



Addition

PURCHASER'S EXTRAS
Oak Ridge Meadows - Phase 1

PURCHASER: CHRISTIAN ROBERT ZANETTI

TEL:

LOT NUMBER 50 Block 50	PHASE 1	HOUSE TYPE MAJOR MACKENZIE-END Elev B
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ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
*1 13288 221975	Install an AIR CONDITIONING - 2 TON - (13 SEER)	1		
2 221976	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	1		



Sub Total
HST
Total

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.

3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).

4. Extras or changes will not be processed unless signed by the Vendor.

5. These extras may not be amended without the written consent of Grovetrail Developments Inc..

6. The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.

7. No Estimates or orders will be accepted once construction has commenced.

8. Prices are estimates only and guaranteed for a period of 5 days only.

9. Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.

10. For Visa, Mastercard and Debit 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
Amendment
Total Payment:

Amount

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
8422	23-Dec-22	<div></div>
Total Bonus Used:		
Remaining Balance:		

PURCHASER:
CHRISTIAN ROBERT ZANETTI

11-May-23
DATE

VENDOR:

PER: Grovetrail Developments Inc.



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CHRISTIAN ROBERT ZANETTI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
50 Block 50	1	MAJOR MACKENZIE-END Elev B	28-Feb-23

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
Worksheet	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.
Worksheet	Note:



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: CHRISTIAN ROBERT ZANETTI TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
50 Block 50	1	MAJOR MACKENZIE-END Elev B	28-Feb-23	

Date Added: 23-Dec-22 Invoice Number: 8422

1 - Standard Cable and Telehpne rough in (See Sketch) Note: **PLEASE NOTE** Purchaser's request to have Fonzie C locate the standard cable and telephone outlets
1 - BASEMENT- Install ONE (X1) larger basement window, 36"x24", in lieu of the standard (See Sketch) Note: As Per Fonzie
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note: **PLEASE NOTE**- Purchaser's request to have Fonzie locate all builders standard pot lightson behalf of the purchaser
1 - EXTERIOR- Install exterior pot lights and outlet, as per Fonzie Note:
1 - FRONT EXTERIOR- Install Extended height Single front and applicable side lights (See Sketch) Note: As per Fonzie
1 - MASTER ENSUITE- Increase the size of the Master Ensuite shower stall (See Sketch) Note: As per Fonzie
1 - MASTER ENSUITE- install a shower niche for the Master Ensuite shower stall, Install a 24'x14" niche (See Sketch) Note: As per Fonzie
1 - MASTER BEDROOM- Increase the width of the master bedroom walk in closet, and convert teh double door entry to a single door entry (See Sketch) Note: As per Fonzie
1 - MAIN BATH- Delete the tub shower and install a shower stall (36"x66"), to include 2x2 mosaic, shower pot lights, and curb with stone top (See Sketch) Note: As per Fonzie
1 - MAIN BATH- install a shower niche for the Main Bath shower stall, Install a 24'x14" niche (See Sketch) Note: As per Fonzie
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 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable. Note:
1 - KITCHEN- Install builders standard counter top, Emmerstone MAPLE WHITE Note:
1 - KITCHEN- Install an upgraded undermount kitchen sink for the kitchen, in lieu of the builders standard. Install the Blanco Quatrus R15 U2 Model #401519 Note: Install standard single hole faucet
1 - KITCHEN-Install an upgraded "L" Edge throughout the kitchen ONLY, in lieu of the builders standard edge. Note:
1 - POWDER ROOM-Install builders standard counter top, Emmerstone MAPLE WHITE with standard "A" Edge Note:



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: CHRISTIAN ROBERT ZANETTI TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
50 Block 50	1	MAJOR MACKENZIE-END Elev B	28-Feb-23	

Date Added: 23-Dec-22 Invoice Number: 8422

1 - POWDER ROOM- Install an upgarde faucet for the powder room- Install the Moen CIA Single Handle Lav Faucet with Lift Rod Drain in Matte Black Model # 6221 BL
Note:

1 - MASTER ENSUITE- Install builders standard counter top, Emmerstone MAPLE WHITE with standard "A" Edge
Note:

1 - MAIN BATH- Install builders standard counter top, Emmerstone MAPLE WHITE with standard "A" Edge
Note:

1 - CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.
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:

1 - CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.
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 - SECOND FLOOR- Install Laminate upgrade flooring throughout the 2nd floor, in lieu of the builders standard carpet. Install the Highland Watson Natural Oak EE-H-292, throughout the Upper Hall, Master Bedroom, Bedroom #2, and #3
Note:

1 - MASTER ENSUITE- Install Frameless glass enclosure for the Master Ensuite shower stall, in lieu of the builders standard framed glass panels.
Note:

1 - MAIN BATH- Install 6mm clear tempered glass with chrome U channel & a maax swing door for the Main Bathroom shower stall
Note:

1 - Purchaser to receive a further discount of -\$7,231.72 (50%) on the Sub-Total, as per Steve C
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
Note:

1 - PURCHASER HAS ATTENDED A COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES
Note:

Lot: 50 Block 50 Project: Grovetrail Developments Inc. Model: MAJOR MACKENZIE-END Elev B

DocuSigned by:
Purchaser: Christian Robert Zanetti
7A90E866A0DE4C7
CHRISTIAN ROBERT ZANETTI

Vendor: Garvelot Developments Inc.
 Printed Dec 20, 2022 10:33 am



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
CHRISTIAN ROBERT ZANETTI	Laura Di Pedo	MAJOR MACKENZIE-END Elev B	/	Grovetrail Developments Inc.	28/02/2023	50 Block 50

Page 2 of 3

	Interior Paint	Cabinet
	Description	Style
Master Ensuite	(STD) SILVER BIRCH	EURO RUSTICA ROVERE CHIOSTRO RU-03(STD)
Main Bathroom	(STD) SILVER BIRCH	EURO RUSTICA ROVERE CHIOSTRO RU-03 (STD)
Powder Room	(STD) SILVER BIRCH	EURO RUSTICA ROVERE CHIOSTRO RU-03(STD)
Kitchen/Dinette	(STD) SILVER BIRCH	EURO RUSTICA LARICE BIANCO RU-05 (STD)
Laundry-2nd Flr	(STD) SILVER BIRCH	
Foyer	(STD) SILVER BIRCH	
Main Hall	(STD) SILVER BIRCH	
Great Room	(STD) SILVER BIRCH	
Upper Hall	(STD) SILVER BIRCH	
Master Bedroom	(STD) SILVER BIRCH	
Bedroom 2	(STD) SILVER BIRCH	
Bedroom 3	(STD) SILVER BIRCH	

Countertop

Counter Edge

Handle / Knob

Emmerstone- MAPLE WHITE (STD)

A" STD- EGDE

930396BSN

Emmerstone- MAPLE WHITE (STD)

A" STD- EGDE

930396BSN

Emmerstone- MAPLE WHITE (STD)

A" STD- EGDE

930396DBK

Emmerstone- MAPLE WHITE (STD)

L" EDGE- UPGD

930396BSN

Appliance Opening/Dimension

Fridge Size STANDARD Range STANDARD

Built-Ins None Microwave None

Hood Fan STANDARD Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

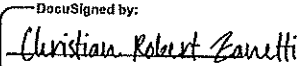
Hearth N/A

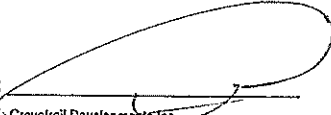
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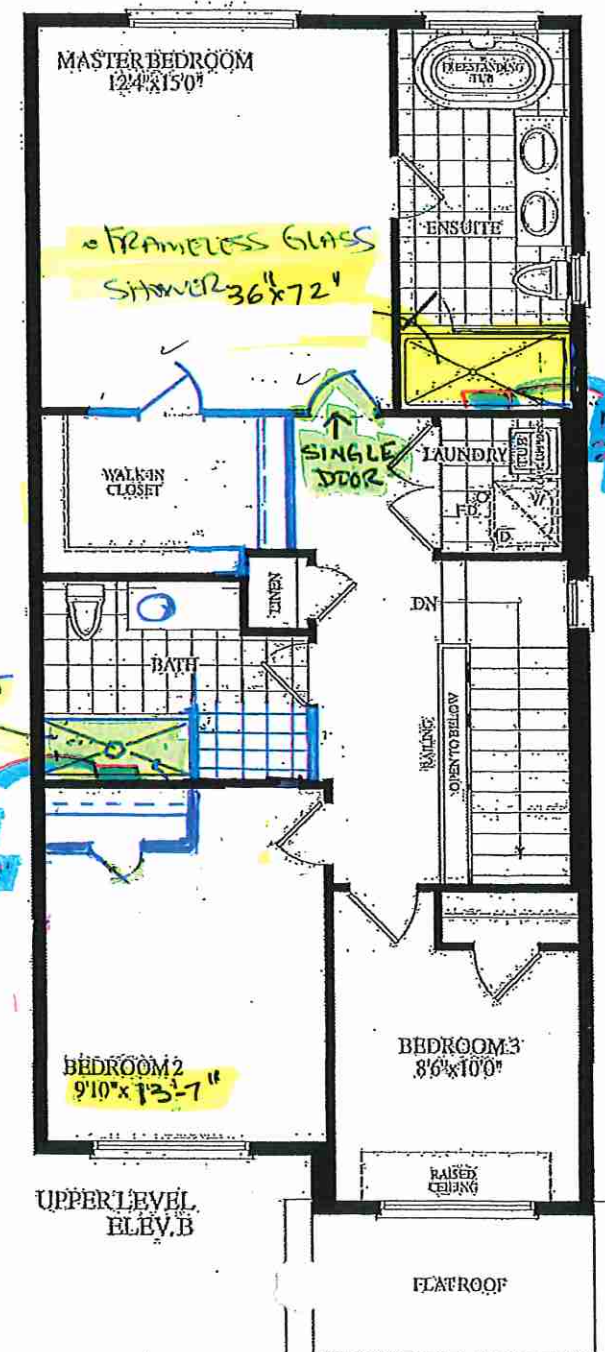
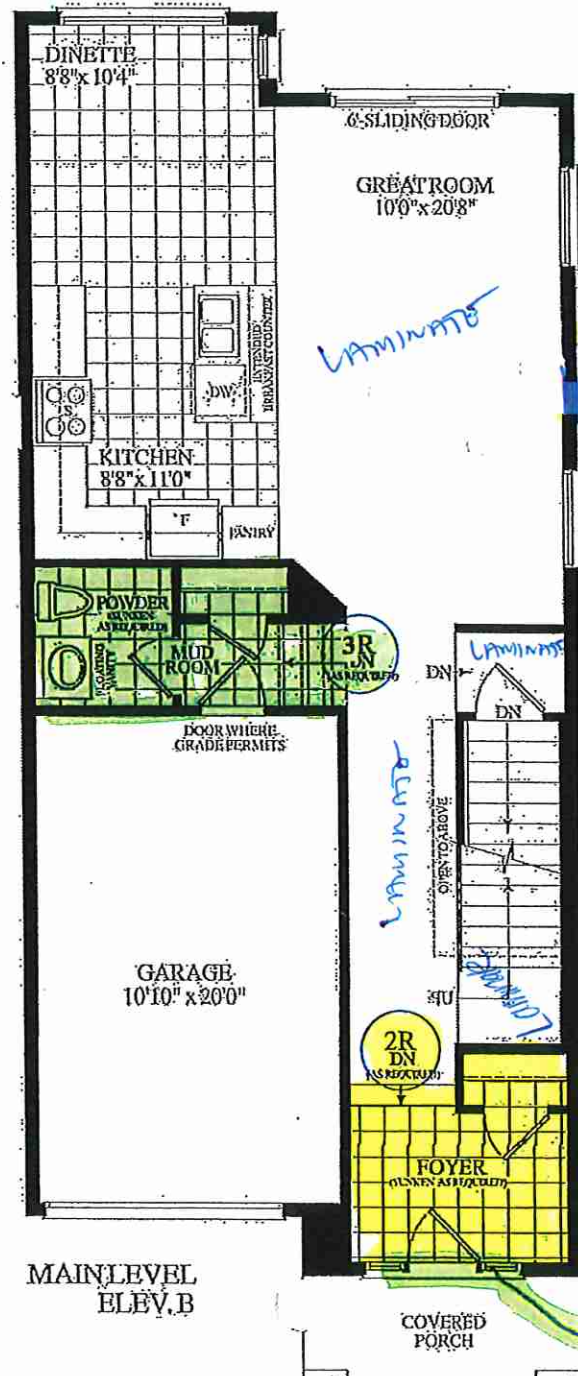
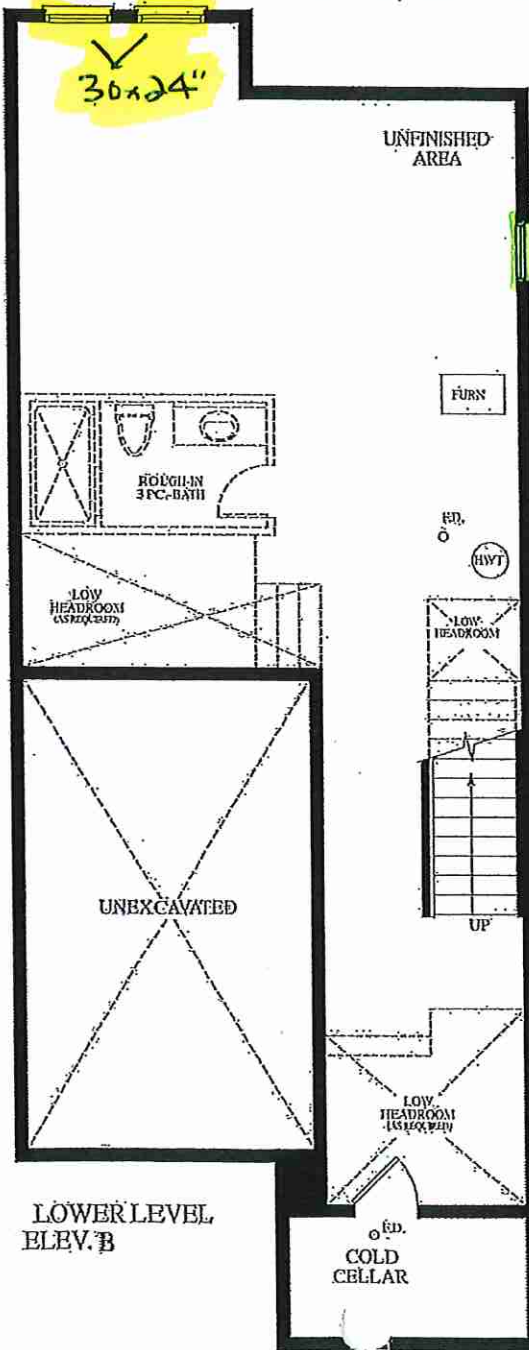
BUILDERS STANDARD APPLIANCES

Page 2 of 3

Decor Consultant: 
Laura Di Pedo

Purchaser: 
CHRISTIAN ROBERT ZANETTI

Vendor: 
Grovetrail Developments Inc.
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BLK. 50 TH. 50 - 20-09 END - MACKENZIE EL. B

CLIENT: ROYAL PINE HOMES

PROJECT: RP-CE-BLK 50- TH50

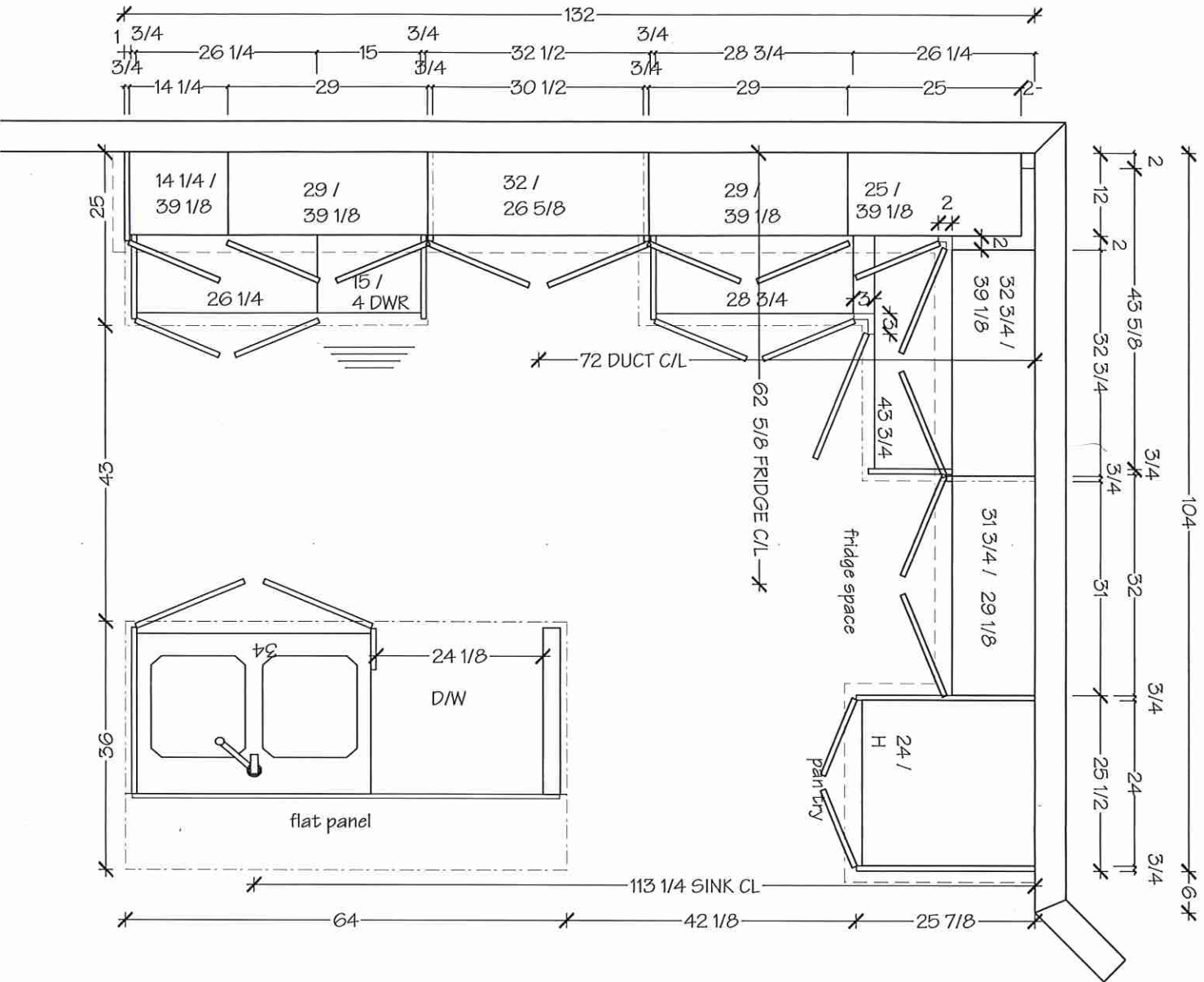
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ELEV. B

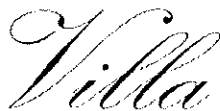
KITCHEN

DOOR STYLE: EURO MELAMINE
 TRIM: NO
 COLOUR: RU-05 LARICE BIANCO
 INTERIOR COLOUR: WHITE MELAMINE
 DRAWER BOX: STANDRAD - NO SOFT CLOSE
 HINGES: STANDARD - NO SOFT CLOSE
 LIGHT VALANCE: NO
 CROWN MOULDING: SQUARE CROWN
 PAN MOULDING: NO
 COUNTERTOP: BY OTHERS
 INSTALL HEIGHT: 95 5/8"
 HEIGHT TO UNDERSIDE OF BULKHEAD: 98 5/8" AFF
 DECORATIVE HARDWARE:
 MARATHON - BRUSHED NICKEL FIN.
 #9603 -96-BSN - 6 1/4" L OVERALL



DRAWN BY: Lai-Yee
DATE: JANUARY 26, 2023
REVISED:
PAGE: 1 OF 7

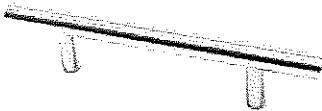




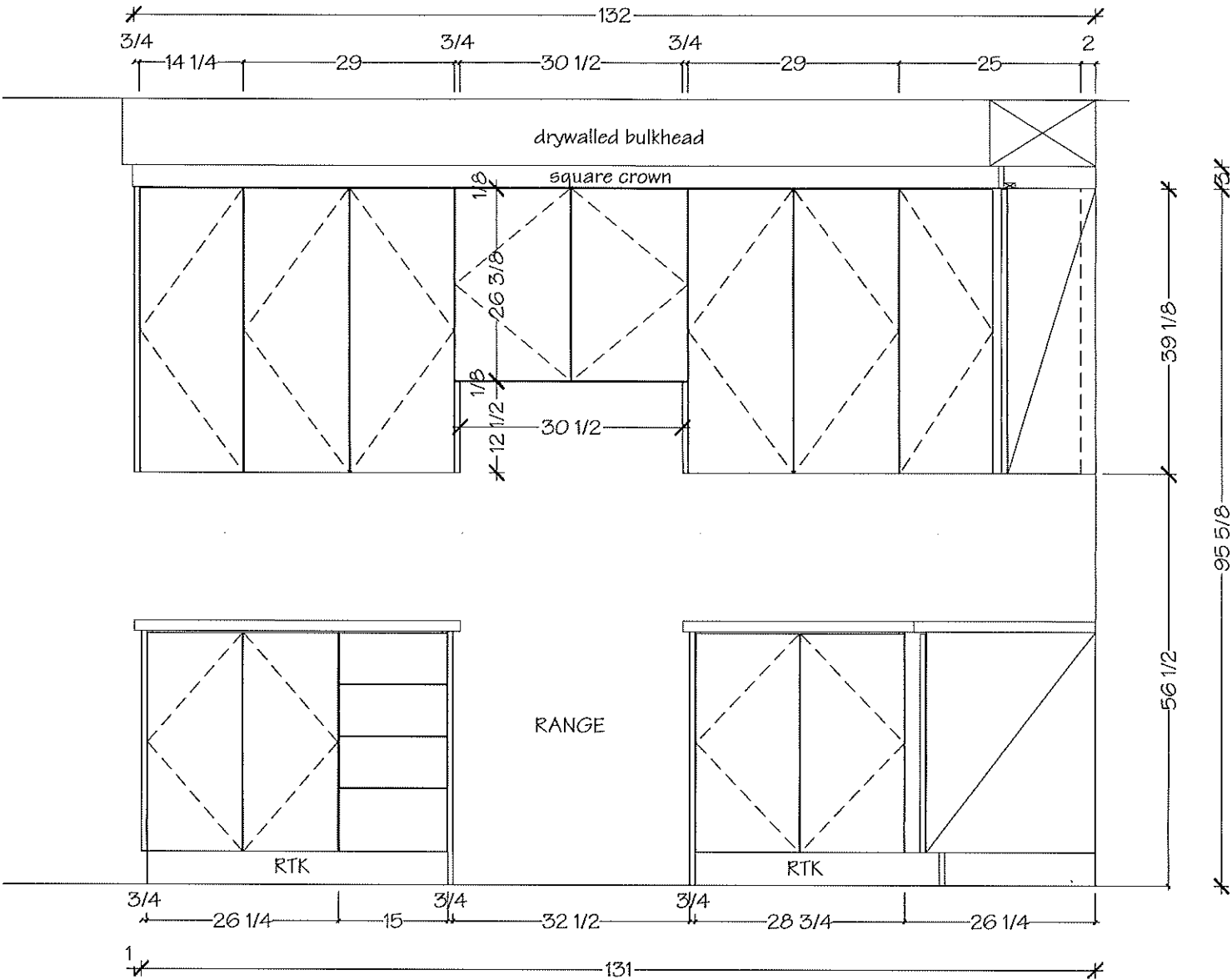
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

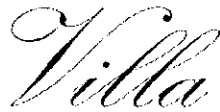
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PROJECT: RP-CE-BLK 50- TH50
MODEL: THE MACKENZIE -2009 END
ELEV. B

KITCHEN
DOOR STYLE: EURO MELAMINE
TRIM: NO
COLOUR: RU-05 LARICE BIANCO
INTERIOR COLOUR: WHITE MELAMINE
DRAWER BOX:STANDRAD - NO SOFT CLOSE
HINGES: STANDARD - NO SOFT CLOSE
LIGHT VALANCE: NO
CROWN MOULDING: SQUARE CROWN
PAN MOULDING: NO
COUNTERTOP: BY OTHERS
INSTALL HEIGHT: 95 5/8"
HEIGHT TO UNDERSIDE OF BULKHEAD: 98 5/8" AFF
DECORATIVE HARDWARE:
MARATHON - BRUSHED NICKEL FIN.
#9603 -96-BSN - 6 1/4" L OVERALL



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REVISED:
PAGE: 2 OF 7





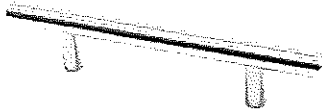
KITCHENS & FINE CABINETRY LTD

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

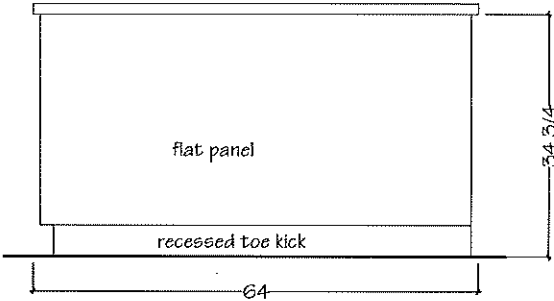
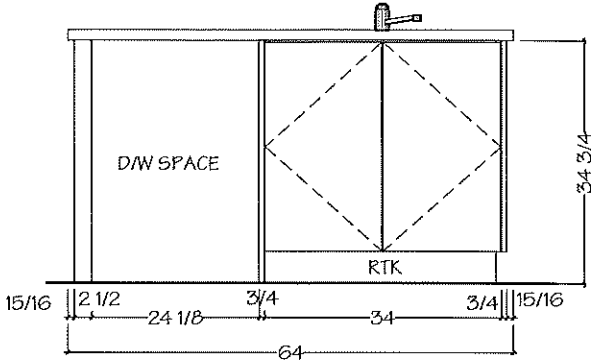
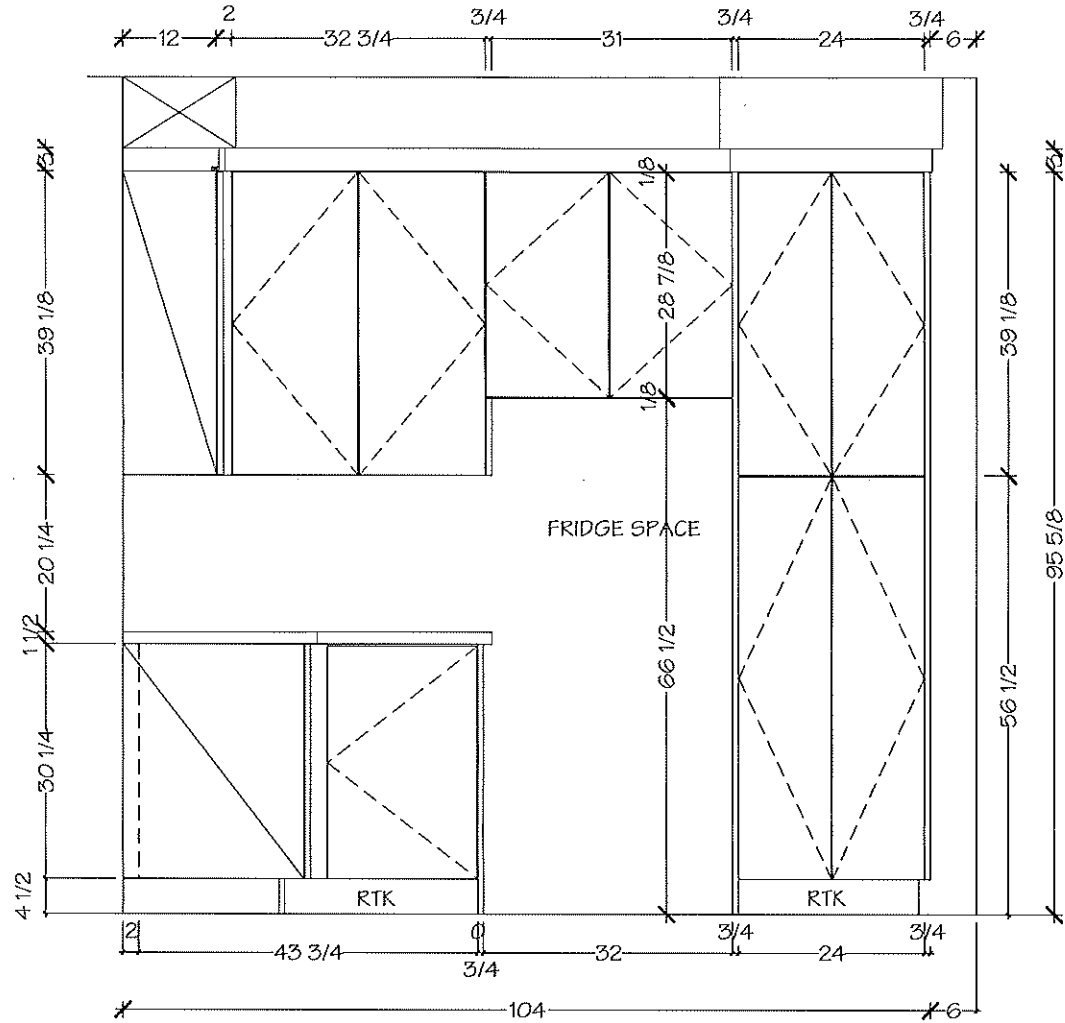
CLIENT: ROYAL PINE HOMES
PROJECT: RP-CE-BLK 50- TH50
MODEL: THE MACKENZIE -2009 END
ELEV. B

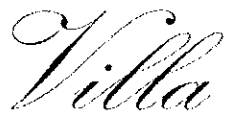
KITCHEN

DOOR STYLE: EURO MELAMINE
TRIM: NO
COLOUR: RU-05 LARICE BIANCO
INTERIOR COLOUR: WHITE MELAMINE
DRAWER BOX:STANDRAD - NO SOFT CLOSE
HINGES: STANDARD - NO SOFT CLOSE
LIGHT VALANCE: NO
CROWN MOULDING: SQUARE CROWN
PAN MOULDING: NO
COUNTERTOP: BY OTHERS
INSTALL HEIGHT: 95 5/8"
HEIGHT TO UNDERSIDE OF BULKHEAD: 98 5/8" AFF
DECORATIVE HARDWARE:
MARATHON - BRUSHED NICKEL FIN.
#9603 -96-BSN - 6 1/4" L OVERALL



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PAGE: 3 OF 7



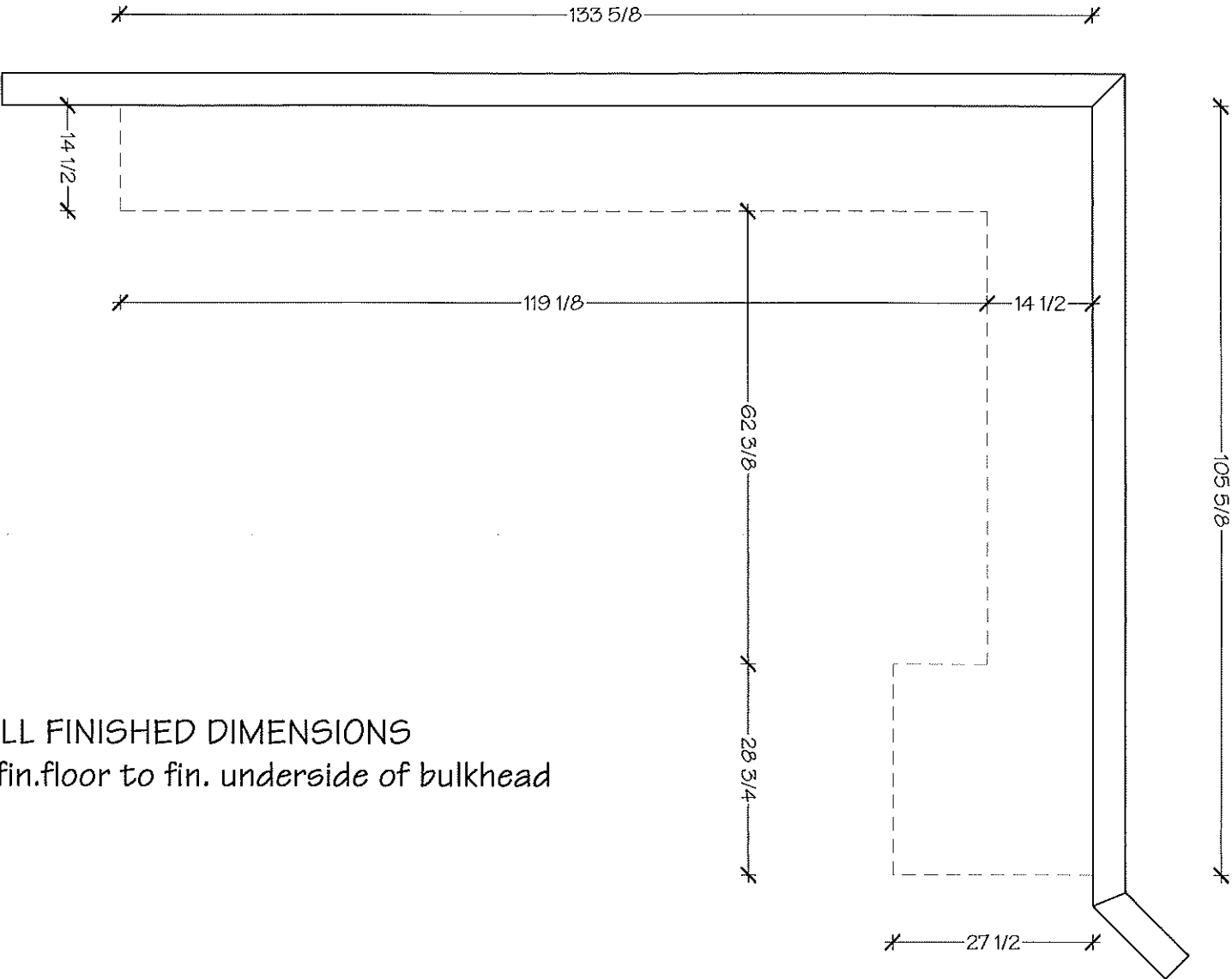


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Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: RP-CE-BLK 50- TH50
MODEL: THE MACKENZIE -2009 END
ELEV. B

KITCHEN BULKHEAD

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DATE: JAN 12, 2023
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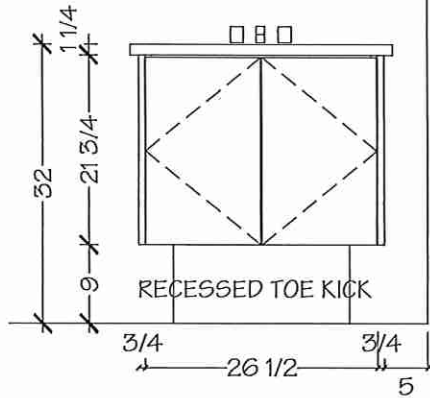
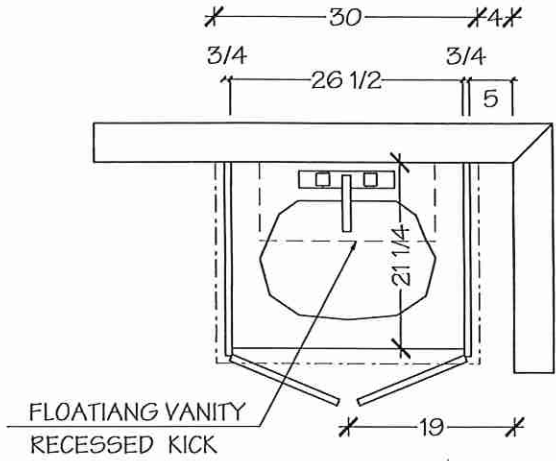
ALL FINISHED DIMENSIONS
98 5/8" from fin.floor to fin. underside of bulkhead

CLIENT: ROYAL PINE HOMES
PROJECT: RP-CE-BLK 50- TH50
MODEL: THE MACKENZIE -2009 END
ELEV. B

POWDER ROOM

DOOR STYLE: EURO MELAMINE
TRIM: NO
COLOUR: RUSTICA ROVERE CHIOSTRO RU-03
INTERIOR COLOUR: WHITE MELAMINE
DRAWER BOX: N/A
HINGES: STANDARD- NO SOFT CLOSE
COUNTERTOP: BY OTHERS
INSTALL HEIGHT: 33 1/4 + C/T
DECORATIVE HARDWARE: 9303-96 DBK

TH50 BLK50



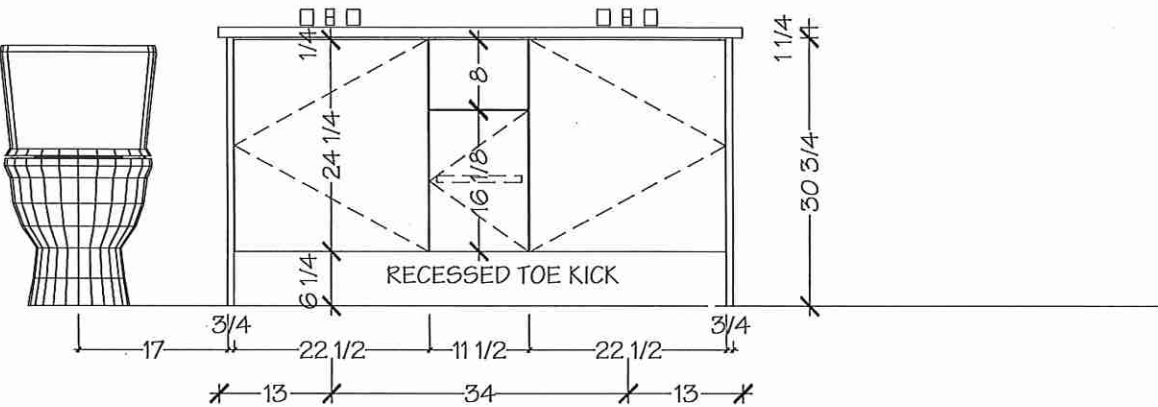
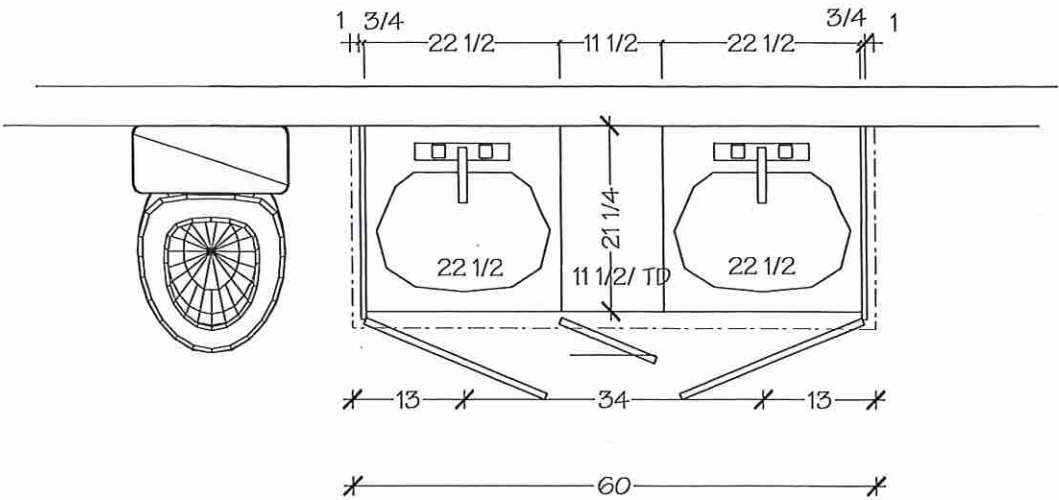
CLIENT: ROYAL PINE HOMES
PROJECT: **RP-CE-BLK 50- TH50**
MODEL: THE MACKENZIE -2009 END
ELEV. B

MASTER ENSUITE

DOOR STYLE: EURO MELAMINE
TRIM: NO
COLOUR: ROVERE CHIOSTRO RU-03

INTERIOR COLOUR: WHITE MELAMINE
DRAWER BOX: STANDARD- NO SOFT CLOSE
HINGES: STANDARD- NO SOFT CLOSE
COUNTERTOP: BY OTHERS
INSTALL HEIGHT: 30 3/4" + C/T
DECORATIVE HARDWARE: 9303-96 BSN

TH50 BLK 50





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 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: **MACKENZIE 2009 END**

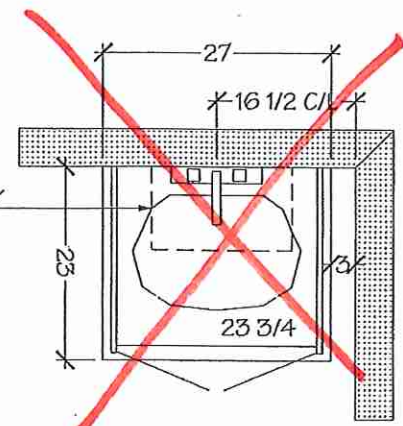
VANITIES

TH50 BLK50

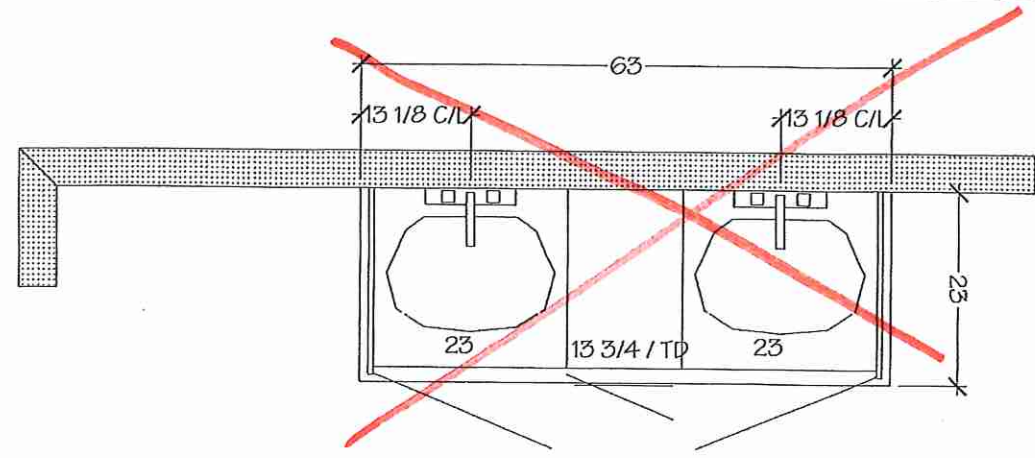


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 DATE: JUNE 18/2021
 REVISION:
 PAGE: 3 OF 4

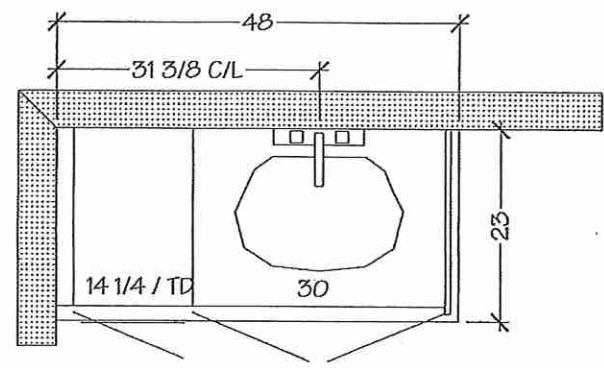
FLOATING VANITY
 RECESSED KICK



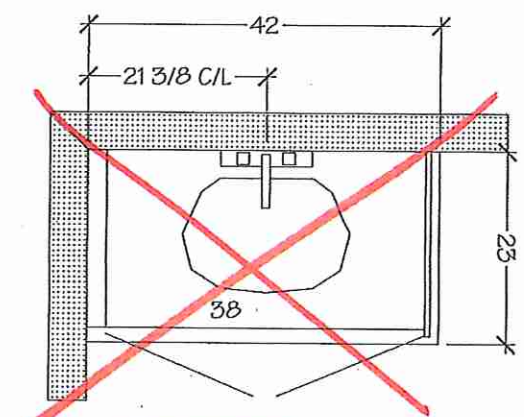
POWDER ROOM



MASTER ENSUITE



MAIN BATH



~~OPT REC ROOM~~

#50 BLK50

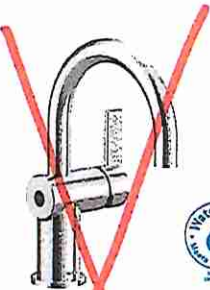
Cia™

Powder Room

DS
CRB



LAVATORY FAUCETS



MotionSense Wave™ Single
Handle Lav Faucet

6221EW

Chrome \$1,102.89

Other \$1,651.38

Single hole installation only



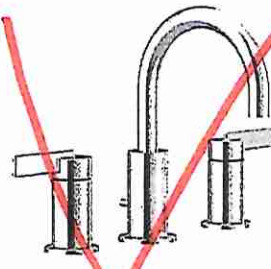
Single Handle Lav Faucet
with Lift Rod Drain

6221

~~Chrome \$449.14~~

Other \$666.95

Single hole installation only



Two Handle Adjustable
Widespread (8\" - 16\") Lav
Faucet with Lift Rod Drain

T6222 / 69000

Chrome \$698.32

Other \$907.46

CIA FINISH OPTIONS



Chrome, LifeShine® Brushed Nickel (BN),
LifeShine® Brushed Gold (BG), Matte Black (BL)

To order, combine the
model number with one
of these finish letter(s):
LifeShine® Brushed
Nickel (BN), LifeShine®
Brushed Gold (BG)
& Matte Black (BL).
To order Chrome (C)
model, use model
number only.

Sink Specifications

Colour SKU
brushed finish 401519

QUATRUS R15 U 2
Stainless steel brushed finish



Design and planning tips

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

Specifications:

3 ½" (90 mm) stainless steel strainer(s)

Installation instructions

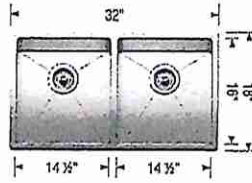
Cut-out template

Mounting clips

Limited lifetime warranty

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

Cubed weight: 80 lbs.



Optional Accessories

~~Ash Cutting Board 406345~~

~~CapFlow Strainer Cover 517666~~

~~Sink Grid 406454~~

* Install Standard Faucet *

Warranty

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

Code/Standards Compliance

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



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

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



BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

Tel & Fax

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

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

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