



SITE MASTER

PURCHASER: JIAN YANG				CONSTRUCTION SUMMARY		Grovetrail Developments Inc.		TEL:		
LOT NUMBER	PHASE	HOUSE TYPE		CLOSING DATE						
44 Block 52	1	MAJOR MACKENZIE-END Elev B		15-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									
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:									



SITE MASTER

CONSTRUCTION SUMMARY
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TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
44 Block 52	1	MAJOR MACKENZIE-END Elev B	15-Feb-22

Date Added: 26-Nov-21 Invoice Number: 7612

1 - Standard Cable and Telephone Rough In (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: Purchaser accepts and acknowledges that the builders standard fridge will be 30" wide.
1 - DECLINED UPRGRADE QTK : KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher. Note:
1 - PLUMBING KITCHEN- Install the builders standard Kitchen Faucet and undermount sink Note:
1 - 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 - CLARIFICATION- POWDER ROOM / MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - SECOND FLOOR- Install Laminate throughout the 2nd floor, in lieu of the builders standard carpet. Install the Highland ALDERSON OAK EE-H-285, throughout the Upper Hall, Master Bedroom, Bedroom #2, and #3 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:
1 - GREAT ROOM- In addition to the builders standard ceiling light in the Great Room, Install SIX (X6) Potlights. All SIX (X6) potlights to be on one single separate switch (See Sketch) Note: **PLEASE NOTE** Switch for the SIX (X6) potlights is standard as per the Standard Features and Finishes



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44 Block 52	1	MAJOR MACKENZIE-END Elev B	15-Feb-22

Date Added: 26-Nov-21 Invoice Number: 7612

1 - KITCHEN- Purchaer's request to relocate the builders standard kitchen ceiling light to above the island. Ceiling light above the island to have its own switch (See Sketch) Note:
1 - KITCHEN- In addition to the builders standard ceillig light above the island. Install FOUR (X4) Potlights. All FOUR (X4) potlights to be on one single seperate switch (See Sketch) Note: **PLEASE NOTE** Purchaser has been charged for the addtional switch only.
1 - EXTERIOR- Install an exterior Festive soffit plug on a single pole switch. (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:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED THE REMAINING BONUS PACKAGE OF \$3,206.00(INCLUSIVE HST) TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT. Note:

Date Added: 26-Jul-21 Invoice Number: 7436

1 - Install 200AMP Service in lieu of the 100Amp Note:
1 - GARAGE- Relocate the Central Vac Trunk from the basement to the garage. Location of Central Vac Trunk to be determined as per the Vendor. (See Sketch) Note:
1 - BASEMENT- In addition to the builders standard Laundry Rough in (electrical for washer/dryer and completed tub) Install ana additonal Laundry Rough In, in the basement , to include electrical for washers & dryer and Laundry tub Rough In ONLY Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT THROUGH ZOOM AT THE DECOR CENTRE ON JULY 8th, 2021 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:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT. PURCHASER HAS A REMAINING BALANCE OF \$3,206 (INCLUSIVE OF TAXES) TO BE SPENT AT TIME OF COLOUR CHART Note:



* INTERIOR COLOUR SCHEME *

Purchaser JIAN YANG	Decor Consultant Laura Di Pedo	Model and Elevation MAJOR MACKENZIE-END Elev B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 15/02/2022	Property 44 Block 52
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Page 1 of 3

	Flooring	Wall Tile				Plumbing	
	<u>Description</u>	<u>Main</u>	<u>Accent/Insert</u>	<u>Border / Listello</u>	<u>Pattern</u>		
Master Ensuite	✓ 13X13 MALENA CARBOM (STD)	✓ 8X10 MALENA CARBON (STD)	N/A	N/A	N/A	WHITE	
Main Bathroom	✓ 13X13 MALENA CARBOM (STD)	✓ 8X10 MALENA CARBON (STD)	N/A	N/A	N/A	WHITE	
Powder Room	✓ 13X13 MALENA ICE (STD)	N/A	N/A	N/A	N/A	WHITE	
Kitchen/Dinette	✓ 13X13 MALENA ICE (STD)	✓ 3x6 Subway Bone Glossy-STD Stacked	N/A	N/A	N/A	STD	
Laundry 2nd Floor	✓ 13X13 MALENA CARBOM (STD)	N/A	N/A	N/A	N/A	STD	
Mud Room	✓ 13X13 MALENA ICE (STD)						
Foyer	✓ 13X13 MALENA ICE (STD)						
Main Hall	✓ Highland Alderson Oak EE-H-285 (STD)	Railings and Stairs				Cornice Moulding / Medallion	
Great Room	✓ Highland Alderson Oak EE-H-285 (STD)	Railings	STD- VINATGE RED OAK PEWTER	Landing - Upper	✓ Alderson Oak EE-H-285 (STD)	Foyer	NO
		Pickets	✓ STD- PLAIN FLAT BLACK	Landing - Lower	✓ Alderson Oak EE-H-285 (STD)	Living Room	NO
		Posts	✓ STD- VINATGE RED OAK PEWTER	Ledge - Upper	N/A	Dining Room	NO
		Stringers	✓ STD- VINATGE RED OAK PEWTER	Ledge - Lower	N/A	Family Room	NO
		Treads	✓ STD- VINATGE RED OAK PEWTER			Main Hall	NO
		Risers	✓ STD- VINATGE RED OAK PEWTER			Kitchen	NO
		Runner	NO			2nd Floor Hall	NO
Upper Hall	✓ Highland Alderson Oak EE-H-285 (UPGD)	Trim					
		Baseboard & Casing	✓ STANDARD- Step Bevel	Knobs	✓ STANDARD		
		Front Door Glass	✓ STANDARD	Hinges	✓ STANDARD		
		Interior Doors	✓ STANDARD	Grip Set	✓ STANDARD		
Master Bedroom	✓ Highland Alderson Oak EE-H-285 (UPGD)	Notes					
Bedroom 2	✓ Highland Alderson Oak EE-H-285 (UPGD)	**MASTER ENSUITE- 2X2 GREY SHOWER STALL FLOOR MOSAIC AND WHITE QUARTZ TOP CURB					
Bedroom 3	✓ Highland Alderson Oak EE-H-285 (UPGD)						

Page 1 of 3

Consultant:
Laura Di Pedo

Purchaser:
JIAN YANG

Vendor:
Grovetrail Developments Inc.

* INTERIOR COLOUR SCHEME *

	Purchaser JIAN YANG	Decor Consultant Laura Di Pede	Model and Elevation MAJOR MACKENZIE-END Elev B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 15/02/2022	Property 44 Block 52
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Page 2 of 3

Master Ensuite	Interior Paint	Cabinet
	Description	Style
Main Bathroom	STD- SILVER BIRCH	P-100 REG RAIL REG TRIM OAK SOAPSTONE (STD)
	STD- SILVER BIRCH	P-100 REG RAIL REG TRIM OAK SOAPSTONE (STD)
Powder Room	STD- SILVER BIRCH	
Kitchen/Dinette	STD- SILVER BIRCH	NEW YORK THERMOFOIL WHITE (STD)
Laundry 2nd Floor	STD- SILVER BIRCH	N/A
Mud Room	STD- SILVER BEACH	
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 STANDARD Range STANDARD

Built-Ins None Microwave None

Hood Fan STANDARD Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace NO

Location Flooring NO

Style NO

Finish NO

Marble NO

Hearth NO

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Notes

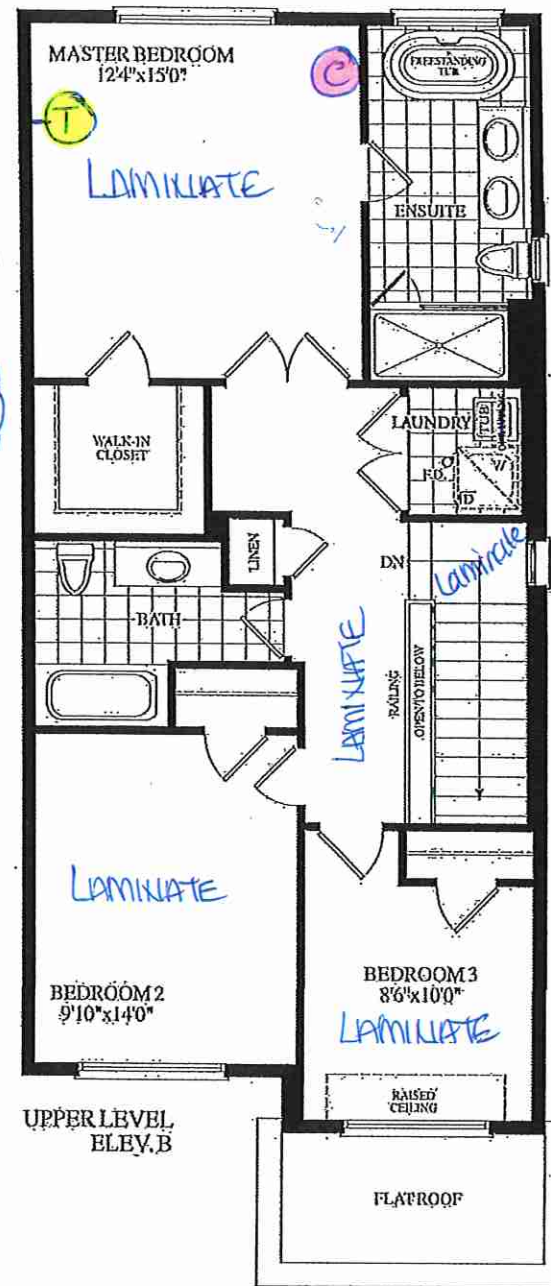
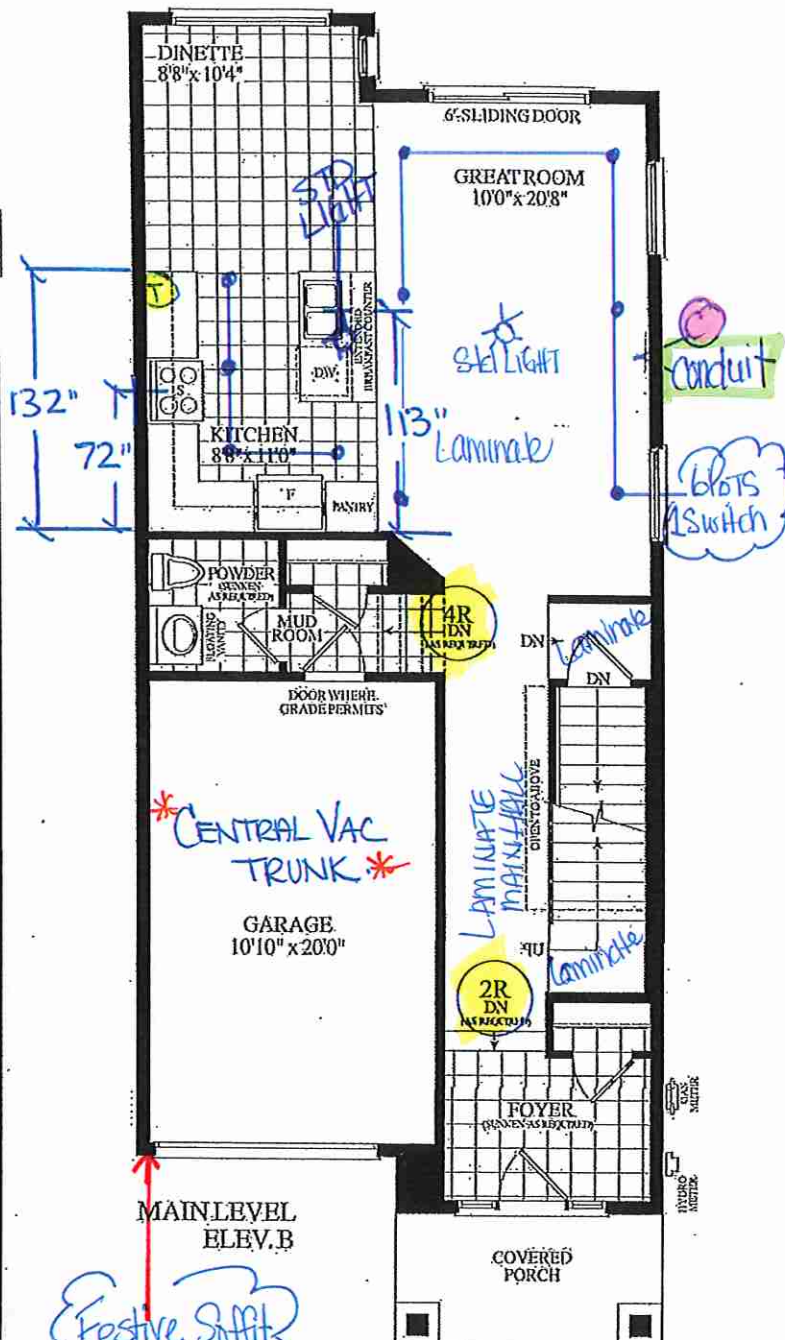
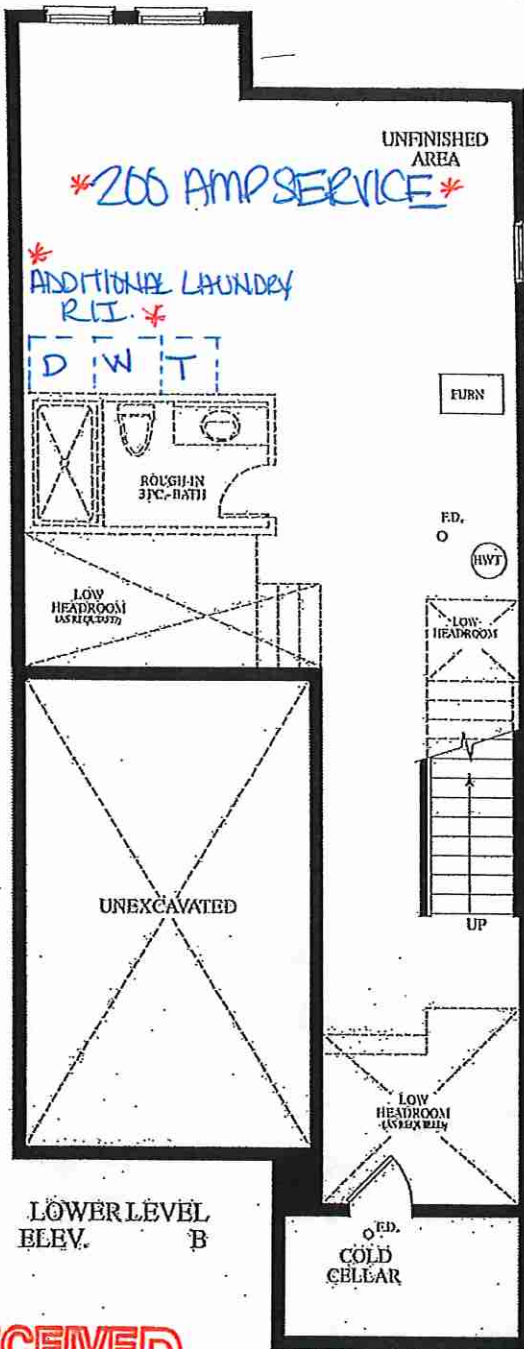
INSTALL BUILDERS STANDARD APPLAINCES

INSTALL BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN

Decor Consultant: Laura Di Pede

Purchaser: JIAN YANG

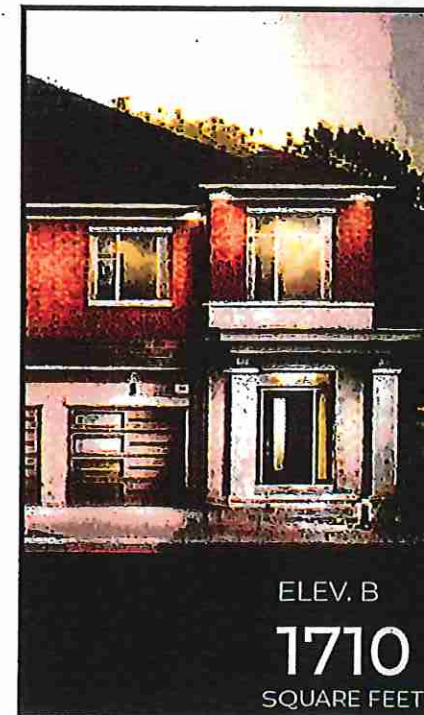
Vendor: Grovetrail Developments Inc.



① CABLE (X2)
① TELEPHONE (X2)
Conduit.

* Festive Soffit Plug & Switch *

LOT#44 BLK 52
20-09 "B" END.



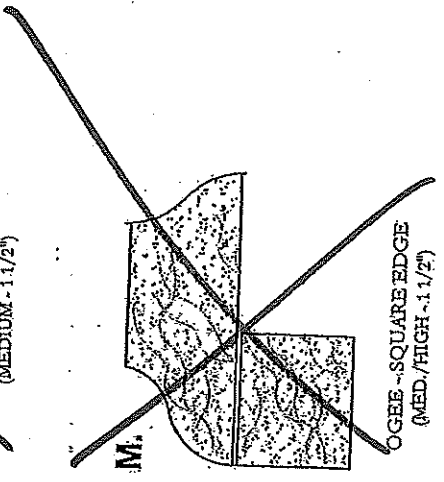
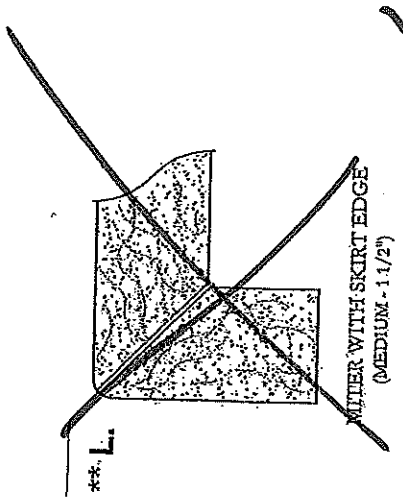
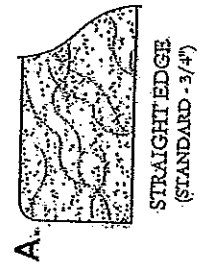
ELEV. B
1710
SQUARE FEET

LOT 44 BLK 52

EDGE
DETAILS

004

- * Kitchen
- * Powder Room
- * Master Ensuite
- * Main Bath



EDGING UP-GRADE OPTIONS

RECEIVED
RCS 17

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

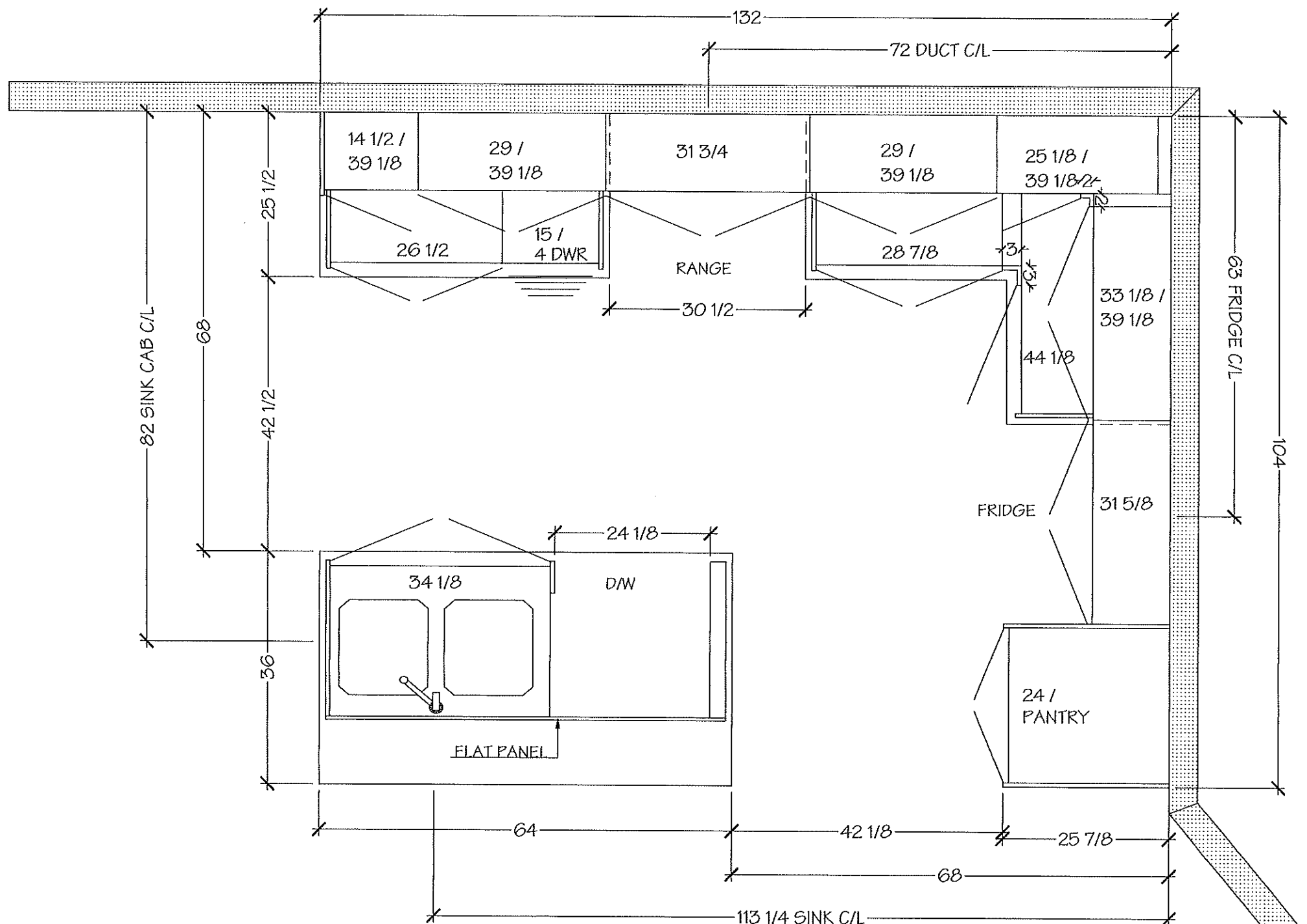
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

~~OPTIONAL MAGIC CORNER~~

LOT 44 BLK 52

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PAGE: 1 OF 12



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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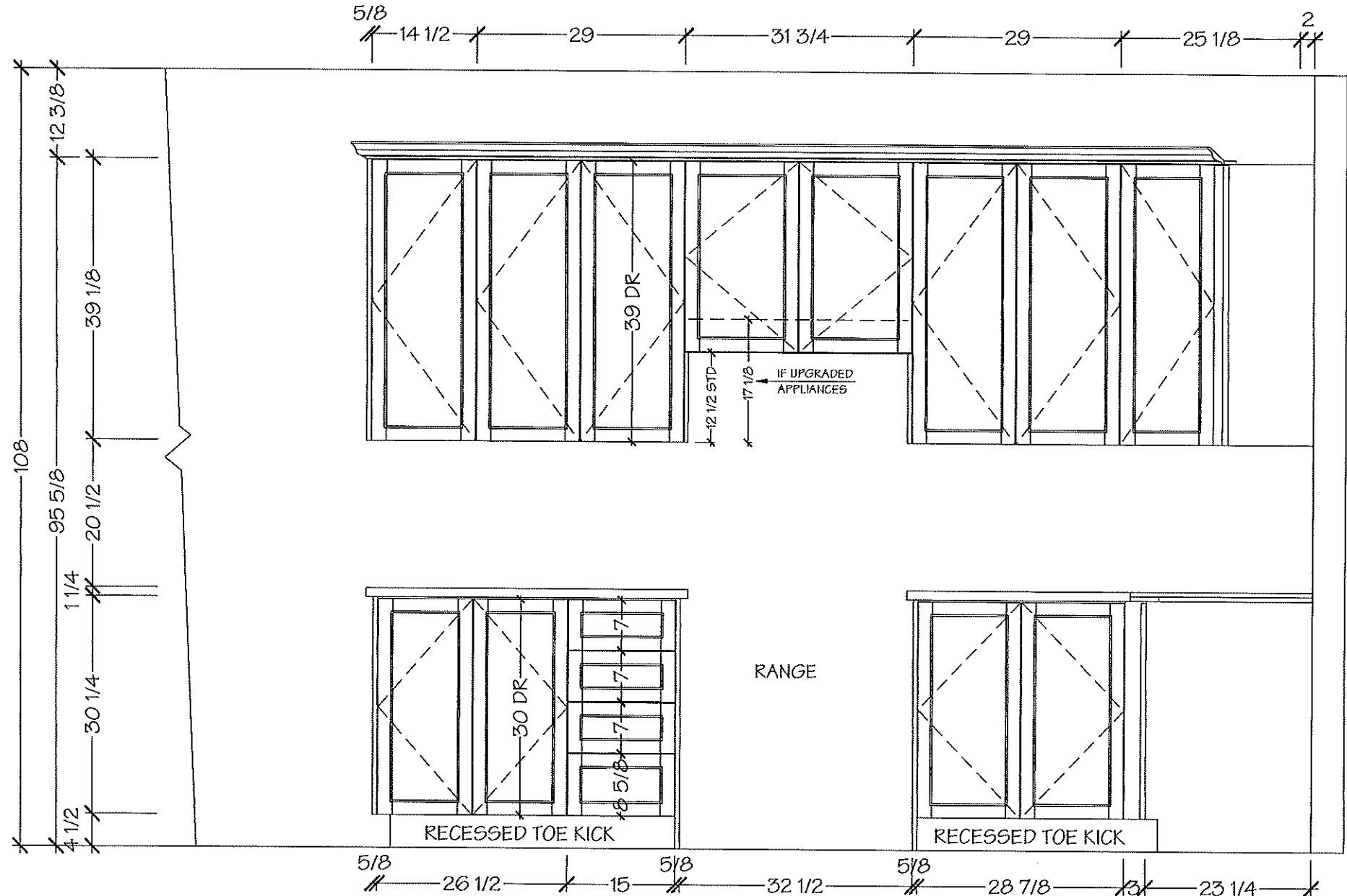
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

+OPTIONAL MAGIC CORNER

LOT44 BLK52

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KITCHEN

NOTE: THIS SITE GETS STD-CROWN

+OPTIONAL MAGIC CORNER

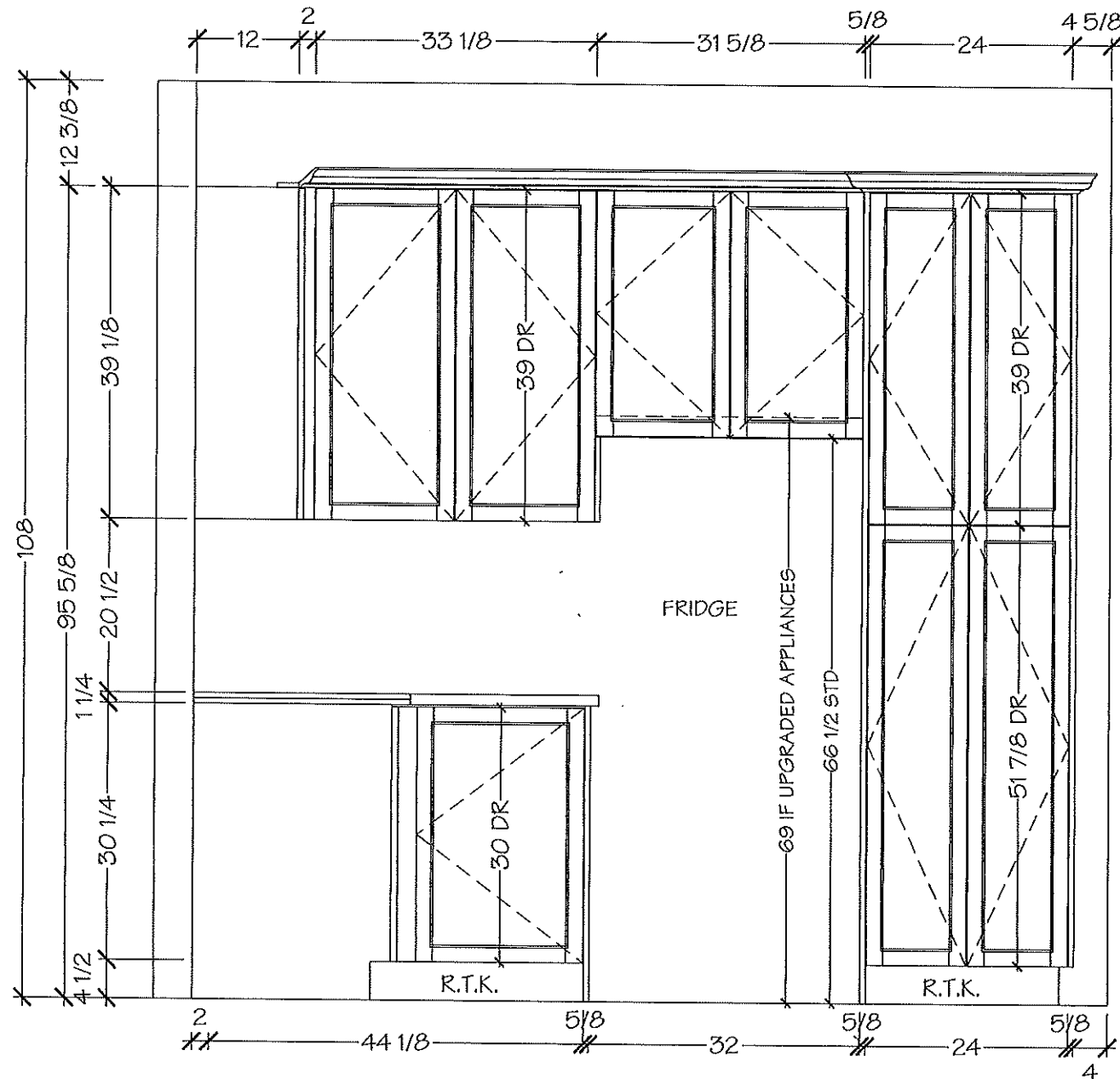
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PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: MACKENZIE 2009 END

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

+OPTIONAL MAGIC CORNER

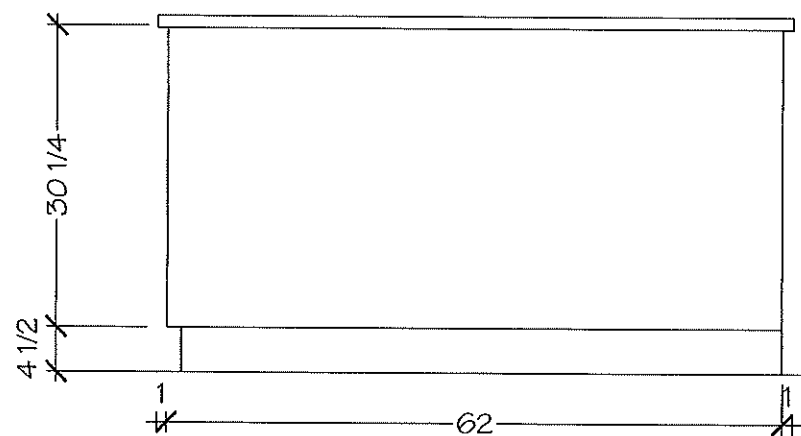
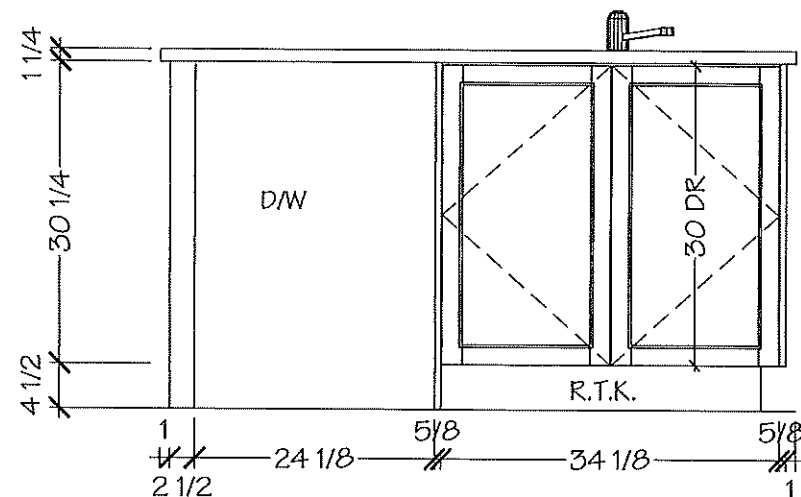
LOT 44 BLK 5Q

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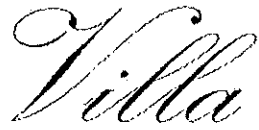
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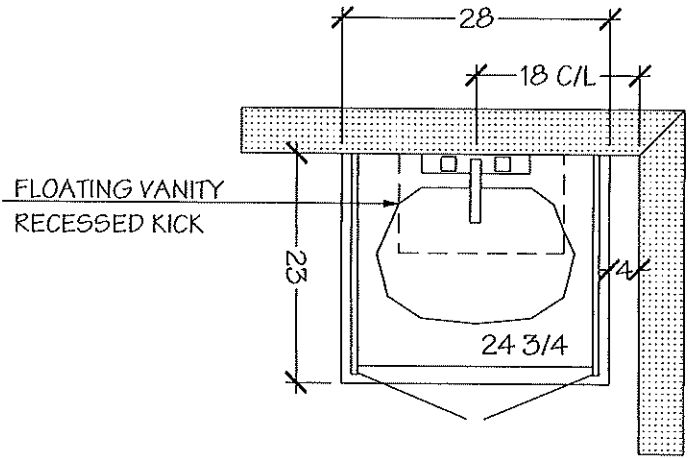
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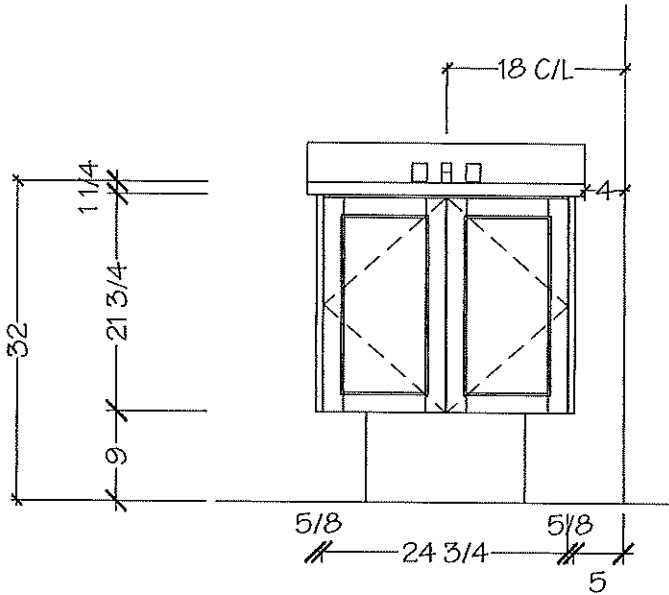
POWDER ROOM

LOT 44 BLK 52

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POWDER ROOM



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MASTER ENSUITE

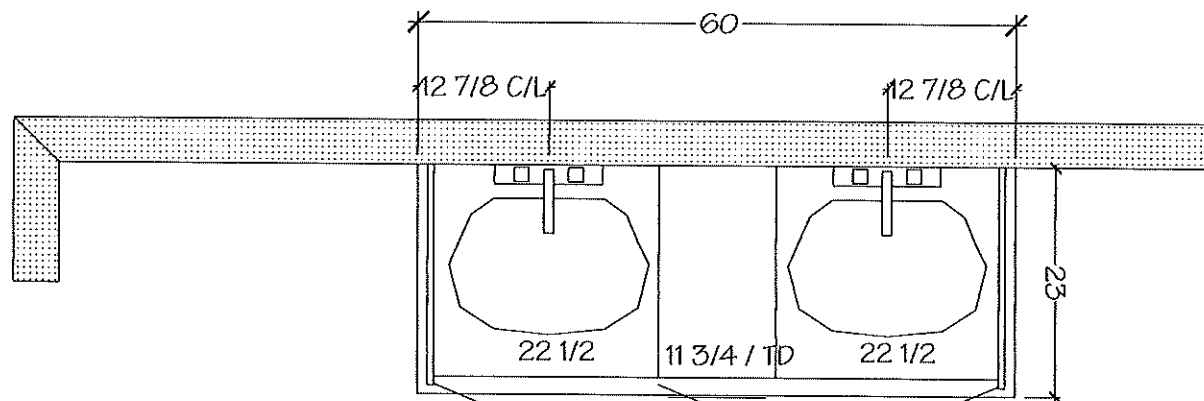
LOT 44 BLK 50

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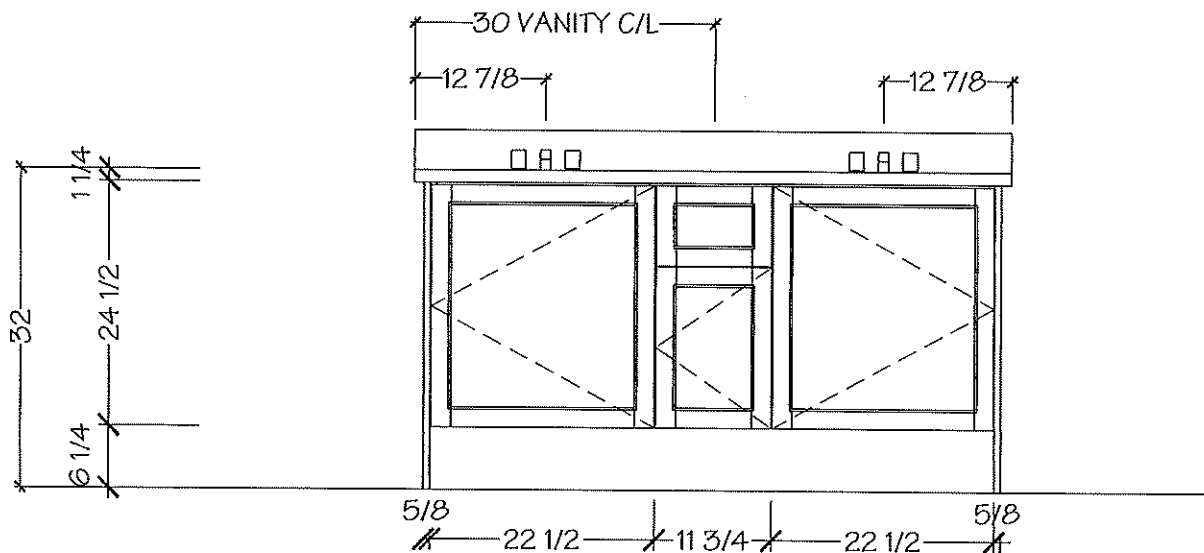
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MASTER ENSUITE



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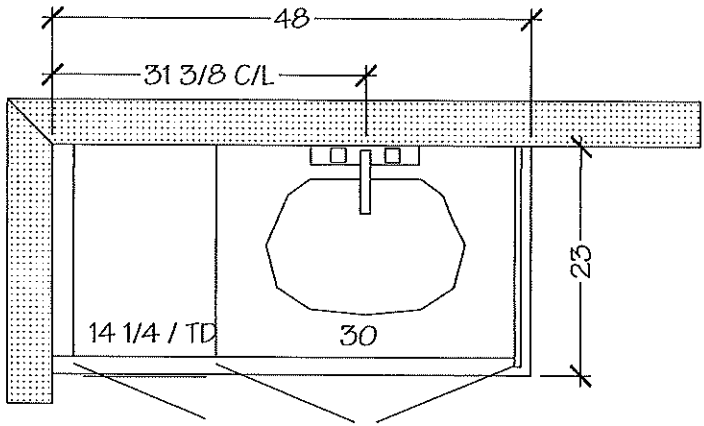
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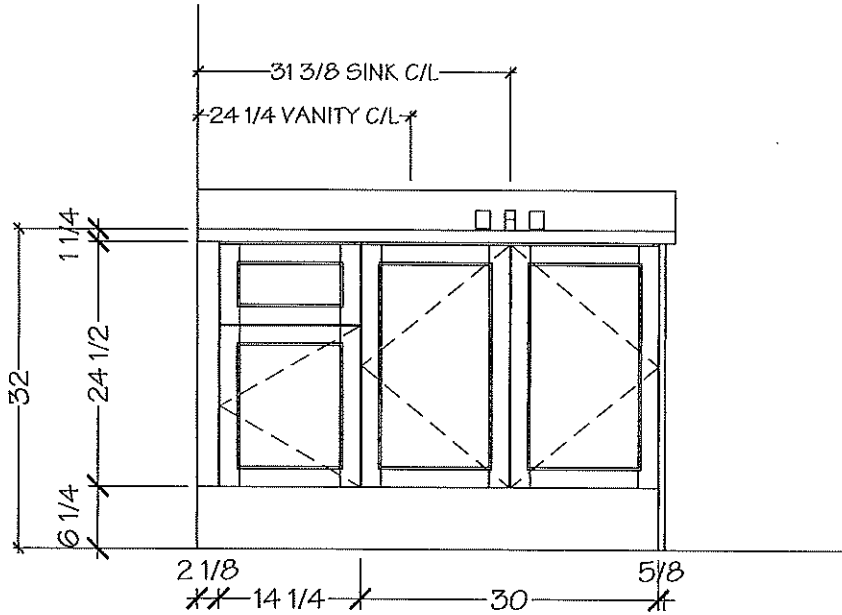
MAIN BATH

LOT 44 BLK 52

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MAIN BATH



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PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: MACKENZIE 2009 END

KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

LOT 44 BLK 52

NOTE: 99 5/8" IS REQUIRED FROM
THE FINISHED FLOOR TO THE
UNDERSIDE OF THE FINISHED
BULKHEAD

* Only If There Are Pipes *

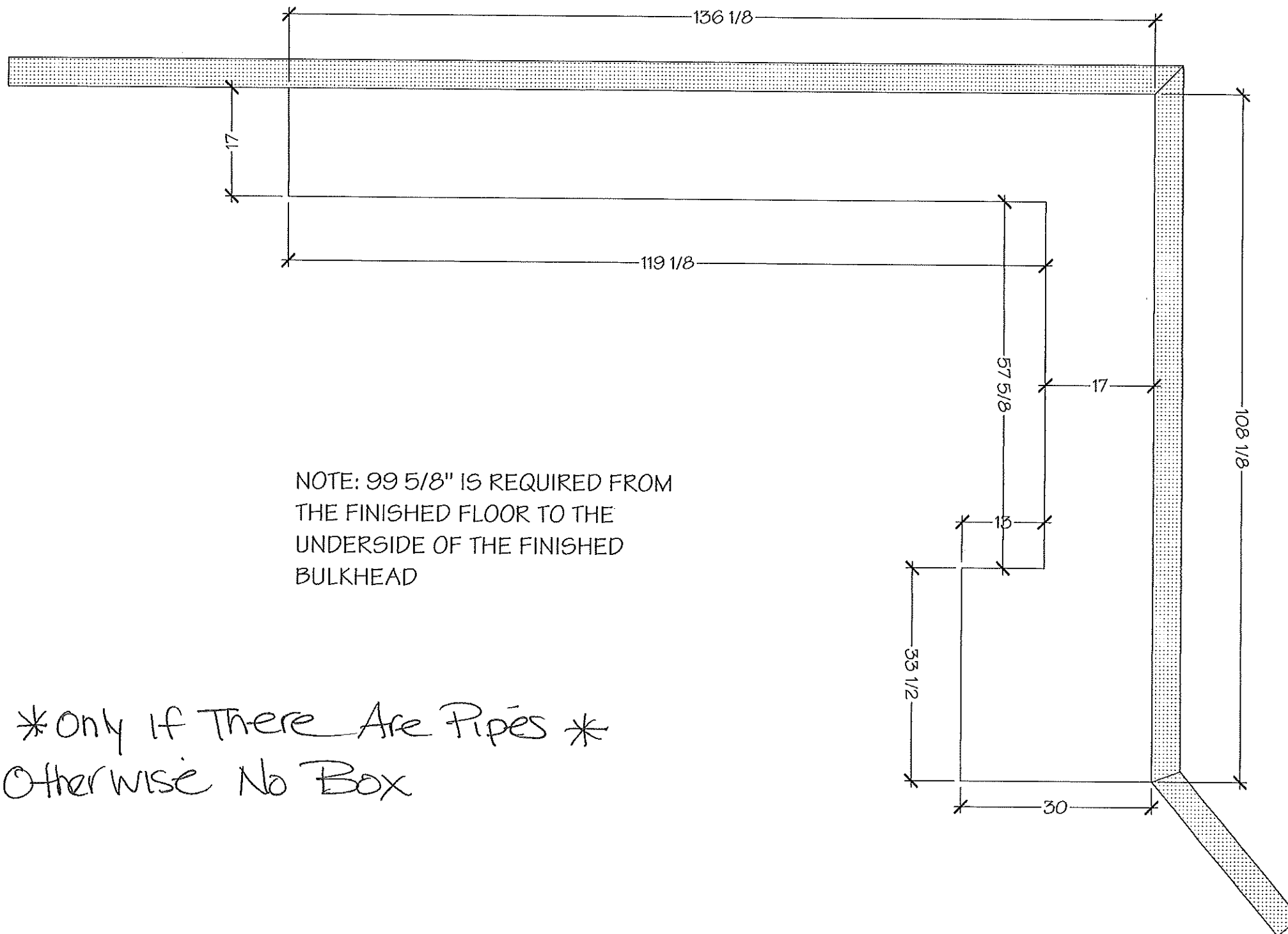
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DATE: SEPT 09/2021

REVISION:

PAGE: 1 OF 2



LOT 44 BLK 52



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.

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 walk-to-wall frameless glass shelves, which offer greater storage flexibility.

EZ Connect Icemaker Kit

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

Available Finishes/Colours



WRT318FZDB
Black

WRT318FZDM
Monochromatic
Stainless Steel



WRT318FZDW
White

Manuals & Literature:



Dimension Guide



Energy Guide



Installation Instructions



Use and Care



Warranty

Dimensions		Controls	
Depth	33 1/2	Control Location	Interior
Height	65 7/8	Max Cool/Fast Cool	No
Width	29 3/4		

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)	13.06

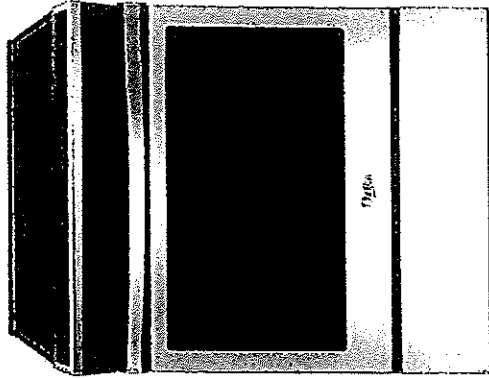
Details

Cooling Type	Single Evaporator
Counter Depth	No
Door Style	Flat

Controls

Control Type	Electronic
Automatic Defrost	Yes

LOT 44 BUK 52



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 mellowing.

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.

Available Finishes/Colours

- ☒ YWEE510S0FB
Black
- ☐ YWEE510S0FW
White

Manuals & Literature:

- Installation Instructions
- Use and Care
- Warranty

Dimensions		Features	
Depth	28 15/16	Power Outage Compatible	No
Width	29 7/8		
Configuration and Overview		Configuration	
Range Type	Slide-In	Range Configuration	Slide-In
		Oven Configuration	Single Oven
Exterior		Controls	
Door Removable	Yes	Display Color	Blue
Drawer Type	Storage Drawer	Electronic Display Type	LED
Door Type	Metal & Glass		
Oven Window Size	Extra Large		
Features		Cooktop Details	
Hot Surface Indicator Light	Yes	Number of Cooking Element-Burners	4
Heating Element On Indicator Light	Yes	Right Rear Element-Burner Size	6"
Power On Indicator Light	Yes		

LOT 44 BLK52

Whirlpool®

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

Available Finishes/Colours



WDF330PAHB
Black

WDF330PAHS
Stainless Steel



WDF330PAHW
White

WDF330PAHT
Biscuit

Manuals & Literature:



Dimension Guide



Energy Guide



Installation Instructions



Use and Care



Warranty

Dimensions		Features	
Depth	24 1/2	Dispensers	Detergent and Rinse Aid
Height	34 1/2	Sound Package	Yes
Width	23 7/8	Number of Wash Levels	4

Controls

Automatic Temperature Controls Yes

Control Type Push Button

Control Location Front

Last Cycle Recall Yes

Sensor Yes

Status Light White

Configuration and Overview

Decibel Level (dBA) 55

Exterior

Control Panel Color Black

Handle Color Black

Handle Material Plastic

True Hold Door Yes

Handle Type Short Pocket

Toe Panel Color Black

Compatibility

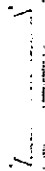
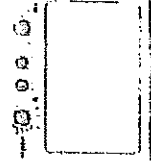
Works With No

Features

Rinse Aid Dispenser Level Indicator Yes

LOT 44 BUK 52

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](#)
 [Use and Care](#)

 [Installation Instructions](#)

Dimensions		Details	
Depth	32 7/16	Washer Capacity (cu. ft.)	3.5
Height	75 1/2	Hoses Included	No
Width	27 1/4	Motor Drive Type	Belt

Appearance		Controls	
Dryer Door Reversible	No	End of Cycle Signal	No
		Control Type	Dials
Details		LED Color	Green
Advanced Vibration Control™	Yes	Electronic Display Type	No

Dryer Capacity (cu. ft.)	5.9	Exterior	
Automatic Load Size Sensing Technology	Yes	Window	
Maximum Spin Speed (RPM)	690		

Cycles	
Number of Wash Cycles	9