



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: AHYOUNG STEPHANIE MANGAL and BORIS MANGAL

TEL: RES.: 929-351-2063

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11 Block 56	1	LAWRENCE Elev B1	11-Oct-22

Date Added: 19-Jan-22 Invoice Number: 7659

1 - Standard Cable, Telephone and Conduit Rough (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- Kitchen Redesign Fee for below upgrades Note:
1 - KITCHEN- Install a 1st Upgrade counter top, throughout the kitchen, where applicable, in lieu of the builders standard counter top. Note: Price includes additional 2'-0" of 1st upgrade counter top for the island and additional 5'-0" of 1st Upgrade counter top for the stove wall. (See Sketch for the revised kitchen layout) **Priced as per Continental**
1 - KITCHEN- Extend the island cabinetry approximately 2'-0" towards the Dinette area (STANADRD CABINET) (See Villa Kitchen Sketch) Note:
1 - KITCHEN- Extend the island counter top approximately 2'-0" of additional towards the Dinette area. Install additional 2'-0" of 1st Upgrade counter top Emmerstone Carrara White. Note: **Includes Standard "A" Edge **PLEASE NOTE**Price for additional 1st Upgrade counter top is included in above Item #5
1 - KITCHEN- Install an additional 5'-0" of Standard Upper Cabinets on the stove wall, to be installed towards the Dientte area. Price includes additional standard crown moulding (See Sketch) Note:
1 - KITCHEN- Install an additional 5'-0" of Standard Base Cabinets on the stove wall, to be installed towards the Dinette area. (See Sketch) Note:
1 - KITCHEN- Install an additional 5'-0" (APPROX) of 1st upgrade counter top on the stove wall, towards the Dinette area. Install the Emmerstone Carrara White Note: **Includes Standard "A" Edge **PLEASE NOTE**Price for additional 1st Upgrade counter top is included in above Item #5
35 - KITCHEN- Install an upgrade #7 kitchen backsplash, 1x4 White Herringbone Marble throughout the kitchen, where applicable, in lieu of the builders standard kitchen backsplash. Price includes additional backsplash tile, as per the extended cabinetry. Note:
1 - KITCHEN- Install a built in microwave in base cabinet with drawer below. To be installed on the additional cabinetry area of stove wall. Note: **Purchaser to provide microwave specification and trim kit**
1 - KITCHEN- Install electrical outlet on a dedicated line for the built in micro, to be installed on base cabinetry (See Sketch for location) Note: **Price for electrical plug is subject to change, once teh microwave specifications have been received and reviewed**
95 - FOYER- Install a 1st Upgrade floor tile on the Foyer ONLY, in lieu of the builders standard floor tile. Install the 20X20 CALACATTA GRIS Note:
1 - KITCHEN/DINETTE- Install Laminate throughout the Kitchen/Dientte area, in lieu of the builders standard floor tile. Install the 8" Highland Alderson Oak EE-H-285. Note:



SITE MASTER *File copy*

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11 Block 56	1	LAWRENCE Elev B1	11-Oct-22

Date Added: 19-Jan-22 Invoice Number: 7659

1 - SECOND FLOOR- Install Laminate throughout the 2nd floor, in lieu of the builders standard carpet. Install the 8" Highland Alderson Oak , throughout the Master Bedroom, bedroom #2, and #3 Note:
15 - MASTER ENSUITE SHOWER STALL- Install upgraded shower stall floor, in lieu of the builders standard 2x2 mosaic. Install the Upgrade 6-Penny Round Black Matte, on the Master Ensuite shower stall floor ONLY Note:
1 - MASTER ENSUITE- Upgrade the Master Ensuite shower stall faucet, INstall the Moen ALIGN Positemp Shower Only with 3 Function Transfer Valve/Trim and Slide Bar with Hand Shower In Chrome Model # T2192EP/U361CI/UT4191/62320/3887EP/A725 C Note: **Please note** Purchaser accepts & acknowledges that the standard plumbing faucet and tub faucet will NOT match the style of the Moen upgraded Align
1 - MASTER ENSUITE- Purchaser's request to install an additional GFI plug behind the toilet, or as close as possible to behind the Toilet, for a possible future Electronic Washlet/bidet. Note: (To be installed by the purchaser on tehir own after closing)
1 - KITCHEN- In addition to the builders standard kitchen ceiling light in the kitchen area, install a Ceiling light on a seperate switch , above the island, centred (See Sketch) Note:
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 and switch, install TEN (X10) Potlights in the Great Room. All TEN (X10) potlights to be on one seperate switch (See Sketch) Note:
1 - GREAT ROOM- Raise and install the builders standard conduit pipe in the great room, above the fireplace for a future TV on wall. Conduite pipie to be raised and installed at APPROX. 60" AFF (See Sketch) Note:
1 - GREAT ROOM- Install an electrical plug above the fireplace for a future TV on wall. Installed next to the conduit pipe, at APPROX. 60" AFF (See Sketch) Note:
1 - GREAT ROOM- Purchaser's request to NOT install a mantle for the fireplace. Purchaser accepts and acknowledges that the wall will protrude into the Great Room APPROX. 7"-8". Note: Fireplace wall to be drywalled from floor to ceiling and painted the standard SILVER BIRCH colour. **PLEASE NOTE** Fireplace Unit to be installed at approximately 18" AFF
1 - PURCHASER HAS ATTENDED A STRUCTURAL AND 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: 04-Oct-21 Invoice Number: 7520

1 - BASEMENT- Install FINISHED BASEMENT - TOWNHOME **See Attached Schedule A-1 ** Note:
10 - SECOND FLOOR- Install extended height interior doors throughout the 2nd floor doors, where applicable. To include TEN (X10) Approximate door height 96" Note:



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11 Block 56	1	LAWRENCE Elev B1	11-Oct-22

Date Added: 04-Oct-21 Invoice Number: 7520

1 - SECOND FLOOR (UPPER HALL & BEDROOMS) Install SMOOTH CEILINGS throughout the - UPPER HALL AND BEDROOMS - TOWNHOMES Note:
1 - GREAT ROOM- Install the Optional Electric Fireplace in the Great Room. Install the Napoleon Model # NEFL42CHS (See Sketch) Note: **Selection of Mantle/Finishes for fireplace mantle will be discussed and chosen at the decor appointment. The above price is strictly for the electric fireplace unit**
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA PHONE 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 PURCHASE OF UPGRADES IN THIS AGREEMENT. Note:

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* INTERIOR COLOUR SCHEME *

Purchasers		Decor Consultant		Model and Elevation		Telephone Res. / Bus		Project		Closing Date		Property	
AHYOUNG STEPHANIE MANGAL & BORIS MANGAL		Melissa Di Marino		LAWRENCE Elev B1		(929) 351-2063 /		Grovetrail Developments Inc.		11/10/2022		11 Block 56	

	Flooring		Wall Tile				Plumbing
	Description		Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13X13 MALENA CARBON (STD)		✓ 8X10 MALENA CARBON (STD)	N/A	N/A	NONE	WHITE
Main Bathroom	✓ 13X13 MALENA ICE (STD)		✓ 8X10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Bsmf. Bath	✓ 13X13 MALENA ICE (STD)		8X10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Powder Room	✓ 13X13 MALENA ICE (STD)		N/A	N/A	N/A	NONE	WHITE
Kitchen/Dinette	✓ 8"Highland Alderson Oak EE-H-285 (UPGD)		✓ 1X4 White Herringbone Marble (UPGD)	N/A	N/A	NONE	STD
Laundry	✓ 13X13 MALENA ICE (STD)		N/A	N/A	N/A	NONE	STD
Foyer	✓ 20X20 CALACATTA GRIS (UPGD)						
Main Hall	✓ 8"Highland Alderson Oak EE-H-285 (STD)						
Great Room	✓ 8"Highland Alderson Oak EE-H-285 (STD)						
Bsmf. Rec.Room	✓ 8"Highland Alderson Oak EE-H-285 (STD)						
Upper Hall	✓ 8"Highland Alderson Oak EE-H-285 (UPGD)						
Master Bedroom	✓ 8"Highland Alderson Oak EE-H-285 (UPGD)						
Bedroom 2	✓ 8"Highland Alderson Oak EE-H-285 (UPGD)						
Bedroom 3	✓ 8"Highland Alderson Oak EE-H-285 (UPGD)						

Railings and Stairs				Cornice Moulding / Medallion	
Railings	✓ (STD) Vintage Red Oak PEWTER (STD)	Landing - Upper	✓ Alderson Oak EE-H-285 (STD)	Foyer	NONE
Pickets	✓ (STD) PLAIN FLAT BLACK	Landing - Lower	✓ 13X13 MALENA ICE (STD)	Living Room	NONE
Posts	✓ (STD) Vintage Red Oak PEWTER (STD)	Ledge - Upper	N/A	Dining Room	NONE
Stringers	✓ (STD) Vintage Red Oak PEWTER (STD)	Ledge - Lower	N/A	Family Room	NONE
Treads	✓ (STD) Vintage Red Oak PEWTER (STD)			Main Hall	NONE
Risers	✓ (STD) Vintage Red Oak PEWTER (STD)			Kitchen	NONE
Runner	N/A			2nd Floor Hall	NONE

Trim			
Baseboard & Casing	✓ STANDARD-COLONIAL	Knobs	✓ STANDARD
Front Door Glass	✓ STANDARD	Hinges	✓ STANDARD
Interior Doors	✓ STD-CarraraSmooth	Grip Set	✓ STANDARD

Notes	
✓	**MASTER ENSUITE- INSTALL PENNY ROUND BLACK MATTE (UPGD) SHOWER STALL FLOOR MOSAIC AND WHITE QUARTZ SHOWER CURB TOP**
✓	**STANDARD INTERIOR DOORS- CARRARA SMOOTH MAIN FLOOR- 2ND FLOOR EXTENDED HEIGHT CARRARA SMOOTH

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

DocuSigned by:

Ahyoung Stephanie Mangal

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AHYOUNG STEPHANIE MANGAL

DocuSigned by:

Boris Mangal

F49D0959F9F7442...
BORIS MANGAL

Vendor:

Grovetrail Developments Inc.

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* INTERIOR COLOUR SCHEME *

Purchasers		Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
AHYOUNG STEPHANIE MANGAL & BORIS MANGAL		Melissa Di Marino	LAWRENCE Elev B1	(929) 351-2063 /	Grovetrail Developments Inc.	11/10/2022	11 Block 56

	Interior Paint		Cabinet			
	Description	Style	Countertop	Counter Edge	Handle / Knob	
Master Ensuite	STD - SILVER BIRCH	(STD) EURO MAPLE SOAPSTONE	Emmerstone MAPLE WHITE (STD)	"A" (STD)	930396DBK	Std
Main Bathroom	STD - SILVER BIRCH	(STD) EURO MAPLE SOAPSTONE	Emmerstone MAPLE WHITE (STD)	"A" (STD)	930396DBK	Std
Bsmt. Bath	STD - SILVER BIRCH	(STD) EURO MAPLE SOAPSTONE	Emmerstone MAPLE WHITE (STD)	"A" (STD)	930396DBK	Std
Powder Room	STD - SILVER BIRCH	(STD) EURO MAPLE SOAPSTONE	Emmerstone MAPLE WHITE (STD)	"A" (STD)	930396DBK	Std
Kitchen/Dinette	STD - SILVER BIRCH	(STD) THERMOFOIL NEW YORK WHITE	Emmerstone Carrara White (UPGD)	"A" (STD)	930396DBK	Std
Laundry	STD - SILVER BIRCH	N/A				
Foyer	STD - SILVER BIRCH					
Main Hall	STD - SILVER BIRCH					
Great Room	STD - SILVER BIRCH					
Bsmt. Rec.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" OPENING	Range STANDARD
Built-Ins None	Microwave None
Hood Fan STANDARD	Exhaust Opening 6" 8"
Dishwasher Cabinet	Std 24in Opening

Fireplace	
Fireplace GREAT ROOM	Fireplace N/A
Location Flooring LAMINATE (STD)	Location Flooring N/A
Style Drywall Box	Style N/A
Finish Painted Drywall	Finish N/A
Marble N/A	Marble N/A
Hearth N/A	Hearth N/A

Notes

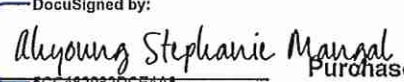
STANDARD APPLIANCES

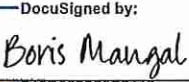
36" FRIDGE OPENING

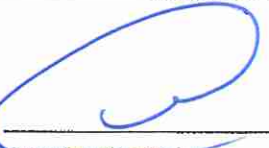
STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

Decor Consultant:  Melissa Di Marino

Purchaser:  AhYoung Stephanie Mangal

Purchaser:  Boris Mangal

Vendor:  Grovetrail Developments Inc.

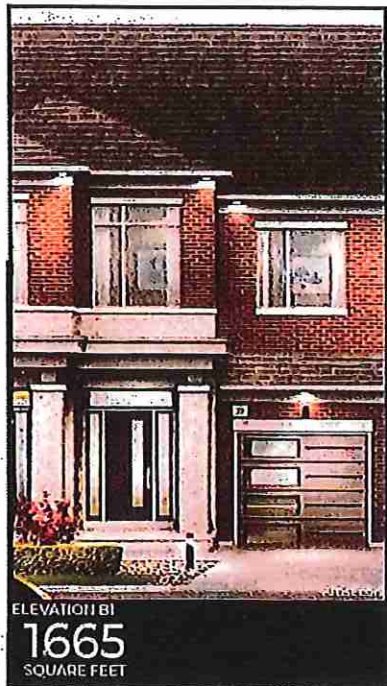
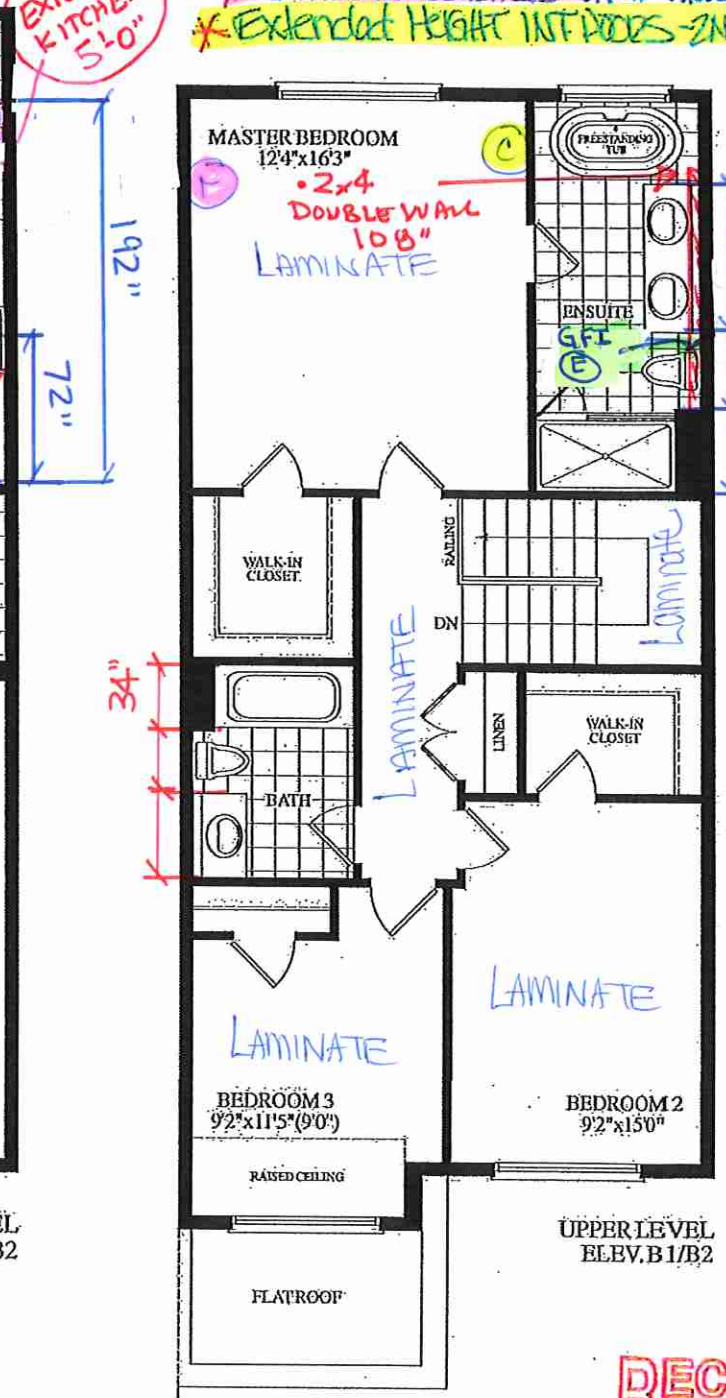
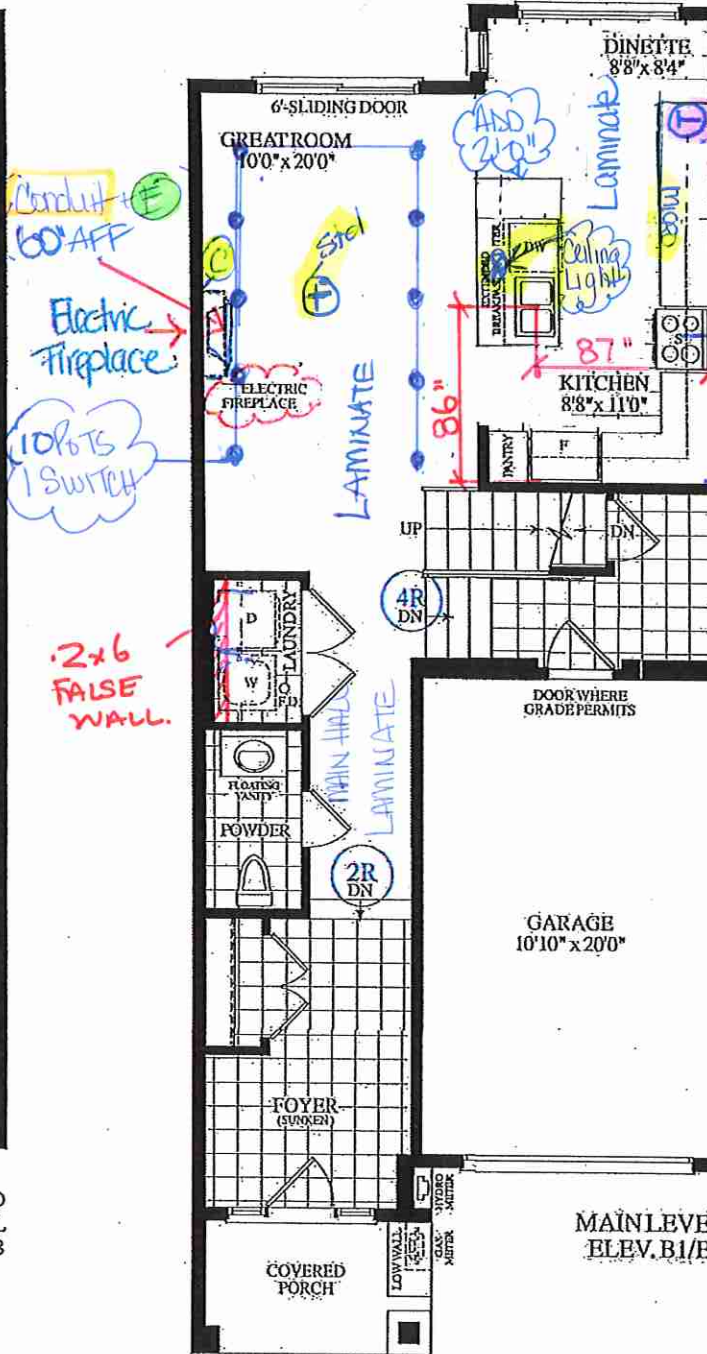
*FINISHED BASEMENT

* SMOOTH CEILING - UPPER HALL / BDRMS *

FINISHED BSH+

BLK 56 TH 11 20-07 "B"

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SEP 9 1961



REV. OCT. 4 2021

Villa

KITCHENS & FINE CABINETS LTD

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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: LAWRENCE 2007

KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

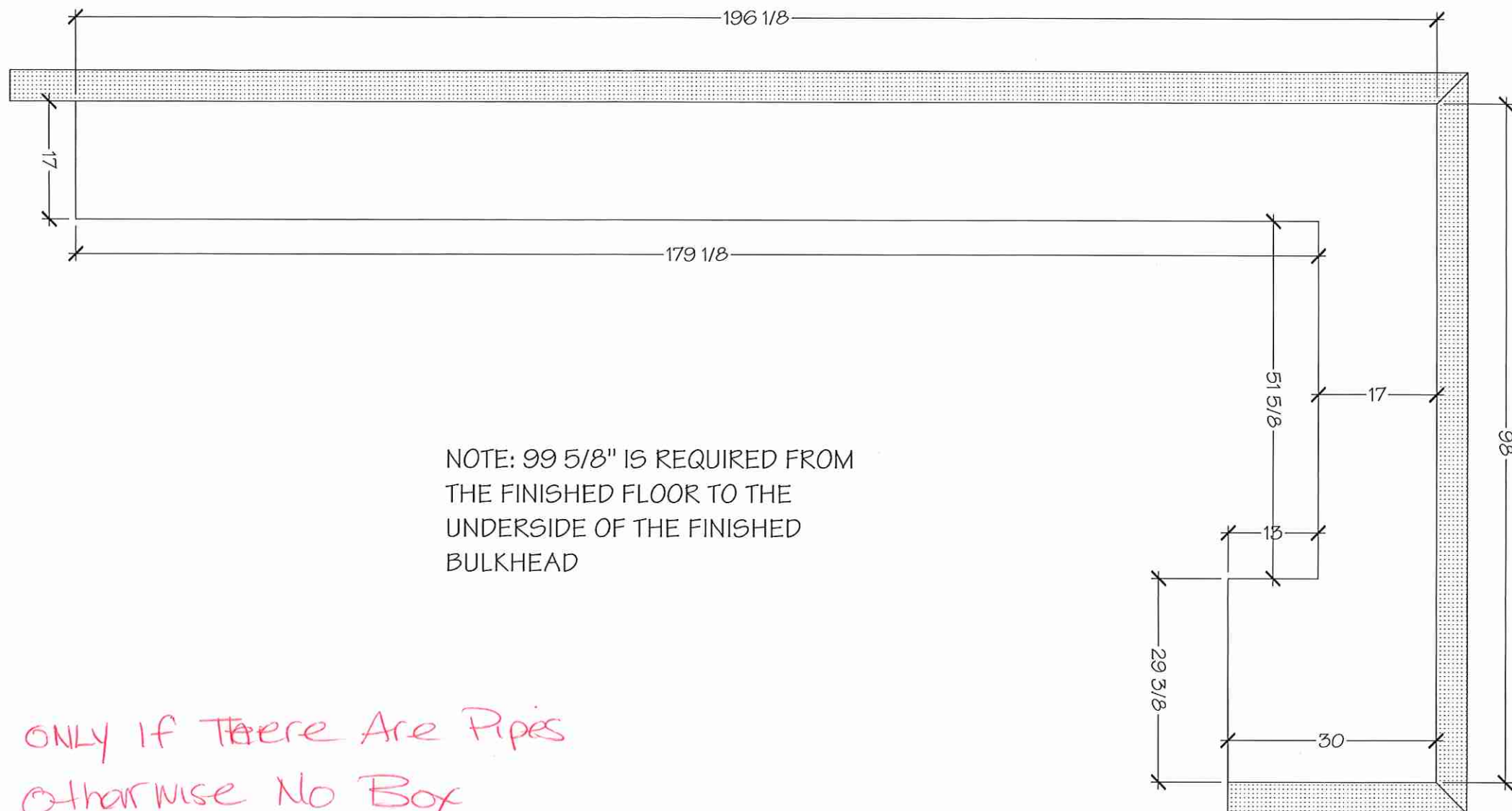
BLK 56 LOT 11

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DATE: SEPT 09/2021

REVISION: JANUARY 05/2022

PAGE: 1 OF 1





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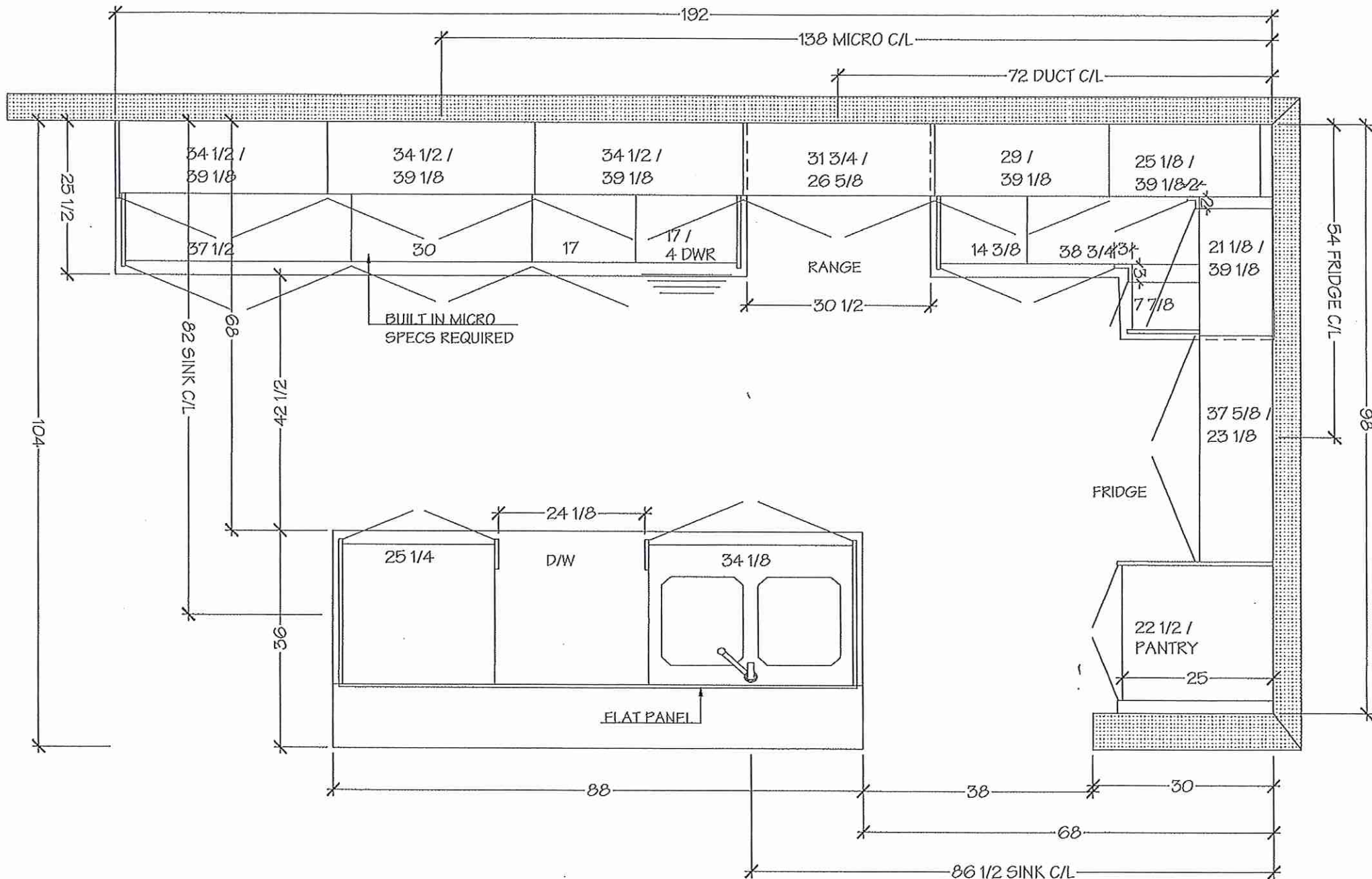
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 56 LOT 11
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN



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PAGE: 1 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

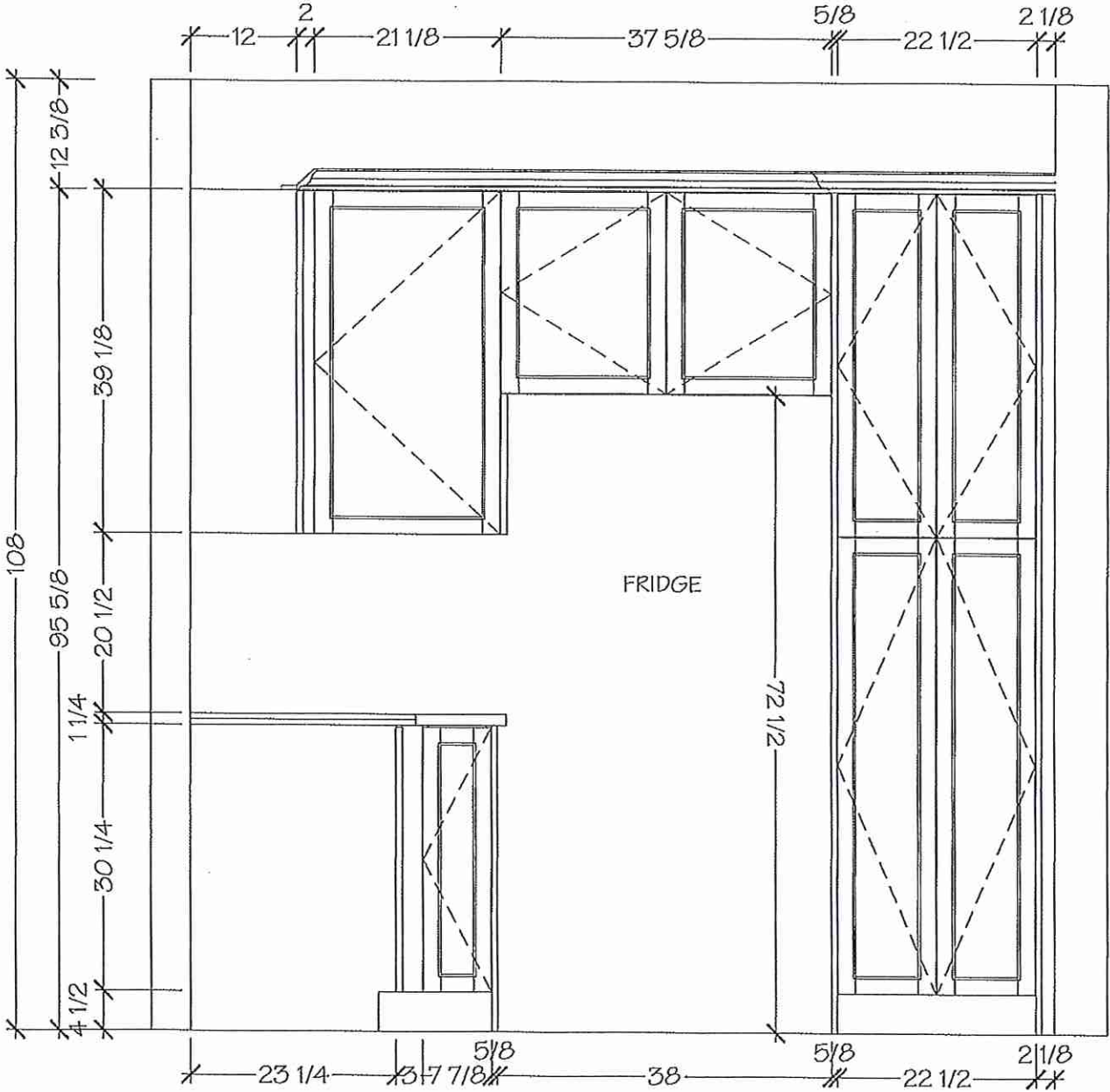


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KITCHEN

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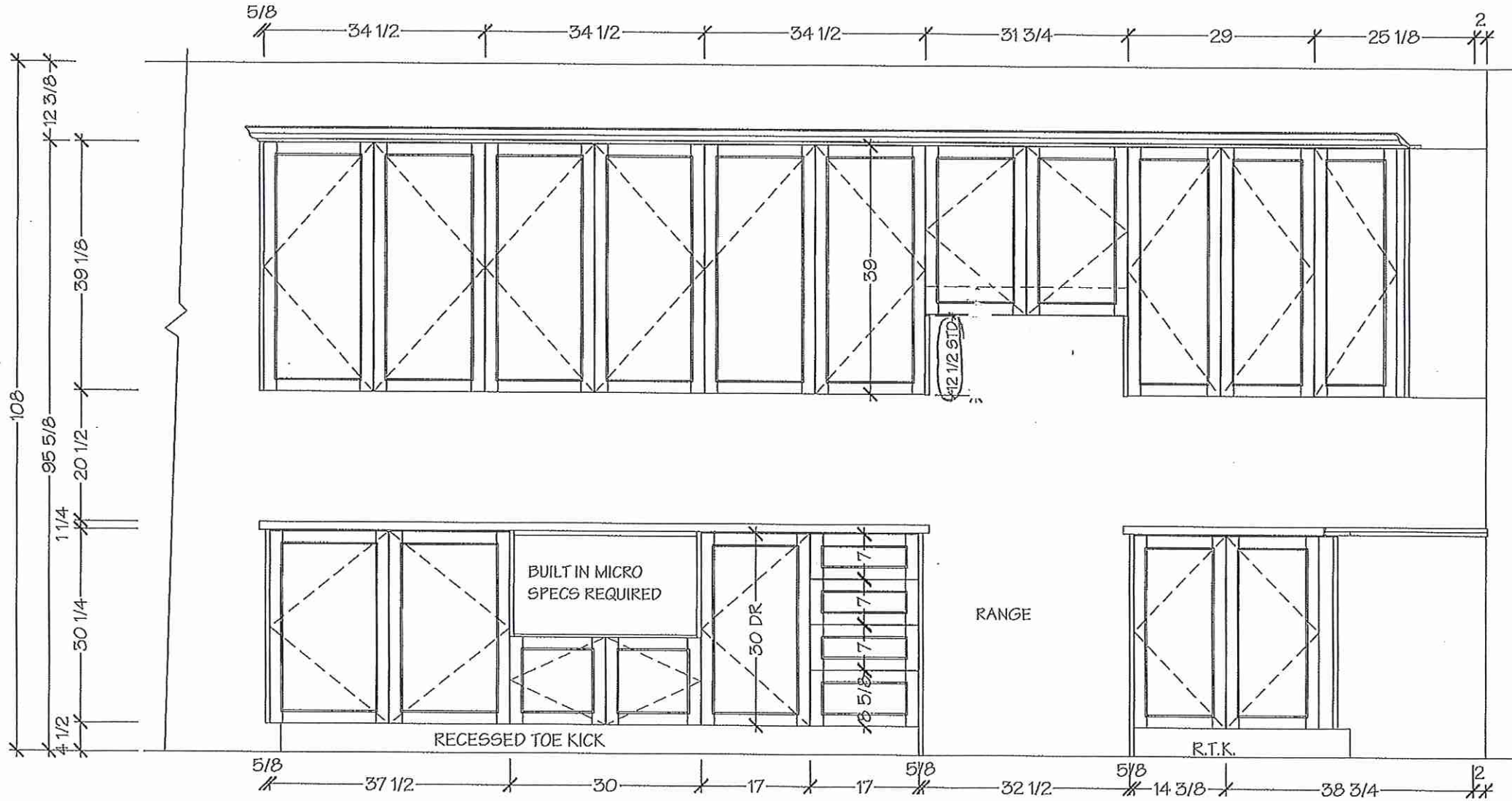


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KITCHEN

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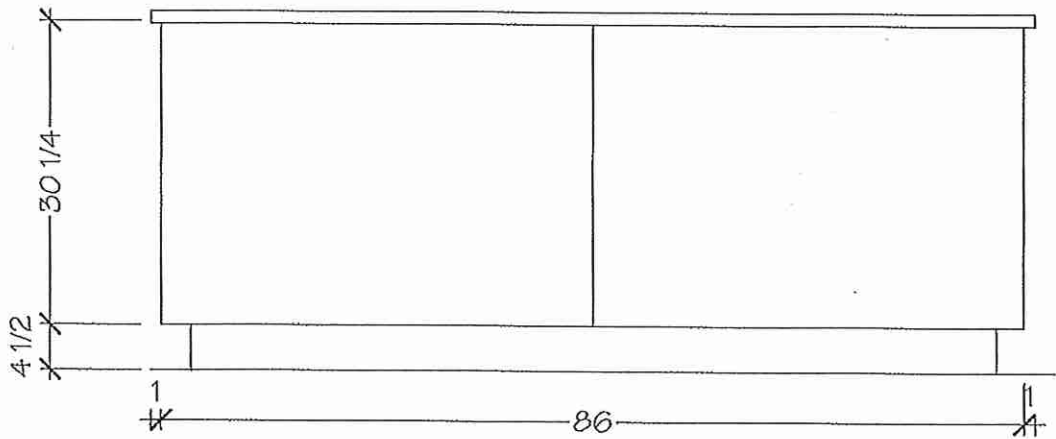
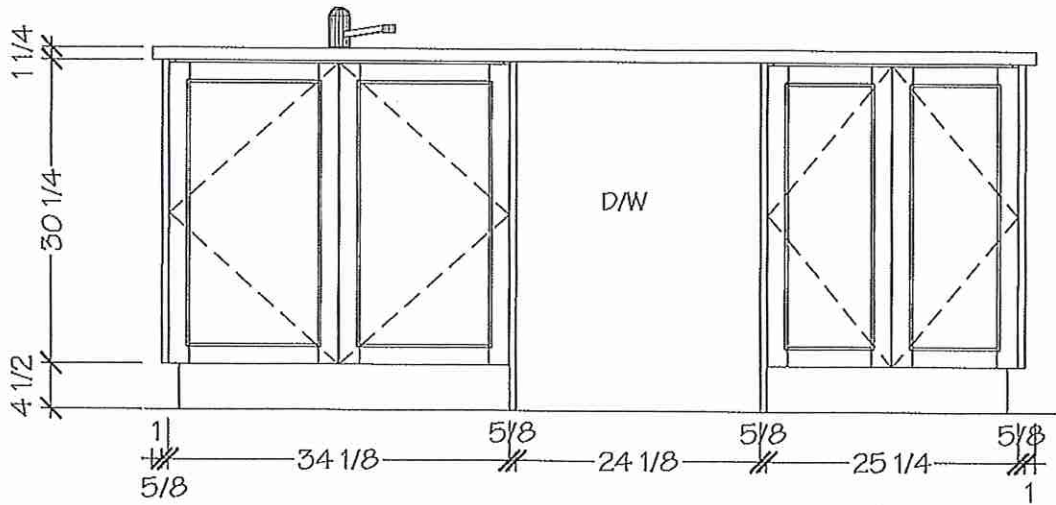
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KITCHEN

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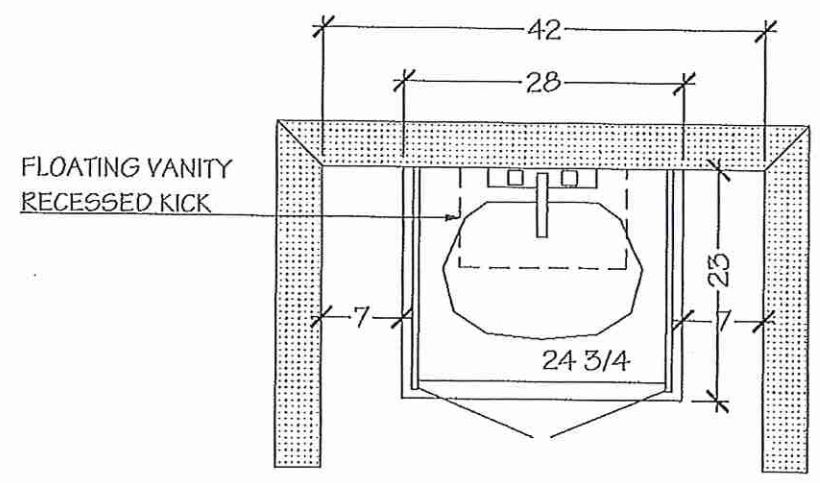
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ADDRESS: RP-CE-BLK 56 LOT 11
MODEL: LAWRENCE 2007

POWDER ROOM

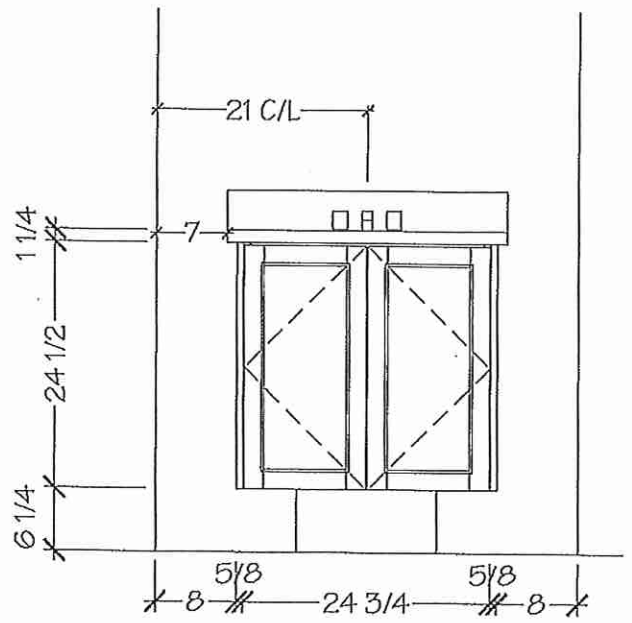
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PAGE: 5 OF 10



POWDER ROOM



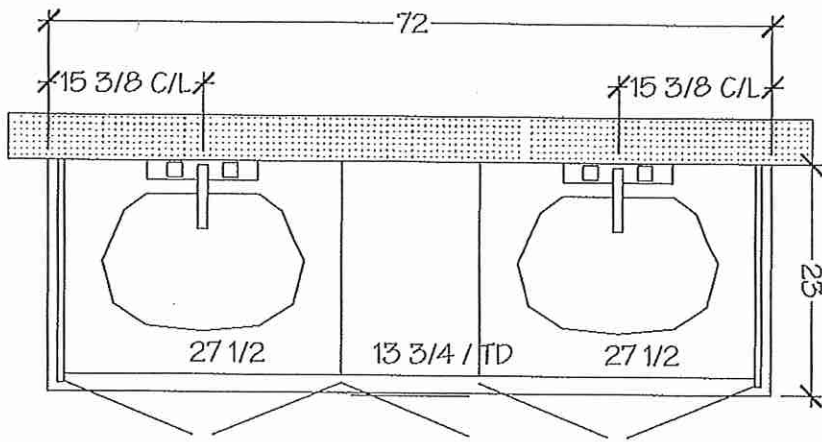
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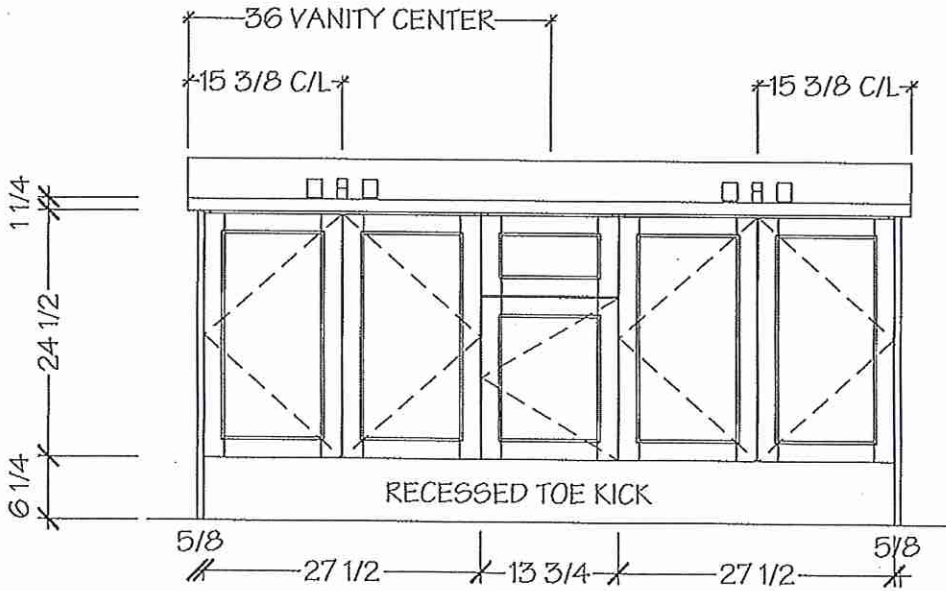
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 56 LOT 11
MODEL: LAWRENCE 2007

MASTER ENSUITE

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SM BM



MASTER ENSUITE



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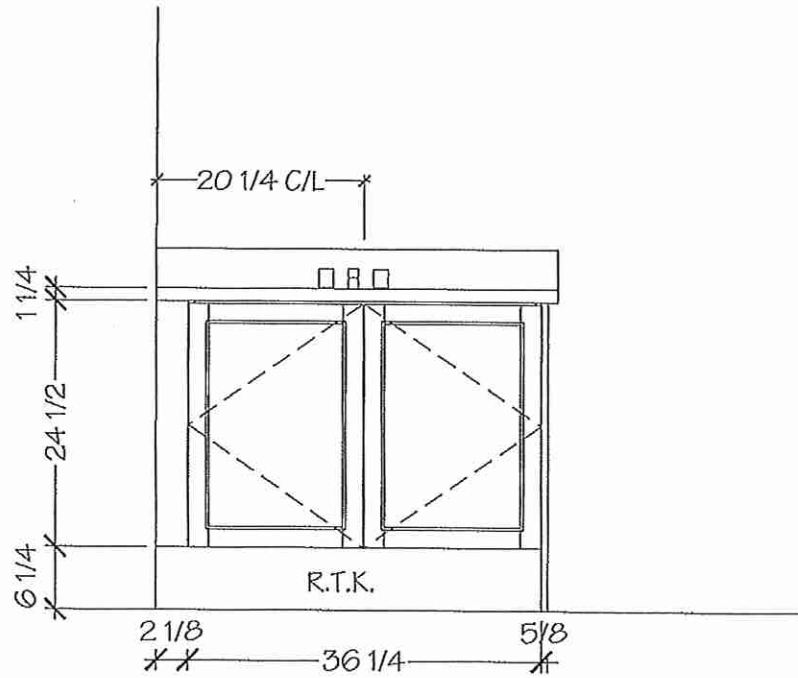
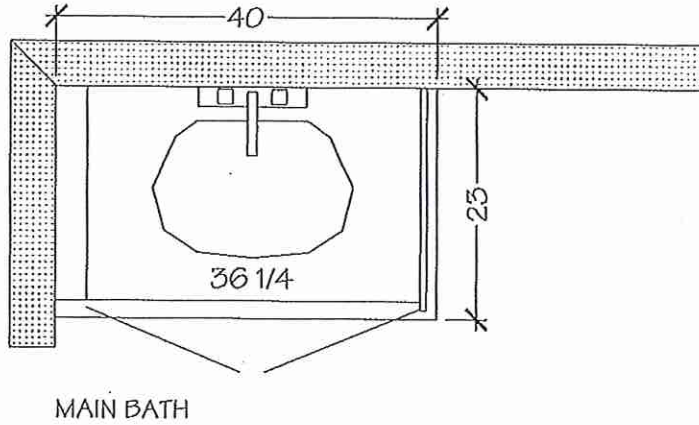
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MAIN BATH



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

REC ROOM

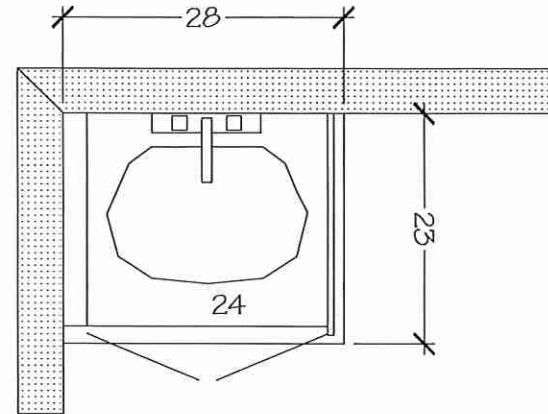
LOT 11 BLK 54

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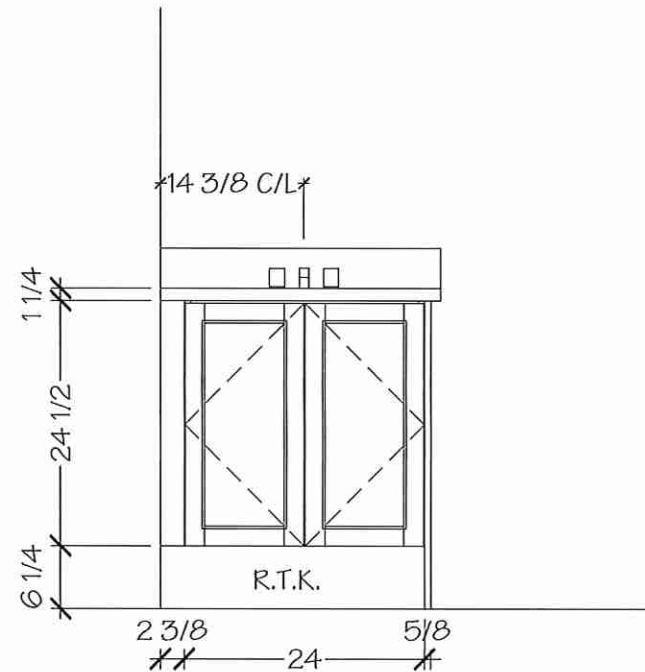
DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

PAGE: 12 OF 13



REC ROOM



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

LOT 11 BLK 56

PLEASE NOTE⇒ NO MANTLE

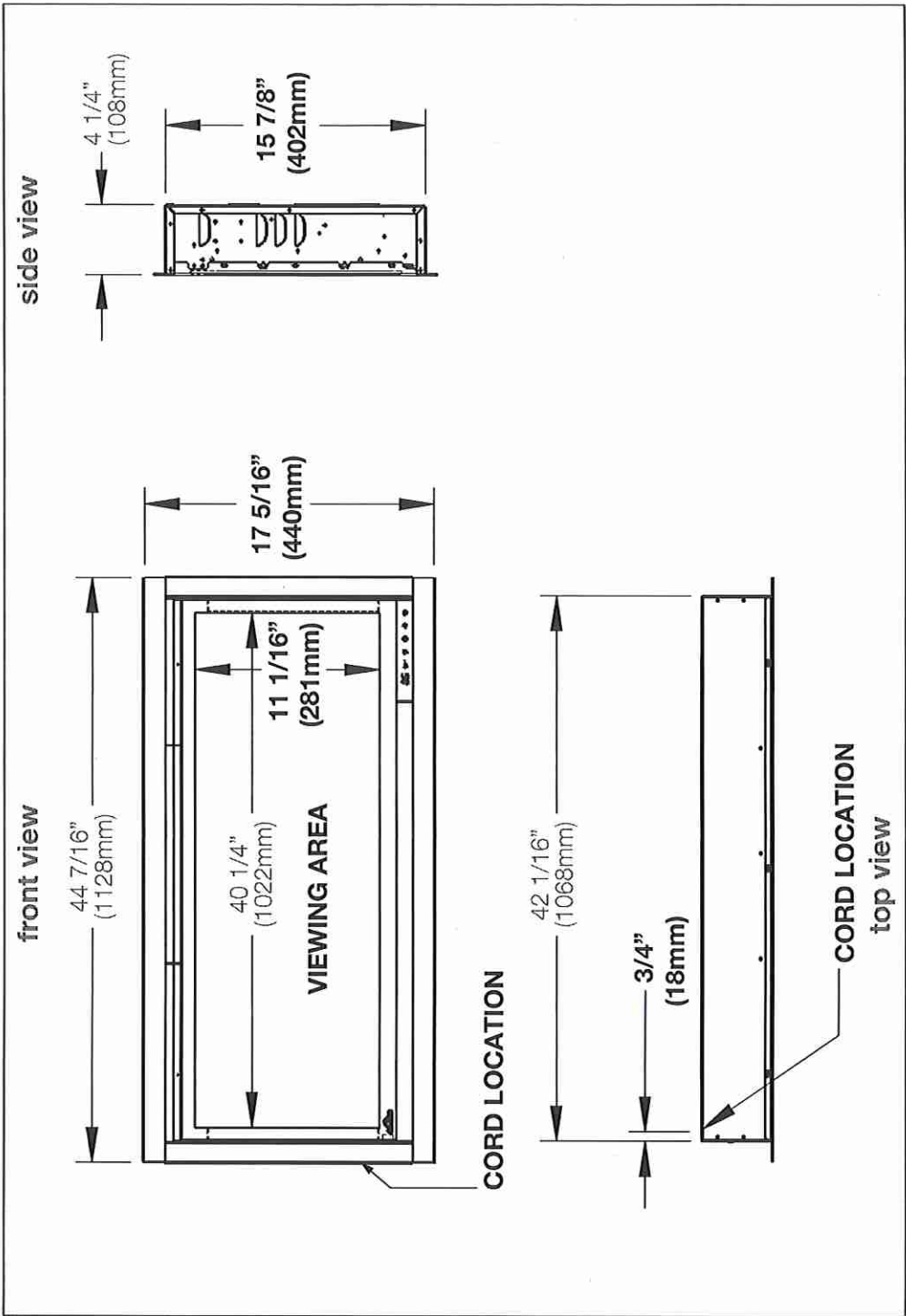


ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE

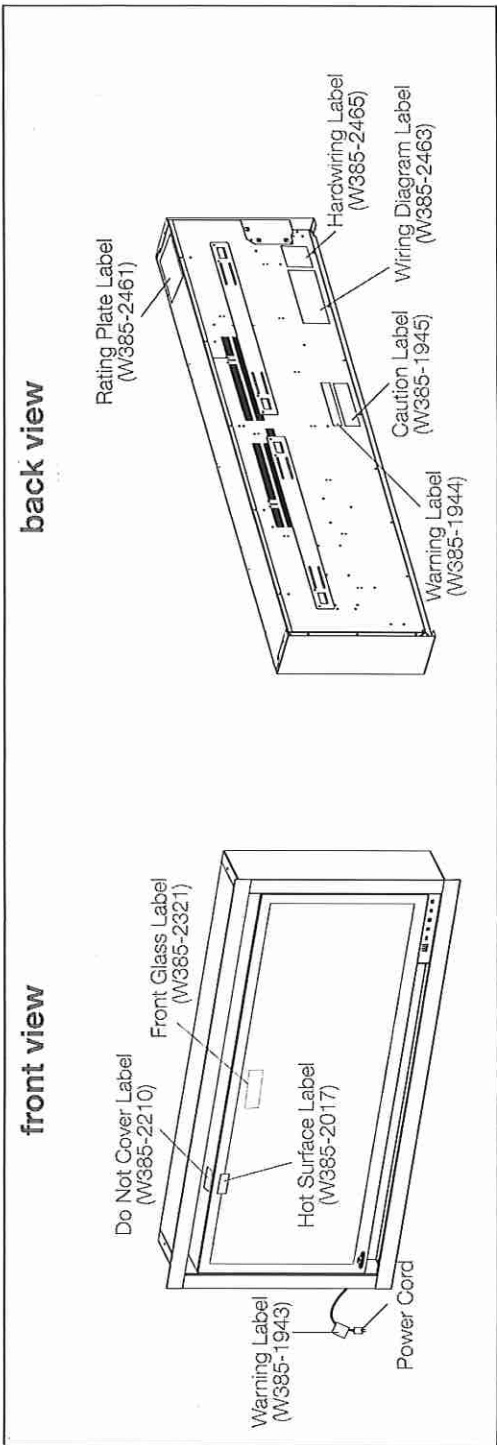
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL42CHS-1	5000	44 7/16	42 9/16	17 5/16	16 1/8	4 1/4	4 1/2	11 1/16 x 40 1/14

Dimensions



Label Location



W415-2872 / 03.20.20

LOT 11 BLK 56
* No Mantle *

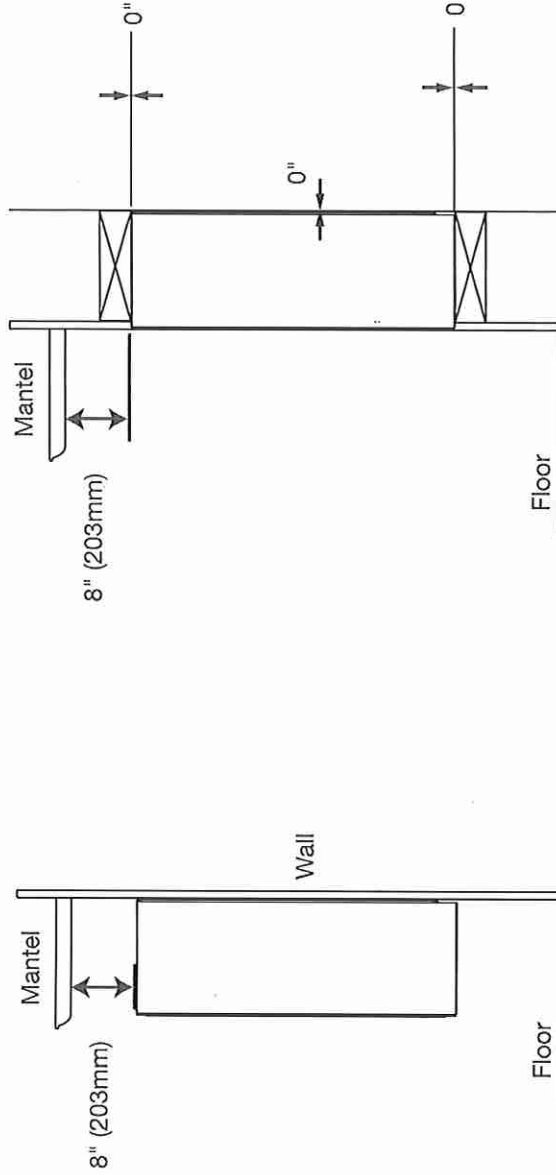


ALLURAVISION™ SLIM 42" ELECTRIC FIREPLACE

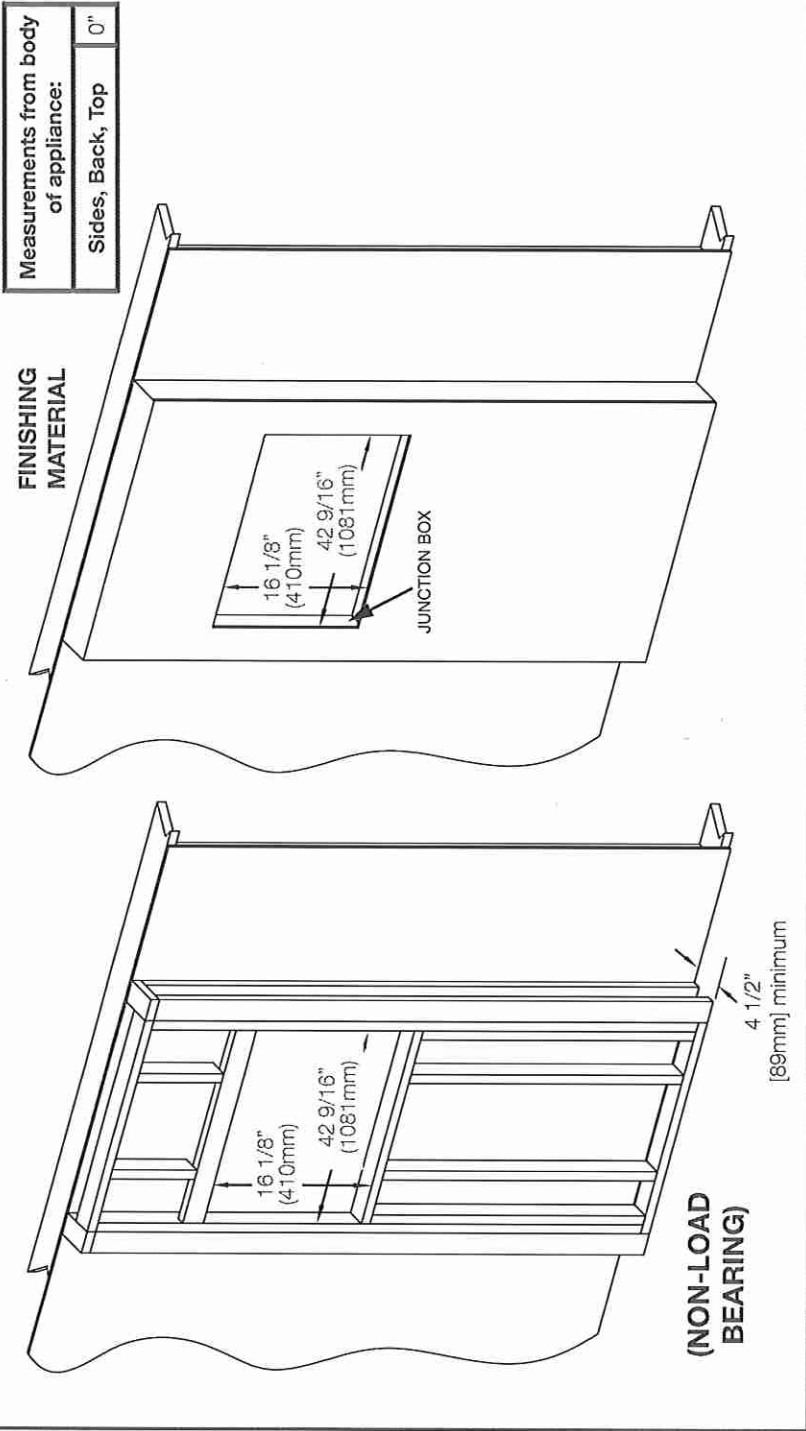
Clearances Minimum Mantel Clearances

▲ WARNING

- When using paint or lacquer to finish the mantel, the paint or lacquer must be heat resistant to prevent discolouration.



Framing



Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • 1(866)820-8686 • www.napoleon.com

W415-2872 / 03.20.20

LOT 11 BLK54

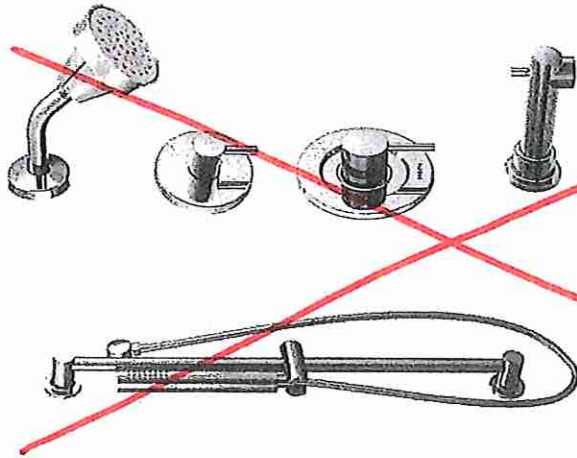
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Align®

Traditional | Transitional | Modern

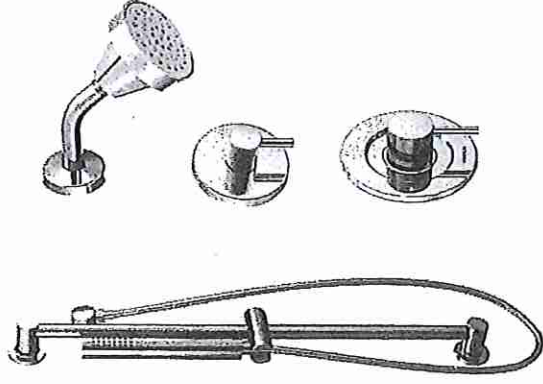
From large, open master baths to minimalist powder rooms, Align faucets and accessories bring a refreshed modern look to your home.

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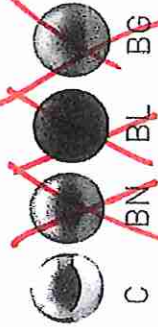
Posi-Temp® Tub/Shower Faucet
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower *
Model T2193EP / U361CI / UT4191 /
62320 / 3887EP / A725

Chrome - \$1,608.18
Other - \$2,540.88



Posi-Temp® Shower Only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower *
Model T2192EP / U361CI / UT4191 / 62320 /
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Chrome - \$1,306.26
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To order, combine the model number with one of these finish letter(s):
LifeShine® Brushed Nickel (BN), Matte Black (BL) & Brushed Gold (BG)
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Please see the 2020 Shower Design Guide for installation