



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YANGMUYI WANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
60 BLOCK 233	3	LAWSON Elev A1	20-Aug-25

Date Added: 27-Mar-25

Invoice Number: 8736

1 - Install standard Cable / Cat 6, Telephone (See Sketch)

Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock

Note:

1 - KITCHEN- Install deep upper fridge cabinets above fridge with applicable gables (See Sketch)

Note:

1 - KITCHEN- Install 42" extended height uppers with Fascia in the kitchen, where applicable. (See Villa layout)

Note:

1 - KITCHEN- Accommodate the fridge opening for a future 36" wide fridge.

Note:

1 - KITCHEN- Install additional extended uppers (as required), base cabientry and additional builders standard counter top on the stove wall. To be inline with the island (See Sketch)

Note: **Priced as per Villa
Priced as per Continental

1 - KITCHEN- Install the standard Everest VANILLA WHITE counter top in the kitchen with standard "A" edge

Note: **Counter top charge as per Continental for reconfiguration of kitchen

1 - KITCHEN- Install teh standard sink and faucet in the kitchen

Note:

1 - POWDER ROOM- Install the standard Everest VANILLA WHITE counter top in the Powder room with standard "A" edge

Note:

1 - MASTER ENSUITE- Install the standard Everest GREY GALAXY counter top in the Master Ensuite with standard "A"edge

Note:

1 - MAIN BATHROOM- Install the standard Everest GREY GALAXY counter top in the Main Bath with standard "A" edge

Note:

1 - MASTER ENSUITE Install 8x10 Uniwal Tender grey wall tile on the ceiling of the master ensuite shower

Note: **MAIN BATHROOM TUB SHOWER CEILING TO HAVE NO TILE**

1 - CLARIFICATION-

MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.

Note:

1 - CLARIFICATION-

POWDER RM/ 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

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:



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LOT NUMBER 60 BLOCK 233	PHASE 3	HOUSE TYPE LAWSON Elev A1	CLOSING DATE 20-Aug-25	
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Date Added: 27-Mar-25 Invoice Number: 8736

1 - KITCHEN/DINETTE- As per the Purchase and Sale Agreement, the purchaser is able to install laminate flooring at NO extra cost. Note:
1 - UPPER HALL- Install the Laminate Highland WATSON NATURAL OAK EE-H-292 on teh Upper Hall, in lieu of the buildersstandard carpet. 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 - KITCHEN- In addition to the builders standard ceiling light in the kitchen, Install a ceiling light with its own switch above the island (See Sketch) Note:
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: **PLEASE NOTE** charge for additional switch **PLEASE NOTE** Original builders standard ceiling light from original Dinette area to be installed at new Dinette area (See Sketch)
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 AND COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:

Date Added: 10-Mar-25 Invoice Number: 8750

1 - BASEMENT-Install 200Amp service in lieu of the standard Note:
1 - SECOND FLOOR-Install smooth ceilings throughout the 2nd floor, where applicable, in lieu of the standard (See Sketch) Note:
1 - KITCHEN- Install a Gas Line rough in for the stove (See Sketch) Note:
1 - KITCHEN- Re-configure kitchen layout Delete the peninsula and create an island. Original Dinette area to become part of the great room, and part of the great room to now become the Dinette area (See Sketch) Note: **Kitchen sink and dishwasher to be relocated to the island** **Kitchen layout to follow at time of colour chart
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:

INTERIOR COLOUR SCHEME *



Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
YANGMUYI WANG	Laura Di Pede	LAWSON Elev A1	/	Grovetrail Developments Inc.	20/08/2025	60 BLOCK 233

Page 1 of 3

	Flooring	Wall Tile			Plumbing	
		Main	Accent/Insert	Border / Llistello	Pattern	
Master Ensuite	☒ 13X13 BYZANTINE AZZURO (STD)	☒ STD- 8X10 Uniwal Tender Grey	☐ N/A	☐ N/A	☐ N/A	☐ WHITE
Main Bathroom	☒ 13X13 BYZANTINE AZZURO (STD)	☒ STD- 8X10 Uniwal Tender Grey	☐ N/A	☐ N/A	☐ N/A	☐ WHITE
Powder Room	☒ 13X13 BYZANTINE AZZURO (STD)	☐ N/A	☐ N/A	☐ N/A	☐ N/A	☐ WHITE
Kitchen/Dinette	☒ LaminatHighlandWatsonNaturalOakEE-H-292(Std	☒ 3x6 Silver Grey Bright Subway-Stacked	☐ N/A	☐ N/A	☐ N/A	☐ STD
Laundry(2nd Flr)	☒ 13X13 BYZANTINE AZZURO (STD)	☐ N/A	☐ N/A	☐ N/A	☐ N/A	☐ N/A
Mud Room	☒ 13X13 BYZANTINE AZZURO (STD)					
Foyer	☒ 13X13 BYZANTINE AZZURO (STD)					
Main Hall	☒ LaminatHighlandWatsonNaturalOakEE-H-292(Std	Railings and Stairs				
Great Room	☒ LaminatHighlandWatsonNaturalOakEE-H-292(Std					
		☒ Railings ☒ STD- Red Oak Mirage Driftwood	☐ Landing - Upper ☒ Std- Watson Natural Oak EE-H-292	Cornice Moulding / Medallion		
		☒ Pickets ☒ STD- Single Plain Flat Black with shoes	☐ Landing - Lower ☒ Std- Watson Natural Oak EE-H-292			
		☒ Posts ☒ STD- Red Oak Mirage Driftwood	☐ Ledge - Upper ☐ N/A			
		☒ Stringers ☒ STD- Red Oak Mirage Driftwood	☐ Ledge - Lower ☐ N/A			
		☒ Treads ☒ STD- Red Oak Mirage Driftwood				
		☒ Risers ☒ STD- Red Oak Mirage Driftwood				
		☐ Runner ☐ N/A				
		Trim				
		☒ Baseboard & Casing ☒ STD- MODERN STEP BEVEL	☐ Knobs ☒ STD- LEVER			
		☒ Front Door Glass ☒ STANDARD	☐ Hinges ☒ STANDARD			
		☒ Interior Doors ☒ STD- CARRARA SMOOTH	☐ Grip Set ☒ STANDARD			
Upper Hall	☒ LaminatHighlandWatsonNaturalOakEE-H-292(Upgd)					
Master Bedroom	☒ STD-400Z OPENING NIGHT 21	Notes				
Bedroom 2	☒ STD-400Z OPENING NIGHT 21					
Bedroom 3	☒ STD-400Z OPENING NIGHT 21					
		MASTER ENSUITE- 2X2 WARM GREY SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP MASTER ENSUITE- 8X10 Uniwal Tender Grey SHOWER CEILING				

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Consultant:

Laura Di Pede

Purchaser:

Signed by: Yangmuyi Wang
2E415Z8E83A34E3

Vendor:

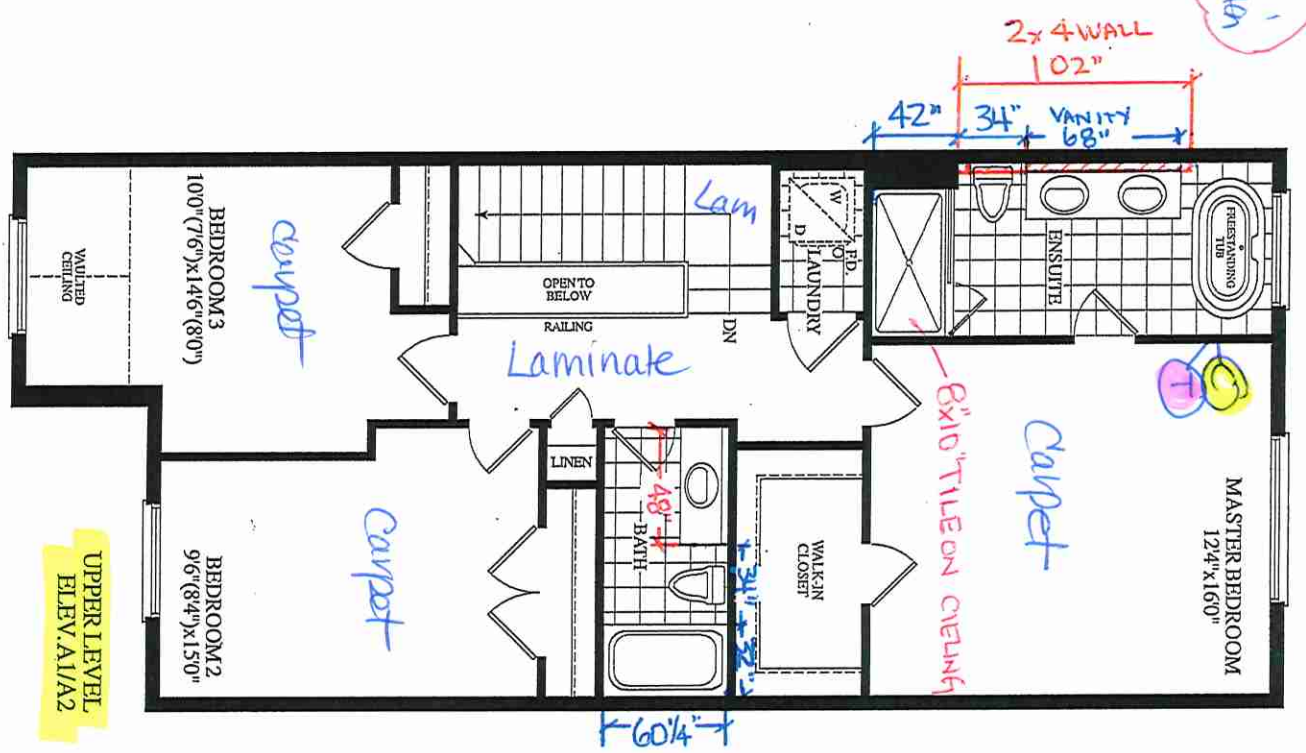
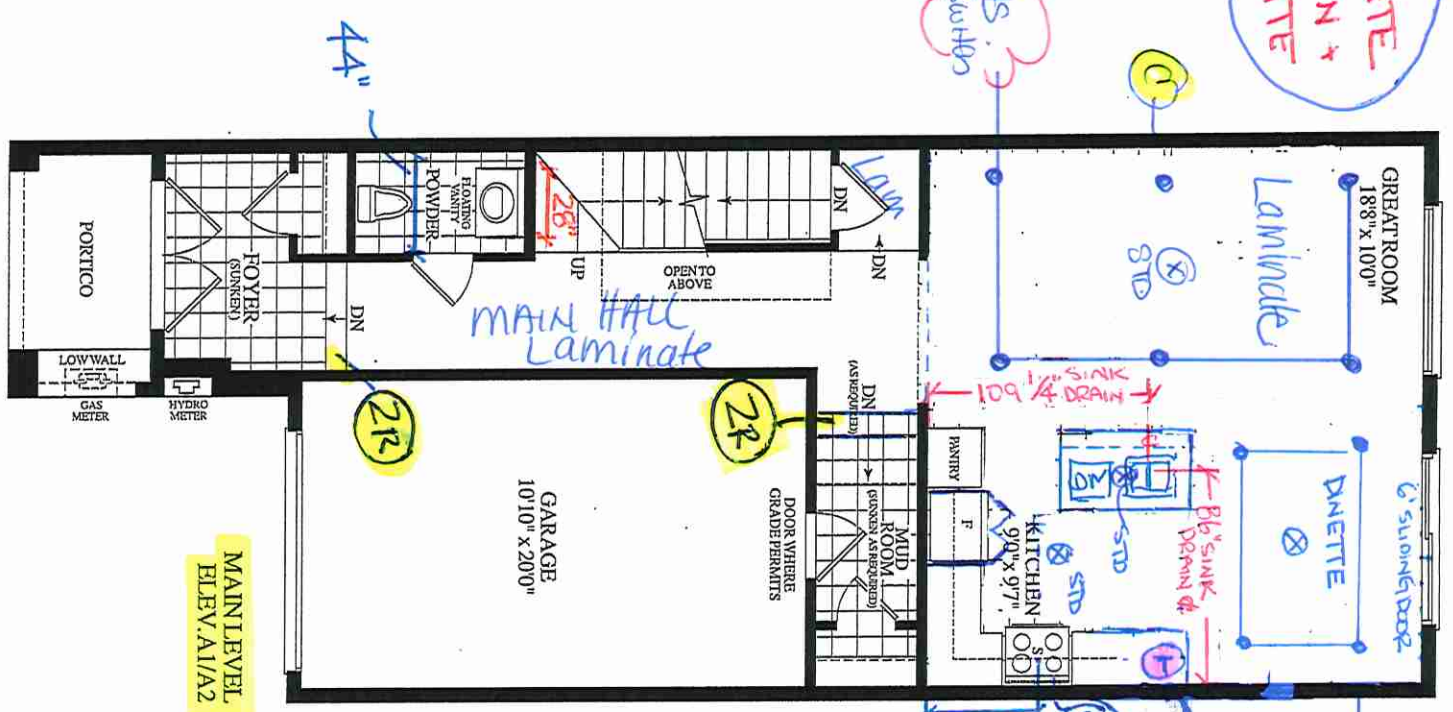
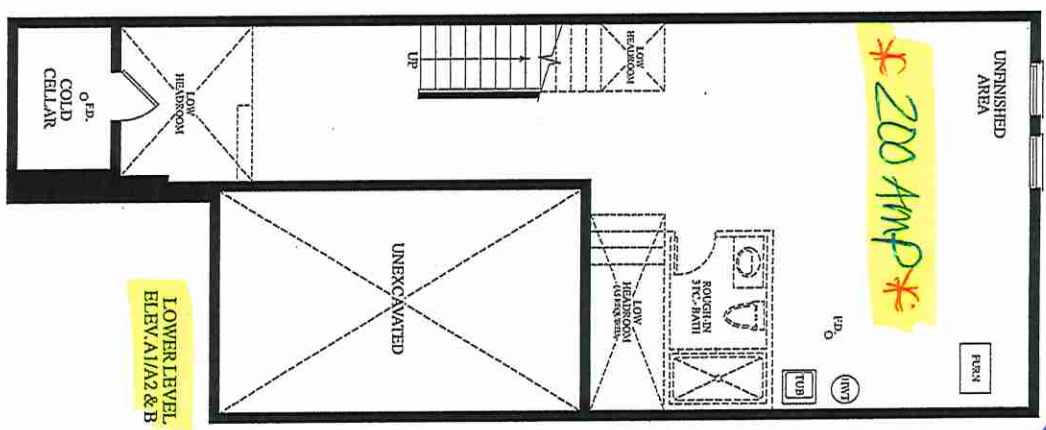
Grovetrail Developments Inc.
Printed Mar 11, 2025 8:27 am

(C) CHBE (X2)
 (T) TBERANE (X2)
 (X) X20Pots

* LAMINATE
 KITCHEN +
 DINETTE

6 POTS
 1 SP. SUTON

4 POTS
 1 SP. SUTON



* 2ND FLOOR SMOOTH CEILING *

OAKRIDGE
 MEADOWS

email: designstudio@villakitchens.ca
www.villakitchens.ca

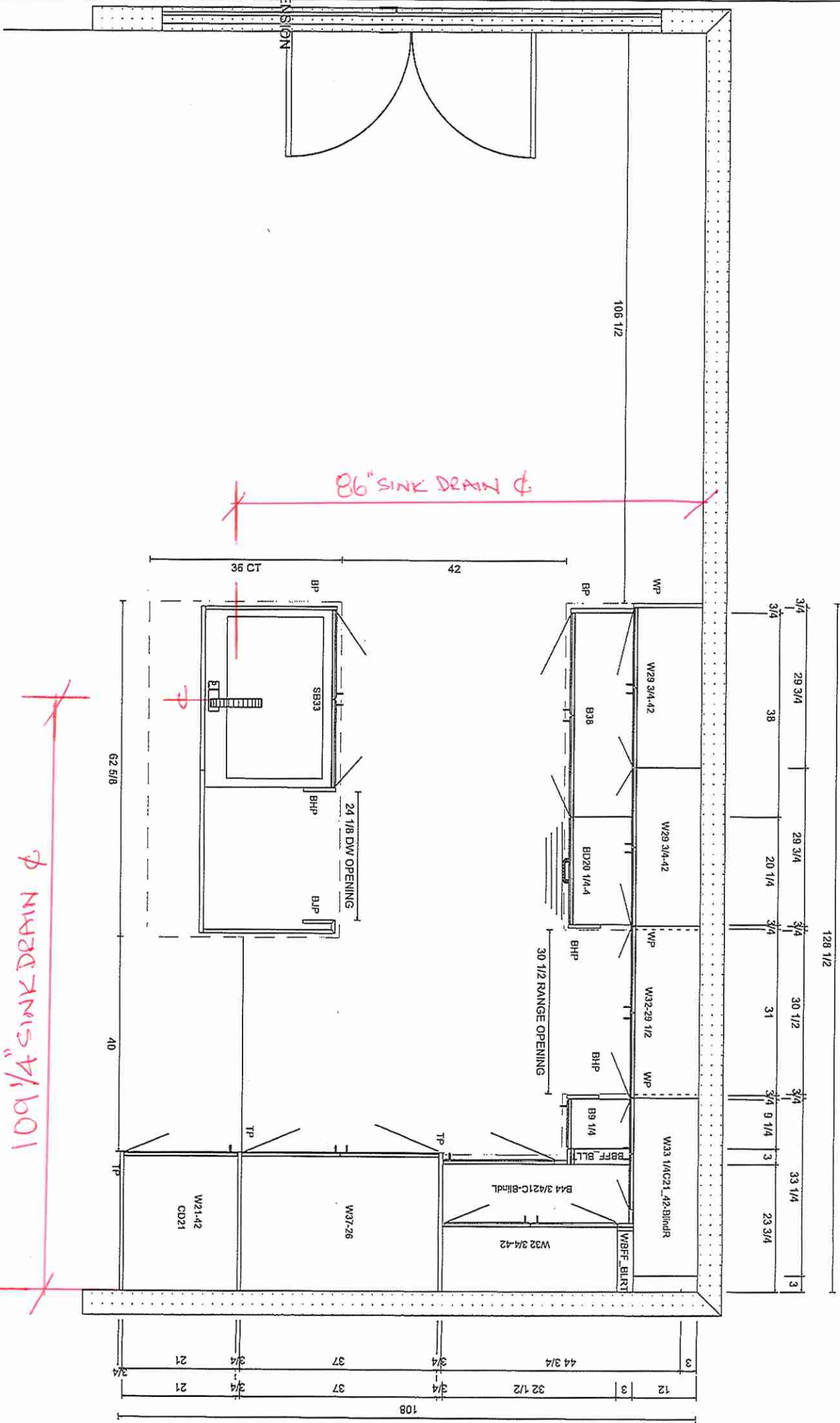
MODEL: LAWSON 20-08

EXTRAS:

Initial

TH 60 BLK233

PAGE: 1 OF 7





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: OAKRIDGE MEADOWS

ADDRESS: RP-OM-BLK 233-60

MODEL: LAWSON 20-08

KITCHEN ELEVATION

DOOR STYLE: NEW YORK

DOOR PROFILE: N/A

FINISH COLOUR: FOG GREY

DOOR MATERIAL: THERMOFOIL

INTERIOR COLOUR: WHITE

CROWN MOULDING: STD THERMO

LIGHT VALANCE: N/A

COUNTERTOP:

INSTALL HEIGHT: 98 1/2"H

DECORATIVE HARDWARE:

HINGES: SOFT CLOSE

DRAWER SLIDES: SOFT CLOSE FULL EXTENSION

DOOR UPGRADE:

EXTRAS:



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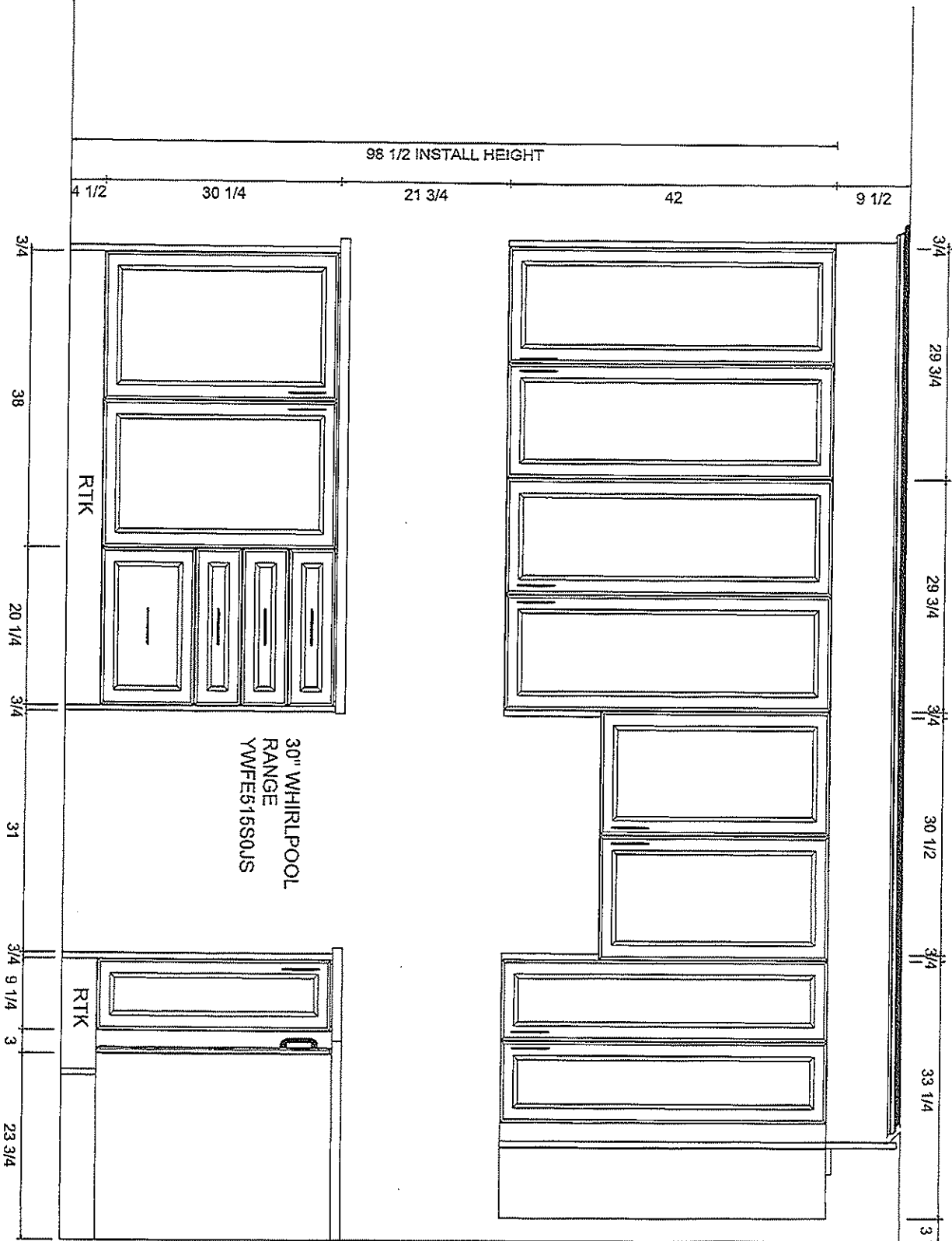
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DATE: FEB 24/25

REVISION: MAR 24/25

SCALE: 5/8" = 1'

PAGE: 2 OF 7





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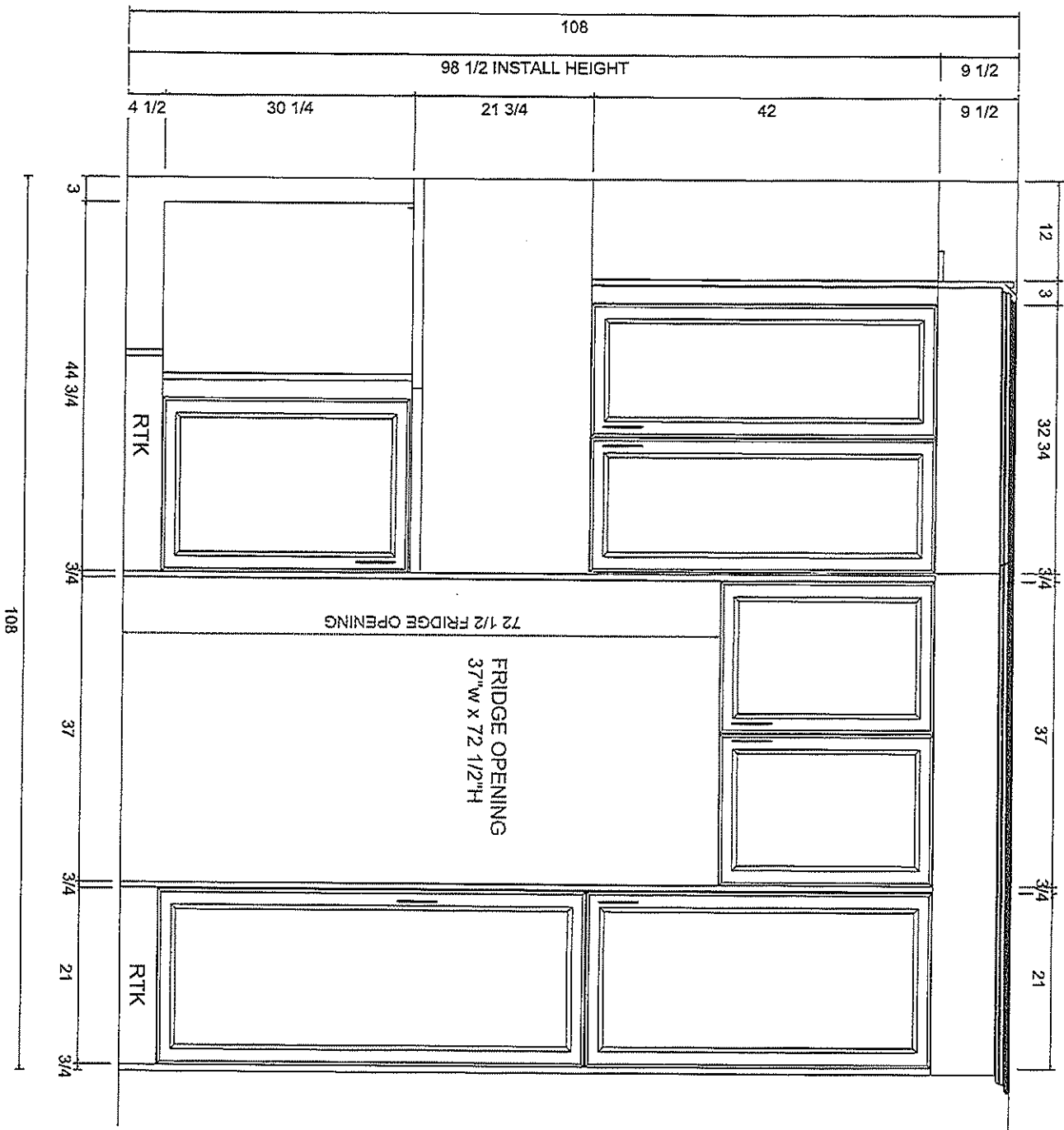
KITCHEN ELEVATION

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: FOG GREY
DOOR MATERIAL: THERMOFOIL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD THERMO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 98 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

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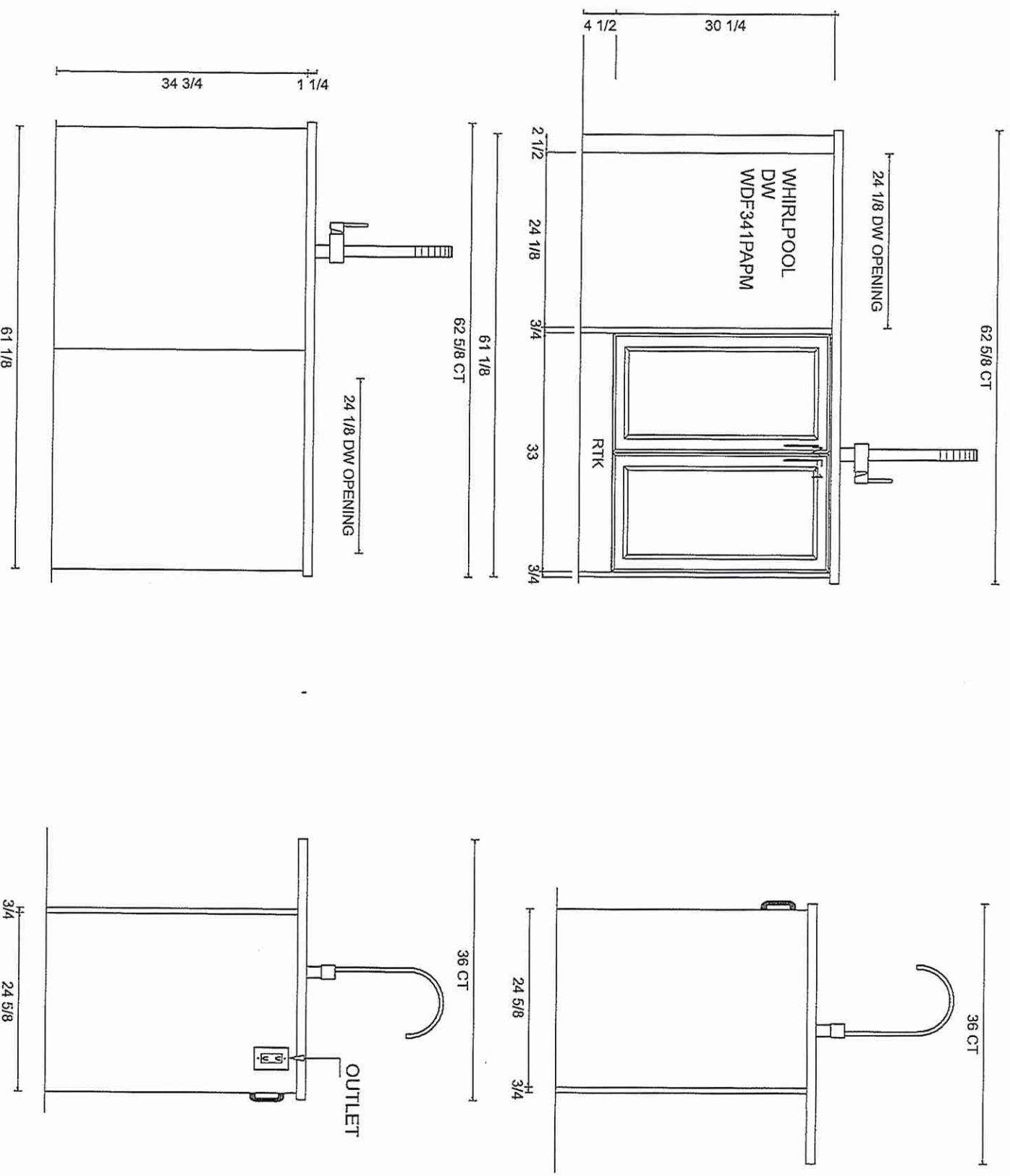
KITCHEN ISLAND ELEVATIONS

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: FOG GREY
DOOR MATERIAL: THERMOFOIL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD THERMO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL. HEIGHT: 98 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:



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POWDER RM

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



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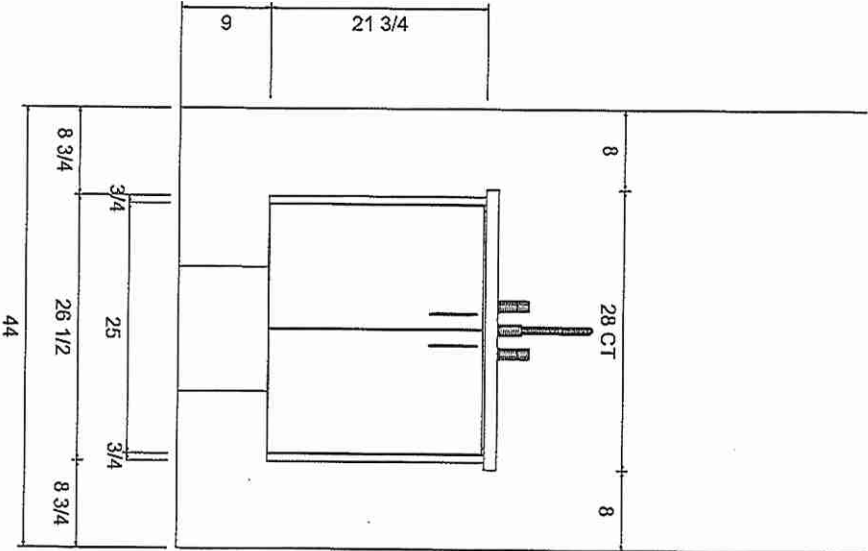
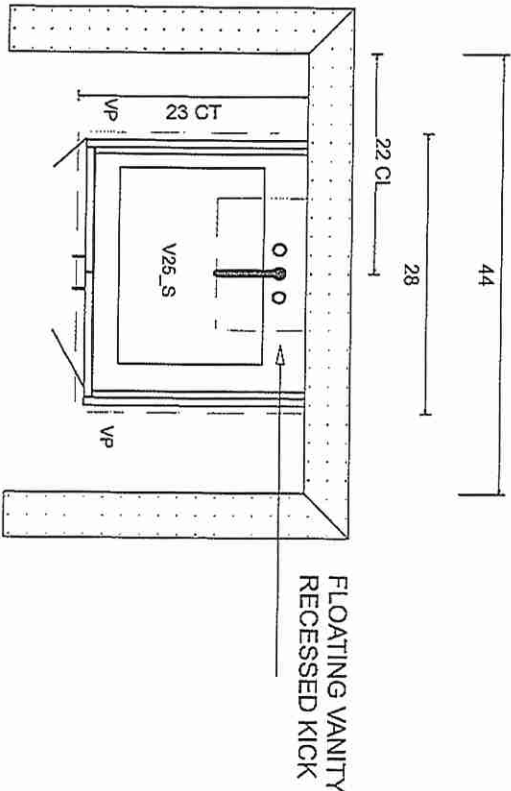
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V. Williams

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MODEL: THE LAWSON 20-08

PRIMARY VANITY

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

Initial
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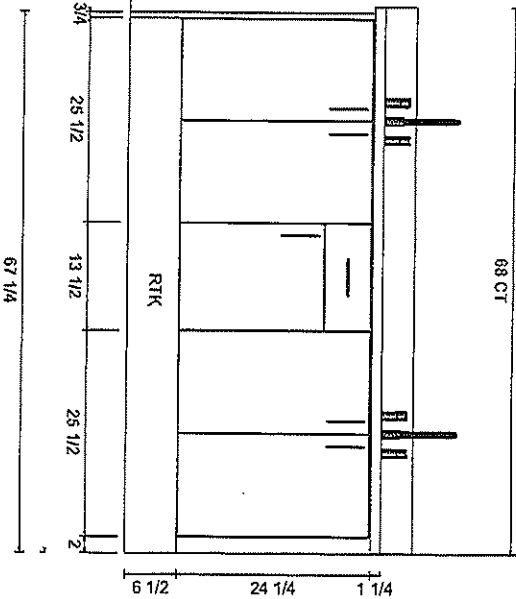
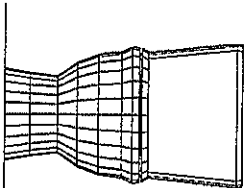
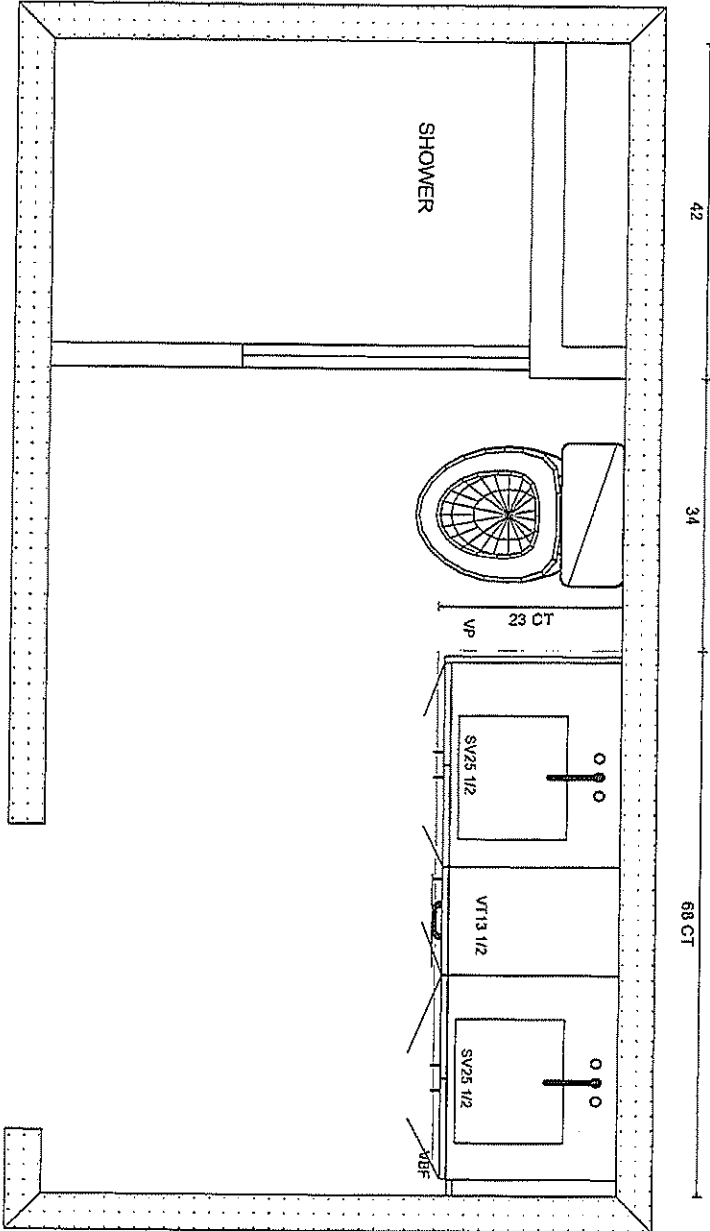
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MAIN VANITY

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