



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CLAIRE QIAN YANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	1	COVENTRY-OPT Main/OPT 2nd w/Den w/4 Baths Elev B	06-Dec-22

Date Added: 28-Apr-22

Invoice Number: 8193

Date Added: 28-Apr-22

Invoice Number: 7865

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

Note:

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**

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** - Purchaser Paying for Additional Switch Only

1 - CLARIFICATION:

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

Note:

548 - MAIN FLOOR - FLOORING - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO BIANCO - To be installed throughout main floor, where applicable. To Include; Foyer, Powder Room, Mud Room, Laundry Room and Kitchen/Dinette

Note: (To be Installed Straight) (See Sketch)

1 - MAIN FLOOR - FLOORING - HARDWOOD - Install Upgrade Hardwood Flooring - 6 1/2" x 3/4" VINTAGE WHITE OAK SOLID SAWN SCULPTED ATHENA (Character UVF) - To be installed throughout main floor, where applicable in lieu of builders standard hardwood flooring.

Note: To Include; Main Hall, Great Room, Upper Hall and Applicable Landings (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 - STAIRCASE - Install UPGRADE #4 Railing Package - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch)

Note: To Include;

HANDRAIL - Mod - Rectangle

PICKETS - Steel 1/2" Square, Plain/PTM-1S/Plain, with Modern Shoes - Flat Black

POST - 3 1/2" Square IRP-13 No Cap

1 - KITCHEN / BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN /BATHROOMS & LAUNDRY ROOM UPGRADES / LAYOUTS. (See Attached QTK Paperwork)

Note:

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 - KITCHEN - ISLAND - Install UPGRADE WATERFALL EDGE at Kitchen Island (x2 Sides). To be installed on both sides of kitchen island, where applicable (See Sketch)

Note: Priced as per Connolly



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Date Added: 28-Apr-22 Invoice Number: 7865

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 - KITCHEN - Accommodate Upgrade Stone Countertop for COOK-TOP Cut-Out at Kitchen (See Sketch) Note: **PRICE SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUBMITTED AND REVIEWED**
1 - KITCHEN - Standard 240Volt in kitchen to be relocated to accommodate Combination Speed Oven with Steam Oven above (See Attached QTK Layout) Note: Priced as per Campoli Electric
1 - KITCHEN - Delete the builders standard upper cabinets above the stove (See QTK) Accommodate Applicable Electrical for the Chimney Style Exhaust Fan that will be installed by purchaser After Closing. Note: **Purchaser accepts & acknowledges the vendor will be exempt from any possible damages created by installing their own chimney style exhaust fan after closing** Priced as per Campoli Electric
1 - KITCHEN - Install Additional 15AMP 120Volt Electrical to accommodate beverage fridge at kitchen island (See QTK Layout) Note: Priced as per Campoli Electric
1 - KITCHEN - KITCHEN BACKSPLASH - Purchaser has Requested to DELETE Do Not Install / Supply / and/or Credit Purchaser for Builders Standard Kitchen Backsplash (See Sketch) Note:
1 - KITCHEN - Install Dedicated Rough-In 15Amp 120Volt Outlet to Accommodate Gas Cook-Top at Kitchen (See Attached QTK Layout) Note: Priced as per Campoli Electric
1 - KITCHEN - Install FOUR (4) PUCK LIGHTS with ONE (1) Seperate Switch - To be installed throughout kitchen cabinetry, where applicable (See QTK Layout for Locations) Note:
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 VANILLA WHITE 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 VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - ENSUITE #3 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #3 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - ENSUITE #4 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #4 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:



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Date Added: 28-Apr-22

Invoice Number: 7865

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MASTER ENSUITE, ENSUITE #2, ENSUITE #3 & ENSUITE #4 - 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 #7526, ITEM #7- PURCHASER HAS APPLIED REMAINING \$18,304.00 (Includes 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 APRIL 27,2022
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: 14-Oct-21

Invoice Number: 7526

1 - FRONT EXTERIOR - DOORS - Delete the builders standard single door entry with side lights, and Install DOUBLE DOOR ENTRY. Double Doors to remain Standard Height with Transom Window Above (See Sketch)
Note:

1 - GARAGE - Relocate Central Vac Trunk Rough-In to garage in lieu of Basement
Vendor to Determine Location
Note:

1 - MASTER ENSUITE - Delete Full Wall Between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include: 2x2 Mosaics, 6" Curb +Stone Curb) in lieu of builders standard shower stall (See Sketch)
Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**

1 - ENSUITE #3 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #3.(To Include: 2x2 Mosacs, 6" Curb with Stone and Shower Pot Light & Glass Shower Panels {U-Channel Cordoba}) (See Sketch)
Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**

1 - ENSUITE #4 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #4.(To Include: 2x2 Mosacs, 6" Curb with Stone and Shower Pot Light & Glass Shower Panels {U-Channel Cordoba}) (See Sketch)
Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**

1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE (INCLUDES Applicable ELECTRICAL OUTLET) at kitchen (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$40,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note: **Remaining Bonus Package of \$18,304.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**

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 October 14,2021
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:



* INTERIOR COLOUR SCHEME *

REVISED MAY 19/22

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CLAIRE QIAN YANG	Melissa Di Marino	VENTRY-OPT Main/OPT 2nd w/Den w/4 Baths Ele	/	Grovetrail Developments Inc.	06/12/2022	7

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Master Ensuite	13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Ensuite #2	13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Ensuite #3	13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Ensuite #4	13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	N/A	N/A	NONE	WHITE
Powder Room	24x24 ALABASTRO BIANCO (Straight) (UPG)	N/A	N/A	N/A	NONE	WHITE
Mud Room	24x24 ALABASTRO BIANCO (Straight) (UPG)	N/A	N/A	N/A	NONE	N/A
Laundry Room	24x24 ALABASTRO BIANCO (Straight) (UPG)	N/A	N/A	N/A	NONE	STD
Kitchen/Dinette	24x24 ALABASTRO BIANCO (Straight) (UPG)	DELETE - Do Not Install / Supply / Credit	N/A	N/A	NONE	STD
		Railings and Stairs Railings Upg-MODRectangle-VintageRedOakAthena Landing - Upper 6 1/2" Vintage WhiteOak Athena (UPG) Pickets Upg-Steel1/2"Square,Plain/PTM-1S-FlatBlack Landing - Lower 6 1/2" Vintage WhiteOak Athena (UPG) Posts Upg-31/2"SquareIRP-13NoCap-Vint.OakAthe Ledge - Upper N/A Ledge - Lower N/A Stringers STD - VINTAGE RED OAK ATHENA Treads STD - VINTAGE RED OAK ATHENA Risers STD - VINTAGE RED OAK ATHENA Runner NONE				
Foyer	24x24 ALABASTRO BIANCO (Straight) (UPG)					
Main Hall	61/2"x3/4"VintageWhiteOakAtena(Sculpt)(UVF)(Upg)					
Great Room	61/2"x3/4"VintageWhiteOakAtena(Sculpt)(UVF)(Upg)					
Upper Hall	61/2"x3/4"VintageWhiteOakAtena(Sculpt)(UVF)(Upg)					
Den	BROADLOOM - Opening Night - 4002-20 (STD)					
Master Bedroom	BROADLOOM - Opening Night - 4002-20 (STD)					
Bedroom 2	BROADLOOM - Opening Night - 4002-20 (STD)					
Bedroom 3	BROADLOOM - Opening Night - 4002-20 (STD)					
Bedroom 4	BROADLOOM - Opening Night - 4002-20 (STD)					

Trim

Baseboard & Casing

STANDARD - STEP BEVEL (Modern)

Knobs

STANDARD

Front Door Glass

STANDARD

Hinges

STANDARD

Interior Doors

STANDARD - CARRARA,SMOOTH

Grip Set

STANDARD

Notes

MASTER ENSUITE - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall
ENSUITE #3.- Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall
ENSUITE #4 - Install 2x2 GREY Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall

Cornice Moulding / Medallion

Foyer

NONE

Living Room

NONE

Dining Room

NONE

Family Room

NONE

Main Hall

NONE

Kitchen

NONE

2nd Floor Hall

NONE

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Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

CLAIRE QIAN YANG

Vendor:

Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CLAIRE QIAN YANG	Melissa Di Marino	VENTRY-OPT Main/OPT 2nd w/Den w/4 Baths Ele	/	Grovetrail Developments Inc.	06/12/2022	7

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Master Ensuite

Ensuite #2

Ensuite #3

Ensuite #4

Powder Room

Mud Room

Laundry Room

Kitchen/Dinette

Foyer

Main Hall

Great Room

Uppper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
<u>Description</u>	<u>Style</u>			
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	" A " EDGE (STD)	SEE QTK
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	" A " EDGE (STD)	SEE QTK
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	" A " EDGE (STD)	SEE QTK
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	" A " EDGE (STD)	SEE QTK
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Maple White (STD)	" A " EDGE (STD)	SEE QTK
STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	SEE QTK PAPERWORK	SEE QTK PAPERWORK	SEE QTK
STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	" A " EDGE (STD)	SEE QTK

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

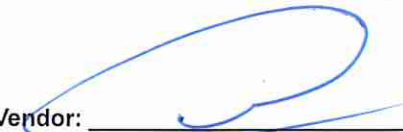
Fireplace	☒ GREAT ROOM	Fireplace	N/A
Location Flooring	☒ 6 1/2" HARDWOOD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	NONE	Hearth	N/A

Notes

Page 2 of 3

Decor Consultant: 
Melissa Di Marino

Purchaser: 
CLAI R QIAN YANG

Vendor: 
Grovetrail Developments Inc.
Printed Apr 27, 2022 12:02 pm

Cable - (C) (x2)
Telephone - (T) (x2)

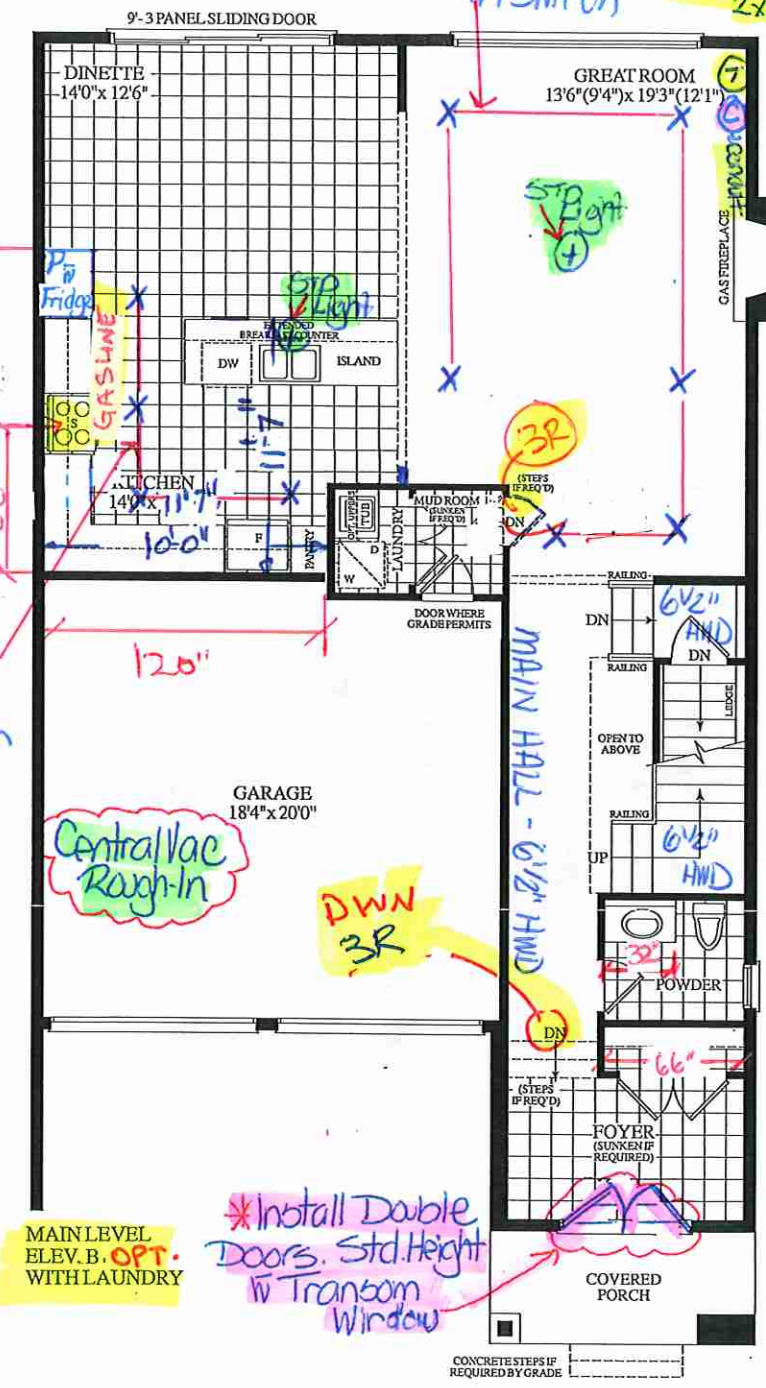
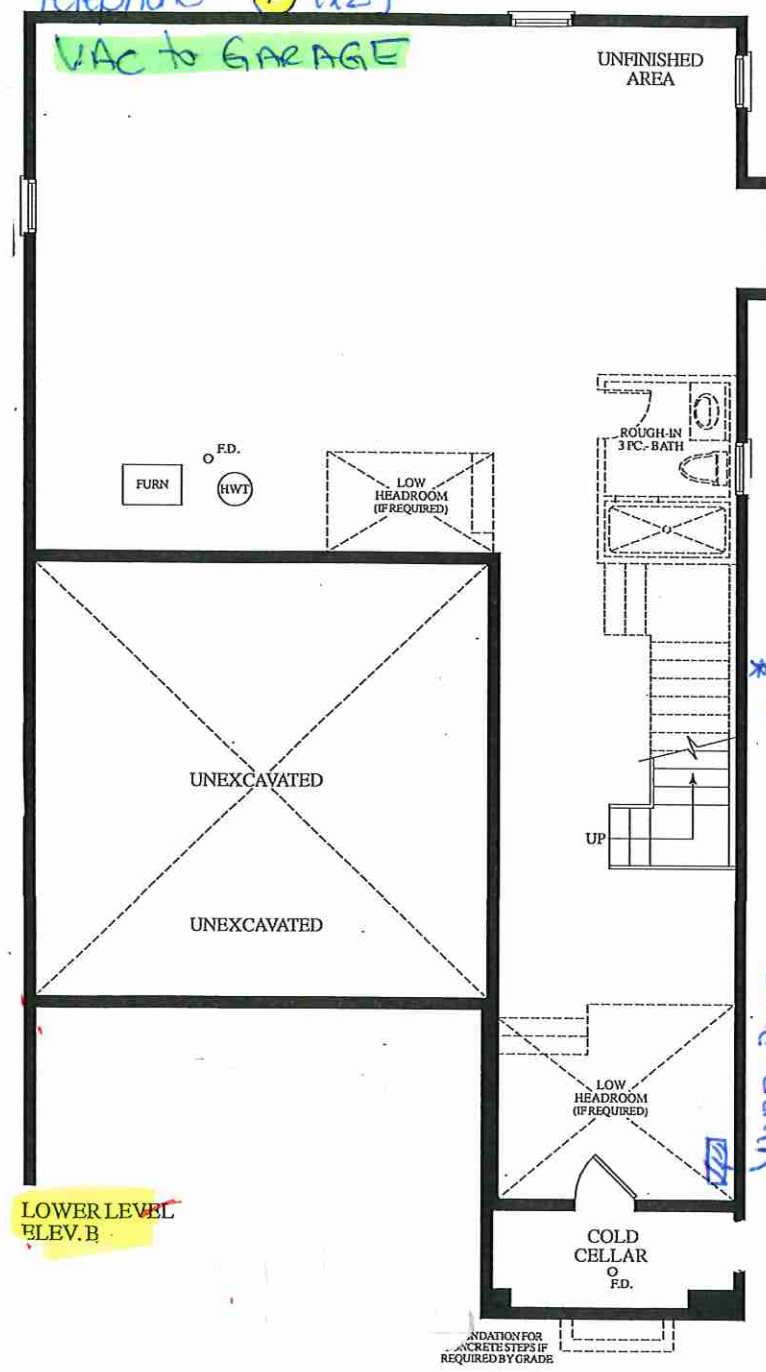
Conduit (x1)

YO

6 Pot Lights w/ 1 switch

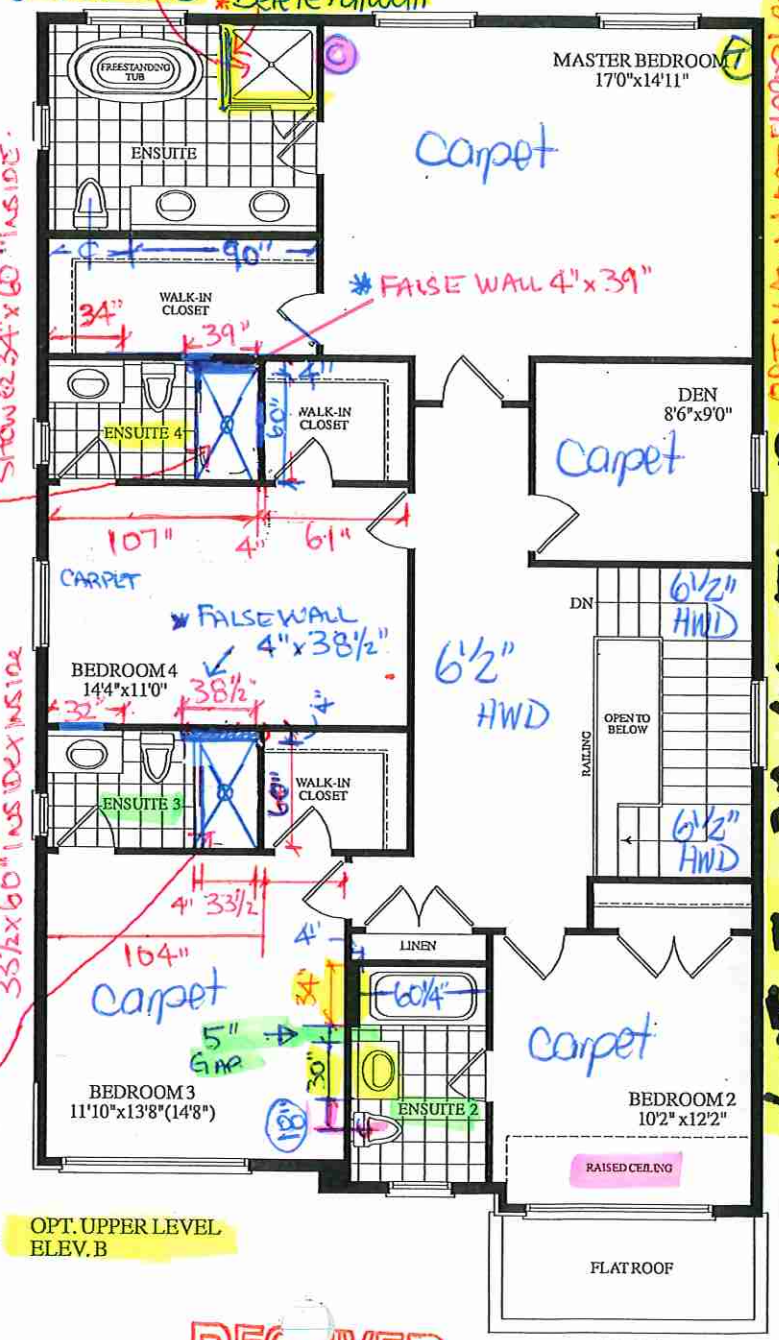
* Frameless Glass Enclosure
2x2 Mosaics, 6" Curbw Stone

* Delete Full Wall



* Shower Stall w/ Cordoba Panels
2x2 Mosaics, 6" Curbw Stone
Shower Pot Light
Shower 34" x 60" INSIDE

* Shower Stall w/ Cordoba Panels
2x2 Mosaics, 6" Curbw Stone
Shower Pot Light
Shower 33 1/2" x 60" INSIDE



RECEIVED
Sept. 4/12

Dimensions, specifications, layouts, window sizes, and materials are approximate only; may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.

Lot 7 38-14 EL B



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:	CLAIRE QIAN YANG	CONTRACTOR:	Grovetrad Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	claire.qianyang@gmail.com	MODEL TYPE:	38-14
PHONE #:		LOT #:	7 QTF
PHONE #:	(647) 887-3232	DATE:	Apr 14, 2022 Q9079

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: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
TCS2896		STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
3PD	1	1 SET OF POT DRAWERS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRAWER)	
CK-3PD	1	DROP IN COOK-TOP w/ POT DRWS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRW)	
BMO3098	1	BUILT-IN MICRO & WALL OVEN w/ WOOD DRAWER(S) BELOW - 30" D x 95-1/2"H	
P-INT-DRW	2	1 INTERIOR PULL-OUT BLUM ANTARO WHITE DRW IN PANTRY - MIN. 16" DEEP CABINET	
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCLING + 1 x 21 L COMPOST BIN.	
UNCT-FR	1	ADD AN OPENING FOR AN UNDERCOUNTER FRIDGE	
CUST-1	1	26" DEEP FRIDGE ENCLOSURE w/ 2 GABLES (OPTION PAID BY BUILDER)	
CUST-2	1	MAKE UPPER OPENING ABOVE COOKTOP 42" WIDE (AT UPPERS)	
CUST-3	1	CONVERT STANDARD BANK DRAWERS INTO A SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-4	1	46" EXTENDED HEIGHT CABINETRY TO CEILING w/ FLAT VALANCE - 100" HIGH MOUNTING HEIGHT & 108" OVERALL	
CUST-5	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WILLOW GREY	
CUST-6	1	CATEGORY 3 HARDWARE: DH13020 (MATTE BLACK)	
CUST-7	1	VALANCE BOX UPPERS & PUCK LIGHT CUTOUTS (ELEC. & LIGHTS BY OTHERS)	
CUST-8	1	WATER FALL ISLAND: 3" HIGH VALANCE BOX w/ PLUG CUTOUT	
CUST-9	1	100"H PANTRY TO ACCOMMODATE 2 PULL-OUT DRAWERS w/ OPENING FOR BAR FRIDGE BELOW	
ROOM SUMMARY:			

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

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34-1/2" PER VANITY	
CUST-2	1	CONVERT TOP DRAWER INTO 1 SET OF 3 DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WILLOW GREY	
CUST-4	1	CATEGORY 3 HARDWARE: DH13030 (MATTE BLACK)	
ROOM SUMMARY:			

QY



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PURCHASER:	CLAIRE QIAN YANG	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	claire.qianyang@gmail.com	MODEL TYPE:	38-14
PHONE #:		LOT #:	7 CTF
PHONE #:	(647) 987-3232	DATE:	Apr 14, 2022 Q9079

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

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WHITE	
CUST-3	1	CATEGORY 3 HARDWARE: DH13030	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Ensuite #3 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WHITE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WHITE	
CUST-3	1	CATEGORY 3 HARDWARE: DH13030	
ROOM SUMMARY:			

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

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY w/ BOTTOM DRAWER - 8-1/2" FFL (OPTION PAID FOR BY BUILDER)	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WHITE	
CUST-3	1	CATEGORY 3 HARDWARE: DH07870 BRUSHED BRASS	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: WHITE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
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your kitchen. your taste.

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PURCHASE AGREEMENT FORM

PURCHASER:	CLAIRE QIAN YANG	CONTRACTOR:	Grovetrail Developments Inc.
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EMAIL:	claire.qianyang@gmail.com	MODEL TYPE:	38-14
PHONE #:		LOT #:	7 CTF
PHONE #:	(647) 887-3232	DATE:	Apr 14, 2022 Q9079

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WHITE	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Ensuite #4 VANITY	DOOR STYLE: QT 1022 FINISH: WHITE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WHITE	
CUST-3	1	CATEGORY 3 HARDWARE: DH13030	
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
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:	
		HST	
		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:

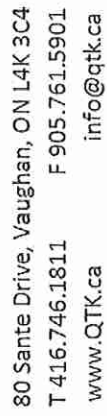
DATE:

CUSTOMER SIGNATURE:

DATE:

SALES REP NAME:

QTK AUTHORIZED SIGNATURE:



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 and 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.

164½" **STOVE CENTER**



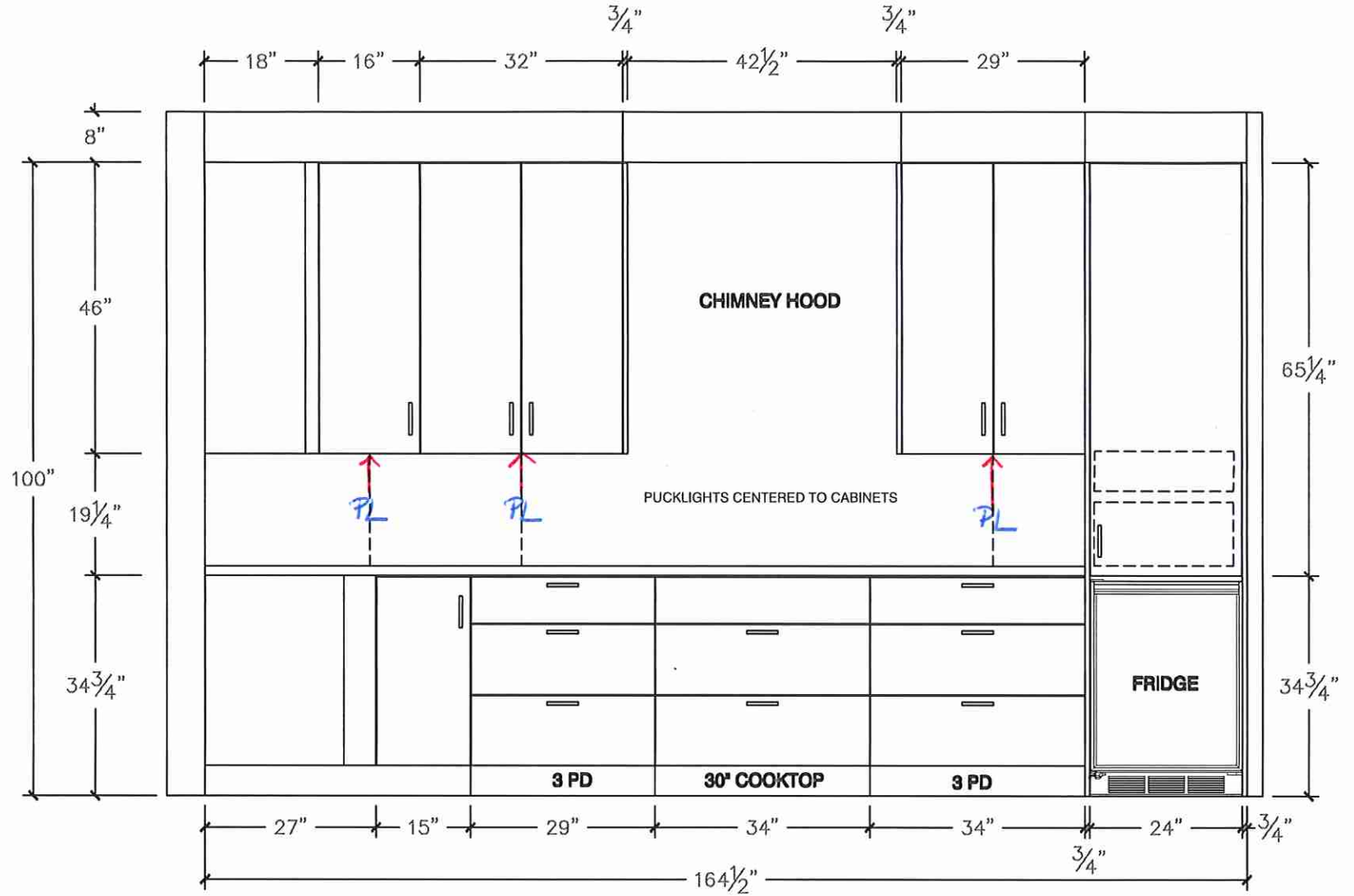


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 7 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 16, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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STOVE WALL - ELEVATION



YO

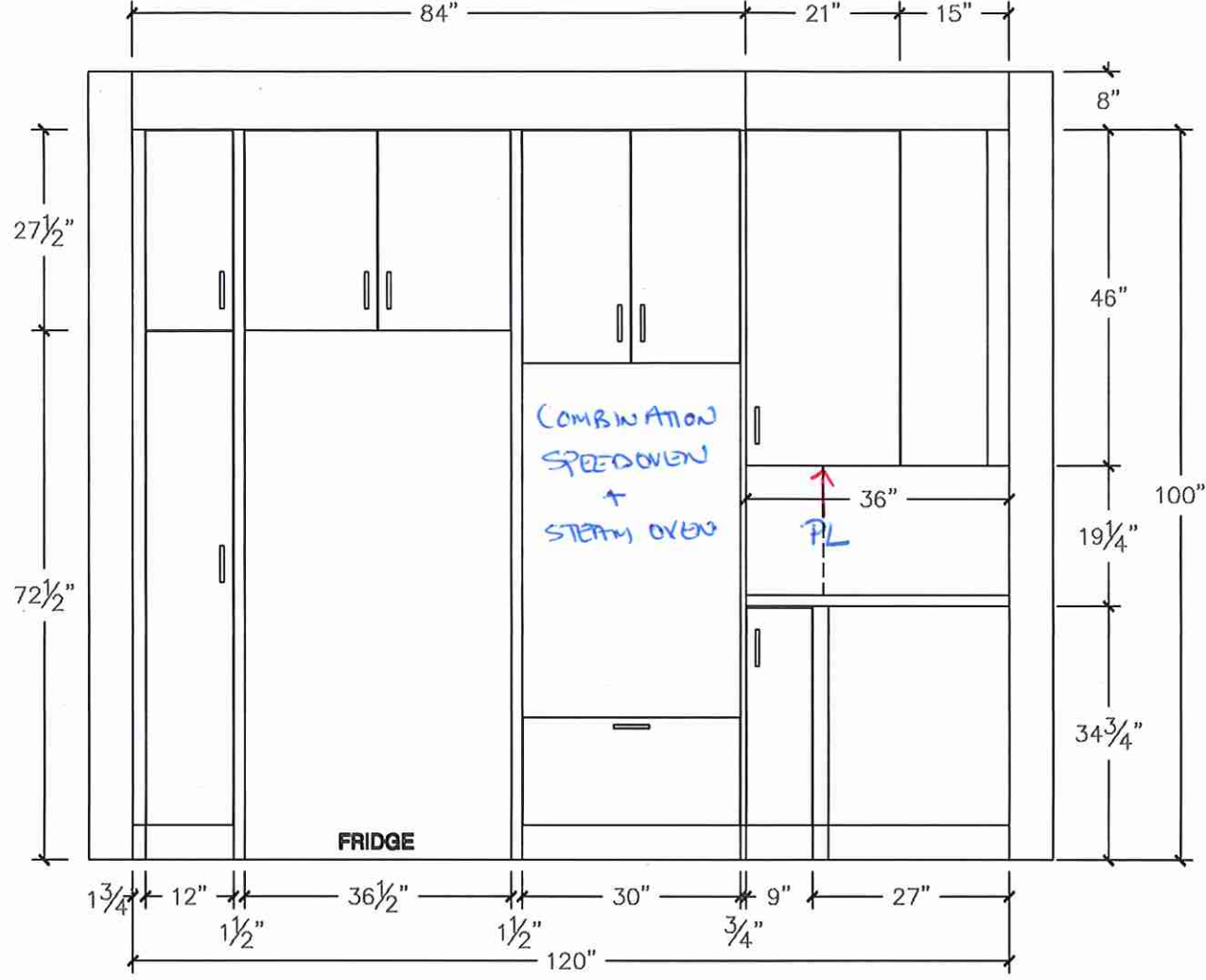


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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 7 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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FRIDGE WALL - ELEVATION



[Handwritten signature]



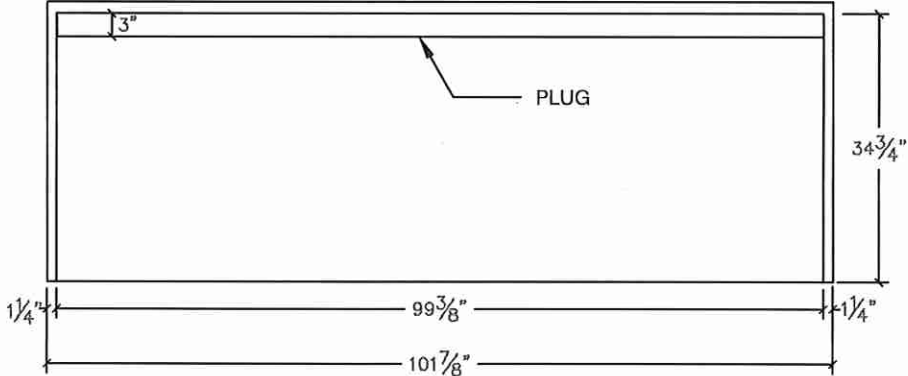
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 7 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 16, 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

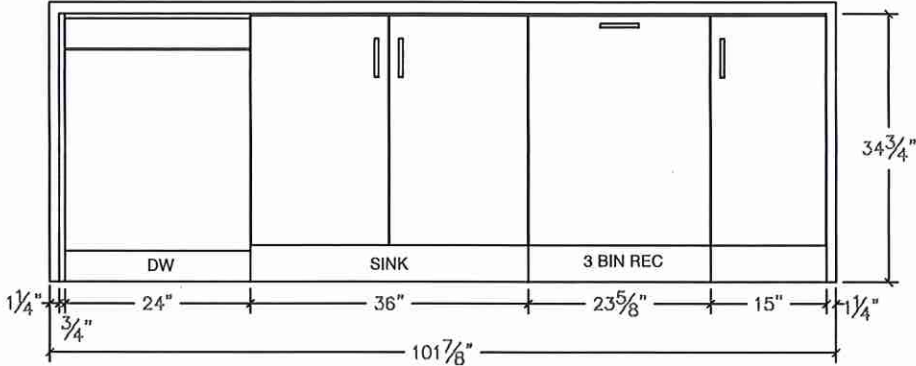
COMMENTS:

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ISLAND REAR - ELEVATION



ISLAND FRONT - ELEVATION



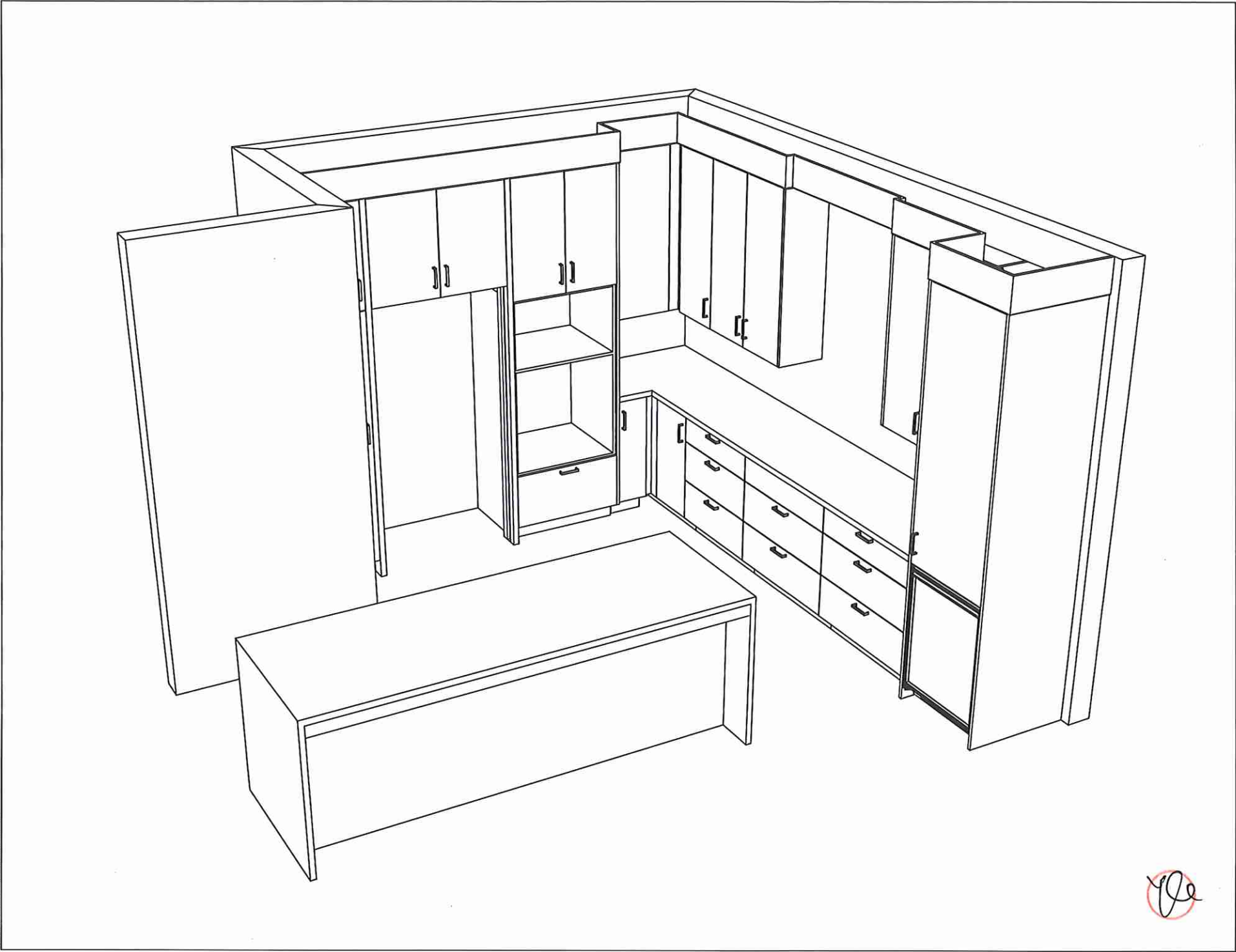
YLO



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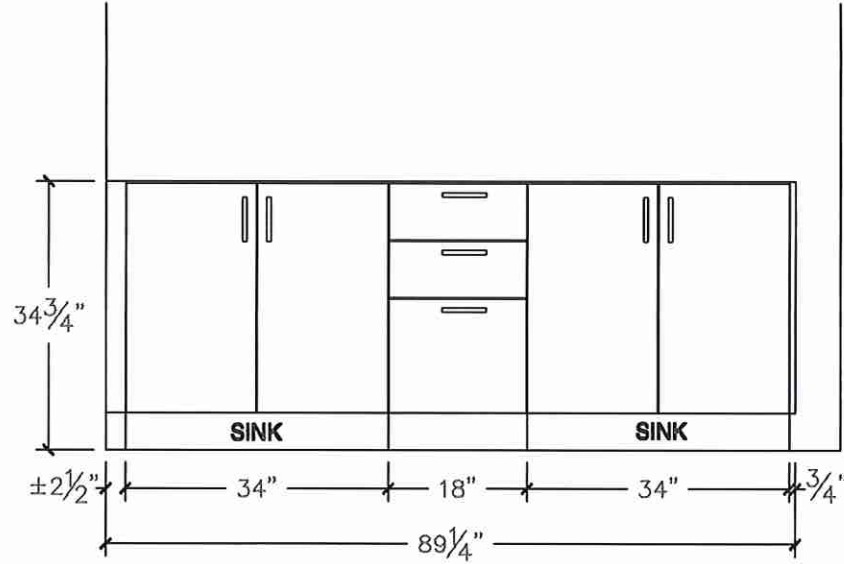
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 7 CTF	ROOM: VANITY	DRAWN BY: GJ
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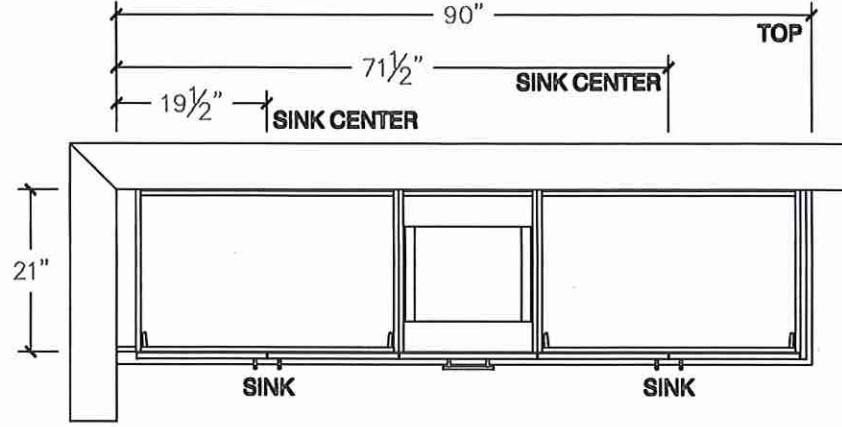
COMMENTS:

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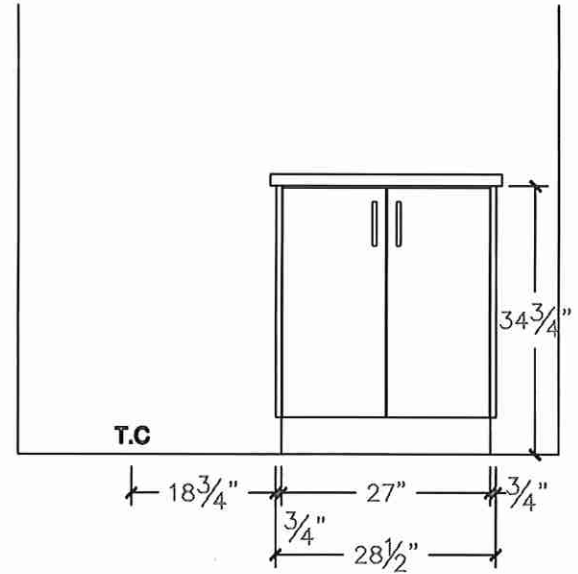
MASTER ENSUITE - ELEVATION



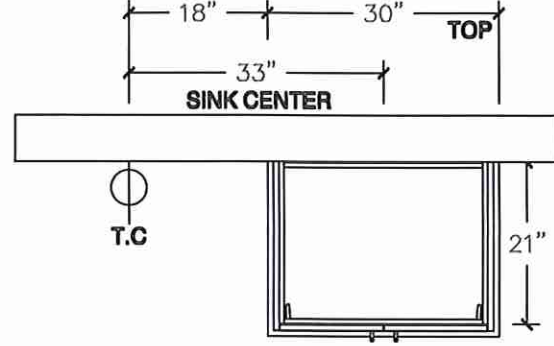
MASTER ENSUITE - PLAN



Ensuite 2 - ELEVATION



Ensuite 2 - PLAN



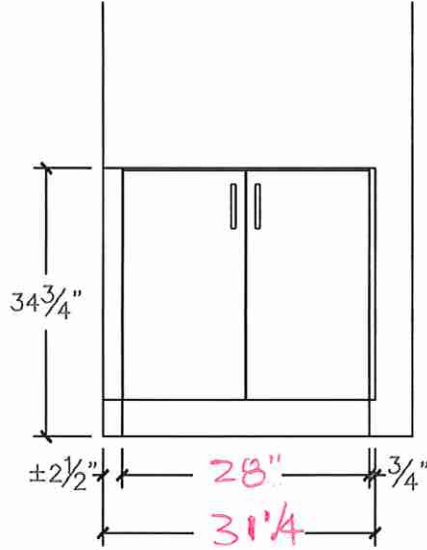


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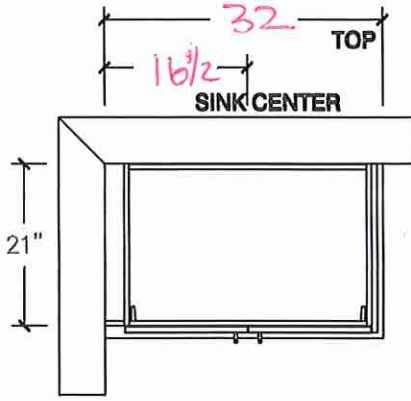
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 7 CTF	ROOM:	VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
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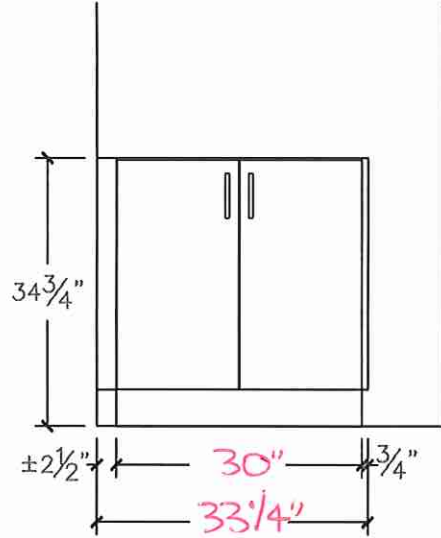
Ensuite 3 - ELEVATION



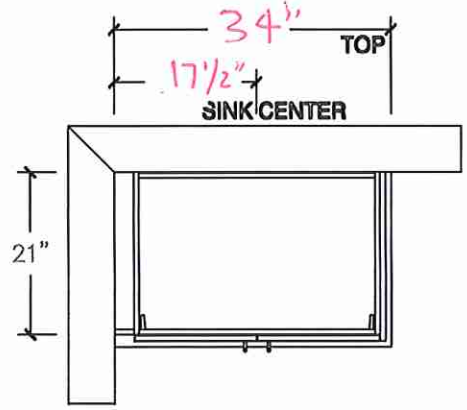
Ensuite 3 - PLAN



Ensuite 4 - ELEVATION



Ensuite 4 - PLAN



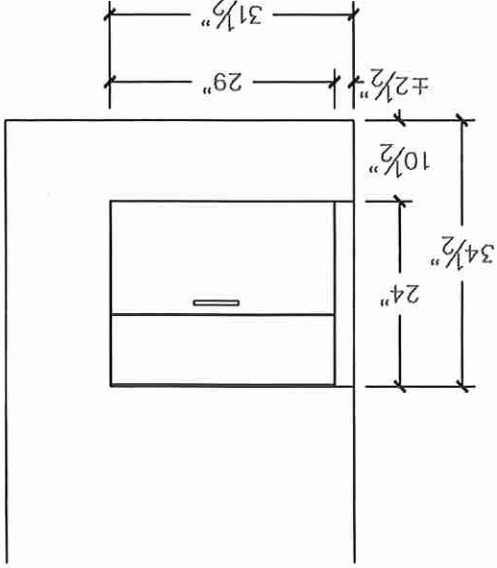
YK



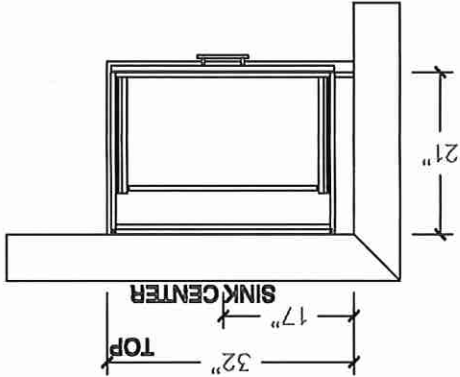
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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 16, 2021
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COMMENTS:			

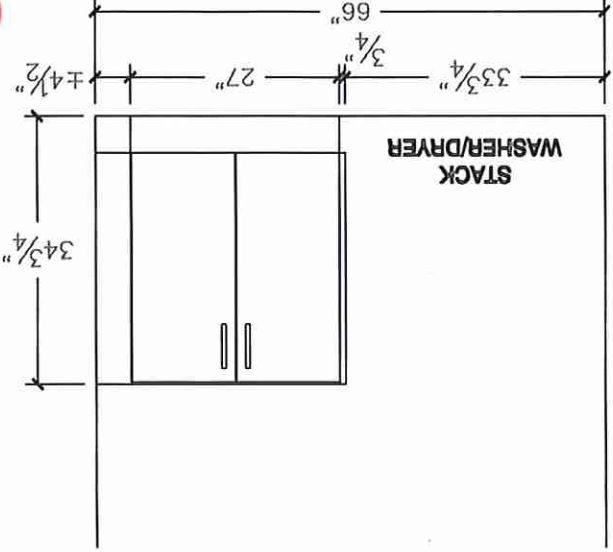
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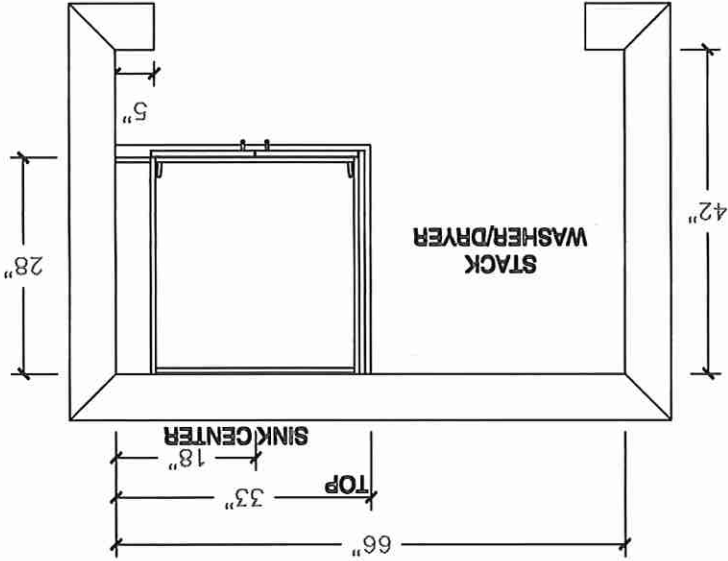
POWDER - ELEVATION



POWDER - PLAN



LAUNDRY - ELEVATION



LAUNDRY - PLAN

Lot 7 Oak Ridge

Gas Cooktop EPS Series Spec Sheet

GAG86309 / ~~GAS78307~~ / ~~GAG76202~~



FOTILE

A BREATH OF FRESH ENGINEERING®

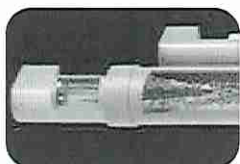
FOTILE EPS Series cooktops are more powerful and more stable providing better performance to the home inspired chef. Built with premium materials like heat resistant tempered glass, to cast iron metal, to timeless stainless steel, the FOTILE cooktops are not only more powerful, efficient, and safe, they are also aesthetically pleasing too.



Key Features:



50% Higher Heating Efficiency Powered by Patented Jet Collision Technology



14,800 BTU Burners and Angled Fire for Powerful Heating



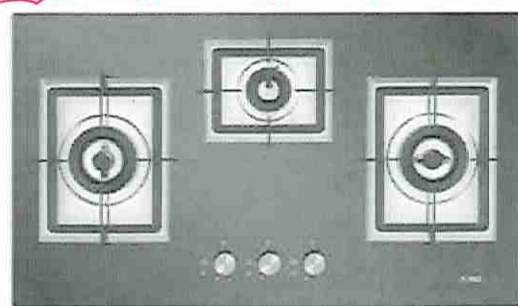
Flame Failure Safety Detection System to Avoid Gas Leakage



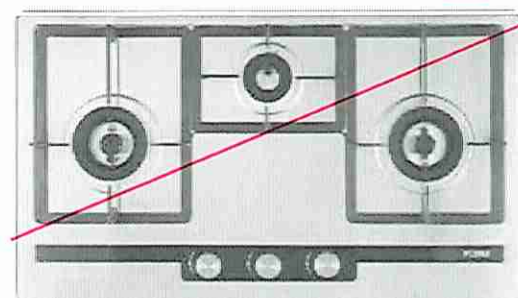
12 Safety Guarantees to Keep Families Safe Protected



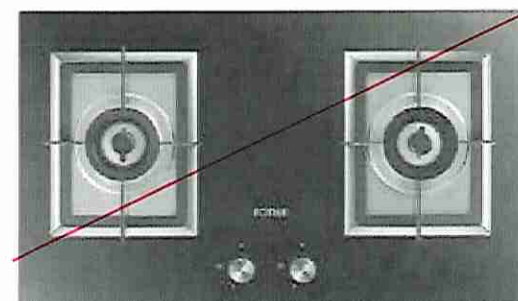
Sealed Burners for Easy Cleaning



GAG86309



GAS78307



GAG76202

FOTILE Contact Information:

serviceusa@fotile.com

1-888-315-0366

6 Campus Dr, Suite 210, Parsippany, NJ 07054

www.fotileglobal.com

12 Safety Guarantees:

Integrated silicon aluminum and alloy burner / Anti-flashback shield / Child proof knob / Separation box for gas & electricity / 3X reinforced gas leak prevention seal / Copper tubing / Ignition pin protection cover / High-end anti-explosion panel / Installation guide positioning pin / Flame failure / Waterproof cover / Electrical wire wrap shield

Lot 7 Oak Ridge

✓

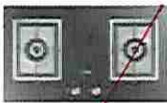
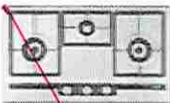
Gas Cooktop EPS Series Spec Sheet

GAG86309 / GAS78307 / GAG76202

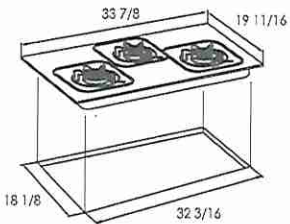
FOTILE

A BREATH OF FRESH ENGINEERING®

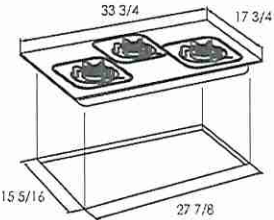
Specifications:



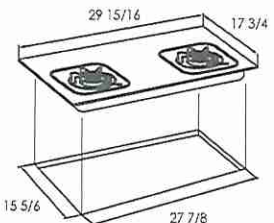
Model	GAG86309	GAS78307	GAG76202
Certification	ETL	ETL	ETL
Product Dimensions (WxD)(inch)	33 7/8 x 19 11/16	33 3/4 x 17 3/4	29 15/16 x 17 9/16
Cut-Out Dimensions (WxD)(inch)	32 3/16 x 18 1/8	27 7/8 x 15 5/16	27 7/8 x 15 5/16
Gas Supply Natural Gas (LP Convertible Kit Required)	Battery	Battery	Battery
No. of Burners	3	3	2
Panel Material	Tempered Glass	Stainless Steel	Tempered Glass
Grate	Cast Iron	Cast Iron	Cast Iron
Heating Load(BTU)	L: 14800 M: 5800 R: 14800	L: 14800 M: 5800 R: 14800	L: 14800 R: 14800
Fast Ignition	✓	✓	✓
Net Weight(lbs)	39.7	26.9	24.3
Gross Weight(lbs)	44.1	31.7	28.6
Packing-Box Size (WxDxH)(inch)	35 7/8 x 21 1/2 x 8 5/16	34 1/2 x 20 1/2 x 8 1/2	32 5/16 x 20 5/8 x 8 3/4



GAG86309

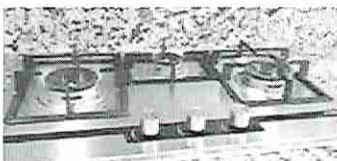


GAS78307



GAG76202

Installation Examples:



Lot 7
Oak Ridge



Perimeter Series Range Hoods EMS9018 Spec Sheet

FOTILE

A BREATH OF FRESH ENGINEERING®

FOTILE EMS9018 Perimeter Vent Range hood is powerful and has a modern canopy design. Wall mountable, this powerful certified Range Hood offers superior smoke, grease, and odor extraction due to its large Capture Shield and M Shape Canopy. Best of all, this powerful range hood not only offers excellent venting performance, it is also exceptionally quiet so you can have a casual conversation as you are preparing a meal. Available in Stainless Steel.



Key Features



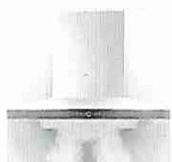
Capture Shield Technology to
Actively Absorb Smoke



Auto Turbo Mode for Quick Extra
Power



97% Odor Reduction Rate &
92% Grease Separation Rate



Covers 7.2 ft² of Cooking Area
(5-6 Burners)

Secondary Features

- Auto Delay Shutoff
Extracts Lingering Odors After You Are Done
Cooking
- Powerful LED Light
Lights Up Your Cooktop
- Large Oil Collection Cup
Detachable and Easy to Clean
- Detachable Capture Shield
Easy to Clean

YO

A BREATH OF FRESH ENGINEERING®

**Due to HVI's testing method, the Turbo Mode/Max Power level of EMS9018 can not be tested.*

Lot 7 Oak Ridge

YQ

30" Speed Combination Oven

800 Series – Stainless Steel HBL8753UC



HBL8753UC
Stainless Steel

Also available in:

Black HBL8743UC
Stainless Steel

Bosch speed combination ovens create an all-in-one cooking center with an upper speed oven and a Genuine European Convection oven below.

Features & Benefits

2-in-1 microwave and convection oven with 9 SpeedChef® programs to simplify cooking with fast results.

Lower oven's convection multi-rack mode gives uniform baking results even when using all 3 racks simultaneously.

Oven is equipped with a self-cleaning cycle that easily cleans itself via 2, 3, and 4 hour cycle options.

Download the Home Connect app to remotely monitor and control your Bosch wall oven with your smart phone or tablet.

General Properties

Home Connect™ – lower cavity (WiFi enabled)	Yes
Cooking modes – upper cavity	Speed oven; 12 Auto Programs (including Auto Defrost, Melt Butter, Soften Ice Cream, Pizza), 9 Sensor Cook Programs, 9 SpeedChef® Programs, Hi & Lo Broil, European Convection, Keep Warm, Frozen Foods

Cooking modes – lower cavity	Bake, Variable Broil (hi & low), Roast, Warm, Sabbath, Proof Dough, Convection Bake, Convection Broil, Convection Roast, Pizza, Multi Rack Genuine European Convection, Convection Conversion, Temperature Probe, Fast Preheat
------------------------------	--

Cleaning type – lower	Self Clean
Telescopic rack	1
Illumination type	LED (Upper) / Halogen (Lower)
Interior lights	1 Upper / 2 Lower

Oven Performance

Microwave power – upper cavity	1000 W
Bake / broil element wattages – upper cavity	600 / 1,750 W
Convection element wattages – upper cavity	1,700 W
Bake / broil element wattages – lower cavity	2,400 / 3,800 W
Convection element wattages – lower cavity	2,000 W

Technical Details

Watts (W)	9,600 W
Circuit breaker (A)	40 A
Volts (V); Frequency (Hz)	240 / 208 V; 60 Hz
Power cord length (in)	50"
Plug type	Fixed Connection, No Plug
Energy source	Electric

Dimensions & Weight

Overall appliance dimensions (HxWxD) (in)	49" x 29 3/4" x 24 1/2"
Required cutout size – Standard (HxWxD) (in)	48 5/8" x 28 1/2" x 23 1/2"
Required cutout size – Flush (HxWxD) (in)	49 1/8" x 30" x 24 1/2"
Speed oven cavity size – upper	1.6 cu. ft.
Overall upper speed oven interior dimensions (HxWxD) (in.)	9 7/8" x 16 1/2" x 16 1/2"
Metal turntable diameter (in)	14 1/8" dia.
Ceramic tray diameter (in)	13 3/4" dia.
Rack – rectangular cookware max. – upper	15" x 12"
Oven cavity size – lower	4.6 cu. ft.
Overall lower oven interior dimensions (HxWxD) (in)	17 13/16" x 24 1/8" x 18"
Usable lower oven interior dimensions (HxWxD) (in)	12 1/4" x 23 1/4" x 15 1/4"
Net weight (lbs)	259 lbs

Accessories – Included

Upper Oven: Metal Turntable, Square rack, Ceramic Cooking Tray
Lower Oven: 1 Telescopic and 2 Standard Oven Racks, Meat Probe

Accessories – Optional



HEZTR301
30" Telescopic Rack



Home Connect*

*Lower wall oven only

Accessories: To purchase Bosch accessories, cleaners & parts please visit www.bosch-home.com/us/store or call 1-800-944-2904 (Mon to Fri 5 am to 6 pm PST, Sat 6 am to 3 pm PST).

Notes: All height, width and depth dimensions are shown in inches. BSH reserves the absolute and unrestricted right to change product materials and specifications, at any time, without notice. Consult the product's installation instructions for final dimensional data and other details prior to making cutout.

Warranties: Please see Use & Care manual or Bosch website for statement of limited warranty.

For more information on our entire line of products, go to www.bosch-home.com/us or call 1-800-944-2904

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06/20

Lot 7 Oak Ridge

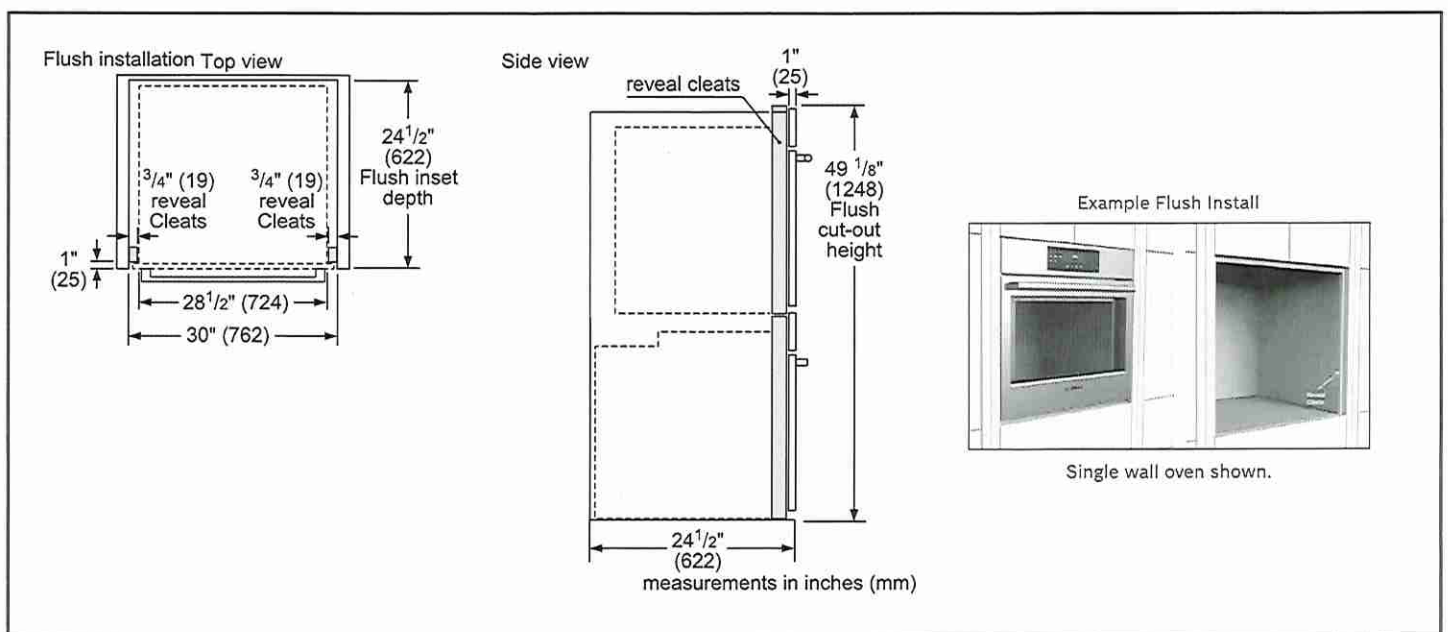
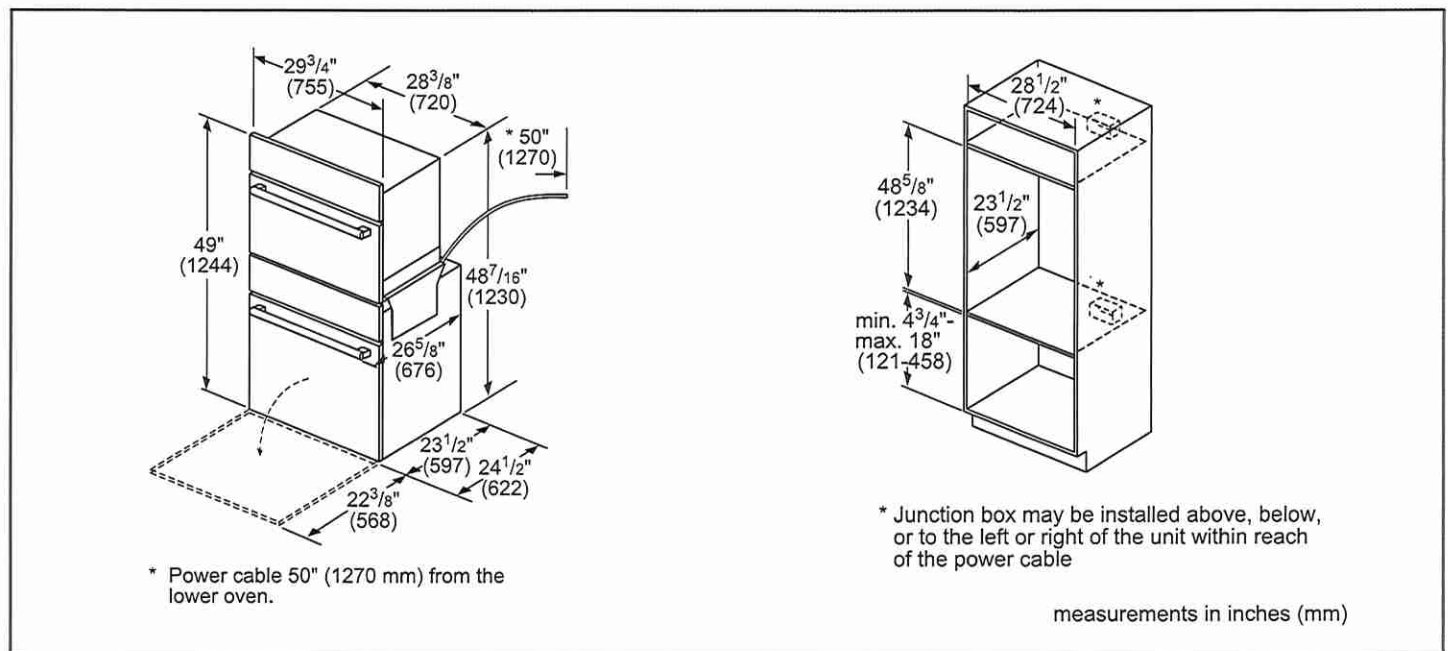
YCC

30" Speed Combination Oven

800 Series – Stainless Steel HBL8753UC



Installation Details



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Lot 7 Oak Ridge

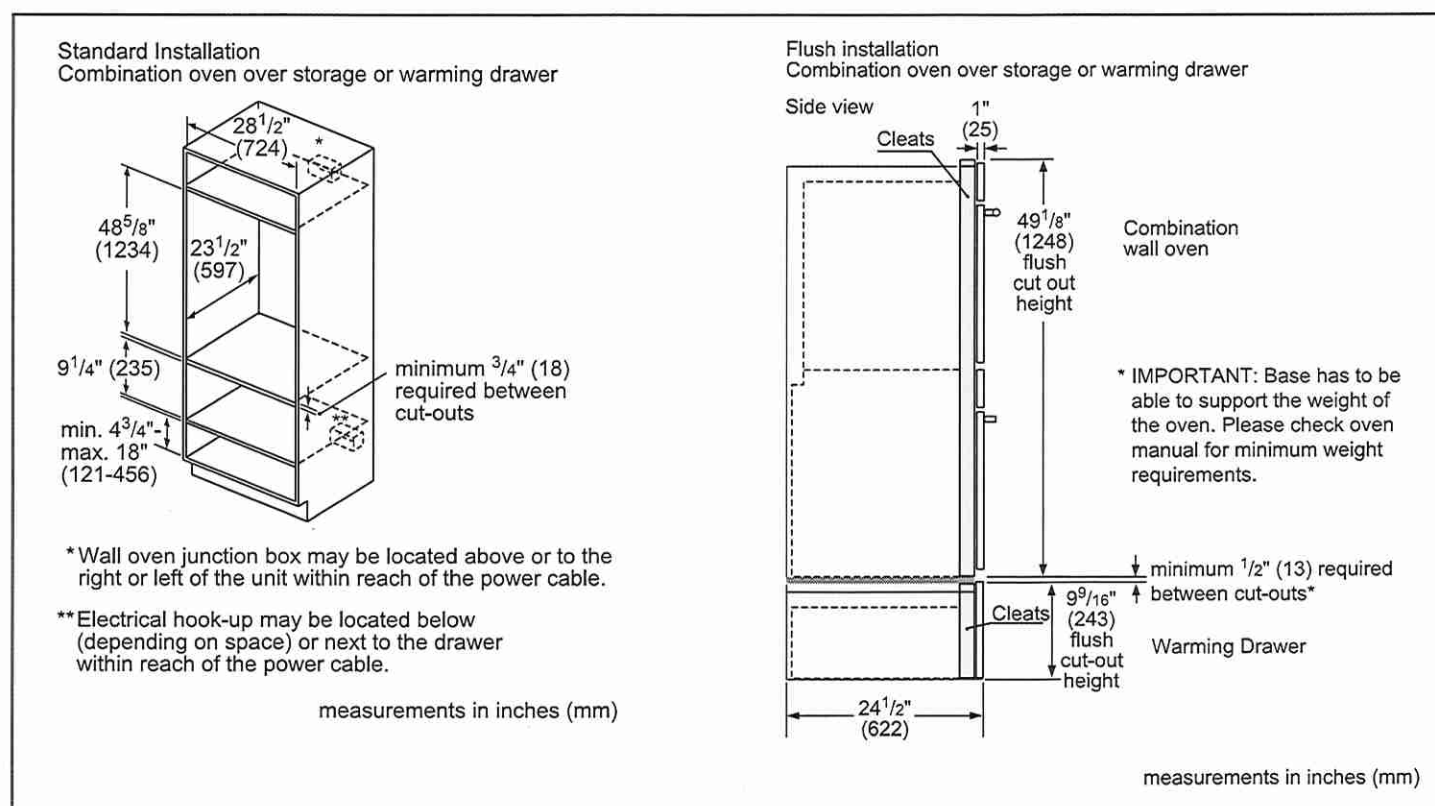
YD

30" Speed Combination Oven

800 Series – Stainless Steel HBL8753UC



Installation Details



Accessories: To purchase Bosch accessories, cleaners & parts please visit www.bosch-home.com/us/store or call 1-800-944-2904 (Mon to Fri 5 am to 6 pm PST, Sat 6 am to 3 pm PST).

Notes: All height, width and depth dimensions are shown in inches. BSH reserves the absolute and unrestricted right to change product materials and specifications, at any time, without notice. Consult the product's installation instructions for final dimensional data and other details prior to making cutout.

Warranties: Please see Use & Care manual or Bosch website for statement of limited warranty.

For more information on our entire line of products, go to www.bosch-home.com/us or call 1-800-944-2904

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06/20

Lot 7
Oak Ridge



36" Counter-Depth 3-Door Refrigerator

500 Series – Stainless Steel B36CD50SNS



B36CD50SNS
Stainless Steel

Also available in:
Black Stainless Steel
B36CD50SNB

Introducing the
QuickIcePro System™,
industry's fastest
refrigerator ice maker.¹
Enjoy freshly filtered ice
that's replenished fast.

Features & Benefits

The Bosch QuickIcePro System offers rapid ice replenishment, producing up to 12 lbs of ice per day,² ensuring ample ice availability

UltraClarityPro™ water filter reduces >99.9% of sediment that may be found in your water and ice, including harsh elements like chlorine and chloramine.

With Home Connect™, remotely control and monitor your appliance to efficiently manage your day.

General Properties	
Full 69" height and true counter depth for built-in appearance	Yes
Easy Clean Stainless Steel	Yes
Lighting	Recessed LED light bars
Number of evaporators	1
Defrost process refrigerator section	Frost-free
Number of shelves – refrigerator	5
Adjustable shelves – refrigerator	4 half-width
Shelf material – refrigerator	Tempered glass
Type of shelves – refrigerator	Frameless split shelves with chromed trim
Ice maker	Yes
Water filter	UltraClarityPro™
External water and ice dispenser	Yes
Gallon storage bins	2
Humidity control compartments	2
Full width drawer	1
Touch control panel	Yes
AirFresh® filter	Yes
MultiAirFlow™	Yes
Stainless steel back wall	Yes
Defrost process freezer section	Automatic
Number of drawers – freezer	2
Wi-Fi enabled	Yes, Home Connect™ app

Capacity	
Total capacity (cu. ft.)	21.6
Refrigerator capacity (cu. ft.)	15.2
Freezer capacity (cu. ft.)	6.4
Technical Details	
Current (A)	15 A
Volts (V)	115 V
Frequency (Hz)	60 Hz
Power cord length (in.)	91
Plug type	120V-3 prong
Dimensions & Weight	
Appliance dimensions with hinges, handles and doors (HxWxD) (in.)	70** x 35 5/8" x 31 1/8"
Appliance dimensions without hinges and doors (HxWxD) (in.)	69 1/2" x 35 5/8" x 24***
Appliance dimensions with hinges and doors, no handles (HxWxD)(in.)	70** x 35 5/8" x 28 3/4"
Required cutout size (HxWxD) (in.)	70" x 36" x 25"
Net weight (lbs)	350 lbs
Efficiency	
Energy consumption (kWh/yr)	656
ENERGY STAR® qualified	Yes
Accessories	
UltraClarityPro™ Water Filter: BORPLFTR55 90 Degree Door Stopper: 10012733	



¹Based on single ice maker production rates during a 24-hour period, measured per IEC standard and manufacturer user's manuals, for brands identified in US and Canada TraOnline as freestanding French door bottom mount refrigerators. Results may vary depending on operating conditions.
²Based on filling 8 oz glasses.
*When leveling legs are fully extended, add 5/8" to overall height, total 70 5/8".
**The cutout depth of 25" includes the required 1" airflow. The electrical covers on the back of unit do not require additional depth.

Lot 7 Oak Ridge

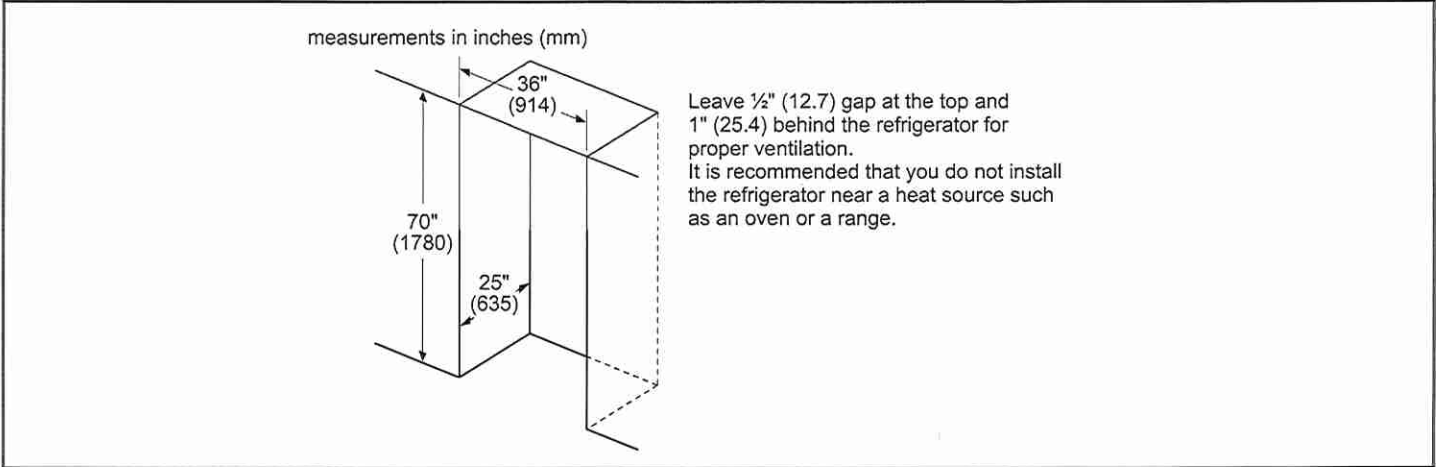
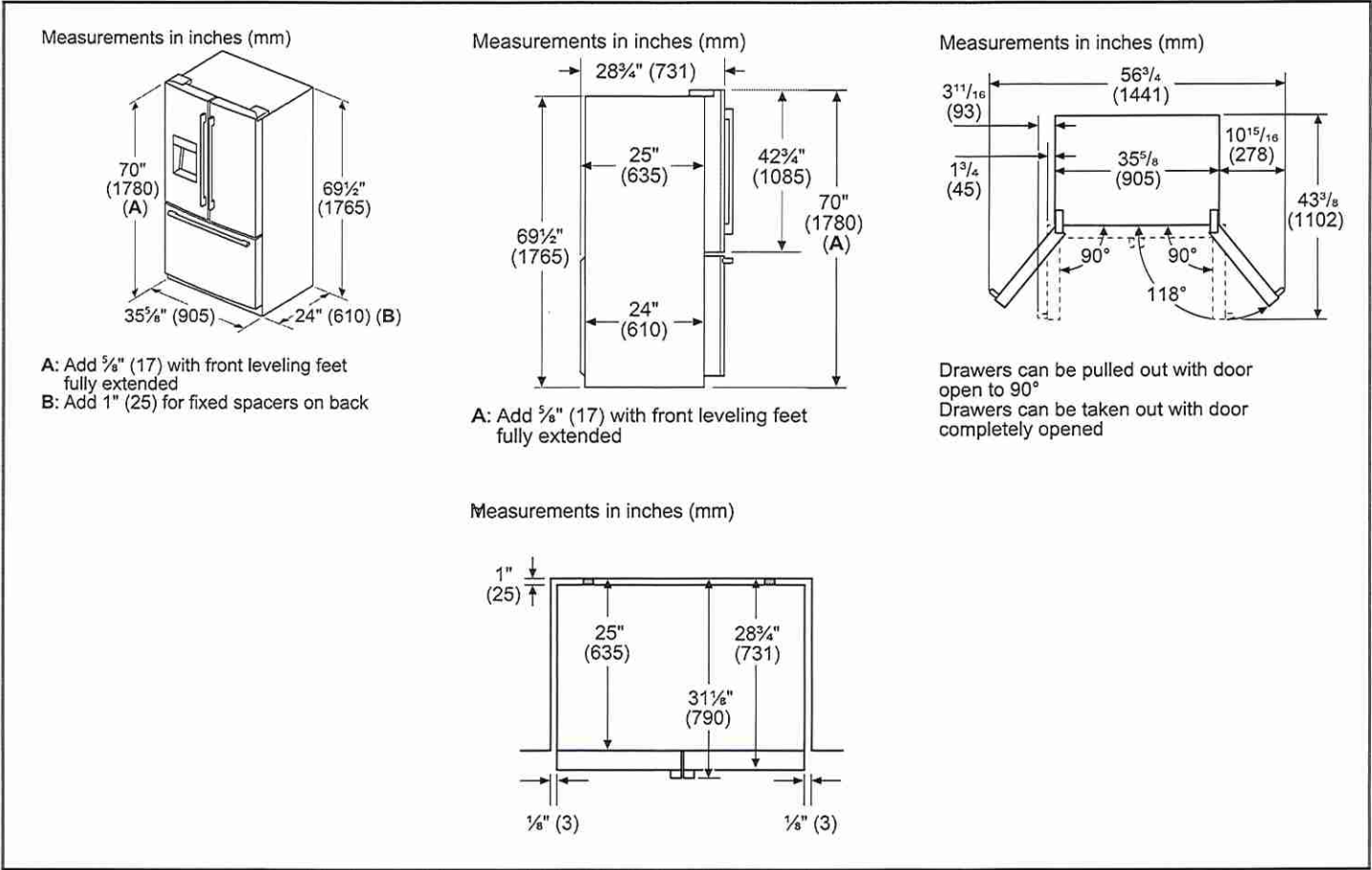


36" Counter-Depth 3-Door Refrigerator

500 Series – Stainless Steel B36CD50SNS



Installation Details



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PRODUCT MODEL NUMBERS

~~WUW35X15D~~
~~WUW55X15D~~

WUW35X24D
WUW55X24D

Electrical: A 115 Volt, 60 Hz., AC only, 15- or 20-amp fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your wine cellar be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

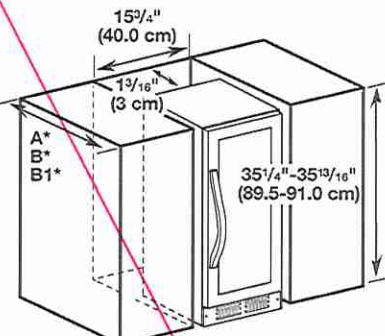
LOCATION REQUIREMENTS

- It is recommended that you do not install the wine cellar near an oven, radiator, or other heat source.
- Do not install in a location where the temperature will fall below 55°F (13°C). For best performance, do not install the wine cellar behind a cabinet door or block the base grille.

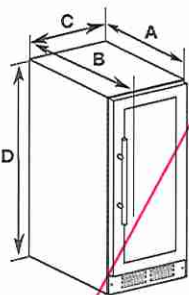
OPENING DIMENSIONS

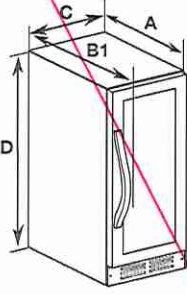
- Height dimensions are shown with the leveling legs extended to the minimum height.
- NOTE:** When leveling legs are fully extended, add 5/8" (15 mm) to the height dimensions.
- If the floor of the opening is not level with the kitchen floor, shim the opening to make it level with the kitchen floor.

15" Models



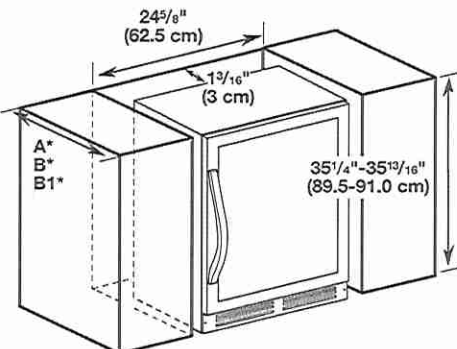
Depth Dimensions	
A*	24 7/8" (63.2 cm) - w/o handle
B*	26 5/8" (67.7 cm) - WUW35X15DS
B1*	26 7/8" (68.2 cm) - WUW55X15DS

WUW35X15DS


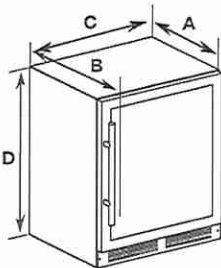
WUW55X15DS


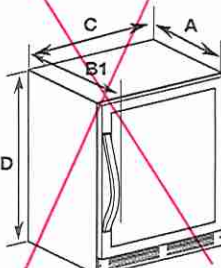
Dimensions	
A	21 7/8" (55.5 cm)
B	25 1/2" (64.7 cm)
B1	25 11/16" (65.2 cm)
C	15" (38.0 cm)
D	34 1/16" - 34 5/8" (86.5 cm - 88.0 cm)

24" Models



Depth Dimensions	
A*	24 7/8" (63.2 cm) - w/o handle
B*	26 5/8" (67.7 cm) - WUW35X24DS
B1*	26 7/8" (68.2 cm) - WUW55X24DS

WUW35X24DS


WUW55X24DS


Dimensions	
A	21 7/8" (55.5 cm)
B	25 1/2" (64.7 cm)
B1	25 11/16" (65.2 cm)
C	23 13/16" (60.5 cm)
D	34 1/16" - 34 5/8" (86.5 cm - 88.0 cm)