



Addition

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 1 Grovetrail Dev. Inc.

PURCHASER: YING LI

TEL:

| LOT NUMBER  | PHASE | HOUSE TYPE    |
|-------------|-------|---------------|
| 10 Block 56 | 1     | LAWSON Elev B |

| ITEM   | EXTRA / CHANGE   | QTY | UNIT PRICE | EXTENDED |
|--------|--|-----|------------|----------|
| 1      | BASEMENT- Install a Rough In Line Set for future Air Conditioner for basement.   | 1   |            |          |
| 215428 | **Priced as per Steve  |     |            |          |
| *2     | 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   |            |          |
| 13386  |  |     |            |          |
| 215429 |  |     |            |          |



|  |           |
|--|-----------|
|  | 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 |               |
|-----------------|---------------|
| <u>Paid By</u>  | <u>Amount</u> |
| 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 |
| 7764   |           |        |
| Total Bonus Used:  |           |        |
| 7524   | 12-Oct-21 |        |
| Total Bonus Used:  |           |        |
| Remaining Balance:   |           |        |

PURCHASER:

DocuSigned by:  
YING LI  
YING LI 9FA443...

08-Aug-22  
DATE

VENDOR:

PER: Grovetrail Developments Inc.

TAX#:1

PREPARED BY: Laura Di Pede  
PRINTED: 8-Aug-22 at 9:50 am  
RoyInvoiceSQL.rpt 07aug20

| CONSTRUCTION SCHEDULING APPROVAL |  |
|----------------------------------|--|
| PER:                             |  |
| DATE:                            |  |



CONSTRUCTION SUMMARY  
Grovetrail Developments Inc.

PURCHASER: YIN TANG TEL:

| LOT NUMBER  | PHASE | HOUSE TYPE    | CLOSING DATE |  |
|-------------|-------|---------------|--------------|--|
| 10 Block 56 | 1     | LAWSON Elev B | 11-Oct-22    |  |

|          |   |
|----------|---|
| Offer    | BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART |
| Workshee | Note:   |

|          |   |
|----------|---|
| Offer    | BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED. |
| Workshee | Note:   |

|          |  |
|----------|--|
| Offer    | PURCHASER CAN ASSIGN AT NO CHARGE THE AGREEMENT TO HER MOTHER NAMED HEREIN, YING LI. AS LONG AS THEY NOTIFY US NO LATER THAN 45 DAYS PRIOR TO CLOSING AND CAN SHOW PROOF OF CITIZENSHIP OR STATUS SO THAT THE HST IS NOT A FACTOR. |
| Workshee | Note:  |



FILE COPY  
SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YIN TANG

TEL:

| LOT NUMBER  | PHASE | HOUSE TYPE    | CLOSING DATE |  |
|-------------|-------|---------------|--------------|--|
| 10 Block 56 | 1     | LAWSON Elev B | 11-Oct-22    |  |

Date Added: 23-Nov-21

Invoice Number: 7608

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

Note:

1 - GREAT ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with Separate Switch at great room (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\*

1 - KITCHEN - In addition to builders standard ceiling light, Install TWO (2) LED POT LIGHTS with Separate Switch at kitchen. To be installed above sink area of peninsula (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\* - Purchaser Paying for Additional Switch Only

1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with Separate Switch at dinette area. (See Sketch)

Note: \*\*TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes\*\* - Purchaser Paying for Additional Switch Only

1 - BASEMENT - Install FINISHED BASEMENT - AS PER PLAN - AS PER SCHEDULE A-1 (See Attached Sketch & Info Sheet)

Note: \*\*Purchaser has Declined Opt. Wet Bar Area\*\*

1 - SECOND FLOOR - FLOORING - Install Laminate Flooring - 7 1/2" HIGHLANDS WATSON NATURAL OAK EEH-292 - to be installed throughout second floor, where applicable in lieu of builders standard broadloom.

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

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE Throughout the house, where applicable (See Attached)

Note:

1 - KITCHEN - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE, throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 - Chrome

Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install Upgrade #1 Backsplash Tile - 3x6 TENDER GREY BRIGHT - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) To be Installed in UPGRADE BRICK PATTERN (See Sketch)

Note:

1 - KITCHEN - Install WATER LINE ROUGH-IN ONLY To Fridge area of kitchen (See Sketch)

Note: \*\*Purchaser Accepts and Acknowledges that the Standard Fridge Does Not Include a Water and/or Ice Maker\*\*

1 - POWDER ROOM- Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE, throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:





FILE COPY  
SITE MASTER

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YIN TANG

TEL:

| LOT NUMBER  | PHASE | HOUSE TYPE    | CLOSING DATE |  |
|-------------|-------|---------------|--------------|--|
| 10 Block 56 | 1     | LAWSON Elev B | 11-Oct-22    |  |

Date Added: 23-Nov-21

Invoice Number: 7608

1 - MASTER ENSUITE - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE, throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:

1 - MAIN BATH - Install Builders Standard Stone Countertop - EMMERSTONE PURE GREY with STANDARD " A " EDGE, throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:

1 - BSMT BATH - Install Builders Standard Stone Countertop - EMMERSTONE PURE GREY with STANDARD " A " EDGE, throughout bsmt. bath vanity, where applicable (Includes 3" Splash) (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;  
POWDER ROOM, MASTER ENSUITE, MAIN BATH & BSMT. BATH - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

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 NOVEMBER 22,2021

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:

Date Added: 12-Oct-21

Invoice Number: 7524

1 - MASTER ENSUITE - Install FRAMELESS GLASS SHOWER ENCLOSURE (Includes; 2x2 Mosaics, 6" Curb + Marble Curb) in lieu of builders standard shower stall at master ensuite (See Sketch)

Note: \*\*Colour of Mosaics and Marble Curb To Be Determined During Decor Appointment\*\*

1 - SECOND FLOOR - Install SMOOTH CEILINGS throughout enitre 2nd floor, where applicable. To Include; Upper Hall, Master Bedroom, Bedroom #2, Bedroom #3, and any open to above areas (See Sketch)

Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE

Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on OCTOBER 4,2021

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:

This Document is Extremely Time Sensitive - Printed 24 Nov 21 at 16:27



\* INTERIOR COLOUR SCHEME \*

| Purchaser | Decor Consultant  | Model and Elevation | Telephone Res. / Bus | Project                      | Closing Date | Property    |
|-----------|-------------------|---------------------|----------------------|------------------------------|--------------|-------------|
| YIN TANG  | Melissa Di Marino | LAWSON Elev B       | /                    | Grovetrail Developments Inc. | 11/10/2022   | 10 Block 56 |


Page 1 of 3

| Flooring            |   | Wall Tile   |                   |         |      | Plumbing   |  |
|---------------------|---|---|-------------------|---------|------|--|--|
| Description         | Main  | Accent/Insert   | Border / Listello | Pattern |      |  |  |
|                     |   |   |                   |         |      |  |  |
| Master Ensuite      | 13x13 MALENA CARBON (STD)                       | 8x10 MALENA CARBON (STD)  | N/A               | N/A     | NONE | WHITE  |  |
| Main Bath           | 13x13 NEW REEDS GREY (STD)                      | 8x10 NEW REEDS GREY (STD)   | N/A               | N/A     | NONE | WHITE  |  |
| Bsmt. Bathroom      | 13x13 NEW REEDS GREY (STD)                      | 8x10 NEW REEDS GREY (STD)   | N/A               | N/A     | NONE | WHITE  |  |
| Laundry (2nd Floor) | 13x13 NEW REEDS GREY (STD)                      | N/A   | N/A               | N/A     | NONE | STD  |  |
|                     |   |   |                   |         |      |  |  |
| Kitchen/Dinette     | 13x13 MALENA ICE (STD)                          | 3x6 Tender Grey Bright (BrickPattern)(Upg)  | N/A               | N/A     | NONE | STD  |  |
| Mud Room            | 13x13 MALENA ICE (STD)                          | N/A   | N/A               | N/A     | NONE | N/A  |  |
| Powder Room         | 13x13 MALENA ICE (STD)                          | N/A   | N/A               | N/A     | NONE | WHITE  |  |
|                     |   | <div><div>Railings and Stairs</div><div><div>Railings</div><div>STD - Oval Mirage Red Oak Driftwood</div></div><div><div>Pickets</div><div>STD - Steel 1/2" Sqaure Plain,Black</div></div><div><div>Posts</div><div>STD - 3 1/2" Square w/Cap Mirage Driftwood</div></div><div><div>Stringers</div><div>STD - MIRAGE RED OAK DRIFTWOOD</div></div><div><div>Treads</div><div>STD - MIRAGE RED OAK DRIFTWOOD</div></div><div><div>Risers</div><div>STD - MIRAGE RED OAK DRIFTWOOD</div></div><div><div>Runner</div><div>NONE</div></div><div><div>Landing - Upper</div><div>7 1/2" HighlandWatsonNaturalOak</div></div><div><div>Landing - Lower</div><div>7 1/2" HighlandWatsonNaturalOak</div></div><div><div>Ledge - Upper</div><div>N/A</div></div><div><div>Ledge - Lower</div><div>N/A</div></div></div> |                   |         |      | <div><div>Cornice Moulding / Medallion</div><div><div>Foyer</div><div>Mirage</div></div><div><div>Living Room</div><div>N/A</div></div><div><div>Dining Room</div><div>N/A</div></div><div><div>Family Room</div><div>N/A</div></div><div><div>Main Hall</div><div>NONE</div></div><div><div>Kitchen</div><div>NONE</div></div><div><div>2nd Floor Hall</div><div>NONE</div></div></div> |  |
| Foyer               | 13x13 MALENA ICE (STD)                          |   |                   |         |      |  |  |
| Main Hall           | 7 1/2" Highlands WatsonNaturalOak EEH-292 (STD) |   |                   |         |      |  |  |
| Great Room          | 7 1/2" Highlands WatsonNaturalOak EEH-292 (STD) |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
| Bsmt. Rec.Room      | 7 1/2" Highlands WatsonNaturalOak EEH-292 (STD) |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
| Upper Hall          | 7 1/2" Highlands WatsonNaturalOak EEH-292 (Upg) |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
| Master Bedroom      | 7 1/2" Highlands WatsonNaturalOak EEH-292 (Upg) |   |                   |         |      |  |  |
| Bedroom 2           | 7 1/2" Highlands WatsonNaturalOak EEH-292 (Upg) |   |                   |         |      |  |  |
| Bedroom 3           | 7 1/2" Highlands WatsonNaturalOak EEH-292 (Upg) |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |
|                     |   |   |                   |         |      |  |  |

Page 1 of 3

Page 1 of 3

Consultant:   
Melissa Di Marino

Purchaser:   
YIN TANG

Vendor:   
Grovetrail Developments Inc.  
Printed Nov 22, 2021 3:54 pm





\* INTERIOR COLOUR SCHEME \*

| Purchaser | Decor Consultant  | Model and Elevation | Telephone Res. / Bus | Project                      | Closing Date | Property    |
|-----------|-------------------|---------------------|----------------------|------------------------------|--------------|-------------|
| YIN TANG  | Melissa Di Marino | LAWSON Elev B       | /                    | Grovetrail Developments Inc. | 11/10/2022   | 10 Block 56 |

Page 2 of 3

|                     | Interior Paint     |  | Cabinet                                  |                                |                 |               |
|---------------------|--------------------|--|--|--------------------------------|-----------------|---------------|
|                     | Description        |  | Style                                    | Countertop                     | Counter Edge    | Handle / Knob |
| Master Ensuite      | STD - SILVER BIRCH |  | EURO - OAK - SOAPSTONE (STD)             | Emmerstone Maple White (STD)   | " A" EDGE (STD) | 9776-BNI      |
| Main Bathroom       | STD - SILVER BIRCH |  | EURO RUSTICA - LARICE BIANCO RU-05 (STD) | Emmerstone Pure Grey (STD)     | " A" EDGE (STD) | 9776-APT      |
| Bsmt. Bathroom      | STD - SILVER BIRCH |  | EURO RUSTICA - LARICE BIANCO RU-05 (STD) | Emmerstone Pure Grey (STD)     | " A" EDGE (STD) | 9776-APT      |
| Laundry (2nd Floor) | STD - SILVER BIRCH |  | N/A                                      | N/A                            | N/A             | N/A           |
|                     |                    |  |  |                                |                 |               |
| Kitchen/Dinette     | STD - SILVER BIRCH |  | EURO - MAPLE - SOAPSTONE (STD)           | Emmerstone Vanilla White (STD) | " A" EDGE (STD) | 9303-96 BSN   |
| Mud Room            | STD - SILVER BIRCH |  | N/A                                      | N/A                            | N/A             | N/A           |
| Powder Room         | STD - SILVER BIRCH |  | EURO MELAMINE - CONCRETE WF-393 (STD)    | Emmerstone Grey Galaxy (STD)   | " A" EDGE (STD) | 9531-BSN      |
|                     |                    |  |  |                                |                 |               |
| Foyer               | STD - SILVER BIRCH |  |  |                                |                 |               |
| Main Hall           | STD - SILVER BIRCH |  |  |                                |                 |               |
| Great Room          | STD - SILVER BIRCH |  |  |                                |                 |               |
|                     |                    |  |  |                                |                 |               |
| Bsmt. Rec 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 W 36in x H 70in Range Std 31in Opening  
Built-Ins None Microwave None  
Hood Fan Std 30in Exhaust Opening ☒ 6" ☐ 8"  
Dishwasher Cabinet Std 24in Opening


**Fireplace**

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

**Notes**  
\*\*APPLIANCES - INSTALL UPGRADE APPLIANCE PACKAGE, WHERE APPLICABLE  
\*\*KITCHEN - INSTALL STANDARD STAINLESS STEEL HOOD FAN

Page 2 of 3

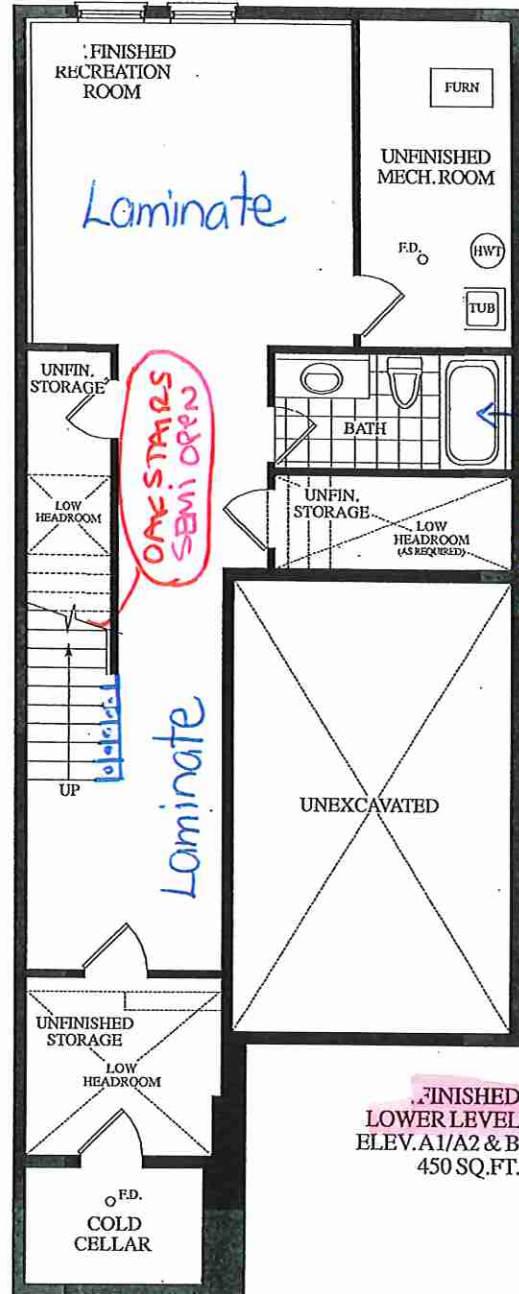
Decor Consultant:   
Melissa Di Marino

Purchaser:   
YIN TANG

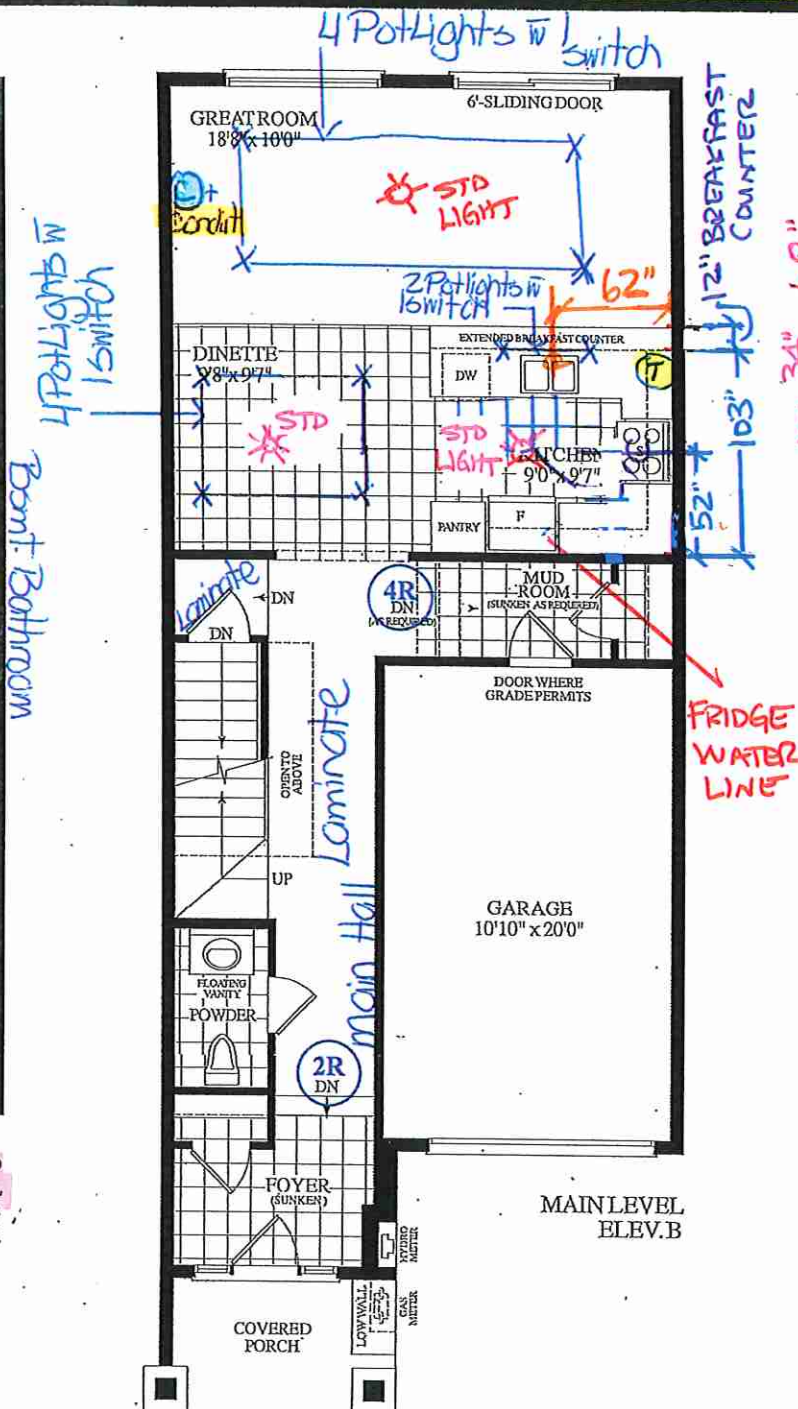
Vendor:   
Grovetrail Developments Inc.



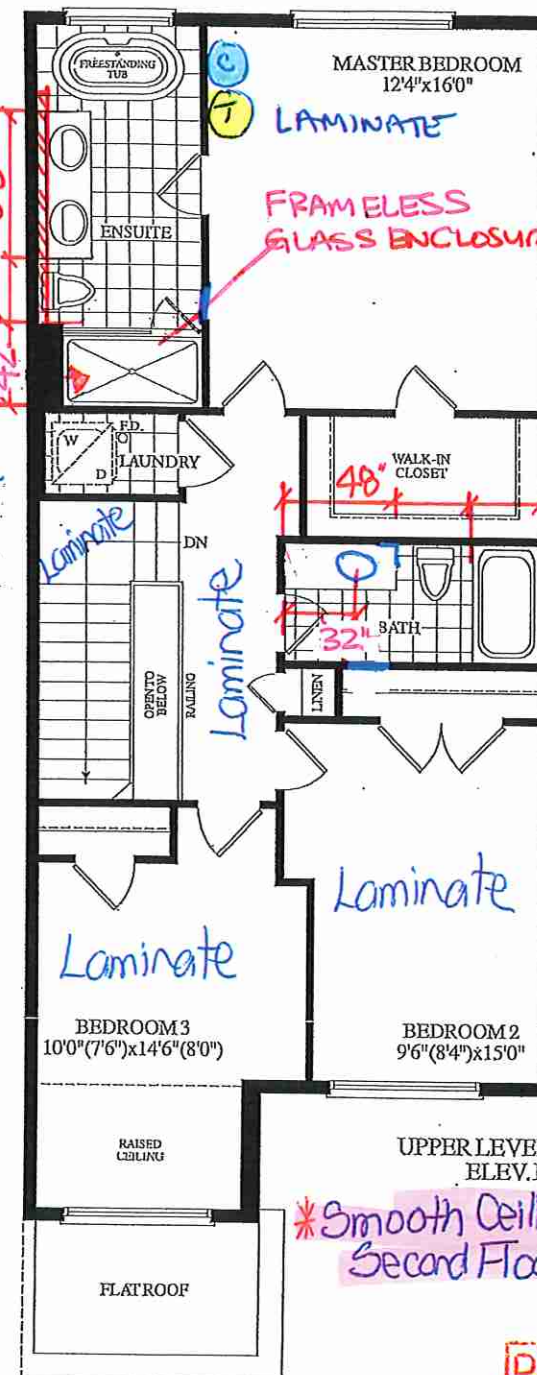
\* Finished Basement \*



**FINISHED  
LOWER LEVEL  
ELEV. A1/A2 & B  
450 SQ. FT.**



MAIN LEVEL  
ELEV.B



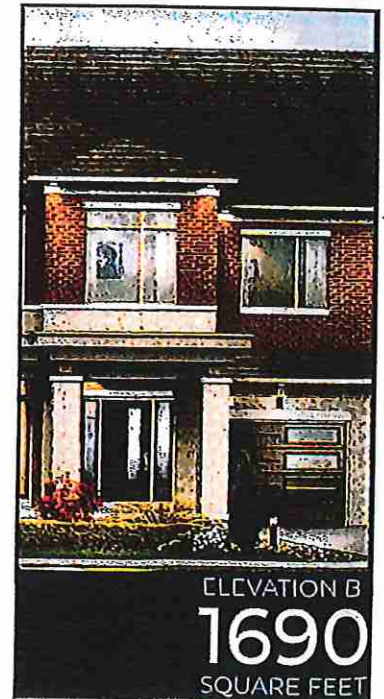
UPPER LEVEL  
ELEV.B



\* Smooth Ceilings Throughout Second Floor

Cable (x2) - ②  
Telephone (x2) - ⑦  
Conduit (x1)

Nov. 22, 2021

BUK 56 TH 10  
20-08 ELEV "B"  
FINISHED BSmt



|  |  |
|--|--|
|  <p>Villa<br/>KITCHENS &amp; FINE CABINETRY LTD</p> <p>8111 Jane St. Unit 10<br/>Concord, Ontario L4K 4L7<br/>Tel. (905) 669-7028<br/>Fax. (905) 669-7903<br/>email: designstudio@vifakitchens.ca<br/>www.vifakitchens.ca</p> |  |
| CLIENT: ROYAL PINE HOMES<br>PROJECT: CENTERFIELD<br>ADDRESS: RP-CE-MASTER<br>MODEL: LAWSON 2008  |  |
| KITCHEN  |  |
| NOTE: THIS SITE GETS STD-CROWN   |  |
| NOV. 22, 2021  |  |
|    |  |
| DRAWN BY: DIDI<br>DATE: JUNE 19/2021<br>REVISION: NOVEMBER 05/2021<br>PAGE: 1 OF 8   |  |





Lot 10 / BIK 56

*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

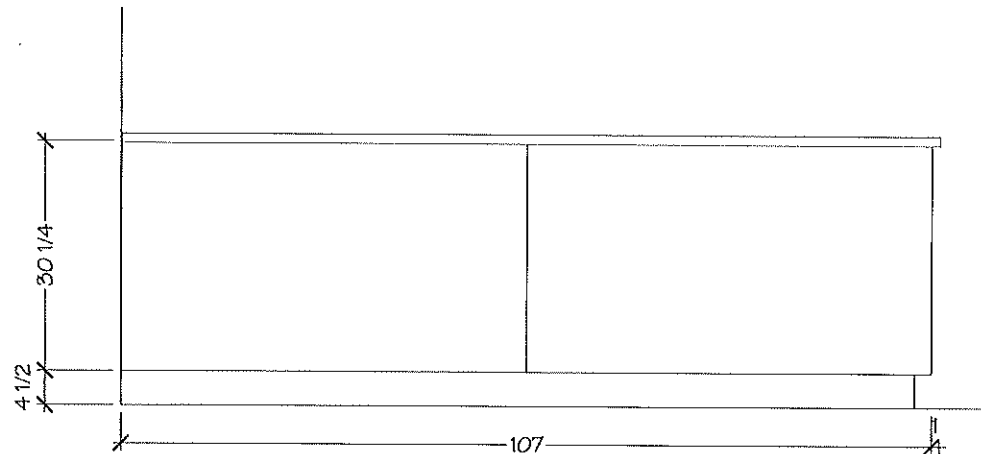
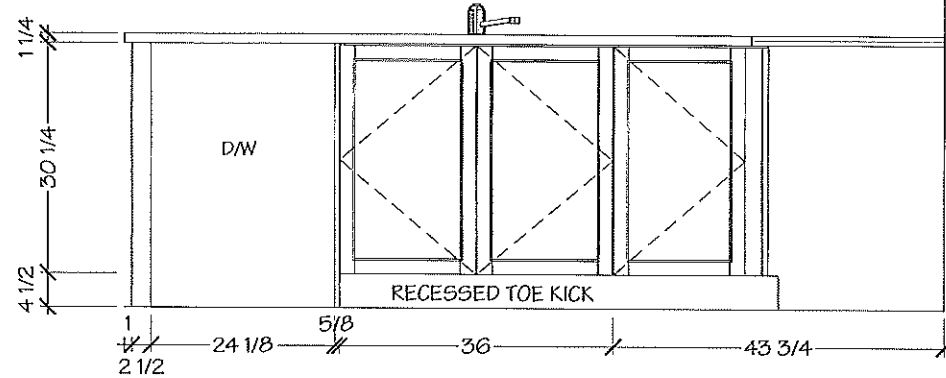
CLIENT: ROYAL PINE HOMES  
PROJECT: CENTERFIELD  
ADDRESS: RP-CE-MASTER  
MODEL: LAWSON 2008

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Nov. 22, 2021  
(7)

DRAWN BY: DDI  
DATE: JUNE 19/2021  
REVISION: NOVEMBER 05/2021  
PAGE: 2 OF 8



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

# Lot 10/B1K56

*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: LAWSON 2008

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

NOV. 22, 2021

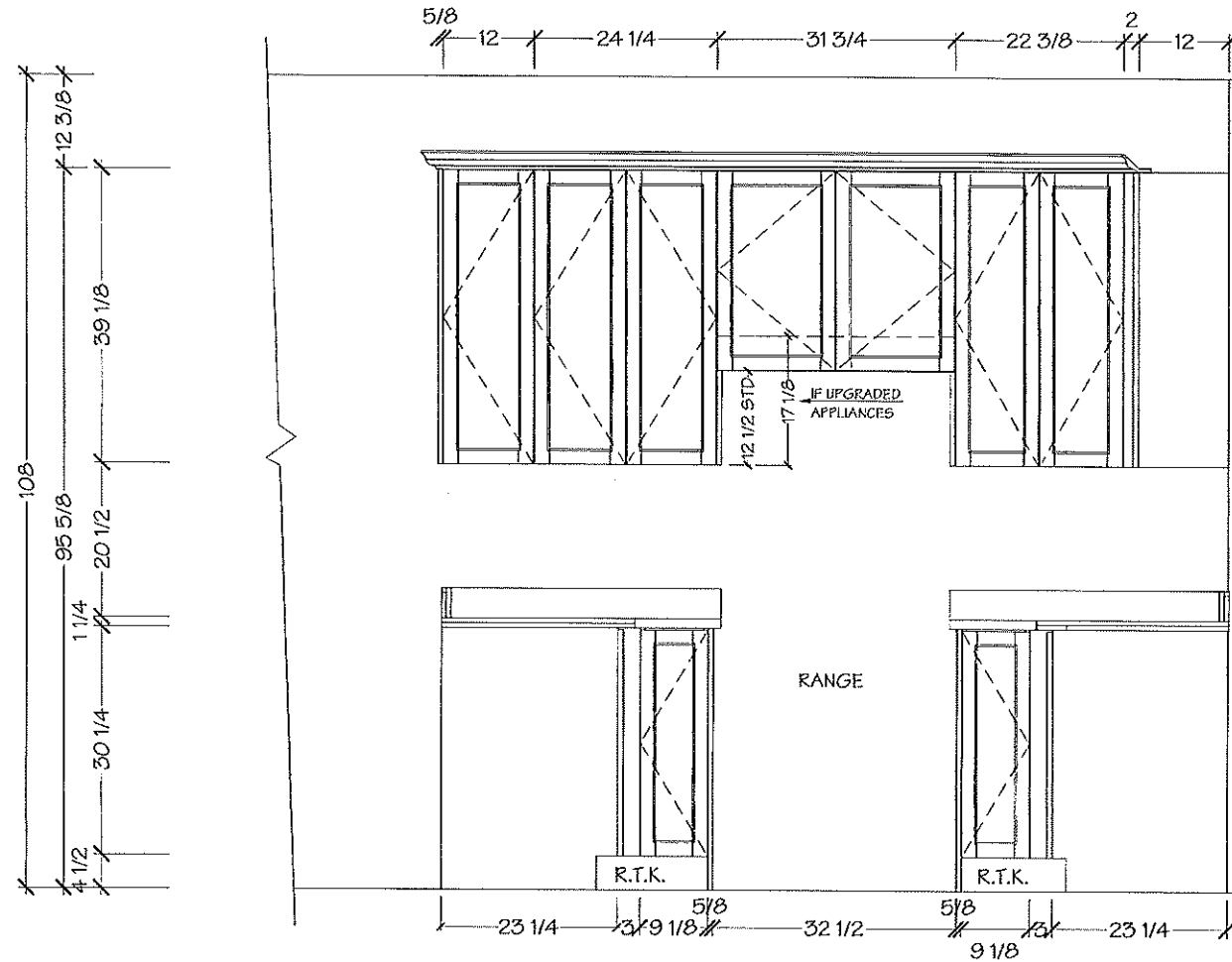
(S)

DRAWN BY: DIDI

DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 3 OF 8



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*



# Lot 10/BK 56

*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: LAWSON 2008

## KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Nov. 22, 2021

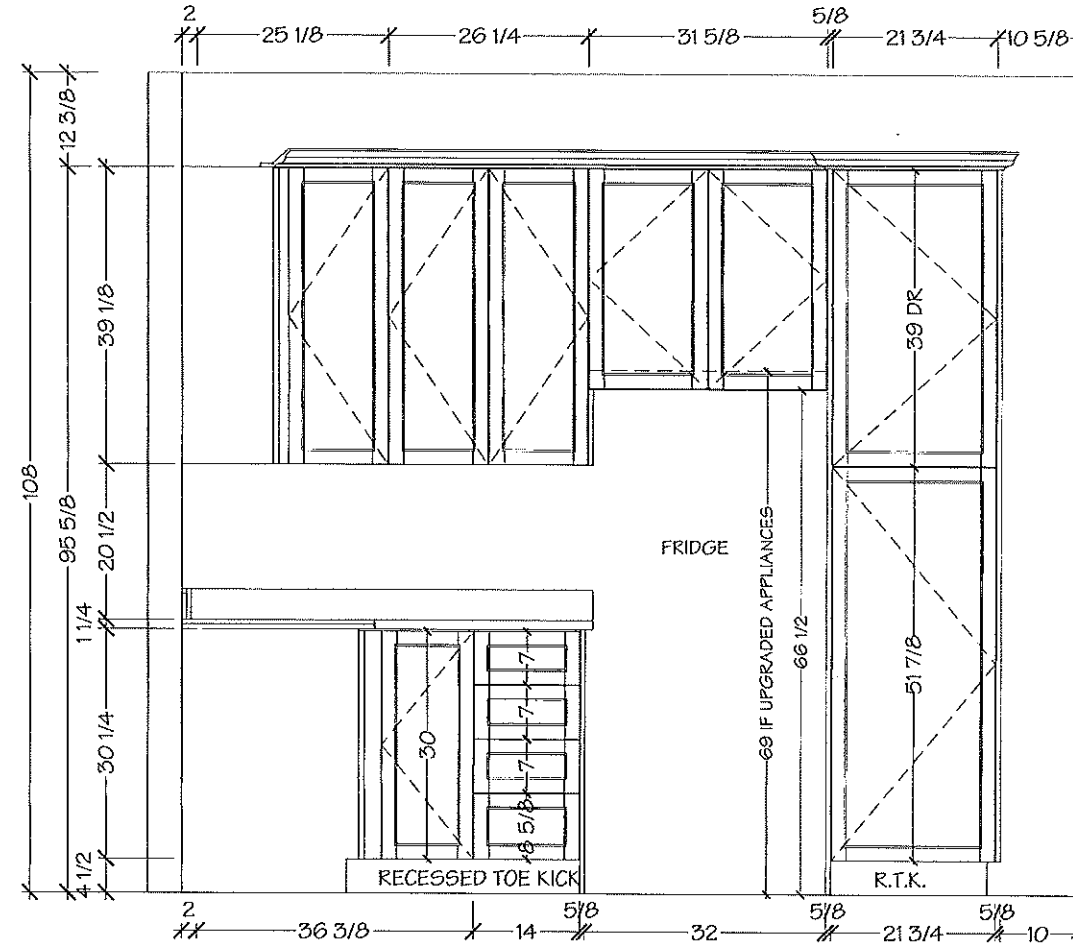
31

DRAWN BY: DID1

DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 4 OF 8



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

Lot 10 / BIK 56

*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: LAWSON 2008

POWDER ROOM

Nov. 22, 2021

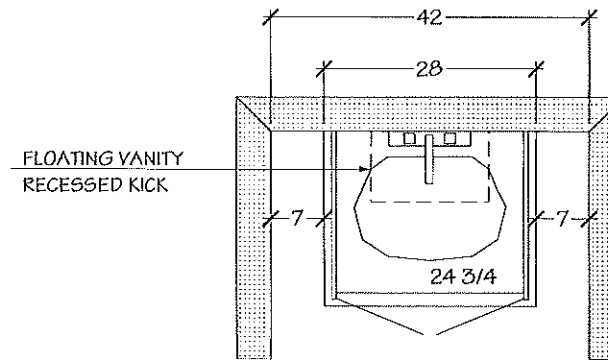
(5)

DRAWN BY: DIDI

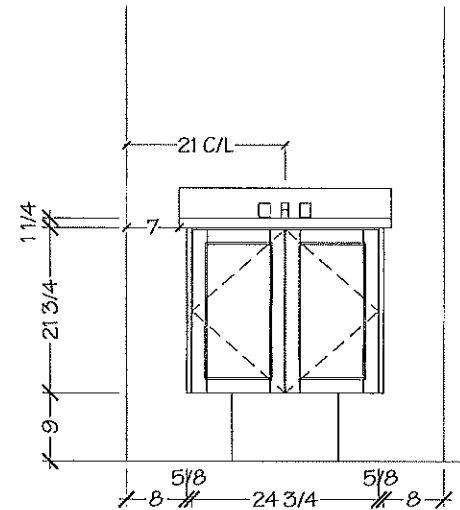
DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 5 OF 8



POWDER ROOM



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*



Lot 10 / BIK 56

*Villa*  
KITCHENS & FINE CABINETS 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: LAWSON 2008

MASTER ENSUITE

Nov 22, 2021

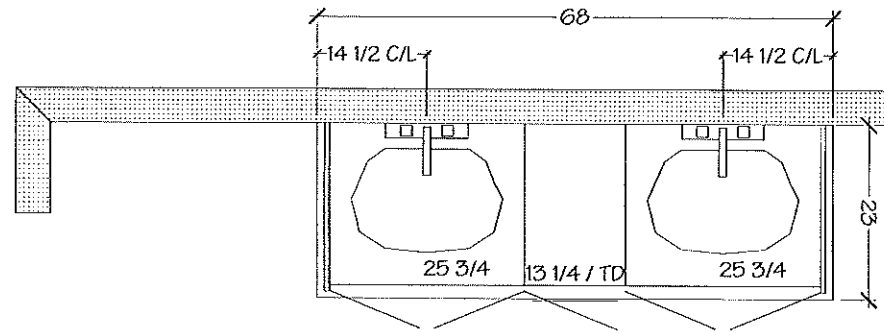
(3)

DRAWN BY: DIDI

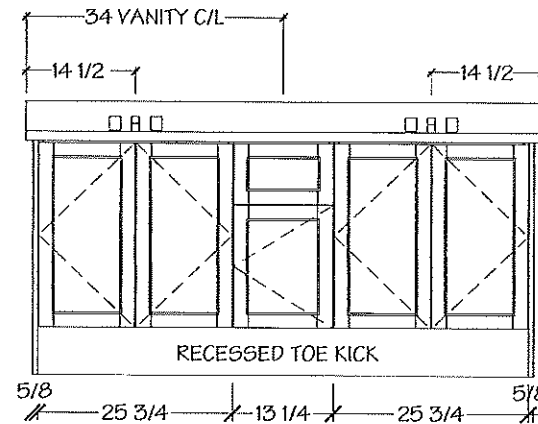
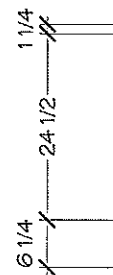
DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 6 OF 8



MASTER ENSUITE



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

# Lot 10 / BIK 56

*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: LAWSON 2008

MAIN BATH

Nov. 22, 2021

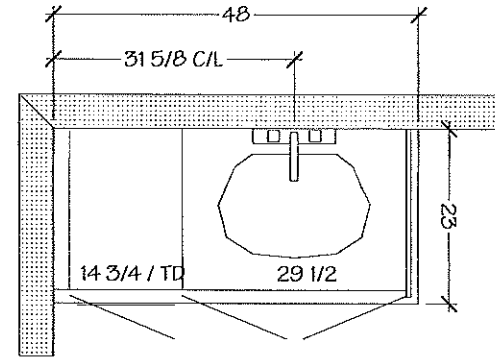
(7)

DRAWN BY: DDI

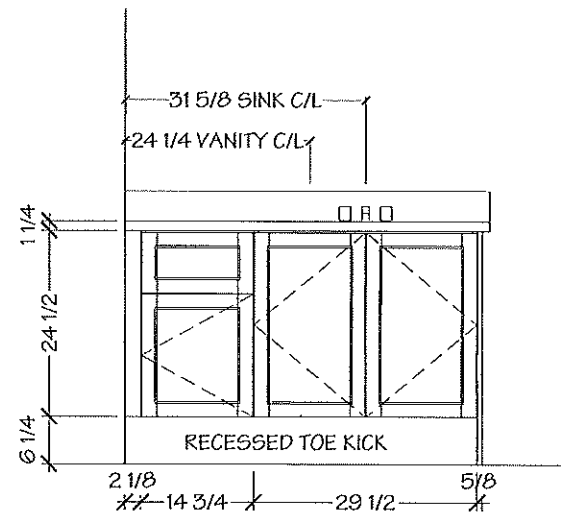
DATE: JUNE 19/2021

REVISION: NOVEMBER 05/2021

PAGE: 7 OF 8



MAIN BATH



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*



# Lot 10/BIK 56

*Villa*  
KITCHENS & FINE CABINETS LTD.

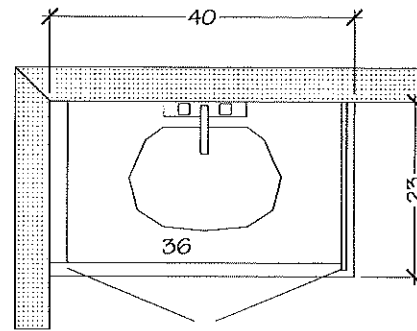
8111 Jane St. Unit 10  
Concord, Ontario L4K 4L7  
Tel. (905) 669-7028  
Fax. (905) 669-7903  
email: designstudio@villakitchens.ca  
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES  
PROJECT: CENTERFIELD  
ADDRESS: RP-CE-MASTER  
MODEL: LAWSON 2008

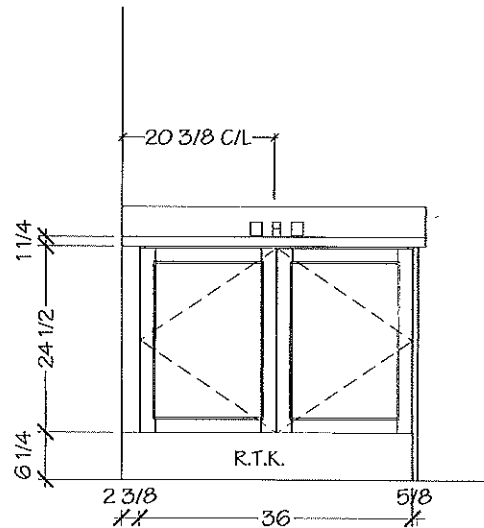
Bmnt. Bath

Nov. 22, 2021  
(7)

DRAWN BY: DIDI  
DATE: JUNE 19/2021  
REVISION: NOVEMBER 05/2021  
PAGE: 8 OF 8



Bmnt. Bath



\*NOTE MEASURES ARE BASED ON FINISHED DRYWALL\*

Lot 10 / BIK 56

*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: LAWSON 2008

KITCHEN

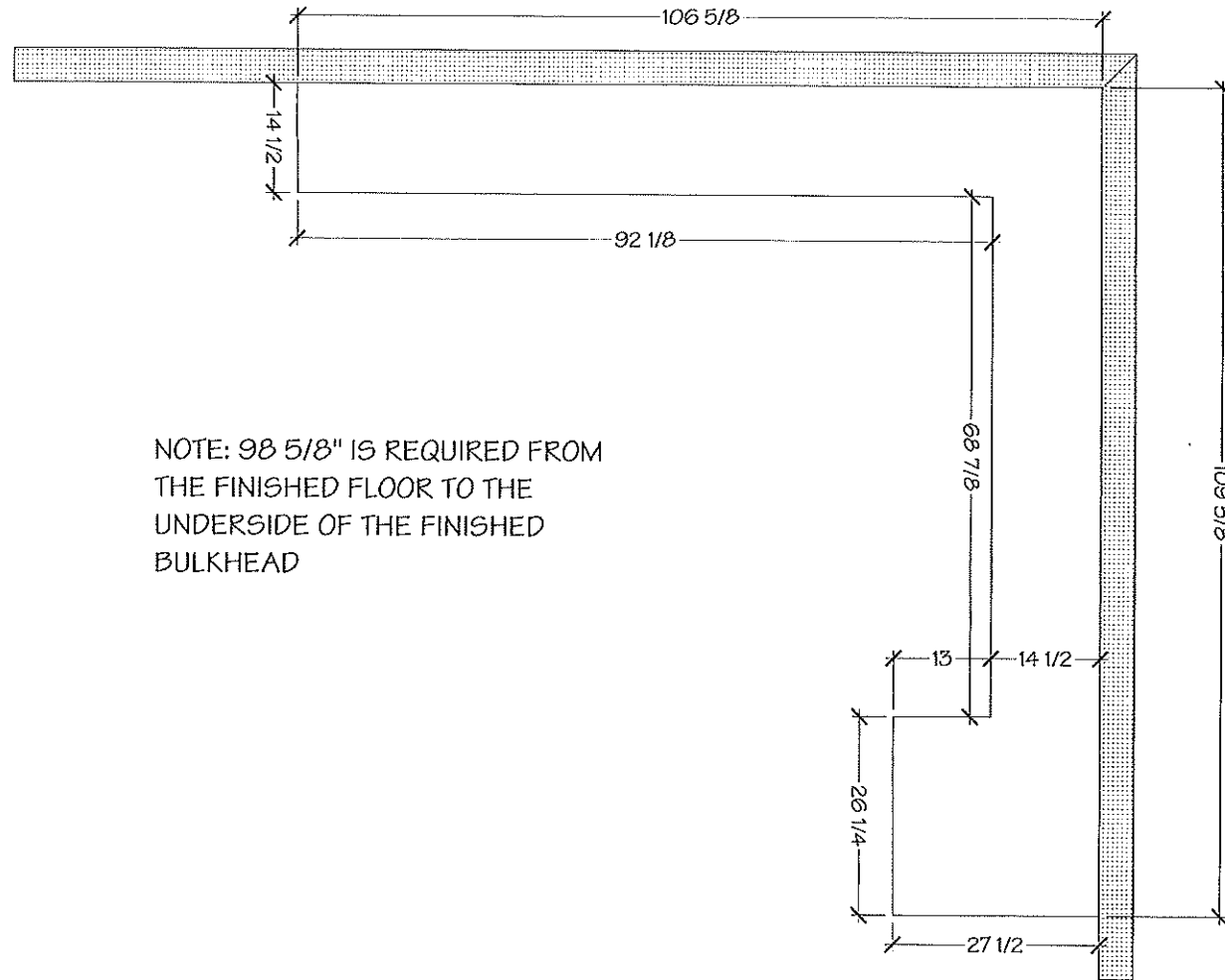
NOTE: BULKHEAD IS  
BASED ON A FLAT EURO  
CROWN

DRAWN BY: DIDI

DATE: SEPT 10/2021

REVISION:

PAGE: 1 OF 1



NOTE: 98 5/8" IS REQUIRED FROM  
THE FINISHED FLOOR TO THE  
UNDERSIDE OF THE FINISHED  
BULKHEAD

\*Only If There are Pipes  
Otherwise No Box



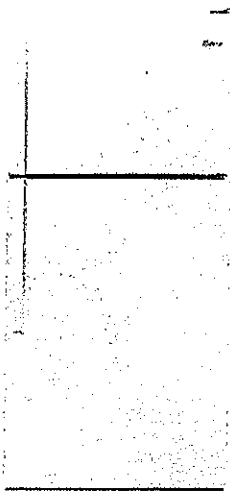
Lot 10/BK56



Whirlpool® 30" Wide Top-Freezer Refrigerator with Flexi-Slide™ Bin

WRT318FZDM

There's always a place for fresh and frozen favorites inside the 30" wide top-freezer refrigerator with 18 cu. ft. capacity. To give you more convenient storage options above the refrigerator crisper, the Flexi-Slide™ bin quickly moves side-to-side.



Top Features

- Flexi-Slide™ Bin**  
Make space for tall items with the bin that quickly and easily moves side-to-side for convenient storage options.
- Quiet Cooling**  
Keep noise down in the kitchen with a design that provides quiet cooling.
- Frameless Glass Shelves**  
Store more items on each shelf with wall-to-wall frameless glass shelves, which offer greater storage flexibility.
- EZ Connect Ice Maker Kit**  
This optional icemaker adds convenient, easily accessible ice without having to worry about refilling ice trays.

| Dimensions |        |
|------------|--------|
| Depth      | 33 1/2 |
| Height     | 65 7/8 |
| Width      | 29 3/4 |

| Controls           |          |
|--------------------|----------|
| Control Location   | Interior |
| Max Cool/Fast Cool | No       |




| AHAM Volumes And Shelf Area |       |
|-----------------------------|-------|
| Freezer Volume (Cu Ft)      | 5.09  |
| Refrigerator Volume (Cu Ft) | 13.06 |

| Exterior        |                      |
|-----------------|----------------------|
| Cabinet Color   | Grey                 |
| Cabinet Finish  | Smooth               |
| Door Color      | Stainless Steel      |
| Door Finish     | Smooth               |
| Door Opening    | Right                |
| Handle Color    | Stainless Steel      |
| Handle Material | Metal                |
| Handle Type     | Reach-Through Handle |






| Details       |                   |
|---------------|-------------------|
| Cooling Type  | Single Evaporator |
| Counter Depth | No                |
| Door Style    | Flat              |

| Controls          |            |
|-------------------|------------|
| Control Type      | Electronic |
| Automatic Defrost | Yes        |

Available Finishes/Colours

-  WRT318FZDB Black
-  WRT318FZDW White
-  WRT318FZDM Monochromatic Stainless Steel

Manuals & Literature:

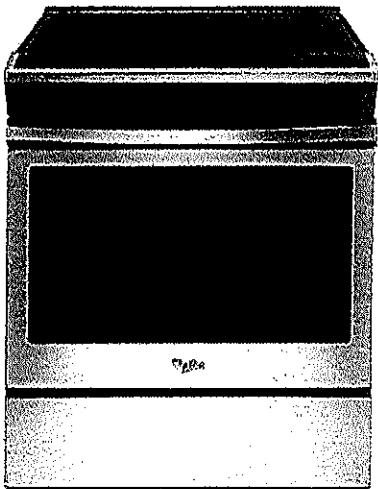
-  [Dimension Guide](#)
-  [Energy Guide](#)
-  [Installation Instructions](#)
-  [Use and Care](#)
-  [Warranty](#)



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.

fy

Whirlpool®



4.8 cu. ft. guided Electric Front Control Range with the easy-wipe ceramic glass cooktop

YWEE510S0FS

Cook for the family, even on a hectic schedule with our 4.8 cu. ft. knobless electric front control range with the easy-wipe ceramic glass cooktop. This cooking range is designed with features that help you get dinner to the table quickly. Skip preheating for favorites like pizza and lasagna with Frozen Bake™ technology.

**Top Features**

**Frozen Bake™ Technology**  
Frozen Bake™ technology cooks frozen foods faster by eliminating the need to preheat the oven. Just select the food type, temperature and cook time listed on the frozen item's package and the oven will start customizing. Now you can cook frozen pizza 31%.

**Guided Cooktop Controls**  
Control the heat without the guesswork. The knobless design uses up/down arrows to select the temperature you need, while heat level indicators show when you are simmering and melting.

**FlexHeat™ Dual Radiant Elements**  
Get two elements in one with a 6" inner ring that's great for smaller pots and pans and a 9" expandable outer ring that makes room for larger cookware.

| Dimensions |          |
|------------|----------|
| Depth      | 28 15/16 |
| Width      | 29 7/8   |

| Configuration and Overview |          |
|----------------------------|----------|
| Range Type                 | Slide-In |

| Exterior         |                |
|------------------|----------------|
| Door Removable   | Yes            |
| Drawer Type      | Storage Drawer |
| Door Type        | Metal & Glass  |
| Oven Window Size | Extra Large    |

| Features                           |     |
|------------------------------------|-----|
| Hot Surface Indicator Light        | Yes |
| Heating Element On Indicator Light | Yes |
| Power On Indicator Light           | Yes |





| Features                |    |
|-------------------------|----|
| Power Outage Compatible | No |

| Configuration       |             |
|---------------------|-------------|
| Range Configuration | Slide-In    |
| Oven Configuration  | Single Oven |




| Controls                |      |
|-------------------------|------|
| Display Color           | Blue |
| Electronic Display Type | LED  |

| Cooktop Details                   |    |
|-----------------------------------|----|
| Number of Cooking Element-Burners | 4  |
| Right Rear Element-Burner Size    | 6" |

Available Finishes/Colours

-  YWEE510S0FB  
Black
-  YWEE510S0FS  
Black-on-Stainless
-  YWEE510S0FV  
Black Stainless
-  YWEE510S0FW  
White

Manuals & Literature:

-  [Installation Instructions](#)
-  [Use and Care](#)
-  [Warranty](#)

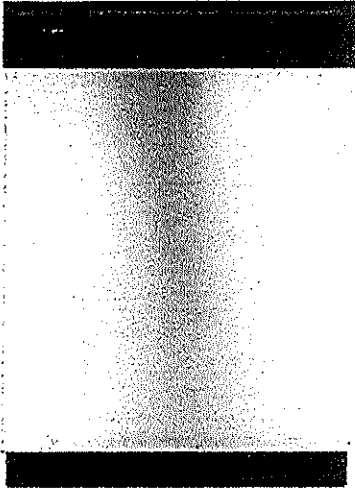
Lot 10 / BIK 56



Heavy-Duty Dishwasher with 1-Hour Wash Cycle

WDF330PAHS

Get the right clean for your dishes with this heavy-duty dishwasher. Finish the job in half the time with the 1-hour wash cycle and rely on the soil sensor to adjust to the soil levels of your dishes for the most thorough clean. Count on this dishwasher, because no one has fewer repairs for over 20 years in a row.



Top Features

- 1-Hour Wash Cycle**  
Clean dishes in half the time so your plates, pans and glasses are thoroughly cleaned up and taken care of in just an hour.
- Soil sensor**  
Determines how dirty dishes are and adjusts the Normal cycle as needed to make sure dishes come out clean.
- Normal cycle**  
Use for normal amounts of food soil to clean up leftover messes from your day-to-day meals.
- Heavy Cycle**  
Takes care of heavily soiled messes and other hard-to-clean dishes without the extra elbow grease by adding extra time to the cycle

| Dimensions |        |
|------------|--------|
| Depth      | 24 1/2 |
| Height     | 34 1/2 |
| Width      | 23 7/8 |

| Features              |                         |
|-----------------------|-------------------------|
| Dispensers            | Detergent and Rinse Aid |
| Sound Package         | Yes                     |
| Number of Wash Levels | 4                       |

| Controls                       |             |
|--------------------------------|-------------|
| Automatic Temperature Controls | Yes         |
| Control Type                   | Push Button |
| Control Location               | Front       |
| Last Cycle Recall              | Yes         |
| Sensor                         | Yes         |
| Status Light                   | White       |

| Configuration and Overview |    |
|----------------------------|----|
| Decibel Level (dBA)        | 55 |

| Exterior            |              |
|---------------------|--------------|
| Control Panel Color | Black        |
| Handle Color        | Black        |
| Handle Material     | Plastic      |
| True Hold Door      | Yes          |
| Handle Type         | Short Pocket |
| Toe Panel Color     | Black        |

| Compatibility |    |
|---------------|----|
| Works With    | No |

| Features                            |     |
|-------------------------------------|-----|
| Rinse Aid Dispenser Level Indicator | Yes |

Available Finishes/Colours

- WDF330PAHB  
Black
- WDF330PAHS  
Stainless Steel
- WDF330PAHW  
White
- WDF330PAHT  
Biscuit

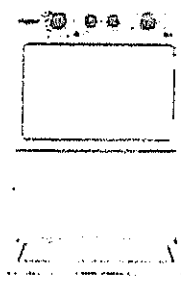
Manuals & Literature:

- [Dimension Guide](#)
- [Energy Guide](#)
- [Installation Instructions](#)
- [Use and Care](#)
- [Warranty](#)



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 10 / BIK 56



4.0 cu.ft I.E.C. Electric Stacked Laundry Center  
9 Wash cycles and AutoDry™.

YWET4027HW

Get the capacity you want and the space you need with an electric stacked washer and dryer combination. The washer with fabric softener dispenser releases fabric softener at just the right time and the dryer automatically senses when clothes are ready and stops the cycle to help prevent overdrying.

Top Features

- Dual action Agitator with Fabric Softener Dispenser**  
Get dual action cleaning and convenient fabric softener dispensing at just the right time when you fill this cap with softener before the cycle begins.
- White Porcelain Basket**  
Keep your washer looking good thanks to the durable finish that resists scratches, chemicals and rust.
- AutoDry™ Drying System**  
Help prevent overdrying with the AutoDry™ drying system that senses when clothes have reached the right moisture content and stops the cycle.
- 4 Drying Cycles**  
Choose the right setting for each load when you dry with Normal, Delicate, Air-Only or Timed Dry cycles.

Available Finishes/Colours

- ☐ YWET4027HW White

Manuals & Literature:

- Energy Guide
- Installation Instructions
- Use and Care

| Dimensions |         |
|------------|---------|
| Depth      | 32 7/16 |
| Height     | 75 1/2  |
| Width      | 27 1/4  |

| Details                   |      |
|---------------------------|------|
| Washer Capacity (cu. ft.) | 3.5  |
| Hoses Included            | No   |
| Motor Drive Type          | Belt |

| Appearance            |    |
|-----------------------|----|
| Dryer Door Reversible | No |

| Controls                |       |
|-------------------------|-------|
| End of Cycle Signal     | No    |
| Control Type            | Dials |
| LED Color               | Green |
| Electronic Display Type | No    |

| Details                                |     |
|--|-----|
| Advanced Vibration Control™            | Yes |
| Dryer Capacity (cu. ft.)               | 5.9 |
| Automatic Load Size Sensing Technology | Yes |
| Maximum Spin Speed (RPM)               | 690 |

| Exterior |    |
|----------|----|
| Window   | No |

| Cycles                |   |
|-----------------------|---|
| Number of Wash Cycles | 9 |





Lot 10 / BIK 56

**Schedule 'A'-1  
For finished basement areas**

GROVETRAIL DEVELOPMENTS INC.

**BATHROOMS:**

- 1 Purchaser's choice of vanity cabinets and QUARTZ countertops in all bathrooms as per Vendor's samples.
- 2 Purchaser's extensive choice of quality imported 8"x 10" or 13" x 13" ceramic floor and wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.
- 3 Shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- 4 Temperature control valve in all shower areas, as per Vendor's samples.
- 5 Exhaust fan (as required) according to the Ontario Building Code.
- 6 Privacy lock on all bathroom door, as per Vendor's samples.
- 7 Plate mirror above vanity
- 8 Single lever chrome faucet with pop-up drain and undermount sink for all bathroom vanities with shut-off valves, as per Vendor's samples.
- 9 Durable, condensation-free, noise free plastic plumbing pipe throughout.
- 10 White plumbing fixtures in all bathrooms from Vendor's standard samples.

**FLOORING:**

- 11 TOWNS: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples, as per plan
- 12 DETACHED: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples, as per plan

**ELECTRICAL:**

- 13 All wiring in accordance with the Ontario Hydro Standards.
- 14 Telephone rough-in (location to be determined by the Vendor)
- 15 USB plug (location to be determined by the Vendor)
- 16 Prewired for TV cable (location to be determined by the Vendor)
- 17 Standard light fixture with LED bulb
- 18 Smoke detector with strobe lighting & carbon monoxide sensor as per Ontario Building Code.
- 19 White Decora switches and receptacles throughout as per Vendor's samples.

**WALLS & CEILING**

- 20 Fully drywalled taped and primed walls, as per Ontario Building Code.
- 21 Painted walls according to purchaser's choice of one colour as per Vendor's samples.
- 22 Sprayed stipple ceiling with smooth border surround.

**TRIM, DOORS & STAIRS**

- 23 Smooth Carrara (2-panel hollow core) style interior doors, as per Vendor's samples.
- 24 Doors & trimwork to be painted WHITE as per Vendor's samples.
- 25 Interior doors to include satin nickel lever handles and standard 3" hinges as per Vendor's samples.
- 26 TOWNS: 4 1/4" BASEBOARDS and 2 3/4" CASING in paint grade, as per Vendors samples.
- 27 DETACHED: 5 1/2" BASEBOARD and 3" CASING, in paint grade, as per Vendors samples.
- 28 All closets (if applicable) to include wire shelving, as per Vendor's samples.
- 29 STAINED OAK STAIRS, HANDRAIL and STRINGERS with METAL PICKETS (if applicable- as required per plan) from MAIN LEVEL to BASEMENT (excluding landings-any stair landings in the basement area will be finished with flooring as specified in this schedule), as per Vendor's standard samples.

**DISCLAIMER: PURCHASER ACKNOWLEDGES THAT THE FINISHED BASEMENT AREA IS SOLELY DEEMED AS A RECREATION ROOM WITH A COMPLETE BATHROOM, AS PER PLAN AND NO OTHER USES ARE PERMITTED.**

VENDOR WILL NOT ALLOW THE PURCHASER TO DO ANY WORK AND/OR SUPPLY ANY MATERIAL OR FINISH THE DWELLING BEFORE THE CLOSING DATE.

PURCHASER'S CHOICE OF INTERIOR COLOURS AND MATERIAL ARE FROM VENDOR'S SAMPLES IF NOT YET ORDERED OR INSTALLED PROVIDED THAT COLOURS AND MATERIAL ARE AVAILABLE FROM SUPPLIER. PURCHASER AGREES TO SELECT THE COLOURS AND MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION AS SCHEDULED ACCORDING TO CLOSING DATE BY THE VENDOR, OTHERWISE THE VENDOR RESERVES THE RIGHT TO SELECT THE COLOURS AND MATERIALS TO COMPLETE THE DWELLING AND THE PURCHASER AGREES TO CLOSE THE TRANSACTION WITH THE VENDOR'S CHOICE OF COLOURS AND MATERIALS.

Purchaser acknowledges that all executed documents (i.e. Agreement of Purchase and Sale, Amendments, Colour Chart Amendments etc.) are provided in hard copy format only. An administration fee of \$500.00 for each request will be charged as an adjustment on closing should the purchaser require any extra copies at any time before closing.

ALL PLANS, ELEVATIONS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION FROM TIME TO TIME BY THE VENDOR ACCORDING TO THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.

THE PURCHASER ACKNOWLEDGES THAT FINISHING AND MATERIALS CONTAINED IN ANY MODEL HOME, INCLUDING BROADLOOM, FURNITURE, ELECTRICAL FIXTURES, DRAPES, CERAMIC FLOORING, WOOD FLOORING, UPGRADE KITCHEN CABINETS, STAINED FLOORS, STAIRCASES AND RAILING, ARCHITECTURAL ORNAMENTAL PLASTER, ACOUSTIC TILED CEILING AND LUMINOUS LENSES, ETC. MAY BE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE THE SAME GRADE OR TYPE OR NOT NECESSARILY INCLUDED IN THE DWELLING UNIT PURCHASED HEREIN.

GROVETRAIL DEVELOPMENTS INC. \_\_\_\_\_

PURCHASER'S SIGNATURE: \_\_\_\_\_

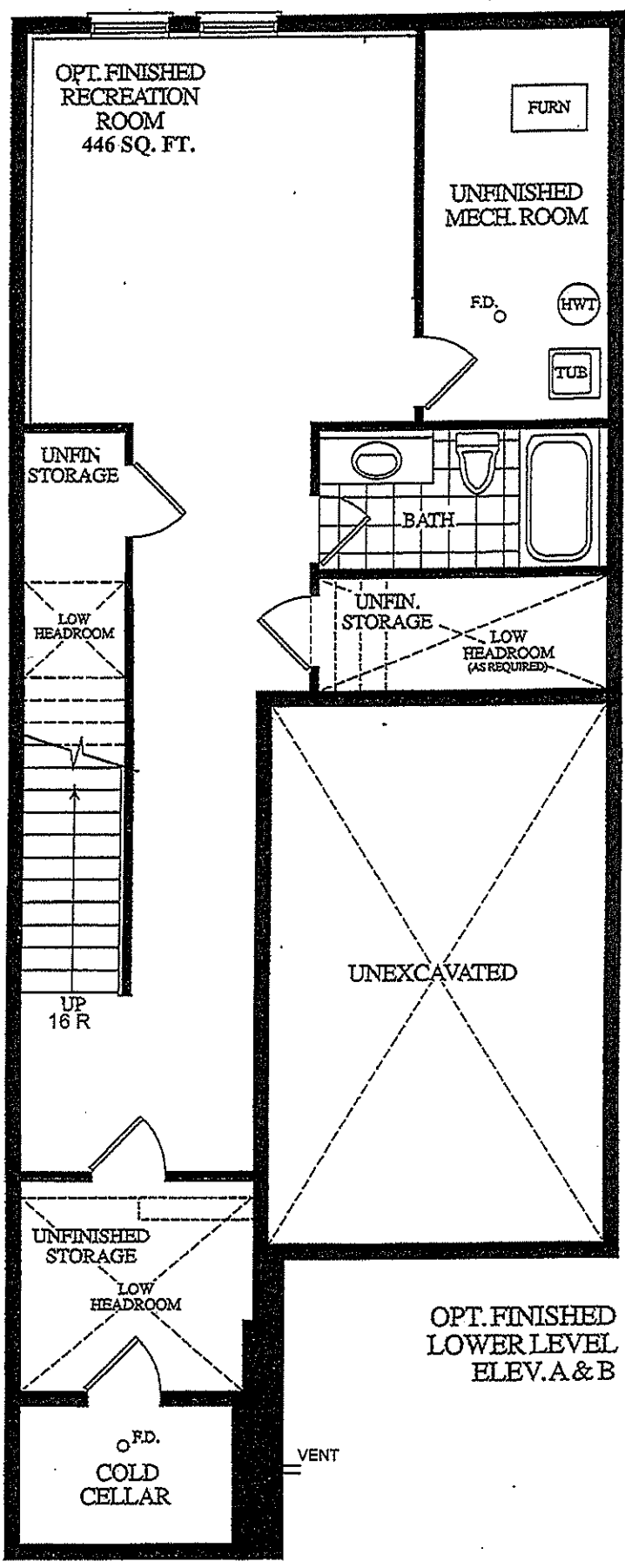
Nov. 22, 2021

PURCHASER'S SIGNATURE: \_\_\_\_\_

September 16, 2021

Lot 10 / BIK 56

Nov. 22, 2021



20-08  
(ENLARGED  
115% - HORIZONTALY)

ty.

Lot 10/BIK 56

Nov. 22, 2021

Fy

EDGE  
DETAILS

004

A.



STRAIGHT EDGE  
(STANDARD - 3/4")

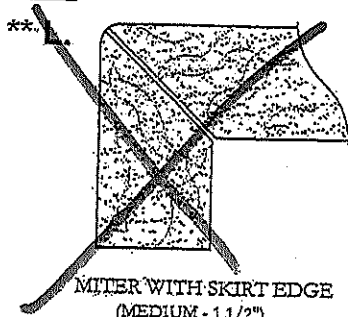
\* Kitchen

\* Powder Room

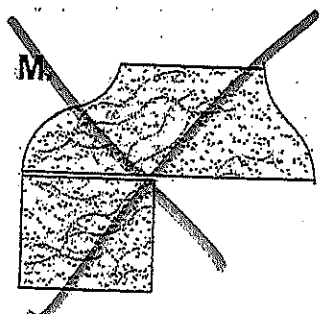
\* Master Ensuite

\* Main Bath

\* Bsmt. Bath



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



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

EDGING UP-GRADE OPTIONS

RECEIVED  
OCT 5 17