



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CAI YUN CHEN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
72 BLOCK 235	3	MACKENZIE END-OPT 2ND-OPT KTICHEN LAYOUT-ELEV A2	12-Aug-25	

Date Added: 31-Mar-25

Invoice Number: 8768

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

Note:

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

Note:

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable.

Note:

1 - KITCHEN

Accommodate the fridge opening for a future 36" wide fridge.

Note:

1 - KITCHEN- Install an upgarded undermount sink in the kitchen. Install the Kindred BROOKMORE model # BSU1832-9

Note: **Install standard faucet**

1 - KITCHEN-Install the standard Everest MAPLE WHITE standard A edge

Note:

1 - POWDER ROOM- Install the standard Everest MAPLE WHITE standard A edge

Note:

1 - MASTER ENSUITE-Install the standard Everest MAPLE WHITE standard A edge

Note:

1 - MAIN BATH-Install the standard Everest MAPLE WHITE standard A edge

Note:

1 - PLUMBING CLARIFICATION-

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

Note:

1 - SHOWER CEILINGS

Purchasers have declined upgrade to install tiles on ceilings of shower stalls.. Purchaser acknowledges there will be no tiles on ceilings of shower stalls.

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.



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72 BLOCK 235	3	MACKENZIE END-OPT 2ND-OPT KTICHEN LAYOUT-ELEV A2	12-Aug-25	

Date Added: 31-Mar-25 **Invoice Number:** 8768

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 seperate switch (See Sketch)
Note:

1 - KITCHEN- In addition to the builders standard ceiling light, Install FOUR (X4) pot lights. All FOUR (X4) pot lights to be on the same switch as buildesr standard ceiling light (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:

Date Added: 22-Jan-25 **Invoice Number:** 8698

1 - BASEMENT- Install the 200 Amp service, in lieu of the buildesr standard (See Sketch)
Note:

1 - MAIN BATH- Delete teh Tub/Shower, and install a shower stall in teh Main Bath. To include 2x2 shower floor mosaic, 6" curb with White Quartz Top, and a shower pot light **Showerstall To Be Left Open**
Note:

1 - KITCHEN- Install the Gas line Rough In for the stove (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 STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$7,500 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

This Document is Extremely Time Sensitive - Printed 1 Apr 25 at 8:59

* INTERIOR COLOUR SCHEME *

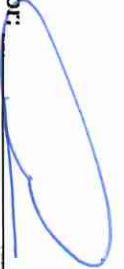
		Purchaser CAI YUN CHEN	Decor Consultant Laura Di Pede	Model and Elevation ENZIE END-OPT 2ND-OPT KITCHEN LAYOUT-EL	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 12/08/2025	Property 72 BLOCK 235
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	Flooring		Wall Tile		Plumbing	
	Description		Main	Accent/Insert	Border / Listello	Pattern
Master Ensuite	(STD) 13X13 BYZANTINE PENTALLIC GREY		(STD) 8X10 UNIWAL TAUPE GLOSSY	N/A	N/A	WHITE
Main Bathroom	(STD) 13X13 BYZANTINE PENTALLIC GREY		(STD) 8X10 UNIWAL TAUPE GLOSSY	N/A	N/A	WHITE
Powder Room	(STD) 13X13 MALENA ICE			N/A	N/A	WHITE
Kitchen	(STD) 13X13 MALENA ICE		(STD)3x6SubwayTenderGreyBright-Stacked	N/A	N/A	N/A
Laundry(2nd Fir)	(STD) 13X13 BYZANTINE PENTALLIC GREY		N/A	N/A	N/A	N/A
Foyer	(STD) 13X13 MALENA ICE					
Main Hall	(Std) LaminatHighlandCarlisleNaturalOakEE-H-287		Railings and Stairs			
Great Room	(Std) LaminatHighlandCarlisleNaturalOakEE-H-287					
			Railings	(STD) Mirage Red Oak WHITE MIST	Landing - Upper	(Std) CarlisleNaturalOakEE-H-287
			Pickets	(STD) Plain Flat Black with shoes	Landing - Lower	(Std) CarlisleNaturalOakEE-H-287
			Posts	(STD) Mirage Red Oak WHITE MIST	Ledge - Upper	N/A
			Stringers	(STD) Mirage Red Oak WHITE MIST	Ledge - Lower	N/A
			Treads	(STD) Mirage Red Oak WHITE MIST		
			Risers	(STD) Mirage Red Oak WHITE MIST		
			Runner	N/A		
			Trim			
Upper Hall	(STD) 40 OZ OPENING NIGHT #21		Baseboard & Casing	(STD) STEP BEVEL MODERN	Knobs	STANDARD
Office	(STD) 40 OZ OPENING NIGHT #21		Front Door Glass	STANDARD	Hinges	STANDARD
Master Bedroom	(STD) 40 OZ OPENING NIGHT #21		Interior Doors	STD-CARRARA SMOOTH	Grip Set	STANDARD
Bedroom 2	(STD) 40 OZ OPENING NIGHT #21		Notes			
Bedroom 3	(STD) 40 OZ OPENING NIGHT #21					
			*MASTER ENSUITE -2X2 WARM GREY SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP *MAIN BATH SHOWER- 2X2 WARM GREY SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP			
			Cornice Moulding / Medallion			
			Foyer			NO
			Living Room			NO
			Dining Room			NO
			Family Room			NO
			Main Hall			NO
			Kitchen			NO
			2nd Floor Hall			NO

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Consultant:  Purchaser: 

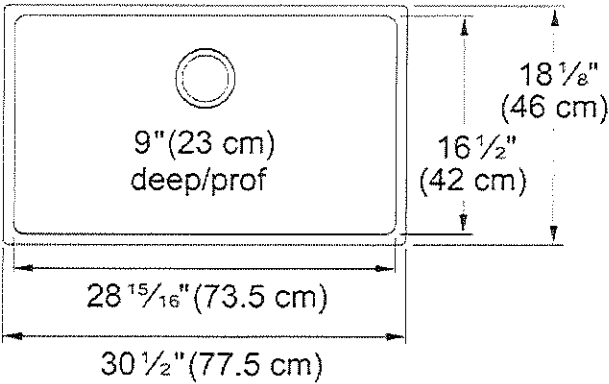
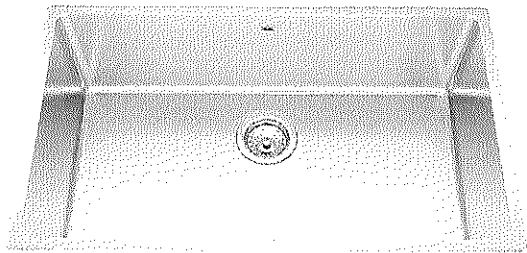
Vendor: 

OXFORD



TH 72 BLK 235 -Grovetrail

Brookmore Undermount Sink - BSU1831-9 | 122.0637.643



* Standard Faucet *

Brookmore Collection 30.6-in x 18.2-in Undermount Single Bowl Stainless Steel Kitchen Sink. The Brookmore stainless steel sink collection will create something truly unique that fits both prepping and cleaning needs. Made with high-quality 18-gauge stainless steel with a rich chromium content that helps shield the material from corrosion and prevents bacterial growth. The undermount sink style provides a sleek, modern look and makes cleaning up spills and messes easy. The spacious 9" deep bowl is perfect for soaking and washing stacks of dishes, and the sound-dampening system goes to work to reduce the noise caused by a garbage disposal or running water.

Aspect	
Sink type	Sink
Type of material	Stainless steel
Number of bowls	1
Color	Steel
Surface finish	Pearl
Product Dimensions	
Length (right to left)	30.512
Width (front to back)	18.11
Large bowl size: right to left	28.937
Large bowl size: front to back	16.535
Large bowl: depth	9
Installation	
Minimum cabinet size	33"
Product specifications	
Installation type	Undermount
Drain hole	3 1/2"
Position of drainer	No drainer
Product identification	
Product brand	Kindred
Collection	Brookmore
Certified by	IAPMO
Features	
Drainers number	No drainer
Product reversibility	No
Faucet ledge	No



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
MODEL: MACKENZIE 20-09

KITCHEN OPT PLAN VIEW

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

Initial
CRL

TH 72 BLK 235

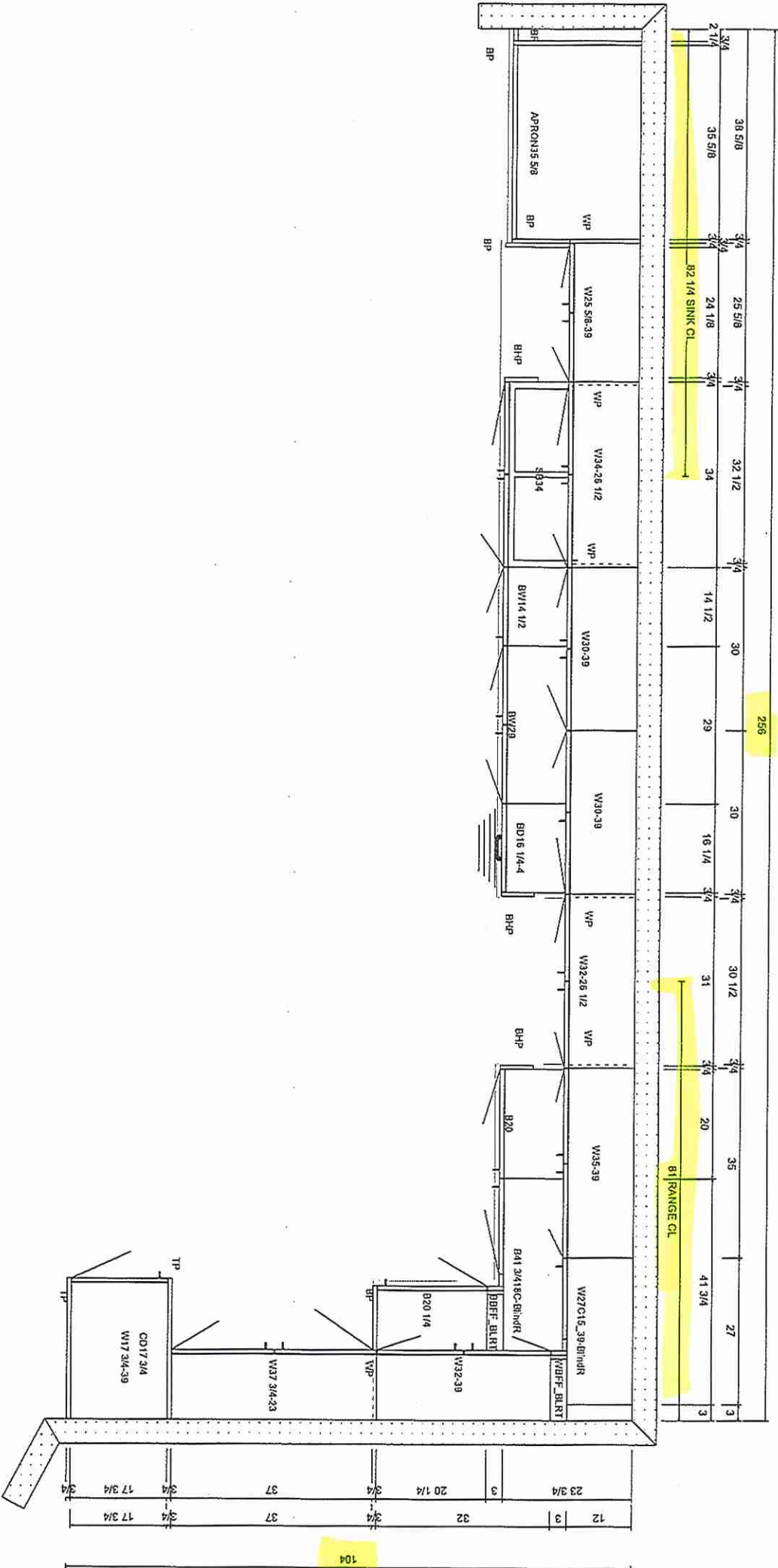
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DATE: MAR 24/25

REVISION:

SCALE: 1 : 26.603289

PAGE: 1 OF 3



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MODEL: MACKENZIE 20-09

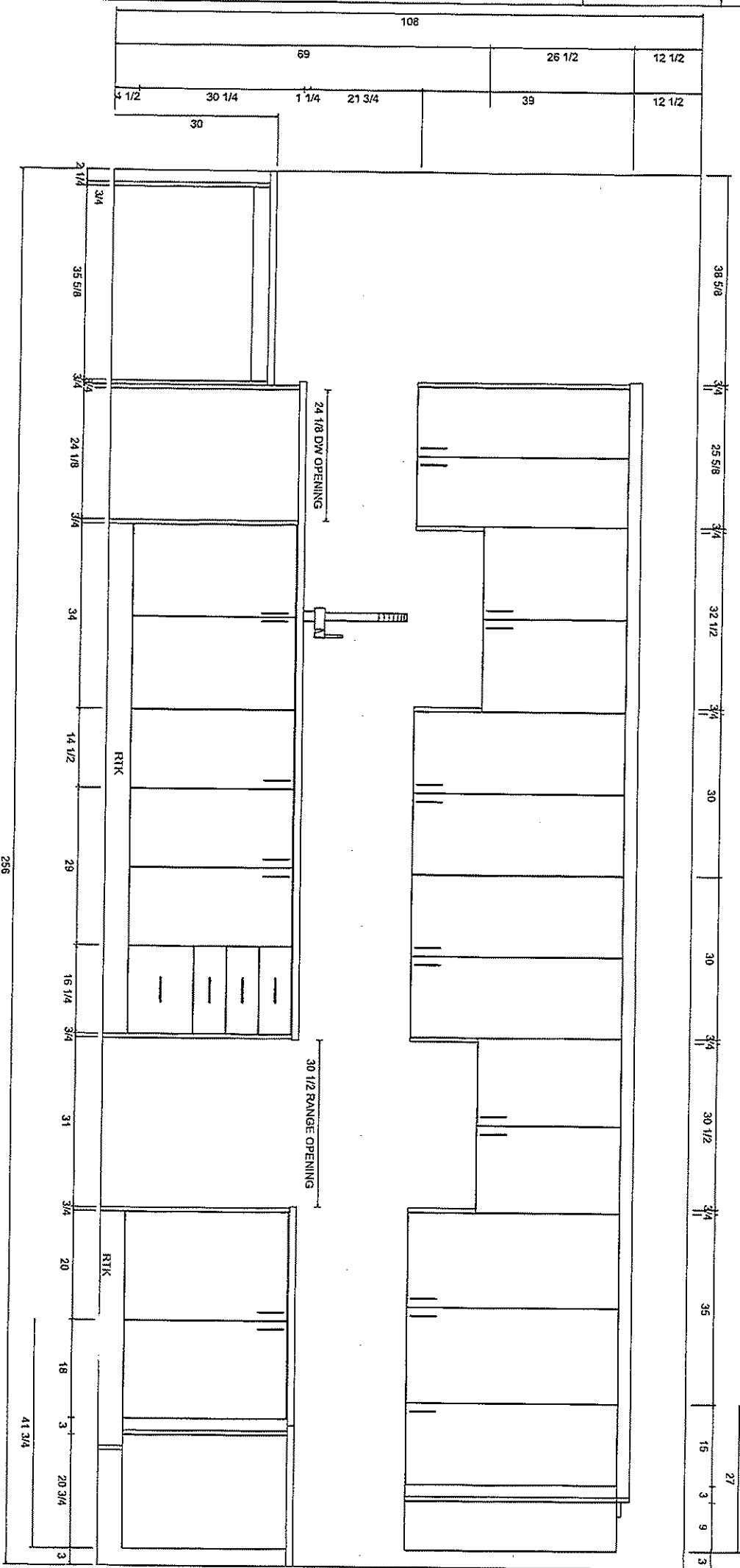
KITCHEN OPT ELEVATION

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

TH 72 BLK 235

Initial 

PAGE: 2 OF 3





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KITCHEN OPT ELEVATION

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

Initial
CRL

TH 72 BLK 235

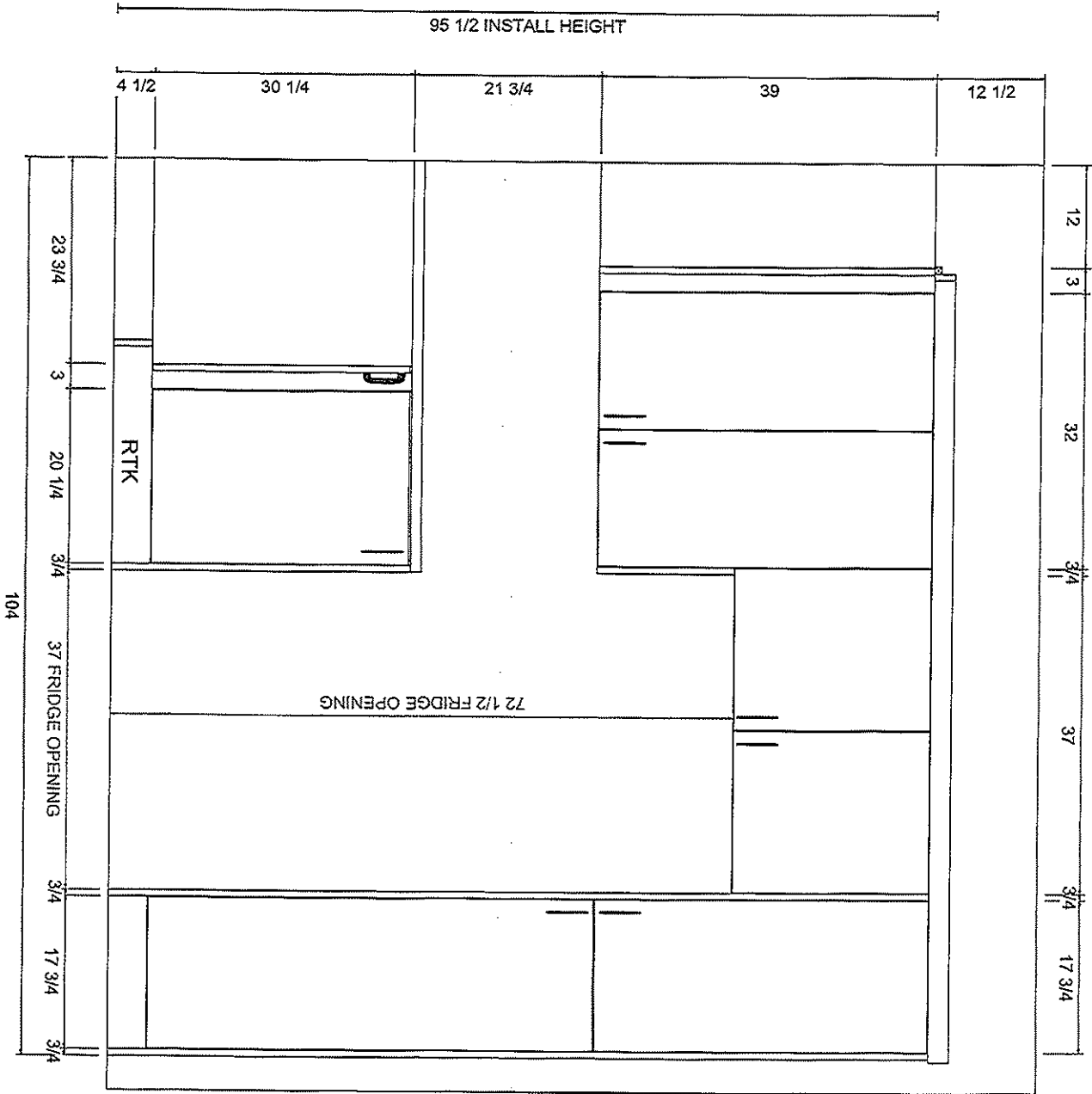
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DATE: FEB 24/25

REVISION: MAR 24/25

SCALE: 5/8" = 1'

PAGE: 3 OF 3

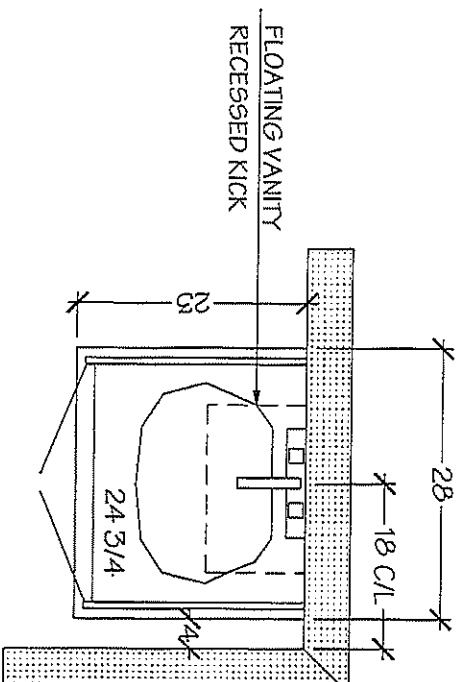


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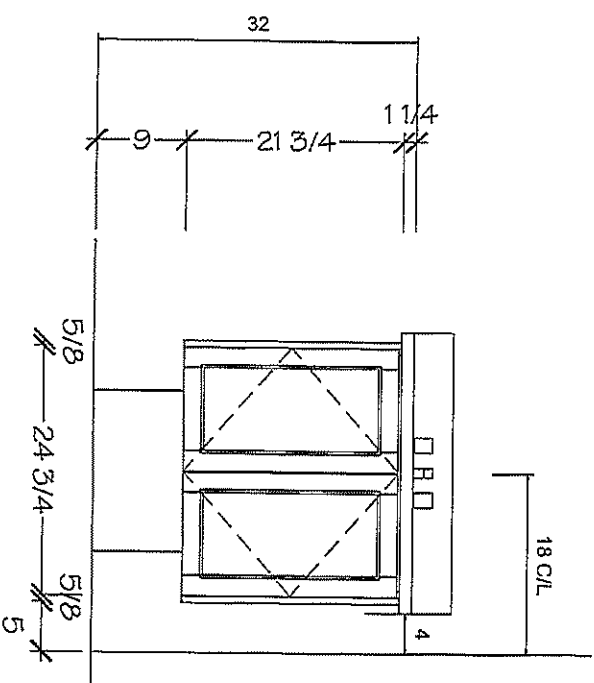
POWDER ROOM

Initial

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POWDER ROOM



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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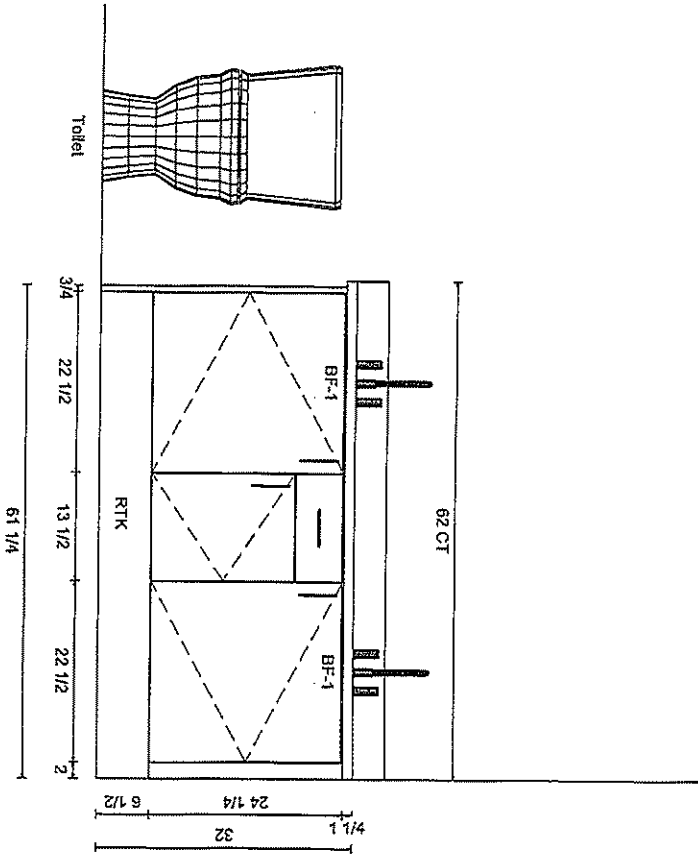
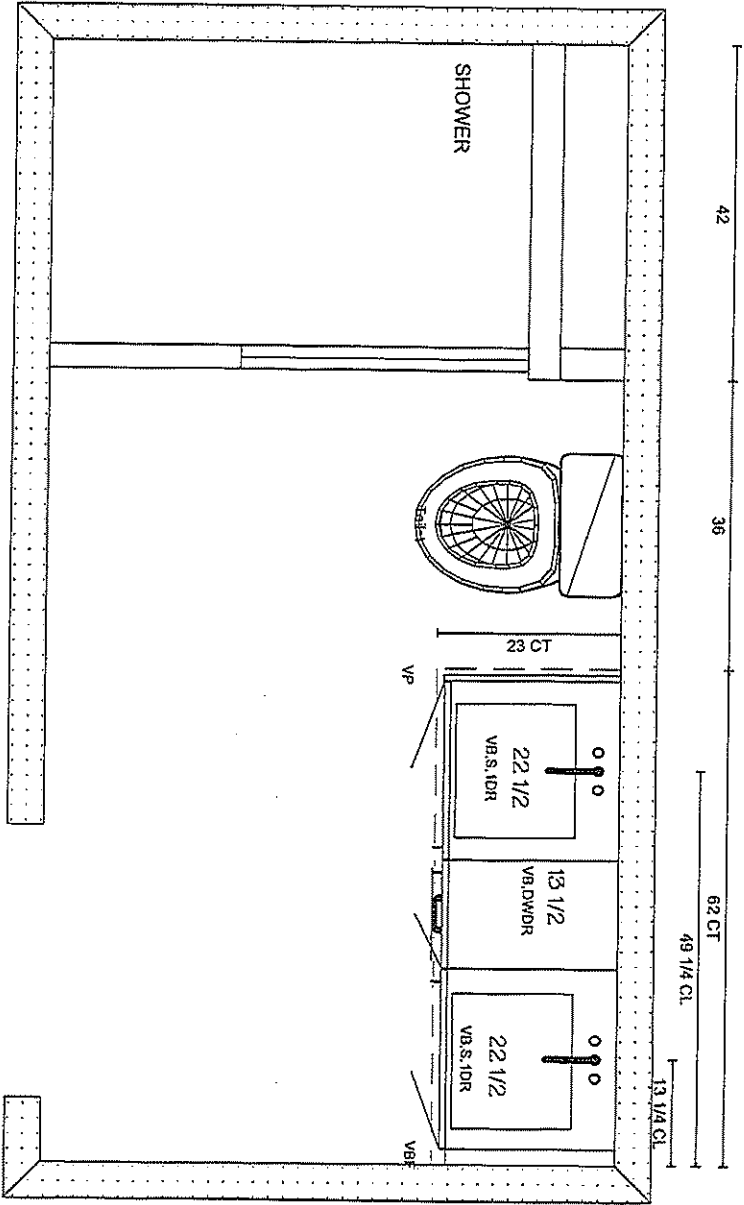
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009 END

PRIMARY ENSUITE
FOR OPTIONAL
2ND FLOOR WITH
OFFICE/FLEX SPACE

Initial
CVL

TH 72 BLK 235

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REVISION: FEB 21/2025
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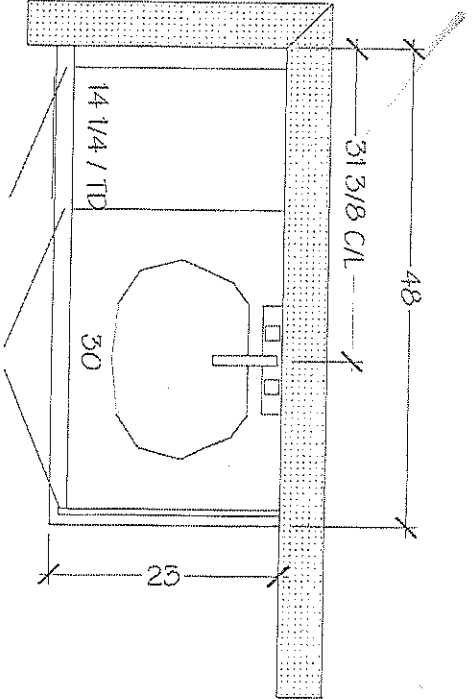


V. Miller

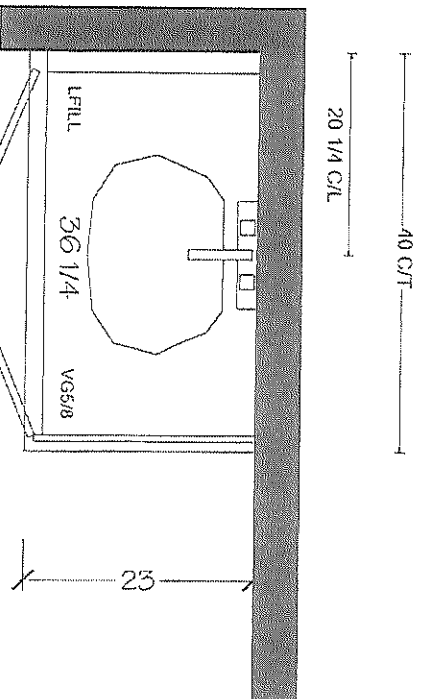
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009 END

MAIN BATH



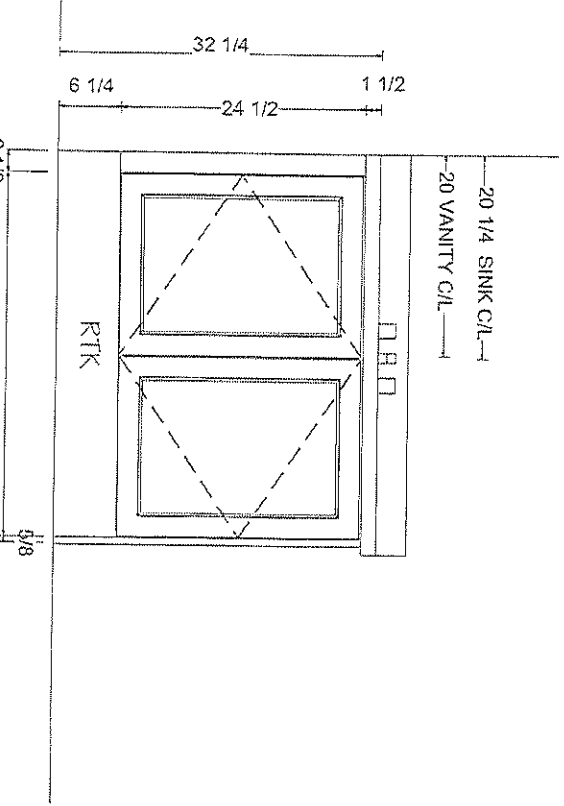
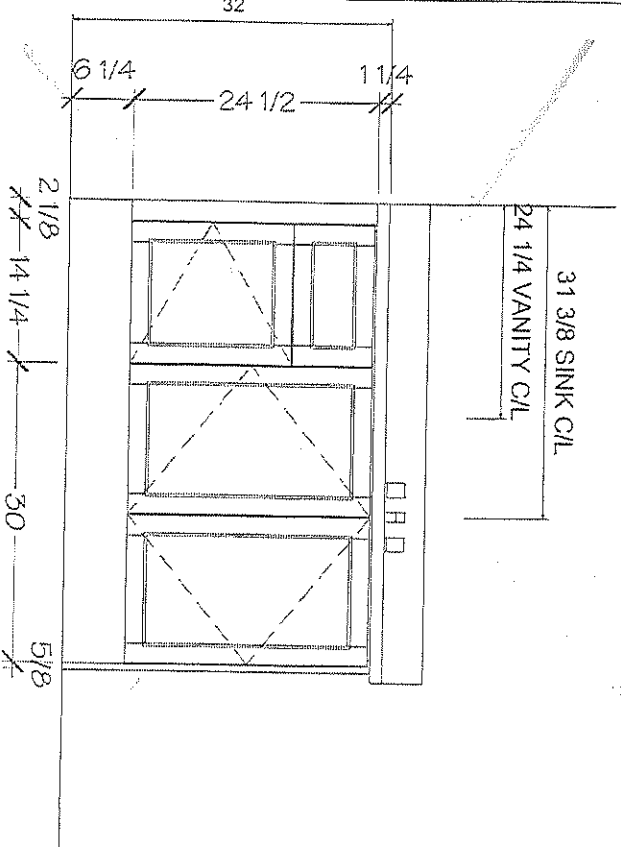
MAIN BATH - STD 2ND FLOOR



MAIN BATH - OPTIONAL 2ND FLOOR,
END UNIT, OFFICE/FLEX ROOM

Initial
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TH 72 BLK 235



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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