

### **CONSTRUCTION SUMMARY**

Grovetrail Developments Inc.

PURCHASERS: STEPHEN WILLIAM ADAM GIBSON and FUNG YEE DENNY TSOI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
78 BLOCK 242	3	LAWRENCE Elev B1	06-Aug-25	

Date Added: 10-Apr-25 Invoice Number: 8791

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - BEDROOM #3 - Install ONE (x1) ADDITIONAL CABLE ROUGH-IN - To be installed at bedroom #3 (See Sketch)

Note:

1 - MAIN HALL - Delete builders standard ceiling lights. Install THREE (3) POT LIGHTS Controlled by ONE (1) Switch at Main Hall (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\*

1 - GREAT ROOM - In addition to builders standard ceiling light, Install SIX (6) POT LIGHTS Controlled by ONE (1) Seperate Switch at Great Room (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\* - Purchaser Paying for Additional Switch Only

1 - POWDER ROOM - In addition to builders standard vanity strip light, Install ONE (1) POT LIGHT Controlled by ONE (1) Seperate Switch at Powder Room (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\* - Purchaser Paying for Additional Switch Only

1 - FLOOR PLAN CHANGE;

MAIN FLOOR - KITCHEN - Purchaser has selected Optional Kitchen - PARTIAL MAIN LEVEL FOR OPTIONAL KITCHEN LAYOUT (See Attached Sketch)

Note: As per Stella

1 - MAIN FLOOR - FLOORING - HARDWOOD - Install upgrade prefinished 6 1/2" x 3/4" VINTAGE WHITE OAK NAUTILUS (Character Pearl) in lieu of builders standard laminate flooring. To be installed throughout main floor, where applicable.

Note: To Include; Main Hall, Great Room and Applicable Landings (See Sketch)

### 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 - STAIRCASE VS FLOORING

STAINING DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable 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 - CABINETRY - Install UPGRADE HARDWARE - SOFT CLOSE DOOR - To be installed throughout kitchen cabinetry doors, where applicable (x29 Doors) (See Sketch)

Note:

1 - KITCHEN - CABINETRY - Install UPGRADE HARDWARE - FULL EXT. UNDER-MOUNT TRACKS W/ SOFT CLOSE - To be installed throughout kitchen cabinetry drawers where applicable (x4 drawers) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:

### 1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of stone products, stone installed will not be identical to the samples displayed

Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

### 1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - 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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78 BLOCK 242	3	LAWRENCE Elev B1	06-Aug-25	

Date Added: 10-Apr-25 Invoice Number: 8791

- 1 KITCHEN KITCHEN SINK Install UPGRADE Undermount Sink KINDRED Brookmore Undermount Sink Model #BSU1831-9 (See Sketch)
  Note:
- 1 KITCHEN KITCHEN FAUCET Install Builders Standard Faucet DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet Model # 976LF Chrome

Note:

- 1 KITCHEN KITCHEN BACKSPLASH Install Standard Backsplash Tile 3x6 TENDER GREY BRIGHT To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) To be Installed STRAIGHT/STACKED (See Sketch)
- 1 APPLIANCES INSTALL STANDARD APPLIANCE PACKAGE (See Attached)

Note:

- 1 POWDER ROOM COUNTERTOP Install Builders Standard Stone Countertop EVEREST VANILLA WHITE with STANDARD "A" EDGE PROFILE To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch)

  Note:
- 1 MASTER ENSUITE COUNTERTOP Install Builders Standard Stone Countertop EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE To be installed throughout master ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
- 1 MAIN BATH COUNTERTOP Install Builders Standard Stone Countertop EVEREST GREY GALAXY with STANDARD "A" EDGE PROFILE To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)

  Note:
- 1 DISCLAIMER STONE COUNTERTOP;
- ALL BATHROOMS Due to the many variables that can affect the pattern, colour and/or design and "pitting" of stone products, stone installed will not be identical to the samples displayed
- Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams
- I CLARIFICATION PLUMBING FIXTURES AND PLUMBING FAUCETS;
- ALL BATHROOMS Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.

Note: To Include; Powder Room, Master Ensuite and Main Bath (See Sketch)

- 1 MASTER ENSUITE Purchaser has DECLINED Upgrade to Install tiles on Master Ensuite shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on Master Ensuite Shower Stall ceiling. Note:
- 1 MAIN BATH Purchaser has DECLINED Upgrade to Install tiles on Main Bath Tub/Shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on Main Bath Tub/Shower Stall ceiling. Note:
- 1 BONUS PACKAGE REFER TO PE #8742 ITEM #5 PURCHASER HAS APPLIED REMAINING \$3,149.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
- 1 PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on APRIL 10,2025

  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:

StaConstructionSuymmarySQL.rpt 09May22



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PURCHASERS: STEPHEN WILLIAM ADAM GIBSON and FUNG YEE DENNY TSOI

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
78 BLOCK 242	3	LAWRENCE Elev B1	06-Aug-25	

Date Added: 27-Feb-25 Invoice Number: 8742

1 - BASEMENT- Relocate the Laundry room from the 1st floor to the basement. (See Sketch)

Note: \*\*PLEASE NOTE\*\* Original Laundry Room area to remain, as future pantry. DO NOT INSTALL SHELVING

1 - BASEMENT- 200 Amp 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:

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 \$3,149.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

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### INTERIOR COLOUR SCHEME \*

Model and Elevation

LAWRENCE Elev B1 Telephone Res. / Bus **Project Purchasers Decor Consultant Closing Date** Property FEPHEN WILLIAM ADAM GIBSON & FUNG YEE DENNY TSOI Laura Di Pede Grovetrail Developments Inc. 06/08/2025 78 BLOCK 242 Laury Wall Tile Flooring Plumbing Page 1 of 3 Main Description Accent/Insert Border / Listello Pattern **Master Ensuite** 13x13 ALTEZZA CARRARA MATTE (STD) 8x10 Tender Grey Glossy (STD) NONE NONE NONE WHITE Main Bath 13x13 KEATON ICE (STD) 8x10 KEATON ICE (STD) NONE NONE NONE WHITE Powder Room 13x13 BYZANTINE AZZURO (STD) N/A N/A N/A N/A WHITE Kitchen 13x13 BYZANTINE AZZURO (STD) 3x6 Tender Grey Birght (Stacked) (STD) NONE NONE NONE See Notes **Future Pantry** 13x13 BYZANTINE AZZURO (STD) N/A N/A N/A N/A N/A Foyer 13x13 BYZANTINE AZZURO (STD) Railings and Stairs Cornice Moulding / Medalion Landing - Upper 6 1/2"VintageWhiteOakNautilus(Upg) Railings (UPG) - OVAL - Vintage RedOak Nautilus Foyer NONE Main Hall 6 1/2" x 3/4" Vintage WhiteOak Nautilus(Pearl)(UPG) Landing - Lower 13x13 BYZANTINE AZURRO(STD) Pickets STD - Steel 1/2"Square, Plain - Flat Black Living Room NONE **Great Room** 6 1/2" x 3/4" Vintage WhiteOak Nautilus(Pearl)(UPG) **Posts** Upg-3 1/2"Square,w/cap Vint.RedOakNautilus Ledge - Upper Dining Room NONE N/A Ledge - Lower Stringers UPG - VINTAGE RED OAK NAUTILUS Family Room NONE UPG - VINTAGE RED OAK NAUTILUS Treads Main Hall NONE UPG - VINTAGE RED OAK NAUTILUS Risers Kitchen NONE NONE Runner 2nd Floor Hall NONE Trim Baseboard & Casind STANDARD - MODERN Knobs STANDARD Upper Hall BROADLOOM - Opening Night - 01 (STD) STANDARD Front Door Glass Hinges STANDARD STANDARD - CARARRA.SMOOTH Interior Doors Grip Set STANDARD Master Bedroom BROADLOOM - Opening Night - 01 (STD) Notes \*STAIRCASE AND RAILING - Install Standard Staircase Railing Package with UPGRADE Stain Colour MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb Bedroom 2 BROADLOOM - Opening Night - 01 (STD) with White Quartz to Shower Stall Bedroom 3 BROADLOOM - Opening Night - 01 (STD) Page 1 of 3 Consultant: Purchaser Purchaser

Lot: 78 BLOCK 242 Project: Grovetrail Developments Inc. Model: LAWRENCE Elev B1

STEPHEN WILLIAM ADAM GIBSON

FUNG YEE DENNY TSOI

Vendor:

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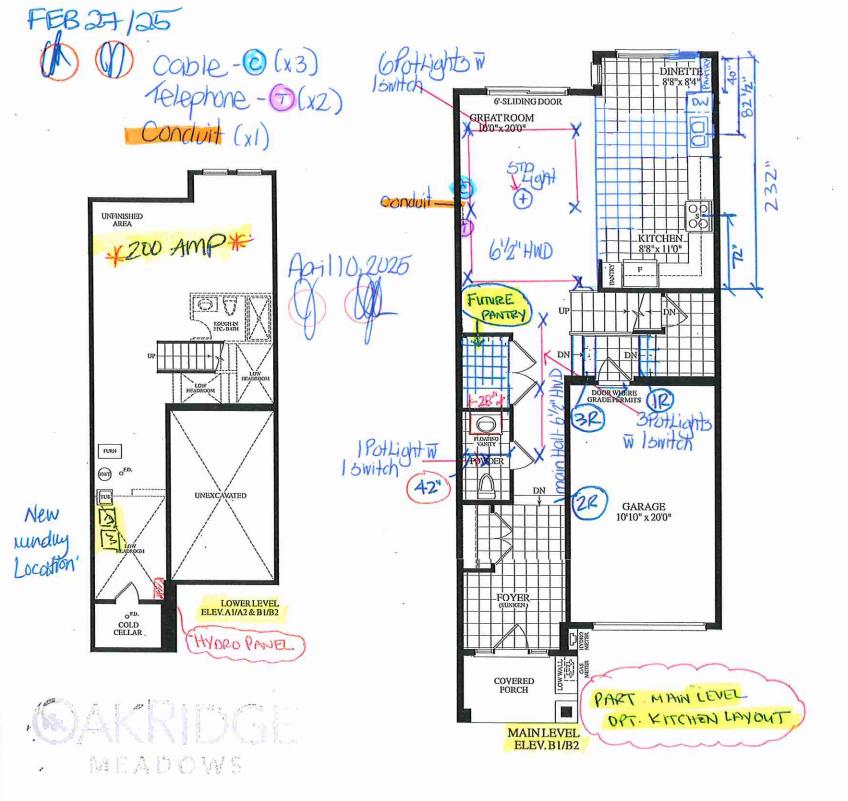
### \* INTERIOR COLOUR SCHEME \*

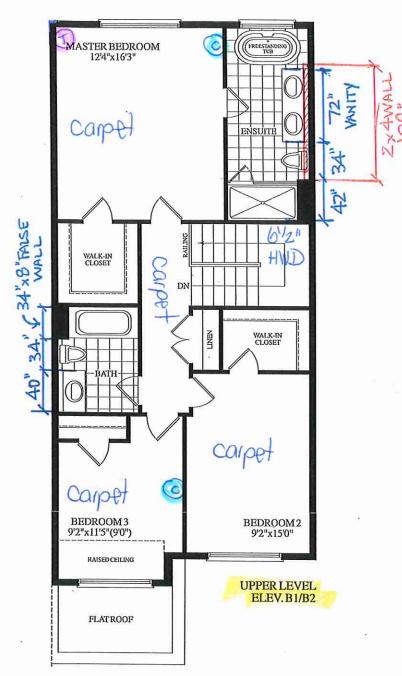
			Consultant a Di Pede LAWRENCE Elev B1 Consultant		Project		Closing Date	Property			
TEPHEN WILLIAM ADAM		Laura	Direce	LAWRENCE Elev B1	Layou	#'		Grov	etrail Developments Inc.	06/08/2025	78 BLOCK 242
Page 2 of 3	Interior Paint  Description		Cabinet Style					Countertop		Counter Edge	Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH		EURO - MELAMINE - W	VILLOW VELVET (SF25	55) (ARAUCO) (S	TD)	v	1	LLA WHITE (STD)	" A " EDGE (STD)	BP9041-chbrz
Main Dath	E				F. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		-		15 - 14 C 15 C 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Main Bath	STANDARD - SILVER BIRCH		EURO - MELAMINE - F	REE SPIRIT L580 (KAF	RISMA) (STD)			EVEREST GREY	Y GALAXY (STD)	" A " EDGE (STD)	BP53082-900
Powder Room	STANDARD - SILVER BIRCH		EURO - MELAMINE - V	VILLOW VELVET (SF25	55) (ARAUCO) (S	TD)	0	EVEREST VANI	LLA WHITE (STD)	" A " EDGE (STD)	BP9041-chbrz
Kitchen	STANDARD - SILVER BIRCH		EURO - MELAMINE - F	REE SPIRIT L580 (KAF	RISMA) (STD)		V	EVEREST VANI	LLA WHITE (STD)	" A " EDGE (STD)	BP205128-900
Future Panty	STANDARD - SILVER BIRCH		[N/A					N/A		N/A	N/A
Foyer	STANDARD - SILVER BIRCH										
Main Hall	STANDARD - SILVER BIRCH		Appliance Openia	ng/Dimension					Notes		
Great Room	STANDARD - SILVER BIRCH		Fridge Size See Atta		Range	See Attached Villa	a Layout		**APPLIANCES - INSTAL **KITCHEN SINK - Install - Model #BSU-1831-9	L STANDARD APPLIANCE PACKAO Upgrade Undermount Sink - Kindred	Brookmore Undermount Sink
			Built-Ins None		Microwav	e None			KITCHEN FAUCET - Ins	stall Standard Faucet - DELTA Osler itchen Faucet - Model # 976LF – Chr	Single Handle
			Hood Fan See Atta	ached Villa Layout	Exhaust 0	Opening 6"	<b>○</b> 8'	"	Tull-bowin(Single Flore) Ki	iterien i aucet - Model # 970Li - Chi	nne -
			Dishwasher Cabin	et See Attached Villa	a Layout						
Upper Hall	STANDARD - SILVER BIRCH								_		
			Fireplace	F			ç		1		
Master Bedroom	OTANDADD OILVED DIDOLL		Fireplace Location Flooring	N/A N/A		ireplace ocation Flooring	N/A				
	STANDARD - SILVER BIRCH		Style	N/A		tyle	N/A				
Bedroom 2	STANDARD - SILVER BIRCH		Finish	N/A		inish	N/A				
Bedroom 3	STANDARD - SILVER BIRCH		Marble	N/A		larble	N/A	-			
			Hearth	N/A	Н	learth	N/A				
			Page 2 of 3  Decor Consultant:	aura Di Pede	Purc	haser:	LIAM ADAM GIRS	Purchas	Ser:	Vendor:	welcoments inc

Lot: 78 BLOCK 242 Project: Grovetrail Developments Inc. Model: LAWRENCE Elev B1

Grovetrail Developments Inc.

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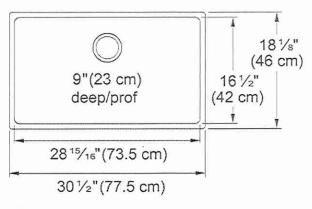


1665 SQ.FT 8 L H LAWRENCE 出 20-07 TH.78 242 BLK.

### Brookmore Undermount Sink - BSU1831-9 | 122.0637.643

· Kitchen Sink





### • Installed a Builders 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	2
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

Brookmore Undermount Sink - BSU1831-9 | 2025-04-10

**KINDRED** kindred-sinkware.com

Lot 78/BIL 242

# Lot 78/BIX 242

WITCHENS & 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 LOT 78

MODEL: LAWERENCE 20-07

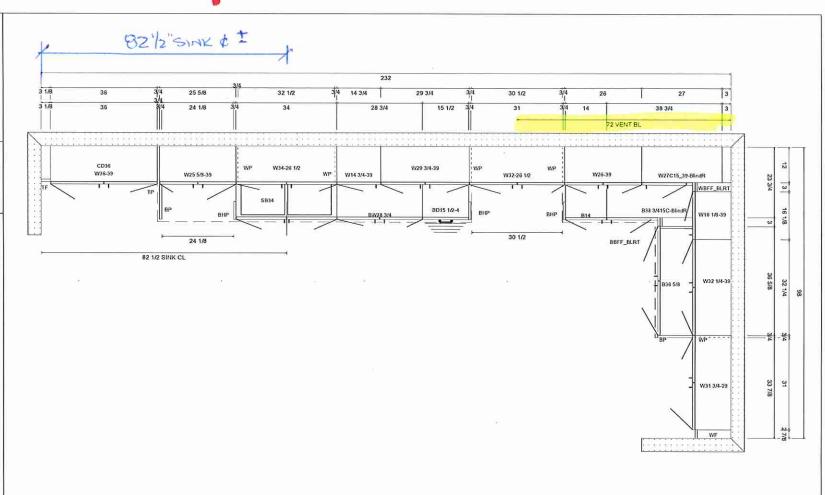
### KITCHEN OPT PLAN VIEW

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: FREE SPIRIT L580
DOOR MATERIAL: MATERIAL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD EURO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: FULL EXTENSION
SOFT CLOSE

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# Lot 78/BIK 242

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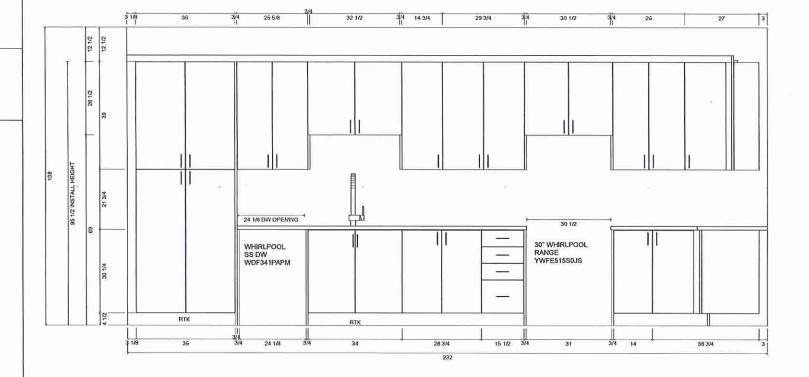
8111 Jane St. Unit 10 Concord, Ontario L4K 4L7 Tel. (905) 669 - 7028 Fax. (905) 669 - 7903 emaii: designstudio@villakitchens.ca www.villakitchens.ca

CLIENT: ROYAL PINE

PROJECT: OAKRIDGE MEADOWS ADDRESS: RP-OM-BLK 233 LOT 78 MODEL: LAWERENCE 20-07

### KITCHEN ELEVATION

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: FREE SPIRIT L580
DOOR MATERIAL: MATERIAL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD EURO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: FULL EXTENSION
SOFT CLOSE



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REVISION:

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PAGE: 10F 3

## Lot 78/BIX 242

WILLIAM 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

DOOR STYLE: EURO

PROJECT: OAKRIDGE MEADOWS ADDRESS: RP-OM-BLK 233 LOT 78 MODEL: LAWERENCE 20-07

### KITCHEN ELEVATION

DOOR PROFILE: N/A
FINISH COLOUR: FREE SPIRIT L580
DOOR MATERIAL: MATERIAL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD EURO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE;
HINGES: SOFT CLOSE

DRAWER SLIDES: FULL EXTENSION SOFT CLOSE

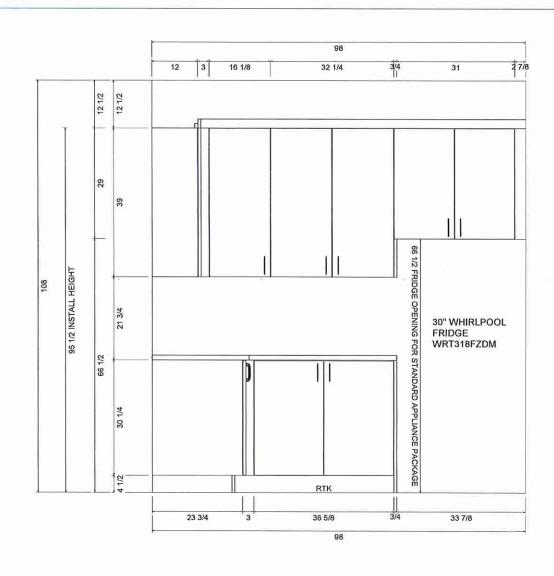
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## Lot 78/BIX 242

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8111 Jane St. Unit 10 Concord, Ontario L4K 4L7 Tet. (905) 669-7028 Fax. (905) 669-7903 emait. designstudio@villakitchens.ca www.villakitchens.ca

CLIENT: ROYAL PINE HOMES PROJECT: CENTERFIELD ADDRESS: RP-CE-MASTER MODEL: LAWRENCE 2007

### POWDER ROOM

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

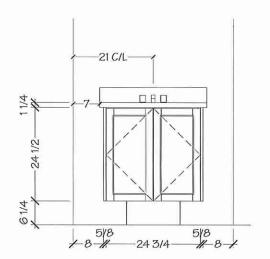
PAGE: 8 OF 13

FLOATING VANITY
RECESSED KICK

7

24 3/4

POWDER ROOM



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

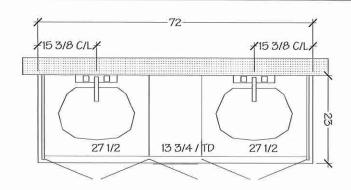
### Lot 78/ BIK 242

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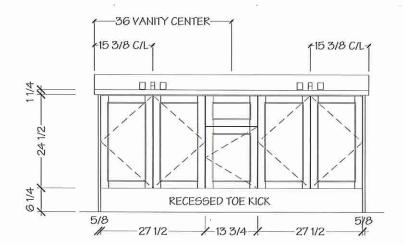
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CLIENT: ROYAL PINE HOMES PROJECT: CENTERFIELD ADDRESS: RP-CE-MASTER MODEL: LAWRENCE 2007

### MASTER ENSUITE



MASTER ENSUITE



DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

PAGE: 9 OF 13

\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

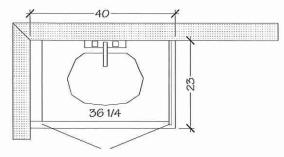
### Lot 78/BIK 242

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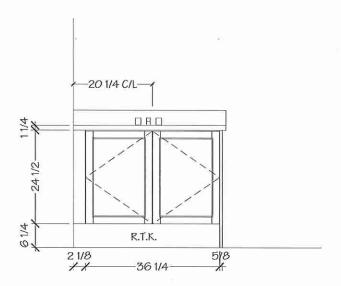
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CLIENT: ROYAL PINE HOMES PROJECT: CENTERFIELD ADDRESS: RP-CE-MASTER MODEL: LAWRENCE 2007

### MAIN BATH



MAIN BATH



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

DRAWN BY: DIDI DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

PAGE: 10 OF 13