



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: JOSEPH KAI YIN CHAN and GRACE P.H. TANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
26 Block 59	1	LAWSON Elev A2	07-Dec-22

Date Added: 09-Feb-22

Invoice Number: 7757

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - GREAT ROOM - Delete builder standard ceiling light, Install SIX (6) LED POT LIGHTS with One (1) Switch at great room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen sink area (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Separate Switch at kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only
1 - MAIN HALL - Delete builders standard ceiling light at main hall. Install FOUR (4) LED POT LIGHTS with ONE (1) SWITCH at main hall (See Sketch) Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door Note:
1 - SECOND FLOOR - FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLEYS HIGHLAND WATSON NATURAL OPAK EEH-292 - To be installed throughout 2nd floor, where applicable in lieu of builders standard broadloom. Note: To Include; Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)
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 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN - CABINETRY - Install UPGRADE #1 Cabinetry - EURO DECOTEC ARCTIC GREY SOFT TOUCH 313 - To be installed throughout kitchen, where applicable (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE PURE GREY - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:



SITE COPY

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Date Added: 09-Feb-22

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1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 - Chrome Note:
1 - APPLIANCES - Install UPGRADE Laundry Room Appliances (Washer and Dryer with Applicable Stacking Kit) To be installed at laundry room, where applicable (See Sketch) Note: **Install STANDARD Kitchen Appliances - Fridge, Stove and Dishwasher**
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MASTER ENSUITE & MAIN BATH - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - MASTER ENSUITE - SHOWER STALL - Install Upgrade Plumbing - MOEN - CHATEAU - Posi-Temp Shower Only with 3 FunctionTransfer Valve/Trim and Sldie Bar with Hand Shower - Model #TL182EP / U361CI / UT2721 / 62320 / 3669EP / A725 - Chrome (See Sketch) Note:
1 - BONUS PACKAGE - REFER TO PE #7601, ITEM #3 - PURCHASER HAS APPLIED REMAINING \$4,350.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 9,2022 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: 15-Nov-21

Invoice Number: 7601

1 - BASEMENT - Install UPGRADE Electrical Service - 200 AMP Service in lieu of builders standard 100 Amp service (See Sketch) Note:
1 - SECOND FLOOR - CEILINGS - Install Upgrade SMOOTH CEILINGS Throughout Second Floor, where applicable. To Include; Upper Hall, Master Bedroom #2 and Bedroom #3 (See Sketch) Note: TOWNHOMES
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED WITH THE DECOR CENTRE Note: **Remaining Bonus Package of \$4,350.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**



* INTERIOR COLOUR SCHEME *

Purchasers		Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
JOSEPH KAI YIN CHAN & GRACE P.H. TANG		Melissa Di Marino	LAWSON Elev A2	/	Grovetrail Developments Inc.	07/12/2022	26 Block 59

Page 1 of 3

Master Ensuite

Main Bath

Luandry (2nd Floor)

Powder Room

Mud Room

Kitchen/Dinette

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

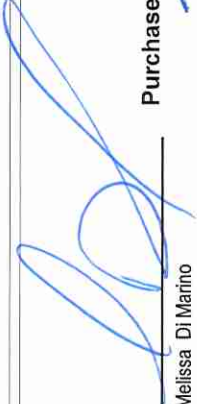
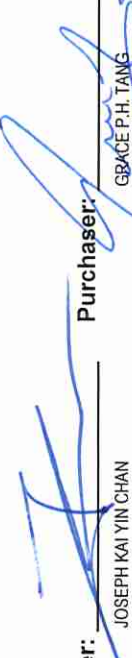
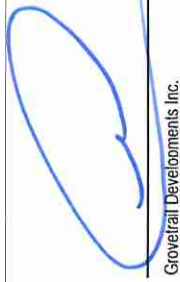
Bedroom 3

Flooring		Wall Tile		
Description	Main	Accent/Insert	Border / Listello	Pattern
13x13 NEW REEDS GREY (STD)	✓	N/A	N/A	NONE
13x13 NEW REEDS SILVER (STD)	✓	N/A	N/A	NONE
13x13 KEATON ICE (STD)	✓	N/A	N/A	STD
13x13 KEATON CARBON (STD)	✓	N/A	N/A	
13x13 KEATON CARBON (STD)	✓	N/A	N/A	WHITE
13x13 KEATON CARBON (STD)	✓	N/A	N/A	WHITE
13x13 KEATON CARBON (STD)	✓	N/A	N/A	NONE
13x13 KEATON CARBON (STD)	✓	N/A	N/A	NONE
13x13 KEATON CARBON (STD)	✓	N/A	N/A	STD

Railings and Stairs		Cornice Moulding / Medalion		
Railings	Landing - Upper	Foyer	Living Room	
STD - OVAL - Mirage Red Oak Driftwood	✓ 7 1/2" WatsonNaturalOakEEH-292	NONE	NONE	
STD-Steel 1/2"Sqaure Plain - Flat Black	✓ 7 1/2" WatsonNaturalOakEEH-292	NONE	NONE	
STD-3 1/2" Squarew/Cap-MirageRODriftwood	N/A	NONE	NONE	
Stringers	STD - MIRAGE RED OAK DRIFTWOOD	Family Room	NONE	
Treads	STD - MIRAGE RED OAK DRIFTWOOD	Main Hall	NONE	
Risers	STD - MIRAGE RED OAK DRIFTWOOD	Kitchen	NONE	
Runner	NONE	2nd Floor Hall	NONE	
Trim				
Baseboard & Casing	✓ STANDARD - MODERN, STEP BEVEL			
Front Door Glass	✓ STANDARD			
Interior Doors	✓ STANDARD - CARRARA, SMOOTH			

Notes	
✓	MASTER ENSUITE - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall

Page 1 of 3

Consultant:  Melissa Di Marino
Purchaser:  JOSEPH KAI YIN CHAN
Purchaser:  GRACE P.H. TANG
Vendor:  Grovetrail Developments Inc.



*** INTERIOR COLOUR SCHEME ***

JOSEPH KAI YIN CHAN & GRACE P.H. TANG

LAWSON Elev A2

Model and Elevation

Telephone Res. / Bus

Project

Closing Date

Property

26 Block 59

Interior Paint

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

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STANDARD - SIL VERBIBCH

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Decor Consult

Melissa Di Marino

Lot: 26 Block 59 Project: Grovetrail Developments Inc. Model: LAWSON Elev A2

Purchaser:

JOSEPH KAI YIN CHAN

Vendor:

Cravatrail-Darwinmounds Inc.

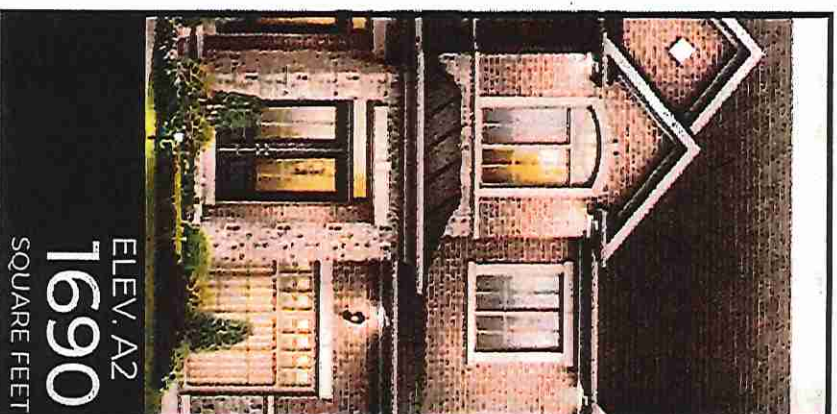
Gravelrail Developments Inc.
Printed Feb 09 2022 12:15 pm

Gravelrail Developments Inc.
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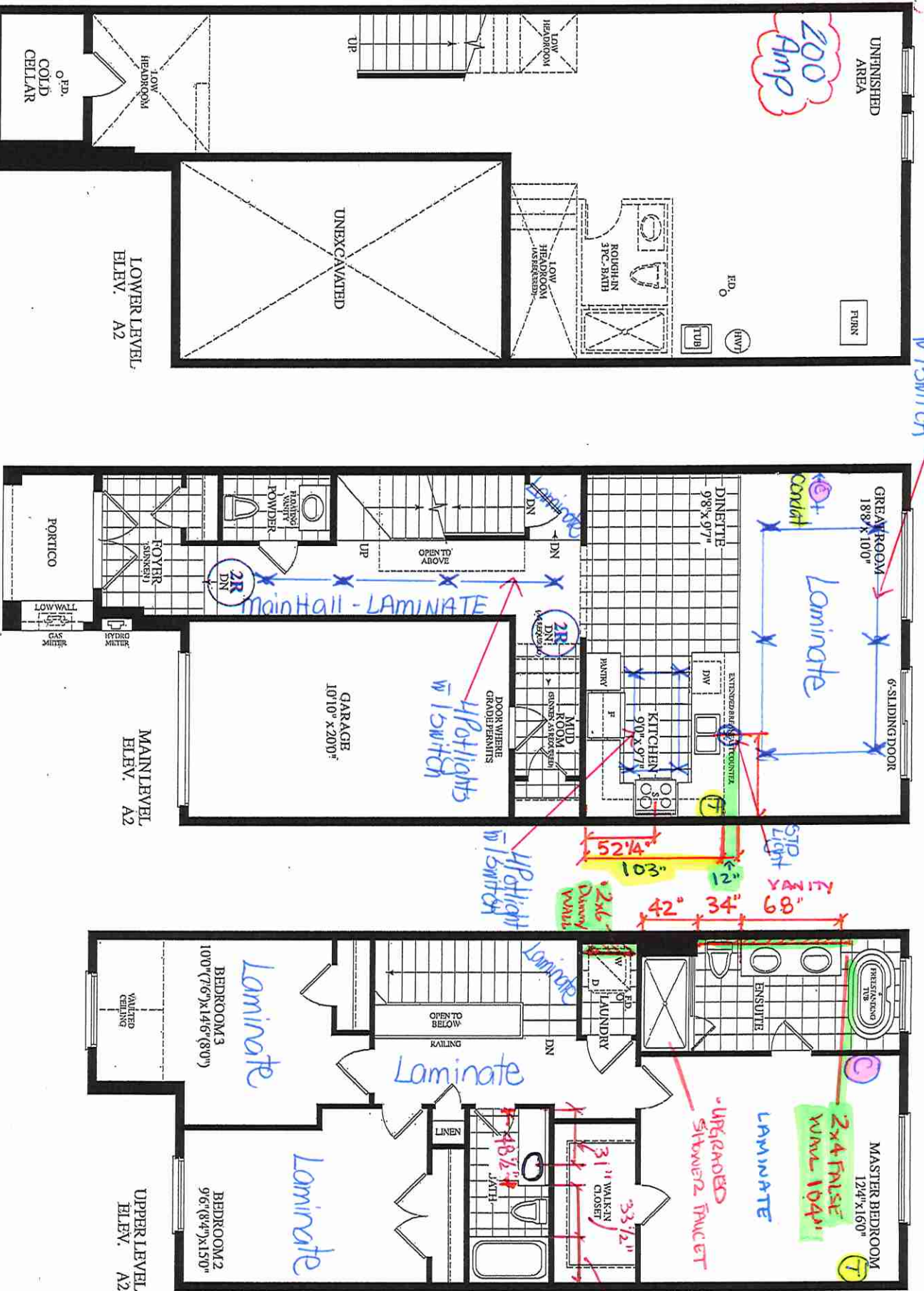
*Second Floor - Smooth Ceilings Throughout Upper Hall + Bedrooms

cable - (6) (x2)
Telephone - (7) (x2)
Conduit - (x1)

2c
6A



ELEV. A2
1690
SQUARE FEET



BLK 59 LOT 26 20-08 EL. A2



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
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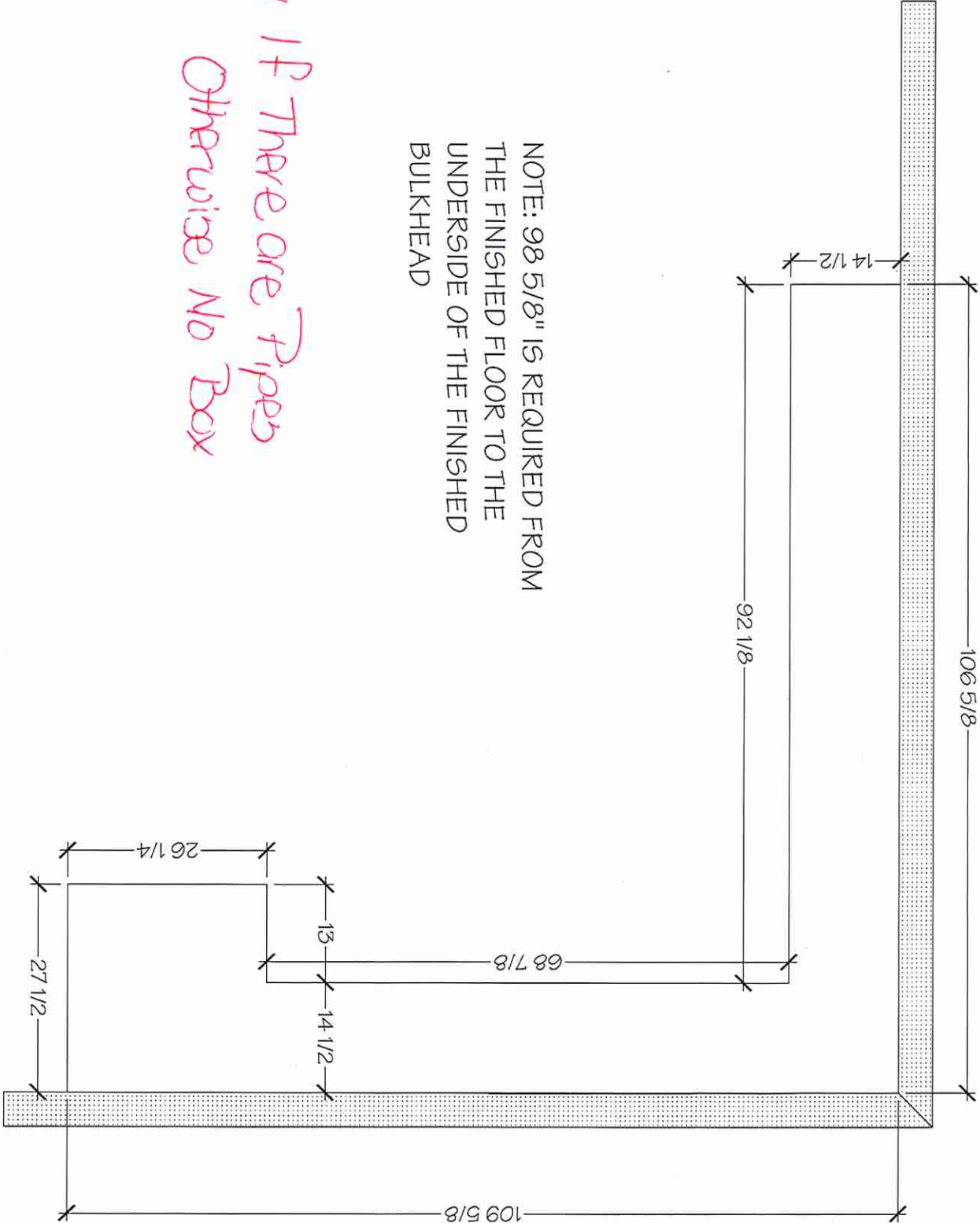
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008
KITCHEN

NOTE: BULKHEAD IS
BASED ON A FLAT EURO
CROWN

Lot 26/BK59

* Only if There are Pipes
Otherwise No Box

NOTE: 98 5/8" IS REQUIRED FROM
THE FINISHED FLOOR TO THE
UNDERSIDE OF THE FINISHED
BULKHEAD





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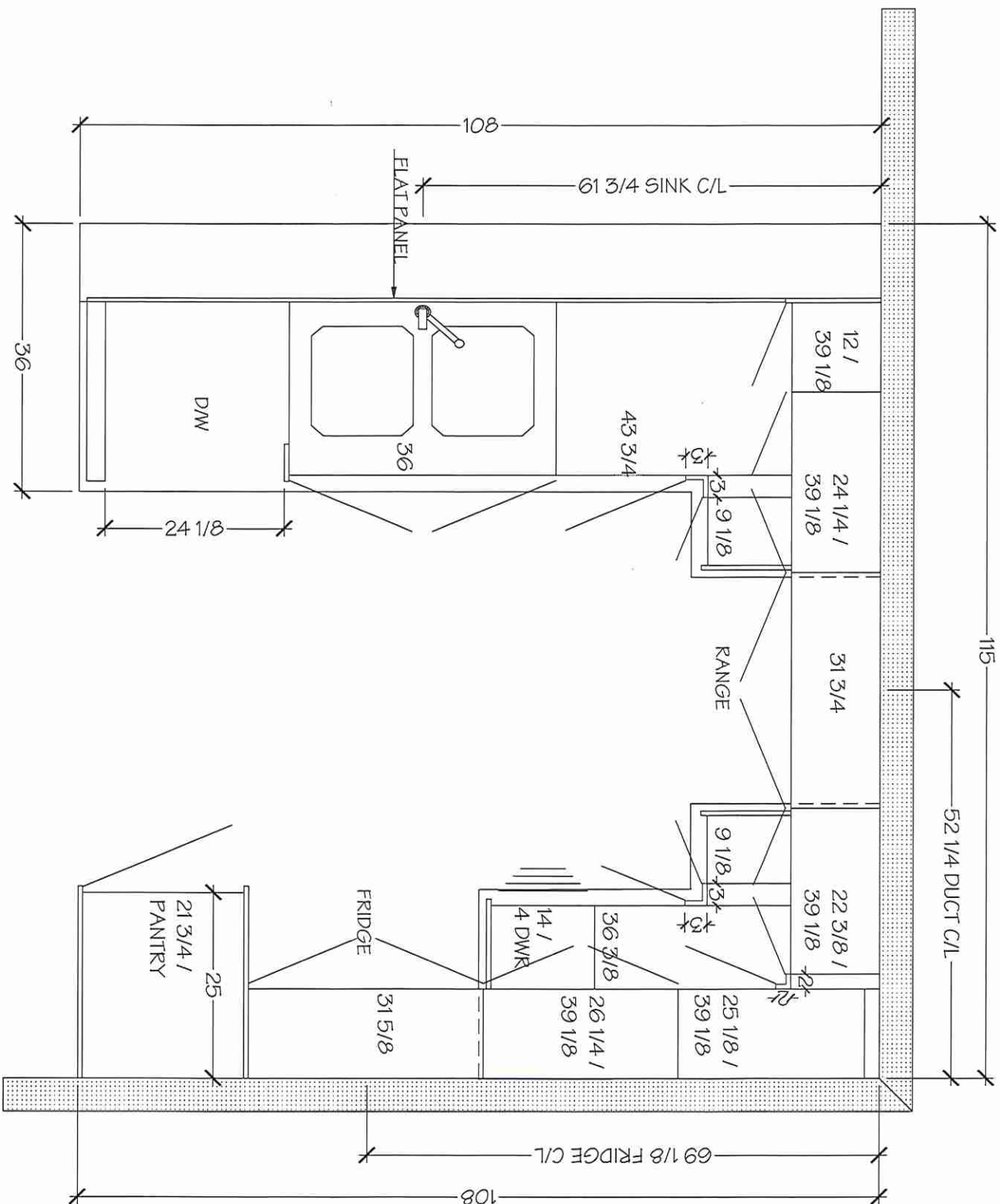
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Lot 26 / B1K59



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NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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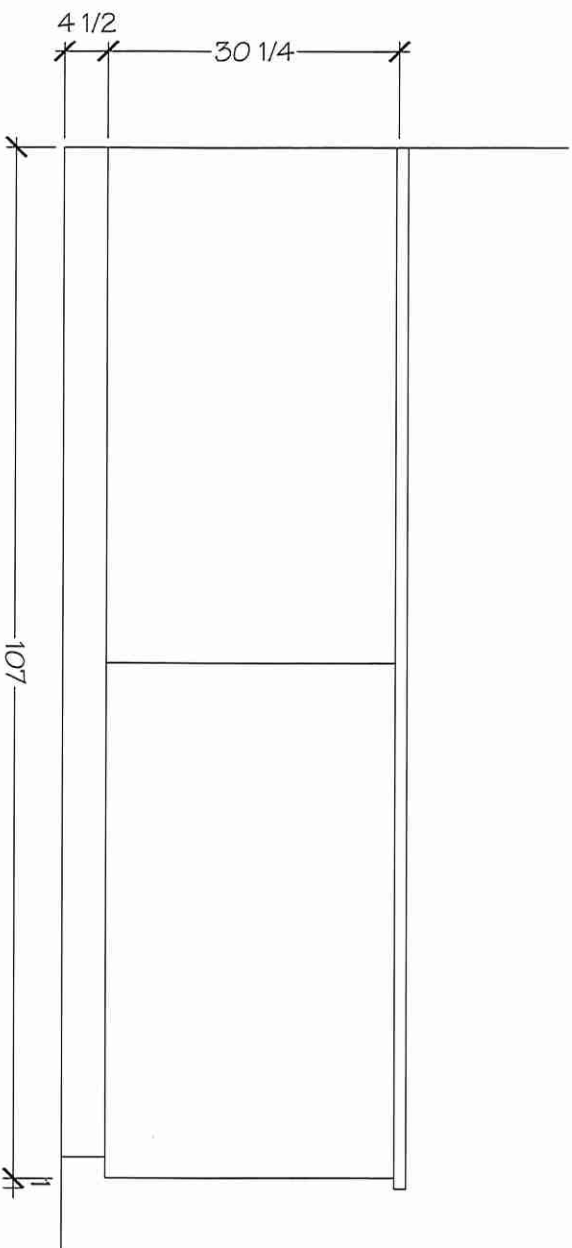
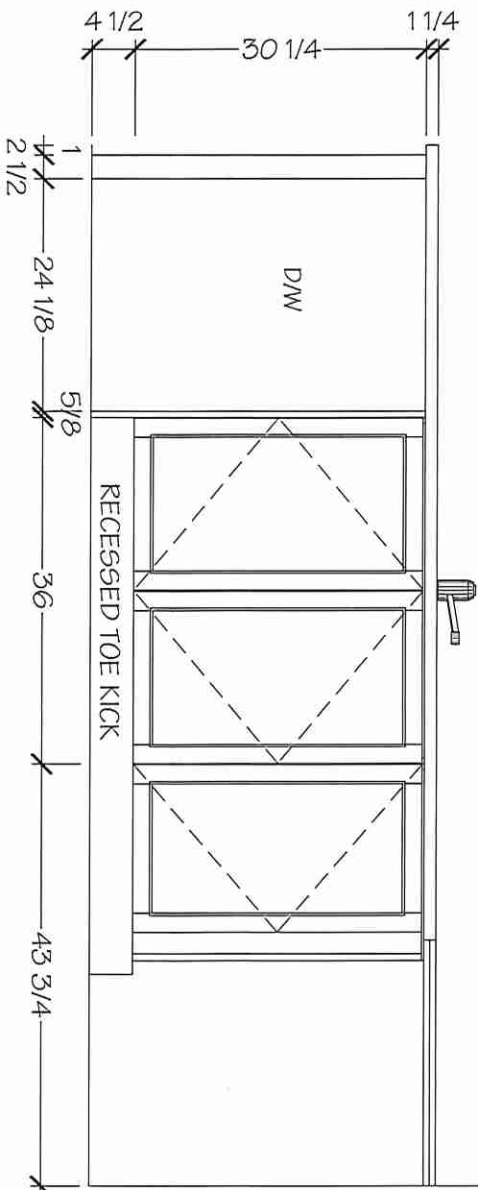
KITCHEN

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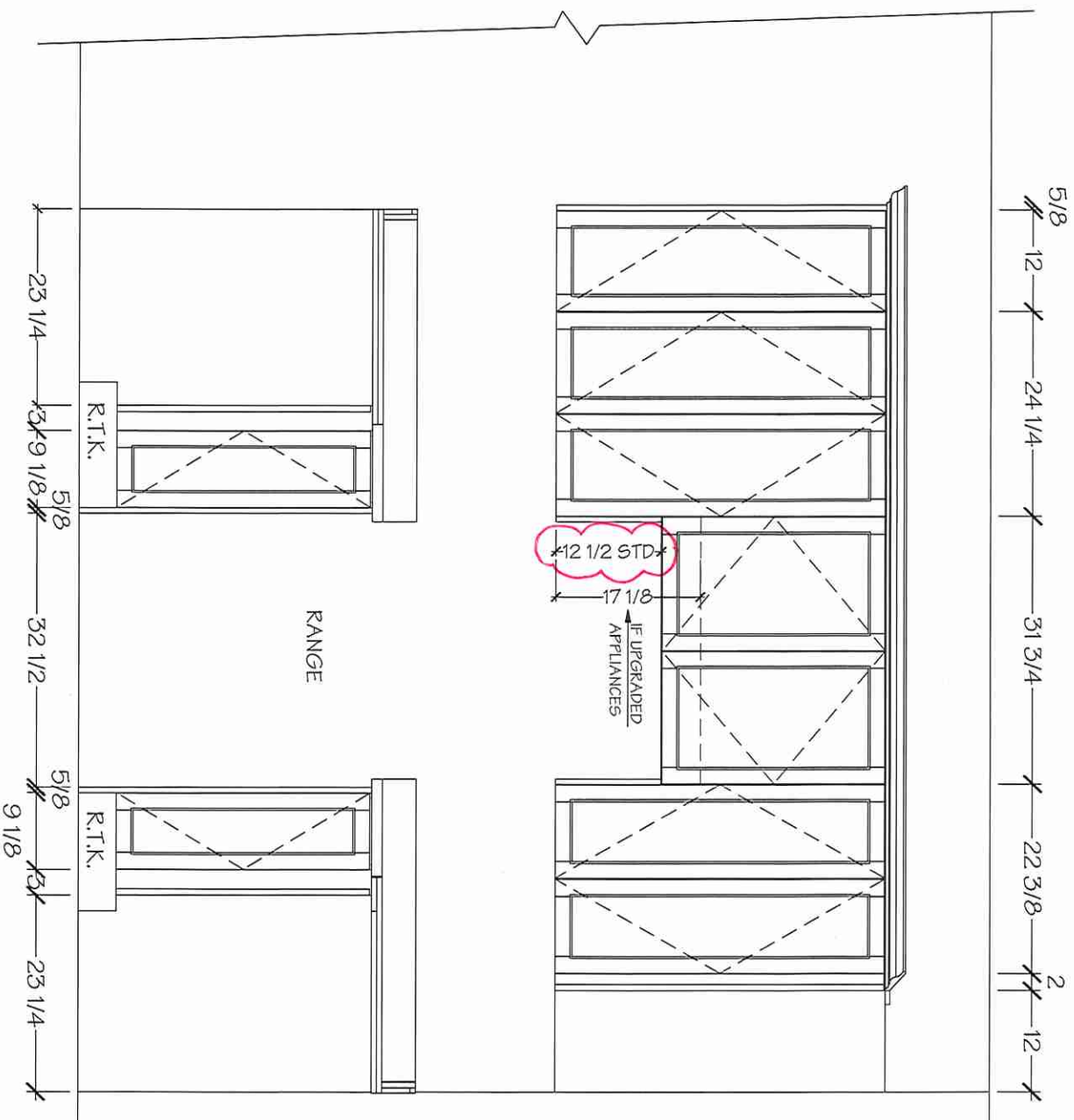
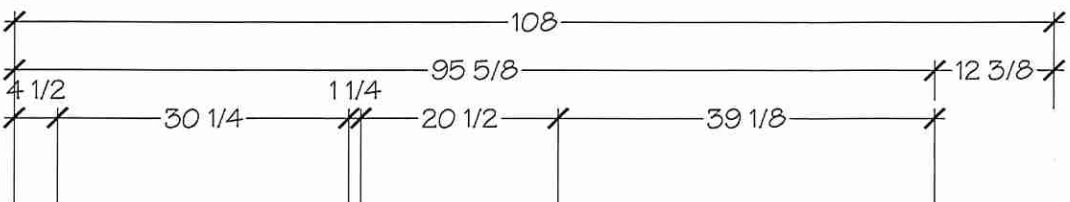
KITCHEN

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Lot 26 / BIK59



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PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008

KITCHEN

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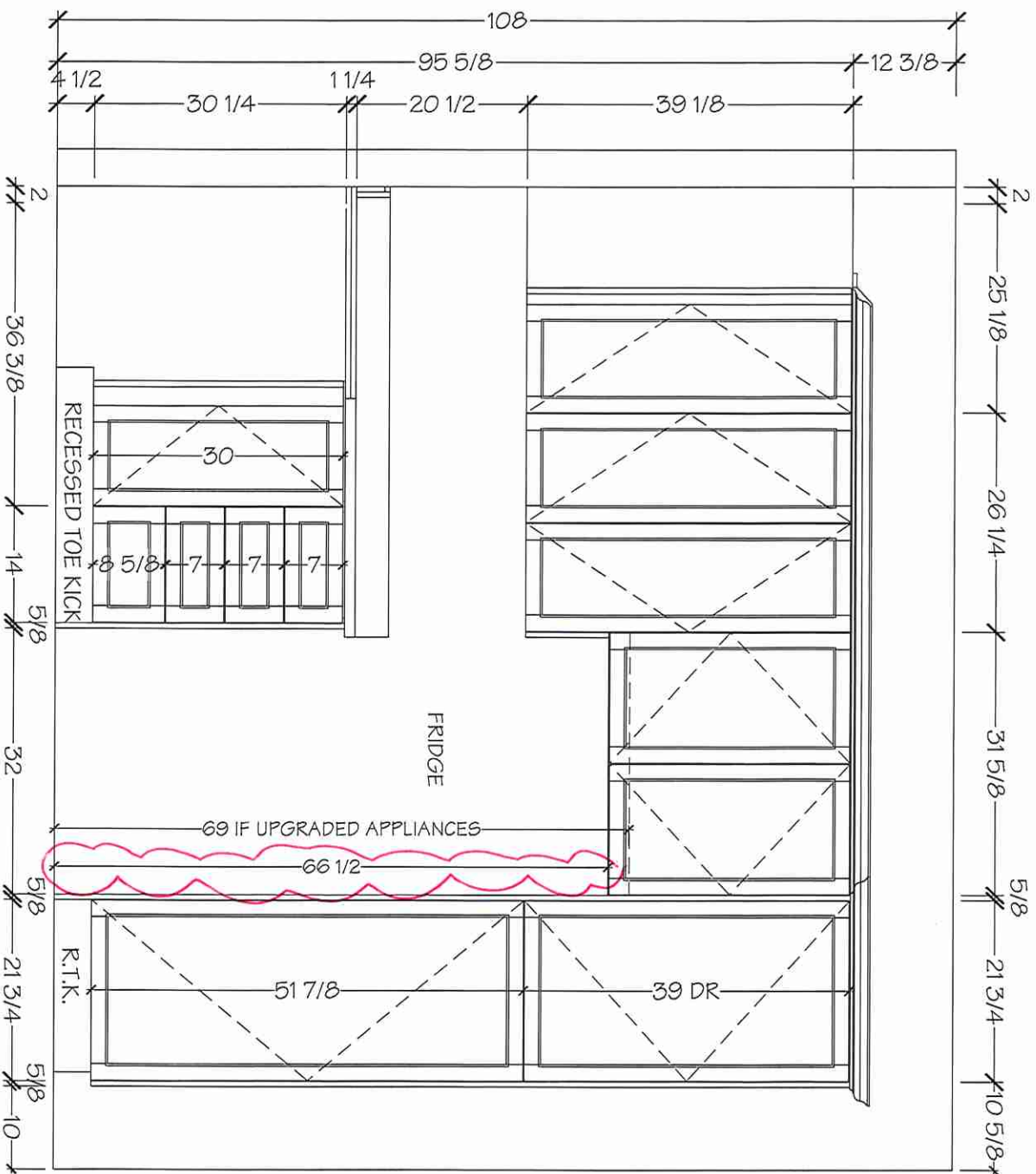
Lot 26/BLK 59



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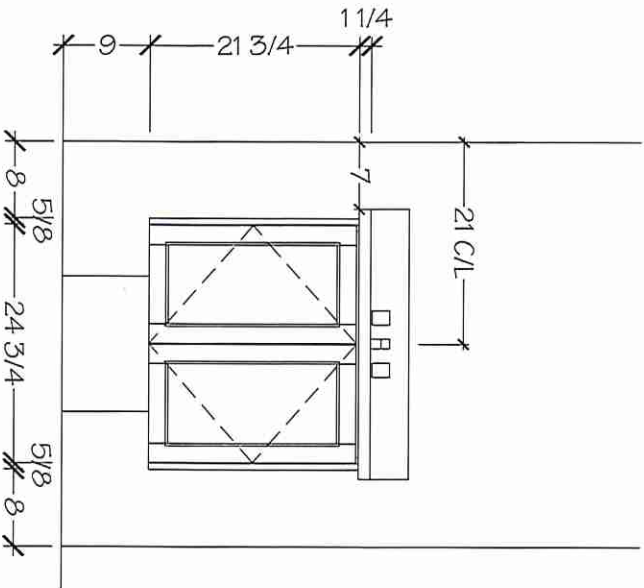
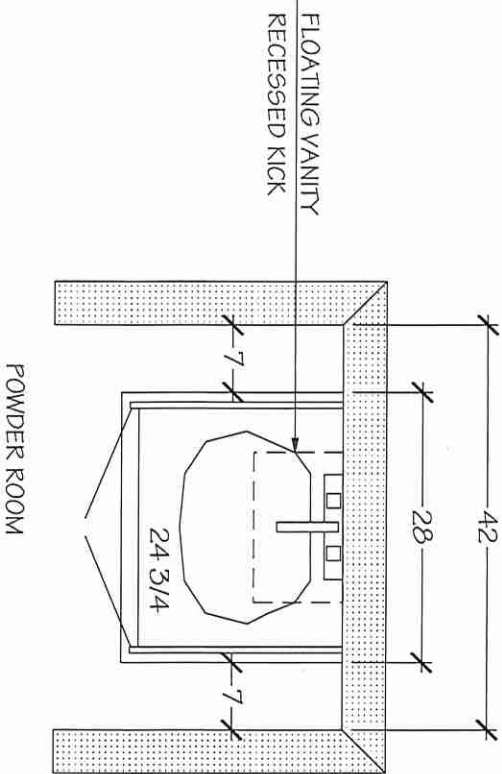
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POWDER ROOM

Lot 26 / BIK 59



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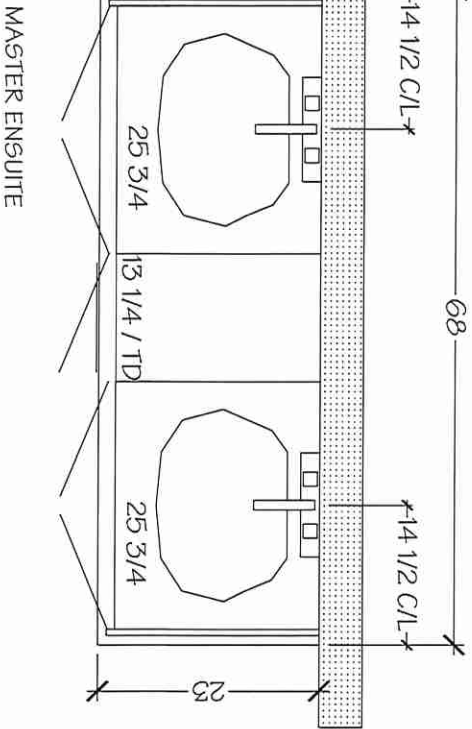
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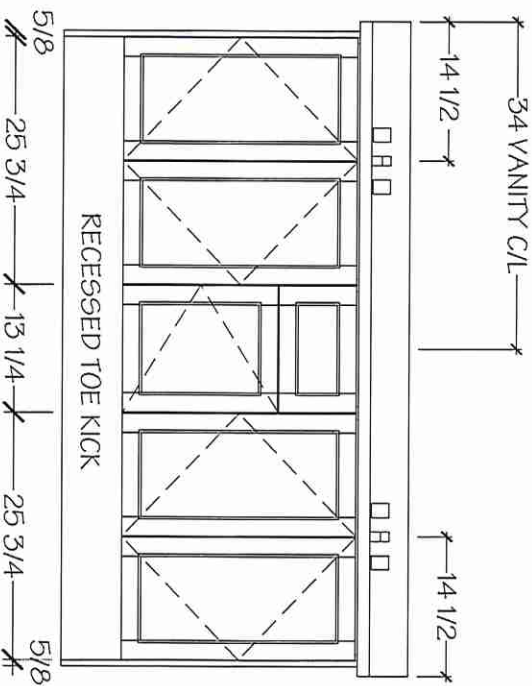
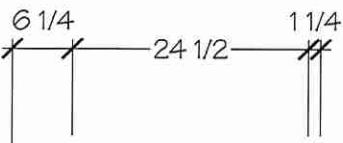
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MASTER ENSUITE



Lot 26/BK59



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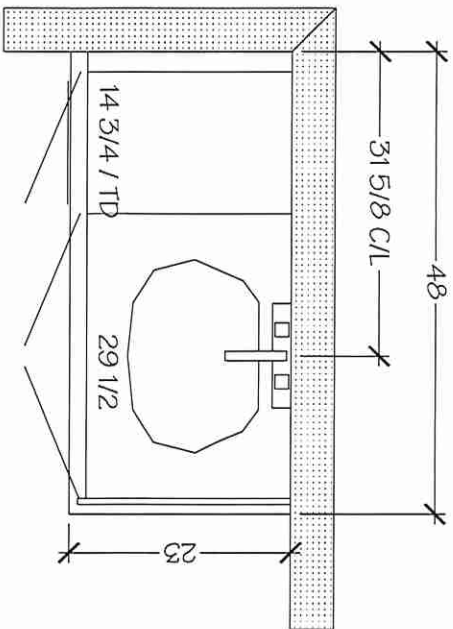
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MAIN BATH

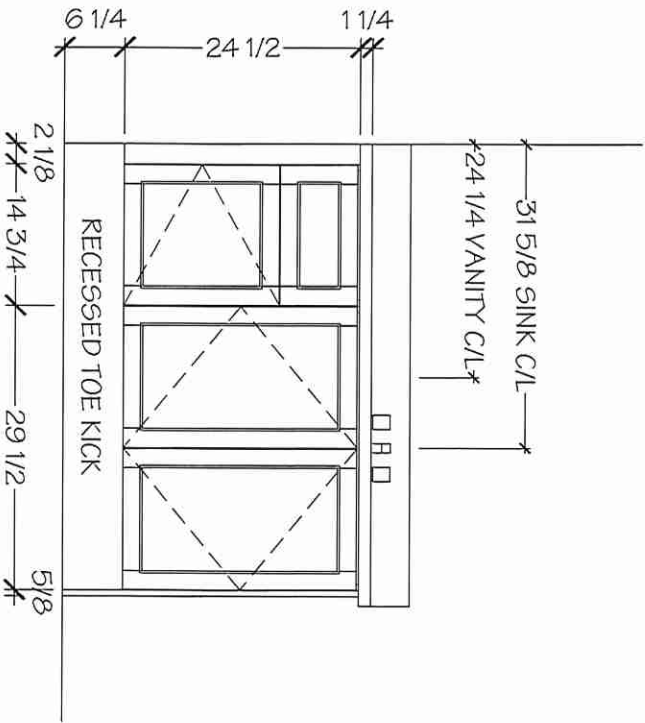


MAIN BATH

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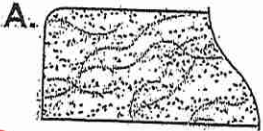


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Lot 26 / BIK 59

EDGE
DETAILS

004



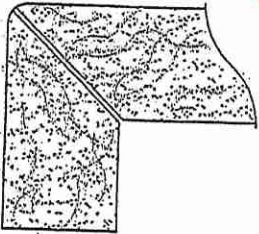
STRAIGHT EDGE
(STANDARD - 3/4")

* Powder Room

* Master Ensuite

* Main Bath

** L.

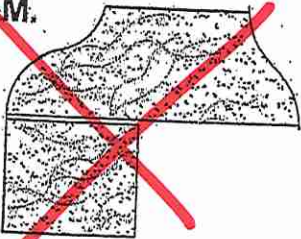


MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

* Kitchen



~~M.~~



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 17

Lot 26 / BIK 59

Chateau®

Traditional | Transitional | Modern

*The Chateau collection delivers Moen performance and reliability
with a simple understated appeal.*



**Posi-Temp® Tub/Shower Faucet
with 3 Function Transfer Valve/Trim and
Slide Bar with Hand Shower ***

Model TL183EP / U361CI / UT2721 /
62320 / 3669EP / A725
Not available in BC

Chrome

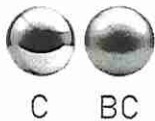


**Posi-Temp® Shower only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower ***

Model TL182EP / U361CI / UT2721 / 62320 /
3669EP / A725
Not available in BC

Chrome

** Master Ensuite
Shower*



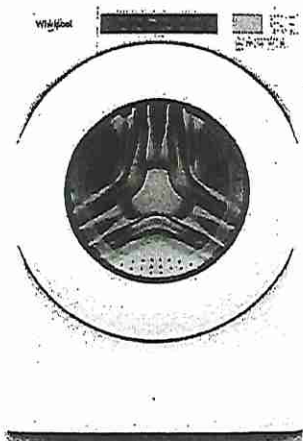
FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Brushed Chrome (BC). To order Chrome (C) model, use model number only.

* Please see the 2020 Shower Design Guide for installation

Lot 26 / BIK 59

* Upgrade
Whirlpool®



5.0 cu.ft I.E.C. Closet-Depth Front Load Washer
with Intuitive Controls

WFW560CHW

Match your family's routines and your space with a closet-depth front load washing machine that still offers plenty of room for bulky items at 5.0 cu. ft. I.E.C. capacity. Let the ENERGY STAR® certified washer guide you to the right cycle combinations, like the Sanitize cycle with Oxi, or customize up to 35 of your own with Intuitive Controls.

Top Features

5.0 cu. ft. I.E.C. Capacity
Get plenty of room for bulky items with 5.0 cu. ft. I.E.C. capacity.

ENERGY STAR® Certified
ENERGY STAR® certified models exceed government standards to help conserve natural resources and save money on your utility bills.

Intuitive Controls
Let the washer guide you to the right cycle combinations or customize up to 35 of your own to get the right type of fabric care for whatever you're washing.

Sanitize Cycle with Oxi
The Sanitize cycle with Oxi eliminates 99.9% of common household bacteria by mixing detergent with an oxi additive.

Available Finishes/Colours

☐ WFW560CHW
White

Manuals & Literature:

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

Dimensions		Controls	
Depth	31 9/16	End of Cycle Signal	Yes
Width	27	LCD Touch Screen	No
		LED Color	Blue
Exterior		Compatibility	
Lid/Door Lock	Yes	Connectivity	No
Lid/Door Swing	Left	Works With	No
Window	Yes		
Controls		Appearance	
Automatic Temperature Controls	Yes	Window	Yes
Control Type	Tap Touch	LCD Touch Screen	No
Control Location	Front		
Electronic Display Type	Cycle Indicator Lights with Digital Time Remaining	Details	
		Advanced Vibration Control™	No
		Automated Dispenser	N/A

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

500 Fenmar Drive
North York, ON M9L 2V5

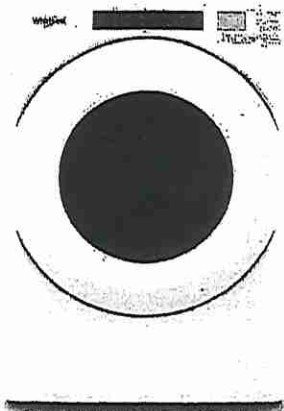
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Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation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

Lot 26 / BIK 59

*Upgrade Whirlpool®



7.4 cu. ft. Front Load Electric Dryer with Intuitive Touch Controls

YWED5620HW

Let the front load electric dryer guide you to the right cycle combinations for whatever you're drying with Intuitive Controls. Advanced Moisture Sensing uses three moisture sensors to help prevent overdrying. The ENERGY STAR® certified electric dryer helps keep wrinkles from setting after the cycle with the Wrinkle Shield™ option.

Top Features

Wrinkle Shield™ Option

Help keep wrinkles from setting into clean, dry fabrics with the Wrinkle Shield™ option. It keeps clothes tumbling for up to 150 minutes after the cycle ends or until you open the door.

7.4 cu. ft. Capacity

Get plenty of room to dry the large loads you washed in the matching front load washer. This 7.4 cu. ft. dryer easily handles bulky items like comforters and sleeping bags.

Intuitive Controls

Let the dryer guide you to the right cycle combinations or customize up to 36 of your own to get the right type of fabric care for whatever you're drying.

Advanced Moisture Sensing

Help prevent overdrying. Three sensors track moisture and temperature, adapting drying times to end the cycle at just the right time.

Available Finishes/Colours

☐ YWED5620HW
White

Manuals & Literature:

 [Dimension Guide](#)

 [Energy Guide](#)

 [Installation Instructions](#)

 [Use and Care](#)

 [Warranty](#)

Dimensions

Depth	31
Height	38 3/4
Width	27

Configuration and Overview

Fuel Type	Electric
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Appearance

Door Style	Side Swing
Window	Yes
Reversible Door	Yes

Controls

Control Type	Electronic
Feedback-Status Indicators	Check Vent, Cool Down, Damp, Sensing, Wet
Control Location	Front Panel

Controls

End of Cycle Signal	Yes
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Exterior

Door Style	Side Swing
Window	Yes
Door Opening	Right
Reversible Door	Yes

Details

Door Style	Side Swing
Eco Monitor/Efficiency Monitor	No
Maytag Commercial Components	No
Automatic Dry Control	Yes

LASTMAN'S BAD BOY
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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.