



PURCHASER'S EXTRAS (PE)
Oak Ridge Meadows - Grovetrail Developments Inc.
PURCHASERS: ROY GEORGE and ALEX GEORGE // JOHN KURIAKOSE CHENNOTHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #		
18 Block 58	1	LAWRENCE Elev B1	65M-4696		

Item	QTY	Description	Addition to Purchase Price
1		1 - MAIN BATH- Refer to and delete item #3 from PE#7644. Delete the "Kameleon" glass shower slider and Install a a Glass Panel with U Chaannel & Maxx swing Door (Chrome/Clear) Note: **Purchaser is paying the difference ONLY**	
2		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:	



Sub Total
HST
Total

This is a request to price the above extras/upgrades in accordance with the following terms and conditions:

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of Grovetrail Developments Inc..
6. The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
10. For Visa, Mastercard and Debit paments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By	Amount Detail
Amendment	
Total Payment:	

PURCHASER:

DocuSigned by:
ROY GEORGE
A519085C369F456...

PURCHASER:

DocuSigned by:
Alex George
5E56702E47A4C9...

ALEX GEORGE // JOHN
KURIAKOSE CHENNOTHU

21-Apr-22
DATE

CONSULTANT:

Laura Di Pede

21-Apr-22
DATE

VENDOR:

PER: Grovetrail Developments Inc.

DocuSigned by:
John kuriakose Chennotthu
A71FB63D6020409...

☐ Decor ☐ Builder ☐ Purchaser

Printed: 21-Apr-22 at 10:15 am
HST#:1



SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: ROY GEORGE and ALEX GEORGE // JOHN KURIAKOSE CHENNOTHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
18 Block 58	1	LAWRENCE Elev B1	15-Nov-22	

Date Added: 14-Jan-22

Invoice Number: 7644

1 - Standrad cable, Telephone and Conduit Rough In (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - CLARIFICATION- MAIN BATHROOM- Refer to PE# 7519 Item #2, DELETE THE "Cordoba" U Channel door, for the Main Bath and install the "KAMELEON" glass shower sliders. Note:
1 - DECLINED UPRADE VILLA PACKAGE: KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install an Upgrade #1 cabinet, throughout the kitchen, where applicable. Install the DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE Note:
1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher. Note:
1 - KITCHEN- Install an upgrade Edge for the kitchen counter top, in lieu of the bilders standard Edge. Install the "L", where applicable Note:
35 - KITCHEN- Install an upgraded kitchen backsplash, throughout the kitchen, where applicable. Install the 1x4 Herringbone Note: **Does not include behind the stove/fridge**
1 - KITCHEN- Redesign fee for below upgrade Note:
1 - KITCHEN- Install 24" deep upper cabinets above the fridge, to include applicable gables (as required) Note:
1 - KITCHEN- Install an upgraded undermount sink in the kitchen, in lieu of the builders standard. Install the Blanco Quatrus R15 Model # 401518 Note: **Install the Builders STANDARD Single Hole Chrome Faucet**
1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. Note: **Upgrade the fridge ONLY**
1 - KITCHEN- Install a water line for the upgraded fridge in the kitchen (see Sketch0 Note:
1 - KITCHEN- Install an upgraded Fridge, in lieu of the builders standard. Install the WHIRLPOOL 30" Wide, French door fridge Model # WRF560SEHZ Note:
1 - POWDER ROOM- Install an Upgrade #1 cabinet, throughout the Powder Room, where applicable. Install the DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE Note:



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TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
18 Block 58	1	LAWRENCE Elev B1	15-Nov-22	

Date Added: 14-Jan-22

Invoice Number: 7644

1 - POWDER ROOM- Install an upgrade Edge for the Powder Room counter top, in lieu of the builders standard Edge. Install the "L", where applicable Note:
1 - MASTER ENSUITE- Install an Upgrade #1 cabinet, throughout the Master Ensuite, where applicable. Install the DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE Note:
1 - MAIN BATH- Install an Upgrade #1 cabinet, throughout the Main Bath where applicable. Install the DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE Note:
1 - CLARIFICATION- POWDER ROOM/ MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - CLARIFICATION-POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - MASTER ENSUITE/ MAIN BATH- Install the builders standard counter top Edge, throughout the Master Ensuite, and Main Bathroom. Install the "A" Standard Edge Note: **PLEASE NOTE** Upgrade ONLY the Kitchen and Powder Room counter top Edge
1 - UPPER HALL- Install Laminate flooring, throughout the Upper hall ONLY, in lieu of the builders standard carpet. Install the Highland Watson Oak Natural Note:
1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - GREAT ROOM- CALRIFICATION** Purchaser's request to have the Fireplce UNIT install at 20" AFF Mantle to be installed based on teh unit being 20"AFF Note: **FIREPLACE UNIT purchased at time of Structural Appointment**
1 - GREAT ROOM- Install the Floating Wall mount Piant Grade trim Mantle for Fireplace unit in Great Room (See attached) Note:
1 - EXTERIOR- Electrical receptacle soffit mounted controlled by a switch inside the house for christmas lights Note:
1 - GREAT ROOM- Install the Conduit pipe in the Great Room, above the mantle, at approximately 60" AFF for a future TV hung on the wall (See Sketch) Note:
1 - GREAT ROOM- Install an Electrical Plug in the Great Room, above the mantle at approximately 60" AFF for a future TV hung on the wall, next to the Conduit (See Sketch) Note:



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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
18 Block 58	1	LAWRENCE Elev B1	15-Nov-22

Date Added: 14-Jan-22 Invoice Number: 7644

1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

2 - GREAT ROOM- In addition to the TEN (x10) pot lights in the Great Room, Install an additional TWO (X2) pot lights.
Note:

1 - GREAT ROOM- Delete the builders standard ceiling light in the Great Room, and install TEN (X10) pot lights in the Great Room. Great Room to have a total of TWELVE (X12) Potlights. Install SIX (X6) Potlights on one switch
Note: Remaining SIX (X6) Potlights to be on their own switch. Purchaser not charged for a switch due to teh deletion of the standard ceiling light. (See Sketch)

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
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: 30-Sep-21 Invoice Number: 7519

1 - CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT
Note:

1 - MAIN BATH- Install SHOWER STALL in lieu of builders standrad Tub/Shower enclosure at ensuite #2.(To include;2x2 Mosaic Floor, 6" Curb w/Stone, shower pot light and GLass Shower Panels (U-Channel CORDOBA) (See Sketch)
Note:

1 - GREAT ROOM- Install OPTIONAL ELECTRIC FIREPLACE-MODEL #NEFL42CHD -(Inlcudes Applicable Electrical)-To be installed at great room (See Sketch)
Note: **Mantle/Finishes for Fireplace UNit to be Confirmed During Decor Appointment**

1 - PURCHASERS HAVE ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA PHONE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
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:

1 - BONUS PACKAGE -PURCHASER TO RECEIVE \$7,500 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Note: **Remaining Bonus Package of \$251.05 (Includes Taxes) will be applied to upgrades completed during the colour chart appointment**

This Document is Extremely Time Sensitive - Printed 18 Jan 22 at 10:49

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
' GEORGE & ALEX GEORGE // JOHN KURIAKOSE CHENNOT	Laura Di Pede	LAWRENCE Elev B1	/	Grovetrail Developments Inc.	15/11/2022	18 Block 58

Page 1 of 3

Flooring

Description

Master Ensuite

Main Bathroom

Powder Room

Kitchen/Dinette

Laundr 1st Floor

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Wall Tile

Main

Accent/Insert

Border / Listello

Pattern

Plumbing

Railings and Stairs

Railings

Pickets

Posts

Stringers

Treads

Risers

Runner

Trim

Baseboard & Casing

Front Door Glass

Interior Doors

Knobs

Hinges

Grip Set

Notes

Cornice Moulding / Medalion

Foyer

Living Room


Dining Room

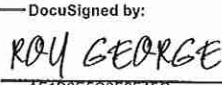
Family Room

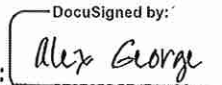
Main Hall

Kitchen

2nd Floor Hall

Consultant: 
Laura Di Pede

Purchaser: 
Roy George

Purchaser: 
Alex George

Vendor: 
Grovetrail Developments Inc.
Printed Dec 13, 2021 2:33 pm

Room	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	(STD) SILVER BIRCH	UPGRADE #1 DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE (UPGD)	VANILLA WHITE (STD)	"A" (STD)	930396 BSN Std
Main Bathroom	(STD) SILVER BIRCH	UPGRADE #1 DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE (UPGD)	VANILLA WHITE (STD)	"A" (STD)	930396 BSN Std
Powder Room	(STD) SILVER BIRCH	UPGRADE #1 DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE (UPGD)	VANILLA WHITE (STD)	"L" (UPGD)	930396 BSN Std
Kitchen/Dinette	(STD) SILVER BIRCH	UPGRADE #1 DOUBLE SHAKER 58N THERMOFOIL- SOFT WHITE (UPGD)	MAPLE WHITE (STD)	"L" (UPGD)	930396 BSN Std
Laundry 1st Floor	(STD) SILVER BIRCH				
Foyer	(STD) SILVER BIRCH				
Main Hall	(STD) SILVER BIRCH				
Great Room	(STD) SILVER BIRCH				
Upper Hall	(STD) SILVER BIRCH				
Master Bedroom	(STD) SILVER BIRCH				
Bedroom 2	(STD) SILVER BIRCH				
Bedroom 3	(STD) SILVER BIRCH				

Appliance Opening/Dimension	
Fridge Size	**UPGRADE** STANDARD
Built-Ins	None Microwave None
Hood Fan	STANDARD Exhaust Opening 6" 8"
Dishwasher Cabinet	Std 24in Opening

Fireplace	
Fireplace	GREAT ROOM
Location Flooring	LAMINATE (STD)
Style	Floating
Finish	White Paint Grade
Marble	NO
Hearth	NO


Fireplace	
Fireplace	N/A
Location Flooring	N/A
Style	N/A
Finish	N/A
Marble	N/A
Hearth	N/A

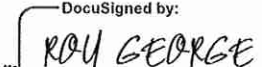
Notes

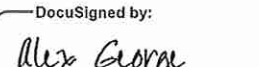
INSTALL STANDARD APPLIANCES


UPGRADE THE FRODGE ONLY

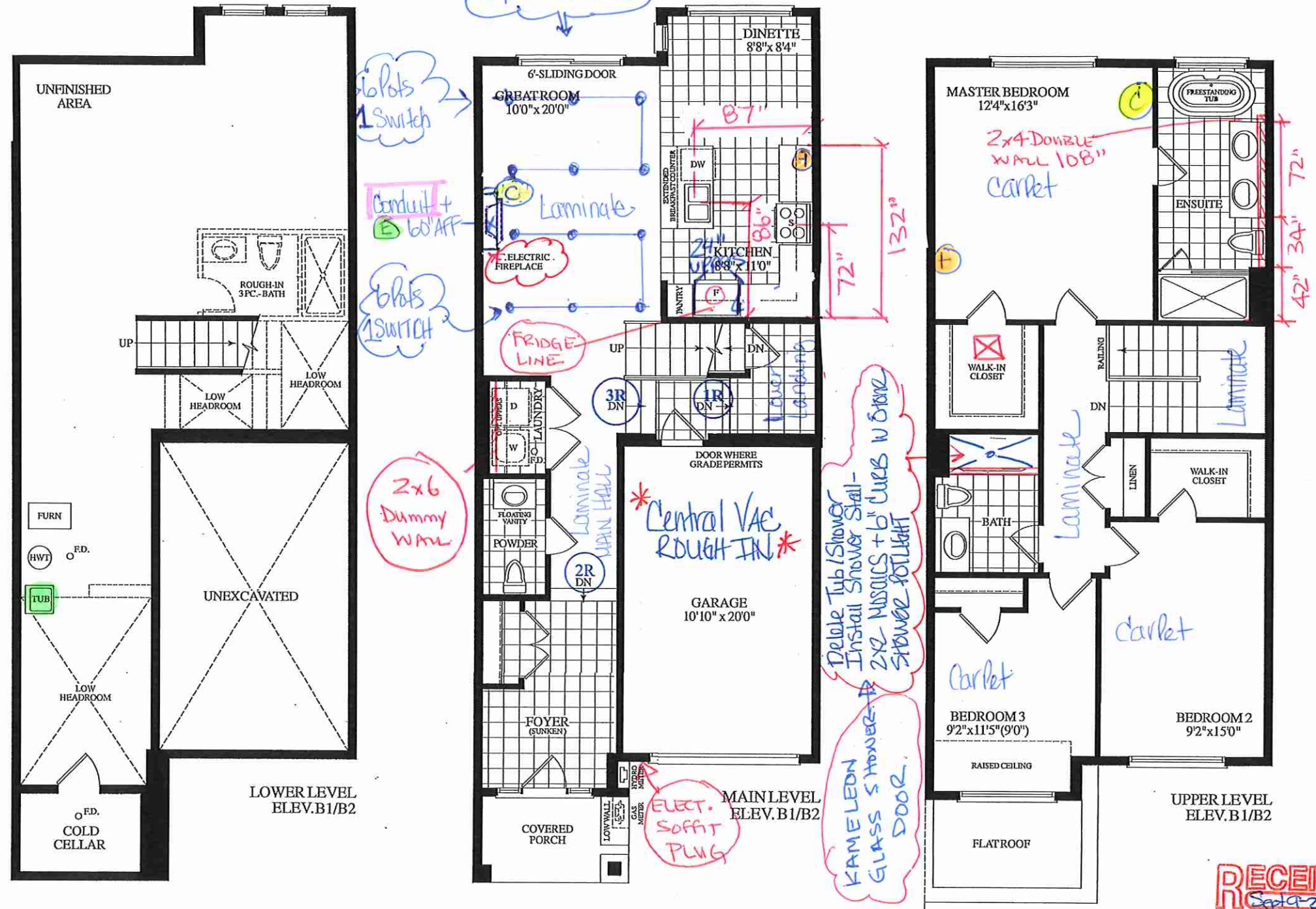
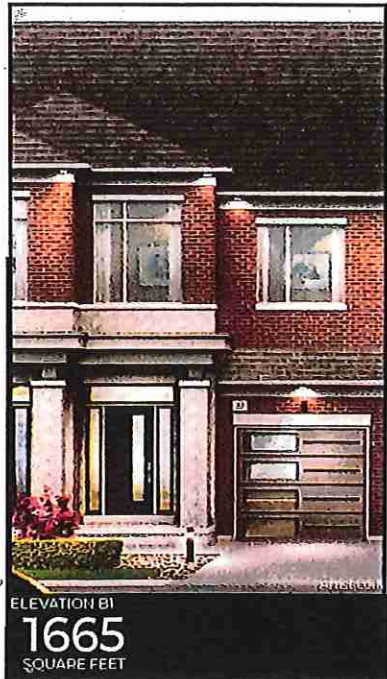
STAINLESS STEEL EXHAUST FAN

Decor Consultant: 

Purchaser:  ROY GEORGE

Purchaser:  Alex George

Vendor: 



BLK 58 LOT#18 20-07 ELEV B

RECEIVED
Sept 9-21

Villa

KITCHENS & FINE CABINETRY LTD

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

CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFILED CROWN

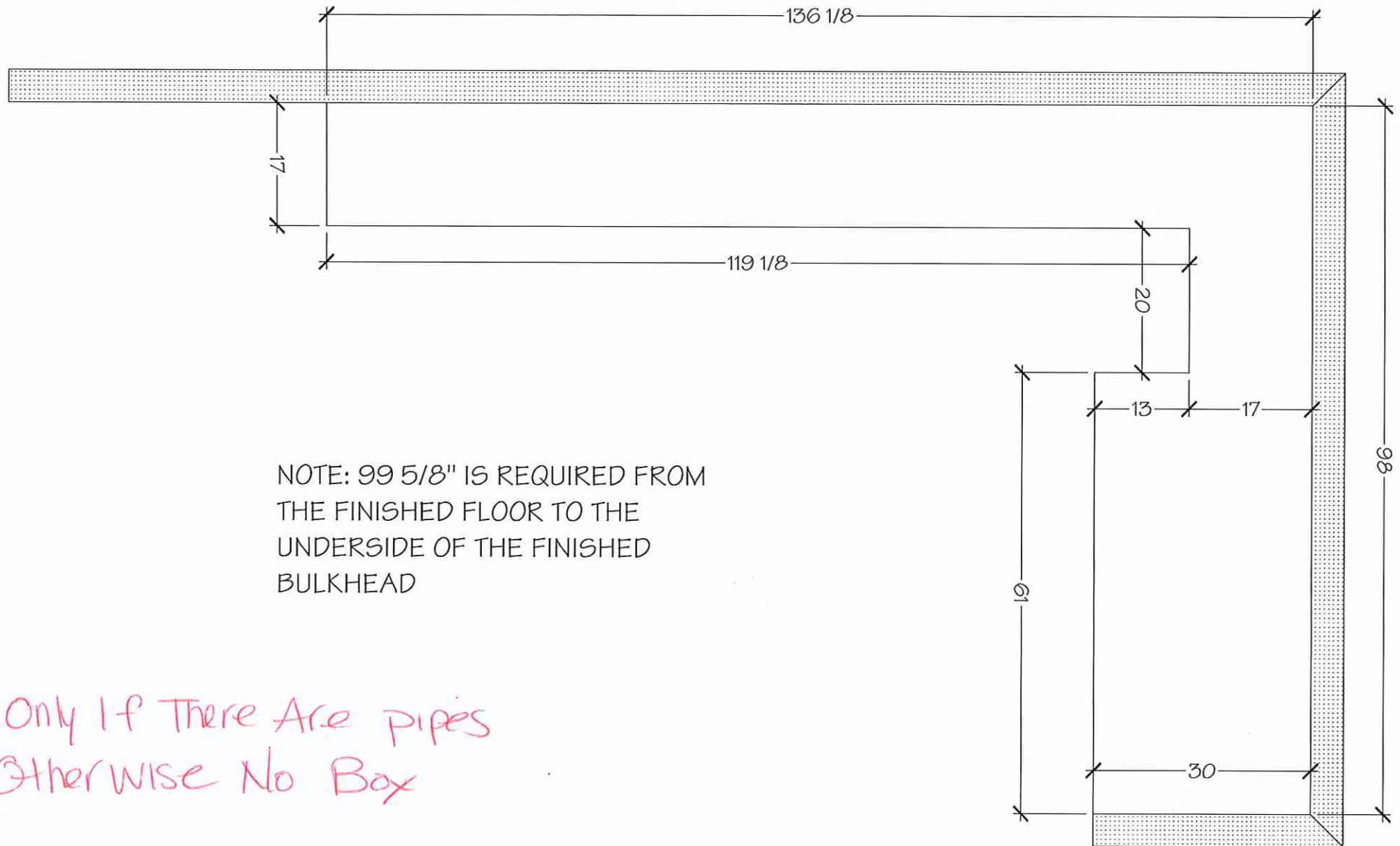
BLK 58 LOT 18

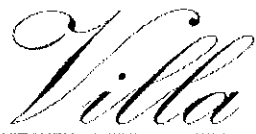
DRAWN BY: DIDI

DATE: SEPT 09/2021

REVISION: JANUARY 05/2022

PAGE: 1 OF 1





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Concord, Ontario L4K 4L7
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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 58 LOT 18

MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

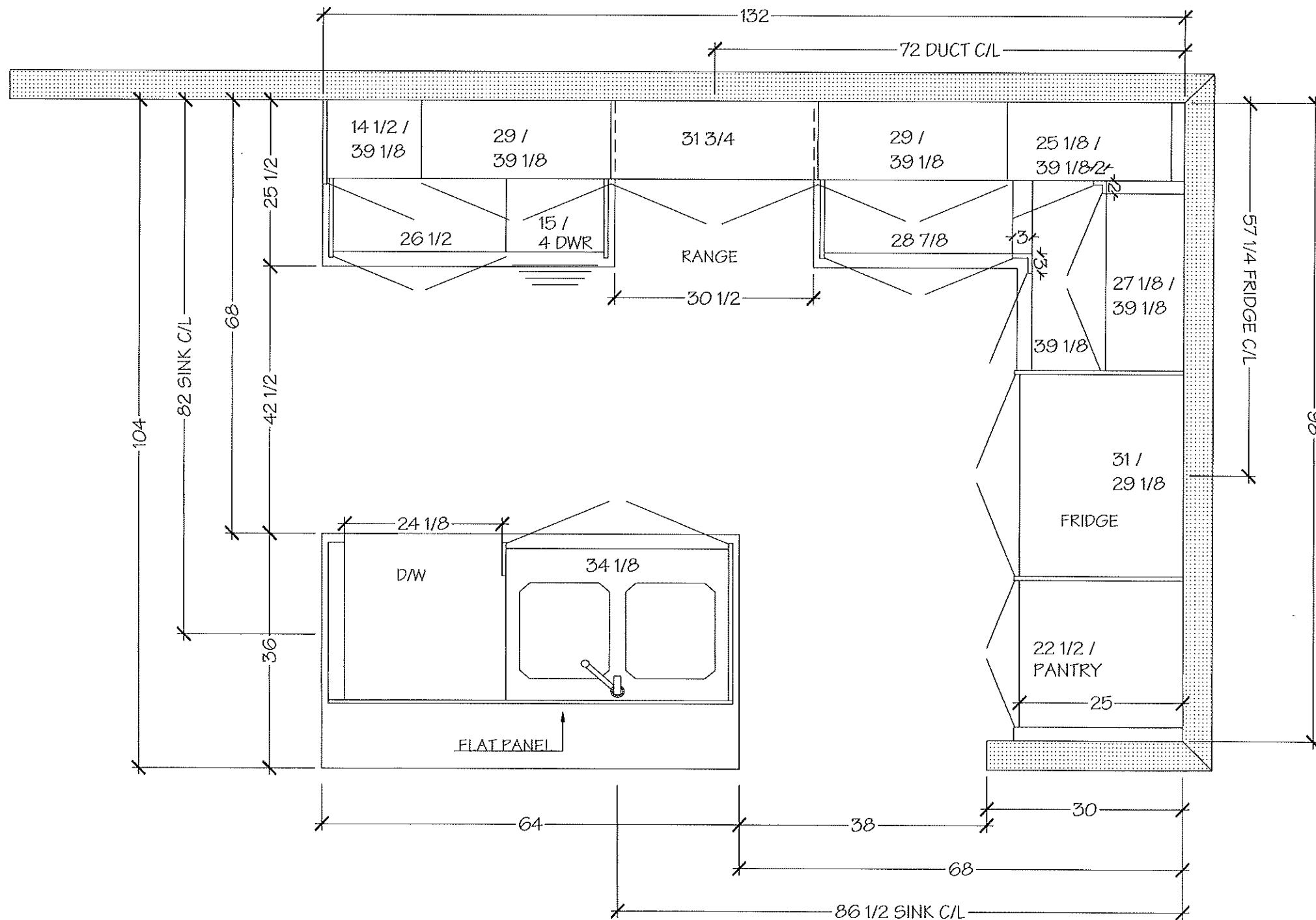
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PAGE: 1 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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KITCHEN

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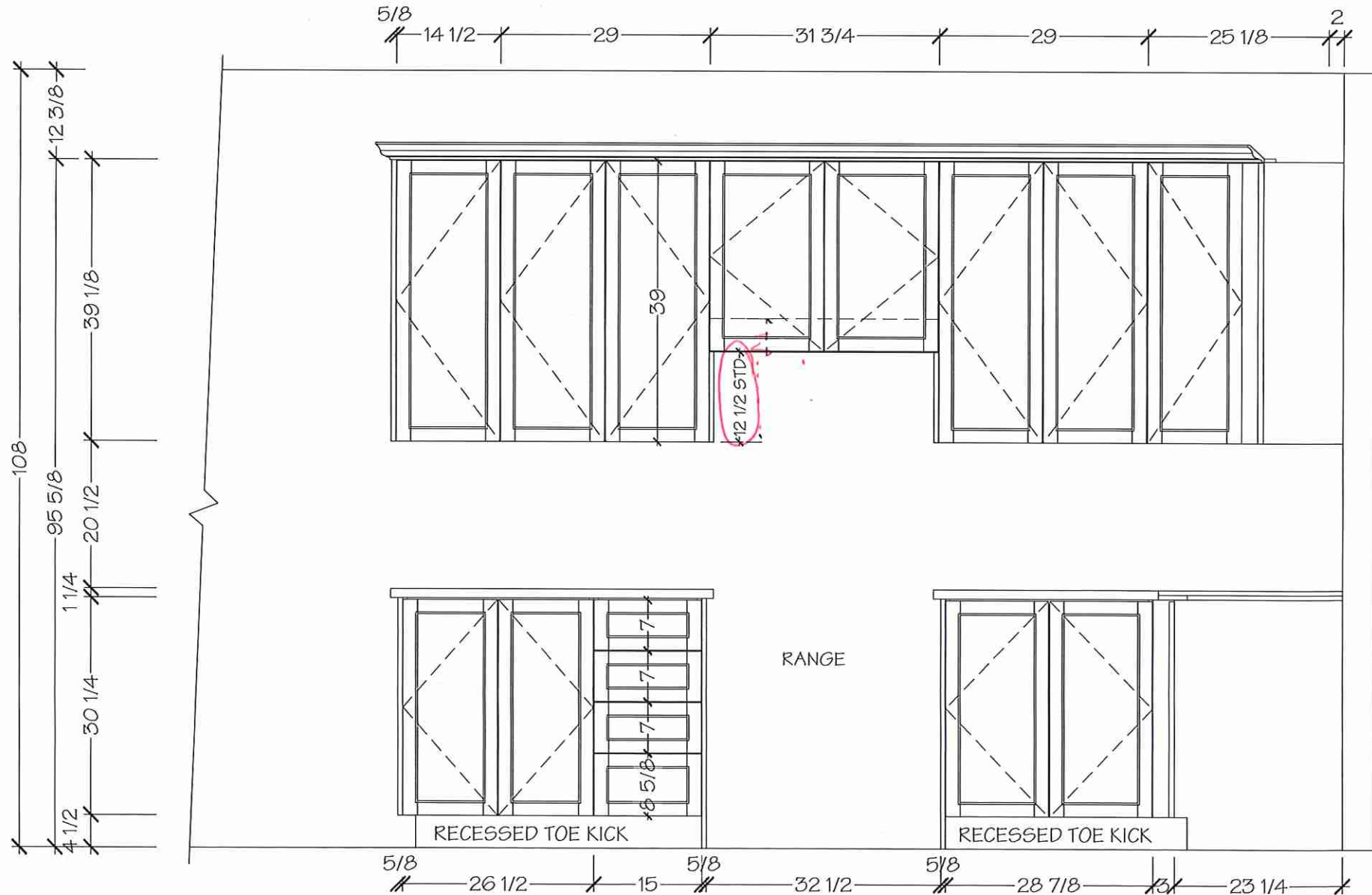
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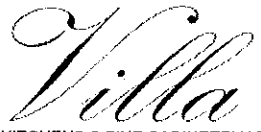
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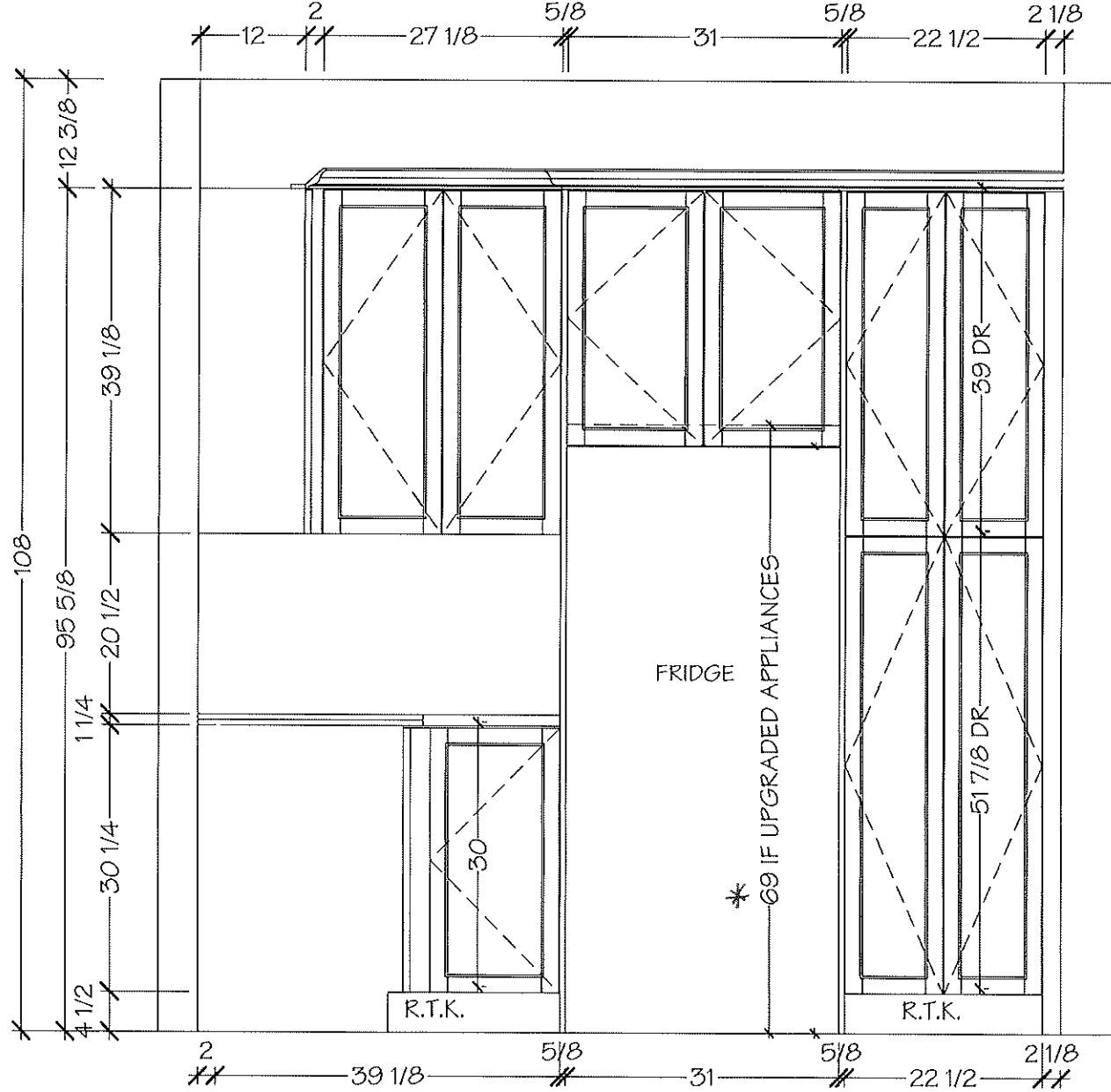
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MODEL: LAWRENCE 2007

KITCHEN

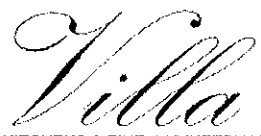
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LOT 18 BLK58

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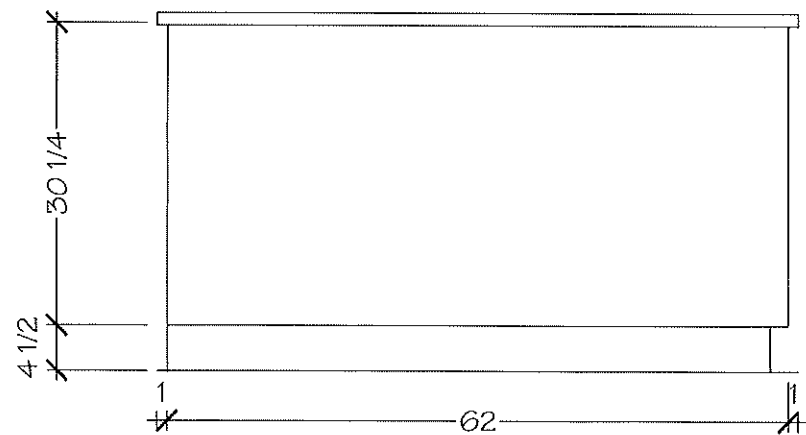
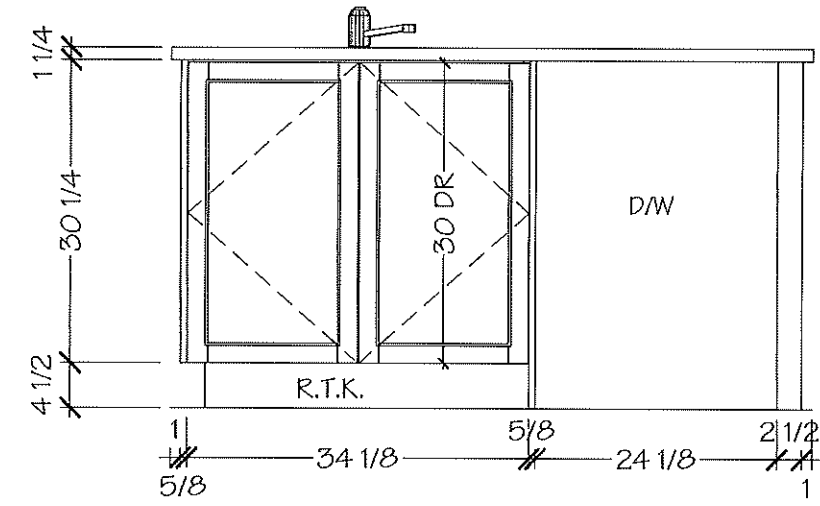
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KITCHEN

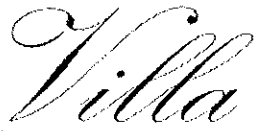
NOTE: THIS SITE GETS STD-CROWN

LOT 18 BLK 58

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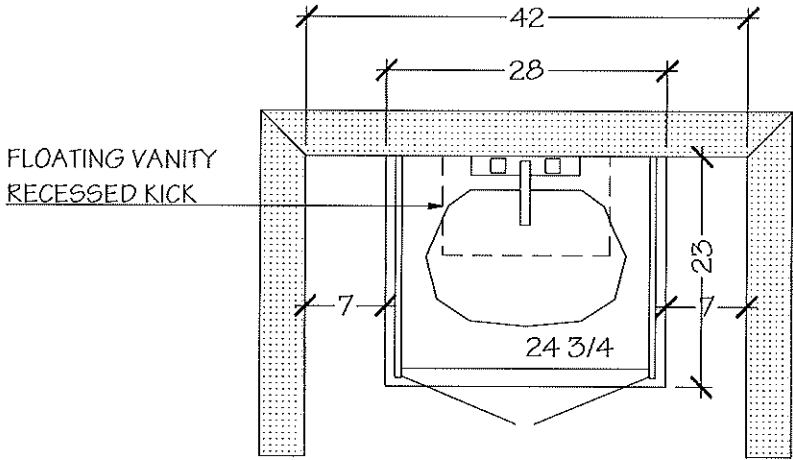
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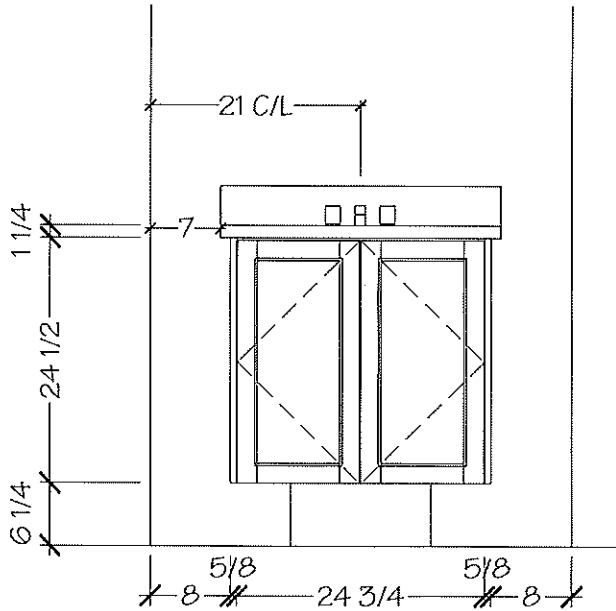
POWDER ROOM

LOT 18 BLK 58

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POWDER ROOM



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Villa

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ADDRESS: RP-CE-BLK 58 LOT 18

MODEL: LAWRENCE 2007

MASTER ENSUITE

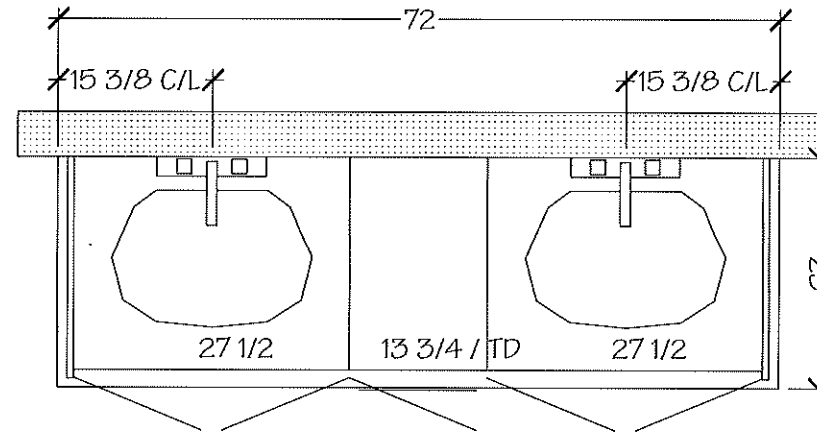
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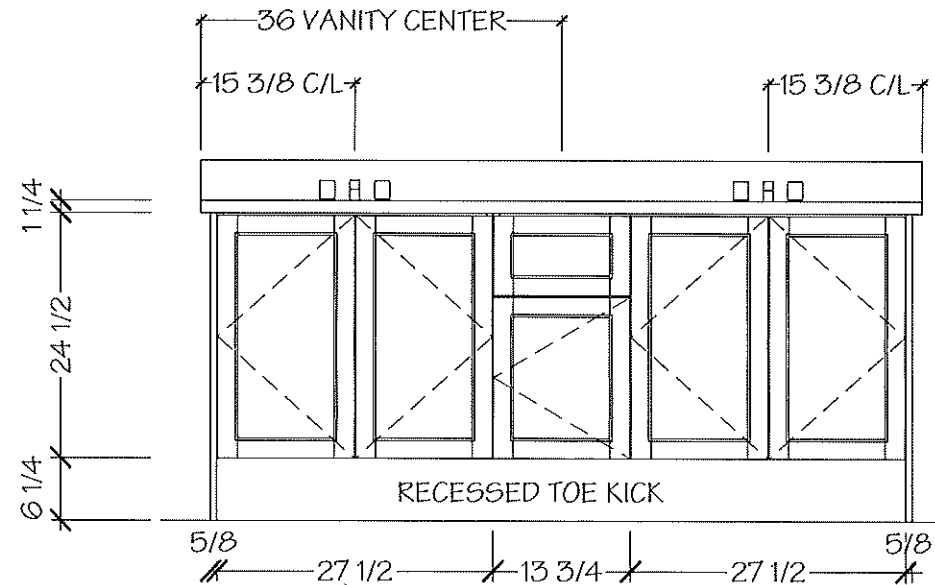
DATE: JUNE 20/2021

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MASTER ENSUITE



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Villa

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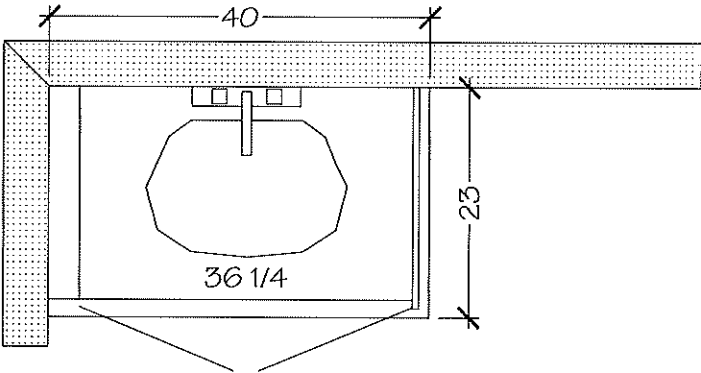
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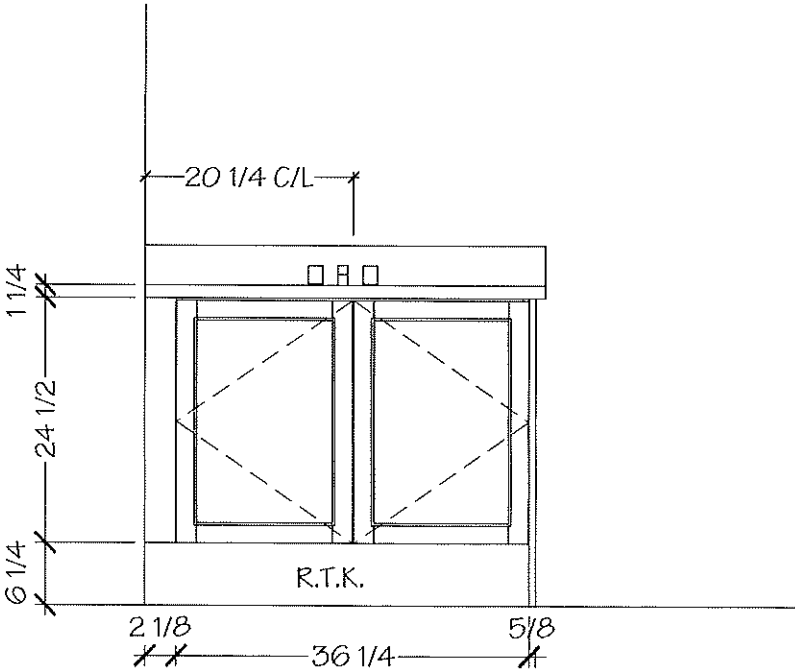
MAIN BATH

LOT 18 BLK58

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 PAGE: 7 OF 10



MAIN BATH



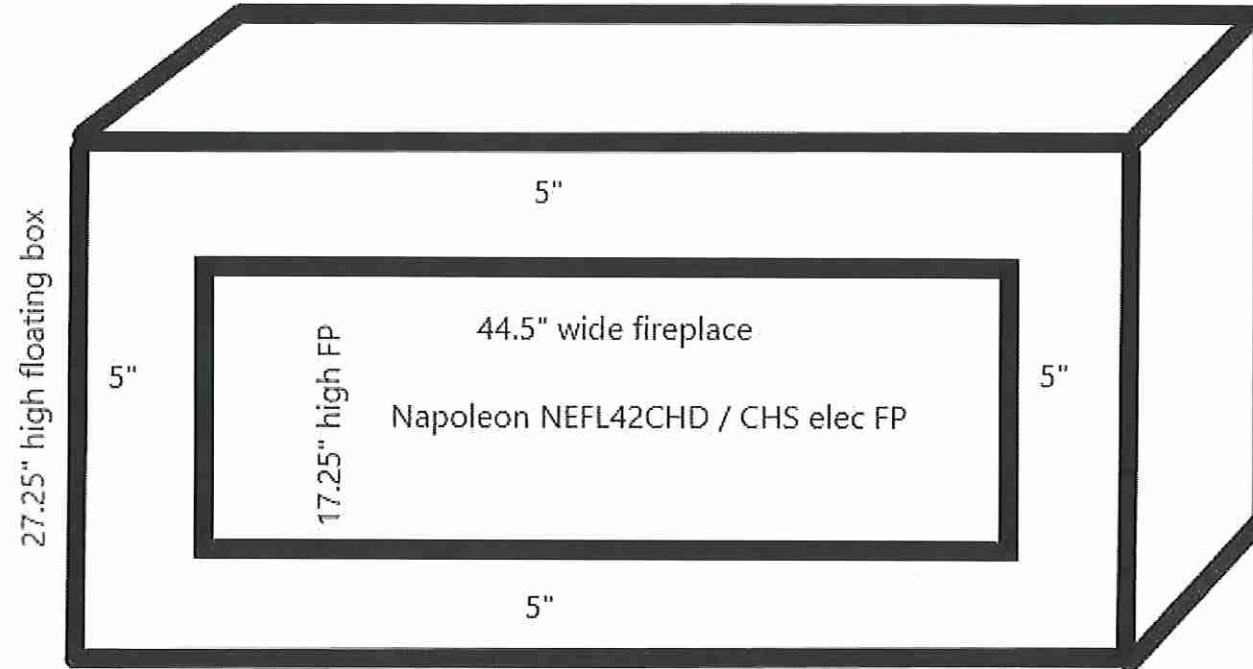
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LOT 18 BLK 58

box depth

+/- 6.5 dppe for deep unit

+/- 5" deep for slim unit



54.5" wide floating box

GREAT ROOM

20" A.F.F

LOT 18 BLK 58

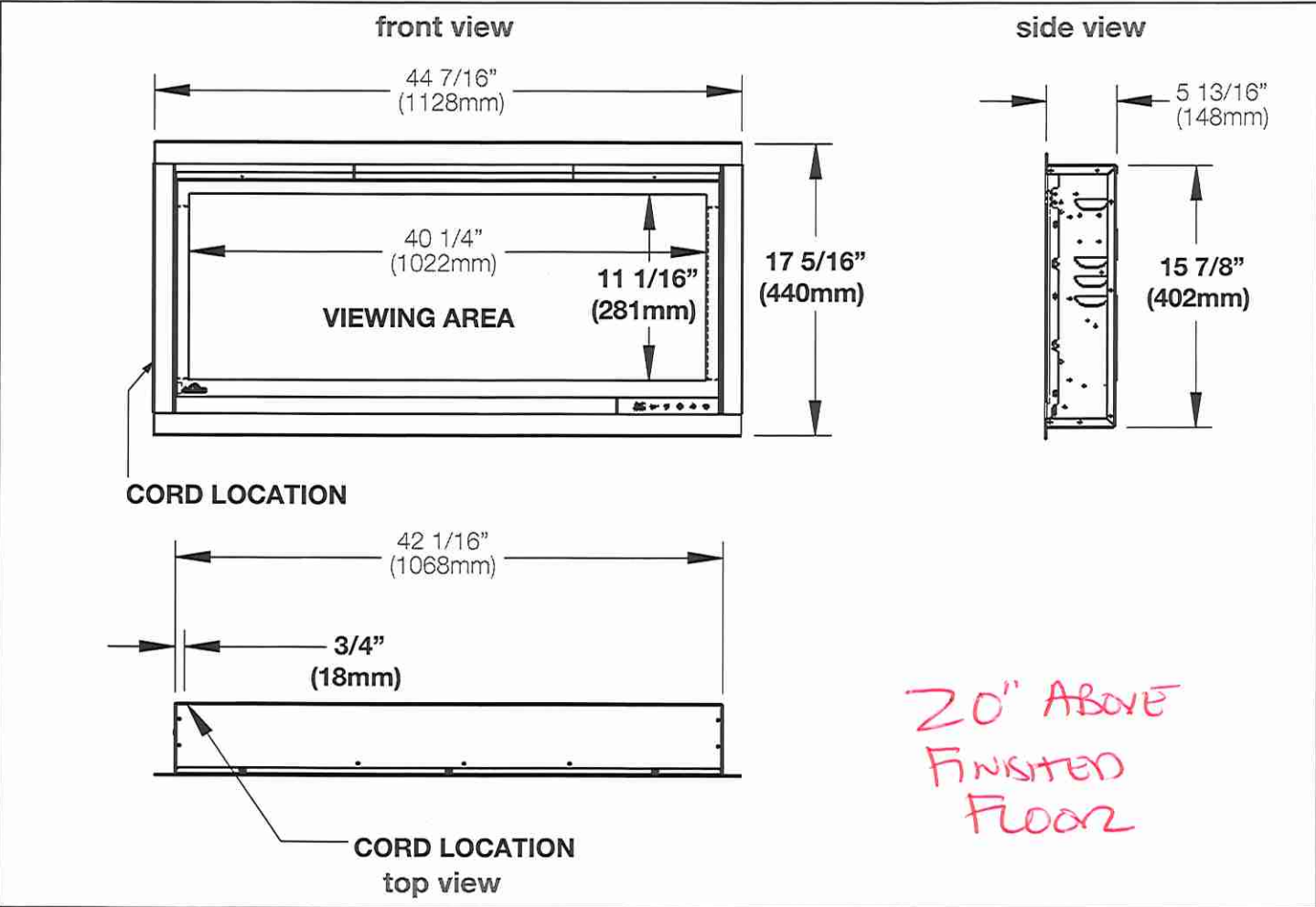
ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE



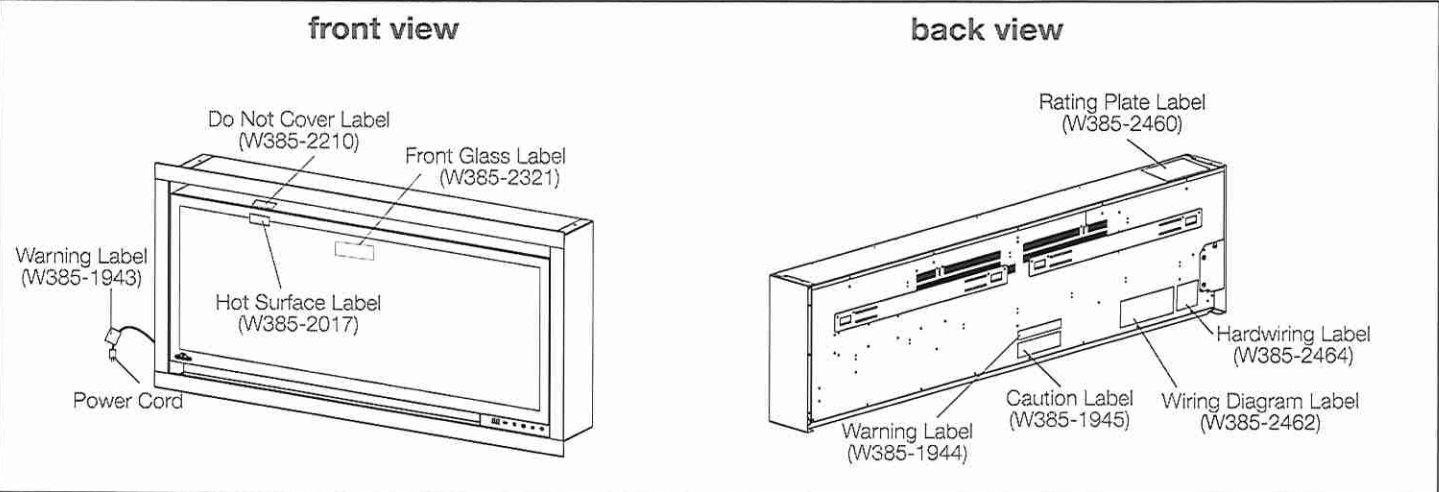
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL42CHD-1	5000 / 9000	44 7/16	42 9/16	17 5/16	16 1/8	5 13/16	6 1/16	11 1/16 x 40 1/4

Dimensions



Label Location



W415-2876 / 03.20.20

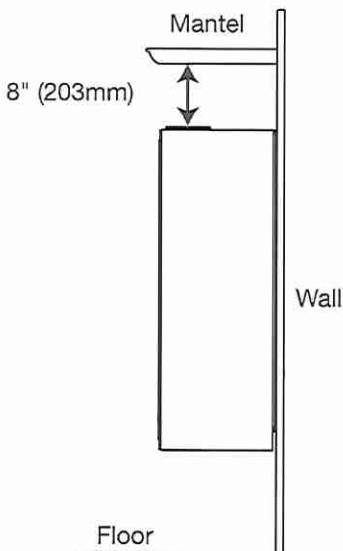
LOT 18 BLK 58

ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE

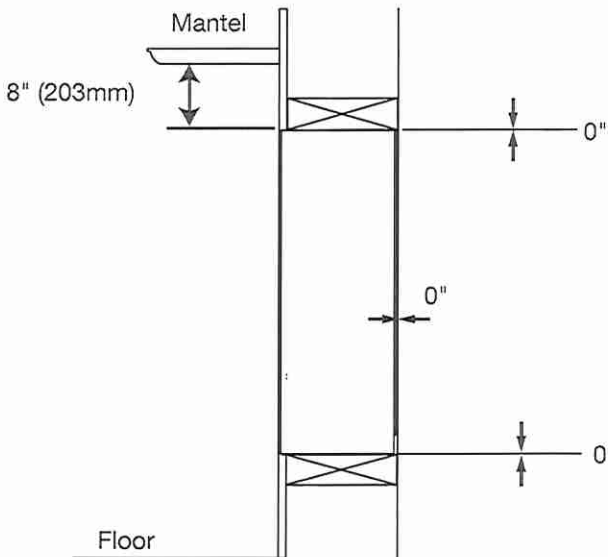


Clearances
Minimum Mantel Clearances

- ⚠ WARNING**
- When using paint or lacquer to finish the mantel, the paint or lacquer must be heat resistant to prevent discolouration.

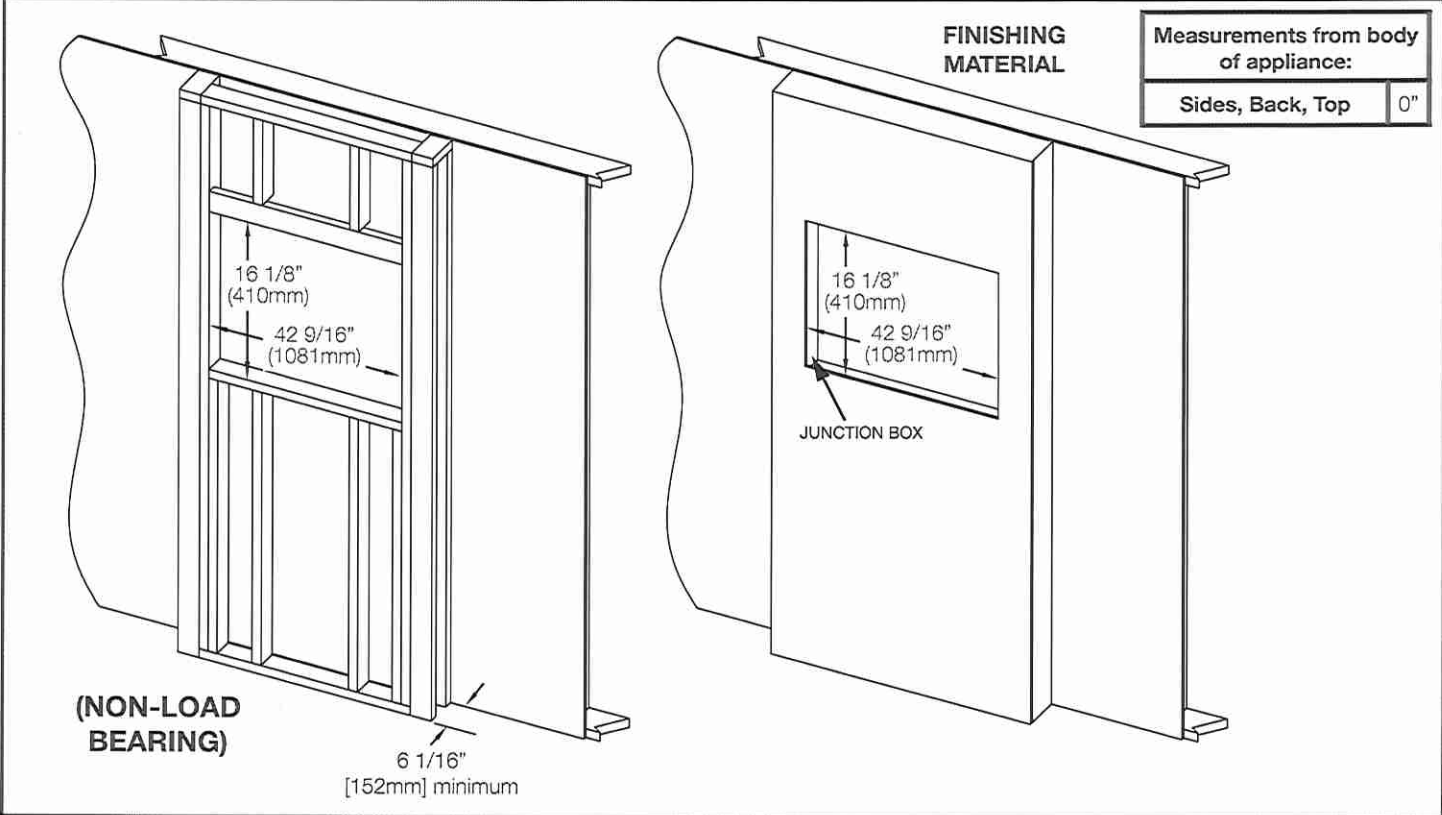


Side View (Wall Mount)



Side View (recessed into a wall)

Framing



Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

LOT 18 BLK 58

BLANCO

Kitchen.

Sink Specifications

Colour SKU

brushed finish 401518

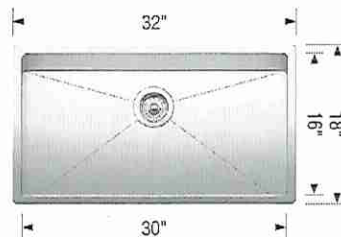
Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:

Sink template, Mounting clips, Installation instructions, 3 ½" (90 mm) stainless steel strainers

Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.



Standard Single Hot faucet

Optional Accessories

~~Elevated Grid 406346~~

~~CapFlow Strainer Cover 517666~~

~~Sink Grid 406347~~

~~Ash Cutting Board 406345~~

Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap dispensers.

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.



Need support? Learn more by watching our sink & faucet How-to videos:

<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

Tel & Fax

Tel: 905-494-2400 Toll free: 1-877-425-2626

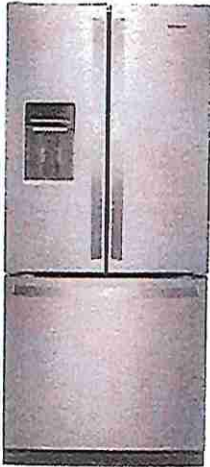
Fax: 905-494-2425 Toll free: 1-877-825-2626

While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for the use of superseded or voided specifications.

LOT 18 BLK 58

* UPGRADE *

Whirlpool®



30-inch Wide French Door Refrigerator - 20 cu. ft.

WRF560SEHZ

Find purposefully-designed storage zones for items you use most in this 30-inch french door bottom freezer refrigerator. Humidity-controlled crispers let you store fruits and veggies in their ideal environment while adjustable gallon door bins add loading flexibility when and where you need it.

Top Features

Adjustable Gallon Door Bins

Move these adjustable bins anywhere in the door for increased loading flexibility when and where you need it.

Tuck Shelf

Make room for tall items. The front adjusts and slides out of the way, creating space for things like a 2-liter bottle or large salad bowl.

Humidity-Controlled Crispers

Store fruits and vegetables in their ideal environment.

Spillproof Glass Shelves

Simplify cleanup with shelves that help contain spills and prevent liquids from leaking below.

Dimensions

Depth	34 3/8
Height	68 3/8
Width	30

AHAM Volumes And Shelf Area

Freezer Volume (Cu Ft)	6.34
Refrigerator Volume (Cu Ft)	13.34
Total Volume (Cu Ft)	19.7

Configuration and Overview

Advance Foam Insulation	99.9% lower Global Warming Potential and Better Energy Performance
Counter Depth	No

Configuration and Overview

Number of Doors	3
-----------------	---

Compatibility

Connectivity	No
Works With	No





Details

Advance Foam Insulation	99.9% lower Global Warming Potential and Better Energy Performance
Cooling Type	Single Evaporator
Counter Depth	No
Door Style	Contour





Misc.

Accessory Relationships	Yes
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Available Finishes/Colours

 WRF560SEHB Black	 WRF560SEHV FingerPrint Resistant Black Stainless Steel
 WRF560SEHW White	 WRF560SEHZ FingerPrint Resistant Stainless Steel

Manuals & Literature:

 Dimension Guide	 Energy Guide
 Use and Care	 Warranty

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

500 Fenmar Drive
North York, ON M9L 2V5

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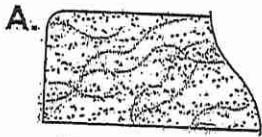


Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications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

LOT 18 BLK 58

EDGE
DETAILS

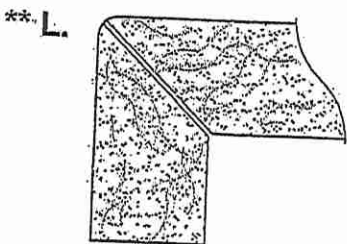
004



STRAIGHT EDGE
(STANDARD - 3/4")

* MASTER ENSUITE

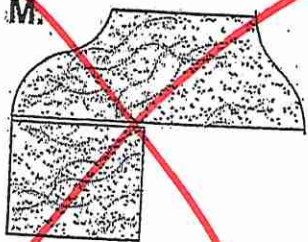
* MAIN BATH



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

* KITCHEN

* POWDER ROOM



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

EDGING UP-GRADE OPTIONS

RECEIVED
COT 5-17