



PURCHASERS: WENDALL HSU and PRISCILLA CHAU				TEL:	
CONSTRUCTION SUMMARY					
Grovetrail Developments Inc.					
LOT NUMBER	PHASE	HOUSE TYPE		CLOSING DATE	
4 Block 66	1	LAWRENCE Elev A1		11-Jan-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:				
Offer	COMPLETE AIR CONDITIONING UNIT AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS				
Workshee	Note:				



SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

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4 Block 66	1	LAWRENCE Elev A1	11-Jan-22

Date Added: 14-Dec-21 Invoice Number: 7606

1 - Standard Cable rough in, Telephone rough in and conduit (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - Due to a shortage of supply the original ¾ glass pane front door is no longer available for your home. The substitute model that is now available will be the full glass pane door. Note:
1 - Purchaser is aware that the garage man door has shifted to accommodate 3 risers from the main hall to the garage landing and 1 Riser from the garage landing to the lower landing (See Floor Plan) Note:
1 - KITCHEN- **PLEASE NOTE** Kitchen Re-Design fee to accommodate kitchen changes below Note:
1 - KITCHEN- Install a Dual waste/ recycling bin on the stove wall, next to the standard bank of drawers (See Kitchen Sketch) Note:
1 - KITCHEN- Install a set of Pot and Pan drawes in the kitchen, next to the stove (See Kitchen Sketch) Note:
1 - KITCHEN- Install a microwave shelf in the kitchen, installed on the stove wall, at the end of the kitchen (next to the Dinette area) (See Kitchen Sketch) Note:
1 - KITCHEN- Install an electrical plug for a microwave, in the microshelf area on its own dedicated line (See Sketch) Note:
1 - KITCHEN- Install the builders standard kitchen backsplash in a Brick Pattern, throughout the kitchen, where applicable. (Does not include behind the fridge or stove) Note:
1 - KITCHEN- Install an upgrade edge for the kitchen counter top. Install the "L" edge, in lieu of the builders standard 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 - 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 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. **PLESAE NOTE** Upgraded Fridge ONLY Note:



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Date Added: 14-Dec-21 Invoice Number: 7606

1 - KITCHEN- Install a water line Rough in for the fridge (See Sketch) Note:
1 - KITCHEN- Upgrade the Fridge ONLY in the kitchen, in lieu of the builders standard fridge. Install the Whirlpool Stainless Steel Model # WRF560SEHZ, 30" wide french door fridge Note:
1 - SECOND FLOOR- Install Laminate flooring, throughout the 2nd floor, in lieu of the builders standard carpet. Install the Highland Watson, Natural Oak 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 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOMBSMT BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - CLARIFICATION-MASTER ENSUITE / MAIN BATH/POWDER RM/ BSMT BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - FOYER- Relocate the builders standard ceiling light from the Great Room to the FOYER. The foyer to have TWO(X2) ceilings lights. TWO(X2) Note:
1 - GREAT ROOM- Install EIGHT(X8) LED pot lights in the Great Room, (from builders standard Features & Finishes) All EIGHT (X8) pot lights to be on one switch Standard switch from Great Room (See Sketch) Note:
1 - MAIN HALL- In addition to the builders standard Main Hall ceiling lights, Install TWO(X2) pot lights (from builders standard Features & Finishes) Both TWO (X2) potlights to be on one switch , (separate from the main hall ceiling lights) Note: **No charge on switch, as it is standard with the Features and Finishes pot lights
1 - GREAT ROOM- Install the builders standard conduit pipe in the Great Room at 60" AFF for a future TV mounted on the wall (See Sketch) Note:
1 - GREAT ROOM- Install an Electrical Plug on the wall in the Graet Room to accommodate a future Tv mounted on the wall. Electrical plug to be installed next to the conduit pipe (See sketch) Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:



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4 Block 66	1	LAWRENCE Elev A1	11-Jan-22

Date Added: 14-Dec-21 Invoice Number: 7606

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: 30-Aug-21 Invoice Number: 7474

1 - FINISHED BASEMENT - TOWNHOME- See attached Schedule 'A-1' for finished basement areas & See Sketch
Note: **Purchaser accepts & acknowledges that the OPTIONAL Wet Bar is NOT included with the purchase of the finished basement.**

1 - BASEMENT- Install a 200 AMP Service, in lieu of the builders standard 100AMP Service (see Sketch)
Note:

1 - MASTER ENSUITE SHOWER STALL- Install a Niche in the Shower stall of teh Master Ensuite . To include white Quartz and to be approximately 10"x14" (See Sketch for location)
Note:

1 - SECOND FLOOR- Install smooth ceilings throughout the second floor, To include the Upper Hall, Master Bedroom, Bedroom #2, and Bedroom #3
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA ZOOM AND HAS DECLINED ANY ADDITIONAL STRUCTURAL 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 PURCHASE OF UPGRADES IN THIS AGREEMENT.
Note:

This Document is Extremely Time Sensitive - Printed 16 Dec 21 at 10:00

* INTERIOR COLOUR SCHEME *						
Purchasers WENDALL HSU & PRISCILLA CHAU		Decor Consultant Laura Di Pede	Model and Elevation LAWRENCE Elev A1	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 11/01/2022
Property 4 Block 66						

Page 1 of 3

Master Ensuite

Main Bathroom

Basement Bath

Powder Room

Kitchen/Dinette

Laundry 1st Floor

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bsmt Rec Room

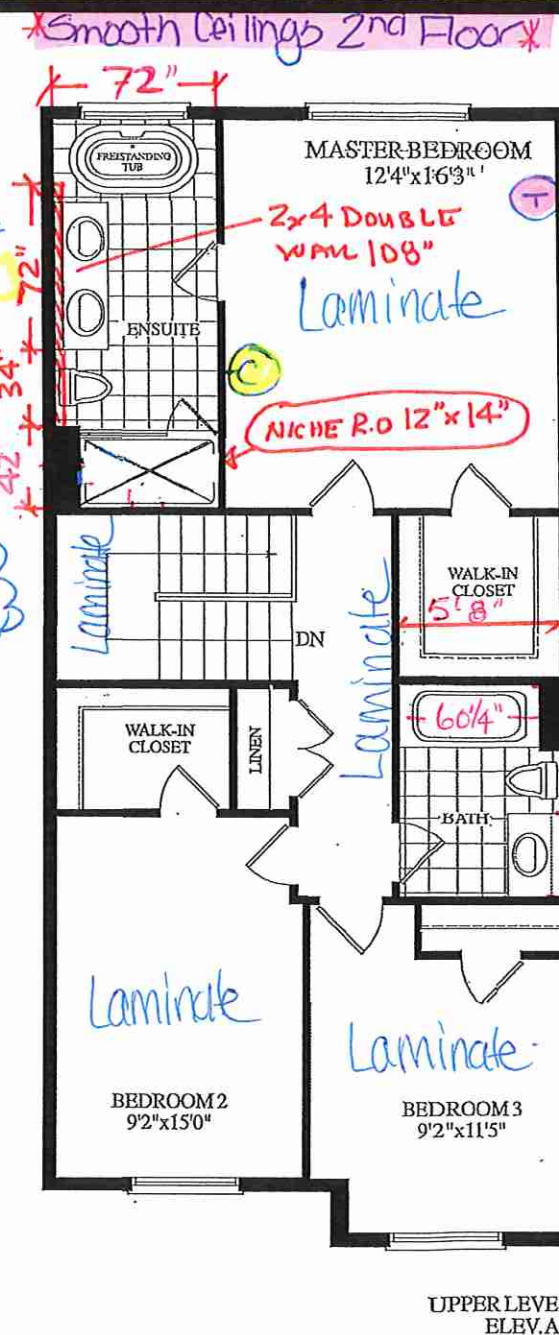
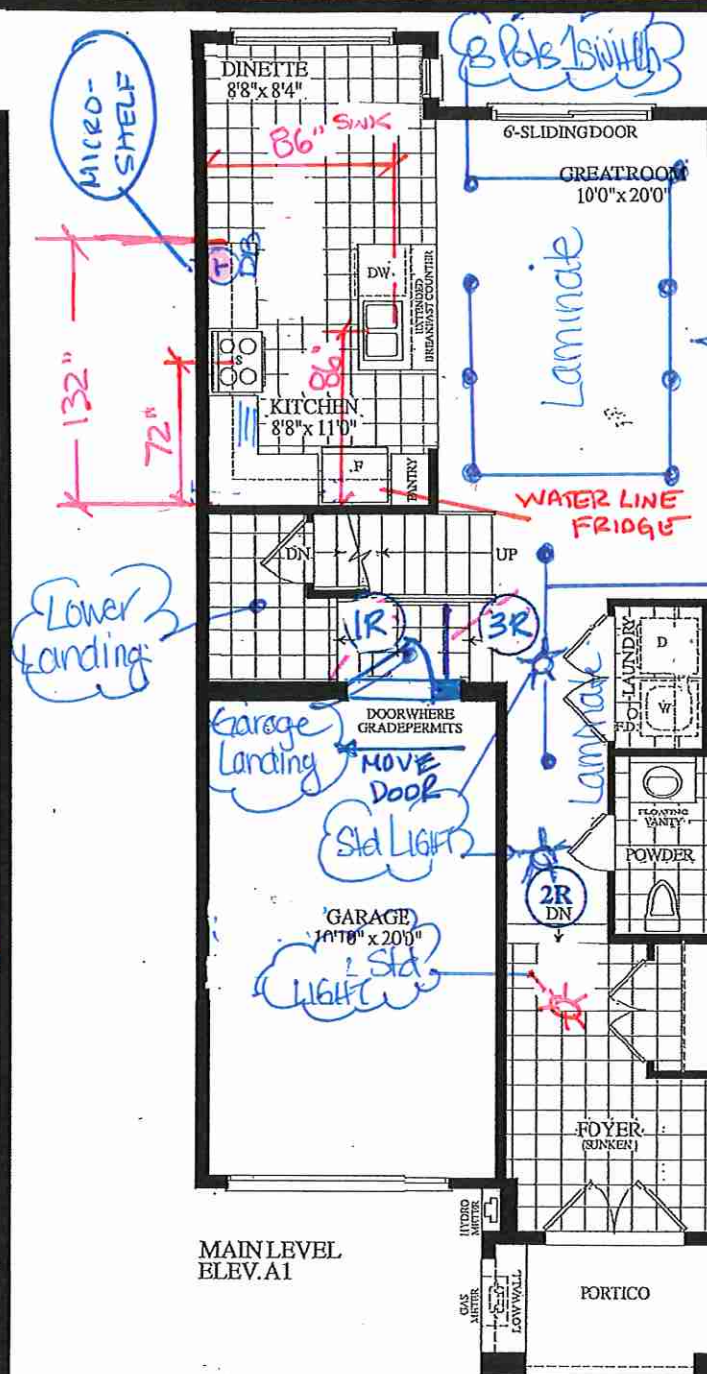
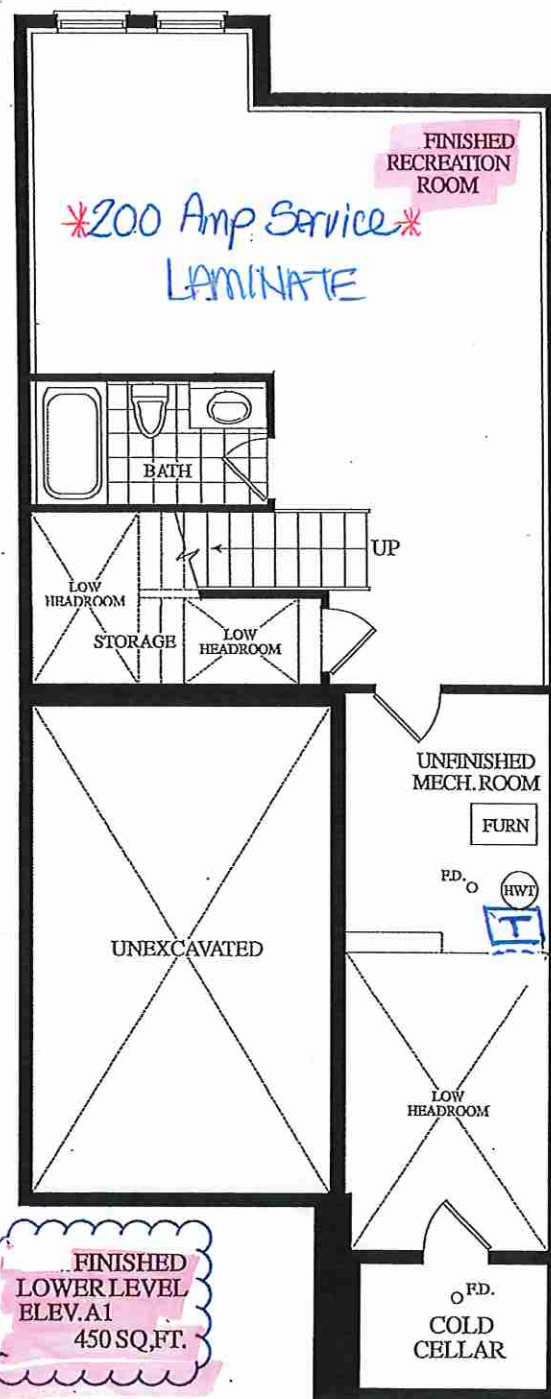
Flooring	Wall Tile	Plumbing
Description	Main Accent/Insert Border / Listello Pattern	
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	N/A	WHITE
13X13 COSTA WHITE- STD	3X6 SubwayWhite Glossy(Std)BrickPattern	STD
13X13 COSTA WHITE- STD	N/A	N/A
13X13 COSTA WHITE- STD		
STD- Highland Watson Natural Oak EE-H-292	Railings and Stairs	Cornice Moulding / Medalion
STD- Highland Watson Natural Oak EE-H-292	Railings STD- Mirage Red Oak Driftwood	Foyer NO
	Pickets STD- FLAT PLAIN BLACK	Living Room NO
	Posts STD- Mirage Red Oak Driftwood	Dining Room NO
(UPGD) Highland Watson Natural Oak EE-H-292	Stringers STD- Mirage Red Oak Driftwood	Family Room NO
(UPGD) Highland Watson Natural Oak EE-H-292	Treads STD- Mirage Red Oak Driftwood	Main Hall NO
(UPGD) Highland Watson Natural Oak EE-H-292	Risers STD- Mirage Red Oak Driftwood	Kitchen NO
(UPGD) Highland Watson Natural Oak EE-H-292	Runner NO	2nd Floor Hall NO
	Trim	
	Baseboard & Casing STD- COLONIAL	
	Front Door Glass STANDARD	
	Interior Doors STANDARD	
STD- Highland Watson Natural Oak EE-H-292	Knobs STANDARD	
	Hinges STANDARD	
	Grip Set STANDARD	
	Notes	
	** MASTER ENSUITE- 2X2 GREY SHOWER FLOOR MOSAIC AND WHITE QUARTZ CURB	
	**GARAGE LANDING- 13X13 COSTA WHITE- STD	



1670

W/H

(C) (CABLE(x))
(T) Telephone(x)
CONDUIT → 60" AFF
(E) Electrical
60" AFF



BLK 66 TH 4-20-07 FL A

RECEIVED
Aug 16/20

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-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

- Dual Waste Bin
- Micro Shelf
- Pot + Pan Drawers

LOT 4 BLK 66

DS
WA

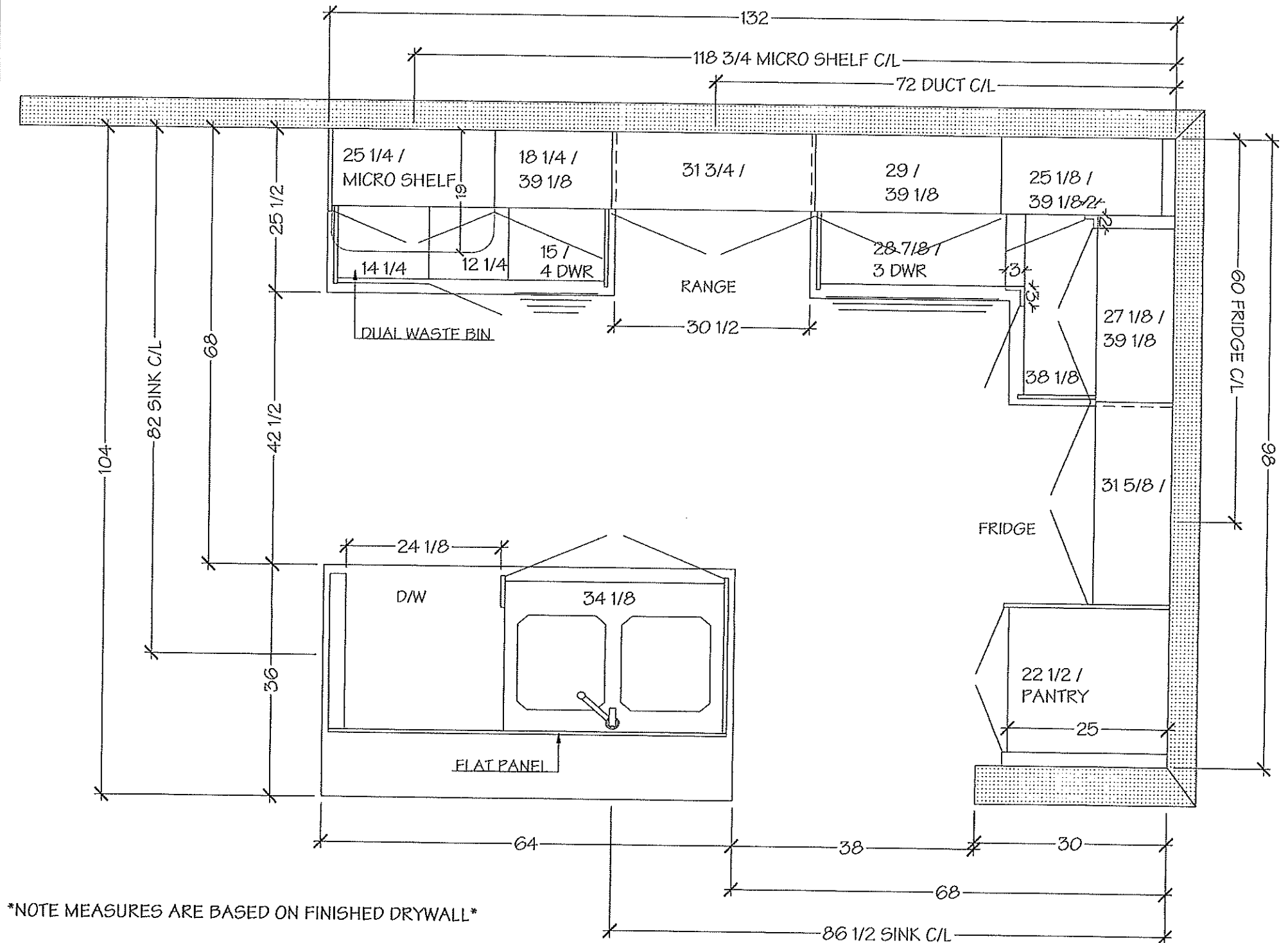
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PC

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: DECEMBER 13/2021

PAGE: 1 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Villa

KITCHENS & FINE CABINETS LTD

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PROJECT: CENTERFIELD

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MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 4 BLK 66

DS
WH

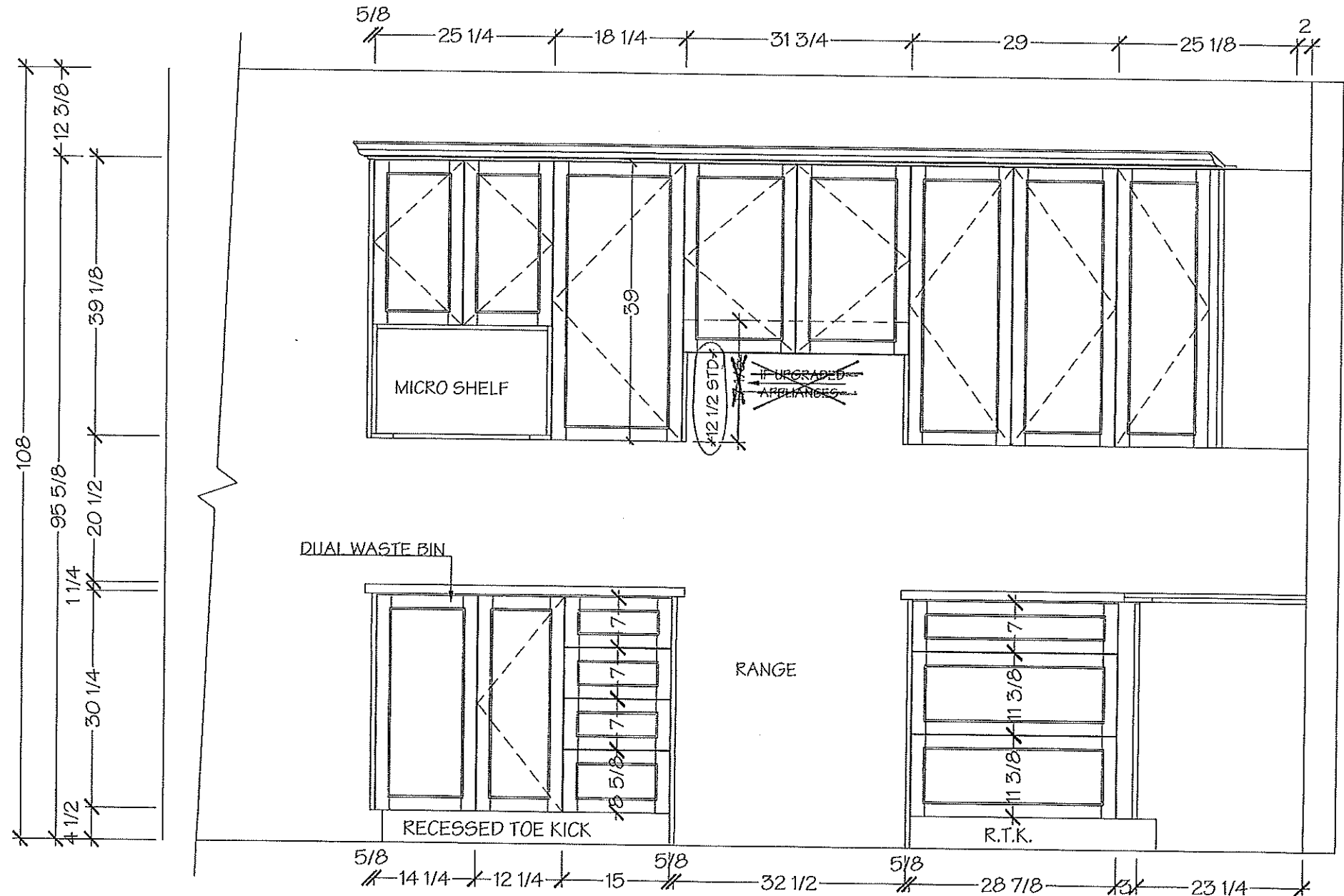
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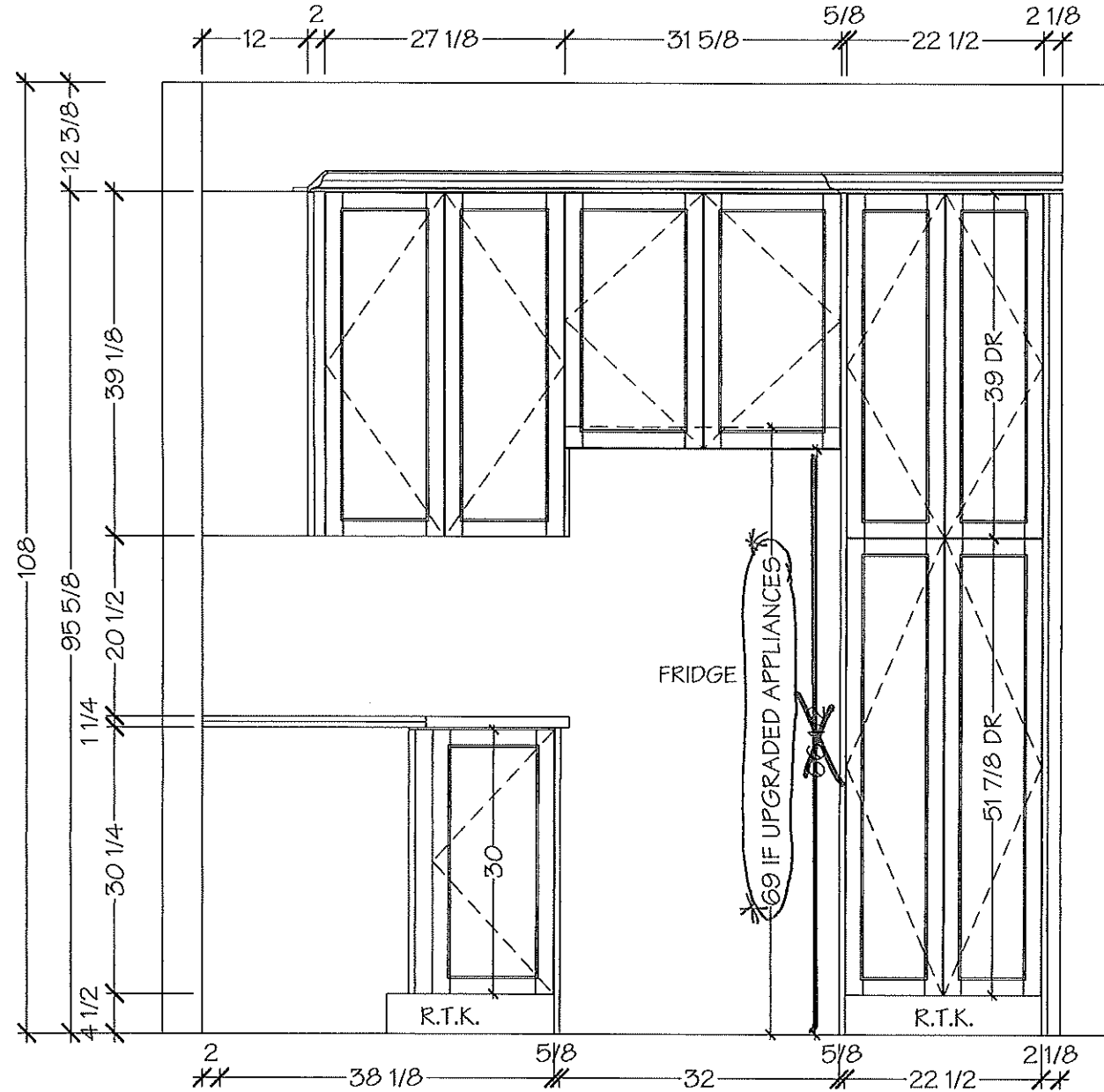
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT4 BLK 6p

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DATE: JUNE 20/2021
REVISION: NOVEMBER 05/2021
PAGE: 3 OF 13



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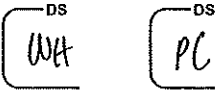
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT
MODEL: LAWRENCE 2007

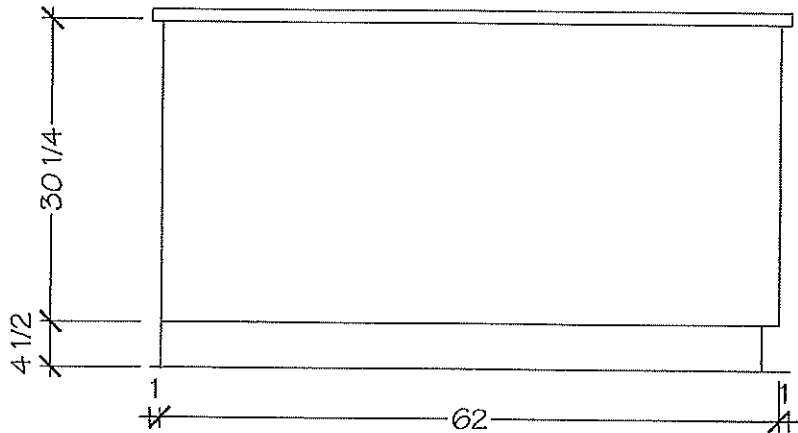
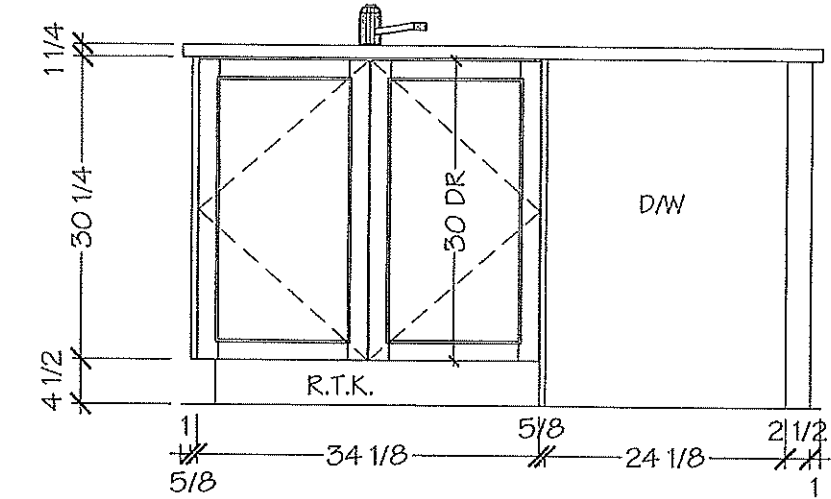
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 4 BLK 66



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DATE: JUNE 20/2021
REVISION: DECEMBER 13/2021
PAGE: 4 OF 10



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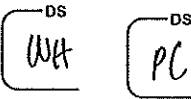


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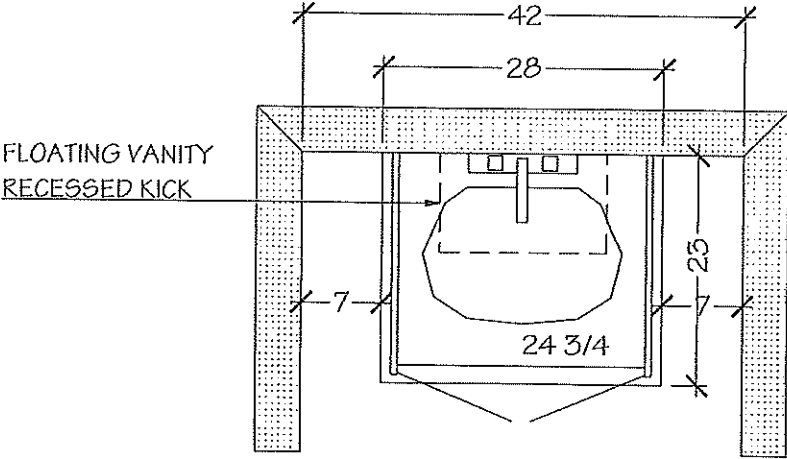
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT
MODEL: LAWRENCE 2007

POWDER ROOM

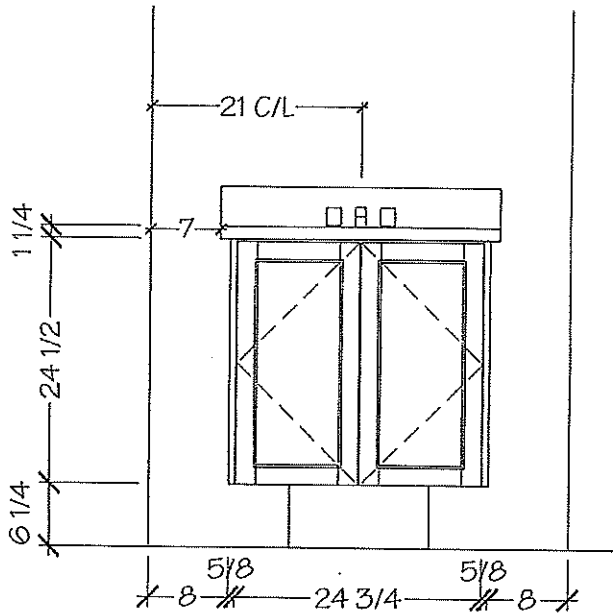
LOT 4 BLK 66



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PAGE: 5 OF 10



POWDER ROOM



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DS
PC

Villa

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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

MAIN BATH

LOT 4 BLK 66

DS
WA

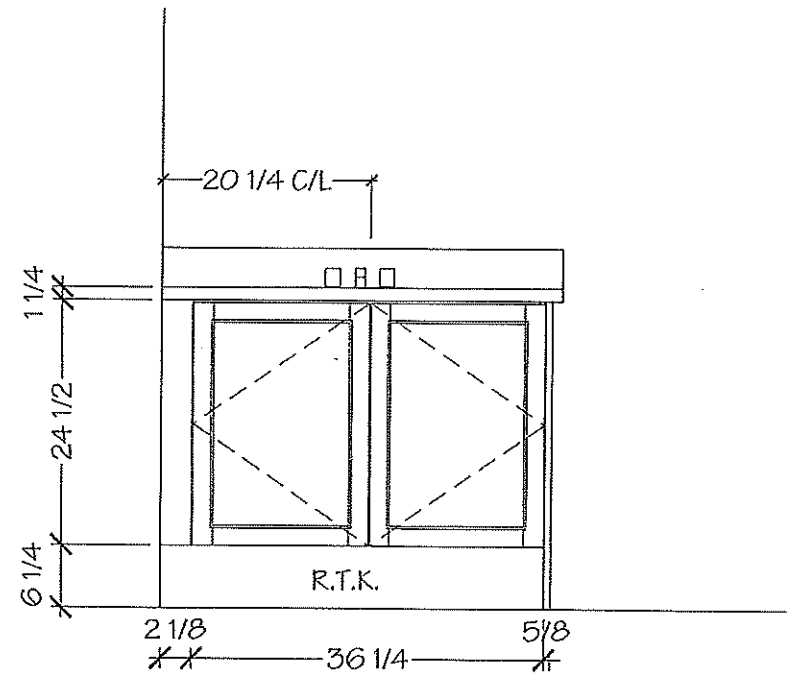
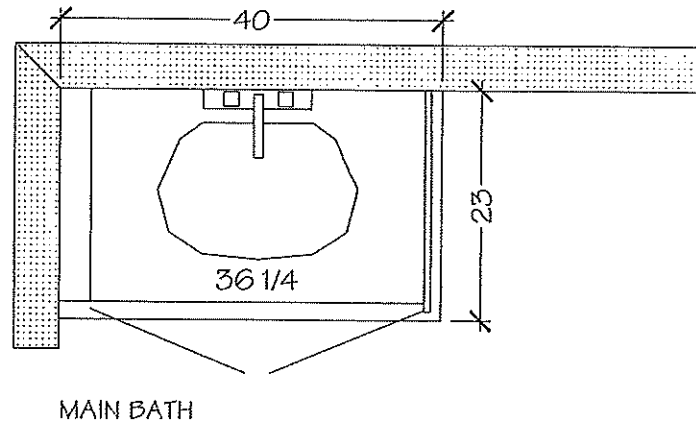
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PAGE: 7 OF 10



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

OPT REC ROOM

LOT 4 BLK 66

DS
WA

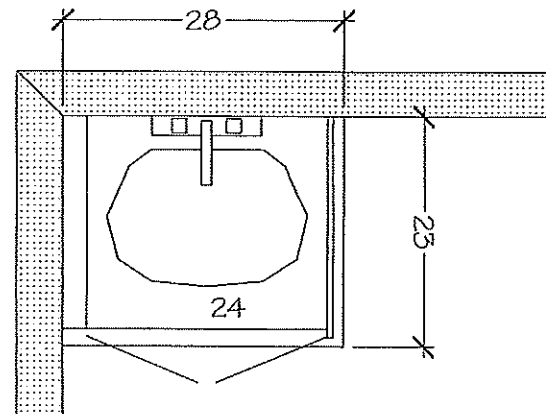
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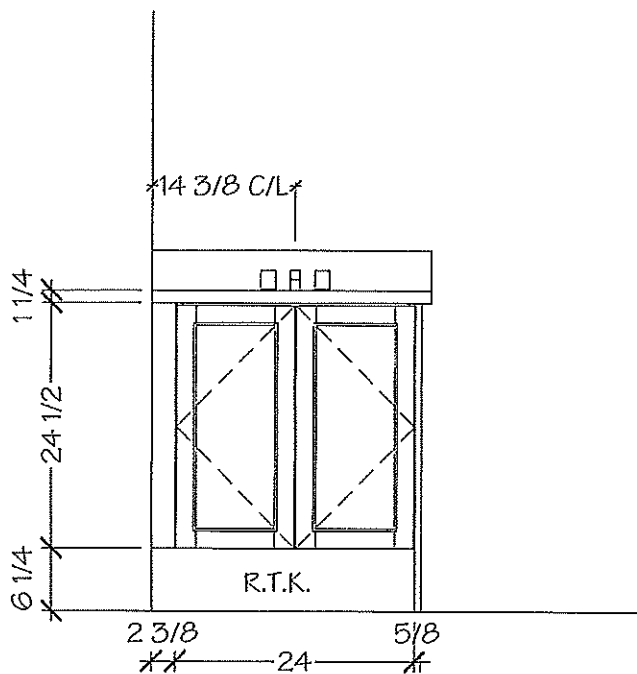
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REVISION: DECEMBER 13/2021

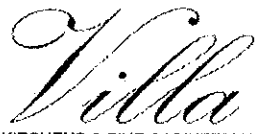
PAGE: 9 OF 10



REC ROOM



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

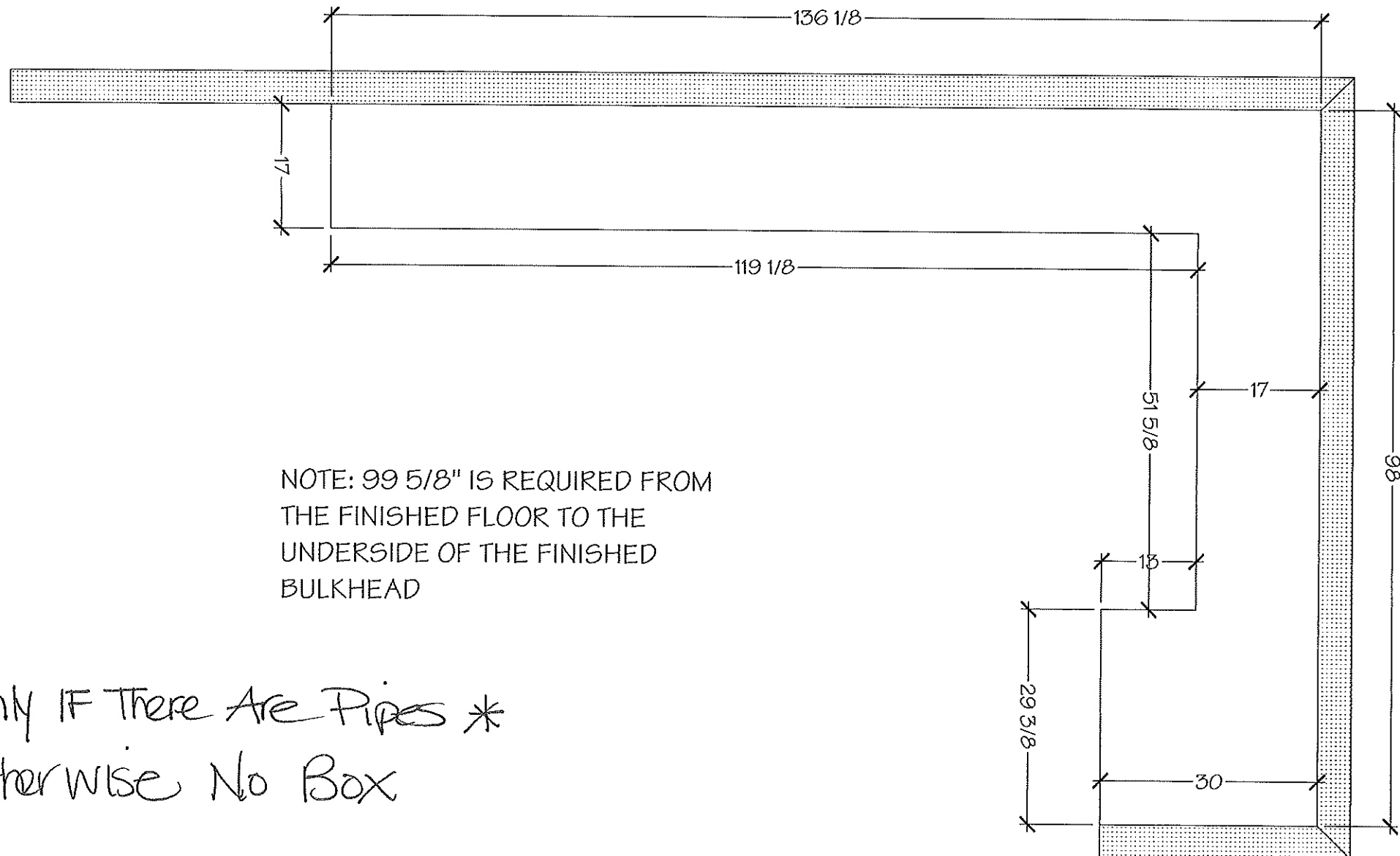
NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

DRAWN BY: DIDI

DATE: SEPT 09/2021

REVISION:

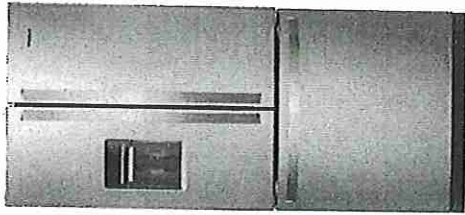
PAGE: 1 OF 2



LOT 4 BLK66

W4

Whirlpool®



Available Finishes/Colours

- WRF560SEHB Black
- WRF560SEHW White
- WRF560SEHV FingerPrint Resistant Black Stainless Steel
- WRF560SEHZ FingerPrint Resistant Stainless Steel

Manuals & Literature:

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

30-inch Wide French Door Refrigerator - 20 cu. ft.

WRF560SEHZ

Find purposefully-designed storage zones for items you use most in this 30-inch french door bottom freezer refrigerator. Humidity-controlled crispers let you store fruits and veggies in their ideal environment while adjustable gallon door bins add loading flexibility when and where you need it.

Top Features

Adjustable Gallon Door Bins

Move these adjustable bins anywhere in the door for increased loading flexibility when and where you need it.

Tuck Shelf

Make room for tall items. The front adjusts and slides out of the way, creating space for things like a 2-liter bottle or large salad bowl.

Humidity-Controlled Crispers

Store fruits and vegetables in their ideal environment.

Spillproof Glass Shelves

Simplify cleanup with shelves that help contain spills and prevent liquids from leaking below.

Dimensions

Depth	34 3/8
Height	68 3/8
Width	30

Configuration and Overview

Number of Doors	3
-----------------	---

Compatibility

Connectivity	No
Works With	No

AHAM Volumes And Shelf Area

Freezer Volume (Cu Ft)	6.34
Refrigerator Volume (Cu Ft)	13.34
Total Volume (Cu Ft)	19.7

Details

Advance Foam Insulation	99.9% lower Global Warming Potential and Better Energy Performance
-------------------------	--

Configuration and Overview

Advance Foam Insulation	99.9% lower Global Warming Potential and Better Energy Performance
-------------------------	--

Cooling Type

Single Evaporator	
-------------------	--

Counter Depth

No	
----	--

Door Style

Contour	
---------	--

Misc.

Accessory Relationships	Yes
-------------------------	-----

LASTMAN'S BAD BOY
Josh Robins
josh@noobody.com

500 Fenmar Drive
North York, ON M9L 2V5

Page 2 of 7

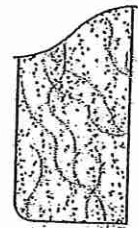
LASTMAN'S
BAD BOY
SUPERSTORE

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.

LOT 4 BLK 66

EDGE
DETAILS

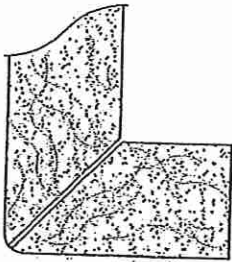
004



STRAIGHT EDGE
(STANDARD - 3/4")

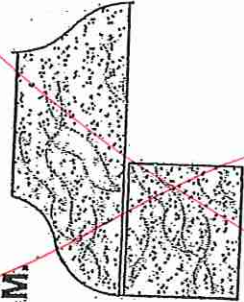
* BSMT BATH
* POWDER ROOM
* MASTER ENSUITE
* MAIN BATH

wt



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

* KITCHEN.



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

EDGING UP-GRADE OPTIONS

RECEIVED
RCS 17