CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: BIN LIU and YAN JIA CHI // ZHAOHONG CHI **TEL:**

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
55 BLOCK 232	3	MILL POND-OPT 2ND-OPT KITCHEN-ELEVATION B	19-Aug-25	

Date Added: 26-Mar-25 **Invoice Number: 8743**

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 - DECLINED UPRADE 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 - KITCHEN- Install the standard Everest VANILLA WHITE in the kitchen with standard "A" Edge

Note:

1 - KITCHEN- Install builders standard undermount sink and faucet in teh kitchen (See Sketch)

Note:

1 - POWDER ROOM- Install the standard Everest VANILLA WHITE in the Powder Room with standard "A" Edge

Note:

1 - MASTER ENSUITE- Install the standard Everest VANILLA WHITE in the Master Ensuite with standard "A" Edge

Note:

1 - MAIN BATH- Install the standard Everest VANILLA WHITE in the Main Bath with 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 - SHOWER CEILINGS

Purchasers have declined upgrade to install tiles on ceilings of shower stalls and Tub/Showers. Purchaser acknowledges there will beno tiles on ceilings of shower stall and Tub/Showes
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 RM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.
Note:

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55 BLOCK 232	3	MILL POND-OPT 2ND-OPT KITCHEN-ELEVATION B	19-Aug-25	

Date Added: 26-Mar-25 **Invoice Number: 8743**

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 - SECOND FLOOR- Install Laminate flooring throughout the second floor, Install the Laminate Highland Carlisle Natural Oak EE-H-287, to be installed on the Upper Hall, Master Bedroom, Bedroom #2, #3, and the Office
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 in the great room, Install SIX (X6) pot lights. All SIX (X6) Pot lights to be on one sepereate switch (See Sketch)
Note: **Purchasers request to have each potlight installed with 62" gap between each pot light & 62" off each wall**

1 - KITCHEN- In addition to the builders standard ceiling lights in the kitchen, Install FOUR (X4) pot lights. All FOUR (X4) Pot lights to be on the same switch as standard ceiling lights (See Sketch)
Note: **Purchasers request to ahve the FOUR (X4) pot lights evenly spaced within the kitchen area

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: 18-Feb-25 **Invoice Number: 8728**

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

1 - SECOND FLOOR- Install Smooth ceilings throughout the 2nd floor (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: BONUS PACKAGE-PURCHASER HAS A REMAINING $1,115.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

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* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
BIN LIU	Laura Di Pede	IILL POND-OPT 2ND-OPT KITCHEN-ELEVATION	/	Grovetrail Developments Inc.	19/08/2025	55 BLOCK 232

Flooring

	Description
Master Ensuite	(STD) 13X13 BYZANTINE PENTALLIC GREY
Main Bathroom	(STD) 13X13 BYZANTINE PENTALLIC GREY
Powder Room	(STD) 13X13 BYZANTINE PENTALLIC GREY
Mud Room	(STD) 13X13 BYZANTINE PENTALLIC GREY
Kitchen/Dinette	(STD) 13X13 BYZANTINE PENTALLIC GREY
Laundry(2nd Flr)	(STD) 13X13 BYZANTINE PENTALLIC GREY
Foyer	(STD) 13X13 BYZANTINE PENTALLIC GREY
Main Hall	Std-Laminate Highland CarlisleNaturalOakEE-H-287
Great Room	Std-Laminate Highland CarlisleNaturalOakEE-H-287
Upper Hall	(Upg)Laminate HighlandCarlisleNaturalOakEE-H-287
Office	(Upg)Laminate HighlandCarlisleNaturalOakEE-H-287
Master Bedroom	(Upg)Laminate HighlandCarlisleNaturalOakEE-H-287
Bedroom 2	(Upg)Laminate HighlandCarlisleNaturalOakEE-H-287
Bedroom 3	(Upg)Laminate HighlandCarlisleNaturalOakEE-H-287

Wall Tile

Main	Accent/Insert	Border / Listello	Pattern
(STD) 8X10 UNIWAL WHITE GLOSSY	N/A	N/A	N/A
(STD) 8X10 UNIWAL WHITE GLOSSY	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	NA/	N/A
3X6 Arctic White Glossy-Stacked	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Plumbing

WHITE
WHITE
WHITE
N/A
STD
N/A

Railings and Stairs

Railings	STD-Red Oak Mirage White Mist	Landing - Upper	(Std) CarlisleNaturalOakEE-H-287
Pickets	STD- Single Plain Flat Black with Shoes	Landing - Lower	(Std) CarlisleNaturalOakEE-H-287
Posts	STD-Red Oak Mirage White Mist	Ledge - Upper	N/A
Stringers	STD-Red Oak Mirage White Mist	Ledge - Lower	N/A
Treads	STD-Red Oak Mirage White Mist		
Risers	STD-Red Oak Mirage White Mist		
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- Step Bevel Modern	Knobs	STD- LEVER
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STD- CARRARA SMOOTH	Grip Set	STANDARD

Notes

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

Consultant: Laura Di Pede

Purchaser: Signed by: Bin Liu 0E67926B75B2427... BIN LIU

Vendor: Grovetrail Developments Inc.

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* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
BIN LIU	Laura Di Pede	IILL POND-OPT 2ND-OPT KITCHEN-ELEVATION	/	Grovetrail Developments Inc.	19/08/2025	55 BLOCK 232

	Interior Paint	Cabinet			
	Description	*Style*	*Countertop*	*Counter Edge*	*Handle / Knob*
Master Ensuite	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	STD-Everest Vanilla White	"A" EDGE	BP205128900
Main Bathroom	STD- SILVER BIRCH	STD- EURO MELAMINE SHEER BEAUTY L581 (KARISMA)	STD-Everest Vanilla White	"A" EDGE	BP205128900
Powder Room	STD- SILVER BIRCH	STD- EURO MELAMINE SHEER BEAUTY L581 (KARISMA)	STD-Everest Vanilla White	"A" EDGE	BP205128-900
Mud Room	STD- SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	STD-Everest Vanilla White	"A" EDGE	BP205128-140
Laundry(2nd flr)	STD- SILVER BIRCH	N/A	N/A	N/A	N/A
Foyer	STD- SILVER BIRCH				
Main Hall	STD- SILVER BIRCH				
Great Room	STD- SILVER BIRCH				
Upper Hall	STD- SILVER BIRCH				
Office	STD- SILVER BIRCH				
Master Bedroom	STD- SILVER BIRCH				
Bedroom 2	STD- SILVER BIRCH				
Bedroom 3	STD- SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size	STANDARD	Range	Std 31in Opening
Built-Ins	None	Microwave	None
Hood Fan	Std 30in	Exhaust Opening	(●) 6" ( ) 8"
Dishwasher Cabinet	Std 24in Opening		

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

Decor Consultant: Laura Di Pede

Purchaser: Signed by: Bin Liu 0E67926B75B2427... BIN LIU

Vendor: Grovetrail Developments Inc.

Lot: 55 BLOCK 232 Project: Grovetrail Developments Inc. Model: MILL POND-OPT 2ND-OPT KITCHEN-ELEVATION B

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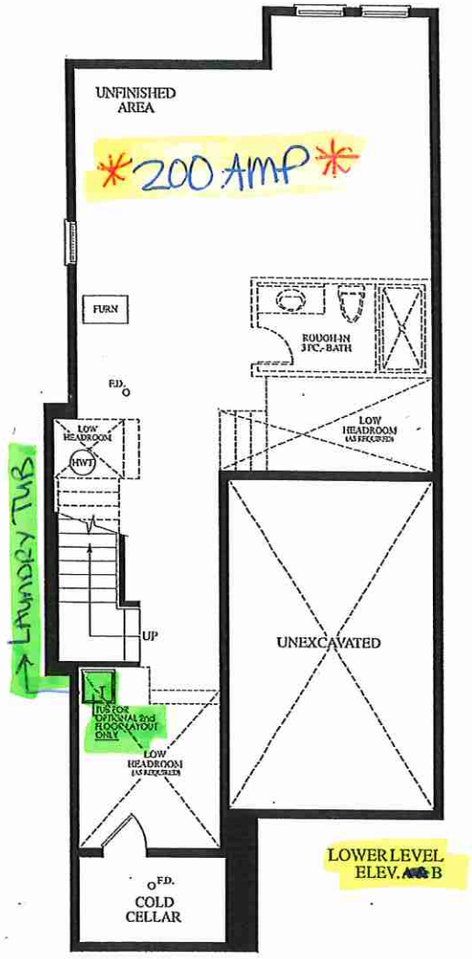
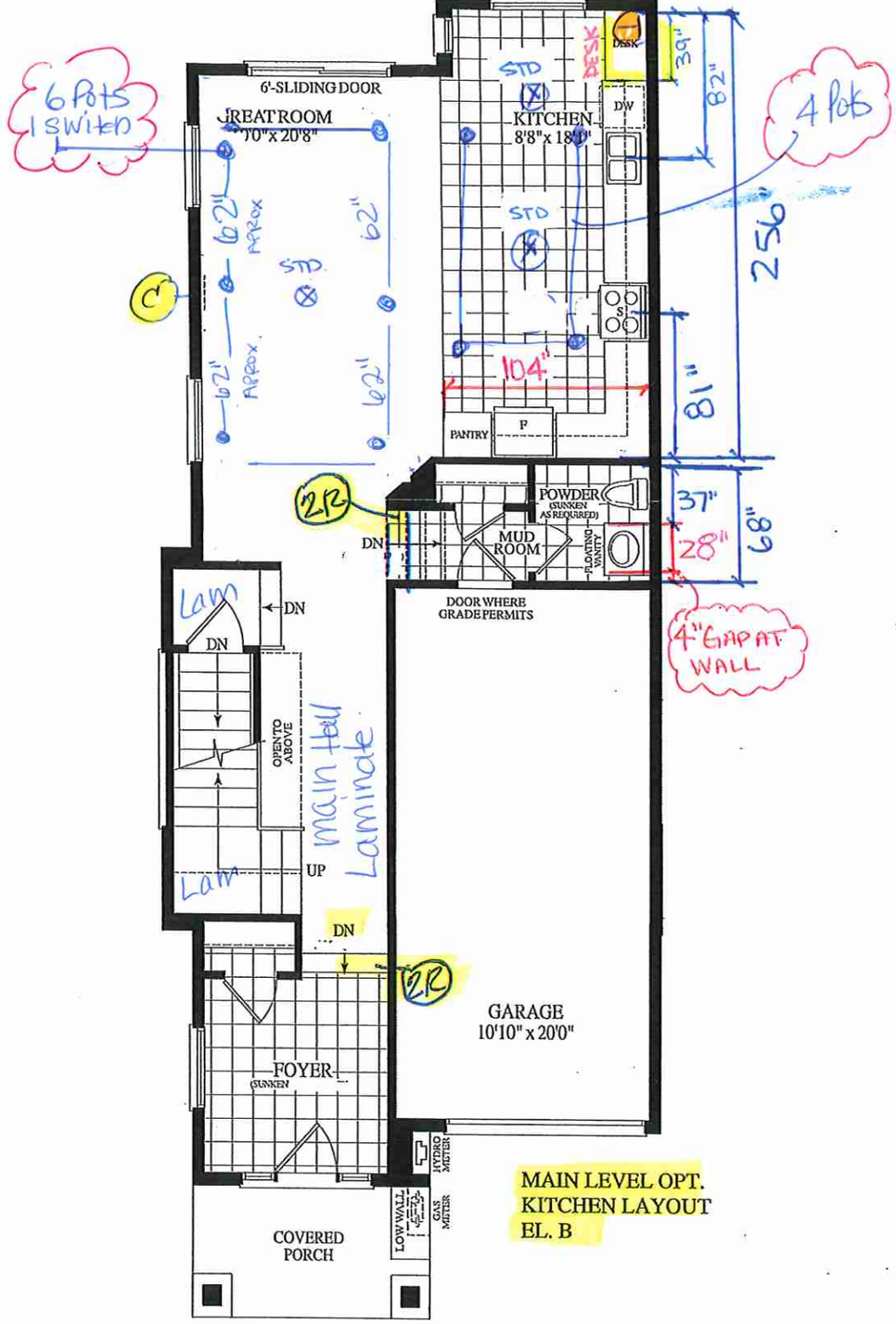
(C) CABLE (x2)

(T) TELEPHONE (x2)

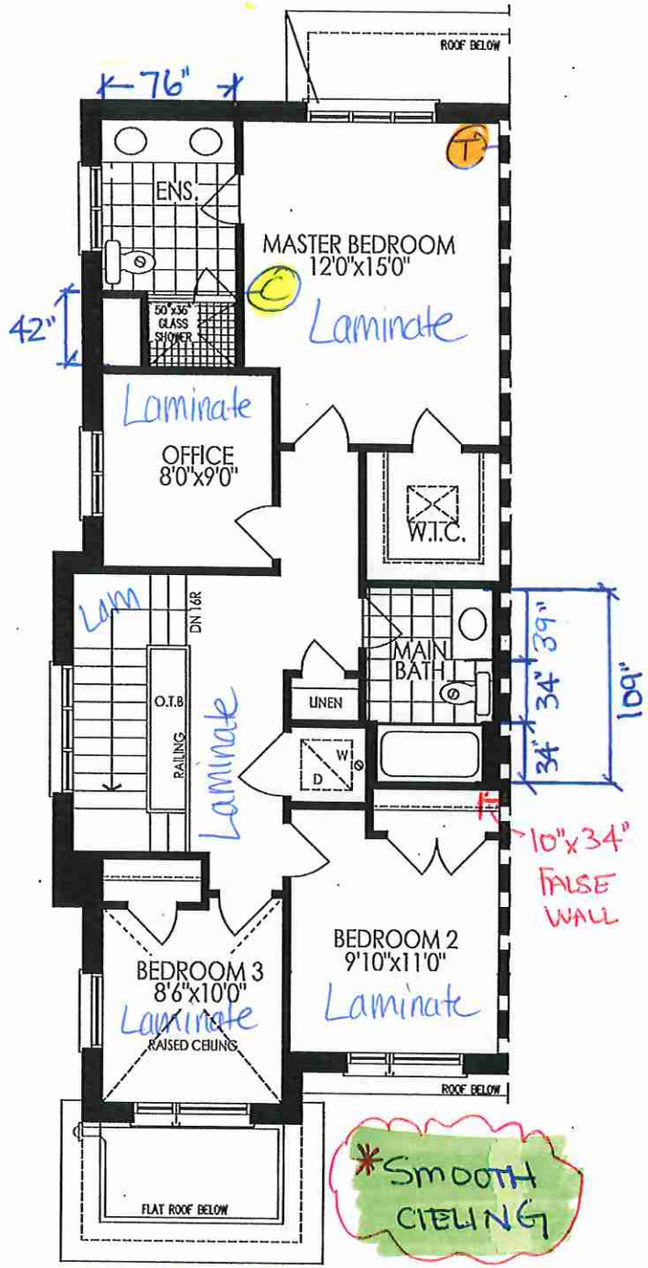
(x10) POTS



LOWER LEVEL
ELEV. A & B



MAIN LEVEL OPT.
KITCHEN LAYOUT
EL. B



OPT. SECOND FLOOR
PLAN OFFICE/ FLEX
ROOM LAYOUT
EL. B

BLK. 232 TH.55 CRN. 20-10 THE MILL POND EL. B 1750 SQ.FT.

OAKRIDGE MEADOWS

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Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER MILL POND

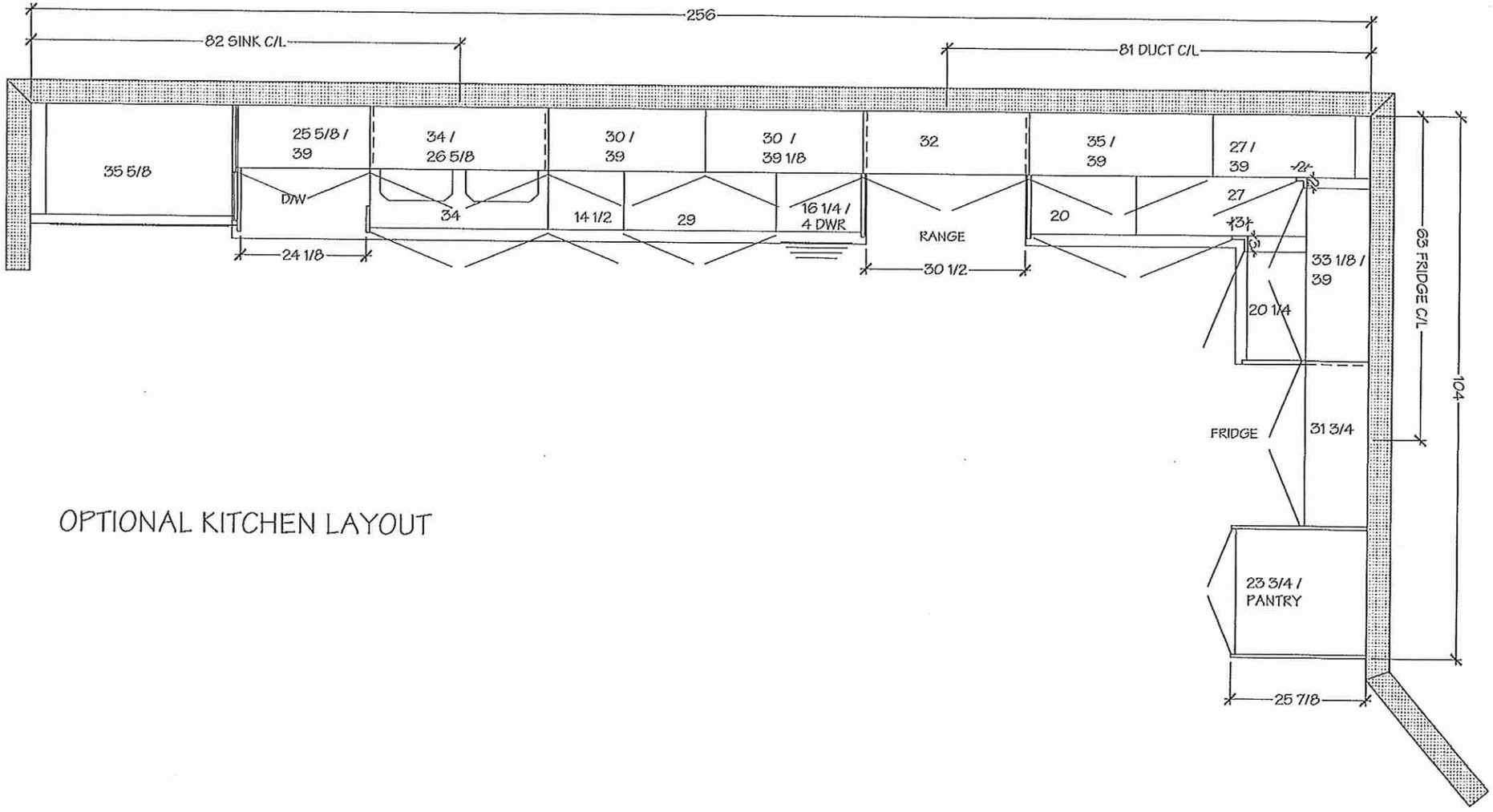
MODEL: MILLPOND 2010

OPTIONAL KITCHEN

+ ~~OPTIONAL MAGIC CORNER~~

Initial
BL

TH 55 BLK 232



OPTIONAL KITCHEN LAYOUT

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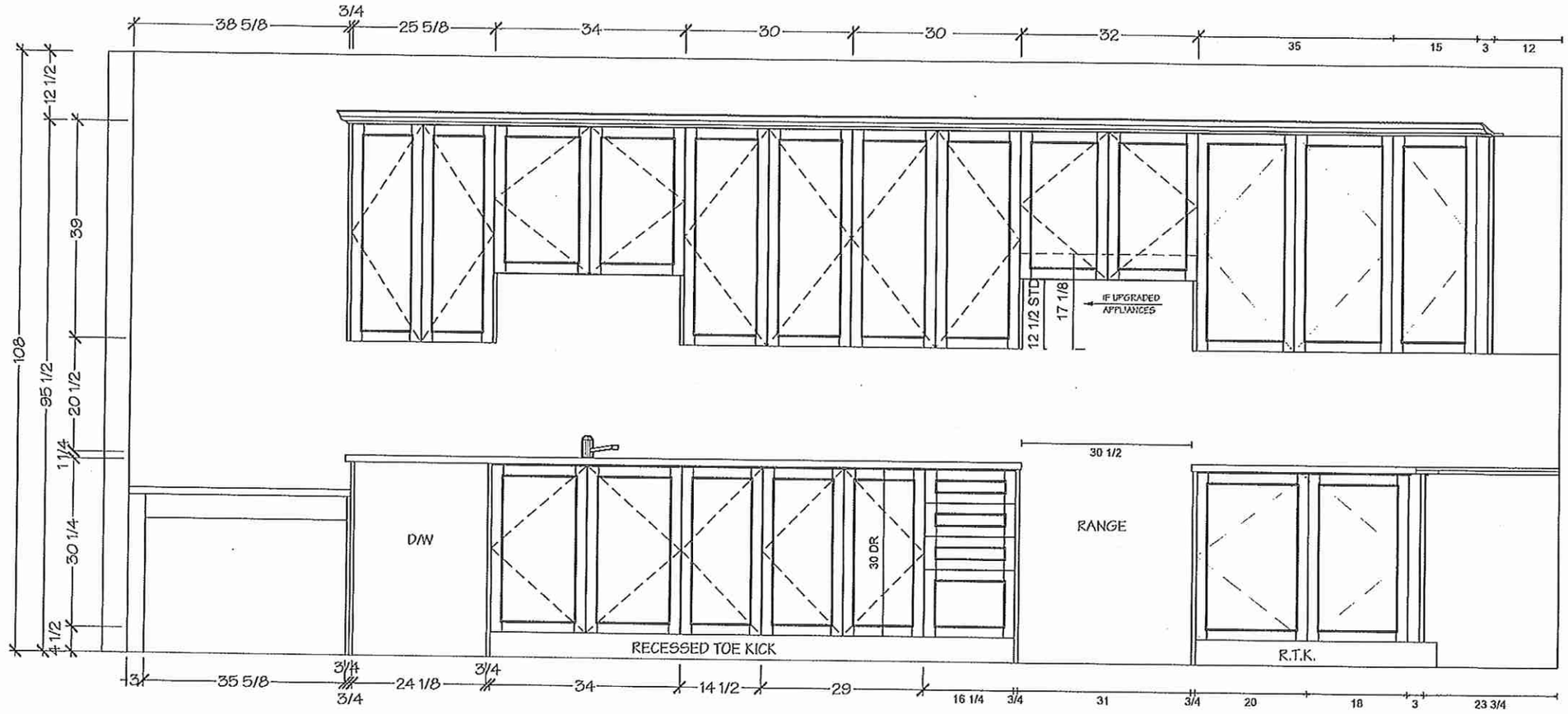

OPTIONAL KITCHEN LAYOUT

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OPTIONAL KITCHEN

+ ~~OPTIONAL MAGIC CORNER~~

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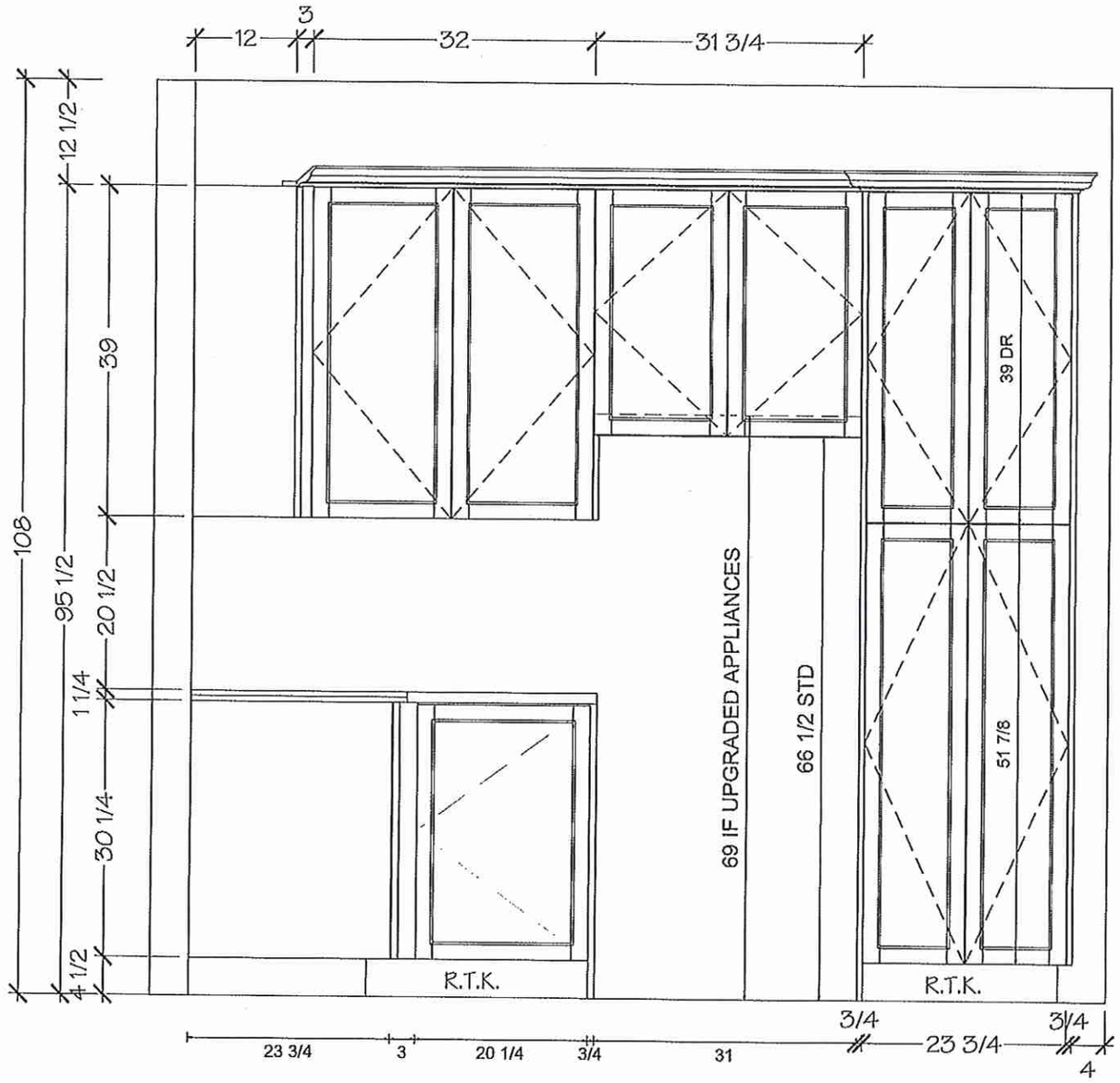

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POWDER ROOM

Initial
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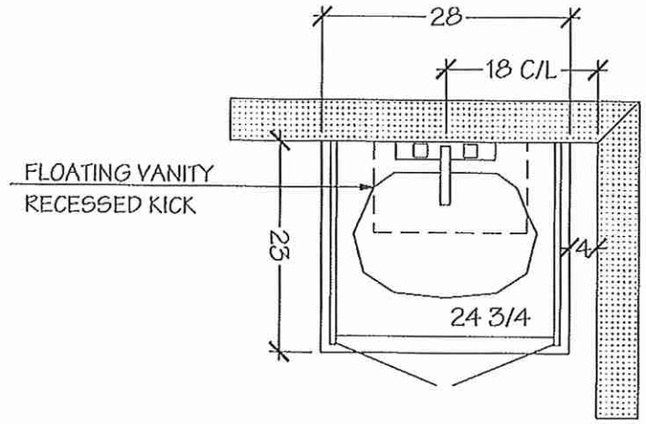
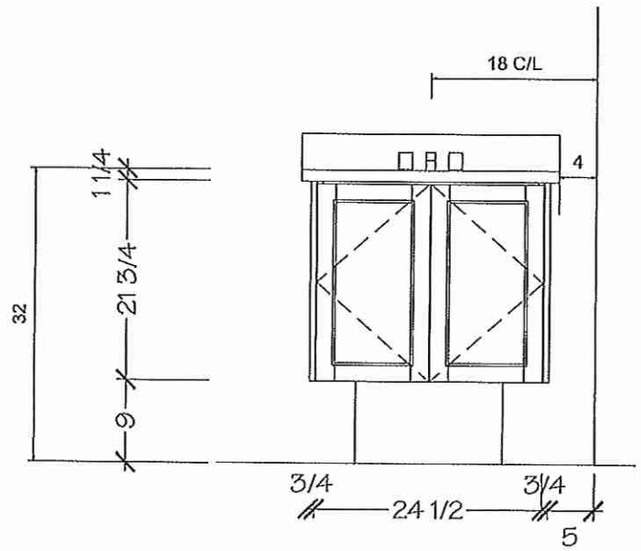


POWDER ROOM



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PRIMARY ENSUITE

Initial
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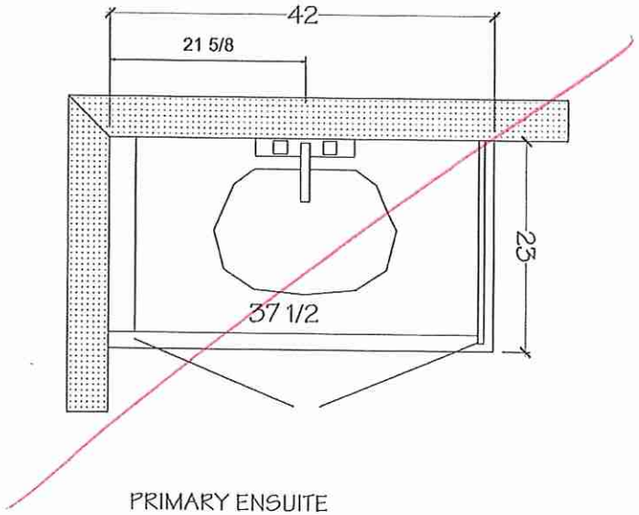

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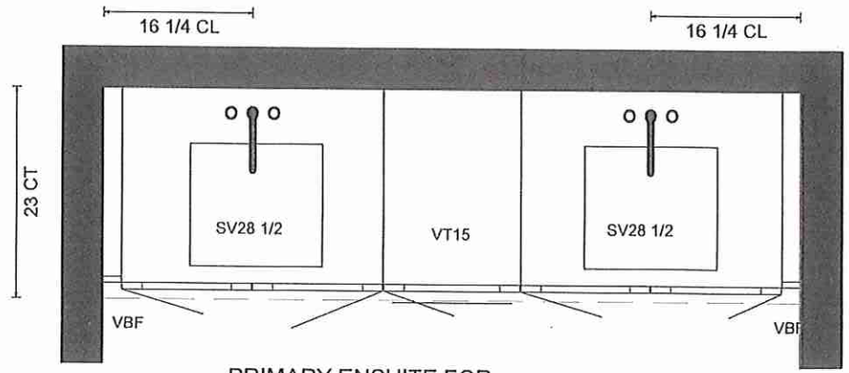
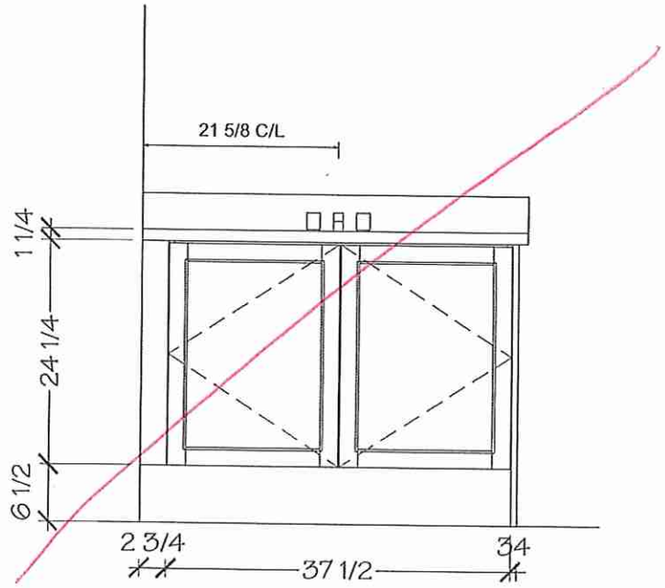
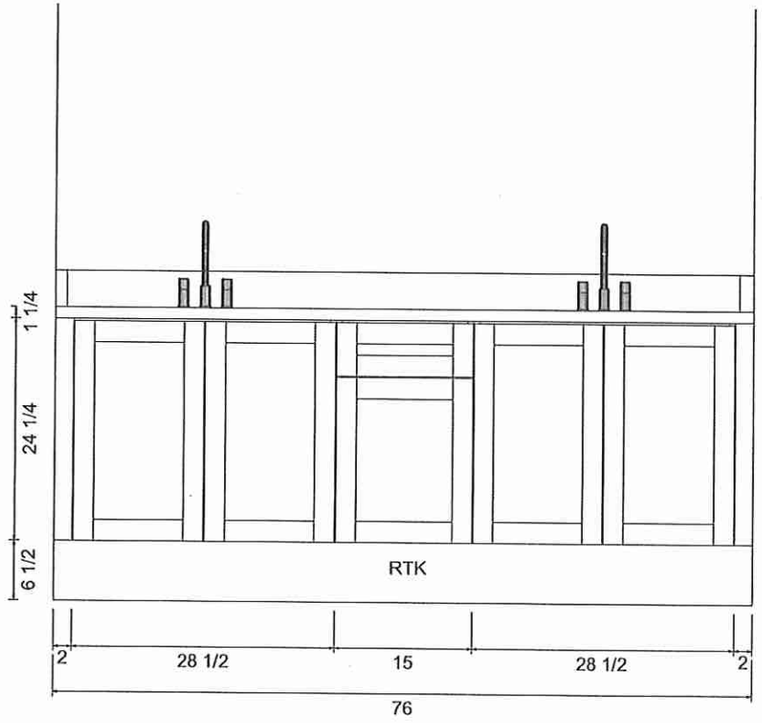


PRIMARY ENSUITE FOR
2ND FLOOR OPTION
WITH OFFICE/FLAX SPACE





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MAIN BATH

Initial
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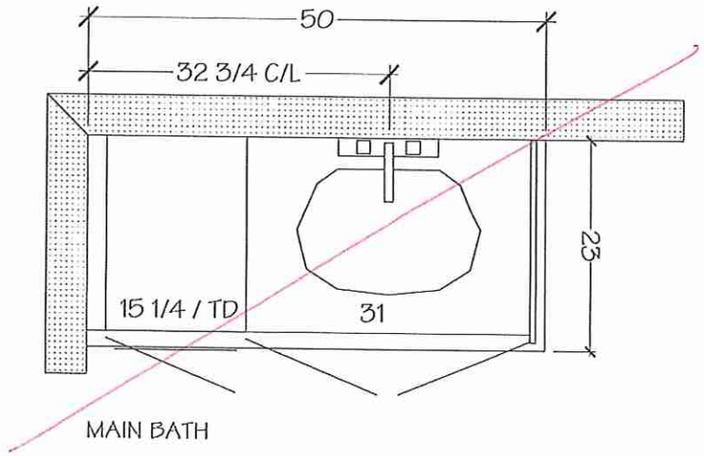

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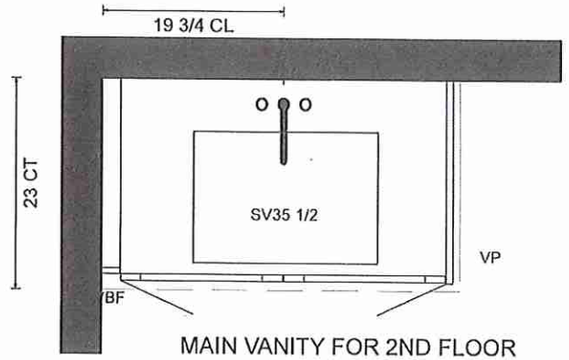
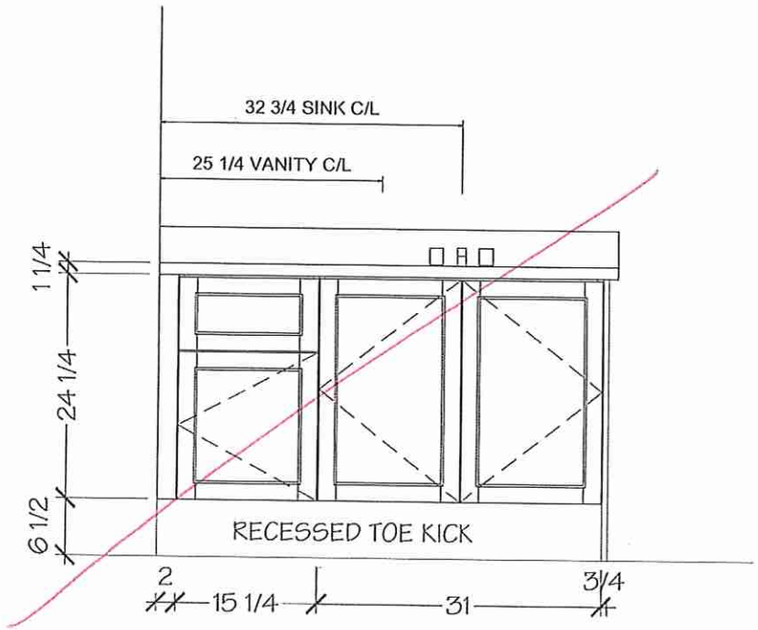
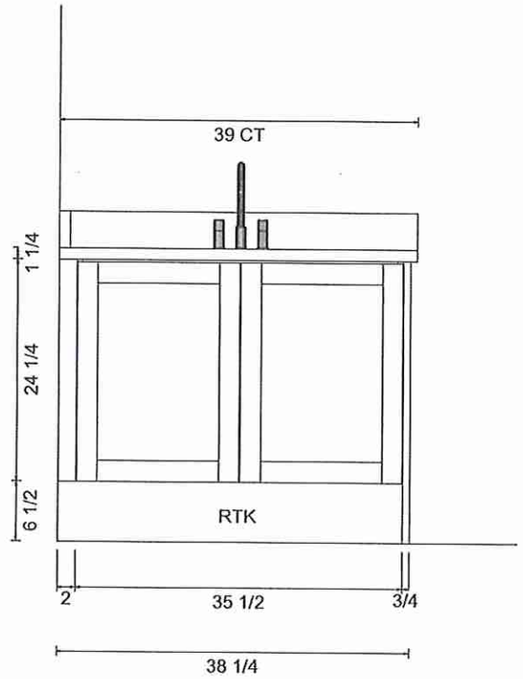


MAIN VANITY FOR 2ND FLOOR
OPTION WITH OFFICE/FLEX SPACE





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