



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4 Block 66	1	LAWRENCE Elev A1	11-Jan-22

Date Added: 07-Feb-22 Invoice Number: 7736

1 - FINISHED BASEMENT BATHROOM- Delete the builders standard Tub/Shower and Install a Shower Stall. To include 2x2 Grey Shower Stall Mosaic and White Quartz Curb Top. Shower Stall to be left open and NO shower pot light.
Note: No Charge as Per Fonzie

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION)BACK FEE.
Note:

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:



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

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

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:

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) ceilings lights to be on one switch (See Sketch)
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 , (seperate 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:



Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU

TEL:

Date Added: 14-Dec-21

Invoice Number: 7606

Date Added: 30-Aug-21

Invoice Number: 7474

This Document is Extremely Time Sensitive - Printed 10 Feb 22 at 16:32

* INTERIOR COLOUR SCHEME * ***REVISED - FEB 2nd 122 ***

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

3smt Rec Room

Flooring	Wall Tile	Plumbing
<u>Description</u>	<u>Main</u> <u>Accent/Insert</u> <u>Border / Listello</u> <u>Pattern</u>	
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 Subway White Glossy (Std) Brick Pattern	STD
13X13 COSTA WHITE- STD	N/A	N/A
13X13 COSTA WHITE- STD		

Railings and Stairs

Railings	STD- Mirage Red Oak Driftwood	Landing - Upper	Watson Natural Oak EE-H-292 (Std)
Pickets	STD- FLAT PLAIN BLACK	Landing - Lower	13X13 COSTA WHITE- STD
Posts	STD- Mirage Red Oak Driftwood	Ledge - Upper	N/A
Stringers	STD- Mirage Red Oak Driftwood	Ledge - Lower	N/A
Treads	STD- Mirage Red Oak Driftwood		
Risers	STD- Mirage Red Oak Driftwood		
Runner	NO		

Trim

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

Notes

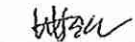
** MASTER ENSUITE- 2X2 GREY SHOWER FLOOR MOSAIC AND WHITE QUARTZ CURB
** GARAGE LANDING- 13X13 COSTA WHITE- STD
**** Basement Bath - 2x2 GREY SHOWER FLOOR MOSAIC & WHITE QUARTZ CURB TOP ****

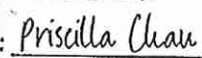
Cornice Moulding / Medallion

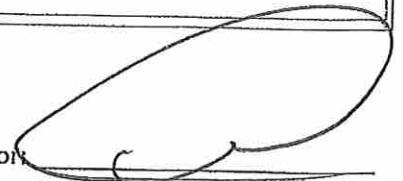
Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
WENDALL HSU

DocuSigned by:
Purchaser: 
PRISCILLA CHAU

Vendor: 
Grovetrail Developments Inc.
Printed Dec 10, 2021 11:54 am

W/H

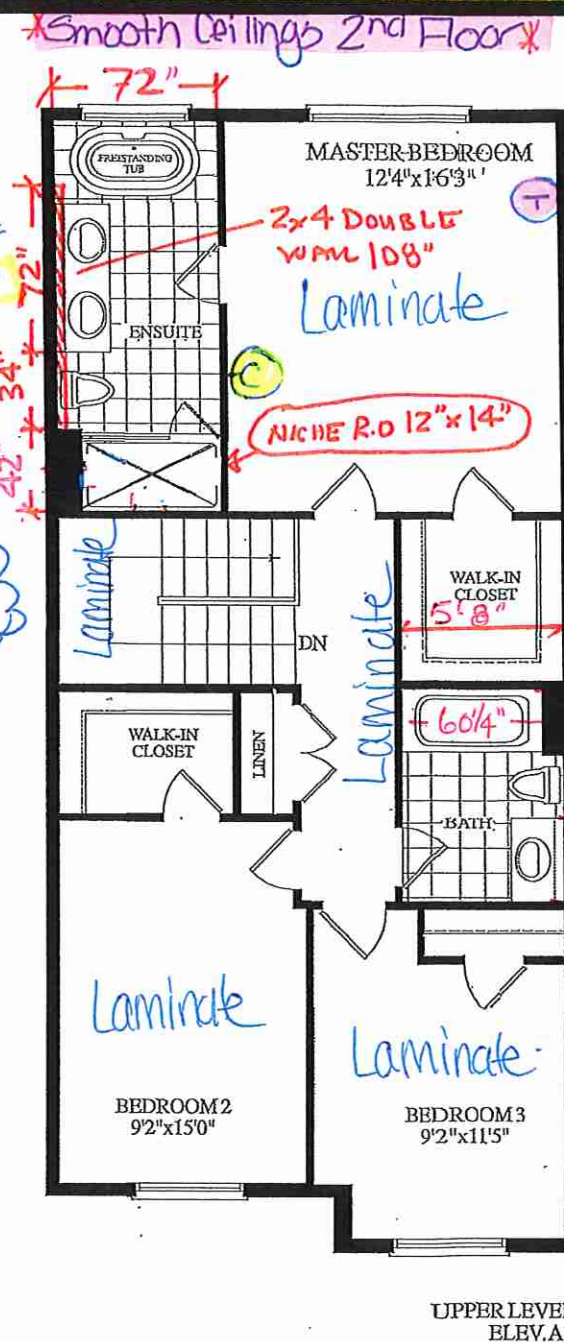
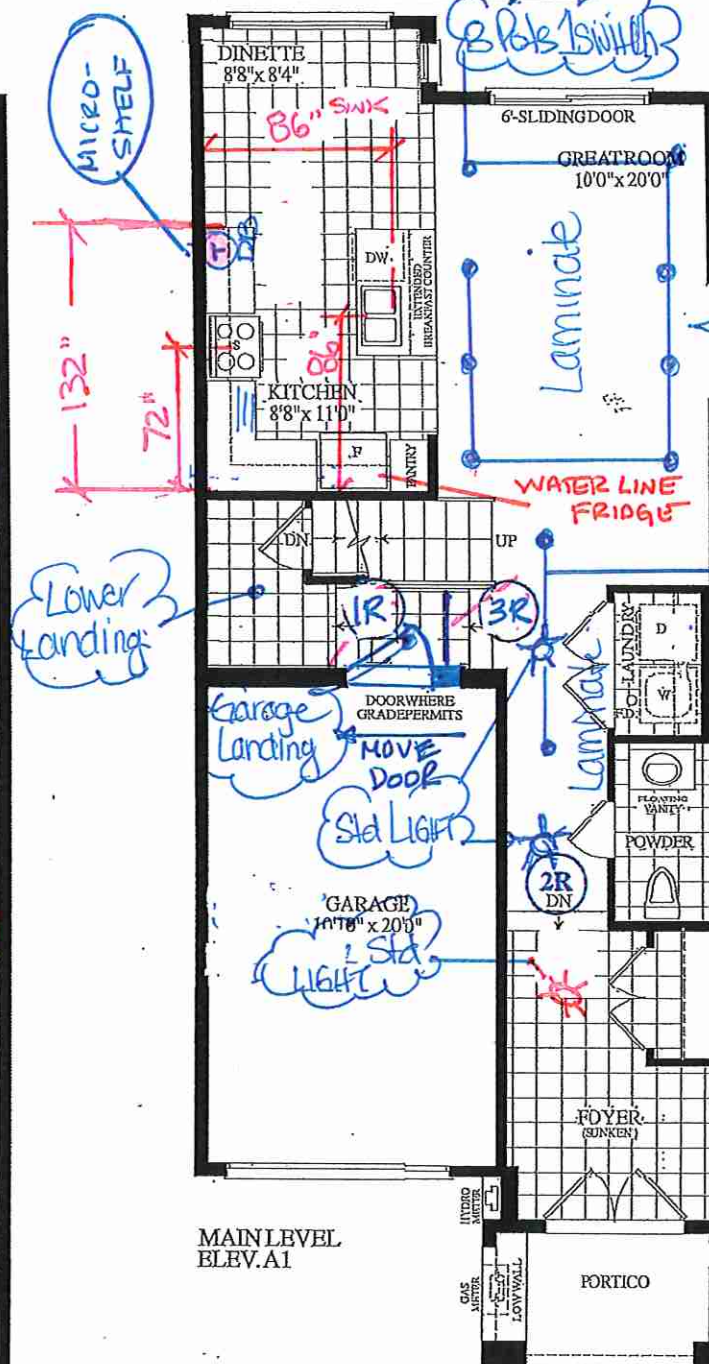
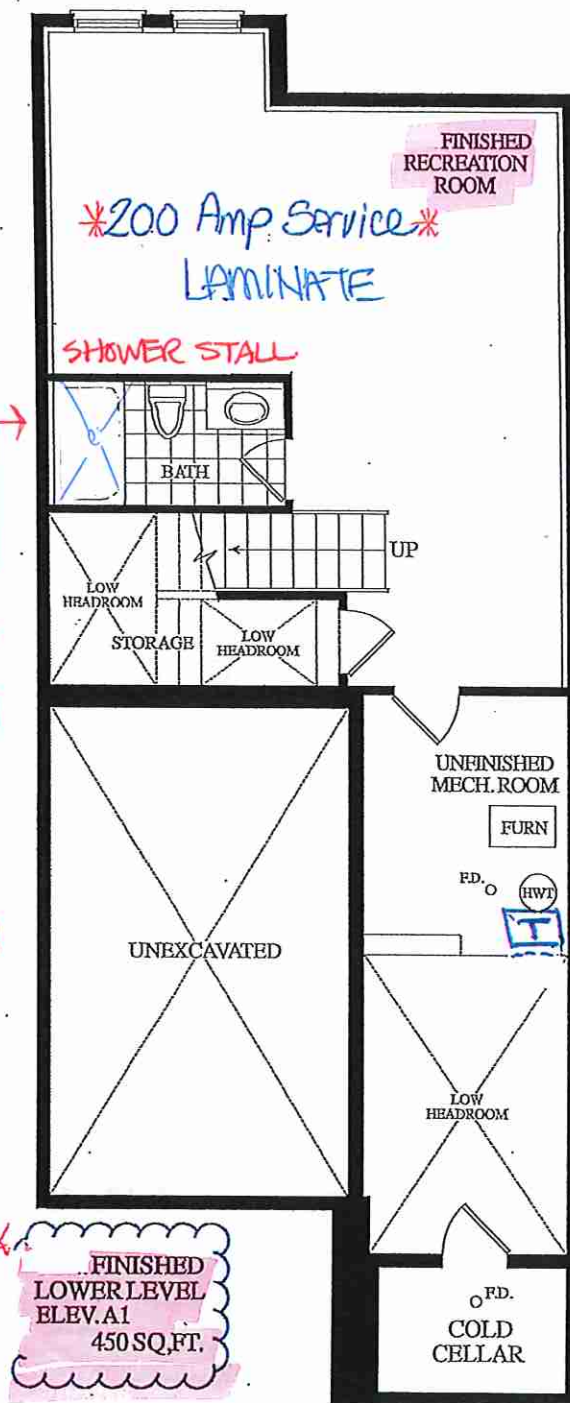
(C) (ARCE(X))
 (F) Telephone(XS)
 CONDUIT → 60" AFF
 (E) Electrical
 60" AFF

Basement Bath
 • 2x2 MESAIC
 • 6" CURB/Stone Top
 * LEFT OPEN
 * NO POT LIGHT

*REVISED
 FEB 2/22



1670



RECEIVED
 Aug 16/21

BLK 66 TH 4-20-07 ELEV. A

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

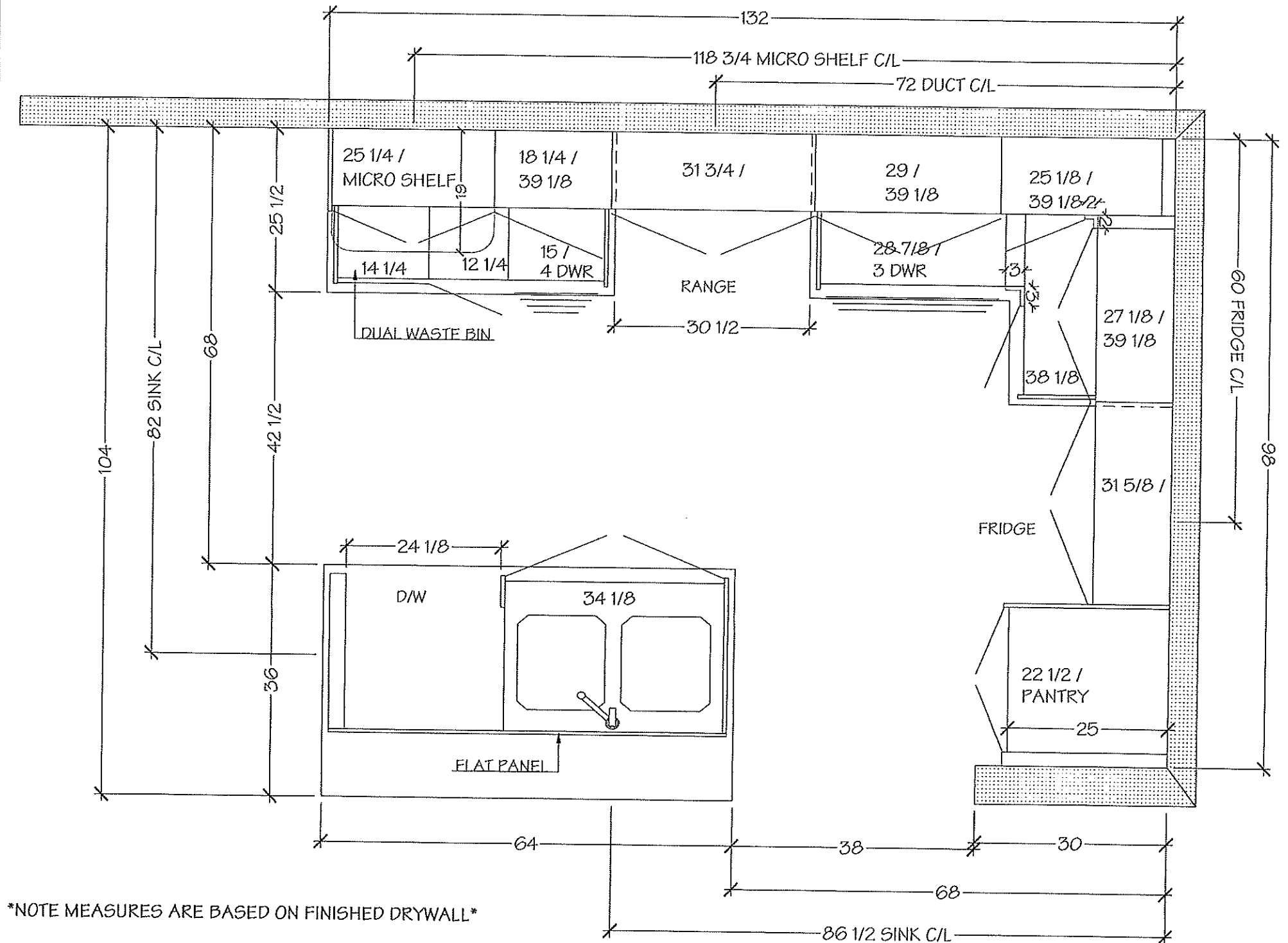
DS
PC

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

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

LOT 4 BLK 66

DS
WH

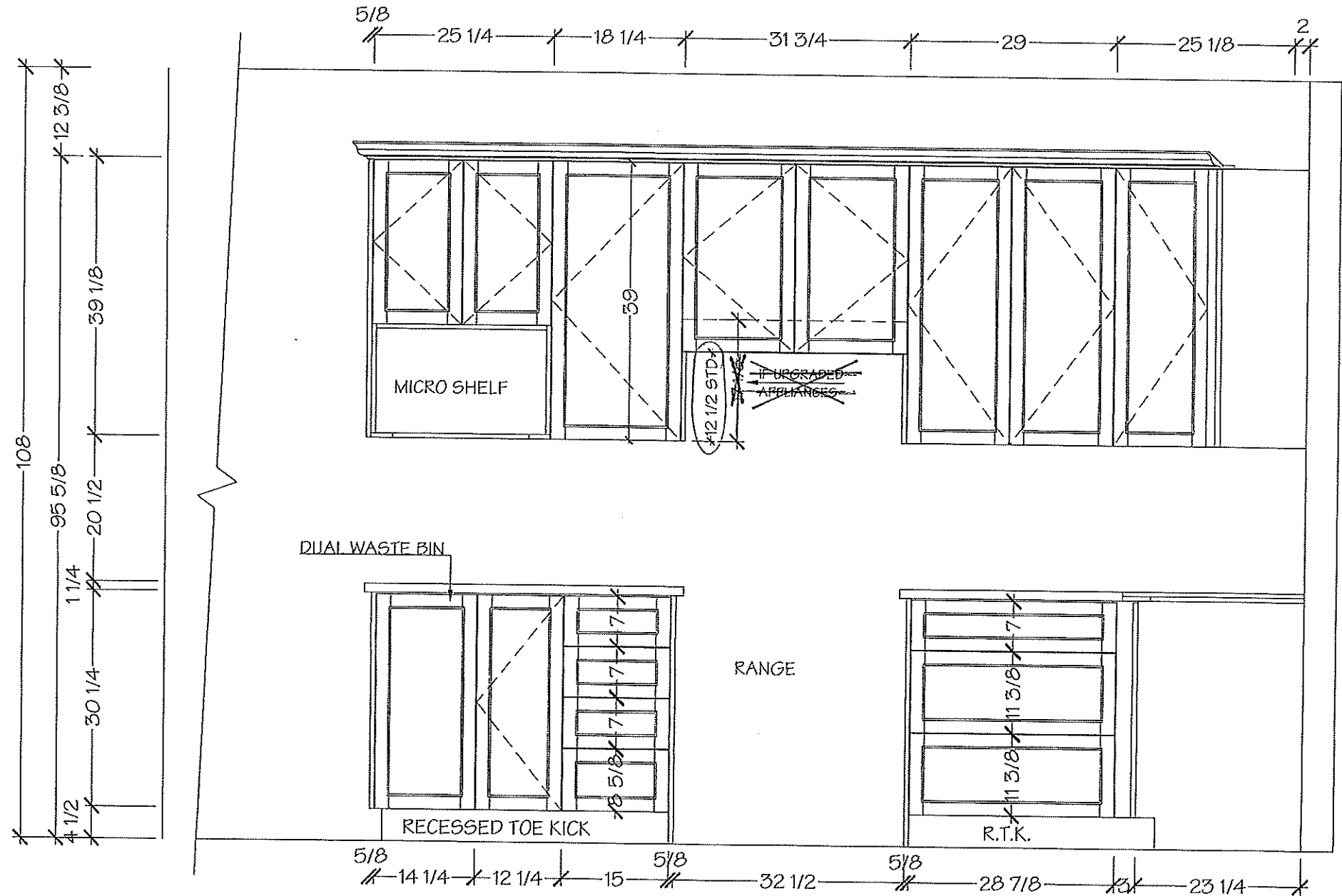
DS
PC

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: DECEMBER 13/2021

PAGE: 2 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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

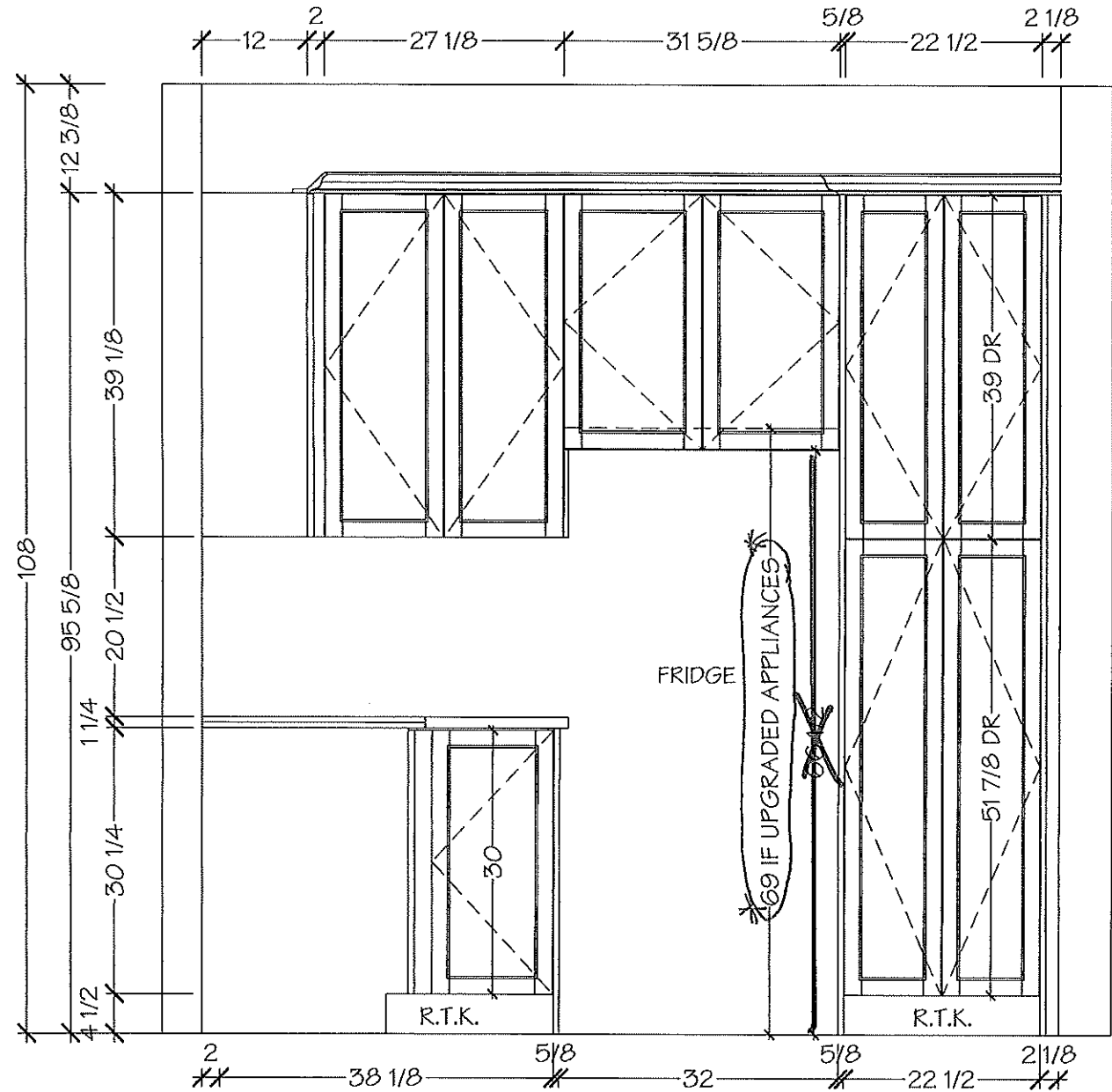
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT4 BLK 6p

DRAWN BY: DID1
DATE: JUNE 20/2021
REVISION: NOVEMBER 05/2021
PAGE: 3 OF 13



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



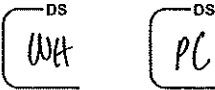
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

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

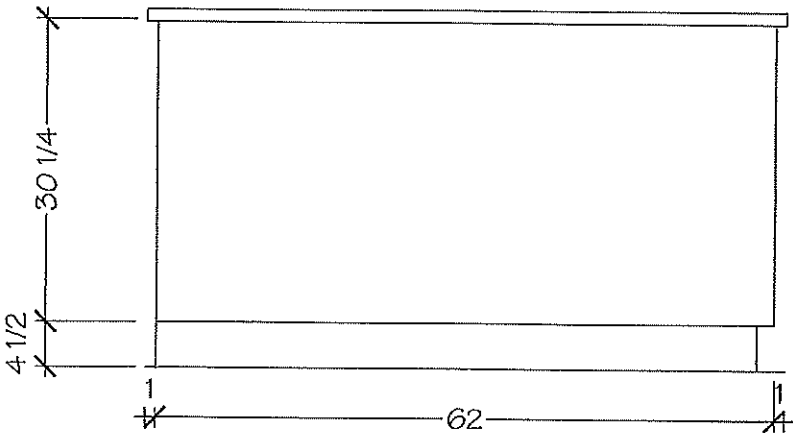
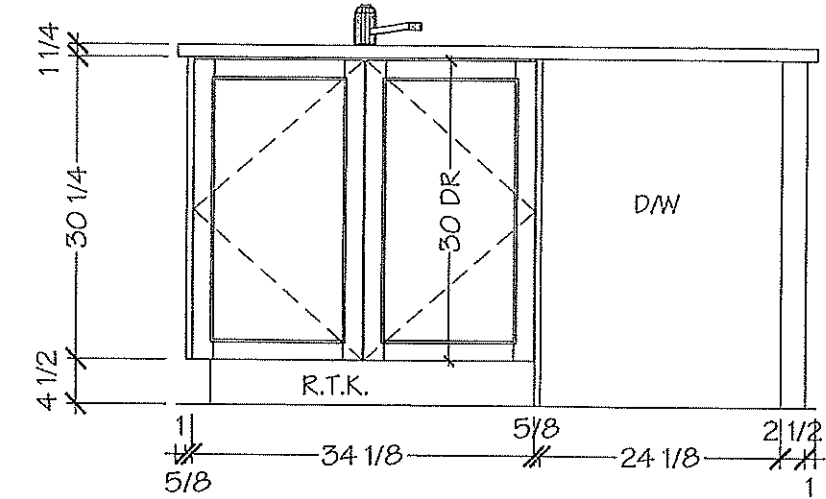
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 4 BLK 66



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



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-BLK 66 LOT 4 CONCEPT
MODEL: LAWRENCE 2007

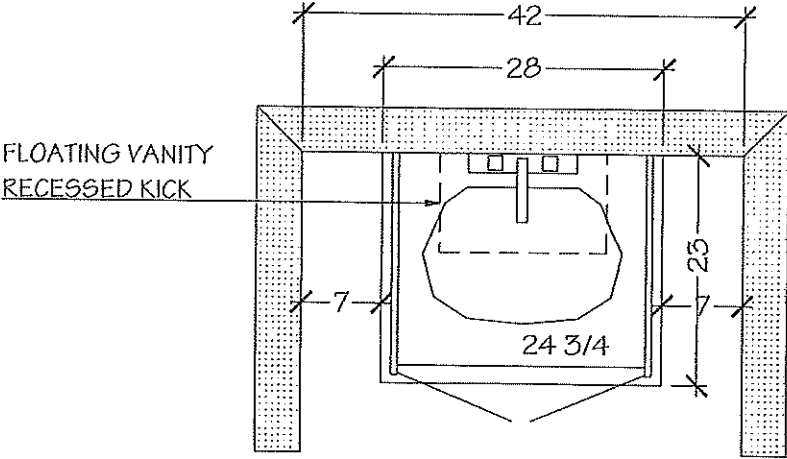
POWDER ROOM

LOT 4 BLK 66

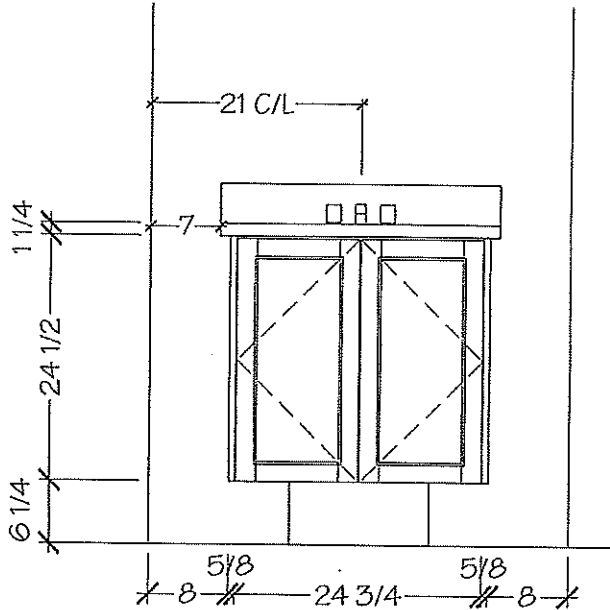
DS
WH

DS
PC

DRAWN BY: DIDI
DATE: JUNE 20/2021
REVISION: DECEMBER 13/2021
PAGE: 5 OF 10



POWDER ROOM



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

DS
PC

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

MAIN BATH

LOT 4 BLK 66

DS
WA

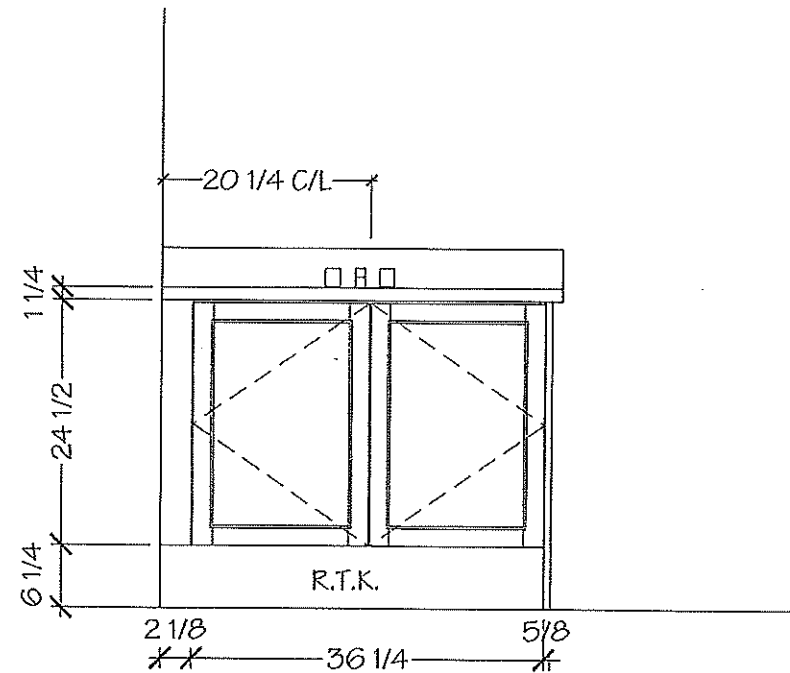
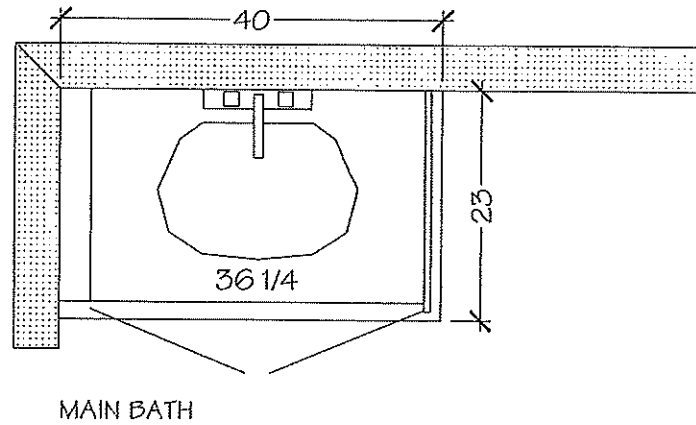
DS
PC

DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: DECEMBER 13/2021

PAGE: 7 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Villa

KITCHENS & FINE CABINETS 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

OPT REC ROOM

LOT 4 BLK 66

DS
WA

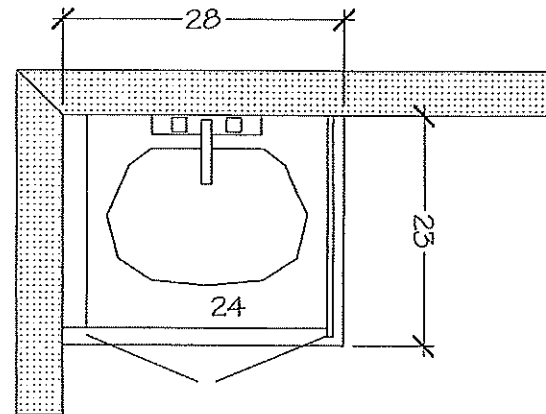
DS
PC

DRAWN BY: DIDI

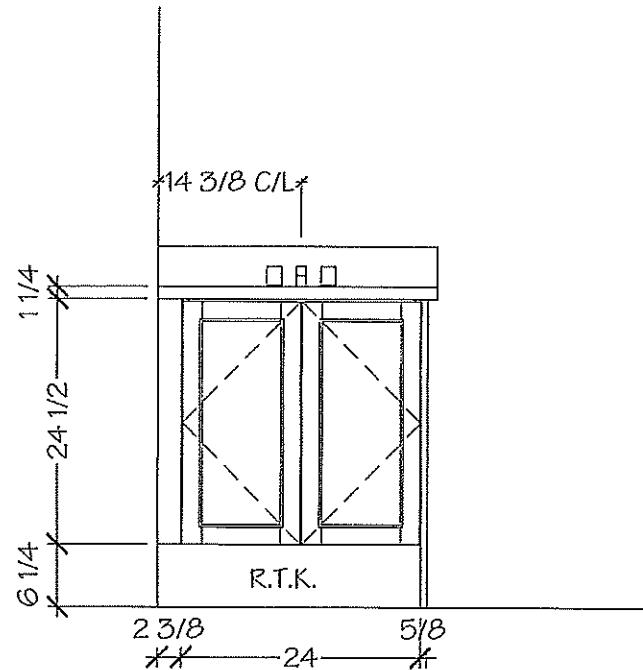
DATE: JUNE 20/2021

REVISION: DECEMBER 13/2021

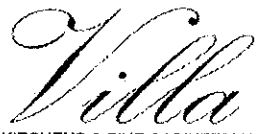
PAGE: 9 OF 10



REC ROOM



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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: LAWRENCE 2007

KITCHEN

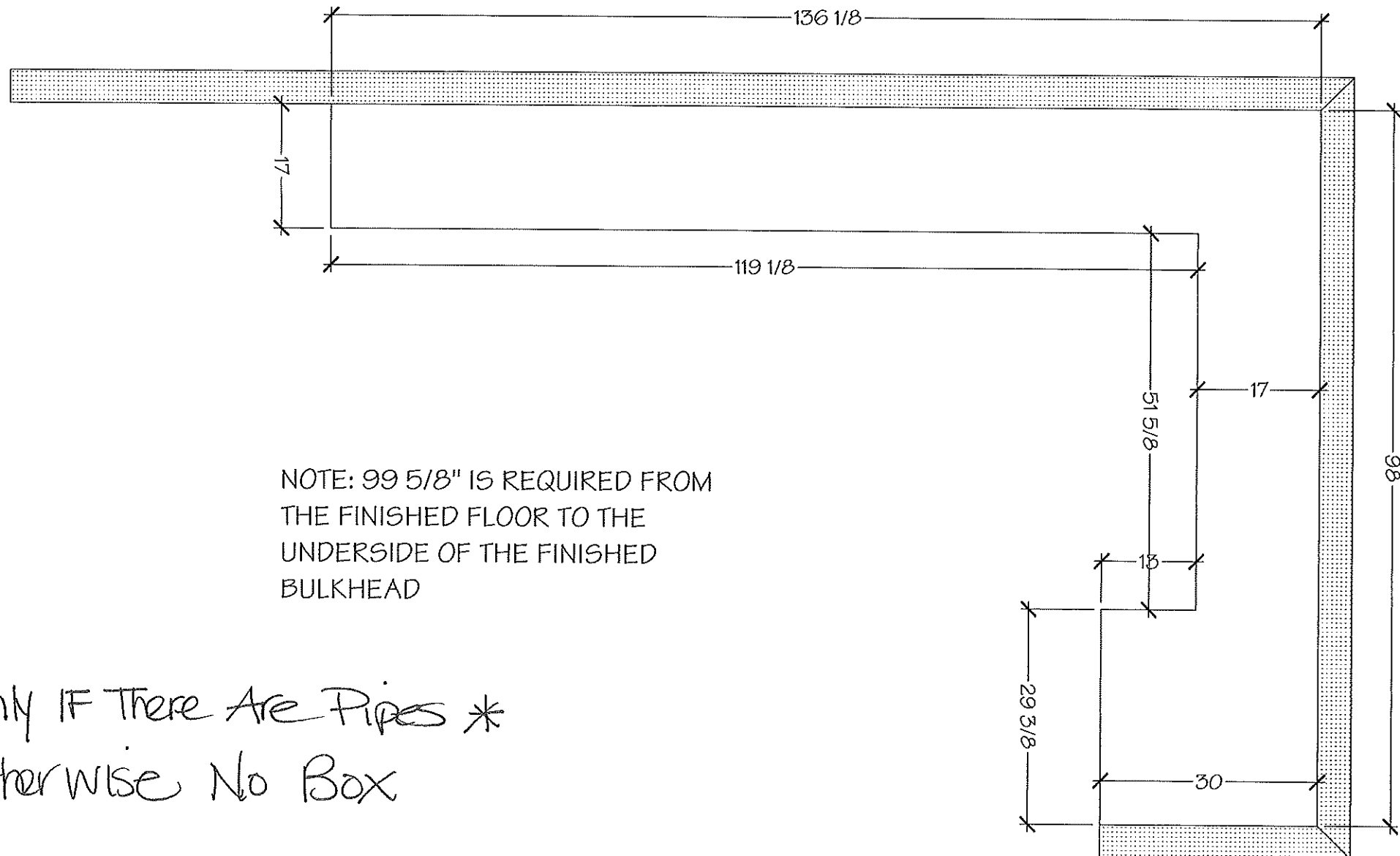
NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

DRAWN BY: DIDI

DATE: SEPT 09/2021

REVISION:

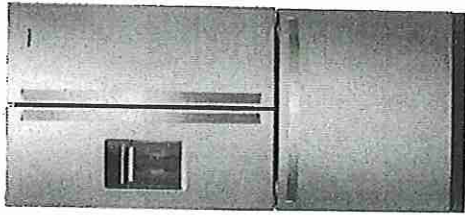
PAGE: 1 OF 2



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
Counter Depth	No

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

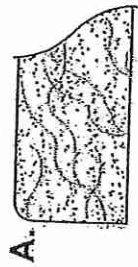
LASTMAN'S
BAD BOY
SUPERSTORE

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

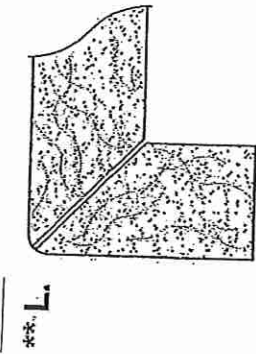
EDGE
DETAILS

004



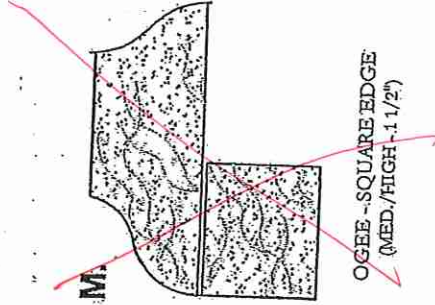
- * BSMT BATH
- * POWDER ROOM
- * MASTER ENSUITE
- * MAIN BATH

wt



- * KITCHEN.

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



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

EDGING UP-GRADE OPTIONS

RECEIVED
RCS