



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

Offer	BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$10,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Offer	PURCHASERS ACKNOWLEDGE THAT THEY HAVE NOT BEEN INTROUCED TO THE SITE BY AN AGENT AND THEREFORE HAVE RECEIVED ADDITIONAL FUNDS IN UPGRADES AS STATED ABOVE.
Workshee	Note:

Offer	PURCHASER ACKNOWLEDGES THAT DUE TO SUPPLY LINE SHORTAGES, THE FRONT DOOR MAY NOT BE AS INDICATED IN ELEVATION RENDERING AND THE PURCHASER CHOOSES AS AN ALTERNATE A HALF GLASS PANEL FRONT DOOR.
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.
Upgrade	Note:



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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:



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Date Added: 09-Feb-22 Invoice Number: 7757

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 FunctionTrnasfer 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**



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26 Block 59	1	LAWSON Elev A2	07-Dec-22	

Date Added: 15-Nov-21 Invoice Number: 7601

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE & HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on NOVEMBER 9,2021
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:

This Document is Extremely Time Sensitive - Printed 16 Feb 22 at 10:35



* 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
✓ 13x13 NEW REEDS GREY (STD)	✓	8x10 NEW REEDS GREY (STD)	N/A	N/A
✓ 13x13 NEW REEDS SILVER (STD)	✓	8x10 NEW REEDS SILVER (STD)	N/A	N/A
✓ 13x13 KEATON ICE (STD)	✓	N/A	N/A	N/A
✓ 13x13 KEATON CARBON (STD)	✓	N/A	N/A	N/A
✓ 13x13 KEATON CARBON (STD)	✓	N/A	N/A	N/A
✓ 13x13 KEATON CARBON (STD)	✓	3x6 C&D Arctic White Bright(Straight)(STD)	N/A	N/A
✓ 13x13 KEATON CARBON (STD)	✓			

Railings and Stairs		Cornice Moulding / Medalion		
Railings	STD - OVAL - Mirage Red Oak Driftwood	Landing - Upper	7 1/2" WatsonNaturalOakEEH-292	NONE
Pickets	STD-Steel 1/2"Sqaure Plain - Flat Black	Landing - Lower	7 1/2" WatsonNaturalOakEEH-292	NONE
Posts	STD-3 1/2" Squarew/Cap-MirageRODriftwood	Ledge - Upper	N/A	NONE
		Ledge - Lower	N/A	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

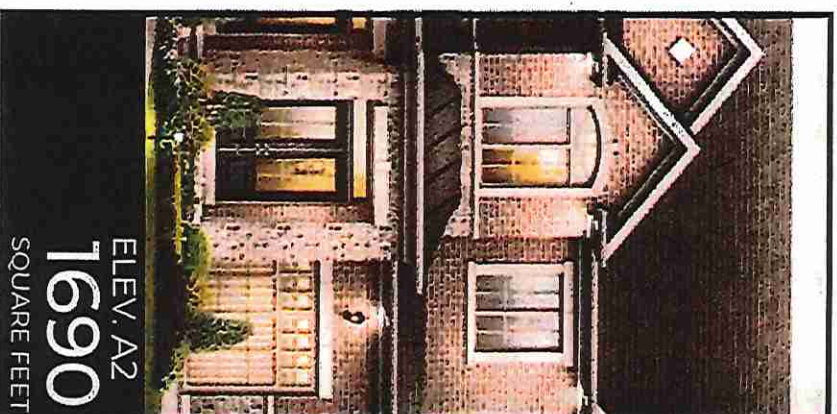
Page 1 of 3

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

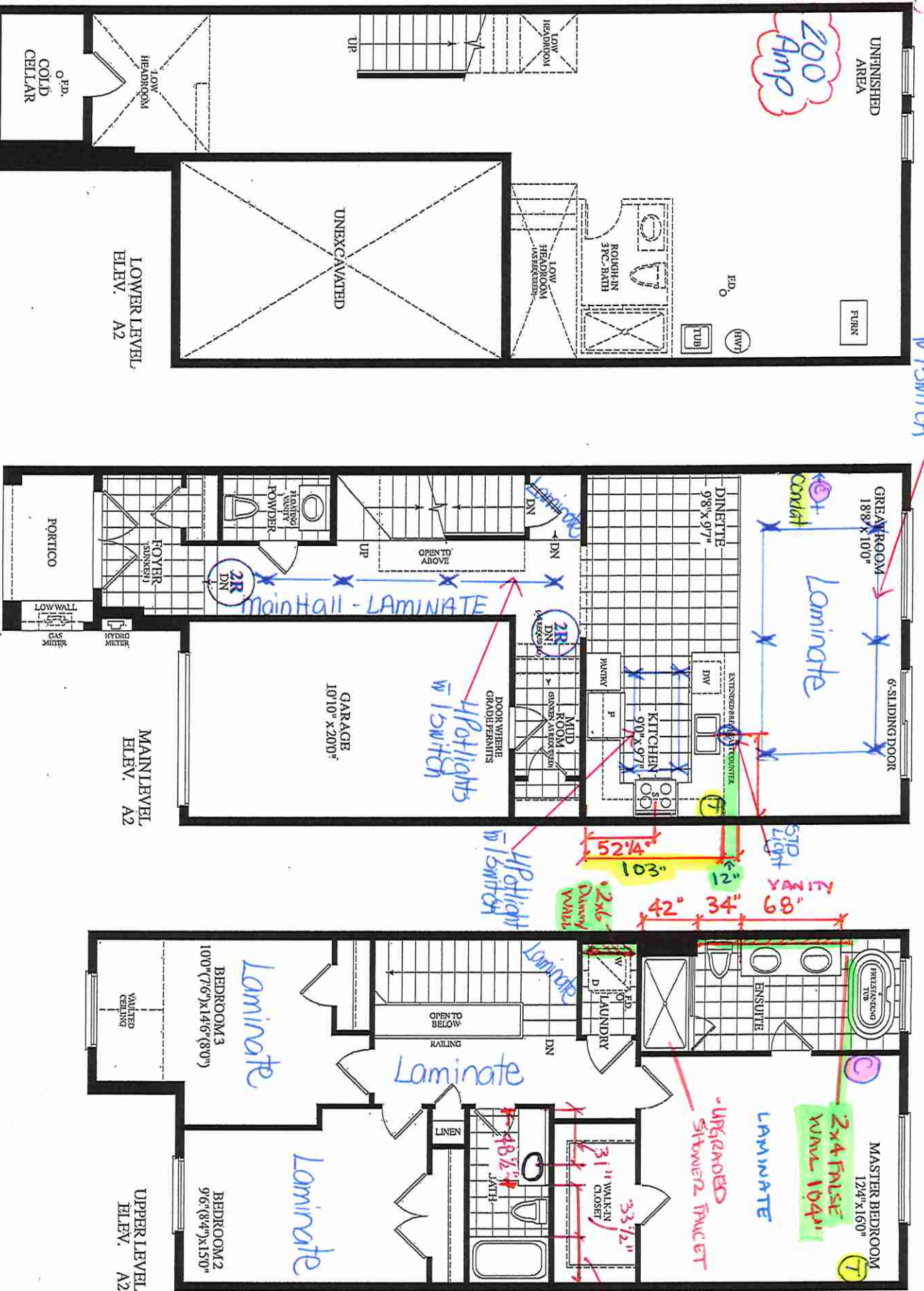
*Second Floor - Smooth Ceilings Throughout Upper Hall + Bedrooms

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
www.villakitchens.ca

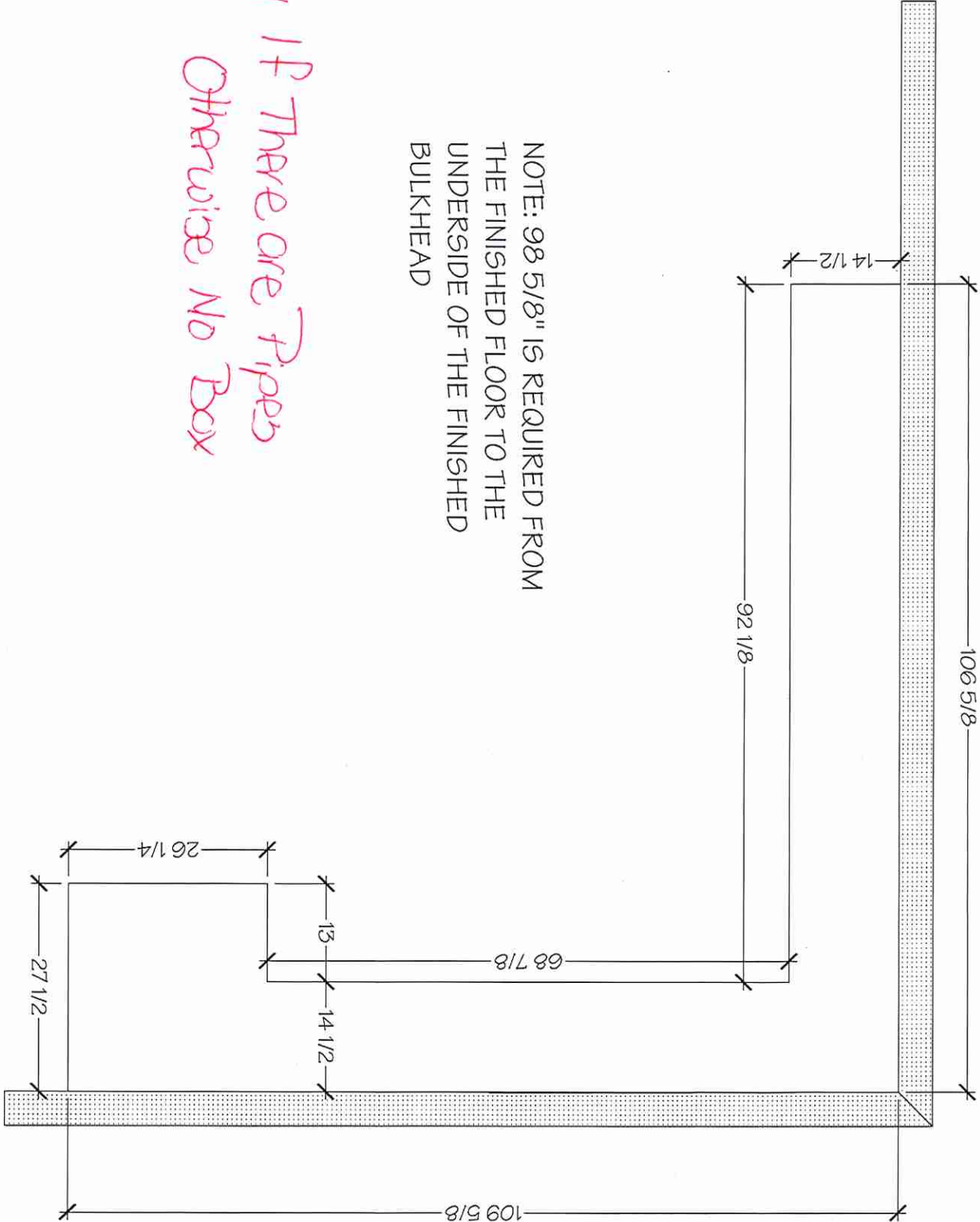
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008
KITCHEN

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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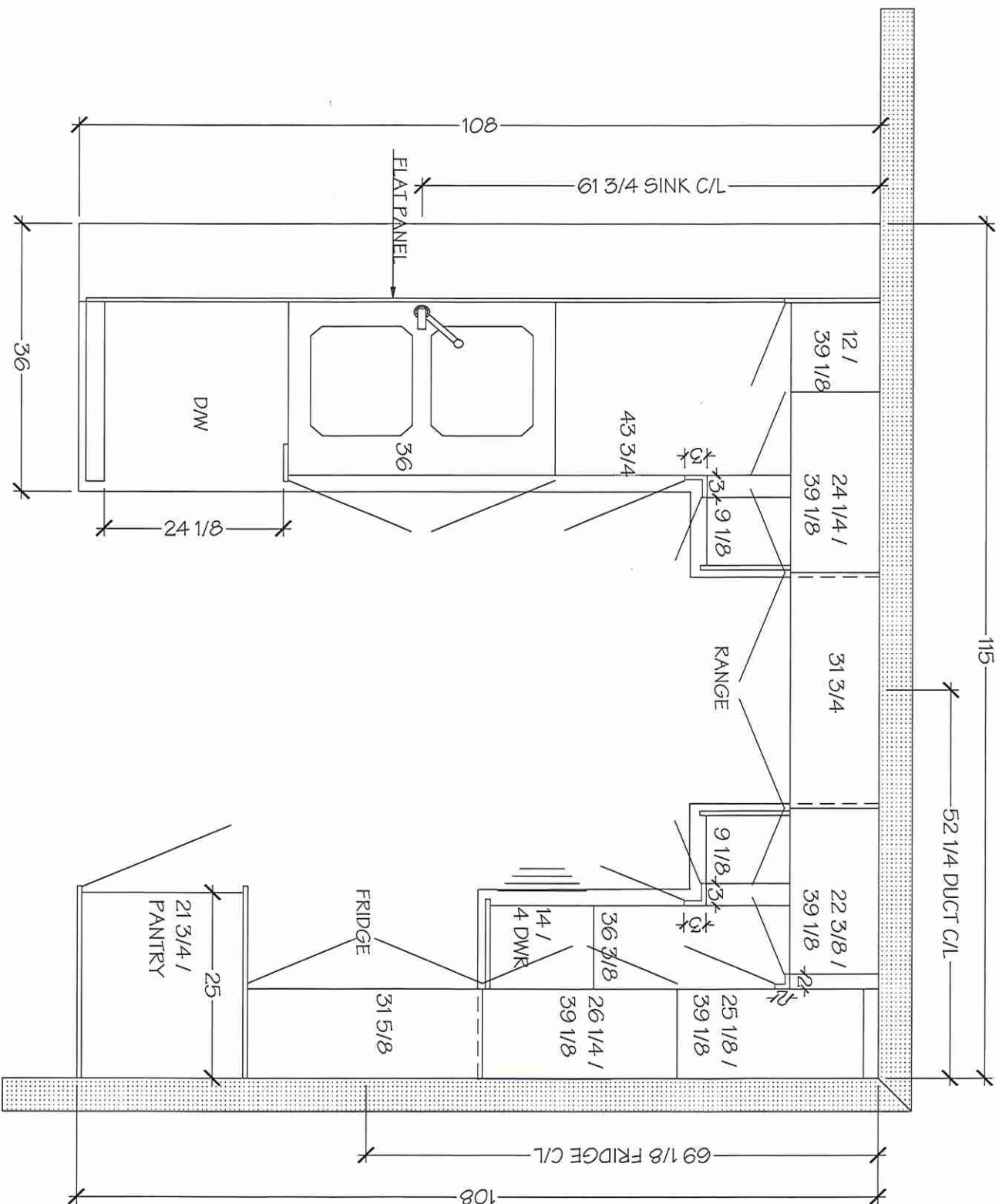
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Lot 26 / B1K59



DRAWN BY: DIDI
DATE: JUNE 19/2021
REVISION: NOVEMBER 05/2021
PAGE: 1 OF 8



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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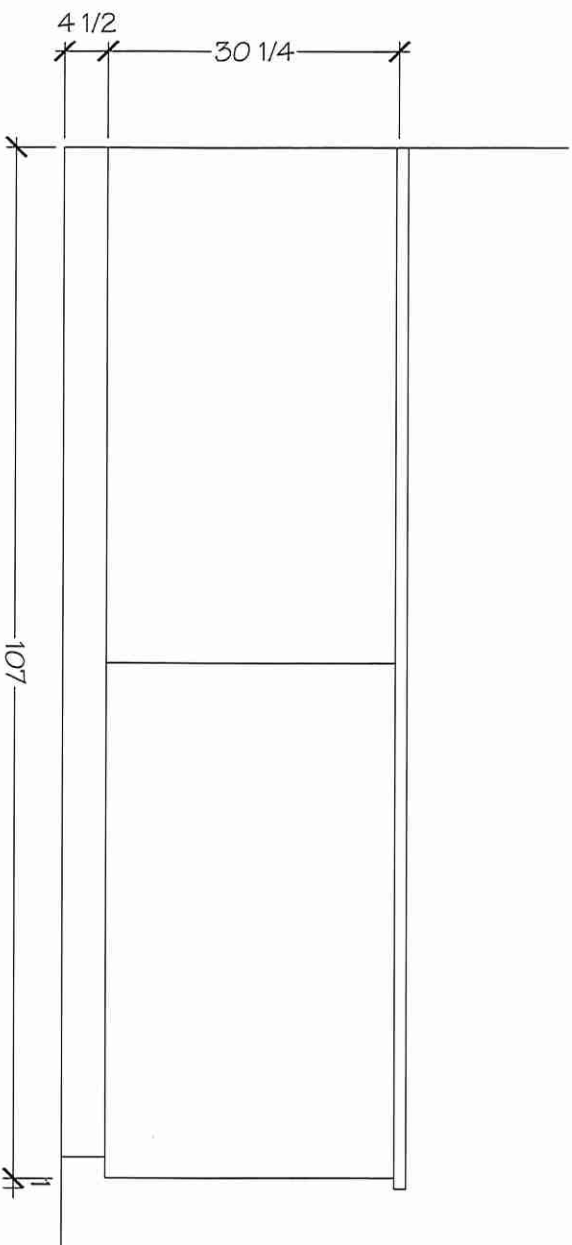
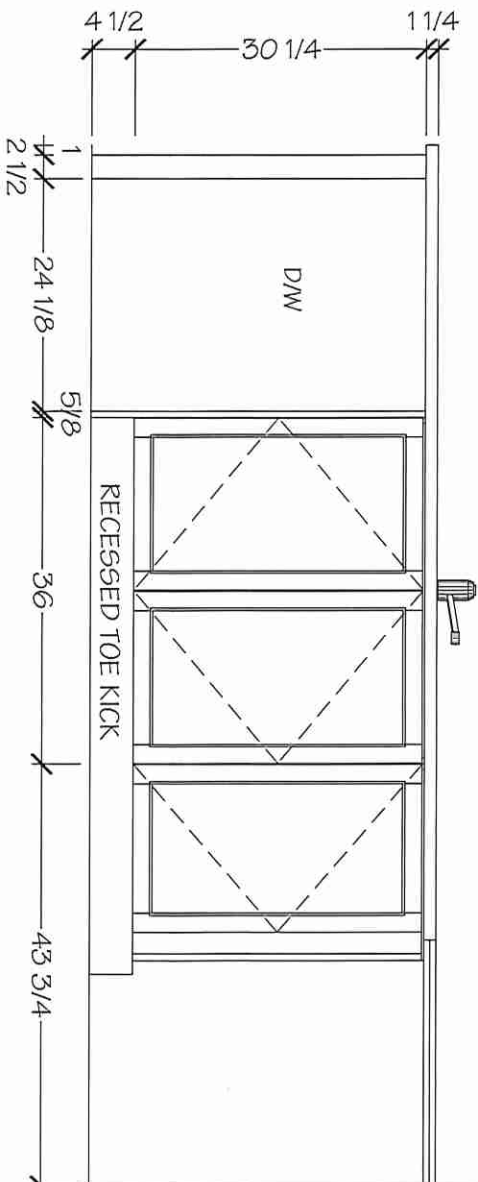
KITCHEN

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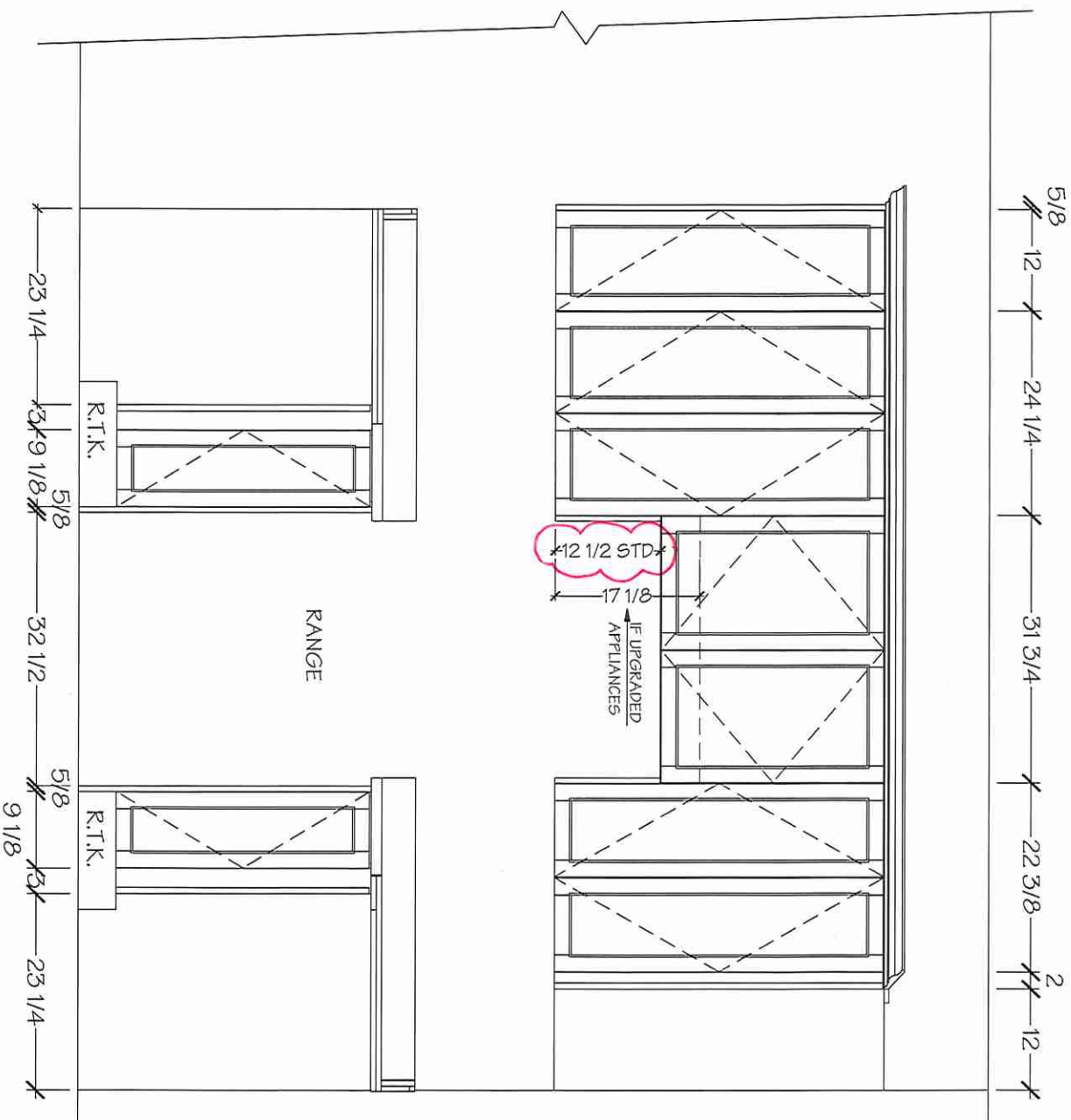
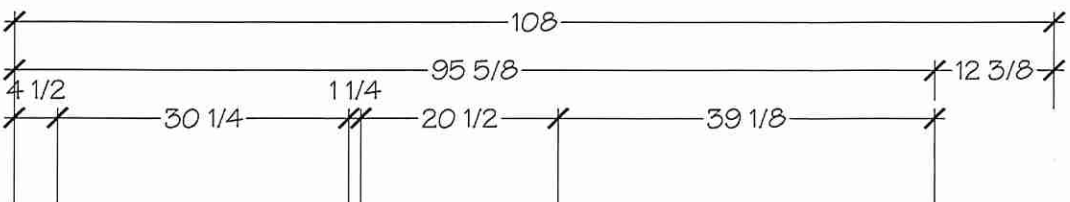
KITCHEN

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KITCHEN

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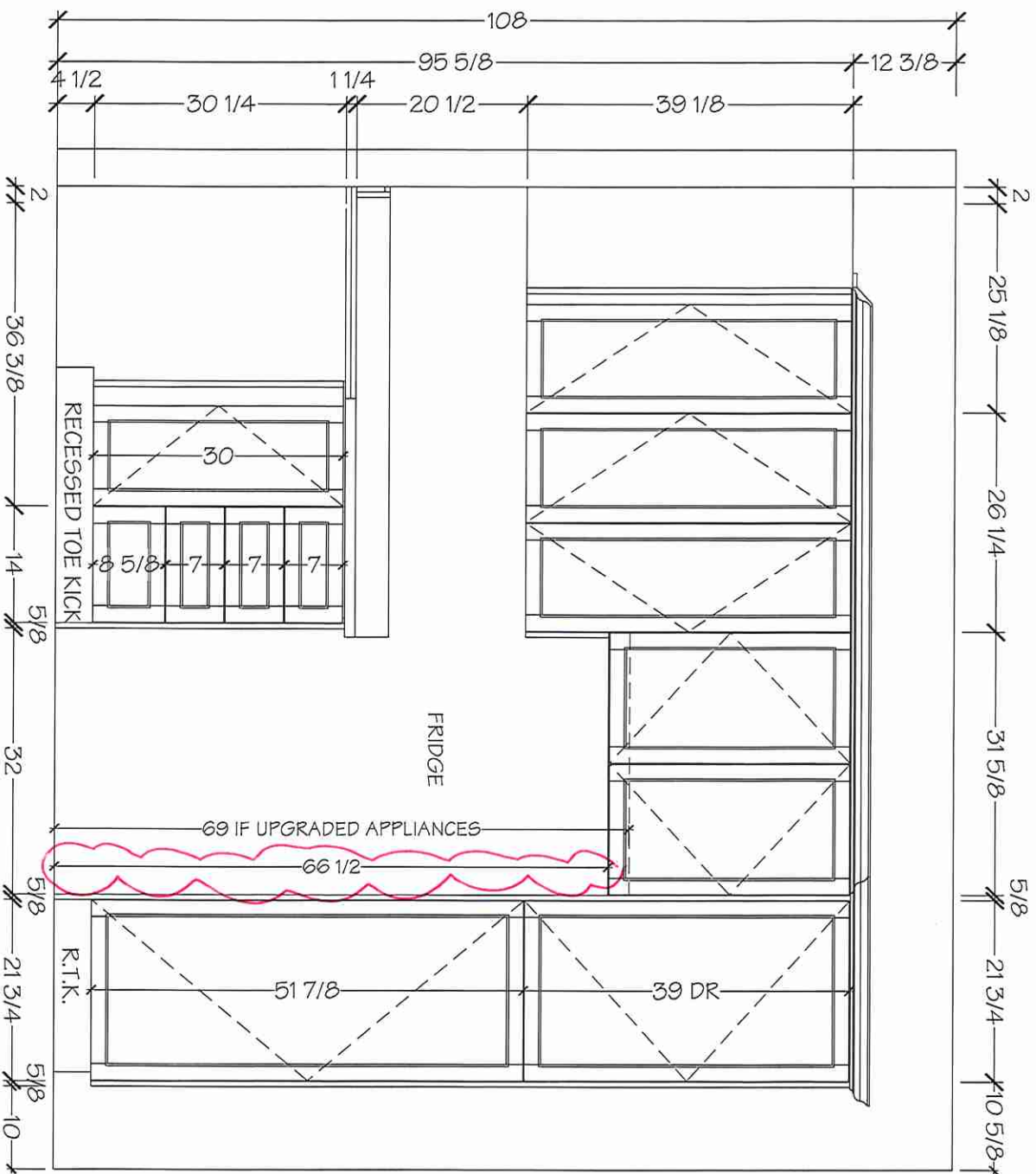
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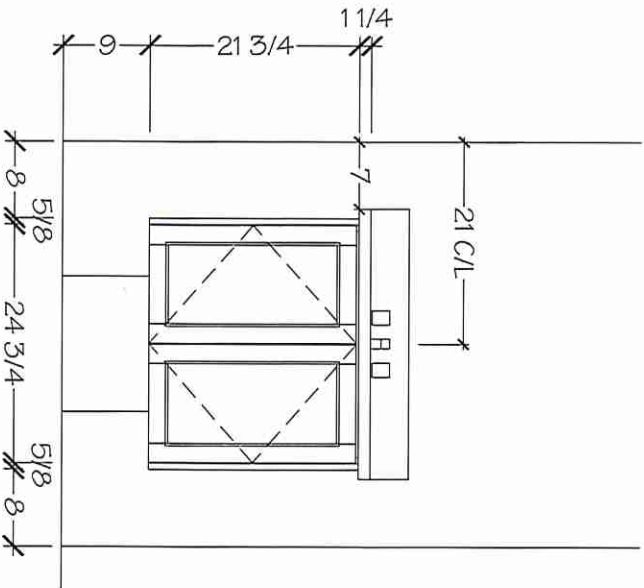
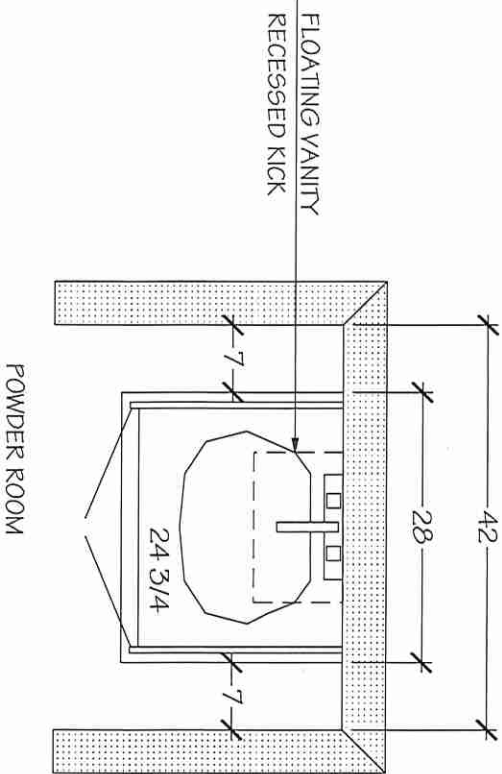
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POWDER ROOM

Lot 26 / BIK 59



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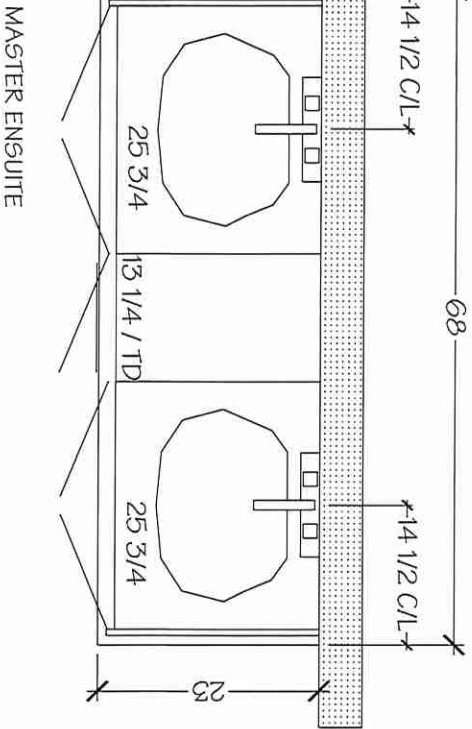
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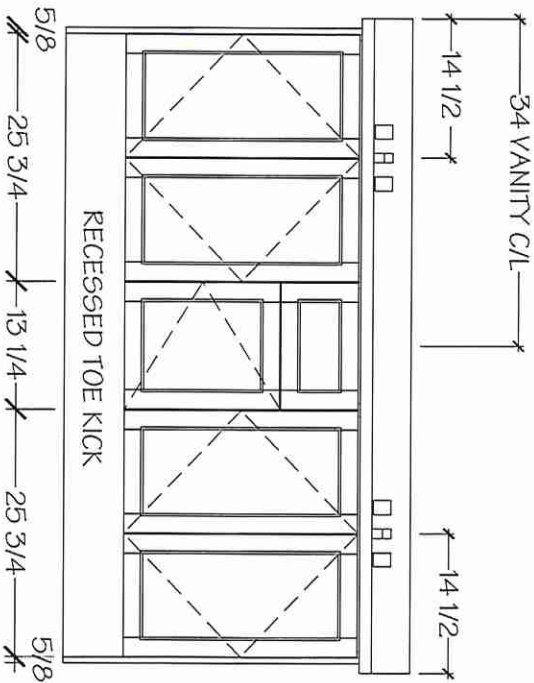
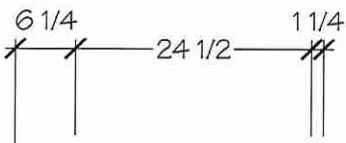
MASTER ENSUITE



Lot 26/BK59



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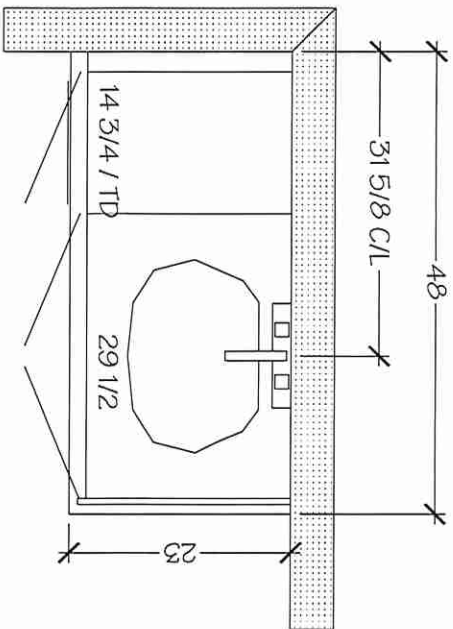
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MAIN BATH

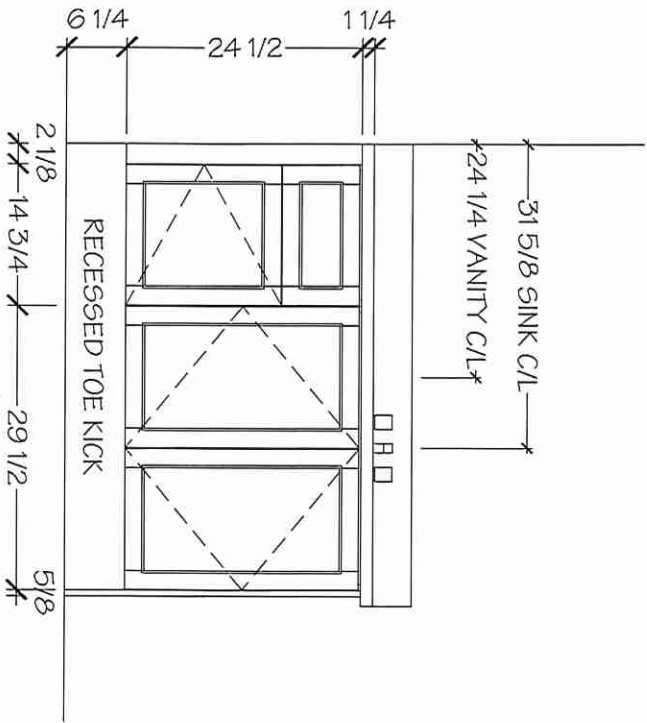


MAIN BATH

Lot 26/BK59



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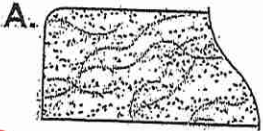


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Lot 26 / BIK 59

EDGE
DETAILS

004



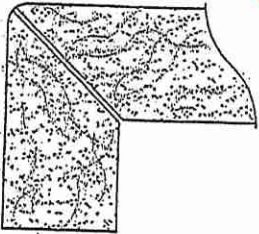
STRAIGHT EDGE
(STANDARD - 3/4")

* Powder Room

* Master Ensuite

* Main Bath

** L.

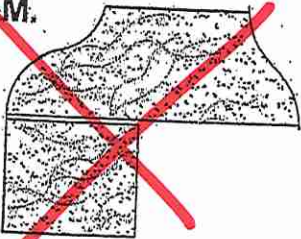


MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

* Kitchen



~~M.~~



~~OGEE - 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

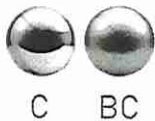


**Posi-Temp® Shower only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower ***

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

Chrome

** Master Ensuite
Shower*



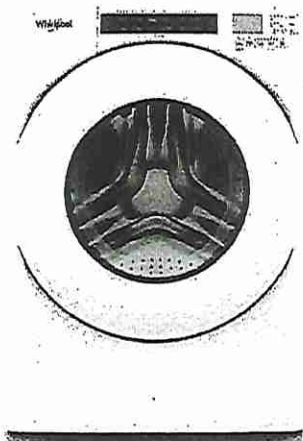
FINISH OPTIONS:

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	
Depth	31 9/16
Width	27

Exterior	
Lid/Door Lock	Yes
Lid/Door Swing	Left
Window	Yes

Controls	
Automatic Temperature Controls	Yes
Control Type	Tap Touch
Control Location	Front
Electronic Display Type	Cycle Indicator Lights with Digital Time Remaining

Controls	
End of Cycle Signal	Yes
LCD Touch Screen	No
LED Color	Blue

Compatibility	
Connectivity	No
Works With	No

Appearance	
Window	Yes
LCD Touch Screen	No

Details	
Advanced Vibration Control™	No
Automated Dispenser	N/A

JL

AS

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

500 Fenmar Drive
North York, ON M9L 2V5

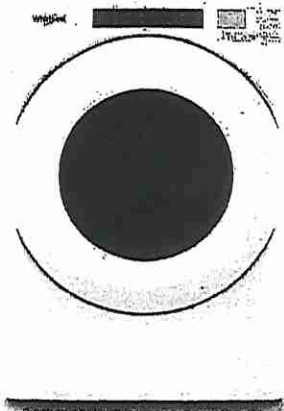
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Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation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

Controls	
End of Cycle Signal	Yes

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

Configuration and Overview	
Fuel Type	Electric

Appearance	
Door Style	Side Swing
Window	Yes
Reversible Door	Yes

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

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

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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.