



Additional

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 1

Grovetrail Dev. Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
4 Block 66	1	LAWRENCE Elev A1

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 212944	KITCHEN- Install FOUR (X4) pullout drawers inside the standard pantry (Includes soft close) (**Please note** builders standard cabinetry) Approved as per Fonzie	1		
*2 13386 212945	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.	1		



	Sub Total
	HST
	Total

- 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.
- 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.
- 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).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of Grovetrail Developments Inc..
- 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.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- 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.
- For Visa, Mastercard and Debit payments, 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
Amendment	
Total Payment:	

Bonus Summary		
Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.		
Any remaining balance(s) will be applied accordingly to extras purchased.		
Bonus Package Offering		
Invoice Number	Date	Amount
7736		
Total Bonus Used:		
7474	30-Aug-21	
Total Bonus Used:		
Remaining Balance:		

DocuSigned by:

Wendall Hsu

255286E9A71247E

DocuSigned by:

WENDALL HSU

PURCHASER: 03-Jun-22 DATE

VENDOR: PER: Grovetrail Developments Inc.

PURCHASER: Priscilla Chau

08132CE9DDA04BC

PRISCILLA CHAU 03-Jun-22 DATE

TAX#:1

PREPARED BY: Laura Di Pede

PRINTED: 3-Jun-22 at 3:18 pm

RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

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-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

- Dual Waste Bin
- MICRO SHELF
- Pot + Pan Drawers

LOT 4 BLK 66

DS
WH

DS
PC

* 4 Pullout drawers
in Pantry *

June 6, 2022

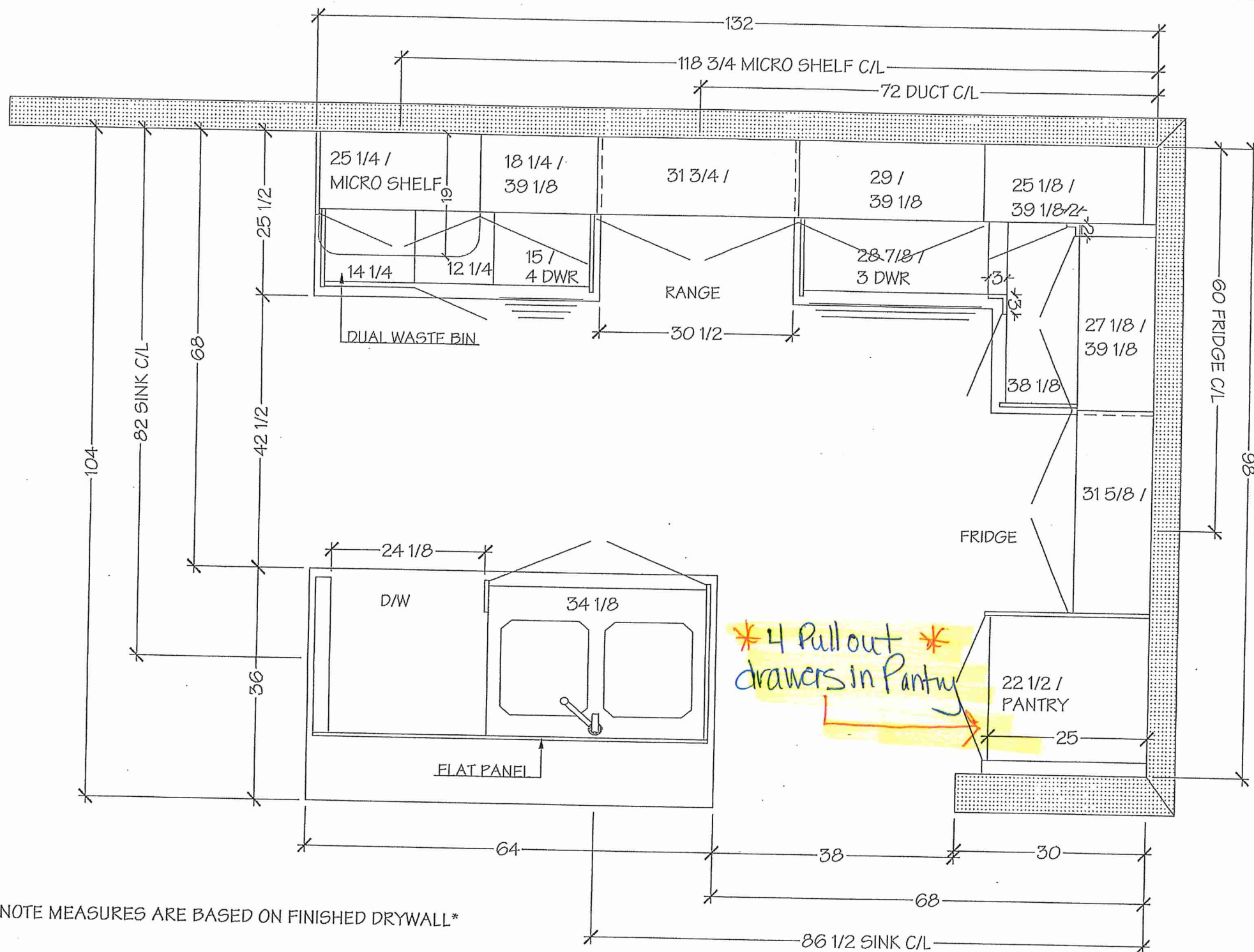
DRAWN BY: DIDI

DATE: JUNE 20/2021

REVISION: DECEMBER 13/2021

PAGE: 1 OF 10

NOTE MEASURES ARE BASED ON FINISHED DRYWALL





SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4 Block 66	1	LAWRENCE Elev A1	11-Jan-22

Date Added: 07-Feb-22 Invoice Number: 7736

1 - FINISHED BASEMENT BATHROOM- Delete the builders standard Tub/Shower and Install a Shower Stall. To include 2x2 Grey Shower Stall Mosaic and White Quartz Curb Top. Shower Stall to be left open and NO shower pot light.
Note: No Charge as Per Fonzie

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION)BACK FEE.
Note:

Date Added: 14-Dec-21 Invoice Number: 7606

1 - Standard Cable rough in, Telephone rough in and conduit (See Sketch)
Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock
Note:

1 - Due to a shortage of supply the original ¾ glass pane front door is no longer available for your home. The substitute model that is now available will be the full glass pane door.
Note:

1 - Purchaser is aware that the garage man door has shifted to accommodate 3 risers from the main hall to the garage landing and 1 Riser from the garage landing to the lower landing (See Floor Plan)
Note:

1 - KITCHEN- **PLEASE NOTE** Kitchen Re-Design fee to accommodate kitchen changes below
Note:

1 - KITCHEN- Install a Dual waste/ recycling bin on the stove wall, next to the standard bank of drawers (See Kitchen Sketch)
Note:

1 - KITCHEN- Install a set of Pot and Pan drawes in the kitchen, next to the stove (See Kitchen Sketch)
Note:

1 - KITCHEN- Install a microwave shelf in the kitchen, installed on the stove wall, at the end of the kitchen (next to the Dinette area) (See Kitchen Sketch)
Note:

1 - KITCHEN- Install an electrical plug for a microwave, in the microshelf area on its own dedicated line (See Sketch)
Note:

1 - KITCHEN- Install the builders standard kitchen backsplash in a Brick Pattern, throughout the kitchen, where applicable. (Does not include behind the fridge or stove)
Note:

1 - KITCHEN- Install an upgrade edge for the kitchen counter top. Install the "L" edge, in lieu of the builders standard
Note:

1 - COUNTER TOPS

Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

Date Added: 14-Dec-21 Invoice Number: 7606

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 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. **PLESAE NOTE** Upgraded Fridge ONLY Note:
1 - KITCHEN- Install a water line Rough in for the fridge (See Sketch) Note:
1 - KITCHEN- Upgrade the Fridge ONLY in the kitchen, in lieu of the builders standard fridge. Install the Whirlpool Stainless Steel Model # WRF560SEHZ, 30" wide french door fridge Note:
1 - SECOND FLOOR- Install Laminate flooring, throughout the 2nd floor, in lieu of the builders standard carpet. Install the Highland Watson, Natural Oak throughout the Upper Hall, Master Bedroom, Bedroom #2 and #3 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 - CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOMBSMT BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - CLARIFICATION-MASTER ENSUITE / MAIN BATH/POWDER RM/ BSMT BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - FOYER- Relocate the builders standard ceiling light from the Great Room to the FOYER. The foyer to have TWO(X2) ceilings lights. TWO(X2) ceilings lights to be on one switch (See Sketch) Note:
1 - GREAT ROOM- Install EIGHT(X8) LED pot lights in the Great Room, (from builders standard Features & Finishes) All EIGHT (X8) pot lights to be on one switch Standard switch from Great Room (See Sketch) Note:
1 - MAIN HALL- In addition to the builders standard Main Hall ceiling lights, Install TWO(X2) pot lights (from builders standard Features & Finishes) Both TWO (X2) potlights to be on one switch , (seperate from the main hall ceiling lights) Note: **No charge on switch, as it is standard with the Features and Finishes pot lights
1 - GREAT ROOM- Install the builders standard conduit pipe in the Great Room at 60" AFF for a future TV mounted on the wall (See Sketch) Note:



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: WENDALL HSU and PRISCILLA CHAU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4 Block 66	1	LAWRENCE Elev A1	11-Jan-22	

Date Added: 14-Dec-21 Invoice Number: 7606

1 - GREAT ROOM- Install an Electrical Plug on the wall in the Graet Room to accommodate a future Tv mounted on the wall. Electrical plug to be installed next to the conduit pipe (See sketch) Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL AND 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-Aug-21 Invoice Number: 7474

1 - FINISHED BASEMENT - TOWNHOME- See attached Schedule 'A-1' for finished basement areas & See Sketch Note: **Purchaser accepts & acknowledges that the OPTIONAL Wet Bar is NOT included with the purchase of the finished basement.**
1 - BASEMENT- Install a 200 AMP Service, in lieu of the builders standard 100AMP Service (see Sketch) Note:
1 - MASTER ENSUITE SHOWER STALL- Install a Niche in the Shower stall of teh Master Ensuite . To include white Quartz and to be approxiamtely 10"x14" (See Sketch for location) Note:
1 - SECOND FLOOR- Install smooth ceilings throughout the second floor, To include the Upper Hall, Master Bedroom, Bedroom #2, and Bedroom #3 Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH THE DECOR CENTRE VIA ZOOM AND HAS DECLINED ANY ADDITIONAL STRUCTURAL 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 FI Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED PURCHASE OF UPGRADES IN THIS AGREEMENT. Note:

PACKAGE TOWARDS THE PURCHASE

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WENDALL HSU & PRISCILLA CHAU

Laura Di Pedo

LAWRENCE Elev A1

/

Grovetrail Developments Inc.

11/01/2022

4 Block 66

* INTERIOR COLOUR SCHEME

REVISED - FEB 2nd 122

Page 1 of 3

Master Ensuite

Main Bathroom

Basement Bath

Powder Room

Kitchen/Dinette

Laundry 1st Floor

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

3smt Rec Room

Flooring	Wall Tile	Plumbing
Description	MainAccent/InsertBorder / ListelloPattern	
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	8X10 MALENA ICE (STD)	WHITE
13X13 COSTA WHITE- STD	N/A	WHITE
13X13 COSTA WHITE- STD	3X6 SubwayWhite Glossy(Std)BrickPattern	STD
13X13 COSTA WHITE- STD	N/A	N/A
13X13 COSTA WHITE- STD		

Railings and Stairs

Railings	STD- Mirage Red Oak Driftwood	Landing - Upper	Watson Natural Oak EE-H-292 (Std)
Pickets	STD- FLAT PLAIN BLACK	Landing - Lower	13X13 COSTA WHITE- STD
Posts	STD- Mirage Red Oak Driftwood	Ledge - Upper	N/A
Stringers	STD- Mirage Red Oak Driftwood	Ledge - Lower	N/A
Treads	STD- Mirage Red Oak Driftwood		
Risers	STD- Mirage Red Oak Driftwood		
Runner	NO		

Trim

Baseboard & Casing	STD- COLONIAL	Knobs	STANDARD
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

Notes

** MASTER ENSUITE- 2X2 GREY SHOWER FLOOR MOSAIC AND WHITE QUARTZ CURB
**GARAGE LANDING- 13X13 COSTA WHITE- STD
** Basement Bath - 2x2 GREY SHOWER FLOOR MOSAIC & WHITE QUARTZ CURB TOP **

DS
WH

DS
PC

Page 1 of 3

Consultant:
Laura Di Pedo

Purchaser:
WENDALL HSU

DocuSigned by:
Purchaser: Priscilla Chau
PRISCILLA CHAU

Vendor:
Grovetrail Developments Inc.
Printed Dec 10, 2021 11:54 am



wt

① (TRUE(x))

⑥ Telephone (x2)

CONDUIT $\rightarrow 60''$ AFF

⑤ Electrical
60" AFF

Basement Bath

- 2x2 MISAL

- 6" CURB/Stone top

* LEFT OVEN
+ 150 BPTLV

* NO POT LIGHT

*REVISED
FEB 2/22

..FINISHED
LOWER LEVEL
ELEV.A1
450 SQ.FT.

FINISHED RECREATION ROOM

200 Amp Service

LAMINATE

SHOWER STALL

BATH.

STORAC

STORAC

UNFINISHED
MECH. ROOM

FURN

FD. O 

LOW
HEADROOM

FD.
COLD
CELLAR

Micro-
tubules

Lower
landing:

MAIN LEVEL
ELEV. A1

PORTIC

MASTER-BEDROOM
12'4"x16'3"

2x4 DOUBLE
WALL 108"

Laminate

NICHE R.O 12" x 14"

WALK-
CLOSE

BEDROOM 2
9'2"x15'0"

BEDROOM 3
9'2"x11'5"

UPPER LEVEL
ELEV.A1

RECEIVED
Aug. 16/21

BLK66 TH#4-2007 EL'A

Villa

KITCHENS & FINE CABINETS LTD

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www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 4 BLK 66

DS
WH

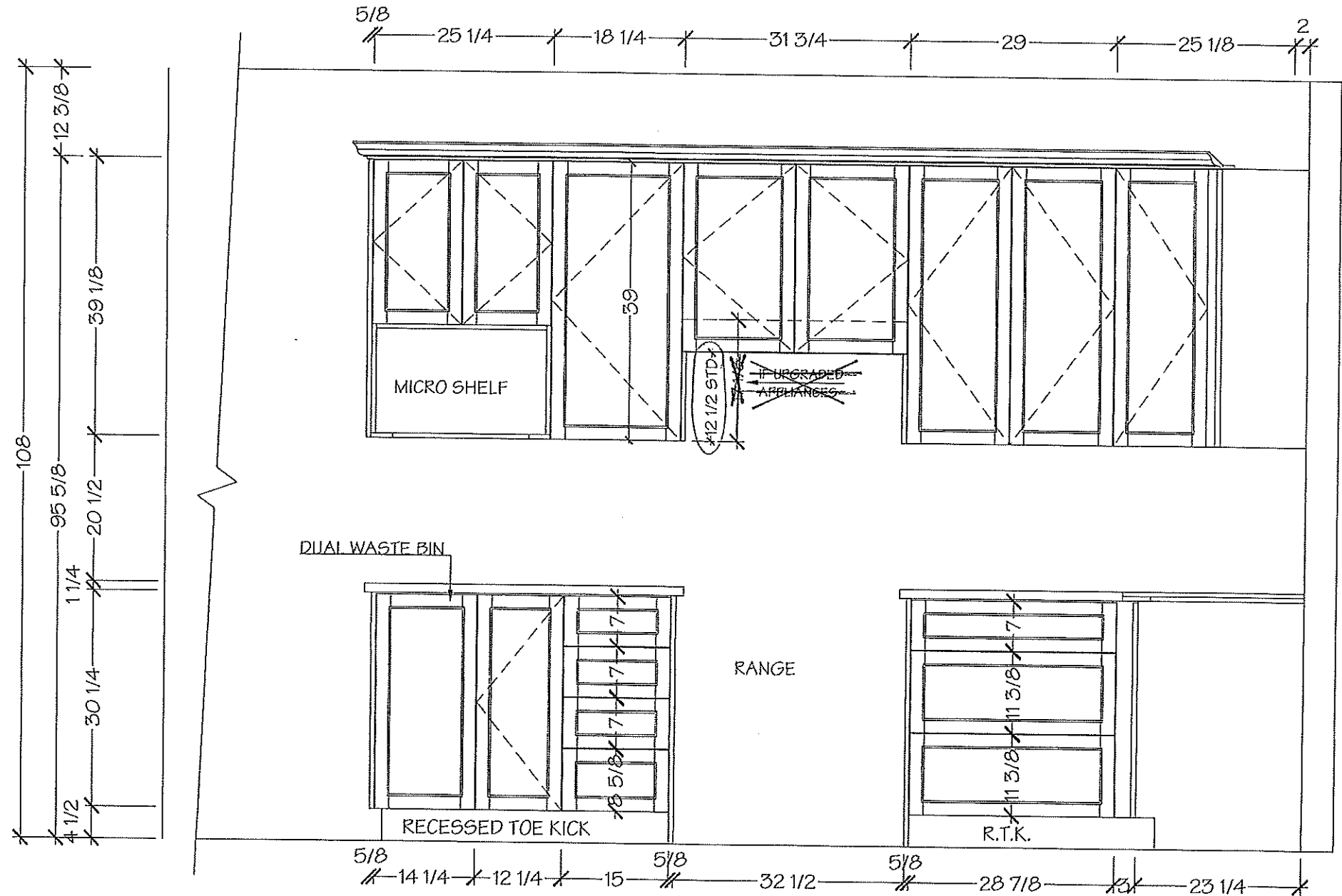
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PAGE: 2 OF 10



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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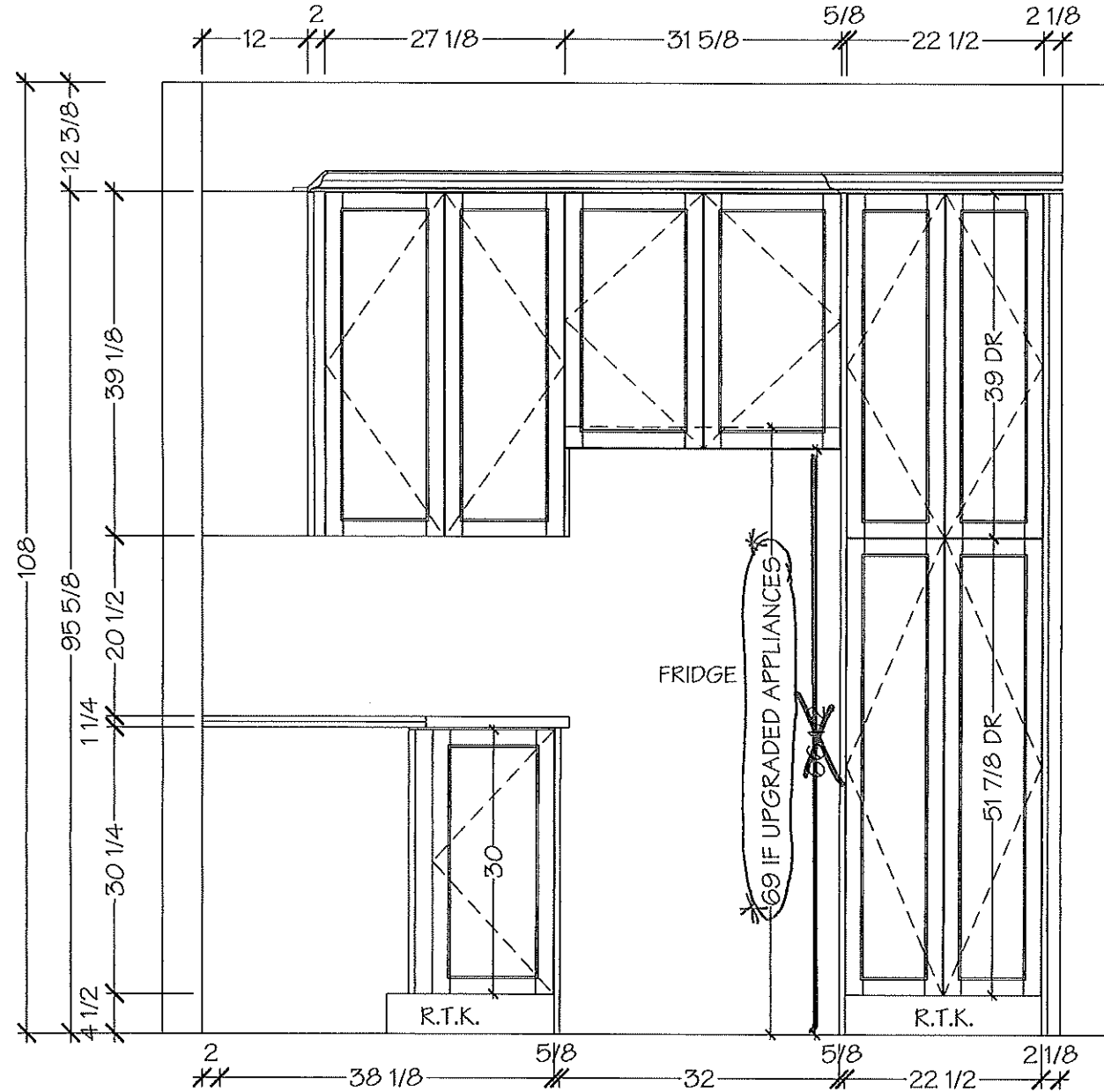
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWRENCE 2007

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT4 BLK 6p

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REVISION: NOVEMBER 05/2021
PAGE: 3 OF 13



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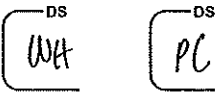
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT
MODEL: LAWRENCE 2007

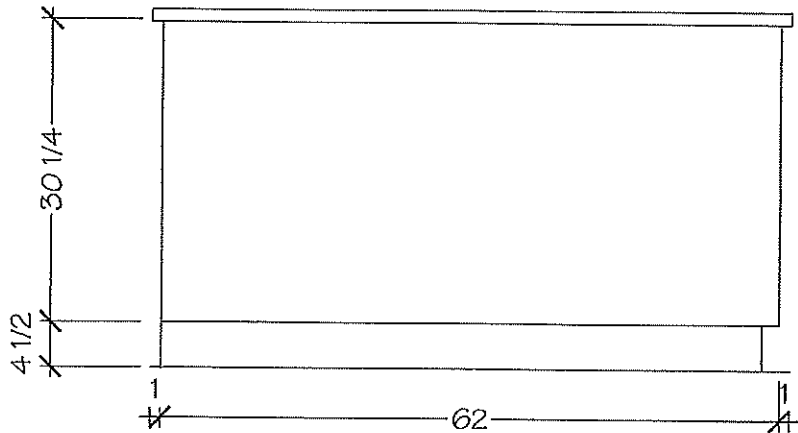
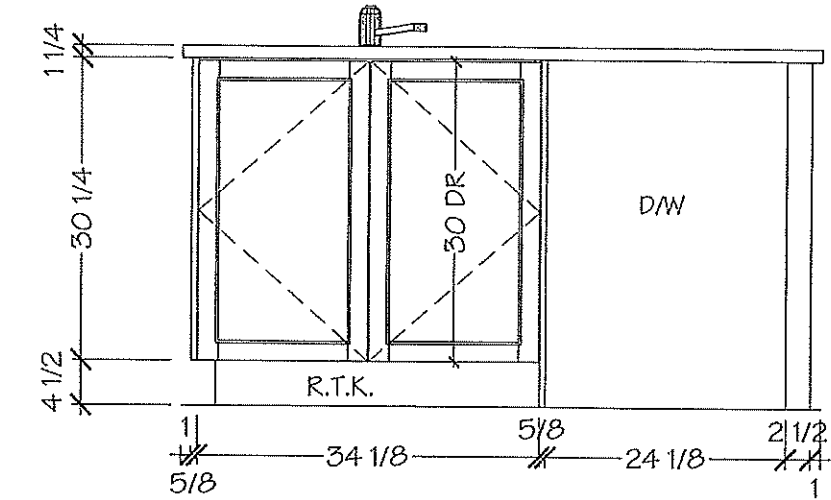
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

LOT 4 BLK 66



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PAGE: 4 OF 10



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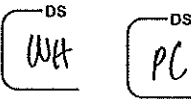


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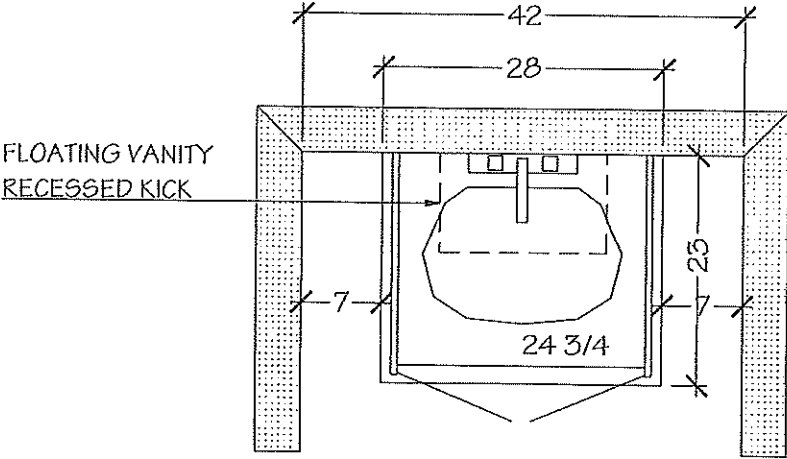
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PROJECT: CENTERFIELD
ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT
MODEL: LAWRENCE 2007

POWDER ROOM

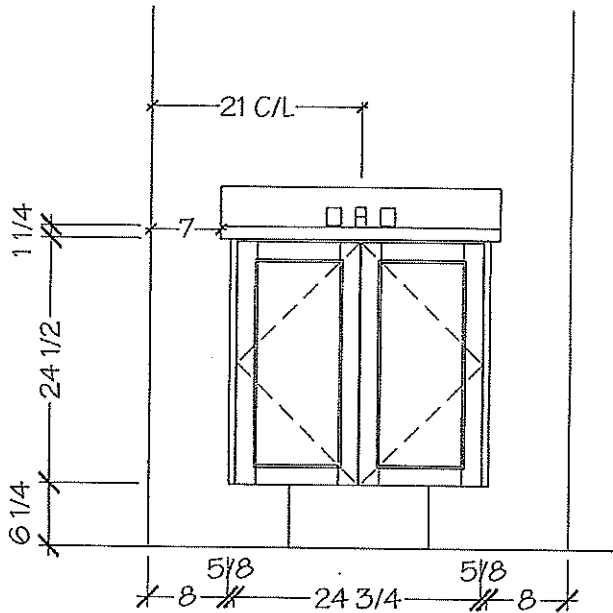
LOT 4 BLK 66



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PAGE: 5 OF 10



POWDER ROOM



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

MAIN BATH

LOT 4 BLK 66

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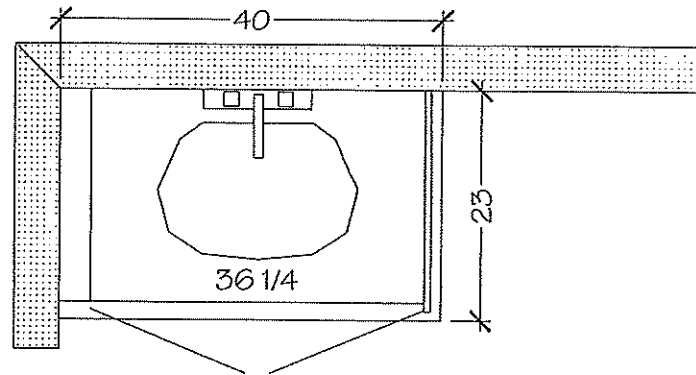
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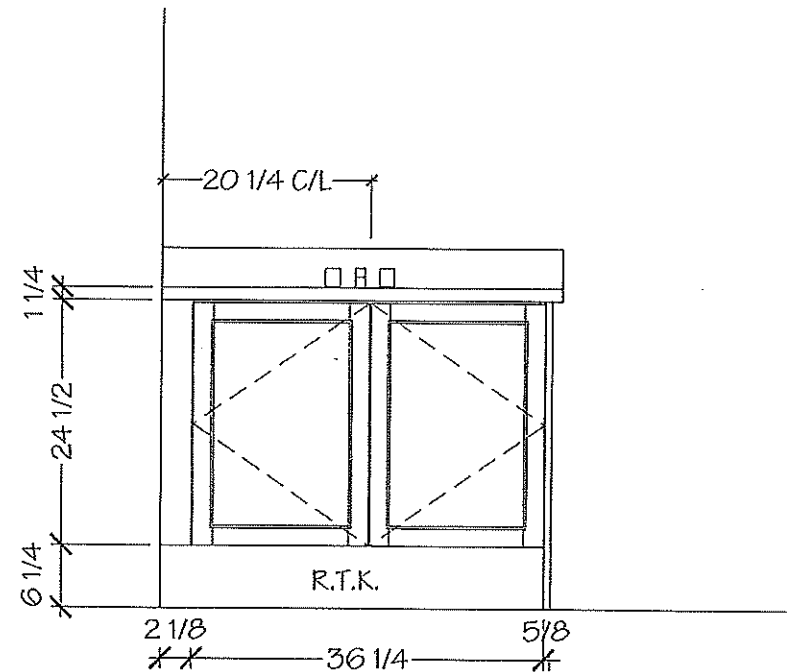
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REVISION: DECEMBER 13/2021

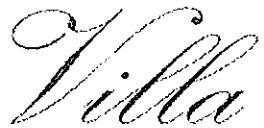
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MAIN BATH



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-BLK 66 LOT 4 CONCEPT

MODEL: LAWRENCE 2007

OPT REC ROOM

LOT 4 BLK 66

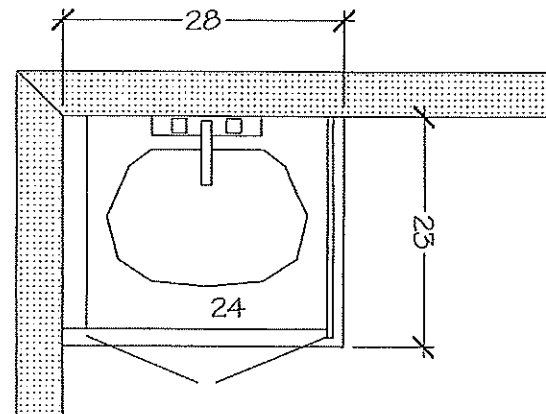


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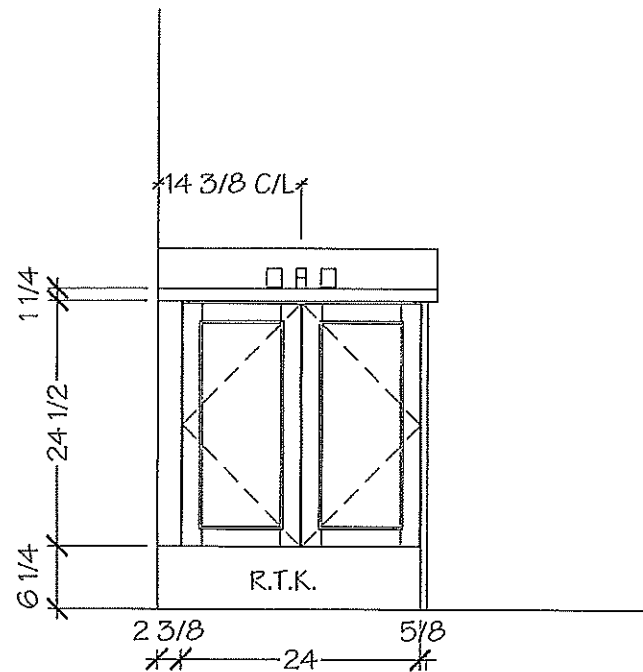
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REVISION: DECEMBER 13/2021

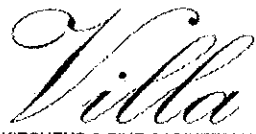
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REC ROOM



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: LAWRENCE 2007

KITCHEN

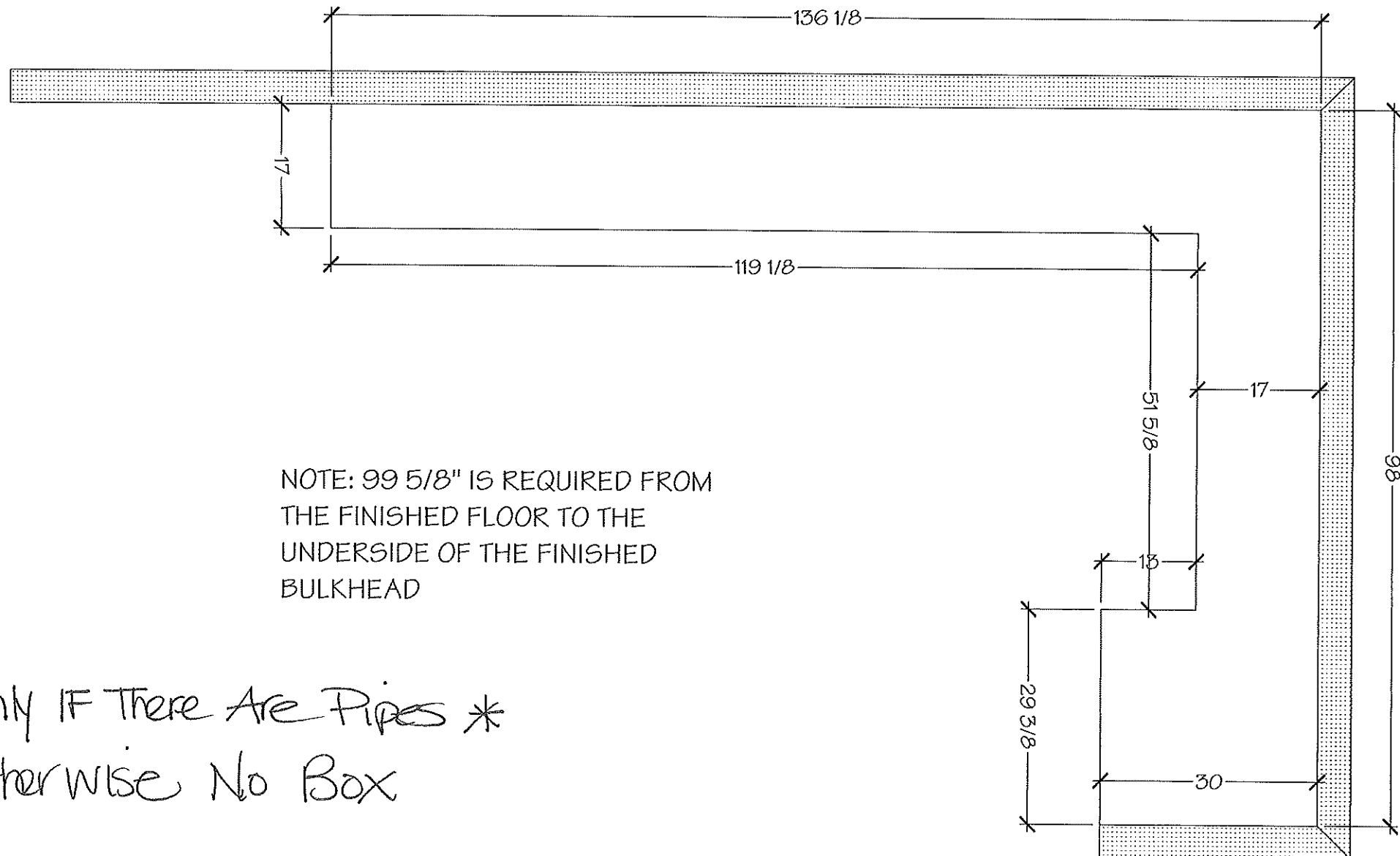
NOTE: BULKHEAD
BASED ON A STANDARD
PROFIED CROWN

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DATE: SEPT 09/2021

REVISION:

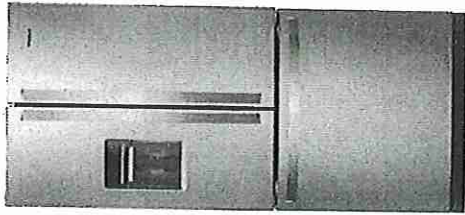
PAGE: 1 OF 2



LOT 4 BLK66

W4

Whirlpool®



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](#)

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

Configuration and Overview

Number of Doors	3
Compatibility	
Connectivity	No
Works With	No

AHAM Volumes And Shelf Area

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

Details

Advance Foam Insulation	99.9% lower Global Warming Potential and Better Energy Performance
-------------------------	--

Configuration and Overview

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

Cooling Type

Single Evaporator	
-------------------	--

Counter Depth

No	
----	--

Door Style

Contour	
---------	--

Misc.

Accessory Relationships	Yes
-------------------------	-----

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

500 Fenmar Drive
North York, ON M9L 2V5

Page 2 of 7

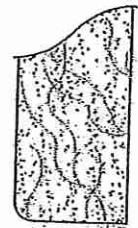
LASTMAN'S
BAD BOY
SUPERSTORE

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 4 BLK 66

EDGE
DETAILS

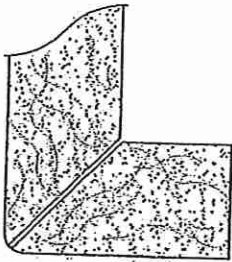
004



STRAIGHT EDGE
(STANDARD - 3/4")

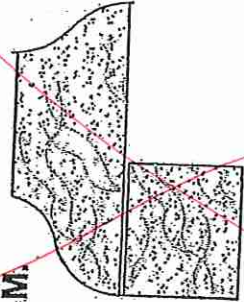
- * BSMT BATH
- * POWDER ROOM
- * MASTER ENSUITE
- * MAIN BATH

wt



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

- * KITCHEN.



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

EDGING UP-GRADE OPTIONS

RECEIVED
RCS