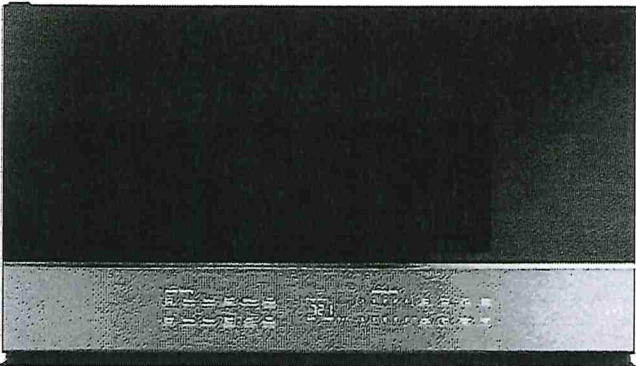


# Lot 38

# Oak Ridge

## Café™ 2.1 Cu. Ft. Smart Over-the-Range Microwave Oven

CVM721M2NCS5



### FEATURES & BENEFITS

- Enjoy total control in the kitchen and beyond - Control your oven with your smart device or simply your voice using WiFi Connect
- Achieve gourmet results with just a scan - Delegate simple cooking tasks to family members with Scan-to-Cook Technology. With just the scan of a barcode, the microwave automatically adjusts cook settings based on package instructions.
- Create a streamlined cooking experience - Simplify your cooking steps by using Chef Connect to automatically activate vents and surface lights when a range element is turned on, as well as sync your microwave and range clocks
- A simple and smart addition to your culinary repertoire - Fresh vegetables and rice are perfectly prepared with a steam cook button that simplifies the entire process
- Say goodbye to guesswork - Enjoy consistently delicious results with sensor cooking controls that automatically adjust the time and power
- Brighten up the room - Illuminate the entire cooking surface with crisp, clear LED cooktop lighting that can also save on energy costs
- Sparkling clean with just a wipe - Focus on the food and forget the mess knowing that the easy-clean enamel interior with steam clean lets you swiftly wipe away spills and splatters
- Like a breath of fresh air - Keep your kitchen ready for guests with a three-speed, 400-CFM venting system that removes smoke, grease, odors and moisture
- A subtle reminder for filter replacement - Keep your kitchen smelling fresh and clean with an upfront charcoal filter with indicator light that lets you know when the filter needs to be replaced
- More room for more food - Entertaining unexpected guests is easy with the 2.1 cu. ft. capacity that helps prepare a large amount of food quickly

### APPEARANCE

Case Color	Gray
Color Appearance	Platinum
Door Color	Stainless Steel
Handle	Pocket
Installation	Easy Mount
Oven Door Features	Oven Window

CAFÉ

DISTINCT BY DESIGN™

### FEATURES

Control Type	Glass Touch
Electronic Digital Display with Clock	Scrolling (LED with icons)
Cooking Modes	Microwave
Cooking Technology	Microwave
Style	Over-The-Range
Cooktop Lighting	High/Low/Off
Exhaust Fan	4-Speed; 400-CFM
Interior Oven Light	LED
Power Levels	10
Program Cooking	Yes (Option Pad)
Sound Volume Control	Yes
Turntable	Glass
Turntable On / Off	Yes
Turntable Size	14.25 in
Microwave Sensor Cooking Controls	Auto Cook; Popcorn; Reheat; Potato; Defrost; Steam Cook
Control Features	Add 30 Seconds; Cancel/Off; Start/Pause; Lock Controls; Settings; Power Level; Timer On/Off; Vent Fan; Surface Light; Set Clock; Chef Connect
Microwave Oven Interior	Easy Clean Interior
Microwave Watts (IEC-705)	1050 W
WiFi Connect	Built-In

### CAPACITY

Total Capacity (cubic feet)	2.1 cu ft
Vent CFM	400

### ECONOMICAL/QUIET

Non-Vented	Optional - Filter Kit Included
Venting Type	Externally Vented

### TECHNICAL DETAILS

Electrical Input - 120V Amperage	15.0
Electrical Input - 120V Watts	1700
Input Volts/Hertz	120/60

### ACCESSORIES

Recirculating Charcoal Filter Kit	JX81L (Included)
-----------------------------------	------------------

### WEIGHTS & DIMENSIONS

Approximate Shipping Weight	65 lb
Cabinet Width	29-3/4 in
Cavity (W x H x D)	23-5/32 x 10-5/32 x 15-3/16
Net Weight	58 lb
Overall Depth	16-5/32 in
Overall Height	17-5/16 in
Overall Width	29-15/16 in

### WARRANTY

Parts Warranty	Limited 1-year entire appliance
Labor Warranty	Limited 1-year entire appliance
Warranty Notes	See written warranty for full details

# Lot 38

# Oak Ridge

## Café™ 2.1 Cu. Ft. Smart Over-the-Range Microwave Oven

CVM721M2NCS5

C A F É

DISTINCT BY DESIGN™

### DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

**Note:** Requires 120V grounded outlet. Electrical receptacle must be located in cabinet above microwave oven. No additional wiring, venting or cabinet rebuilding necessary in many cases. Complete detailed, easy-to-follow installation instructions and convenient full-size templates are packed with the microwave oven.

**Important Information:** When installing the microwave oven over a range, allow minimum of 2" from bottom of microwave oven to top of range back guard to allow for removal of light covers.

**Ventilation Options:** The microwave ovens are designed for adaptation to the following three types of ventilation:

- Outside exhaust (vertical – as shown)
- Outside exhaust (horizontal)
- Recirculating (non-vented ductless – see Filter Kit drawing)

**Installation Information:** This information is not intended to be used for installing unit described. Before installing, consult installation instructions packed with product/kit for current dimensional data.

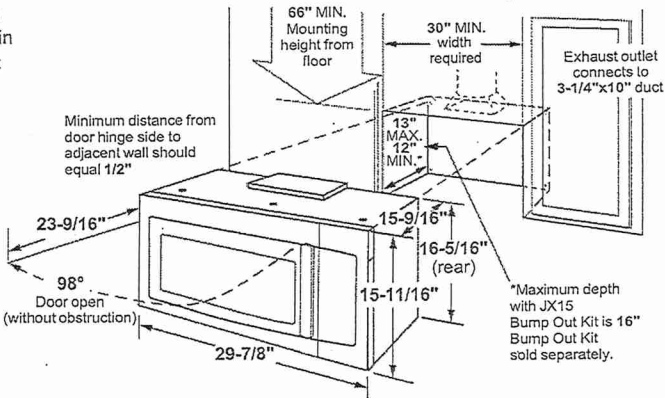
**Hood Exhaust Duct:** Outside ventilation requires a HOOD EXHAUST DUCT. Read the following carefully.

**Exhaust Connection:** The hood exhaust has been designed to mate with a standard 3-1/4" x 10" rectangular duct. If a round duct is required, a rectangular-to-round transition adaptor must be used. Do not use less than a 6" diameter duct.

**Rear Exhaust:** If a rear or horizontal exhaust is to be used, care should be taken to align exhaust with space between studs, or wall should be prepared at the time it is constructed by leaving enough space between the wall studs to accommodate exhaust.

**Maximum Duct Length:** For satisfactory air movement, the total duct length of 3-1/4" x 10" rectangular or 6" diameter round duct should not exceed 140 equivalent feet.

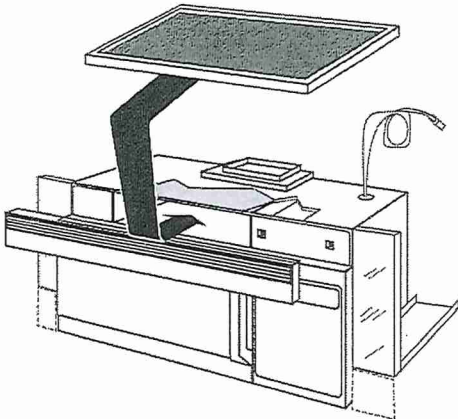
**Elbows, Transitions, Wall and Roof Caps, etc.,** present additional resistance to airflow and are equivalent to a section of straight duct which is longer than their actual physical size. When calculating the total duct length, add the equivalent length of all transitions and adaptors plus the lengths of all straight duct sections. The chart below shows the approximate feet of equivalent length of some typical ducts.



DUCT	EQUIVALENT FEET
A. Rectangular-To-round Transition Adaptor	5 ft.
B. Wall Cap	40 ft.
C. 90° Elbow	10 ft.
D. 45° Elbow	5 ft.
E. 90° Elbow	25 ft.
F. 45° Elbow	5 ft.
G. Roof Cap	24 ft.

### OPTIONAL ACCESSORIES (AVAILABLE AT ADDITIONAL COST)

**Filter Kit JX81H—Recirculating Charcoal Filter Kit** To be used when the microwave oven cannot be vented to the outside.

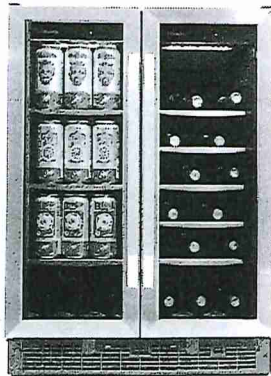


Silhouette

Lot 38

OakRidge

EMMENTAL



24" French Door Beverage Center - SBC051D1BSS

## PRODUCT FEATURES

### *ELIMINATE STORAGE INCONSISTENCIES*

Dual temperature zones bring an end to tough multi-beverage storage decisions. Wine and beverages require customized levels of cool, so two independently controlled sections, accessible through classic French doors, allow proper temps to be set for your distinct selection.

### *BANISH ICE BUILD UP*

The frost-free, fan-forced cooling system in this unit makes unsightly and often damaging ice accumulation obsolete. The efficient defrosting system ensures you'll never deal with over-frozen frustrations.

### *NEVER BE LEFT IN THE DARK*

The true, blue LED track lighting that illuminates the interior of this unit exquisitely displays your wine without any damaging heat. It is 50% brighter than the previous model and now offers 3 lighting options

*Where some see room for an appliance;  
We see room for an experience*

[www.silhouetteappliances.com](http://www.silhouetteappliances.com)

## PRODUCT DESCRIPTION

What prizes are hidden behind doors 1 and 2? Your expertly preserved beverages of choice. This built-in features double the temperature zones to store your wine and beverages simultaneously and fan-forced cooling assists you in enjoying frost-free luxury.

## SPECIFICATIONS

### *Dimensions*

Width	60cm	23.8"
Depth	60cm	23.75"
Height	86cm	34"

### *Capacity*

Bottle Capacity 750ml	60
Can capacity 330ml	27

### *Temperature Range*

Temperature	Low: 37 °F	High: 64 °F
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## WARRANTY

The Silhouette SBC051D1BSS model comes with a 24-month warranty on parts and labour with convenient in-home service. The installation and yearly maintenance (cleaning) of the fridge are not covered under the warranty.

Danby Products Ltd. PO Box 1778, Guelph, Ontario Canada N1H 2Z9 (519) 837-0920 FAX: (519) 837-0449

We can make elegance look effortless, but it is always evolving. This is why our specifications may also change along the way, so these specifications are subject to change without notice. MSRP is Manufacturer's Suggested Retail Price and may not necessarily be the price at which the product is sold.



SITE COPY

CONSTRUCTION SUMMARY  
Grovetrail Developments Inc.

PURCHASER: FARHAD FATHI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
38	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev C	04-Oct-22	

Offer	BONUS PACKAGE FOR 38 FT DETACHED: PURCHASER TO RECEIVE \$35,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.			
Worksheet	Note:			

Offer	BASEMENT WALK UP AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.			
Worksheet	Note:			

Offer	PURCHASER WILL HAVE THE OPTION TO MOVE THE LAUNDRY ROOM TO THE FIRST FLOOR AT THE TIME OF THEIR STRUCTURAL APPOINTMENT. PRICE WILL BE DETERMINED AT THAT TIME.			
Worksheet	Note:			



SITE COPY

CONSTRUCTION SUMMARY  
Grovetrail Developments Inc.

PURCHASER: FARHAD FATHI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
38	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev C	04-Oct-22	

Date Added: 01-Jun-22

Invoice Number: 7867

<p>1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - GREAT ROOM - Install Standard Conduit Pipe at great room above fireplace. To accommodate future installation of wall mount TV. Conduit pipe to be installed beside electrical plug. (See Sketch)</p> <p>Note:</p>
<p>1 - GREAT ROOM - Install ONE (1) ADDITIONAL ELECTRICAL PLUG at great room. To be installed above fireplace to accommoate future installation of wall mount TV. Plug to be installed Approx. 60" AFF (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN HALL - Delete builders standard ceiling lights, Install FIVE (5) LED POT LIGHTS with ONE (1) Seperate Switch at main hall (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - In addition to builders standard ceiling light, Install FIVE (5) LED POT LIGHTS on ONE (1) Seperate Switch at kitchen (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - UPPER HALL - Relocate ONE (1) Standard Ceiling Light at Upper Hall. To be installed at open to below area of staircase (See Sketch)</p> <p>Note: (Upgrade To be Completed ONLY if POSSIBLE)</p>
<p>2 - EXTERIOR - GARAGE DOORS - Supply and Install UPGRADE Garage Door Opener (x2 Doors) - Install the LIFT MASTER 8355W 1/2 HP BELT To Include; Wireless Key Pad and Additional Remote.</p> <p>Note: **Please Note - Install T-Handle Lock**</p>
<p>1 - STAIRCASE - Install UPGRADE #10 RAILING PACKAGE - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch)</p> <p>Note: To Include;</p> <p>HANDRAIL - Mod Rectangle</p> <p>PICKETS - 6mm Clear Tempered Glass with Brushed Stainless Steel Clips</p> <p>POST - 3 1/2" Square Saw Cut Post No Cap</p>
<p>1 - KITCHEN / BATHROOMS &amp; LAUNDRY - SEE QUALITY TOPS &amp; KITCHENS FOR ALL KITCHEN / BATHROOMS &amp; LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork)</p> <p>Note: **SEE ROTATION OF KITCHEN ISLAND**</p>
<p>1 - KITCHEN - Delete builders standard exhaust fan, and accommodate for Over the Range Micro / Hood Fan (See QTK)</p> <p>Accommodate Electrical for Over the Range Micro Hood Fan on Dedicated Line 15AMP that will be installed by purchaser After Closing.</p> <p>Note: **Purchaser accepts &amp; acknowledges the vendor will be exempt from any possible damages created by installing their own micro/hood fan unit after closing**</p> <p><b>**PRICE IS SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUMBITTED AND REVIEWED**</b></p>
<p>1 - KITCHEN - Install Additional ELECTRICAL Outlet to accommodate Bar Fridge at kitchen (See QTK Layout)</p> <p>Note: <b>**PRICE IS SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUMBITTED AND REVIEWED**</b></p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note: Priced as per Connolly</p>
<p>1 - KITCHEN - BACKSPLASH - Install FULL HEIGHT STONE BACKSPLASH (Emmerstone Maple White) - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) (See Sketch)</p> <p>Note: Priced as per Connolly</p>



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: FARHAD FATHI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
38	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev C	04-Oct-22	

Date Added: 01-Jun-22      Invoice Number: 7867

<p><b>1 - DISLCAIMER - STONE COUNTERTOP;</b> KITCHEN &amp; FULL HEIGHT BACKSPLASH - Stone slabs vary in size &amp; all seams are visible &amp; the fabricator reserves the right to position the seams as necessary. Note:</p>
<p><b>1 - KITCHEN - KITCHEN SINK -</b> Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:</p>
<p><b>1 - KITCHEN - KITCHEN FAUCET -</b> Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome Note:</p>
<p><b>1 - MASTER ENSUITE - FLOORING -</b> Install UPGRADE #1 - PORCELAIN TILES - 18x18 LIVORNO GRIS - To be installed throughout master ensuite floor, where applicable (To be Installed Straight) (See Sketch) Note:</p>
<p><b>1 - MASTER ENSUITE - SHOWER WALLS -</b> Install UPGRADE #2 - PORCELAIN TILES - 18x18 LIVORNO GRIS - To be installed throughout master ensuite shower walls, where applicable (To be Installed Straight) (See Sketch) Note:</p>
<p><b>1 - POWDER ROOM - COUNTERTOP -</b> Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p><b>1 - MASTER ENSUITE - COUNTERTOP -</b> 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:</p>
<p><b>1 - ENSUITE #2 - COUNTERTOP -</b> 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:</p>
<p><b>1 - TWIN BATH 2/3 - COUNTERTOP -</b> Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p><b>1 - DISLCAIMER - STONE COUNTERTOP;</b> POWDER ROOM, MASTER ENSUITE, ENSUITE #2 &amp; TWIN BATH 2/3 - Stone slabs vary in size &amp; all seams are visible &amp; the fabricator reserves the right to position the seams as necessary. Note:</p>
<p><b>1 - POWDER ROOM - VANITY SINK -</b> Install Upgrade Sink - CONTRAC ABBI ROUND VESSEL SINK (Single Hole) - Model #4500ARW-077 - Matte Black (x1 Sink) (See Sketch) Note:</p>
<p><b>1 - POWDER ROOM - VANITY FAUCET -</b> Install Upgrade Faucet - DELTA TRINSIC Single Handle Lavatory Faucet (Single Hole) - Model #559LF-CZMPU- Champagne Bronze (x1 Sink) (See Sketch) Note:</p>
<p><b>2 - MASTER ENSUITE - VANITY SINKS -</b> Install Upgrade Undermount Sink - CONTRAC CATENA Undermount Sink - Model #4210-CIY - White (x2 Sinks) (See Sketch) Note: **To Be Installed with Builders Standard Faucets**</p>
<p><b>1 - BONUS PACKAGE -</b> REFER TO PE #7755, ITEM #9 - PURCHASER HAS APPLIED REMAINING \$26,073.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:</p>



SITE COPY

CONSTRUCTION SUMMARY  
Grovetrail Developments Inc.

PURCHASER: FARHAD FATHI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
38	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev C	04-Oct-22	

Date Added: 01-Jun-22      Invoice Number: 7867

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on MAY 30,2022  
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: 24-Mar-22      Invoice Number: 7755

4 - BASEMENT- Install FOUR (X4) Larger basement windows. WINDOW - BASEMENT - TO ENLARGE STANDARD 30 IN (W) X 24 IN (H) TO 36 IN(W) X 24 IN (H) (See Sketch)  
Note:

1 - EXTERIOR FRONT DOORS- Install Single height extended front door. Delete the transom to accommodate the extended height.  
Note:

1 - BASEMENT- Install an additional Laundry Room rough in , for the basement. To include electrical for washer, dryer and Laundry tub rough in (See Sketch)  
Note:

1 - BASEMENT- Relocate the 3 pce Rough in at the basement. (See Sketch)  
Note: \*\*Purchaser was advised against the relocation of the 3 pce rough in in the basement\*\* Purchaser would liek to proceed with the relocation-Vendor is Exempt

1 - MASTER ENSUITE- Delete the builders standard wall at the Master Ensuite, next to the tub. (See Sketch)  
Note:

1 - GARAGE- Relocate the standard Vac to the Garage (Location as per the Vendors discretion)  
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions  
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 \$35,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART. Purchaser has a remainig Bonus Balaance of \$26,073.00 (INCLUSIVE OF TAXES)  
Note:

Date Added:      Invoice Number: 8195

This Document is Extremely Time Sensitive - Printed 13 Jun 22 at 16:48



Interior Paint

Description

Cabinet

Style

Master Ensuite

STANDARD - SILVER BIRCH

Ensuite #2

STANDARD - SILVER BIRCH

Twin Bath 2/3

STANDARD - SILVER BIRCH

Laundry (2nd Floor)

STANDARD - SILVER BIRCH

Powder Room

STANDARD - SILVER BIRCH

Mud Room

STANDARD - SILVER BIRCH

Kitchen/Dinette

STANDARD - SILVER BIRCH

Foyer

STANDARD - SILVER BIRCH

Main Hall

STANDARD - SILVER BIRCH

Great Room

STANDARD - SILVER BIRCH

Upper Hall

STANDARD - SILVER BIRCH

Master Bedroom

STANDARD - SILVER BIRCH

Bedroom 2

STANDARD - SILVER BIRCH

Bedroom 3

STANDARD - SILVER BIRCH

Bedroom 4

STANDARD - SILVER BIRCH

Purchaser

FARHAD FATHI

Decor Consultant

Melissa Di Marino

Model and Elevation

VENTRY-STD Main-Laundry on 2nd w/3 Baths Elev

Telephone Res. / Bus

/

Project

Grovetrail Developments Inc.

Closing Date

04/10/2022

Property

38

\* INTERIOR COLOUR SCHEME \*

Style	Countertop	Counter Edge	Handle / Knob
**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	A " EDGE (STD)	SEE QTK
**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	A " EDGE (STD)	SEE QTK
**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	A " EDGE (STD)	SEE QTK
**SEE ATTACHED QTK PAPERWORK**	SEE QTK PAPERWORK	SEE QTK PAPERWORK	SEE QTK
**SEE ATTACHED QTK PAPERWORK**	Emmerstone Vanilla White (STD)	A " EDGE (STD)	SEE QTK
N/A	N/A	N/A	N/A
**SEE ATTACHED QTK PAPERWORK**	Emmerstone Maple White (STD)	A " EDGE (STD)	SEE QTK

Appliance Opening/Dimension

Fridge Size

SEE QTK LAYOUT

Range

SEE QTK LAYOUT

Built-Ins

None

Microwave

SEE QTK LAYOUT

Hood Fan

SEE QTK LAYOUT

Exhaust Opening

☒ 6" ☐ 8"

Dishwasher Cabinet

Std 24in Opening

Fireplace

Fireplace

GREAT ROOM

Fireplace

N/A

Location Flooring

3 1/4" HARDWOOD

Location Flooring

N/A

Style

VILLA NOVA

Style

N/A

Finish

STONE

Finish

N/A

Marble

N/A

Marble

N/A

Hearth

NONE

Hearth

N/A

Notes

Page 2 of 3

Decor Consultant:

Melissa Di Marino

Purchaser:

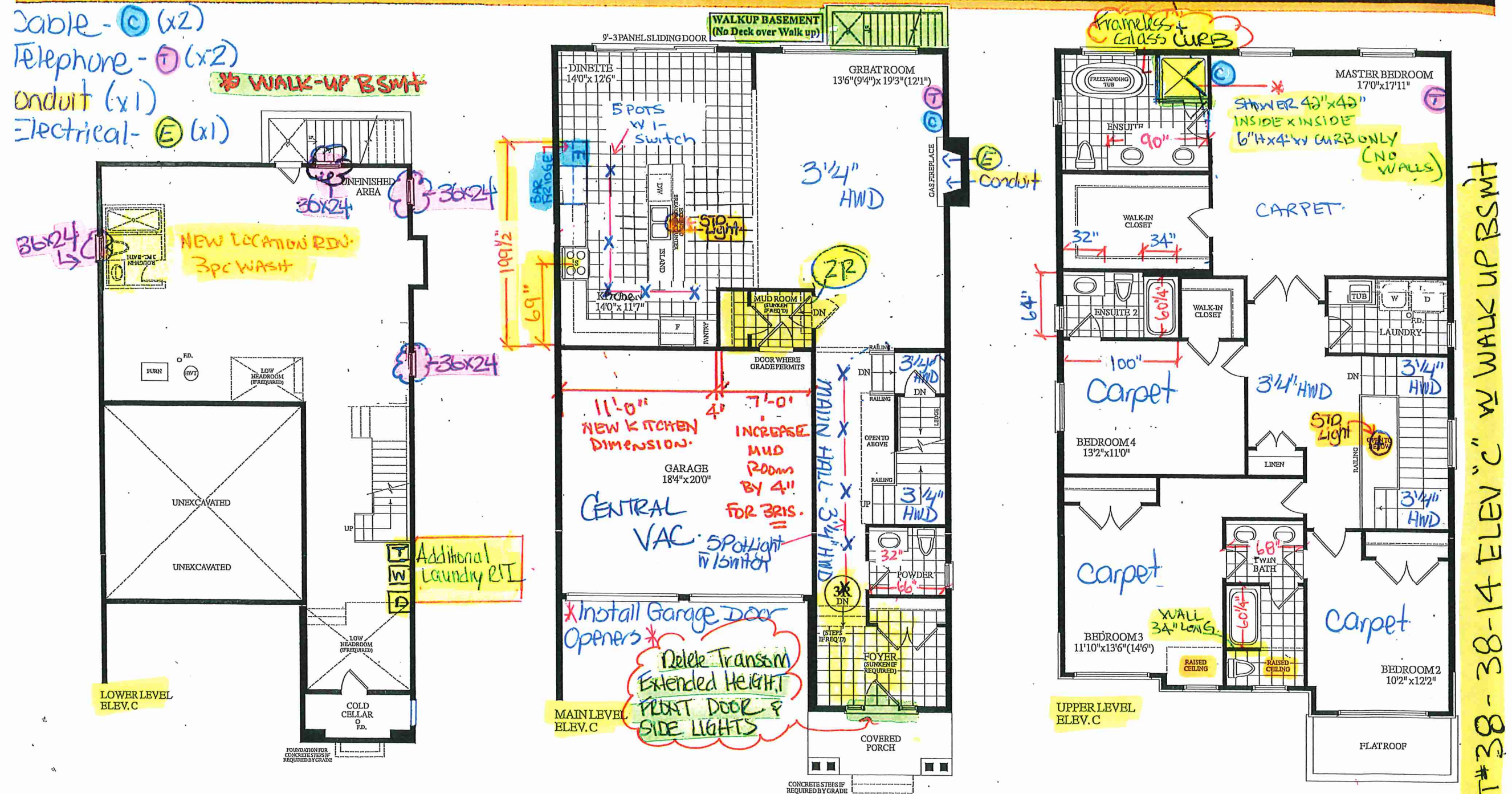
FARHAD FATHI

Vendor:

Grovetrail Developments Inc.

Lot: 38 Project: Grovetrail Developments Inc. Model: COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev C

Printed May 30, 2022 11:01 am



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

LOT#38-38-14 ELEV "C" W WALK UP BSMH



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:	Farhad Fathi   Arash	CONTRACTOR:	Royal Pine Homes
ADDRESS:		SITE:	38 CTF
EMAIL:	fathi8008@gmail.com   arash.habibii@gmail.co	MODEL TYPE:	38-14
PHONE #:		LOT #:	38 CTF
PHONE #:	461 832-8008	DATE:	May 20, 2022 Q9374

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: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 1 DOOR STYLE	
OR-MC	1	OVER THE RANGE MICRO ADJUSTMENT	
CUST-1	1	COVERT STANDARD BANK DRAWERS INTO A SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES P/D 3 (1 SMALL, 2 BIG DRAWERS)	
CUST-2	1	SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES P/D 3 (1 SMALL, 2 BIG DRAWERS)	
CUST-5	1	5' OF BASE AND UPPER CABINETS INC. 1 TOP DRAWER ABOVE CABINET AND OPENING TO ACCOMMODATE BAR FRIDGE - AS PER DRAWINGS	
CUST-6	1	AND TOP DRAWER TO SINGLE DOOR BASE CABINET - AS PER DRAWINGS	
CUST-7	1	DESIGN FEE: ROTATE THE ISLAND	
CUST-8	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LAMINATE	
CUST-9	1	CATEGORY 1 HARDWARE: DH 00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 1 DOOR STYLE	
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: QTC 1622 FROSTING (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
TWIN BATH VANITY 2/3	DOOR STYLE: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
ROOM SUMMARY:			\$0



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:	Farhad Fathi   Arash	CONTRACTOR:	Royal Pine Homes
ADDRESS:		SITE:	38 CTF
EMAIL:	fathi8008@gmail.com   arash.habibii@gmail.co	MODEL TYPE:	38-14
PHONE #:		LOT # :	38 CTF
PHONE #:	461 832-8008	DATE:	May 20, 2022 Q9374

ROOM	DESCRIPTION	CATEGORY
ENSUITE # 2 VANITY	DOOR STYLE: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

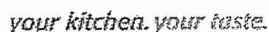
ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
		ROOM SUMMARY:	

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	FLOATING VANITY w/ 1 DRAWER & FALSE PANEL ABOVE (10-1/2" FFL) - OPTION PAID FOR BY BUILDER	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
		ROOM SUMMARY:	

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QTC 1622 NONE FINISH: WHITE (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH09130	
		ROOM SUMMARY:	



info@gtk.ca

PURCHASER:	Farhad Fathi   Arash	CONTRACTOR:	Royal Pine Homes	
ADDRESS:		SITE:	38 CTF	
EMAIL:	fathi8008@gmail.com   arash.habibii@gmail.co	MODEL TYPE:	38-14	
PHONE #:		LOT # :	38 CTF	
PHONE #:	461 832-8008	DATE:	May 20, 2022	Q9374

EXPECTED DELIVERY DATE		TBD	SUB-TOTAL:	
<p>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</p> <p>PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS &amp; 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 &amp; CONDITIONS AS OUTLINED IN THE QTK TERMS &amp; CONDITIONS DOCUMENT.</p>				
			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): <u>  <i>AS</i>  </u>		

DATE: 5/24/2022

DATE: \_\_\_\_\_

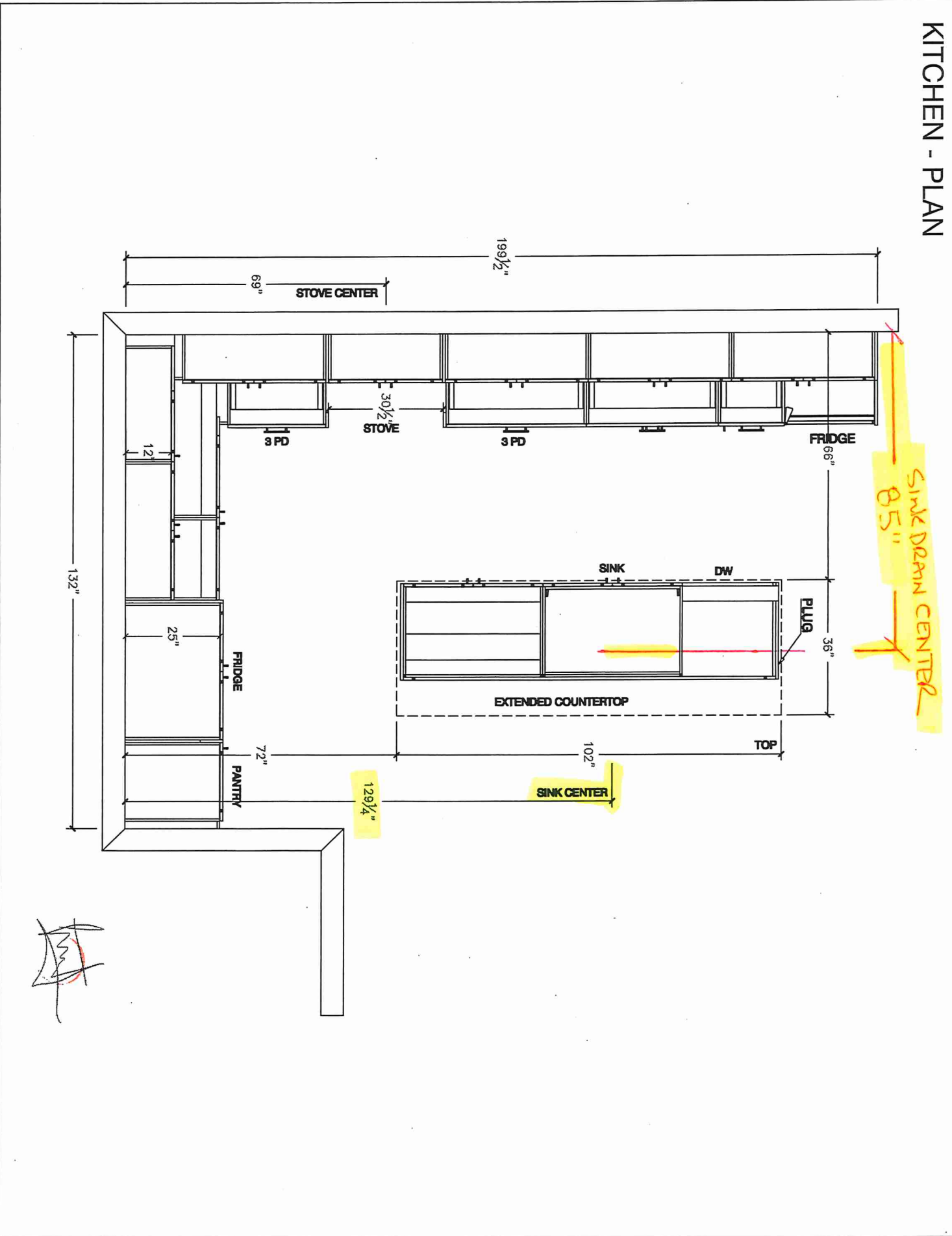
SALES REP NAME: Giovanni Toto QTK AUTHORIZED SIGNATURE: \_\_\_\_\_



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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: MAY 4, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

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





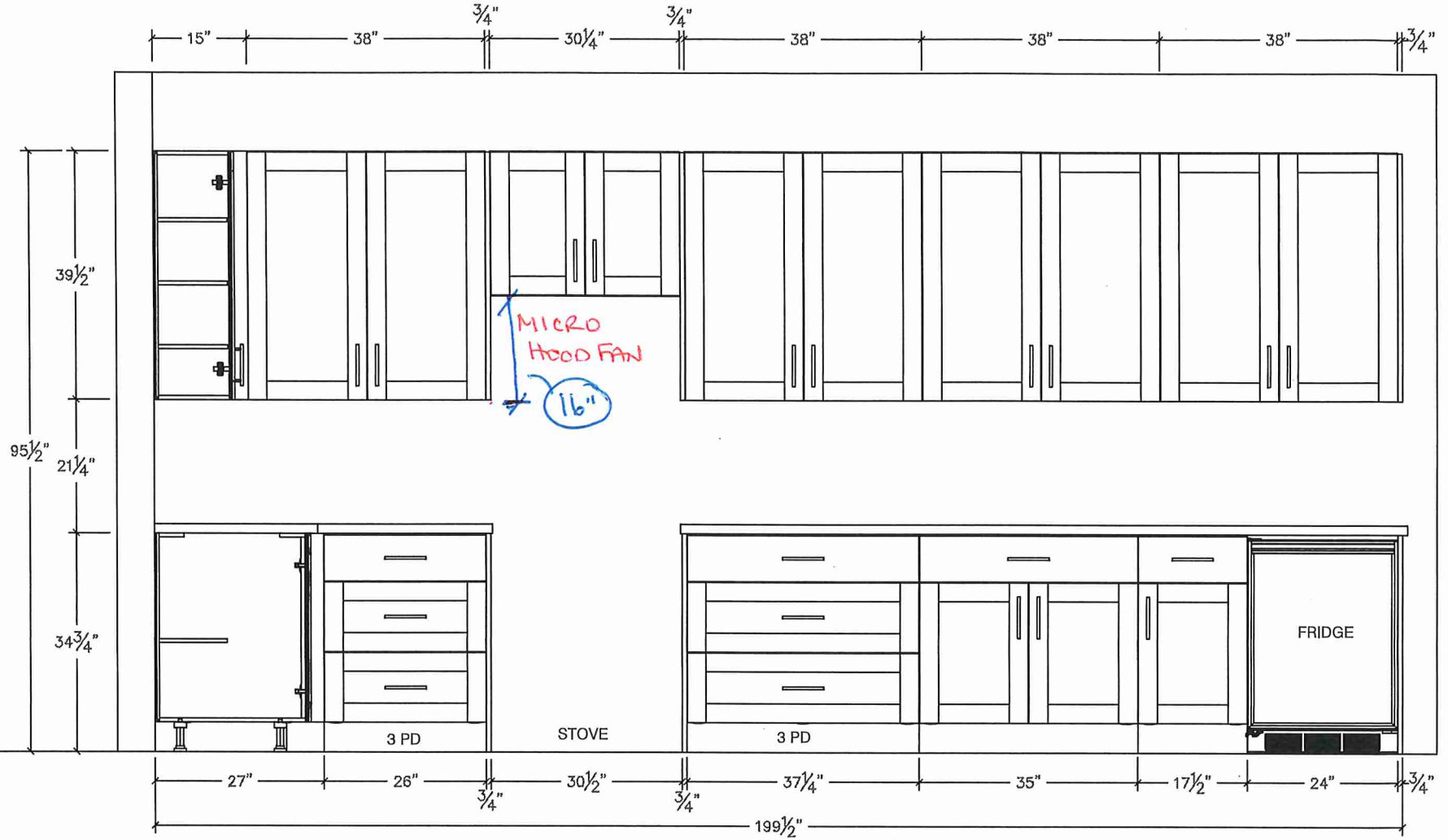
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your kitchen. your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
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## STOVE WALL - ELEVATION





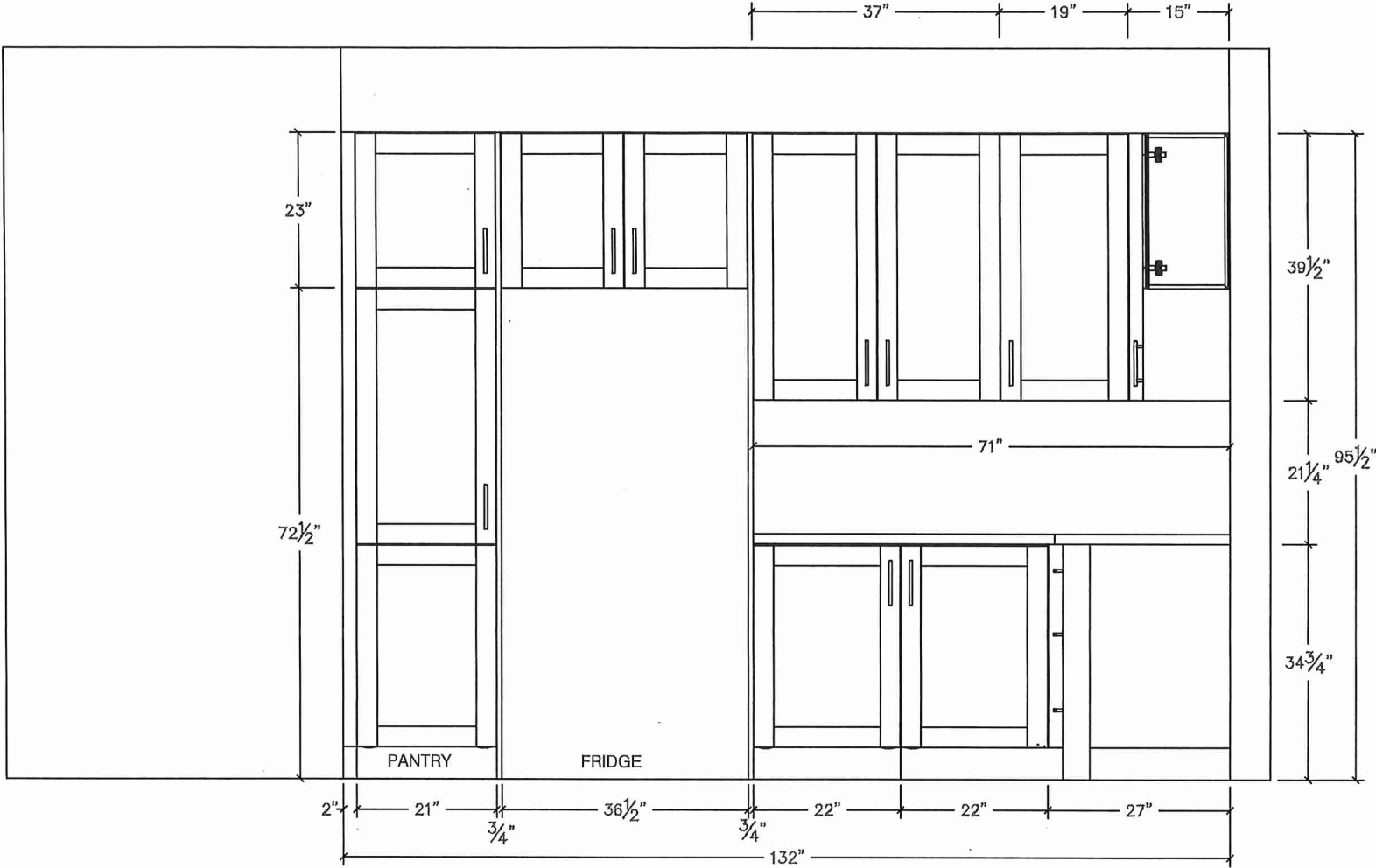
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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FRIDGE WALL - ELEVATION





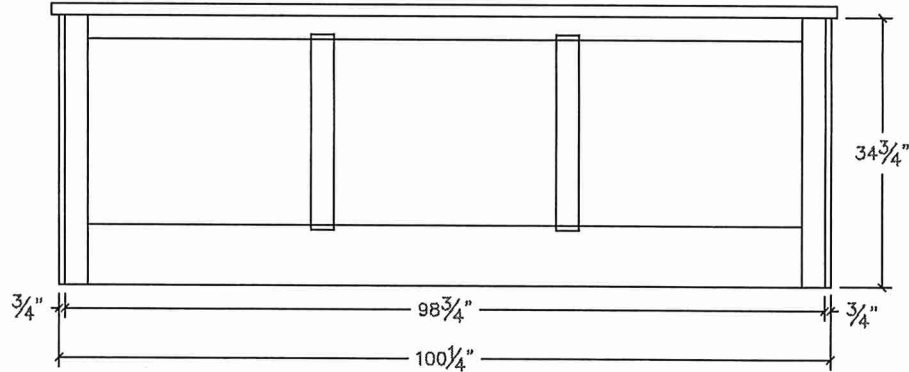
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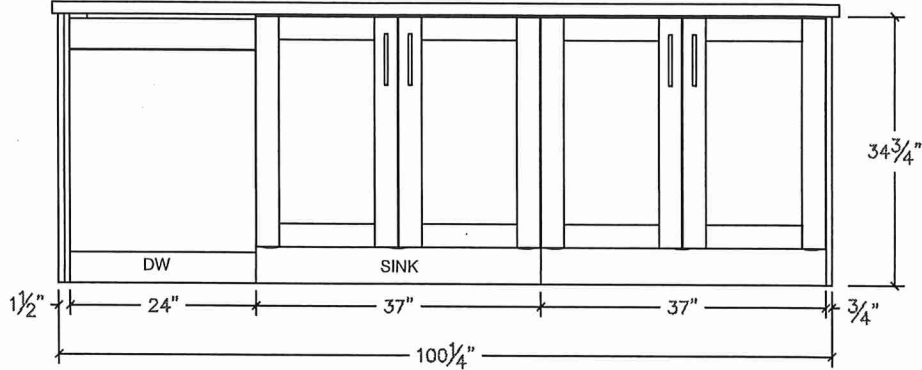
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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
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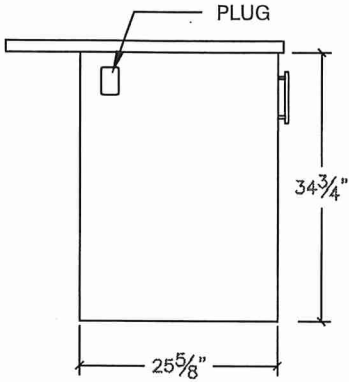
### ISLAND REAR - ELEVATION



### ISLAND FRONT - ELEVATION



### ISLAND SIDE - ELEVATION

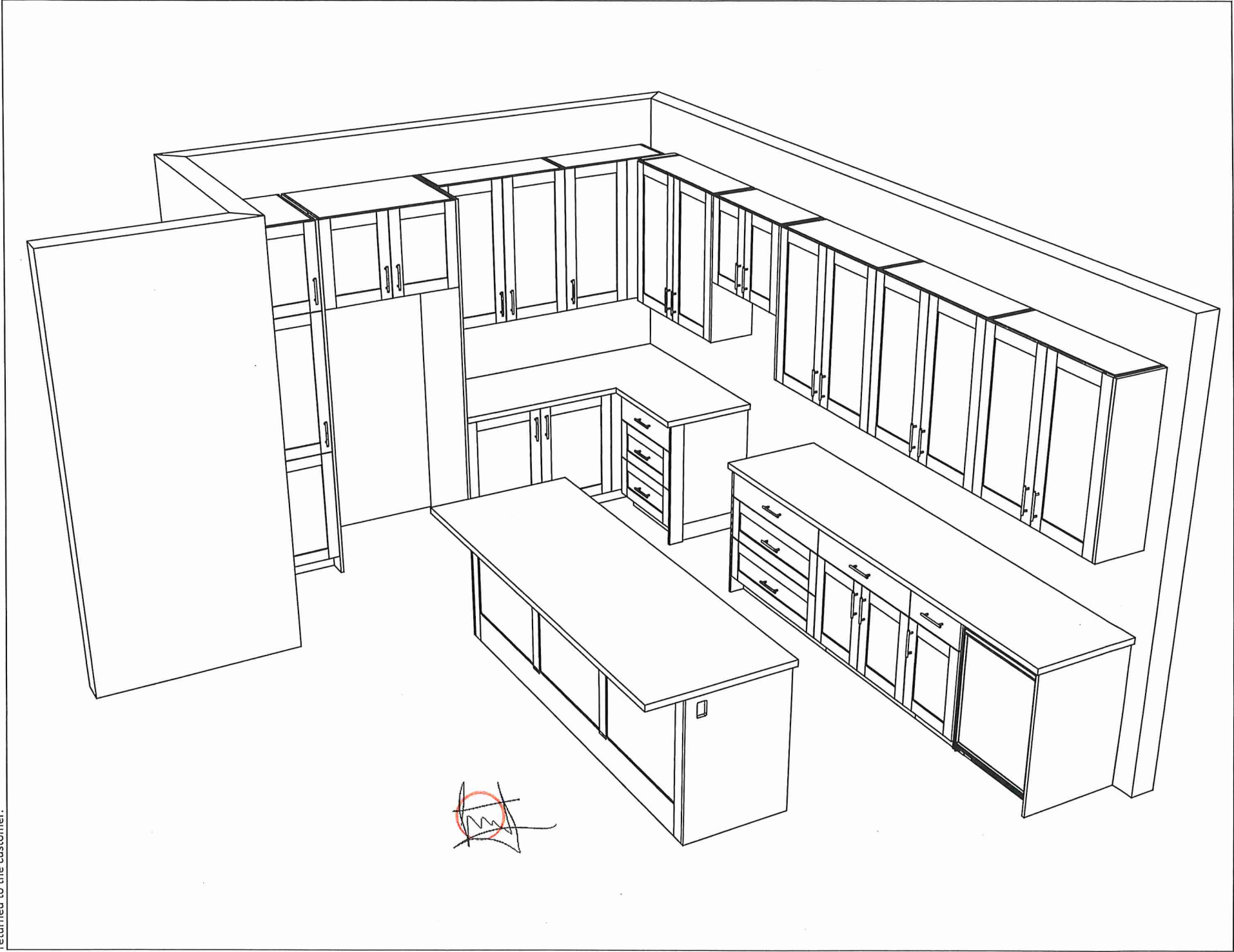




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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 4, 2022
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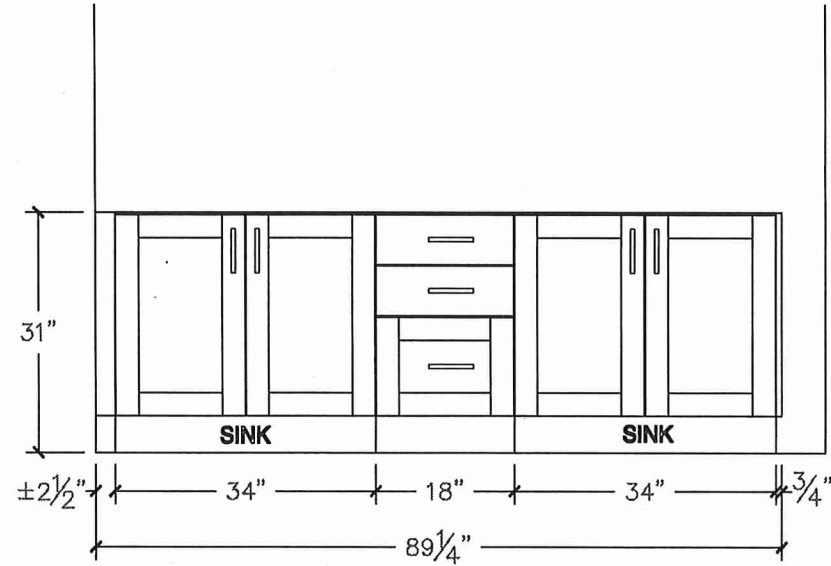


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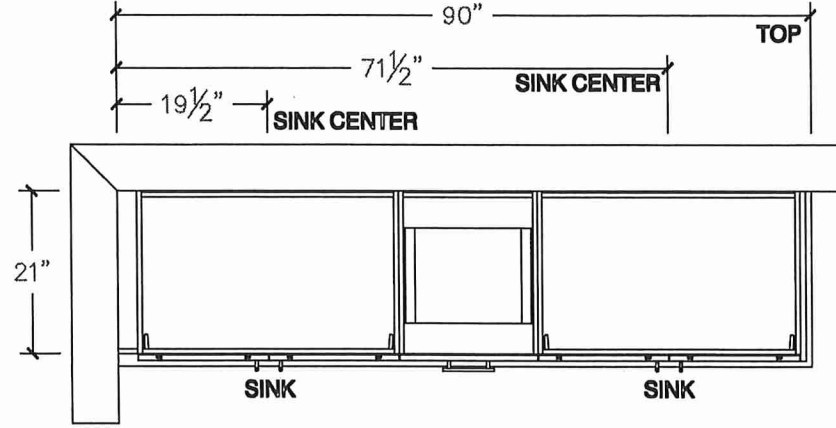
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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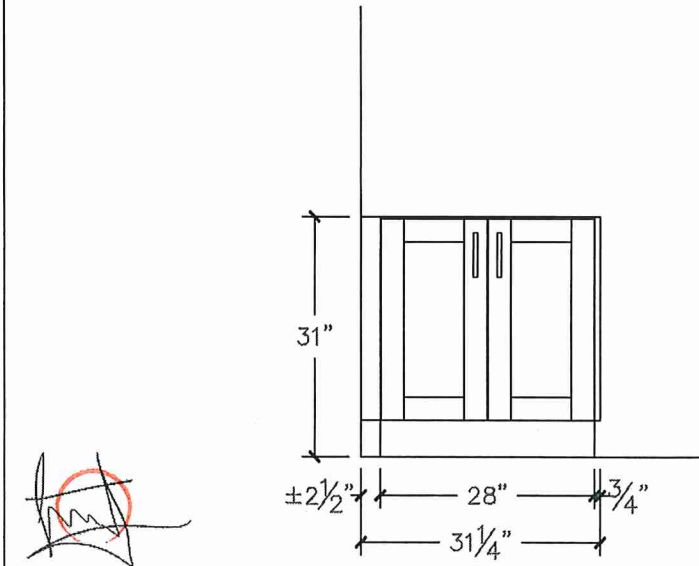
## MASTER ENSUITE - ELEVATION



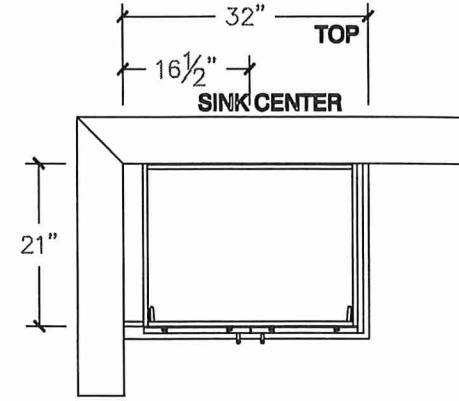
## MASTER ENSUITE - PLAN



## Ensuite 2 - ELEVATION



## Ensuite 2 - PLAN



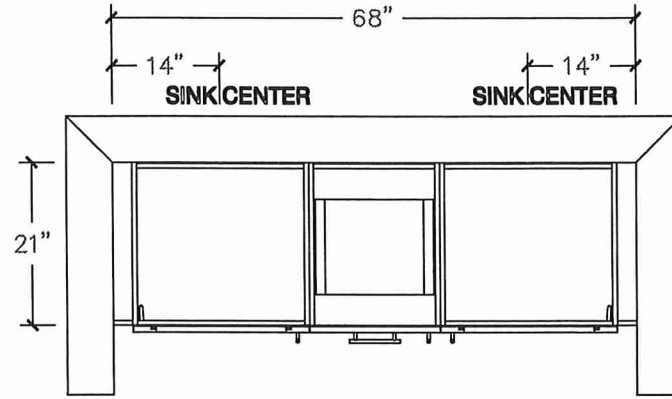


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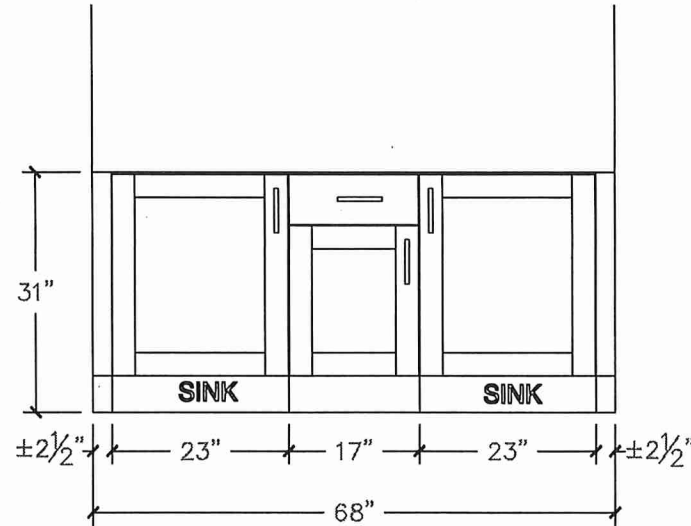
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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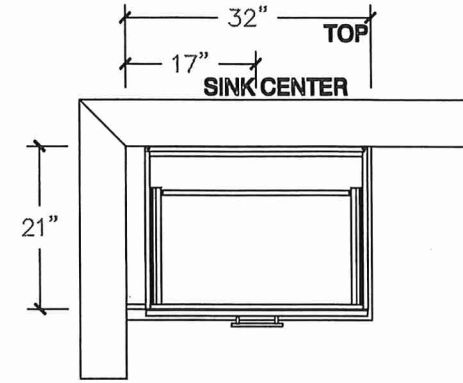
## Twin BATH 2/3 - PLAN



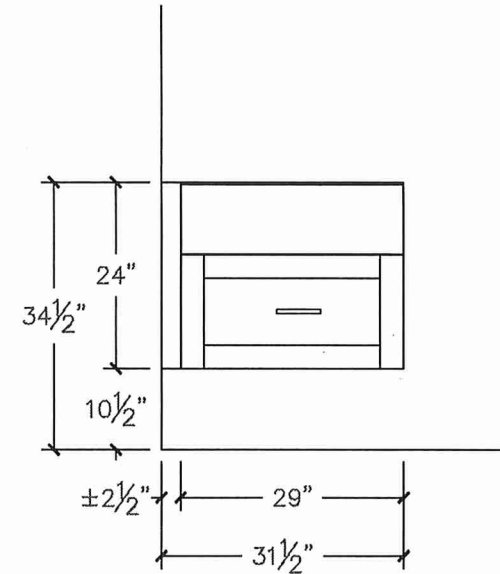
## Twin BATH 2/3 - ELEVATION



## POWDER - PLAN



## POWDER - ELEVATION



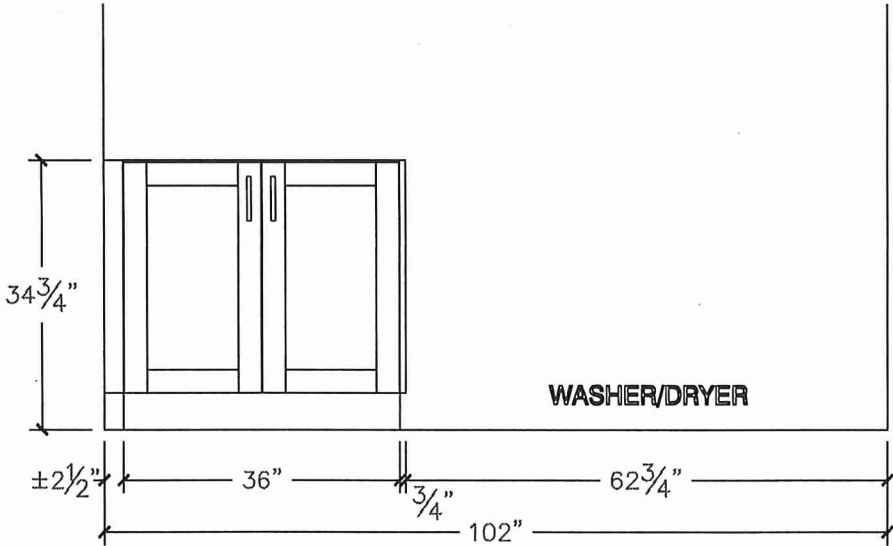


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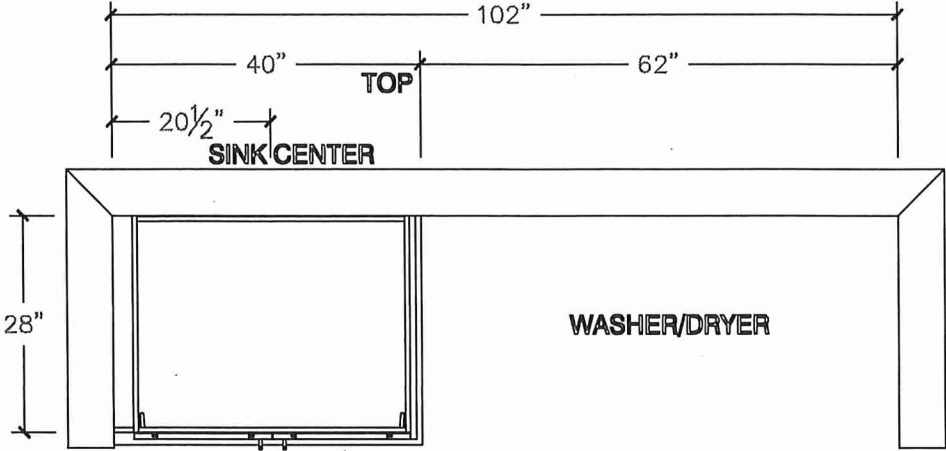
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 38 CTF	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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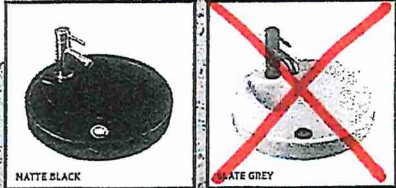
LAUNDRY - ELEVATION



LAUNDRY - PLAN



Lot 38 Oak Ridge



ABBI

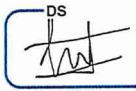
ITEM DETAILS

16 1/2" W x 16 1/2" D x 7 1/2" H

MATERIAL: Fine fireclay

COLOR: Soft white, Matte black, and Slate grey

Round vessel sink | Single hole faucet drilling | Back of sink fully concealed and glazed | Front Overflow | Template supplied | Faucet not included



SINGLE HOLE - SOFT WHITE  
4500ARW

SINGLE HOLE - SLATE GREY  
4500ARW-088

SINGLE HOLE - MATTE BLACK  
4500ARW-077

CERTIFICATIONS

| IAPMO cUPC  
| ASME A112.19.2 / CSA B45.1

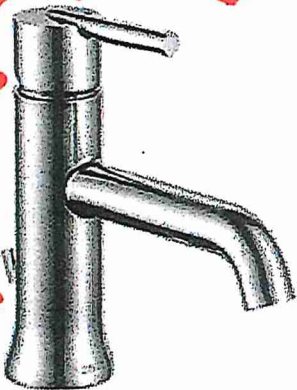


\*Powder Room

ISSUED MAY 2020

TRINSIC COLLECTION

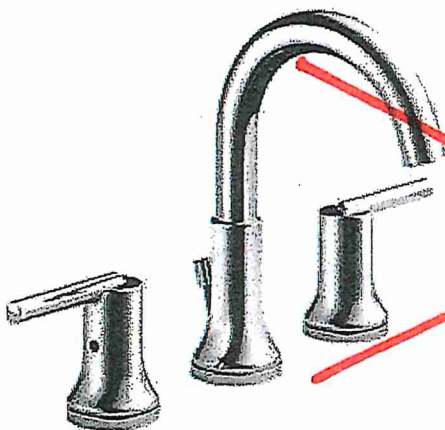
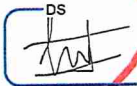
Lot 38 Oak Ridge



SINGLE HANDLE LAVATORY FAUCET

<del>559LF-MPU</del>
<del>559LF-BLMPU</del>
559LF-CZMPU
<del>559LF-SSMPU</del>

\*Powder Room



WIDESPREAD LAVATORY FAUCET

3559-MPU-DST
3559-BLMPU-DST
3559-CZMPU-DST
3559-SSMPU-DST

Shown in Chrome



CHROME



MATTE  
BLACK



CHAMPAGNE  
BRONZE



BRILLIANCE  
STAINLESS