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SITE MASTER

PURCHASER: XIAO GUANG BI				CONSTRUCTION SUMMARY		Grovetrail Developments Inc.		TEL:		
LOT NUMBER 40 Block 54		PHASE 1	HOUSE TYPE MILL POND-Elev A-SIDE UPGRADE		CLOSING DATE 10-Feb-22					
Offer		BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART							SIDE UPGRADE	
Workshee		Note:								
Offer		BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED.								
Workshee		Note:								



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SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: XIAO GUANG BI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
40 Block 54	1	MILL POND-Elev A-SIDE UPGRADE	10-Feb-22

Date Added: 27-Oct-21 Invoice Number: 7580

1 - Standard Cable Telephone and Conduit (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - KITCHEN- Install an upgraded counter top Edge throughout the kitchen counter, where applicable. Install the "L" Edge Note:
1 - POWDER ROOM- Install an upgraded counter top Edge throughout the Powder Room counter, where applicable. Install the "L" Edge Note:
1 - MASTER ENSUITE -Install an upgraded counter top Edge throughout the Master Ensuite counter, where applicable. Install the "L" Edge Note:
1 - MAIN BATH- Install an upgraded counter top Edge throughout the Main Bath counter, where applicable. Install the "L" Edge Note:
1 - APPLIANCE PACKAGE- SUPPLY the Standard Appliance Package To be supplied ONLY for the home, where applicable. Note:
1 - PLUMBING CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the 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. To include the Main Bath,Powder Room and the Master Ensuite Note:
1 - MAIN FLOOR- Install an upgrade hwd floor, in lieu of the builders standard Laminate floor, throughout the main floor. Install the Vintage Solid Sawn Character UVF White Oak 5" Appollo, to be installed on Main Hall, Great Room, lower & upper landings Note:
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 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:



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CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: XIAO GUANG BI

TEL:

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40 Block 54	1	MILL POND-Elev A-SIDE UPGRADE	10-Feb-22

Date Added: 27-Oct-21 Invoice Number: 7580

1 - KITCHEN- Relocate the builders standard ceiling light to above the Island . Ceiling light to be centred above island (See Sketch)

Note:

1 - KITCHEN- In addition to the builders standard ceiling light above teh island. Install FOUR (X4) LED Pot lights in the kitchen area. All FOUR (X4) pot lights to be on one switch (See Sketch)

Note: **Purchaser is paying for the additional switch ONLY**

1 - GREAT ROOM- In addition to the builders standard ceiling light in the Great Room. Install SIX(X6) LED Pot lights. All SIX (X6) pot lights to be on one separte switch (See Sketch)

Note: **PLEASE NOTE** Light switch included as per the standard Features and Finishes List

1 - GREAT ROOM- Install the builders standard Conduite pipe in the Great Room, to be installed at approxiamtely 60" AFF to accommodate a future TV (See Sketch)

Note:

1 - GREAT ROOM- install an electruic plug in the Great Room, installed next to Conduit pipie at approximately 60" AFF to accommodate for a future TV (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

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 PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 14-Sep-21 Invoice Number: 7500

1 - FRONT EXTERIOR DOUBLE DOOR- Due to the possible shortage of the original standard 3/4 glass pane front door, the purchaser has selected a substitute model. Purchaser has selected the substitute model of FULL GLASS pane, for the front double door entry.

Note: **See attached picture for reference** Purchaser is aware that if the original 3/4 glass pan front door is available at time of construction installation, original front door glass will be installed.

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. PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 26-Jul-21 Invoice Number: 7435

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT THROUGH PHONE ON JULY 7TH 2021 WITH THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL STRUCTURAL CHANGES / UPGRADES.

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. PLUS A 10% HOLDBACK FEE.

Note:

This Document is Extremely Time Sensitive - Printed 29 Oct 21 at 12:21



* INTERIOR COLOUR SCHEME *

Purchaser

XIAO GUANG BI

Decor Consultant

Laura Di Pedo

Model and Elevation

MILL POND-Elev A-SIDE UPGRADE

Telephone Res. / Bus

/

Project

Grovetrail Developments Inc.

Closing Date

10/02/2022

Property

40 Block 54

Page 1 of 3

Flooring

Description

13x13 KEATON ICE (STD)

13x13 KEATON ICE (STD)

13X13 RUSTIC GREY (STD)

13X13 RUSTIC GREY (STD)

13X13 RUSTIC GREY (STD)

13X13 RUSTIC GREY (STD)

Vintage White Oak UVF 5" Appollo S.S (UPGD)

Vintage White Oak UVF 5" Appollo S.S (UPGD)

13X13 RUSTIC GREY (STD)

STD- 40 OZ OPENING NIGHT #04

STD- 40 OZ OPENING NIGHT #04

STD- 40 OZ OPENING NIGHT #04

STD- 40 OZ OPENING NIGHT #04

Wall Tile

Main

8X10 KEATON ICE (STD)

8X10 KEATON ICE (STD)

N/A

8X6 Subway White Glossy Straight

N/A

Railings and Stairs

Railings STD- Vinatge APPOLLO

Pickets STD- Plain Flat Black Steel

Posts STD- Vinatge APPOLLO

Stringers STD- Vinatge APPOLLO

Treads STD- Vinatge APPOLLO

Risers STD- Vinatge APPOLLO

Runner N/A

Trim

Baseboard & Casing STANDARD

Front Door Glass STANDARD

Interior Doors STANDARD

Accent/Insert

N/A

N/A

N/A

N/A

N/A

Landing - Upper

Landing - Lower

Ledge - Upper

Ledge - Lower

Knobs

Hinges

Grip Set

Border / Listello

N/A

N/A

N/A

N/A

N/A

White Oak UVF 5" Appollo(Upgd)

White Oak UVF 5" Appollo(Upgd)

N/A

N/A

STANDARD

STANDARD

STANDARD

Pattern

N/A

N/A

N/A

N/A

N/A

Plumbing

WHITE

WHITE

WHITE

STD

STD

Cornice Moulding / Medallion

Foyer

Living Room

Dining Room

Family Room

Main Hall

Kitchen

2nd Floor Hall

NO

NO

NO

NO

NO

NO

NO

Page 1 of 3

Consultant:

Laura Di Pedo

Purchaser:

XIAO GUANG BI

Vendor:

Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
XIAO GUANG BI	Laura Di Pede	MILL POND-Elev A-SIDE UGRADE	/	Grovetrail Developments Inc.	10/02/2022	40 Block 54

Page 2 of 3

- Master Ensuite
- Main Bathroom
- Powder Room
- Kitchen/Dinette
- Laundry(2nd Floor)
- Foyer
- Main Hall
- Great Room
- Upper Hall
- Master Bedroom
- Bedroom 2
- Bedroom 3

Interior Paint
Description
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH
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STD- SILVER BIRCH
STD- SILVER BIRCH
STD- SILVER BIRCH

Cabinet	Countertop	Counter Edge	Handle / Knob
Style			
STD- EURO RUSTICA LARICE BIANCO RU-05	MAPLE WHITE (STD)	"L" UPGD	930396BSN
STD- EURO RUSTICA LARICE BIANCO RU-05	MAPLE WHITE (STD)	"L" UPGD	930396BSN
STD- EURO RUSTICA LARICE BIANCO RU-05	MAPLE WHITE (STD)	"L" UPGD	930396BSN
STD- EURO MELAMINE CONCRETE WF 393	VANILLA WHITE (STD)	"L" UPGD	930396BSN
N/A	N/A	N/A	N/A

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	NO	Fireplace	N/A
Location Flooring	NO	Location Flooring	N/A
Style	NO	Style	N/A
Finish	NO	Finish	N/A
Marble	NO	Marble	N/A
Hearth	NO	Hearth	N/A

Notes

KITCHEN- BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN

STANDARD APPLIANCES



* INTERIOR COLOUR SCHEME *

Purchaser
XIAOGUANG BI

Decor Consultant
Laura Di Pede

Model and Elevation
MILL POND-Elev A-SIDE UPGRADE

Telephone Res. / Bus
/

Project
Grovetrail Developments Inc.

Closing Date
10/02/2022

Property
40 Block 54

Purchaser(s) acknowledge the following

Arborite Counter Top Waiver:

Purchaser acknowledges that countertops are susceptible to damage/swelling from standing water. Care must be taken to ensure that countertops are kept free of standing water at joints and openings at sinks and faucets. Delamination can also occur caused by excessive heat from appliances and cooking equipment. Therefore, the Vendor assumes no responsibility for these conditions if caused by the Purchaser's negligence.

Hardwood Floor/Stair Waiver

Purchaser acknowledges and accepts that the hardwood flooring is pre-finished in a factory in a controlled environment and that the stairs are finished on site. The vendor will do their best to match the color between the stairs and the floor, but it is not possible to have an identical match and that there will be shade differences.

Standard Appliance Specifications Waiver:

In lieu of supplying appliance specifications and/or special requirements, the purchaser acknowledges that cabinetry will be made to allow for standard openings only. Standard opening sizes are as follows:

Fridge: 36" wide x 72 1/2" high
Stove: 31" wide
Dishwasher: 24" wide
OPTIONAL Microwave box: 24" wide x 15" high x 19" deep

and only those appliances that fit the standard openings should be selected and purchased.

Hardwood Floor Waiver:

Hardwood floors installed by the Vendor will be fully warranted for one full year against any defects in workmanship, due to improper installation. The Purchaser acknowledges and understands that the vendor will not be responsible to repair the natural drying out of wood that may cause shrinkage.

Changes:

This Colour Sheet is FINAL. ANY changes requested are subject to Builder approval and a minimum administration fee of \$1,000.00 will be charged.

Page 3 of 3

Decor Consultant:

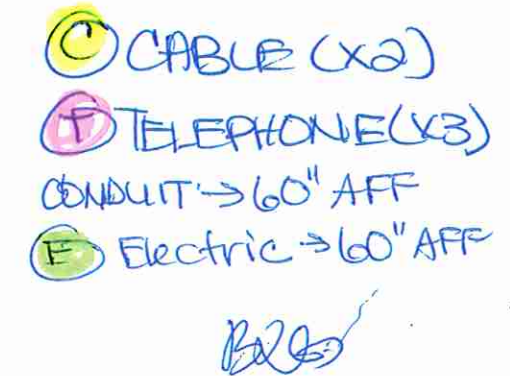
Laura Di Pede

Purchaser:

XIAOGUANG BI

Vendor:

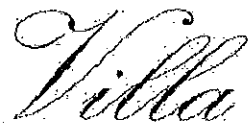
Grovetrail Developments Inc.



LOT#40 BLK 54
20-10 SIDE UPGRADE EL "A"



L61 40 BLK54



KITCHENS & FINE CABINETRY LTD

8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7803
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: MILLPOND 2010

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

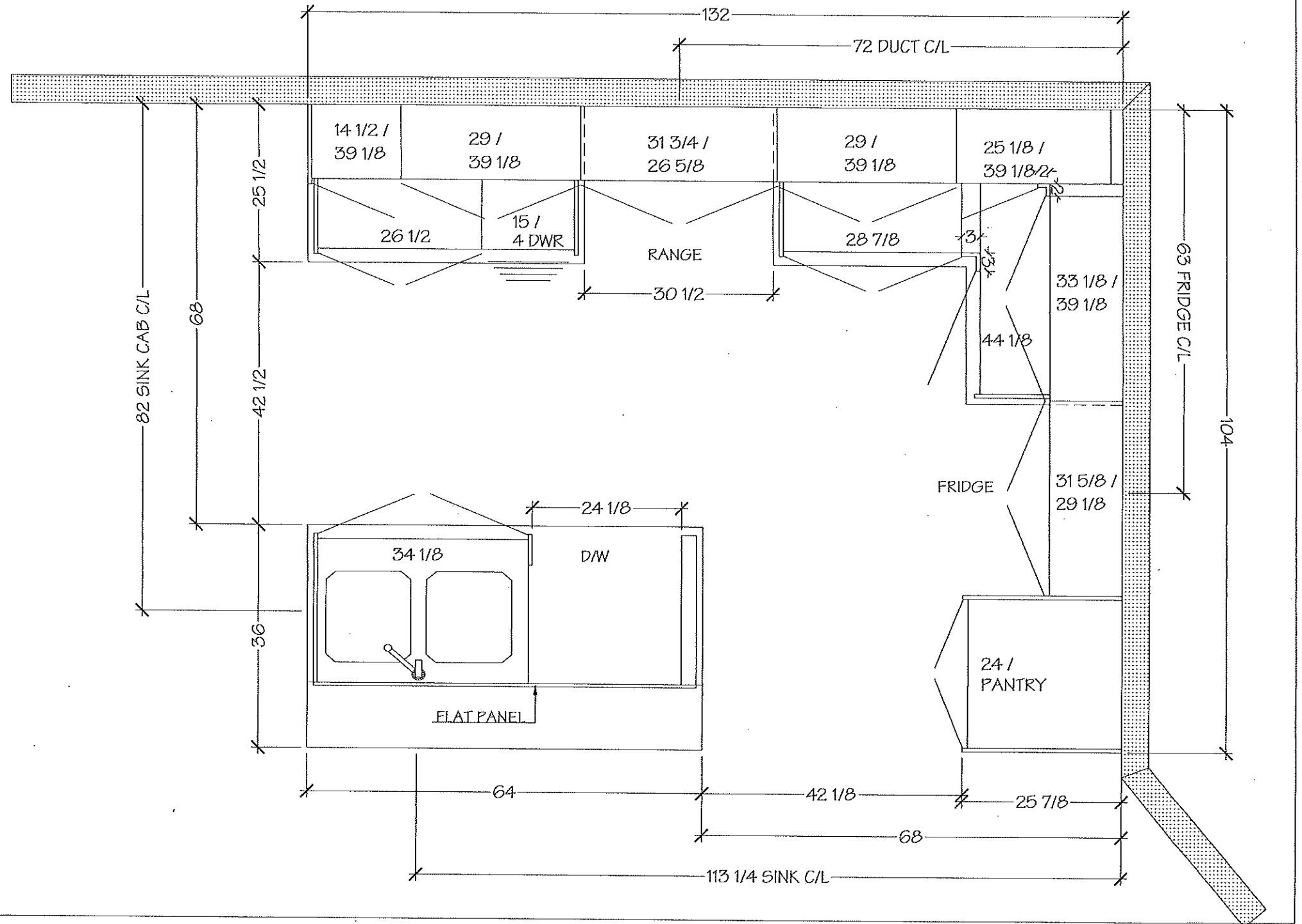
+ OPTIONAL MAGIC CORNER

DRAWN BY: DIDI

DATE: JUNE 18/2021

REVISION: OCTOBER 26/2021

PAGE: 1 OF 4



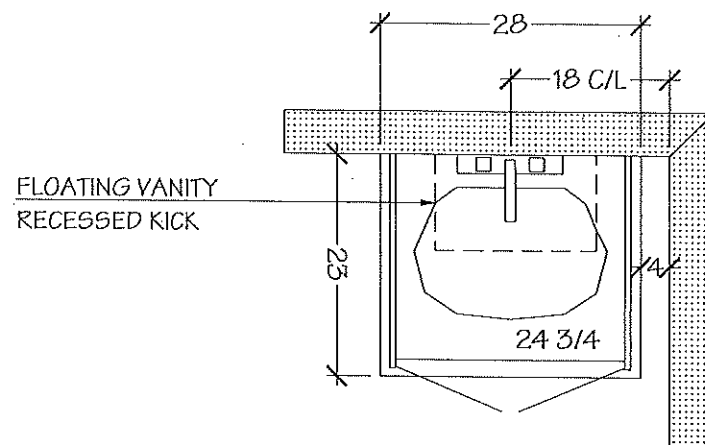
L51 40 BLK ST

Villa
KITCHENS & FINE CABINETRY LTD

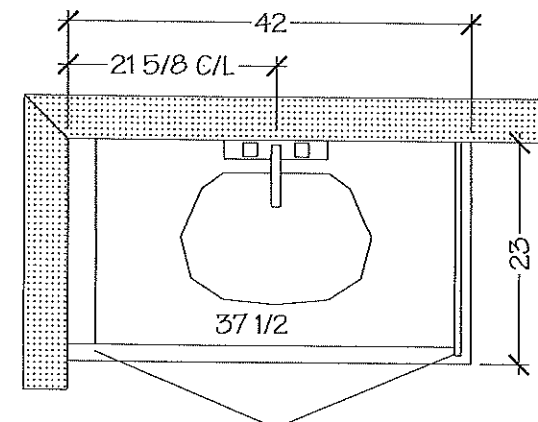
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MILLPOND 2010

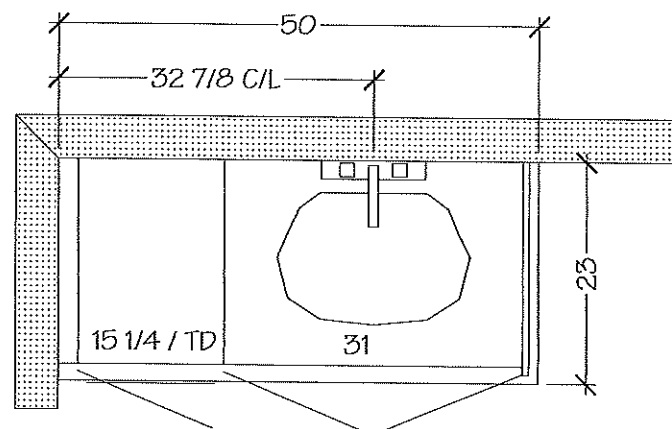
VANITIES



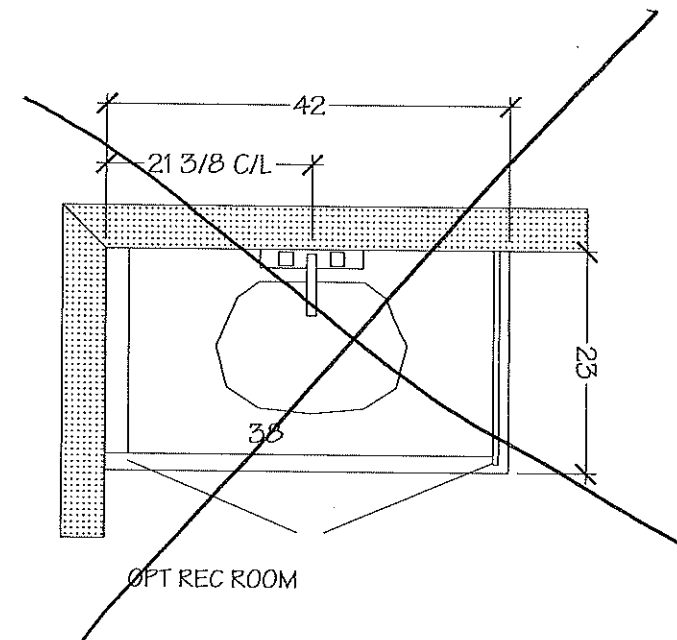
POWDER ROOM



MASTER ENSUITE



MAIN BATH



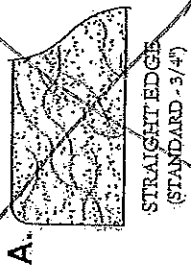
OPT REC ROOM

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DATE: JUNE 18/2021
REVISION: OCTOBER 26/2021
PAGE: 3 OF 4

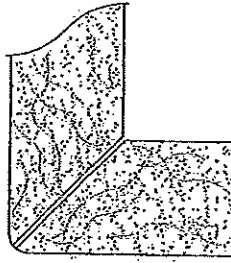
BLK
LOT 40 BLK 54

EDGE
DETAILS

004



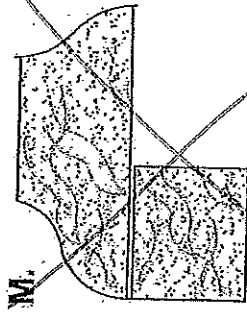
**L.



- * Kitchen
- * POWDER ROOM
- * MASTER BATH
- * MAIN BATH

BLK

MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")



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

EDGING UP-GRADE OPTIONS

RECEIVED
NOV 5 1977

B&B

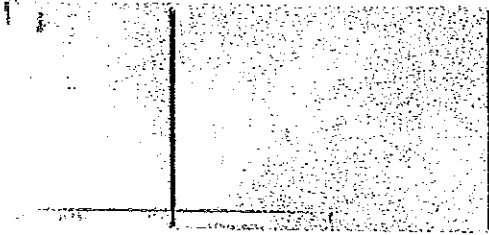
*LOT 40 BLK 54

Whirlpool®

Whirlpool® 30" Wide Top-Freezer Refrigerator with Flexi-Slide™ Bin

WRT318FZDM

There's always a place for fresh and frozen favorites inside the 30" wide top-freezer refrigerator with 18 cu. ft. capacity. To give you more convenient storage options above the refrigerator crisper, the Flexi-Slide™ bin quickly moves side-to-side.



Available Finishes/Colours

☒ WRT318FZDB
Black

WRT318FZDM
Monochromatic
Stainless Steel

☐ WRT318FZDW
White

Manuals & Literature:

 [Dimension Guide](#)

 [Energy Guide](#)

 [Installation Instructions](#)

 [Use and Care](#)

 [Warranty](#)

Top Features

Flexi-Slide™ Bin

Make space for tall items with the bin that quickly and easily moves side-to-side for convenient storage options.

Quiet Cooling

Keep noise down in the kitchen with a design that provides quiet cooling.

Frameless Glass Shelves

Store more items on each shelf with wall-to-wall frameless glass shelves, which offer greater storage flexibility.

EZ Connect Ice Maker Kit

This optional ice maker adds convenient, easily accessible ice without having to worry about refilling ice trays.

Dimensions

Depth 33 1/2

Height 66 7/8

Width 29 3/4

Controls

Control Location Interior

Max Cool/Fast Cool No

Exterior

Cabinet Color Grey

Cabinet Finish Smooth

Door Color Stainless Steel

Door Finish Smooth

Door Opening Right

Handle Color Stainless Steel

Handle Material Metal

Handle Type Reach-Through Handle

AHAM Volumes And Shelf Area

Freezer Volume (Cu Ft) 5.09

Refrigerator Volume (Cu Ft) 15.08

Details

Cooling Type Single Evaporator

Counter Depth No

Door Style Flat

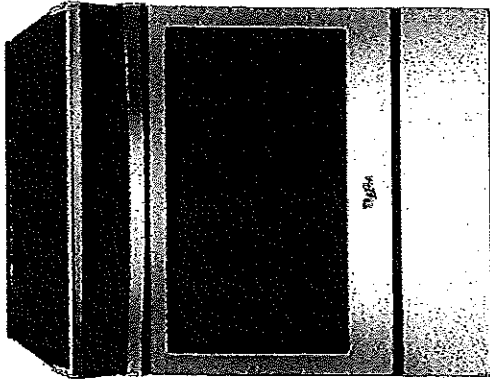
Controls

Control Type Electronic

Automatic Defrost Yes



Whirlpool®



Available Finishes/Colours

- ☒ YWEE510S0FB
Black
- ☒ YWEE510S0FV
Black Stainless
- ☒ YWEE510S0FS
Black-on-Stainless
- ☐ YWEE510S0FW
White

Manuals & Literature:

- Installation Instructions
- Use and Care
- Warranty

4.8 cu. ft. guided Electric Front Control Range
with the easy-wipe ceramic glass cooktop

YWEE510S0FS

Cook for the family, even on a hectic schedule with our 4.8 cu. ft. knobless electric front control range with the easy-wipe ceramic glass cooktop. This cooking range is designed with features that help you get dinner to the table quickly. Skip preheating for favorites like pizza and lasagna with Frozen Bake™ technology.

Top Features

Frozen Bake™ Technology

Frozen Bake™ technology cooks frozen foods faster by eliminating the need to preheat the oven. Just select the food type, temperature and cook time listed on the frozen item's package and the oven will start customizing. Now you can cook frozen pizza 31%.

Guided Cooktop Controls

Control the heat without the guesswork. The knobless design uses up/down arrows to select the temperature you need, while heat level indicators show when you are simmering and melting.

FlexHeat™ Dual Radiant Elements

Get two elements in one with a 6" inner ring that's great for smaller pots and pans and a 9" expandable outer ring that makes room for larger cookware.

Dimensions

Depth 28 15/16
Width 29 7/8

Features

Power Outage Compatible No

Configuration and Overview

Range Type Slide-In

Configuration

Range Configuration Slide-In
Oven Configuration Single Oven

Exterior

Door Removable Yes
Drawer Type Storage Drawer
Door Type Metal & Glass
Oven Window Size Extra Large

Controls

Display Color Blue
Electronic Display Type LED

Cooktop Details

Number of Cooking Element-Burners 4
Right Rear Element-Burner Size 6"

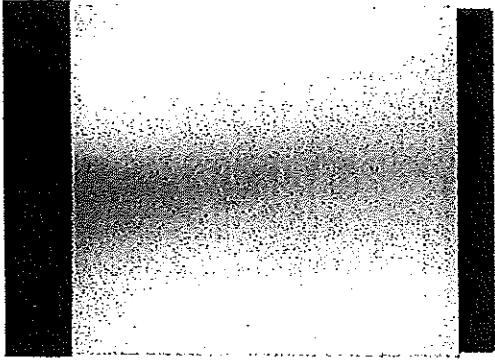
Features

Hot Surface Indicator Light Yes
Heating Element On Indicator Light Yes
Power On Indicator Light Yes



1000

Whirlpool®



Available Finishes/Colours

- ☒ WDF330PAHB
Black
- ☐ WDF330PAHW
White

- ☒ WDF330PAHS
Stainless Steel
- ☐ WDF330PAHT
Biscuit

Manuals & Literature:

-  Dimension Guide
-  Energy Guide
-  Installation Instructions
-  Use and Care
-  Warranty

Heavy-Duty Dishwasher with 1-Hour Wash Cycle

WDF330PAHS

Get the right clean for your dishes with this heavy-duty dishwasher. Finish the job in half the time with the 1-hour wash cycle and rely on the soil sensor to adjust to the soil levels of your dishes for the most thorough clean. Count on this dishwasher, because no one has fewer repairs for over 20 years in a row.

Top Features

1-Hour Wash Cycle

Clean dishes in half the time so your plates, pans and glasses are thoroughly cleaned up and taken care of in just an hour.

Soil Sensor

Determines how dirty dishes are and adjusts the Normal cycle as needed to make sure dishes come out clean.

Normal cycle

Use for normal amounts of food soil to clean up leftover messes from your day-to-day meals.

Heavy Cycle

Takes care of heavily soiled messes and other hard-to-clean dishes without the extra elbow grease by adding extra time to the cycle.

Dimensions

Depth	24 1/2
Height	34 1/2
Width	23 7/8

Features

Dispensers	Detergent and Rinse Aid
Sound Package	Yes
Number of Wash Levels	4

Controls

Automatic Temperature Controls	Yes
Control Type	Push Button

Configuration and Overview

Decibel Level (dBA)	55
---------------------	----

Control Type

Control Location	Front
Last Cycle Recall	Yes
Sensor	Yes
Status Light	White

Exterior

Control Panel Color	Black
Handle Color	Black
Handle Material	Plastic
True Hold Door	Yes
Handle Type	Short Pocket
Toe Panel Color	Black

Compatibility

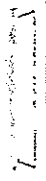
Works With	No
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Features

Rinse Aid Dispenser Level Indicator	Yes
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*LOT 40 BUK54

Whirlpool®



4.0 cu.ft I.E.C. Electric Stacked Laundry Center 9 Wash cycles and AutoDry™

YWET4027HW

Get the capacity you want and the space you need with an electric stacked washer and dryer combination. The washer with fabric softener dispenser releases fabric softener at just the right time and the dryer automatically senses when clothes are ready and stops the cycle to help prevent overdrying.

Top Features

Dual action Agitator with Fabric Softener Dispenser
Get dual action cleaning and convenient fabric softener dispensing at just the right time when you fill this cap with softener before the cycle begins.

White Porcelain Basket

Keep your washer looking good thanks to the durable finish that resists scratches, chemicals and rust.

AutoDry™ Drying System

Help prevent overdrying with the AutoDry™ drying system that senses when clothes have reached the right moisture content and stops the cycle.

4 Drying Cycles

Choose the right setting for each load when you dry with Normal, Delicate, Air Only or Timed Dry cycles.

Available Finishes/Colours

☐ YWET4027HW
White

Manuals & Literature:

-  [Energy Guide](#)
-  [Installation Instructions](#)
-  [Use and Care](#)

Dimensions

Depth	32 7/16
Height	75 1/2
Width	27 1/4

Details

Washer Capacity (cu. ft.)	3.5
Roses Included	No
Motor Drive Type	Belt

Appearance

Dryer Door Reversible	No
-----------------------	----

Controls

End of Cycle Signal	No
Control Type	Dials

Details

Advanced Vibration Control™	Yes
-----------------------------	-----

LED Color

LED Color	Green
-----------	-------

Electronic Display Type

Electronic Display Type	No
-------------------------	----

Dryer Capacity (cu. ft.)

Dryer Capacity (cu. ft.)	6.9
--------------------------	-----

Automatic Load Size Sensing Technology

Automatic Load Size Sensing Technology	Yes
--	-----

Maximum Spin Speed (RPM)

Maximum Spin Speed (RPM)	690
--------------------------	-----

Exterior

Window	No
--------	----

Cycles

Number of Wash Cycles	9
-----------------------	---

LASTMAN'S BAD BOY

Page 5 of 11



Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.