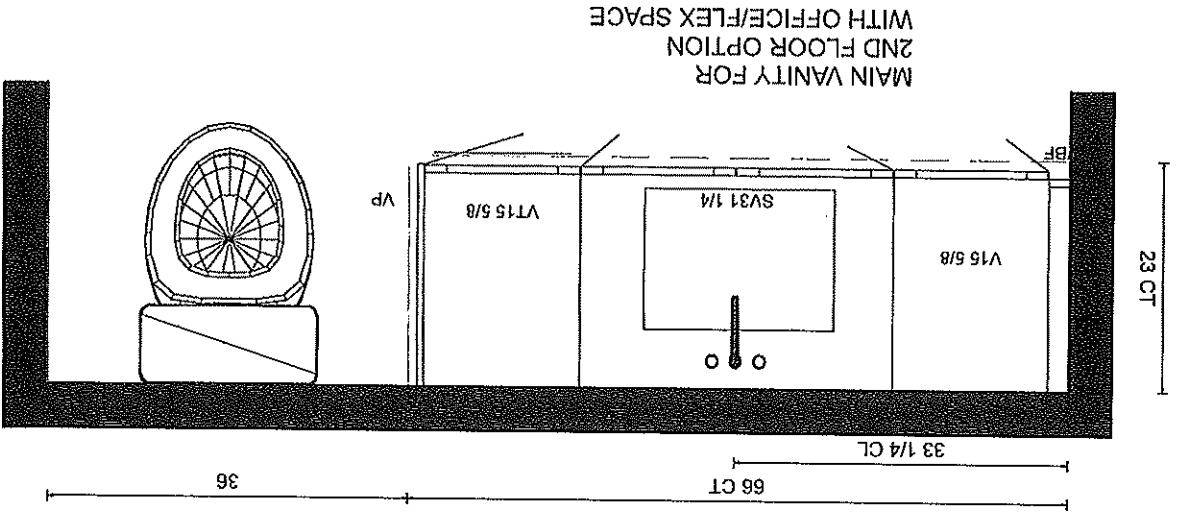
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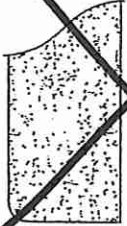
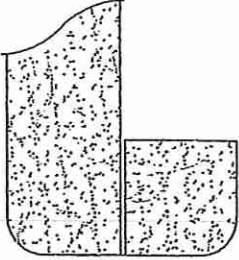
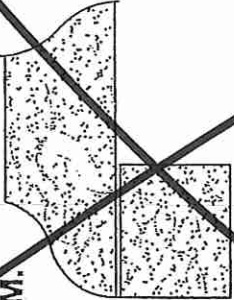


NOTE MEASURES ARE BASED ON FINISHED DRYWALL



Countertop Edges

#70 BLK 235

EDGE DETAILS	Marble & Granite Ltd.
004	A.  STRAIGHT EDGE (STANDARD - 3/4") I.  DOUBLE TOP "D" EDGE (STANDARD - 1 1/2") * Kitchen * Main Bath * Powder Room * Master Ensuite M.  GEE - SQUARE EDGE (MED./HIGH - 1 1/2")
EDGING UP-GRADE OPTIONS	