



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: INDIRA PRABAKARAN

TEL: RES.: 647-451-3455

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4	1	COVENTRY-OPT Main-Laundry on 2nd w/3 Baths Elev B	06-Dec-22	

Offer Worksheet	BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:
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Offer Worksheet	BASEMENT WALK UP NO WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS. Note:
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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4	1	COVENTRY-OPT Main-Laundry on 2nd w/3 Baths Elev B	06-Dec-22	

Date Added: 03-May-22

Invoice Number: 7848

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - GREAT ROOM - In addition to builders standard ceiling light, Install SIX (6) LED POT LIGHTS with ONE (1) Seperate 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 island (See Sketch)

Note:

1 - KITCHEN - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate 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 - FRONT EXTERIOR - 2ND LEVEL ROOF - In addition to builders standard extrior coach lights, Install FOUR (4) EXTERIOR SOFIT POT LIGHTS with ONE (1) Seperate Switch (See Sketch)

Note:

1 - CLARIFICATION;
EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors

Note:

1 - SECOND FLOOR - FLOORING - BEDROOMS - Install Hardwood Flooring - VINTAGE 3 1/4" x 3/4" RED OAK DOVER (Character Pearl) in lieu of builders standard broadloom. To be installed throughout second floor bedrooms, where applicable.

Note: To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 (See Sketch)

1 - KITCHEN / BATHROOMS & LAUNDRY ROOM - Purchaser has DECLINED All Upgrades offered during decor appointment at QTK Office for kitchen & bathrooms & laundry room cabinetry.

Note: Standard Kitchen Layout & Standard Bathroom Vanities & Standard Laundry Room to be installed as per standard plan (See Attached QTK Paperwork)

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (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:

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 - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome

Note:

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA 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 GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:

1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:



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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	1	COVENTRY-OPT Main-Laundry on 2nd w/3 Baths Elev B	06-Dec-22

Date Added: 03-May-22 Invoice Number: 7848

1 - TWIN BATH 2/3 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MASTER ENSUITE, ENSUITE #2 & TWIN BATH 2/3 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - BONUS PACKAGE - REFER TO PE #7723, ITEM #3 - PURCHASER HAS APPLIED REMAINING \$13,192.00 (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 MAY 3,2022
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: 28-Jan-22 Invoice Number: 7723

4 - BASEMENT - WINDOWS - Increase FOUR (4) Basement Windows from Standard 30 IN (W) x 24 IN (H) TO LARGER 36 IN (W) x 24 IN (H) (with Possible Window Wells) (See Sketch)
Note:

1 - FRONT EXTERIOR - In addition to builders standard coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front door (See Sketch)
Note: **Front Door To Have TWO (2) Exterior Coach Lights**

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$15,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note: **Remaining Bonus Package of \$13,192.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JANUARY 28,2022
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:

This Document is Extremely Time Sensitive - Printed 5 May 22 at 15:34

Page 1 of 3

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Railings and Stairs

Railings	✓ STD-OVAL - VINTAGE RED OAK DOVER
Pickets	✓ STD-Steel 1/2" Square Plain - Flat Black
Posts	✓ STD-3 1/2" Squarew/cap-Vint. RedOakDover
Stringers	✓ STD - VINTAGE RED OAK DOVER
Treads	✓ STD - VINTAGE RED OAK DOVER
Risers	✓ STD - VINTAGE RED OAK DOVER
Runner	NONE

—Trim

Baseboard & Casing	✓ STANDARD - STEP BEVEL (Modern)
Front Door Glass	✓ STANDARD
Interior Doors	✓ STANDARD - CARRARA, SMOOTH

Landing - Upper	3 1/4"Vintage RedOak Dover (STD)
Landing - Lower	3 1/4"Vintage RedOak Dover (STD)
Ledge - Upper	N/A
Ledge - Lower	N/A

— Cornice Moulding / Medallion

Foyer	NONE
Living Room	NONE
Dining Room	NONE
Family Room	NONE
Main Hall	NONE
Kitchen	NONE
2nd Floor Hall	NONE

— Notes

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

Page 1 of 3

Consultant: 

Melissa Di Marino

Purchaser: *Melina*

INDIRA PRABAKARAN

Vendor: 

Grovetrail Developments Inc.

Printed May 03, 2022 10:44 am



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
INDIRA PRABAKARAN	Melissa Di Marino	VENTRY-OPT Main-Laundry on 2nd w/3 Baths Ele	(647) 451-3455 /	Grovetrail Developments Inc.	06/12/2022	4

Page 2 of 3

Interior Paint	Cabinet				
Description	Style	Countertop	Counter Edge	Handle / Knob	
Master Ensuite	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Grey Galaxy (STD)	☒ "A" EDGE (STD)	SEE QTK
Ensuite #2	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Maple White (STD)	☒ "A" EDGE (STD)	SEE QTK
Twin Bath 2/3	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Maple White (STD)	☒ "A" EDGE (STD)	SEE QTK
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	D-354-58 WHITE (STD)	STANDARD	SEE QTK
Powder Room	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ "A" EDGE (STD)	SEE QTK
Garage Entry	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ "A" EDGE (STD)	SEE QTK
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Great Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Master Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				
Bedroom 4	STANDARD - SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	☒ GREAT ROOM	Fireplace	N/A
Location Flooring	☒ 3 1/4" HARDWOOD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	NO	Hearth	N/A

Notes

KITCHEN - INSTALL BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

Decor Consultant:

Melissa Di Marino

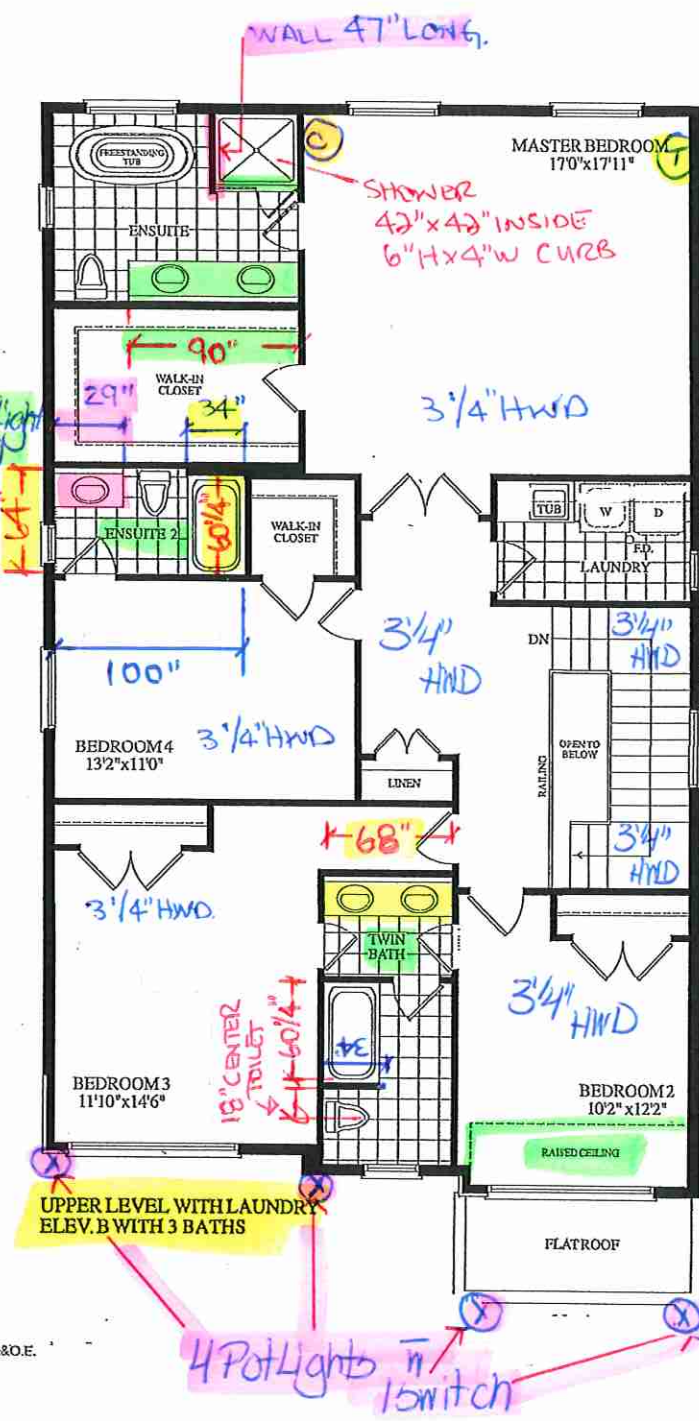
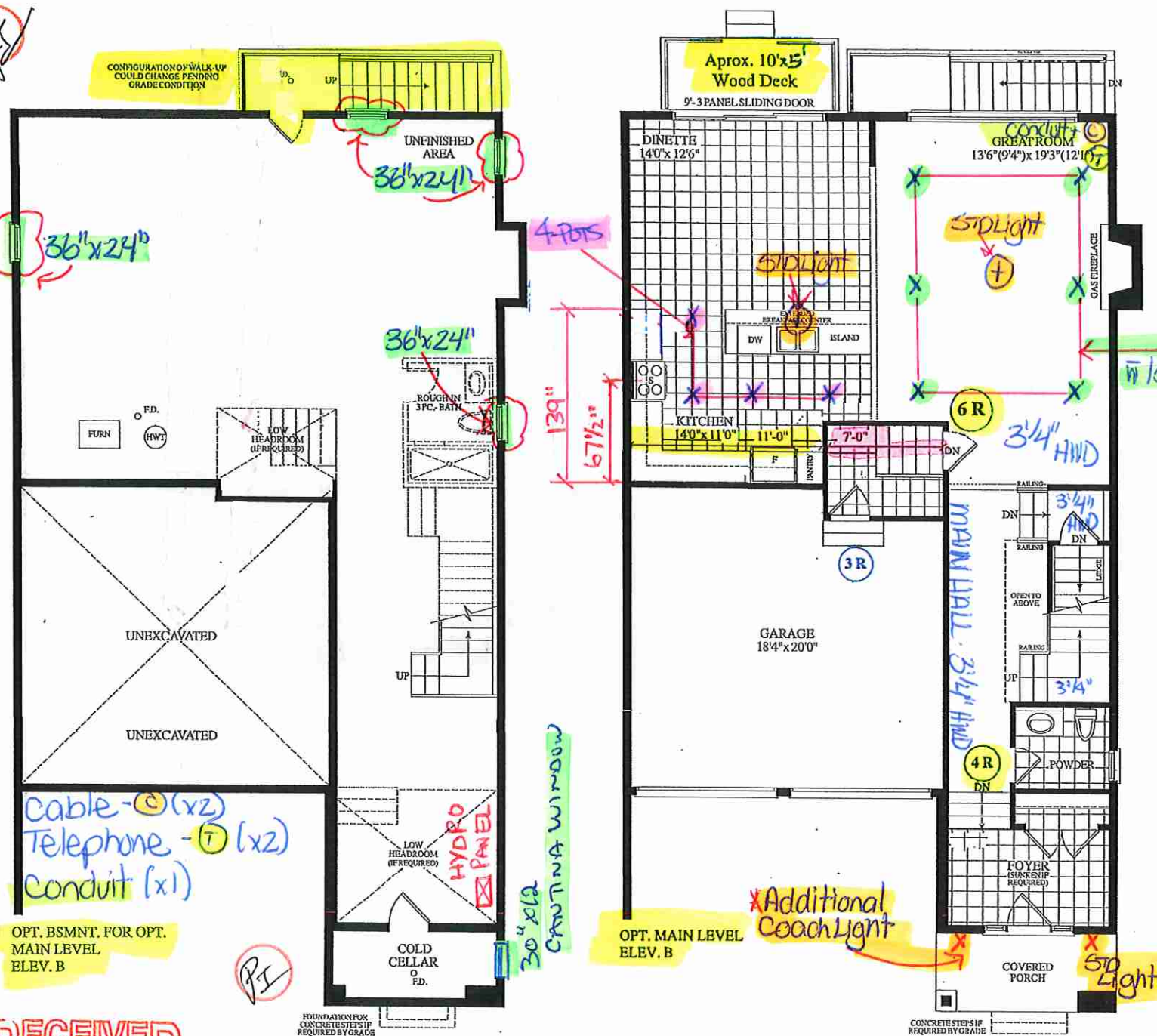
Purchaser:

INDIRA PRABAKARAN

Vendor:

Grovetrail Developments Inc.

Printed May 03, 2022 10:44 am



38-14 OPTIONAL MAIN WITH LAUNDRY ON 2ND FLOOR AND 3 BATHS -
WALK UP BASMT. - WOOD DECK

RECEIVED
Jan 5/22

In the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E&O.E.



your kitchen. your taste.

Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	INDIRA PRABAKARAN	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	indira.prabakaran@hotmail.com	MODEL TYPE:	38-14
PHONE #:		LOT #:	4 CTF
PHONE #:		DATE:	Apr 12, 2022 Q8956

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Twin Bath 2/3 VANITY	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Ensuite 2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			



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 www.QTK.ca info@qtk.ca

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ADDRESS:				SITE:		CENTERFIELD	
EMAIL:		indira.prabakaran@hotmail.com		MODEL TYPE:		38-14	
PHONE #:				LOT #:		4 CTF	
PHONE #:				DATE:		Apr 12, 2022 Q8956	

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	\$0.00	
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		TOTAL:		
		GRAND TOTAL:		
		DEPOSIT 1 DATE: _____	DEPOSIT 1:	
		DEPOSIT 2 DATE: _____	DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE: _____ CUSTOMER INITIAL(S): _____				

CUSTOMER SIGNATURE: Indira Prabakaran DATE: 26/04/2022
 CUSTOMER SIGNATURE: Prabakaran DATE: 26/04/2022
 SALES REP NAME: Mohafizali Merali QTK AUTHORIZED SIGNATURE: _____
 Page 2 of 2

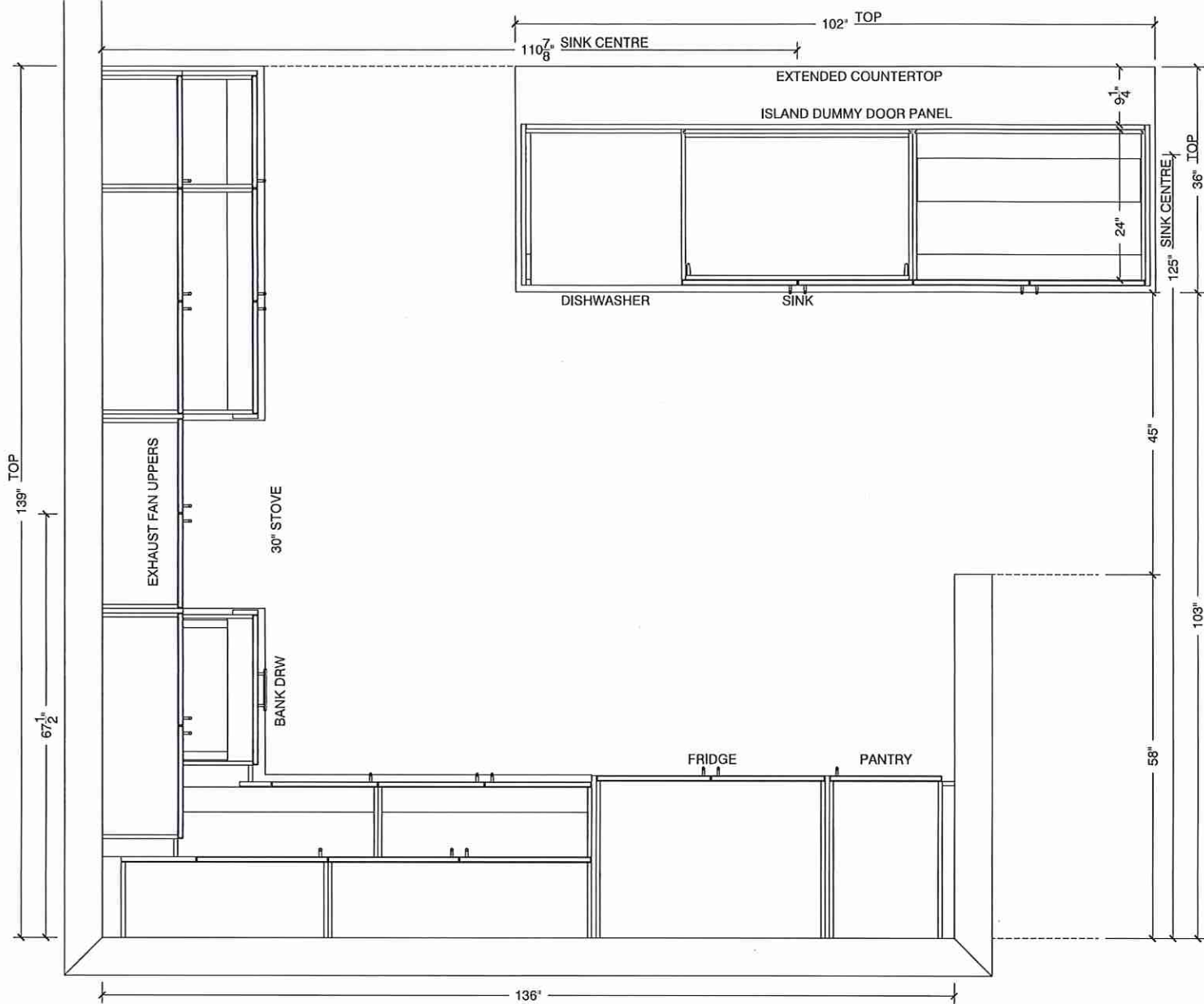


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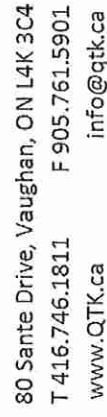
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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 16 th September 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

Lot 4

COMMENTS: Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.



KITCHEN PLAN



54





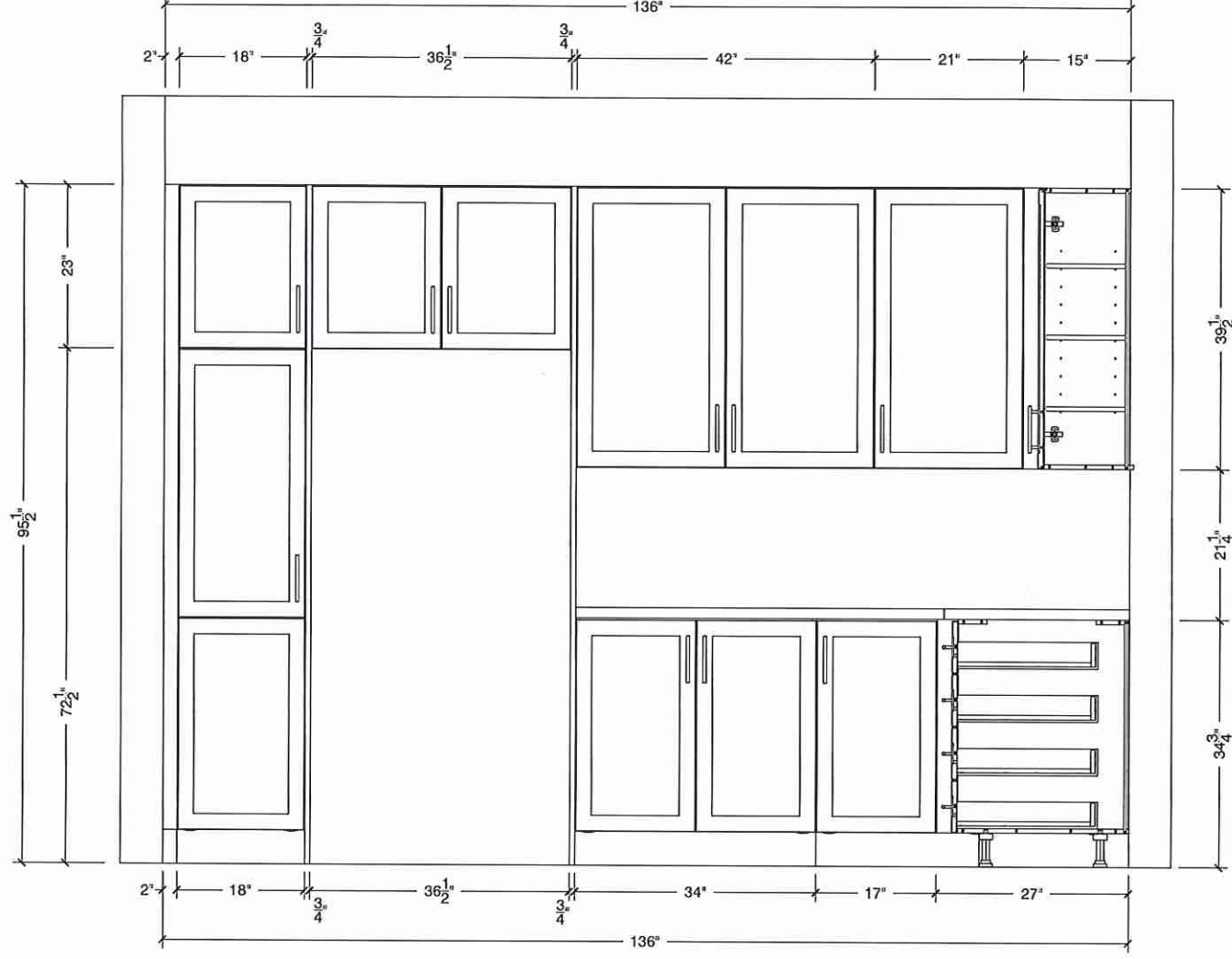
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www.QTK.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-14	ROOM: KITCHEN	DRAWN BY: VGP
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FRIDGE WALL ELEVATION



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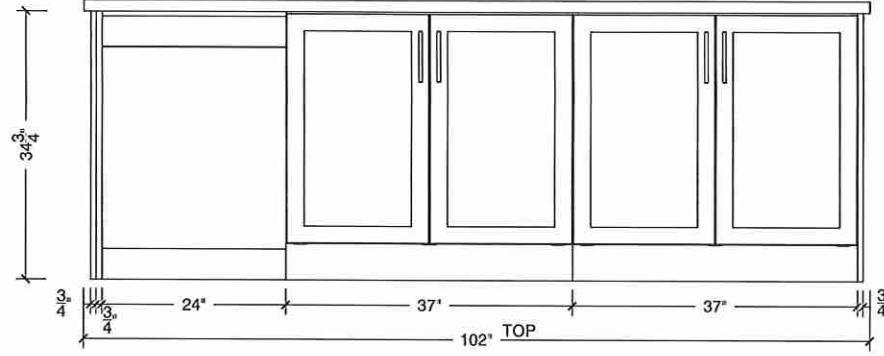
Lot 4

COMMENTS:

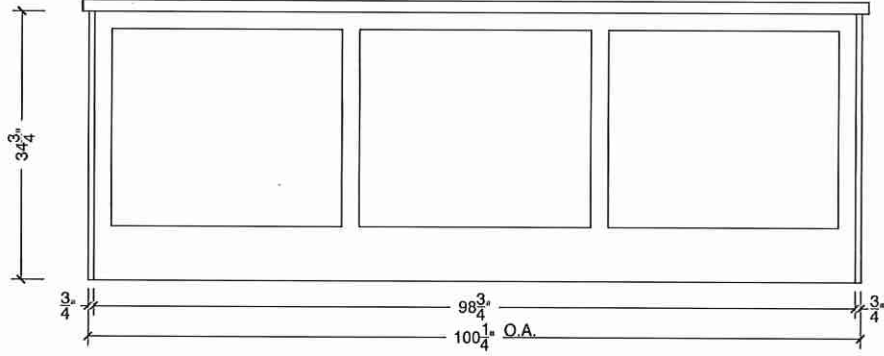
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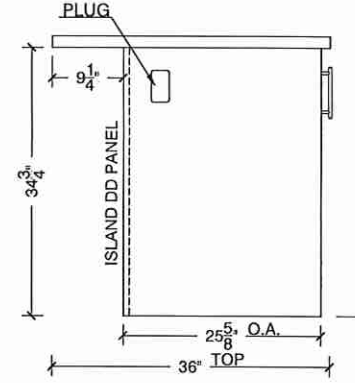
ISLAND FRONT ELEVATION



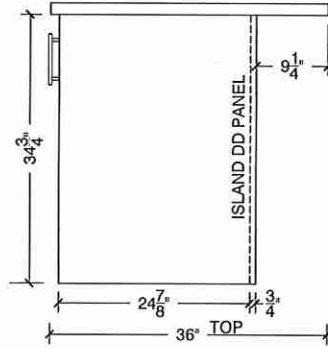
ISLAND BACK ELEVATION



ISLAND LEFT SIDE ELEVATION



ISLAND RIGHT SIDE ELEVATION





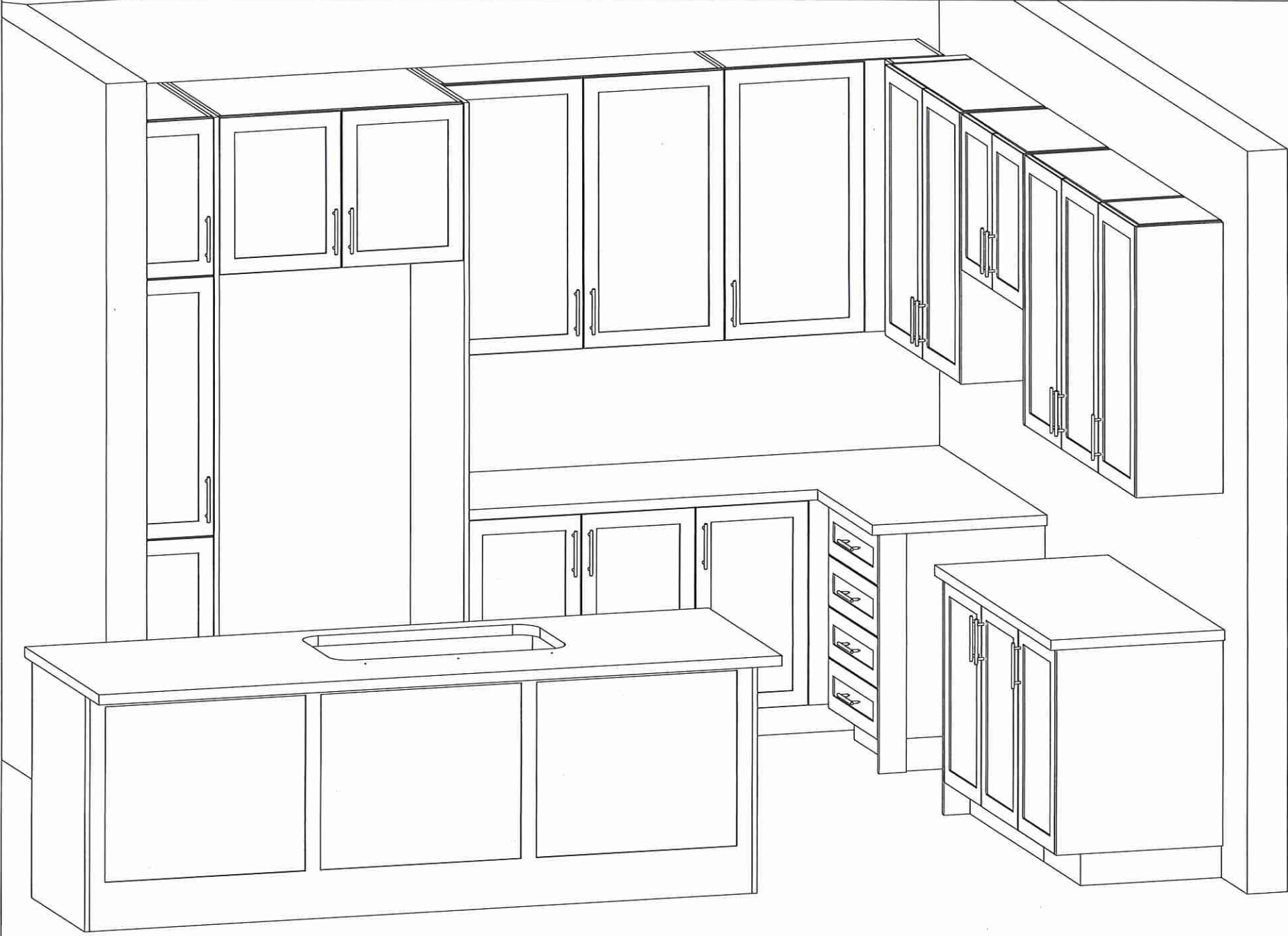
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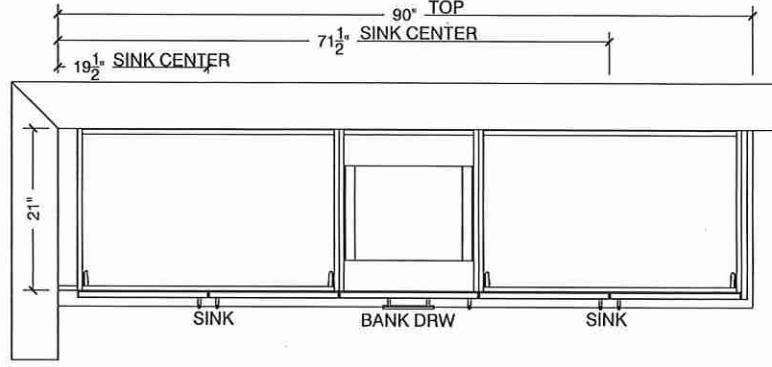
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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-14	ROOM: VANITY	DRAWN BY: VGP
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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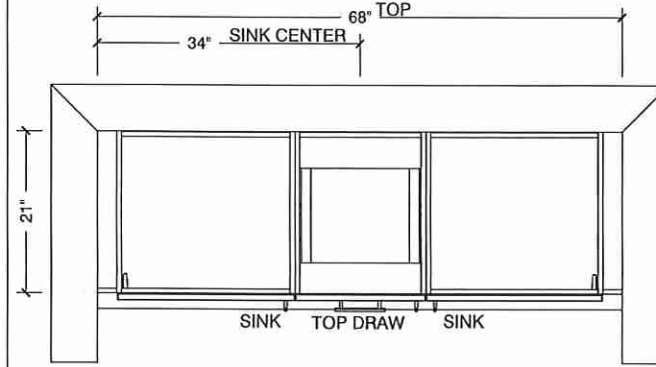
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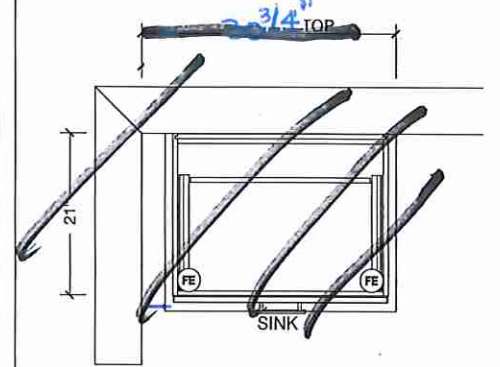
DBL. SINK MASTER ENSUITE PLAN



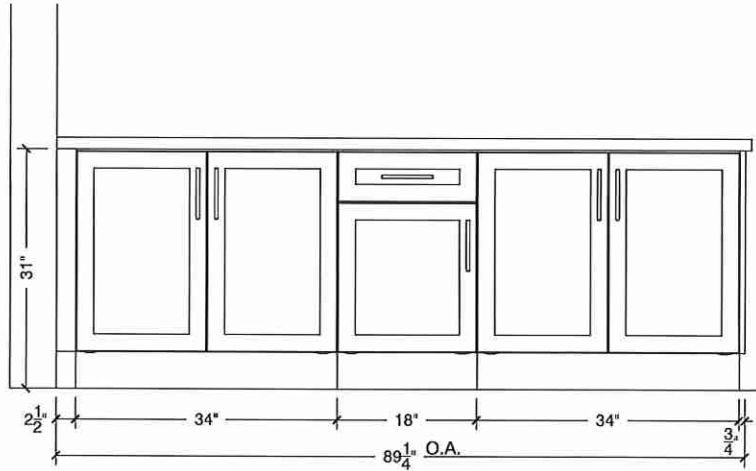
DBL. SINK TwinBath 2/3 PLAN



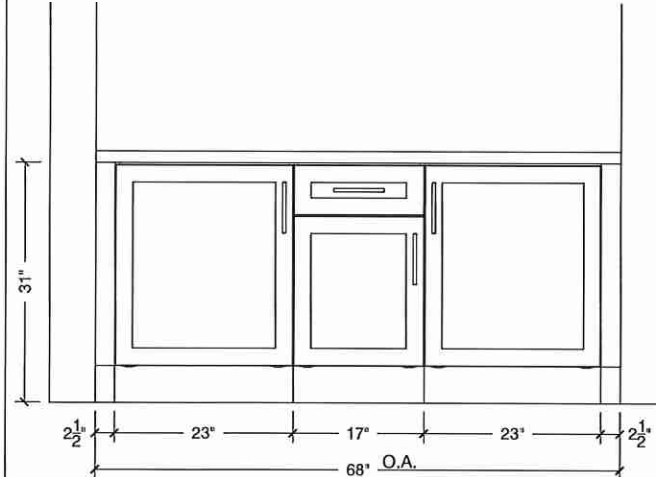
~~PWDR PLAN~~



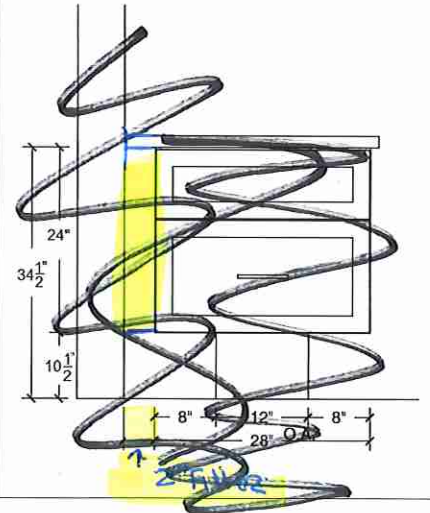
MASTER ENSUITE ELEV



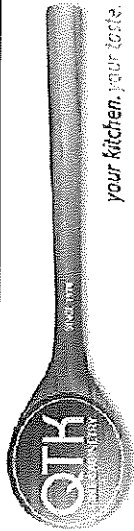
DBL. SINK TwinBath 2/3 ELEV



~~PWDR ELEV~~



PS

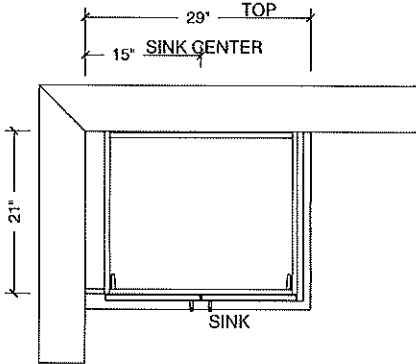


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

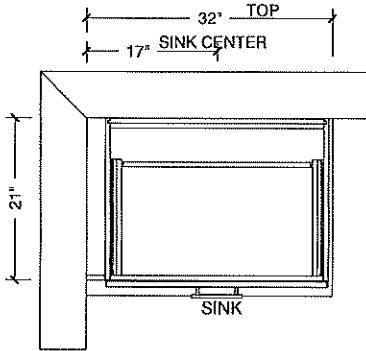
CLIENT: ROYAL PINE HOMES	JOB NAME: 38-14	ROOM: LAUNDRY + VANITY	DRAWN BY: VGP
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: —
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

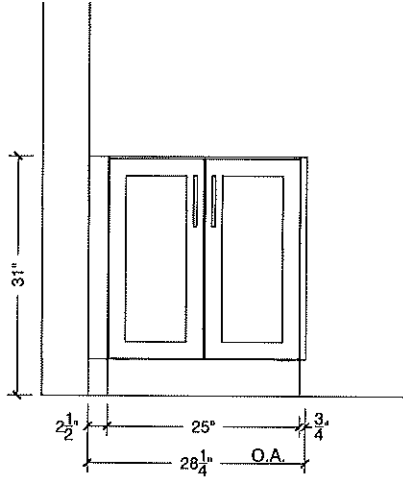
ENSUITE 2 PLAN



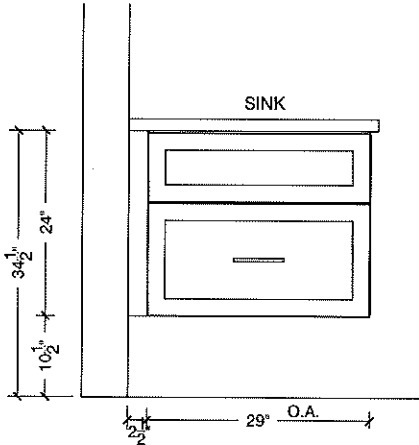
PWDR PLAN



ENSUITE 2 ELEV



PWDR ELEV





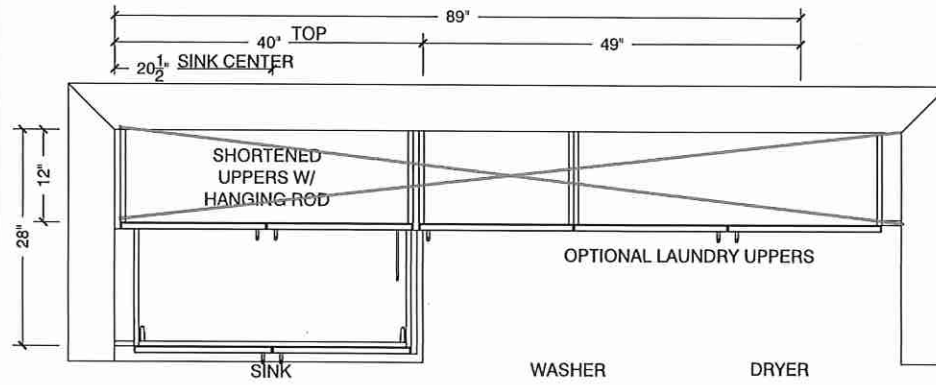
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-14	ROOM: LAUNDRY + VANITY	DRAWN BY: VGP
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 16 th September 2021
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COMMENTS:			

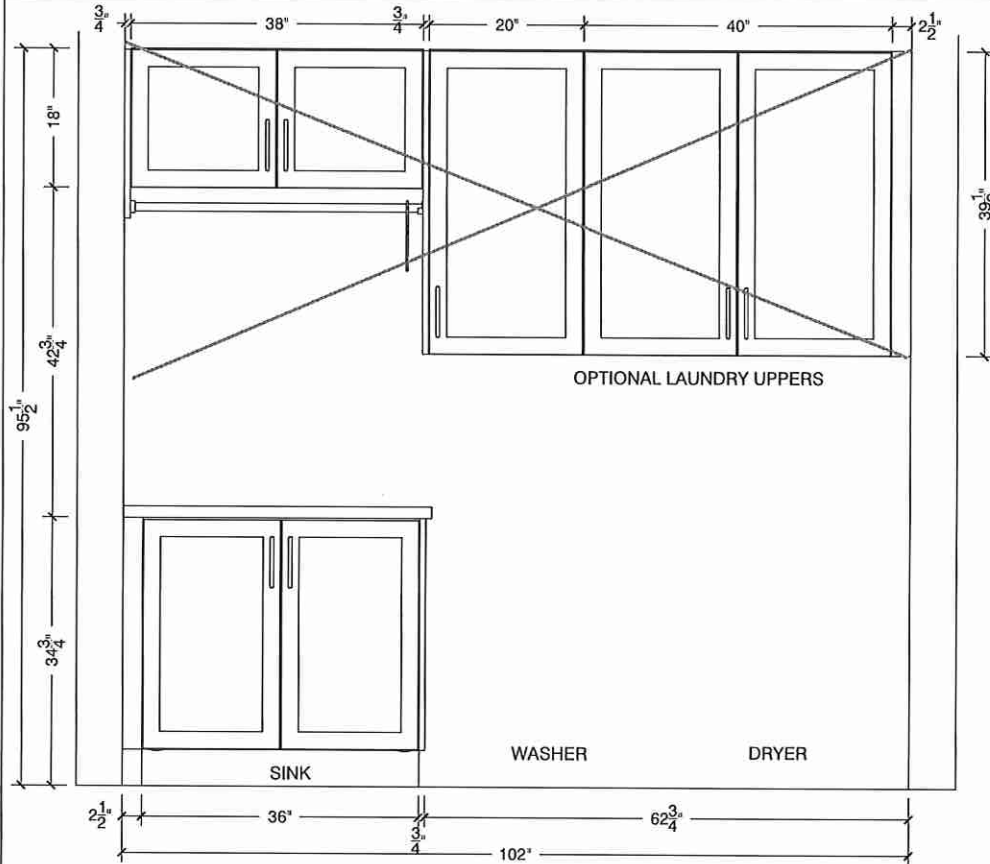
Lot 4

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

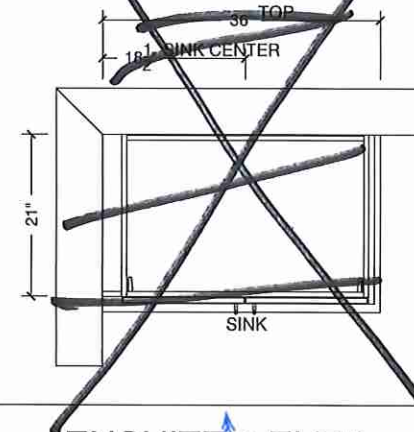
LAUNDRY PLAN



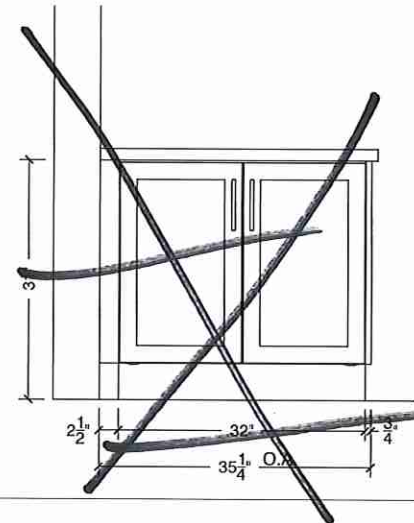
LAUNDRY ELEV



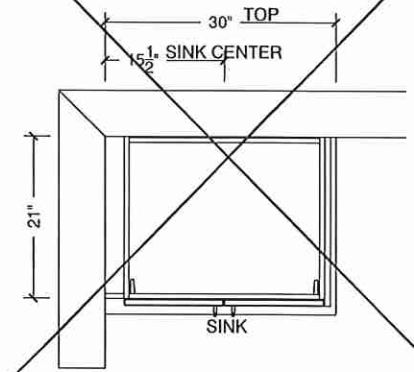
ENSUITE 2 PLAN



ENSUITE 2 ELEV



BASEMENT PLAN



BASEMENT ELEV

