



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: CONG PANG and LING XIE

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
80 BLOCK 242	3	MACKENZIE-END Elev B	06-Aug-25

Date Added: 08-Apr-25 Invoice Number: 8721

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 UPRADE KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan.

Note:

1 - KITCHEN- Install builders standard Emerson WHITE GALAXY counter top throughout the kitchen, where applicable

Note:

1 - KITCHEN-Install the upgrade "L" Edge throughout the kicthen, where applicable

Note:

1 - KITCHEN- Install an upgrade undermount sink in the kitchen, Install the Kindred BROOKMORE Model # BSU1831-9

Note: **Install the builders standard single hole faucet**

1 - POWDER ROOM- Install builders standard Emerson WHITE GALAXY counter top throughout the Powder room where applicable

Note: Install the standard "A" Edge

1 - MASTER ENSUITE- Install builders standard Emerson WHITE GALAXY counter top throughout the Master Ensuite where applicable

Note: Install standard "A" edge

1 - MAIN BATH- Install builders standard Emerson WHITE GALAXY counter top throughout the Main Bath where applicable

Note: Install builders standard "A" Edge

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-
MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.

Note:

1 - MASTER ENSUITE SHOWER STALL- Install the builders standard 13x13 floor tile on the walls of the shower stall

Note:

1 - SECOND FLOOR-Install the Highland Laminate flooring WATSON NATURAL OAK throughout the Upper hall, Master Bedroom, bedroom #2, #3

Note:

1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: The purchaser accepts and acknowledges that the flooring is prefinished & the staircase is Red Oak with hand-applied finish, along with the unique qualities of natural wood can create an unbalanced look.

Note:



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Date Added: 08-Apr-25

Invoice Number: 8721

1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

1 - KITCHEN- Relocate the builders standard ceiling light in the kitchen to above the island (See Sketch)
Note:

1 - KITCHEN- In addition to the builders standard ceiling light above the island, insall FOUR(X4) pot ights. All FOUR (X4) pot lights to be on it's own single switch (see Sketch)
Note:

1 - GREAT ROOM- In addition to the builders standard ceiling light, insall SIX (X6) pot ights. All SIX (X6) pot lights to be on it's own single standard switch (see Sketch)
Note:

1 - MASTER ENSUITE- Install the 13x13 altezza carrara tile on teh ceiling of the Master Ensuite shower stall
Note:

1 - MAIN BATH- Install the 8X10 UNIWAL WHITE GLOSSY tile on the ceiling of the Main Bath Tub shower ceiling
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 \$1,115.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

Date Added: 18-Mar-25

Invoice Number: 8757

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

1 - KITCHEN- Install the 8" duct to exhaust fan in lieu of the standard (See Sketch)
Note:

1 - KITCHEN- Install the gas line rough in for the stove (See Sketch)
Note:

1 - MAIN BATH- Install a shower pot light for the tub shower ceiling (See Sketch)
Note:

1 - FRONT EXTERIOR- Install an exterior Sofit for holiday lights (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:



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CONG PANG & LING XIE	Laura Di Pede	MACKENZIE-END Elev B	/	Grovetrail Developments Inc.	06/08/2025	80 BLOCK 242

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	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13X13 ALTEZZA CARRARA (STD)	✓ 13X13 ALTEZZA CARRARA (UPGD)	N/A	N/A	N/A	WHITE
Main Bathroom	✓ 13X13 ALTEZZA CARRARA (STD)	8x10 Uniwal White Glossy (STD)	N/A	N/A	N/A	WHITE
Mud Room	✓ 13X13 ALTEZZA CARRARA (STD)					
Powder Room	✓ 13X13 ALTEZZA CARRARA (STD)	N/A	N/A	N/A	N/A	WHITE
Kitchen	✓ 13X13 ALTEZZA CARRARA (STD)	✓ 3x6 Subway White Glossy-Stacked (STD)	N/A	N/A	N/A	SeeNotes
Laundry(2ND FLOOR)	✓ 13X13 ALTEZZA CARRARA (STD)	N/A	N/A	N/A	N/A	N/A
Foyer	✓ 13X13 ALTEZZA CARRARA (STD)					
Main Hall	✓ Highland LaminateWatsonNaturalOak EE-H-292(Std					
Great Room	✓ Highland LaminateWatsonNaturalOak EE-H-292(Std					
Upper Hall	✓ Highland LaminateWatsonNaturalOak EE-H-292(Upg					
Master Bedroom	✓ Highland LaminateWatsonNaturalOak EE-H-292(Upg					
Bedroom 2	✓ Highland LaminateWatsonNaturalOak EE-H-292(Upg					
Bedroom 3	✓ Highland LaminateWatsonNaturalOak EE-H-292(Upg					

Railings and Stairs

Railings

STD-Mirage Red Oak "Drift Wood"

Landing - Upper

Laminate WatsonNatural oak (Std)

Pickets

STD-Single plain flat black with shoes

Landing - Lower

Laminate WatsonNatural oak (Std)

Posts

STD-Mirage Red Oak "Drift Wood"

Ledge - Upper

N/A

Stringers

STD-Mirage Red Oak "Drift Wood"

Ledge - Lower

N/A

Treads

STD-Mirage Red Oak "Drift Wood"

Risers

STD-Mirage Red Oak "Drift Wood"

Runner

NO

Trim

Baseboard & Casing

STD-Modern Step Bevel

Knobs

STD-LEVER

Front Door Glass

STANDARD

Hinges

STANDARD

Interior Doors

STD-CARRARA SMOOTH

Grip Set

STANDARD

Cornice Moulding / Medallion

Foyer

NO

Living Room

NO

Dining Room

NO

Family Room

NO

Main Hall

NO

Kitchen

NO

2nd Floor Hall

NO

Notes

MASTER ENSUITE- 2X2 WHITE SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP** KITCHEN-INSTALL AN UPGRADE UNDERMOUNT SINK- KINDRED 'BROOKMORE' SINGLE BOWL MODEL # BSU1831-9 **MASTER ENSUITE TILE SHOWER STALL CEILING **MAIN BATH- TILE TUB SHOWER CEILING

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* INTERIOR COLOUR SCHEME *

Purchasers CONG PANG & LING XIE	Decor Consultant Laura Di Pede	Model and Elevation MACKENZIE-END Elev B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 06/08/2025	Property 80 BLOCK 242
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	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	Emerson WHITE GALAY (STD) "A" EDGE (STD) 9303-96BSN
Main Bathroom	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	Emerson WHITE GALAY (STD) "A" EDGE (STD) 9303-96BSN
Mud Room	STD- SILVER BIRCH	N/A	
Powder Room	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	Emerson WHITE GALAY (STD) "A" EDGE (STD) 9303-96BSN
Kitchen	STD- SILVER BIRCH	STD- NEW YORK THERMOFOIL ONTARIO WHITE	Emerson WHITE GALAY (STD) "L" EDGE (UPGD) 9303-96BSN
Laundry(2nd Floor)	STD- SILVER BIRCH	N/A	
Foyer	STD- SILVER BIRCH		
Main Hall	STD- SILVER BIRCH		
Great Room	STD- SILVER BIRCH		
Office	STD- SILVER BIRCH		
Upper Hall	STD- SILVER BIRCH		
Master Bedroom	STD- SILVER BIRCH		
Bedroom 2	STD- SILVER BIRCH		
Bedroom 3	STD- SILVER BIRCH		

Appliance Opening/Dimension

Fridge Size Std Appliance Package Range Std Appliance Package

Built-Ins None Microwave None

Hood Fan Std 30in Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

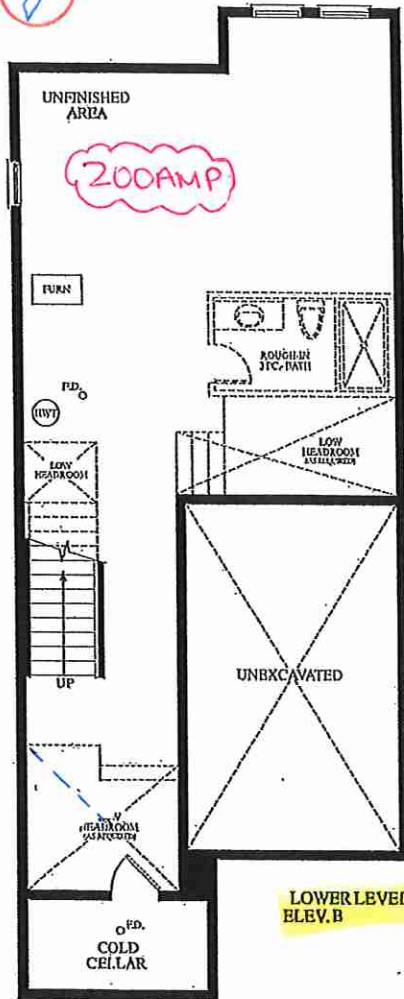
Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

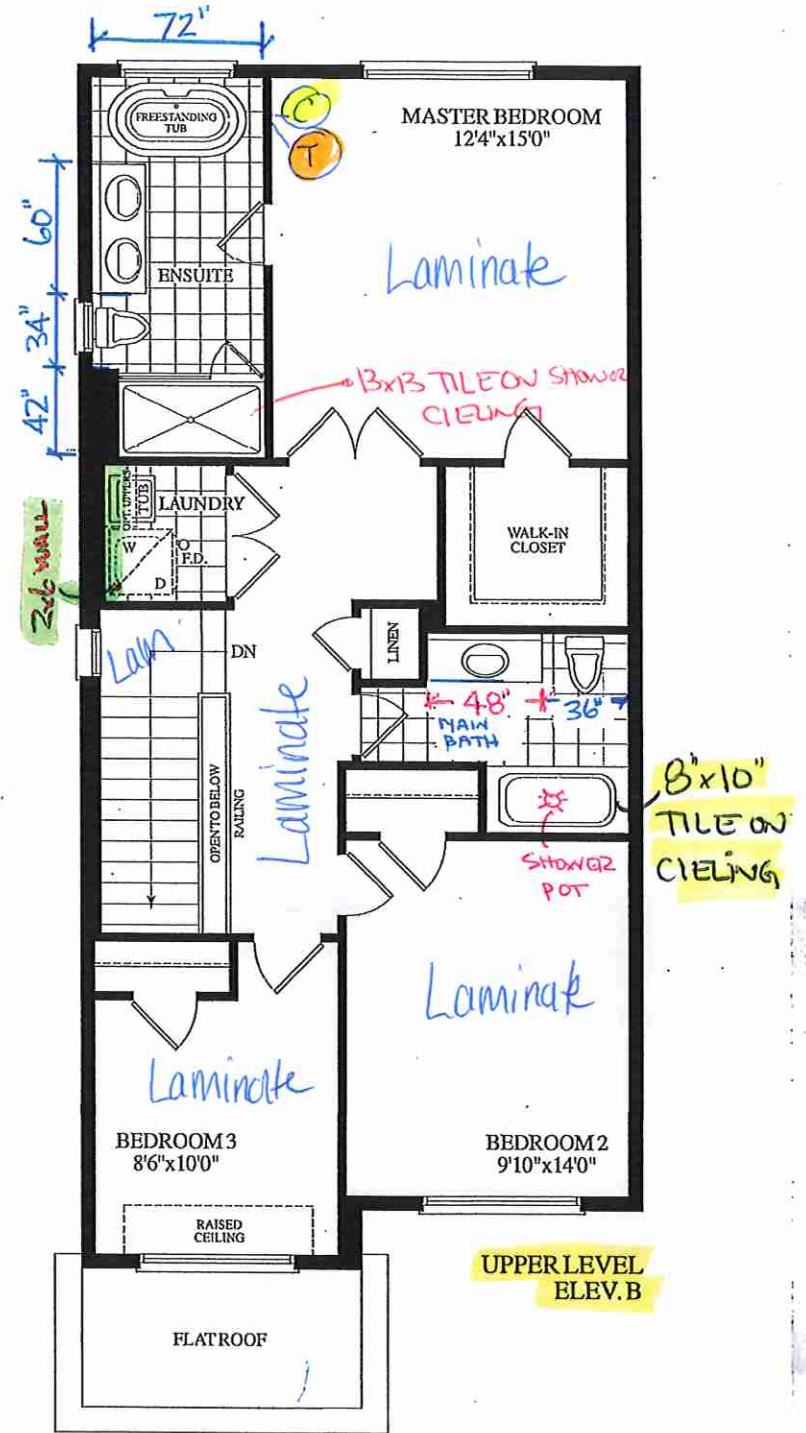
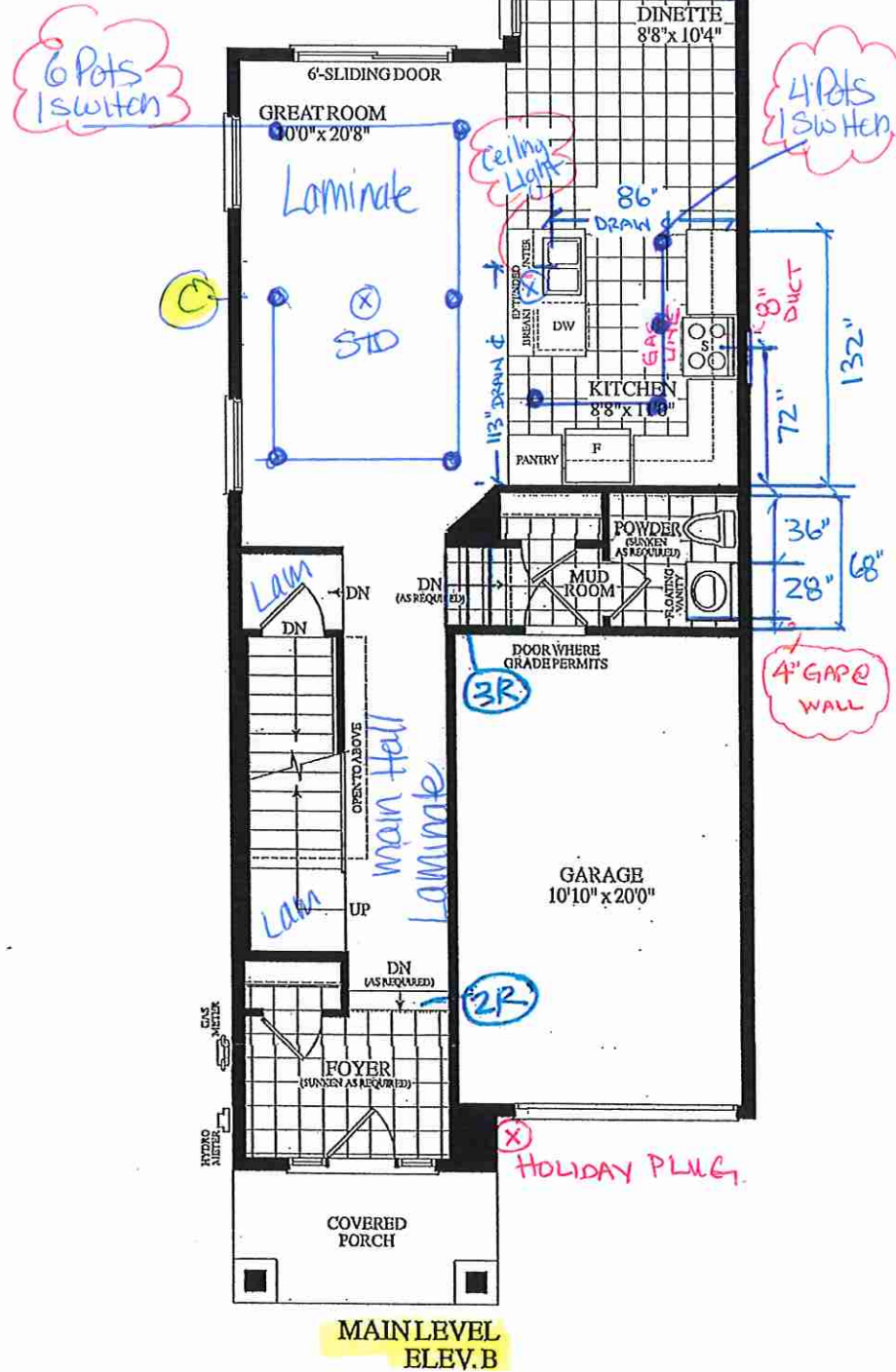
**KITCHEN- Standard Stainless Steel Exhaust Fan.

(C) - CABLE (x2)
 (T) - TELEPHONE (x2)
 (XID) - POT LIGHTS

PC 2A



OAKRIDGE
 MEADOWS



BLK. 242 TH. 80 20-09 THE MACKENZIE EL. B 1710 SQ. FT.

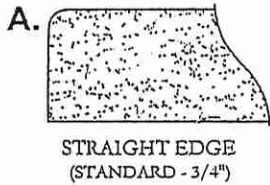
Countertop Edges

TH80 BLK 242

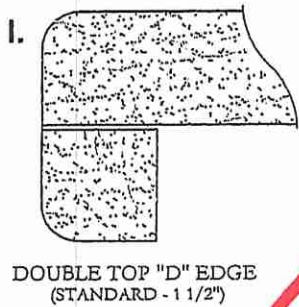
Marble & Granite Ltd.

EDGE
DETAILS

004

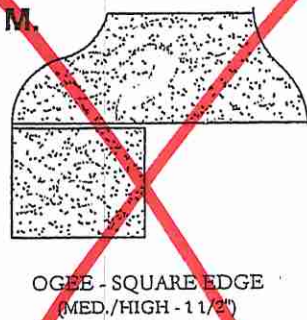


Powder Room
Master Ensuite
Main Bathroom



Kitchen

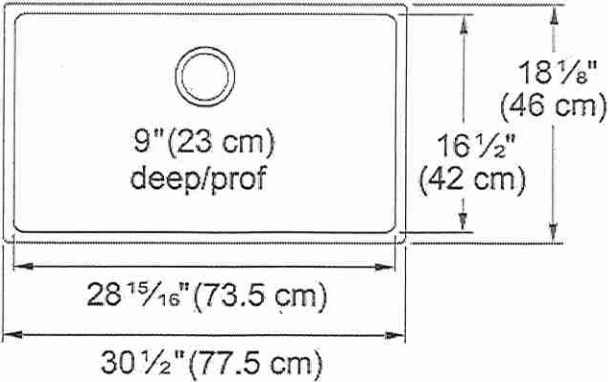
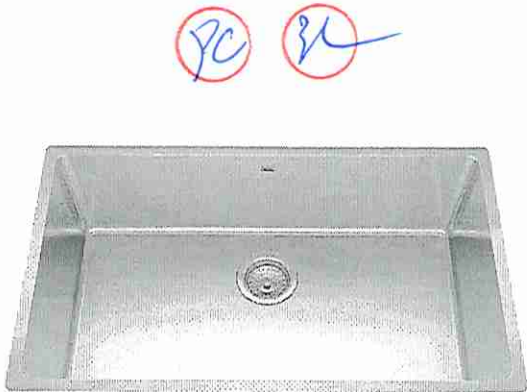
PC M



EDGING UP-GRADE OPTIONS

TH 80 BLK 242 Grove Trail

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 finsh	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

Villa

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-MASTER
MODEL: MACKENZIE 2009 END

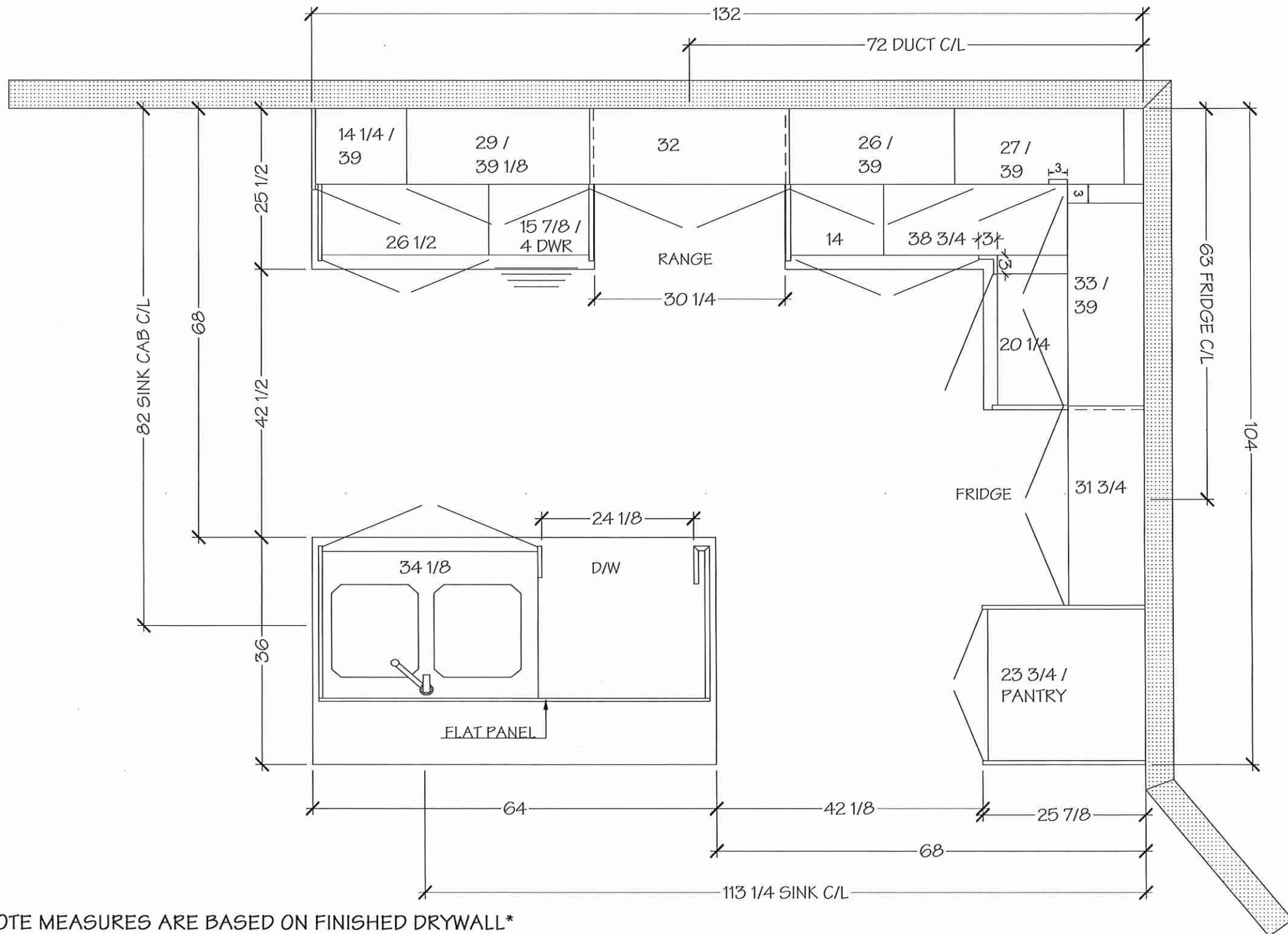
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

~~+ OPTIONAL MAGIC CORNER~~

PC 2L

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NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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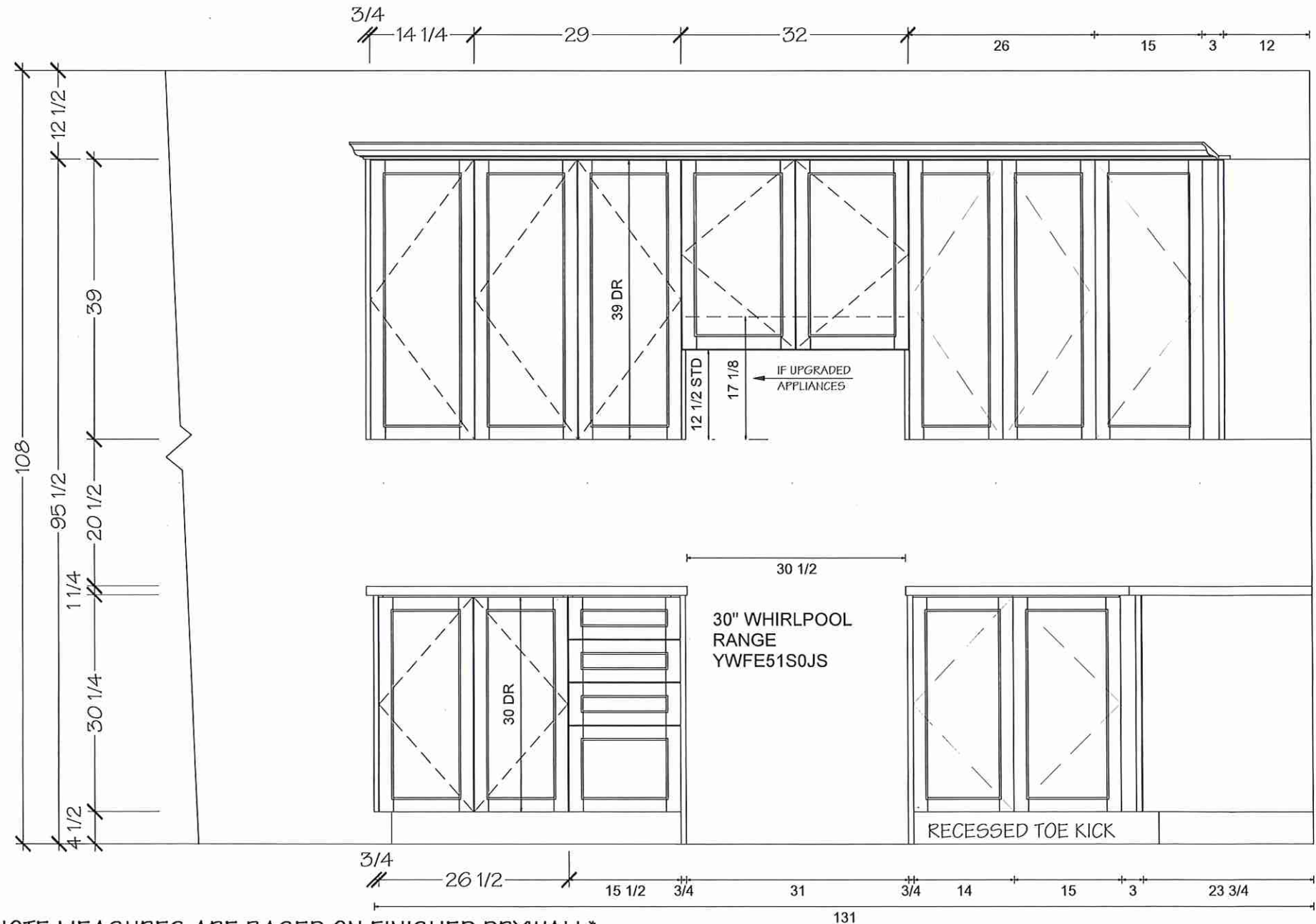
KITCHEN

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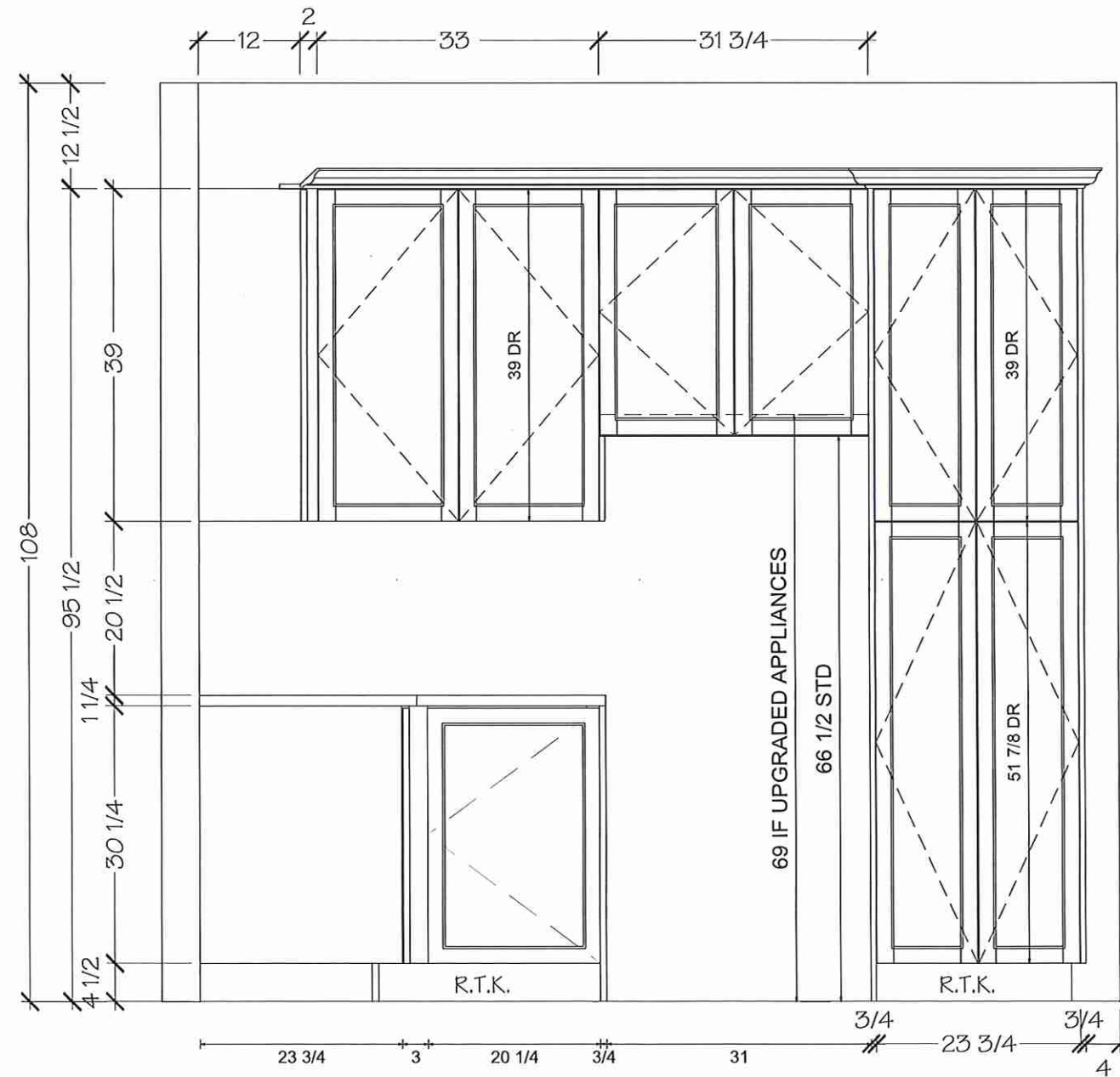
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ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009 END

KITCHEN

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-THE MACKENZIE 2009 END MASTER

MODEL: MACKENZIE 2009 END

KITCHEN

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+ ~~OPTIONAL MAGIC CORNER~~

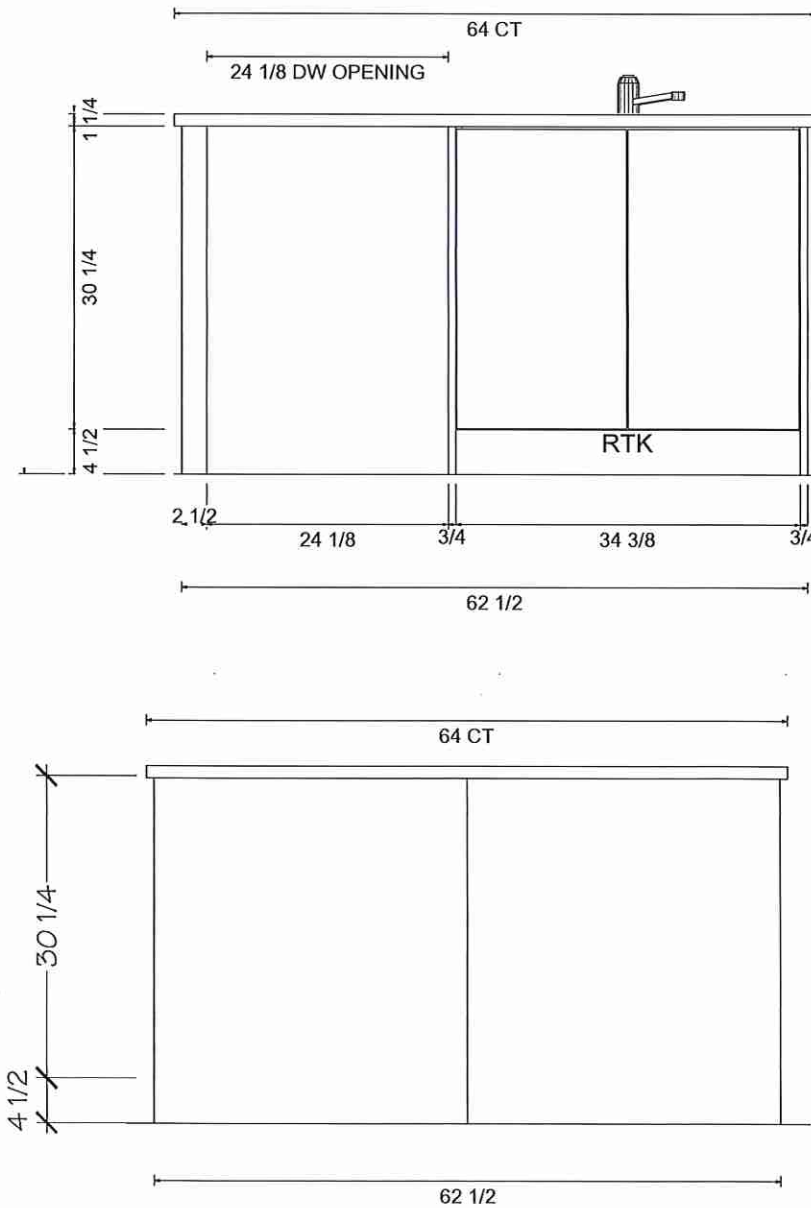


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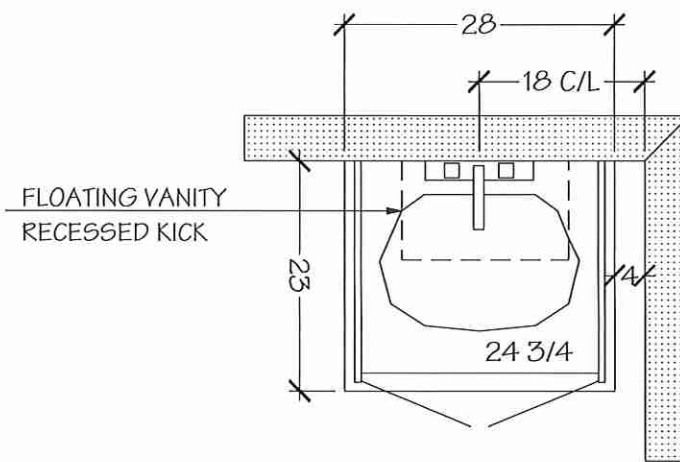
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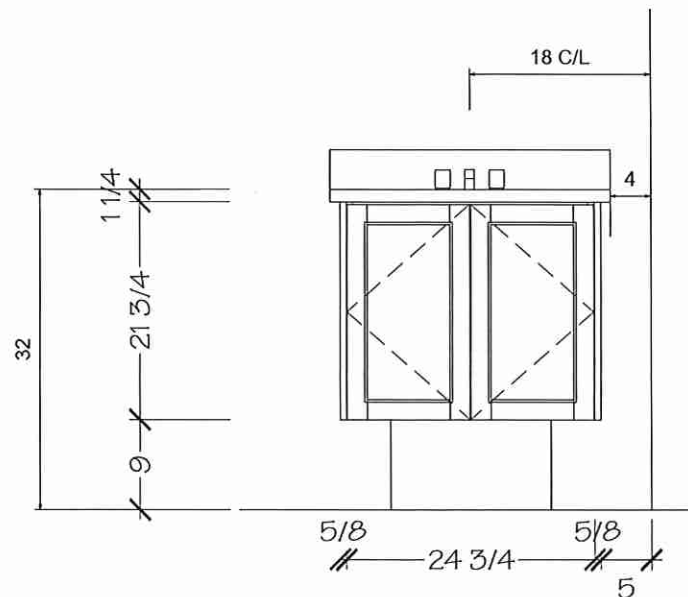
POWDER ROOM



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POWDER ROOM



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PRIMARY ENSUITE

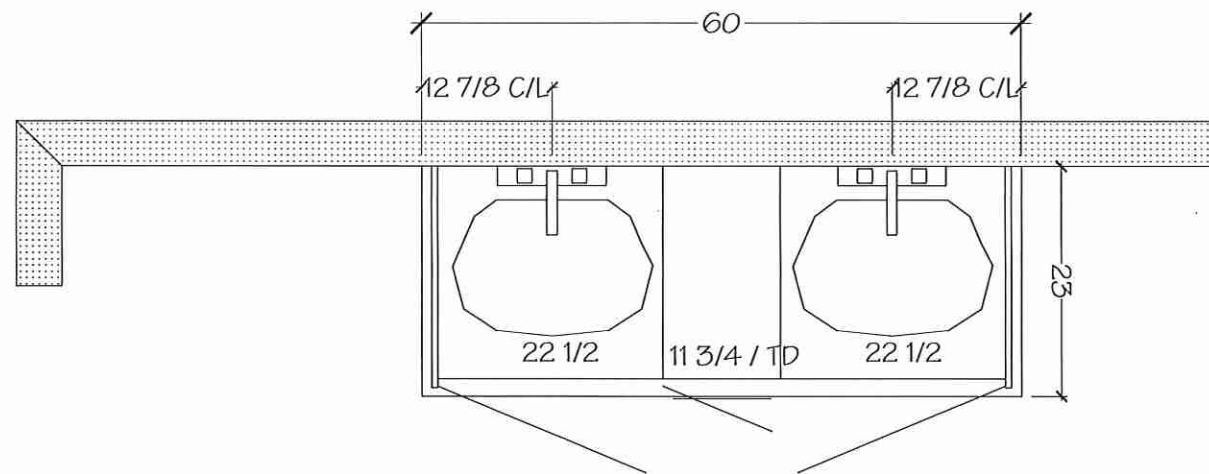
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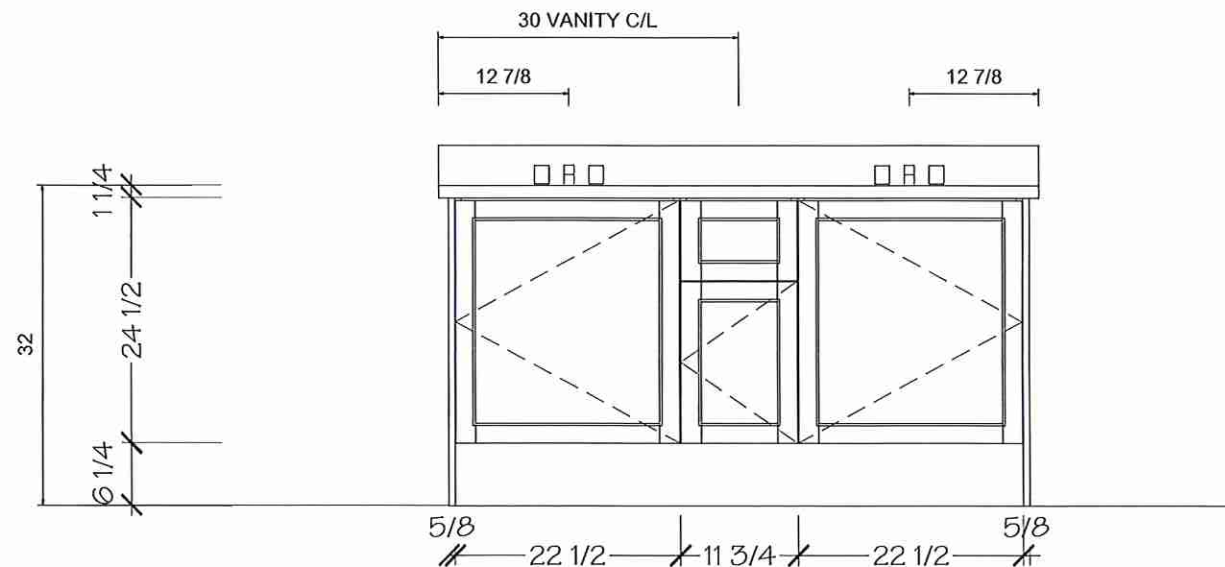
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MASTER ENSUITE



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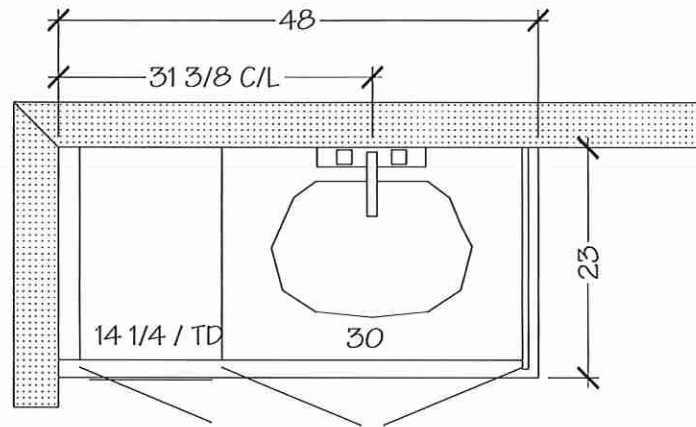
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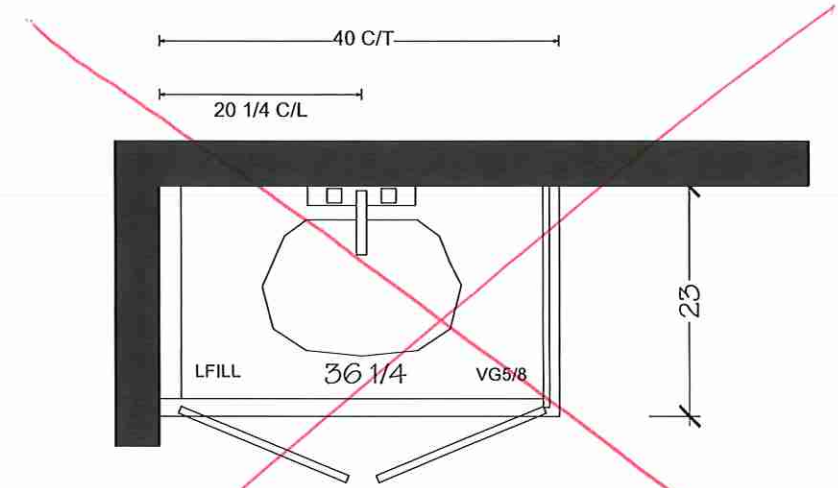
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MODEL: MACKENZIE 2009 END

MAIN BATH

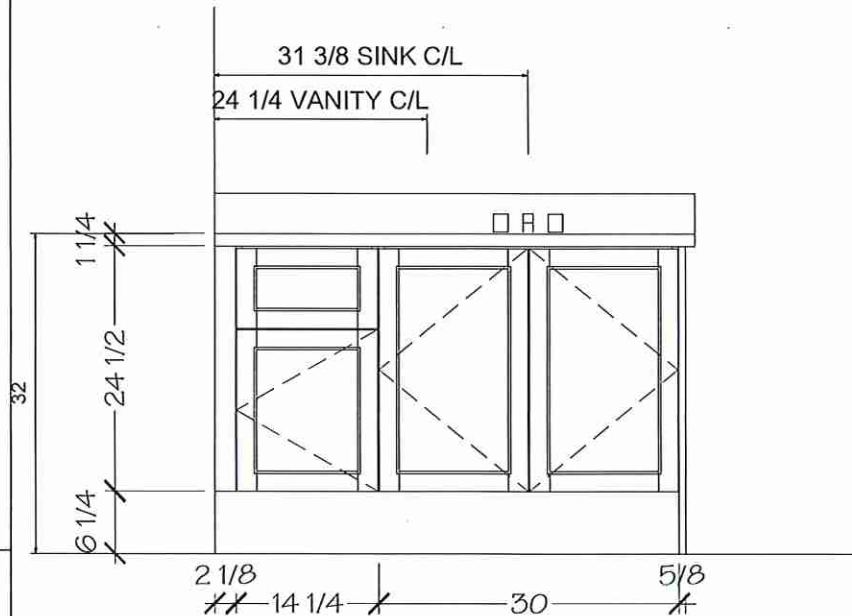
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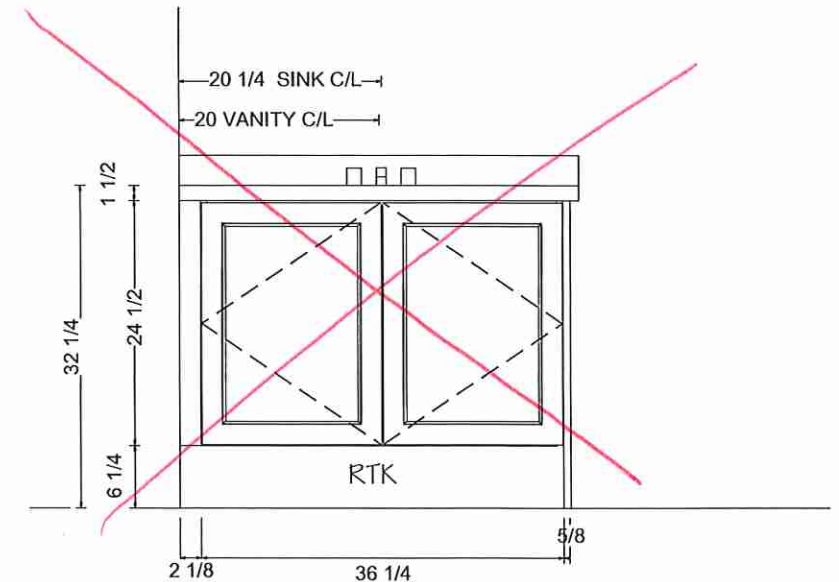
MAIN BATH - STD 2ND FLOOR



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



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