



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

<p>1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #3 - Install ONE (x1) ADDITIONAL CABLE ROUGH-IN - To be installed at bedroom #3 (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN HALL - Delete builders standard ceiling lights. Install THREE (3) POT LIGHTS Controlled by ONE (1) Switch at Main Hall (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>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)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - POWDER ROOM - In additon to builders standard vanity strip light, Install ONE (1) POT LIGHT Controlled by ONE (1) Seperate Switch at Powder Room (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - FLOOR PLAN CHANGE; MAIN FLOOR - KITCHEN - Purchaser has selected Optional Kitchen - PARTIAL MAIN LEVEL FOR OPTIONAL KITCHEN LAYOUT (See Attached Sketch)</p> <p>Note: As per Stella</p>
<p>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.</p> <p>Note: To Include; Main Hall, Great Room and Applicable Landings (See Sketch)</p>
<p>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.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>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.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE HARDWARE - SOFT CLOSE DOOR - To be installed throughout kitchen cabinetry doors, where applicable (x29 Doors) (See Sketch)</p> <p>Note:</p>
<p>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)</p> <p>Note:</p>
<p>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)</p> <p>Note:</p>
<p>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</p> <p>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.</p>
<p>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.</p> <p>Note:</p>



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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)
Note:

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.

1 - 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:



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

Date Added: 27-Feb-25

Invoice Number: 8742

<p>1 - BASEMENT- Relocate the Laundry room from the 1st floor to the basement. (See Sketch)</p> <p>Note: **PLEASE NOTE** Original Laundry Room area to remain, as future pantry. DO NOT INSTALL SHELVING</p>
<p>1 - BASEMENT- 200 Amp Service, in lieu of the standard</p> <p>Note:</p>
<p>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</p> <p>Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES</p> <p>Note:</p>
<p>1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$7,500 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p> <p>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</p>

This Document is Extremely Time Sensitive - Printed 15 Apr 25 at 9:50

Page 1 of 3Page 1 of 3

Vendor: GroveTrall Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
STEPHEN WILLIAM ADAM GIBSON & FUNG YEE DENNY TSOI	Laura Di Pedre	20-07 LAWRENCE Elev B1 Opt. Kitchen Layout	/	Grovetrail Developments Inc.	06/08/2025	78 BLOCK 242

Page 2 of 3

	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH	EURO - MELAMINE - WILLOW VELVET (SF255) (ARAUCO) (STD)	✓ EVEREST VANILLA WHITE (STD) " A " EDGE (STD) BP9041-chbrz
Main Bath	STANDARD - SILVER BIRCH	EURO - MELAMINE - FREE SPIRIT L580 (KARISMA) (STD)	✓ EVEREST GREY GALAXY (STD) " A " EDGE (STD) BP53082-900
Powder Room	STANDARD - SILVER BIRCH	✓ EURO - MELAMINE - WILLOW VELVET (SF255) (ARAUCO) (STD)	✓ EVEREST VANILLA WHITE (STD) " A " EDGE (STD) BP9041-chbrz
Kitchen	STANDARD - SILVER BIRCH	EURO - MELAMINE - FREE SPIRIT L580 (KARISMA) (STD)	✓ EVEREST VANILLA 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		
Great Room	STANDARD - SILVER BIRCH		
Upper Hall	STANDARD - SILVER BIRCH		
Master Bedroom	STANDARD - SILVER BIRCH		
Bedroom 2	STANDARD - SILVER BIRCH		
Bedroom 3	STANDARD - SILVER BIRCH		

Appliance Opening/Dimension

Fridge Size See Attached Villa Layout Range See Attached Villa Layout

Built-Ins None Microwave None

Hood Fan See Attached Villa Layout Exhaust Opening 6" 8"

Dishwasher Cabinet See Attached Villa Layout

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

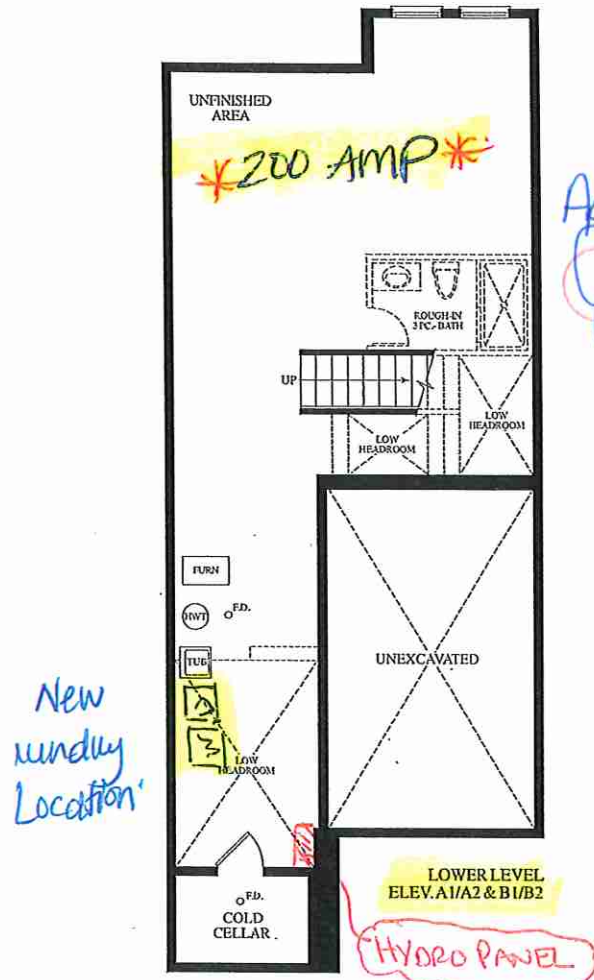
✓ APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

✓ KITCHEN SINK - Install Upgrade Undermount Sink - Kindred Brookmore Undermount Sink - Model #BSU-1831-9

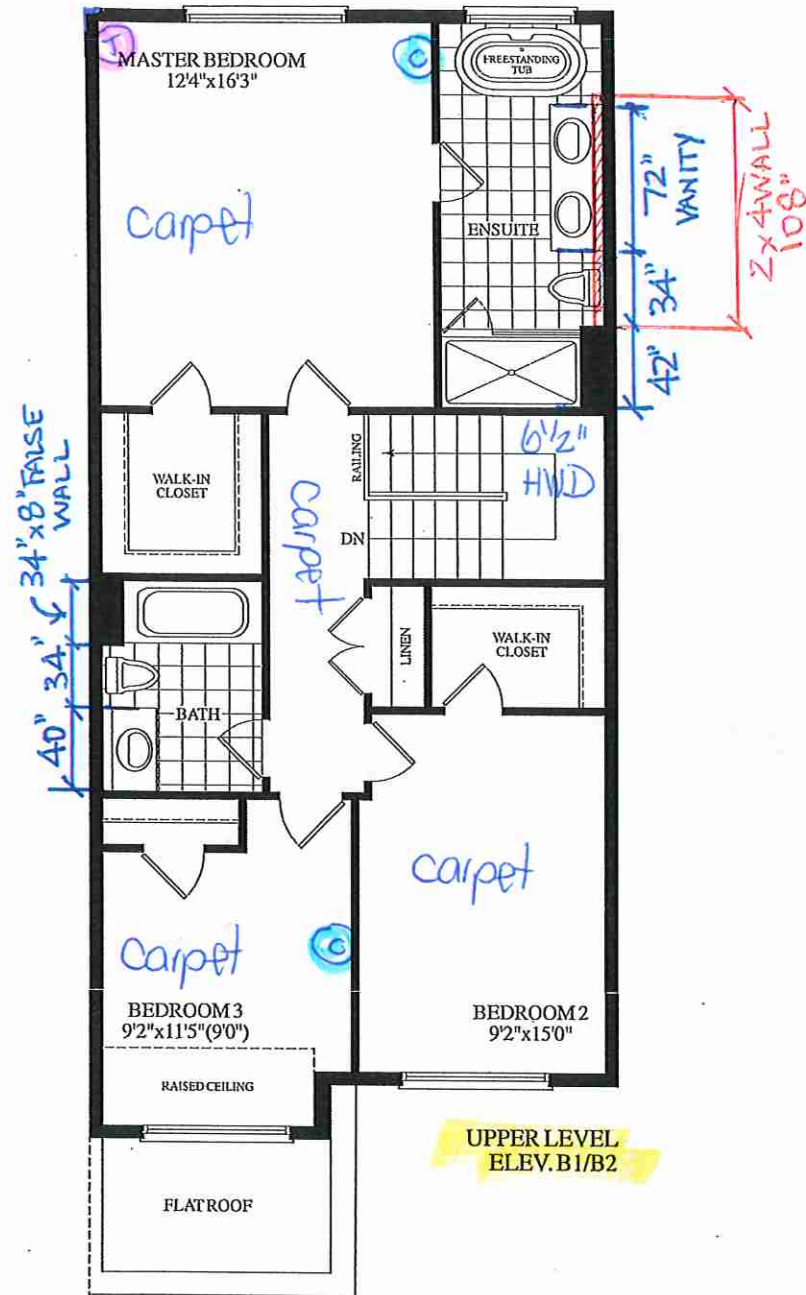
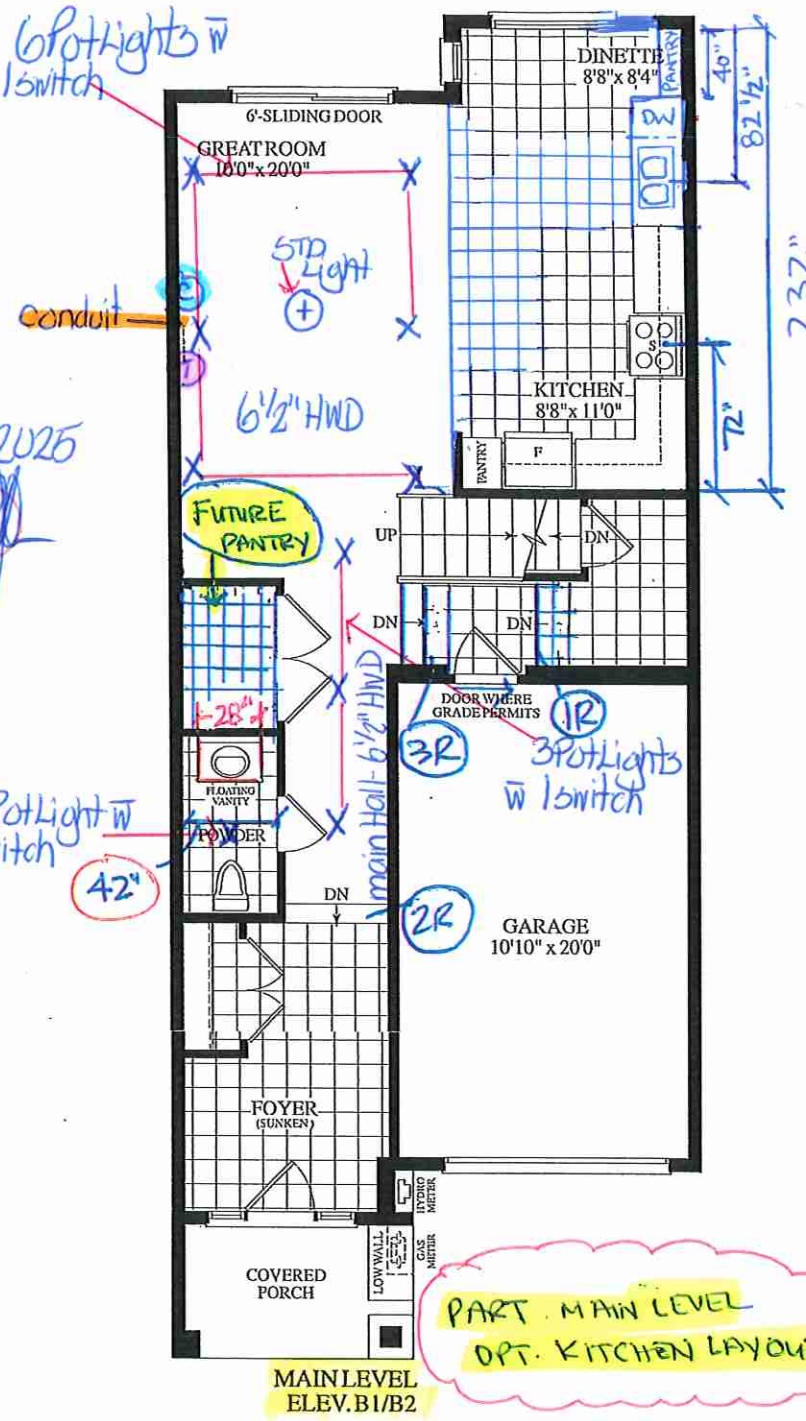
✓ KITCHEN FAUCET - Install Standard Faucet - DELTA Osler Single Handle Pull-Down(Single Hole) Kitchen Faucet - Model # 976LF – Chrome

FEB 27/25

Ⓜ Ⓢ cable - Ⓢ (x3)
Telephone - Ⓢ (x2)
Conduit (x1)



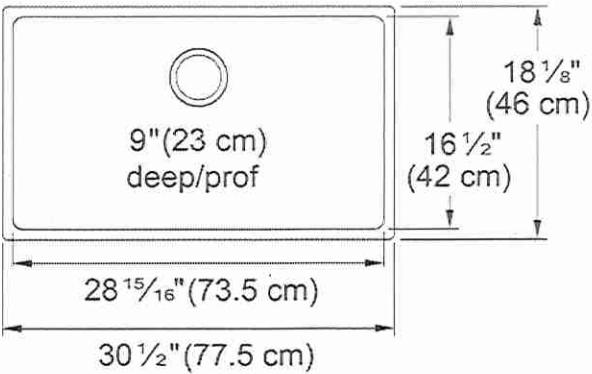
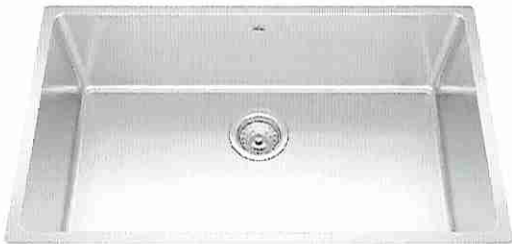
April 10, 2025



OAKRIDGE
MEADOWS

Brookmore Undermount Sink - BSU1831-9 | 122.0637.643

● Kitchen Sink



● Installed w 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 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

Lot 78/ BIK 242



Lot 78/BLK 242

Villa
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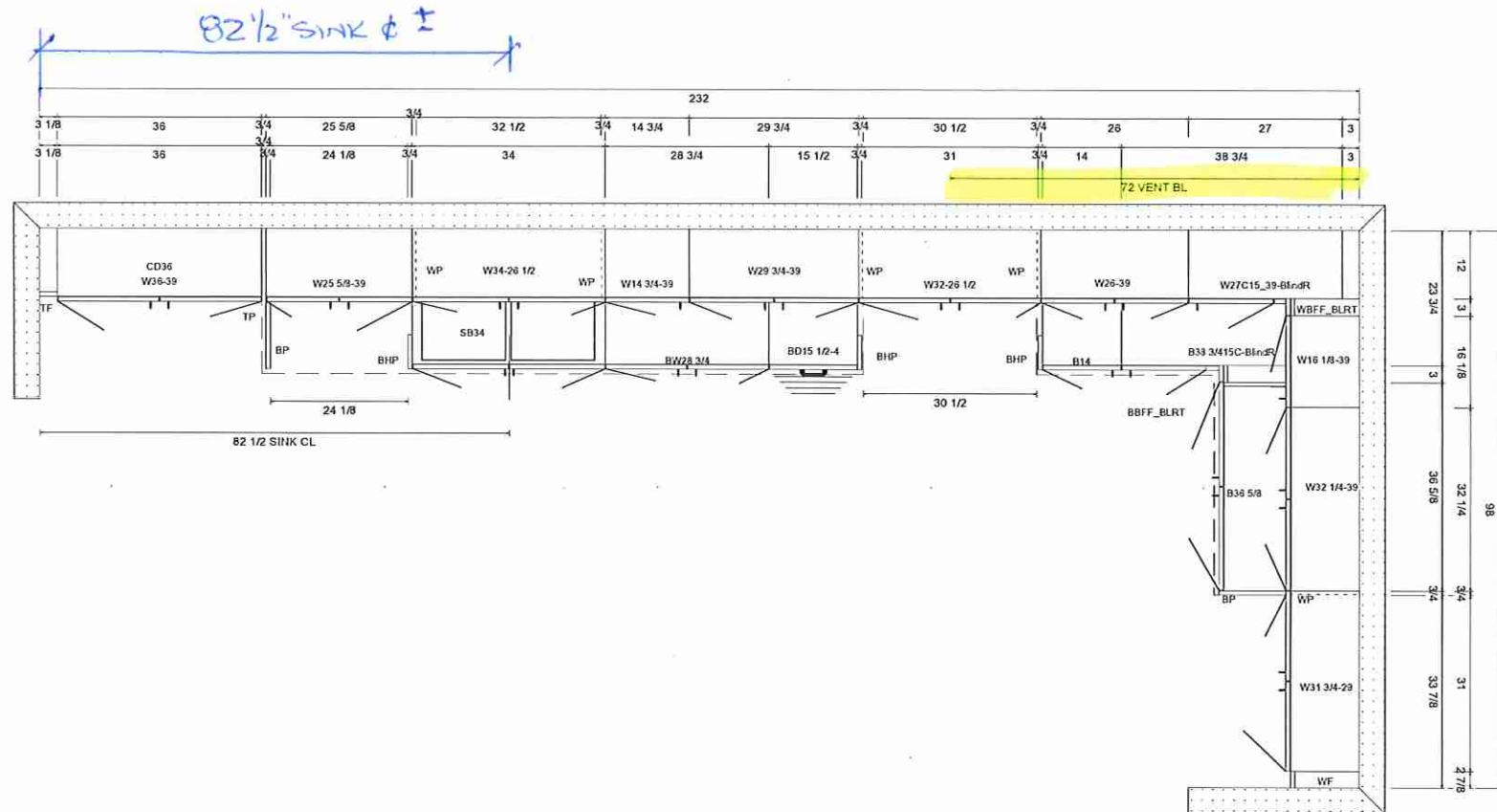
CLIENT: ROYAL PINE

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

DRAWN BY: ELISA
DATE: APR 11/25
REVISION:
SCALE: 1 : 24.64101
PAGE: 1 OF 3



Lot 78 / BLK 242

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

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

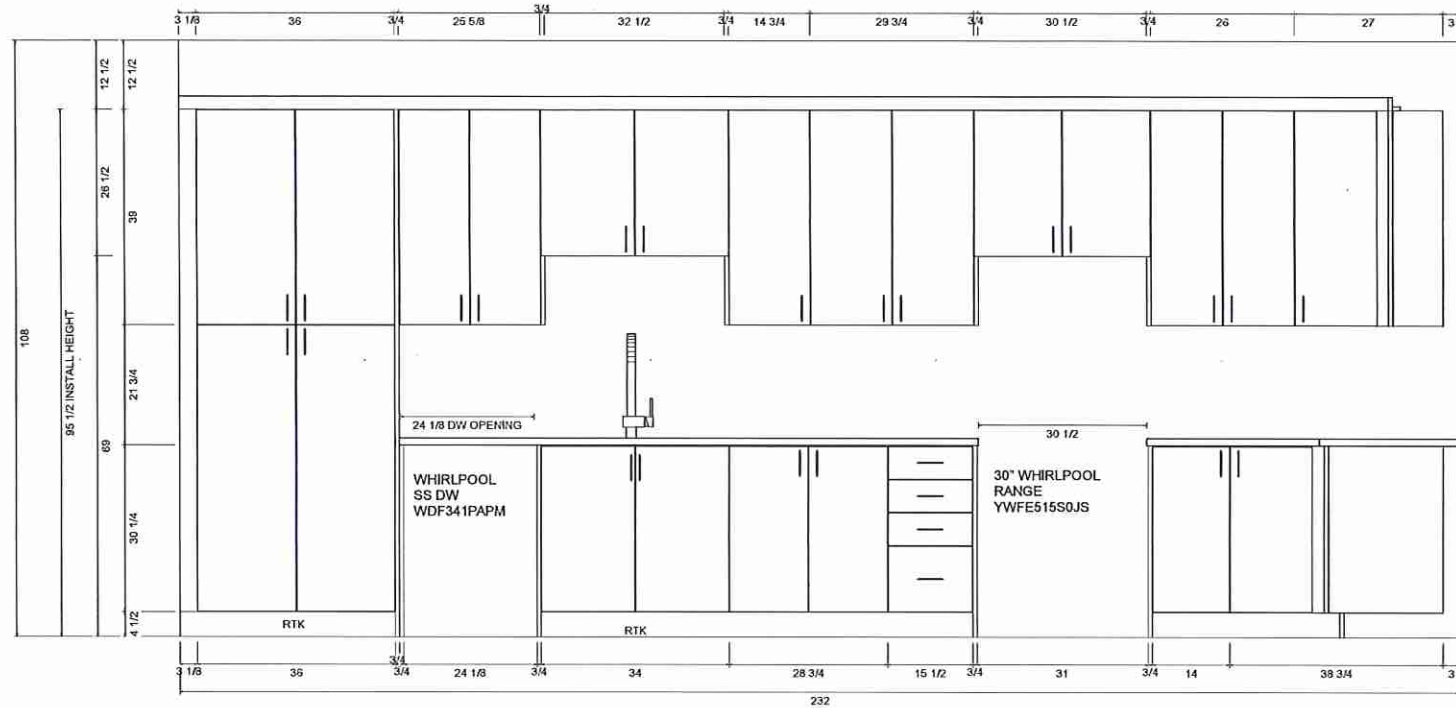
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PAGE: 1 OF 3



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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

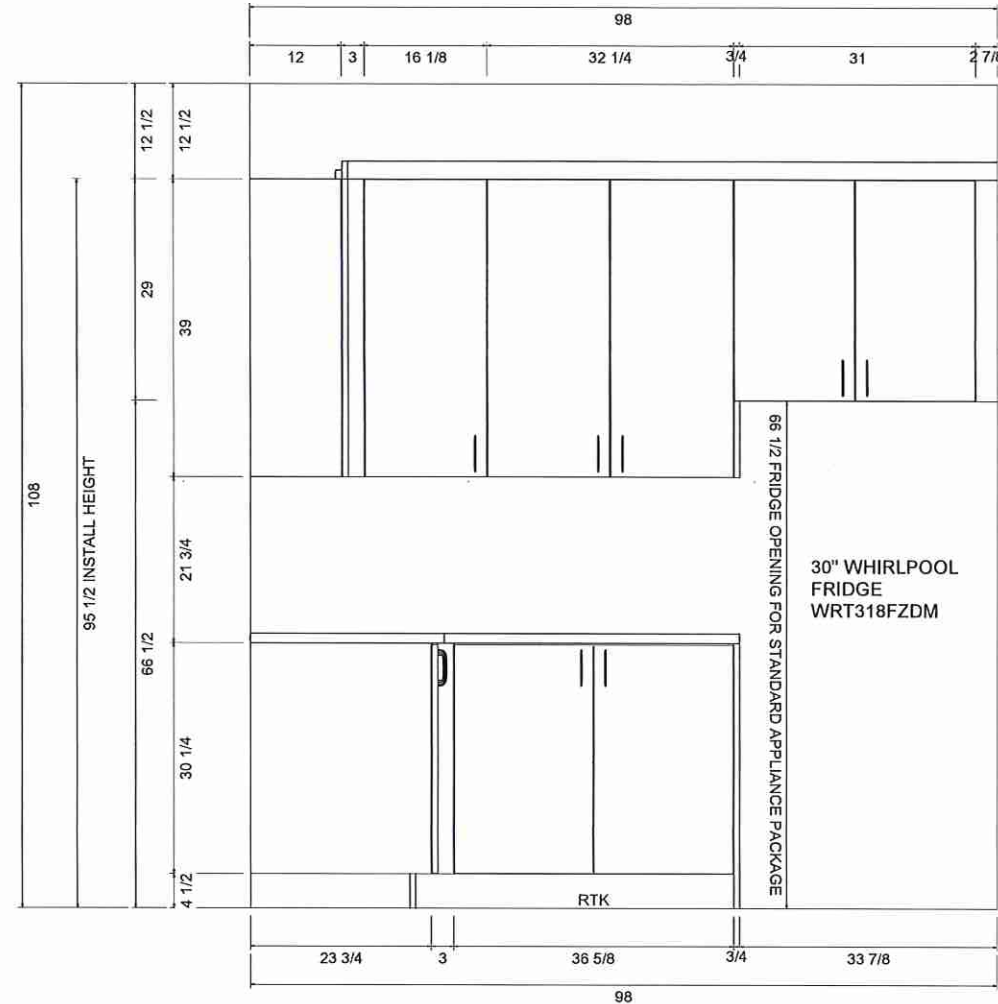
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DATE: APR 11/25

REVISION:

SCALE: 5/8" = 1'

PAGE: 10F 3



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

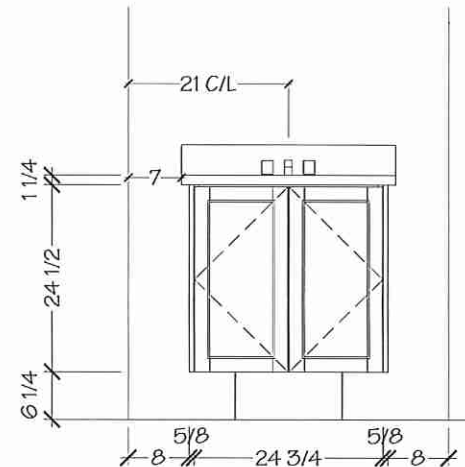
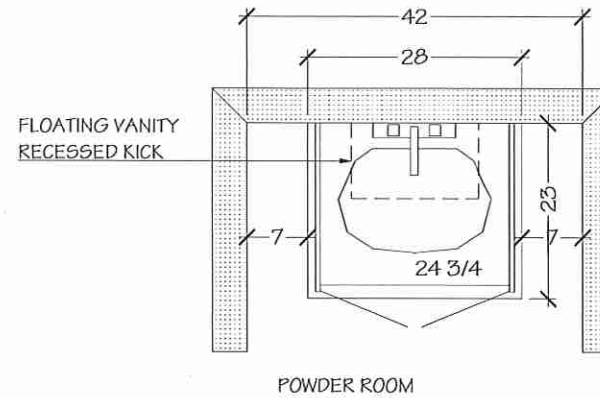
POWDER ROOM

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

PAGE: 8 OF 13



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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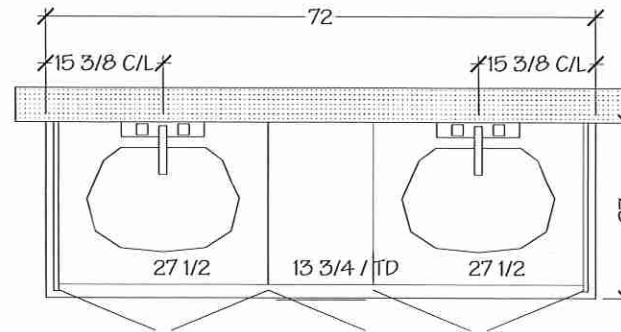
MASTER ENSUITE

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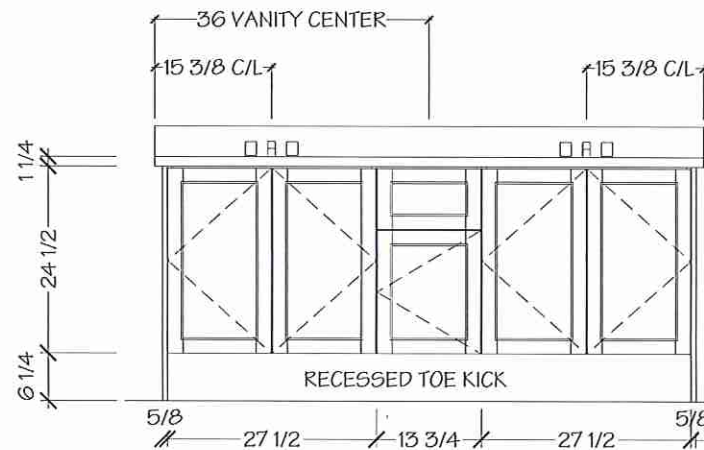
DATE: JUNE 20/2021

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MASTER ENSUITE



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Lot 78 / BIK 242

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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
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MODEL: LAWRENCE 2007

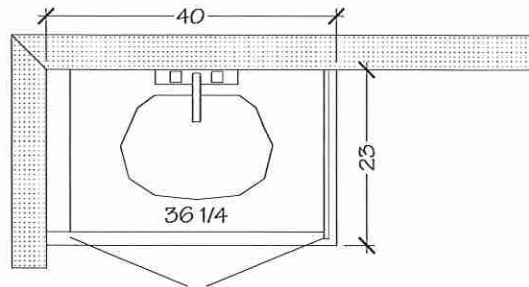
MAIN BATH

DRAWN BY: DIDI

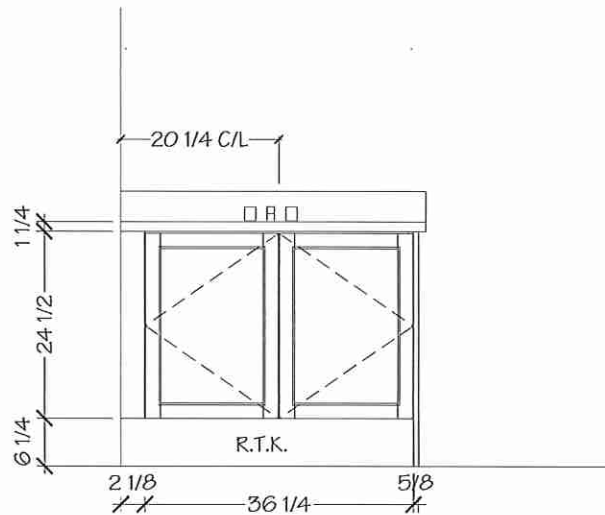
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MAIN BATH



NOTE MEASURES ARE BASED ON FINISHED DRYWALL