



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: ELENA DIC CHUNG NG

TEL:

| LOT NUMBER   | PHASE | HOUSE TYPE       | CLOSING DATE |
|--------------|-------|------------------|--------------|
| 77 BLOCK 242 | 3     | LAWRENCE Elev B1 | 06-Aug-25    |

Date Added: 25-Apr-25

Invoice Number: 8788

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- Install a Dual Waste Bin in the kitchen, on stove wall (See Sketch)

Note:

1 - KITCHEN- Install a set of 3 Pot and Pan drawers in the kitchen, next to the stove (See Sketch)

Note:

1 - KITCHEN- Accommodate the fridge opening for a future 36" wide fridge (See Sketch)

Note:

1 - KITCHEN- Install the builders standard Everest VANILLA WHITE counter top, throughout, where applicable

Note:

1 - KITCHEN- Install the upgrade "L" Ege for the kitchen counter top, throughout where applicable

Note:

1 - POWDER ROOM- Install the builders standard Everest VANILLA WHITE counter top, throughout, where applicable, WITH standard "A"

Note:

1 - MASTER ENSUITE- Install the builders standard Everest VANILLA WHITE counter top, throughout, where applicable, WITH standard "A"

Note:

1 - MAIN BATH- Install the builders standard Everest VANILLA WHITE counter top, throughout, where applicable, WITH standard "A"

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 - PLUMBING CLARIFICATION- KITCHEN/ MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.

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 and Tub/Showers. Purchaser acknowledges there will be no tiles on ceilings of shower stall and Tub/Showers

Note:



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|                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 - KITCHEN-Install Laminate Highland WATSON NATURAL OAK EE-H-292, throughout the kitchen/Dinette area, in lieu of the builders standard floor tile<br>Note:                                                                                                        |
| 1 - SECOND FLOOR-Install Laminate Highland WATSON NATURAL OAK EE-H-292, throughout the Upper Hall, Master Bedroom, Bedroom #2 & #3, in lieu of the builders standard carpet<br>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.<br>Note: |
| 95 - FOYER- Install an Upgrade #1 12x24 ALTEZZA CARRARA MATTE floor tile on the Foyer, in lieu of the builders standard floor tile-Installed Horizontal/stacked<br>Note:                                                                                            |
| 1 - KITCHEN-Relocate the builders standard ceiling light from the kitchen , to above the island (See Sketch)<br>Note:                                                                                                                                               |
| 1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List<br>**SEE BELOW**<br>Note:                                                                                                                               |
| 1 - GREAT ROOM-Delete the builders standard ceiling light and Install SIX (X6) pot lights. All SIX (X6) Potlights to be on one switch (See Sketch)<br>Note:                                                                                                         |
| 1 - KITCHEN- Delete the builders standard ceiling light and Install FOUR (X4) pot lights. All FOUR (X4) Potlights to be on one seperate switch (See Sketch)<br>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<br>Note:                                                                                          |
| 1 - PURCHASER HAS ATTENDED A COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES<br>Note:                                                                                                                                        |

**Date Added: 04-Mar-25** **Invoice Number: 8747**

|                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 - BASEMENT- Install the 200Amp service in lieu of the standard (See Sketch)<br>Note:                                                                                                                     |
| 1 - KITCHEN- Install a gas line rough in for the stove. Builders standard electrical for the electric stove to remain. (See Sketch)<br>Note: **Purchaser is aware that the standard stove will be electric |
| 1 - FRONT EXTERIOR- Install an extended ehight 8'-0" front door in lieu of the builders standard. Delete the transom above teh door and extend side lights (See Sketch)<br>Note:                           |
| 5 - MAIN FLOOR- Install extended height (8'-0") interior doors on the main floor, in lieu of the standard. Install FIVE (X5) extended height doors, (See Sketch)<br>Note:                                  |



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**Date Added:** 04-Mar-25 **Invoice Number:** 8747

**1 - MASTER ENSUITE SHOWER STALL-** Install the Horizontal Niche in the shower stall of the master ensuite. To be finished in white quartz stone.  
(See Sketch)  
Note: **\*\*Purchaser has the option of further upgrading the stone colour at time of colour chart\*\***  
**\*\*purchaser is aware the the vendor will install a dummy wall to accommodate the shower niche\*\***

**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 25 Apr 25 at 14:54**

\* INTERIOR COLOUR SCHEME \*

|                                                                                   |                                        |                                          |                                                |                                  |                                                |                                   |                                 |
|-----------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|------------------------------------------------|----------------------------------|------------------------------------------------|-----------------------------------|---------------------------------|
|  | <b>Purchaser</b><br>ELENA DIC CHUNG NG | <b>Decor Consultant</b><br>Laura Di Pede | <b>Model and Elevation</b><br>LAWRENCE Elev B1 | <b>Telephone Res. / Bus</b><br>/ | <b>Project</b><br>Grovetrail Developments Inc. | <b>Closing Date</b><br>06/08/2025 | <b>Property</b><br>77 BLOCK 242 |
|-----------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|------------------------------------------------|----------------------------------|------------------------------------------------|-----------------------------------|---------------------------------|

Page 1 of 3

|                 |                                             |                                                                          |                 |
|-----------------|---------------------------------------------|--------------------------------------------------------------------------|-----------------|
|                 | <b>Flooring</b>                             | <b>Wall Tile</b>                                                         | <b>Plumbing</b> |
|                 | <u>Description</u>                          | <u>Main</u> <u>Accent/Insert</u> <u>Border / Listello</u> <u>Pattern</u> |                 |
| Master Ensuite  | (STD) 13X13 MALENA ICE                      | (STD) 8X10 MALENA ICE N/A                                                | N/A WHITE       |
| Main Bathroom   | (STD) 13X13 COSTA WHITE                     | (STD) 8X10 TENDER GREY GLOSSY N/A                                        | N/A WHITE       |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
| Powder Room     | (STD) 13X13 ALTEZZA CARRARA MATTE           | N/A N/A                                                                  | N/A WHITE       |
| Kitchen/Dinette | (Upgd) Laminate Watson Natural Oak EE-H-292 | (STD) 3x6 TENDER GREY GLOSSY-Stack N/A                                   | N/A             |
| Laundry         | (STD) 13X13 ALTEZZA CARRARA MATTE           | N/A N/A                                                                  | N/A N/A         |
| Mud Room        | (STD) 13X13 ALTEZZA CARRARA MATTE           |                                                                          |                 |
|                 |                                             |                                                                          |                 |
| Foyer           | (Upgd) 12x24ALTEZZA CARRARA MATTE-stacked   |                                                                          |                 |
| Main Hall       | (STD) Laminate Watson Natural Oak EE-H-292  |                                                                          |                 |
| Great Room      | (STD) Laminate Watson Natural Oak EE-H-292  |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
| Upper Hall      | (Upgd) Laminate Watson Natural Oak EE-H-292 |                                                                          |                 |
|                 |                                             |                                                                          |                 |
| Master Bedroom  | (Upgd) Laminate Watson Natural Oak EE-H-292 |                                                                          |                 |
| Bedroom 2       | (Upgd) Laminate Watson Natural Oak EE-H-292 |                                                                          |                 |
| Bedroom 3       | (Upgd) Laminate Watson Natural Oak EE-H-292 |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |
|                 |                                             |                                                                          |                 |

**Railings and Stairs**

|                                                         |                                                    |
|---------------------------------------------------------|----------------------------------------------------|
| <b>Railings</b> (Std) Mirage Red Oak DriftWood          | <b>Landing - Upper</b> Watson Natural Oak EE-H-292 |
| <b>Pickets</b> (Std) Plain Single Flat Black with Shoes | <b>Landing - Lower</b> Watson Natural Oak EE-H-292 |
| <b>Posts</b> (Std) Mirage Red Oak DriftWood             | <b>Ledge - Upper</b> N/A                           |
|                                                         | <b>Ledge - Lower</b> N/A                           |
| <b>Stringers</b> (STD) Mirage Red Oak DriftWood         |                                                    |
| <b>Treads</b> (STD) Mirage Red Oak DriftWood            |                                                    |
| <b>Risers</b> (STD) Mirage Red Oak DriftWood            |                                                    |
| <b>Runner</b> N/A                                       |                                                    |

**Trim**

|                                                      |                          |
|------------------------------------------------------|--------------------------|
| <b>Baseboard &amp; Casing</b> (STD-STEP BEVEL MODERN | <b>Knobs</b> STD- LEVER  |
| <b>Front Door Glass</b> STANDARD                     | <b>Hinges</b> STANDARD   |
| <b>Interior Doors</b> STD- CARRARA SMOOTH            | <b>Grip Set</b> STANDARD |

**Notes**

\*MASTER ENSUITE- 2x2 WARM GREY SHOWER FLOOR MOSAIC WITH WHITE QUARTZ CURB TOP

**Cornice Moulding / Medallion**

|                |     |
|----------------|-----|
| Foyer          | N/A |
| Living Room    | N/A |
| Dining Room    | N/A |
| Family Room    | N/A |
| Main Hall      | N/A |
| Kitchen        | N/A |
| 2nd Floor Hall | N/A |
|                |     |
|                |     |
|                |     |

\* INTERIOR COLOUR SCHEME \*

|                                                                                                                          |                                          |                                                |                                  |                                                |                                   |                                 |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------|----------------------------------|------------------------------------------------|-----------------------------------|---------------------------------|
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|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------|----------------------------------|------------------------------------------------|-----------------------------------|---------------------------------|

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|                 | Interior Paint     | Cabinet                                              | Countertop                    | Counter Edge   | Handle / Knob |
|-----------------|--------------------|------------------------------------------------------|-------------------------------|----------------|---------------|
|                 | Description        | Style                                                |                               |                |               |
| Master Ensuite  | (STD) SILVER BIRCH | (STD) EURO MELAMINE THE CHAMELEON L584               | ✓ Everest VANILLA WHITE (STD) | ✓ A* STD       | SeeNotes      |
| Main Bathroom   | (STD) SILVER BIRCH | (STD) EURO MELAMINE FREE SPIRIT L580                 | ✓ Everest VANILLA WHITE (STD) | ✓ A* STD       | SeeNotes      |
|                 |                    |                                                      |                               |                |               |
|                 |                    |                                                      |                               |                |               |
| Powder Room     | (STD) SILVER BIRCH | STD- EURO MELAMINE THE CHAMELEON L584 (KARISMA)      | ✓ STD-Everest VANILLA WHITE   | ✓ A* STD       | SeeNotes      |
| Kitchen/Dinette | (STD) SILVER BIRCH | STD- EURO MELAMINE WILLOW VELVET SF255 VELVET FINISH | ✓ STD-Everest VANILLA WHITE   | ✓ L* UPGD EDGE | SeeNotes      |
| Laundry         | (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 |                                                      |                               |                |               |
|                 |                    |                                                      |                               |                |               |
| Master Bedroom  | (STD) SILVER BIRCH |                                                      |                               |                |               |
| Bedroom 2       | (STD) SILVER BIRCH |                                                      |                               |                |               |
| Bedroom 3       | (STD) SILVER BIRCH |                                                      |                               |                |               |
|                 |                    |                                                      |                               |                |               |
|                 |                    |                                                      |                               |                |               |
|                 |                    |                                                      |                               |                |               |

**Appliance Opening/Dimension**

Fridge Size 36" FRIDGE OPENING Range Std 31in Opening

Built-Ins None Microwave None

Hood Fan Std 30in Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet Std 24in Opening

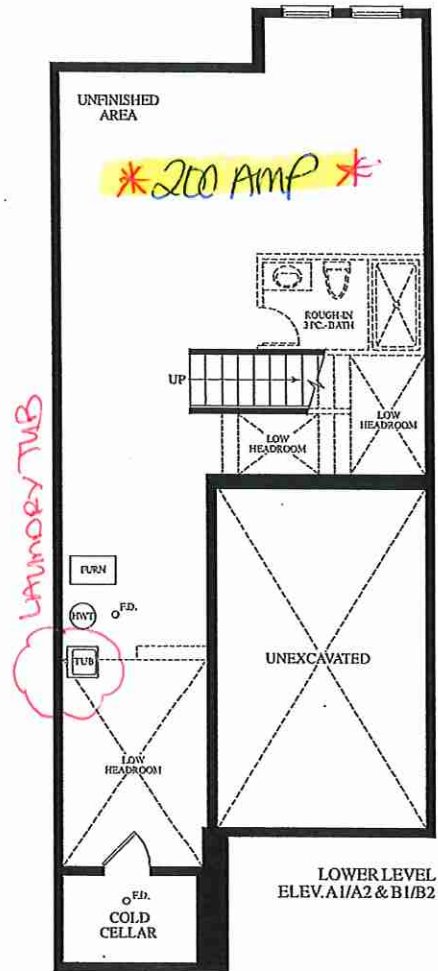
**Fireplace**

|                   |            |                   |            |
|-------------------|------------|-------------------|------------|
| Fireplace         | <u>N/A</u> | Fireplace         | <u>N/A</u> |
| Location Flooring | <u>N/A</u> | Location Flooring | <u>N/A</u> |
| Style             | <u>N/A</u> | Style             | <u>N/A</u> |
| Finish            | <u>N/A</u> | Finish            | <u>N/A</u> |
| Marble            | <u>N/A</u> | Marble            | <u>N/A</u> |
| Hearth            | <u>N/A</u> | Hearth            | <u>N/A</u> |

**Notes**

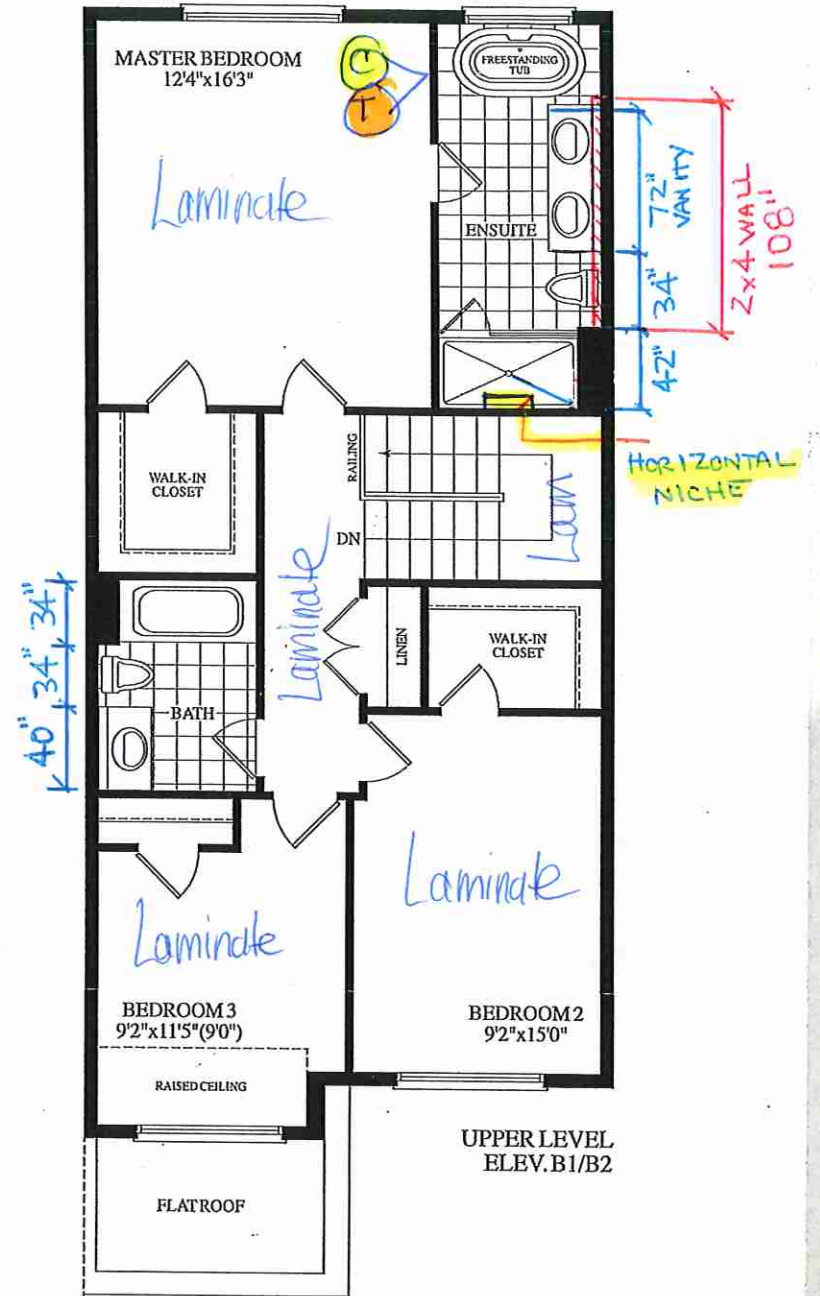
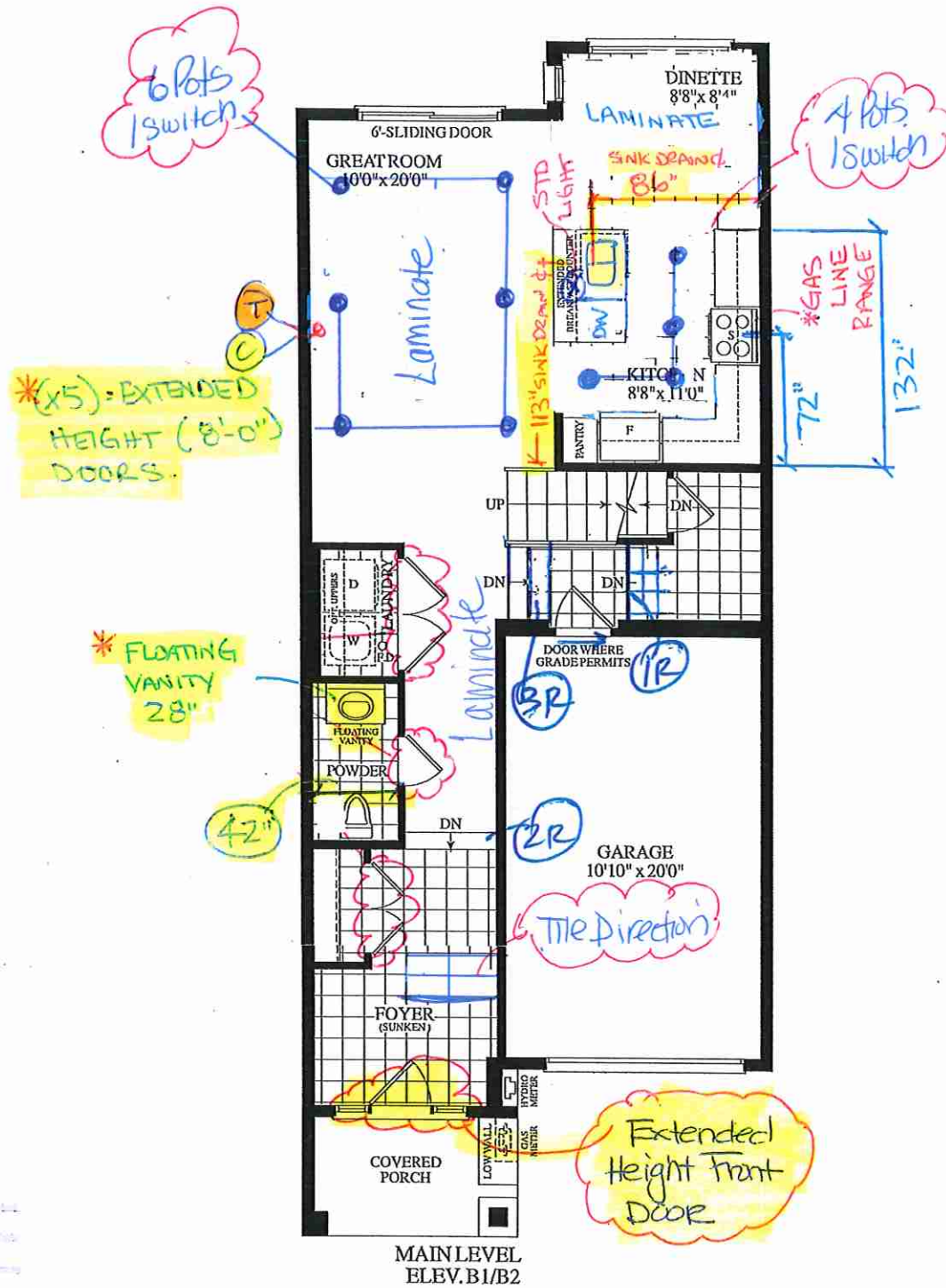
\*\*KITCHEN HARDWARE- BP56325128-900 \*\*POWDER ROOM  
HARDWARE-BP56325128-900 \*\*MASTER ENSUITE AND MAIN BATH- BP205128-900

why  cable(x2)  
 Telephone(x2)



# OAKRIDGE

## MEADOWS



BLK. 242 TH.77 20-07 THE LAWRENCE EL. B1 1665 SQ.FT.

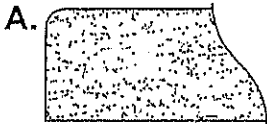
# Countertop Edges

#77 BLK 242

Marble & Granite Ltd.

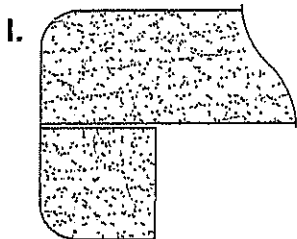
EDGE  
DETAILS

004



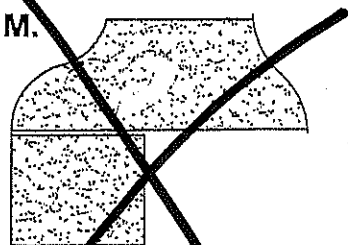
STRAIGHT EDGE  
(STANDARD - 3/4")

Powder Rm  
Master Ensuite  
Main Bath



DOUBLE TOP "D" EDGE  
(STANDARD - 1 1/2")

Kitchen



OGEE - SQUARE EDGE  
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

# 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  
**LOT 77 BLK 242**  
MODEL: LAWERENCE 20-07

## KITCHEN PLAN VIEW

DOOR STYLE: EURO  
DOOR PROFILE:  
FINISH COLOUR: WILLOW VELVET SF255  
DOOR MATERIAL:  
INTERIOR COLOUR:  
CROWN MOULDING: STD  
LIGHT VALANCE: N/A  
COUNTERTOP:  
INSTALL HEIGHT:  
DECORATIVE HARDWARE:  
HINGES: STANDARD  
DRAWER SLIDES: STANDARD  
DOOR UPGRADE:  
EXTRAS:  
- 37" FRIDGE SPACE  
- POTS AND PANS DRAWERS  
- 2 BIN PULL OUT RECYCLE

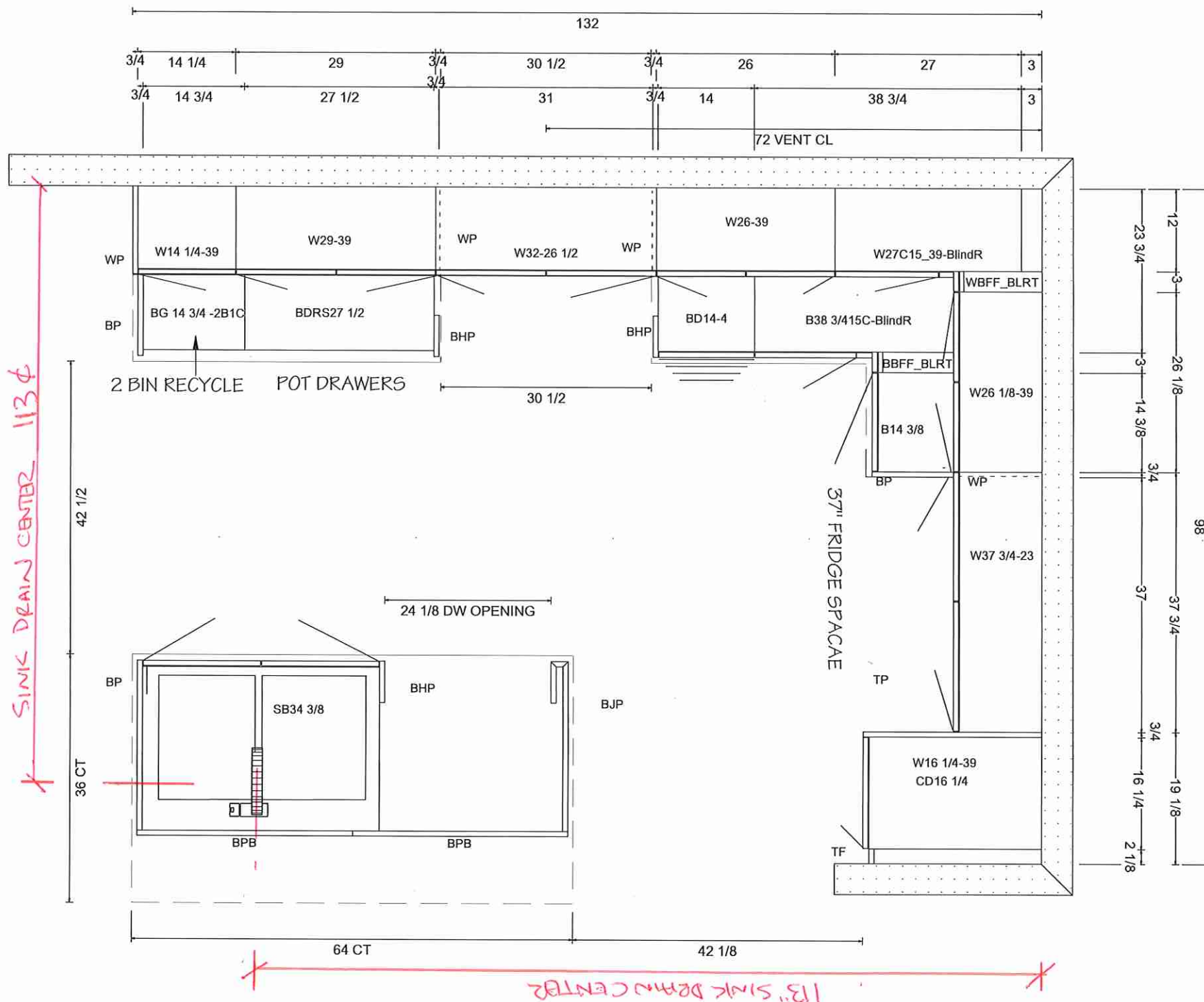
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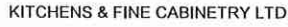
DATE: FEB 24/25

REVISION: APRIL 22, 2025

SCALE: 5/8" = 1'

PAGE: 1 OF 10

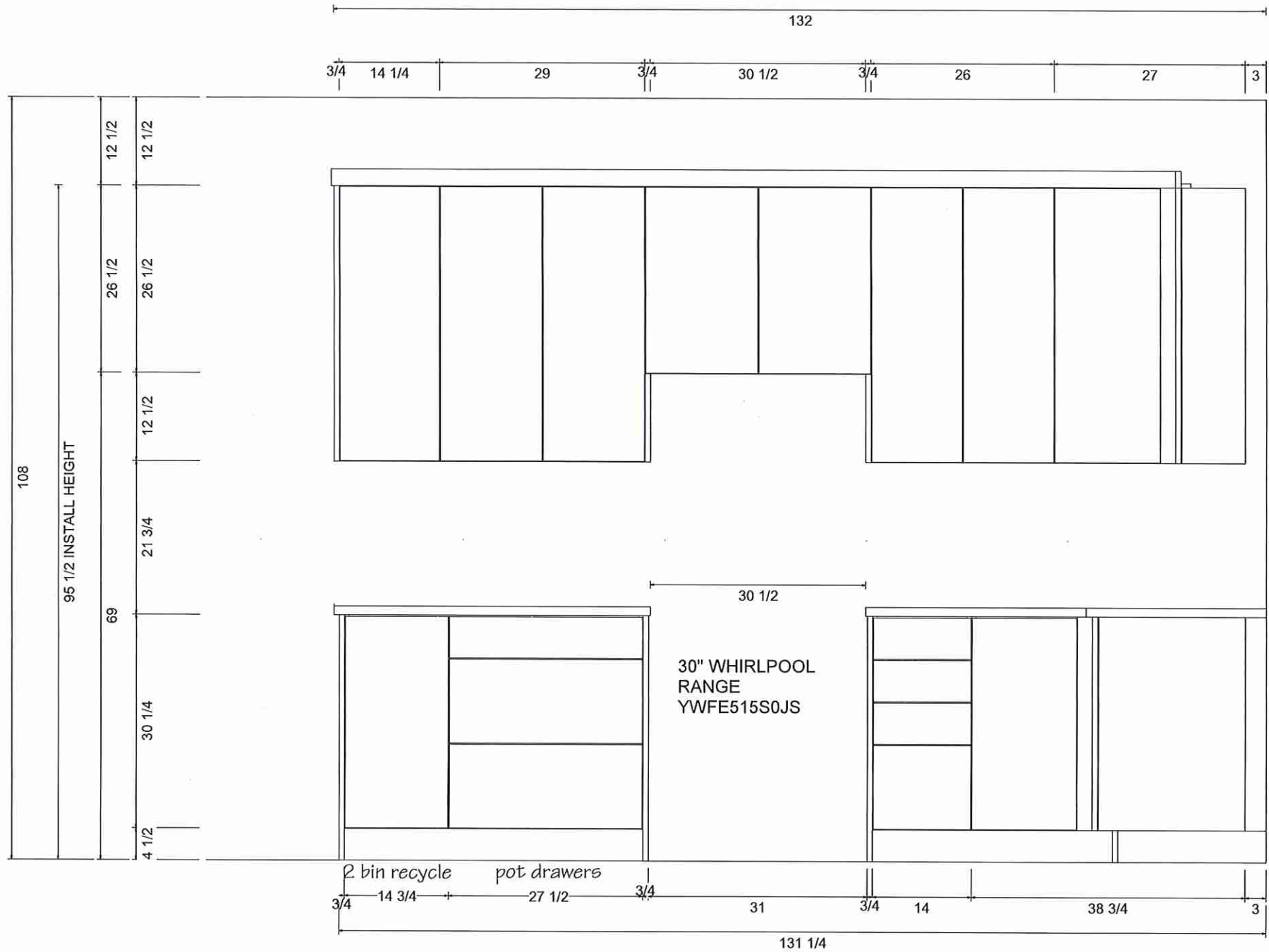




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PAGE: 2 OF 10





KITCHENS & FINE CABINETRY LTD

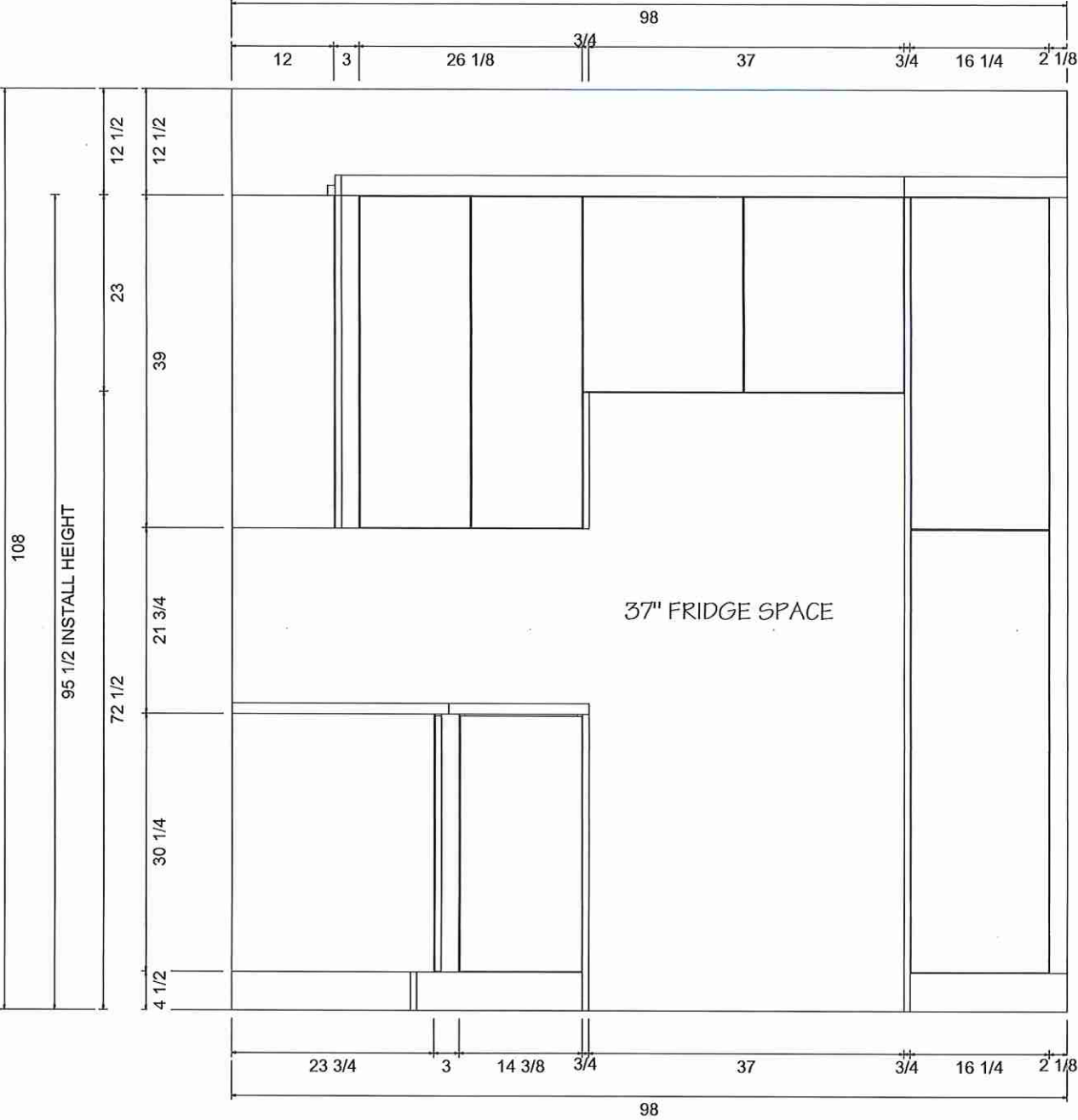
8111 Jane St. Unit 10  
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*Villa*

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LOT 77 BLK 242

MODEL: LAWERENCE 20-07

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FINISH COLOUR: WILLOW VELVET SF255

DOOR MATERIAL:

INTERIOR COLOUR:

CROWN MOULDING: STD

LIGHT VALANCE: N/A

COUNTERTOP:

INSTALL HEIGHT:

DECORATIVE HARDWARE:

HINGES: STANDARD

DRAWER SLIDES: STANDARD

DOOR UPGRADE:

EXTRAS:

- 37" FRIDGE SPACE
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- 2 BIN PULL OUT RECYCLE

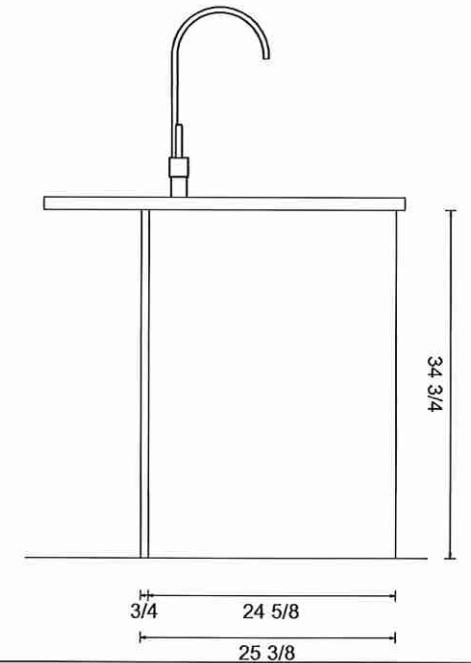
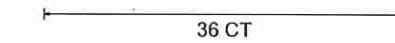
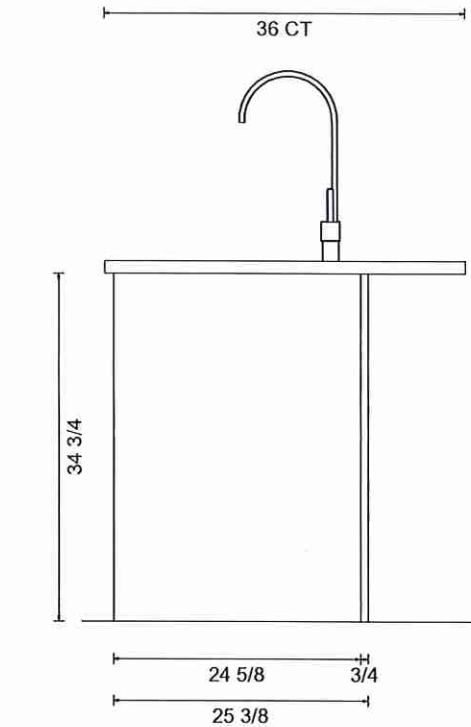
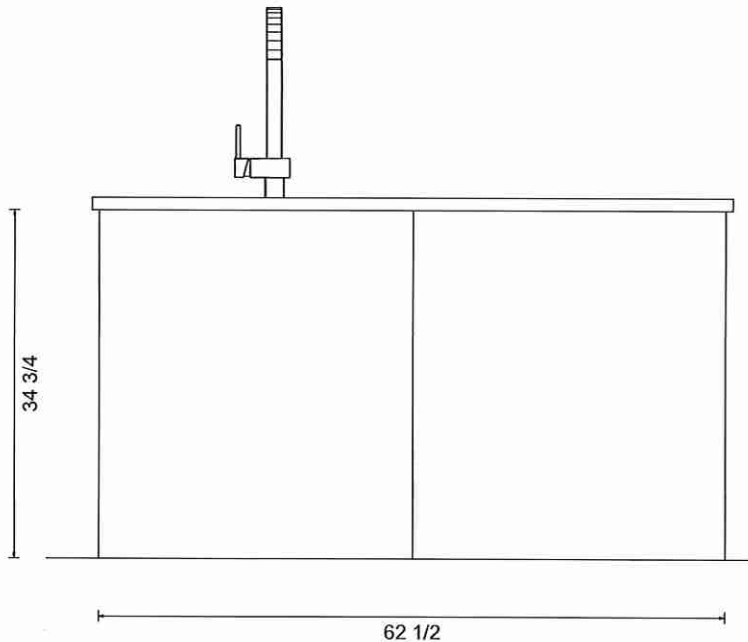
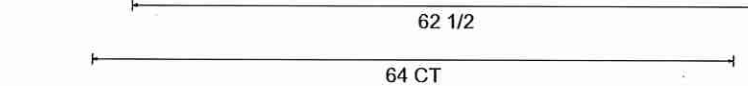
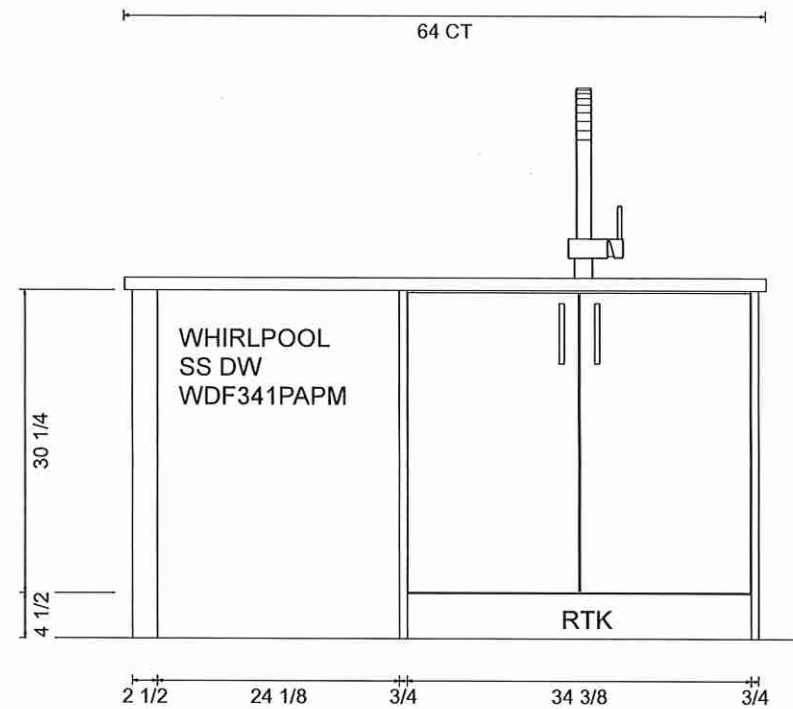
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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-THE LAWRENCE MASTER

MODEL: LAWRENCE 2007

POWDER ROOM

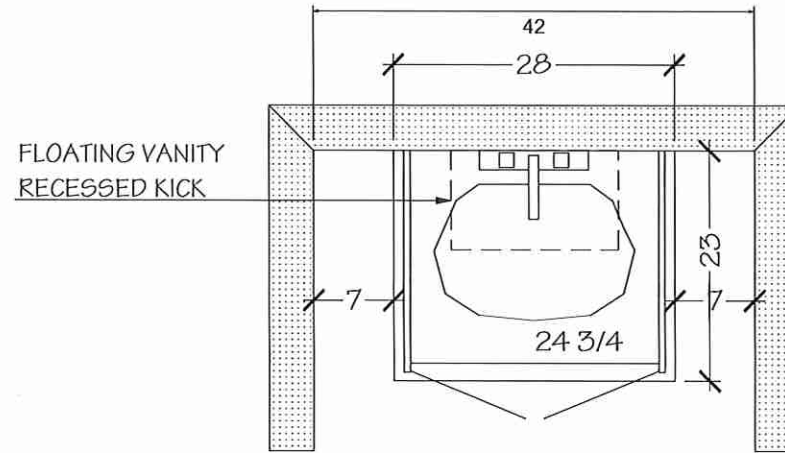
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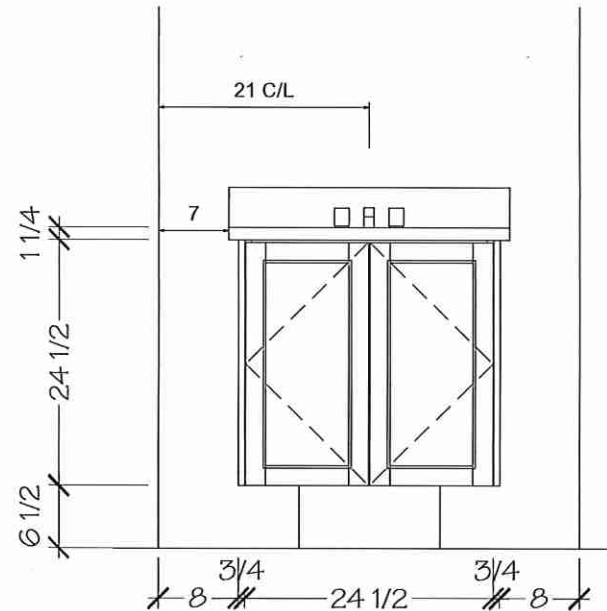
DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

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POWDER ROOM



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

*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-THE LAWRENCE MASTER

MODEL: LAWRENCE 2007

PRIMARY ENSUITE

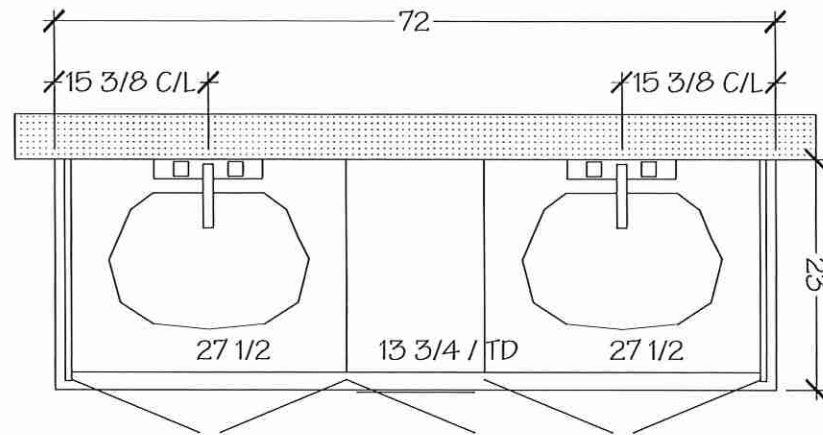
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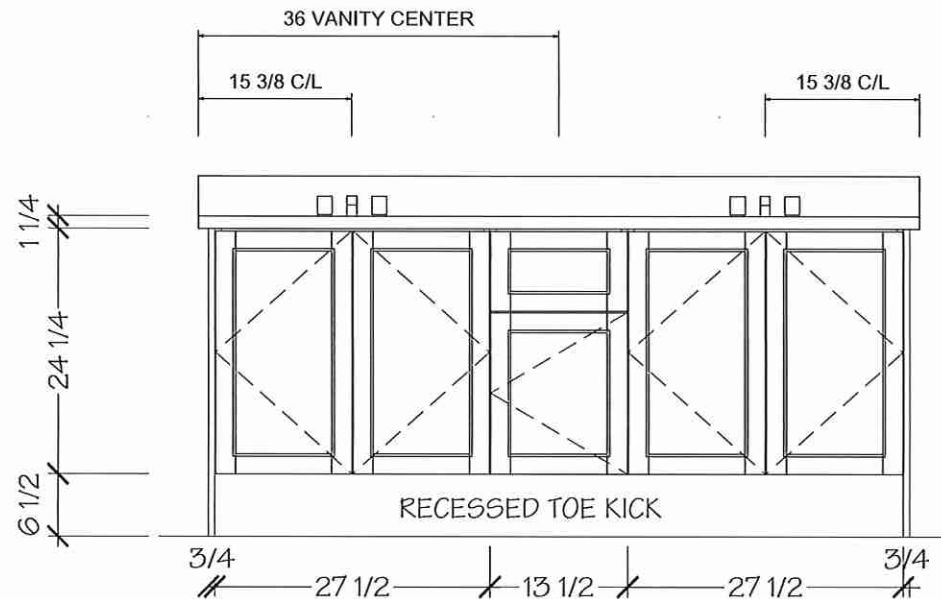
DATE: JUNE 20/2021

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PRIMARY ENSUITE



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# Villa

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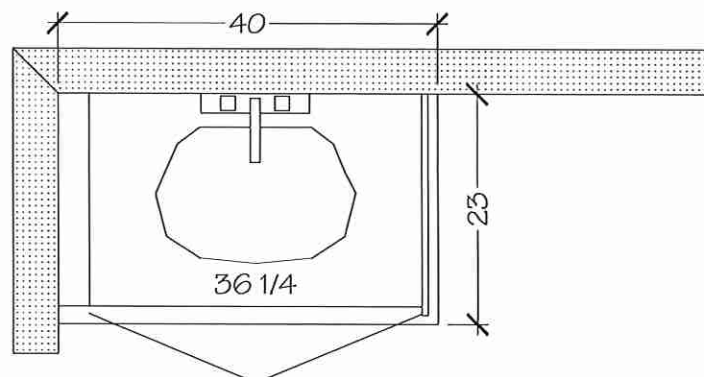
PROJECT: CENTERFIELD

ADDRESS: RP-CE-THE LAWRENCE MASTER

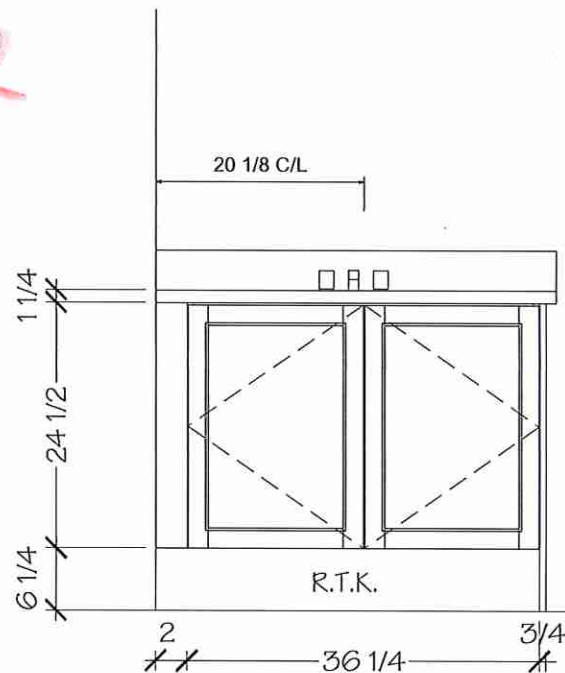
MODEL: LAWRENCE 2007

MAIN BATH

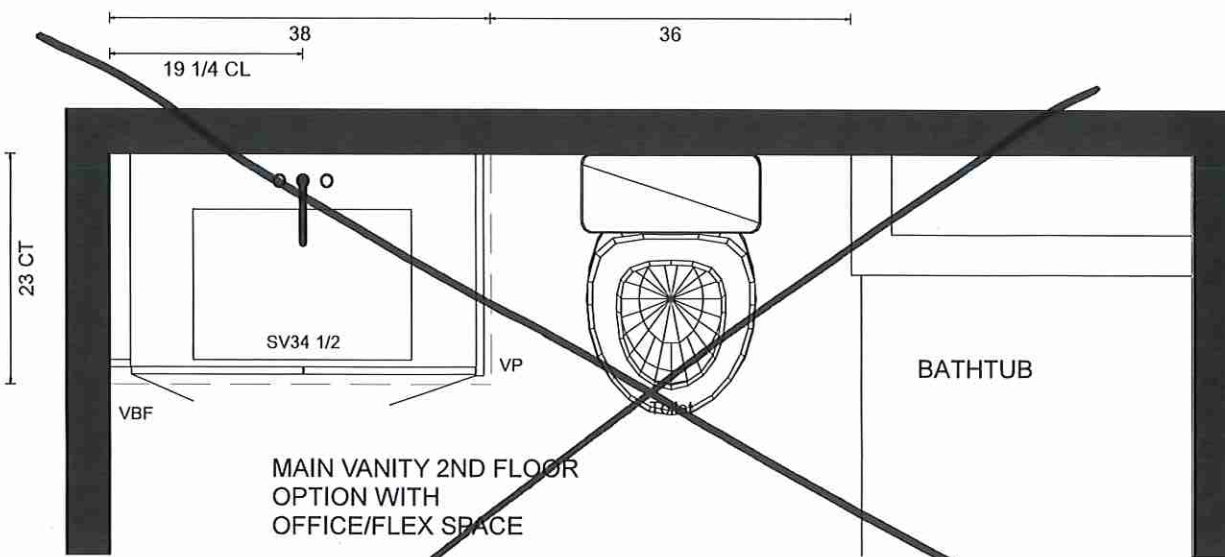
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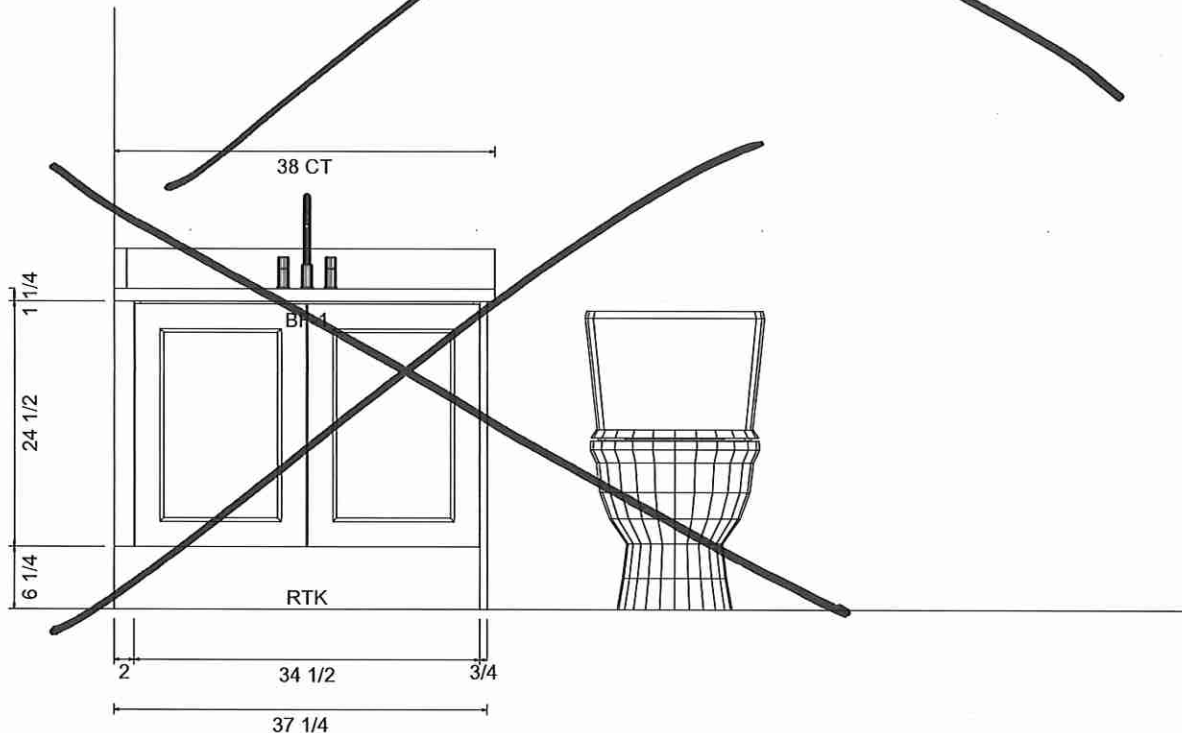
MAIN BATH



R.T.K.



MAIN VANITY 2ND FLOOR  
OPTION WITH  
OFFICE/FLEX SPACE



RTK

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DATE: JUNE 20/2021

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