



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HONG-HANG LEUNG and JESSIKA LUYAN LI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
171	2	BELVEDERE Elev C	18-Apr-24	

Offer	BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Worksheet	Note:

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



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: HONG-HANG LEUNG and JESSIKA LUYAN LI TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
171	2	BELVEDERE Elev C	18-Apr-24	

Date Added: 05-Oct-23 Invoice Number: 8561

1 - Install standard Cable / Cat 6, Telephone (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - MASTER ENSUITE SHOWER STALL- Delete the Full wall next to the free standing tub, and install frameless glass. To include additional curb and white quartz top Note:
1 - KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package) Note:
1 - KITCHEN- PLUMBING- CLARIFICATION- Install the builders standard Sink and faucet Plumbing Fixtures in the Kitchen. Note:
1 - KITCHEN- Install builders standard counter top throughout the kitchen, where applicable- Install Emmerstone MAPLE WHITE Note:
1 - KITCHEN- Install an upgrade "L" Edge in the kitchen, throughout the kitchen, where applicable Note:
1 - POWDER ROOM- Install builders standard counter top throughout the Powder room where applicable- Install Emmerstone MAPLE WHITE Note:
1 - POWDER ROOM- Install an upgrade "L" Edge in the Powder Room throughout, where applicable Note:
1 - MASTER ENSUITE- Install builders standard counter top throughout the Master Ensuite where applicable- Install Emmerstone MAPLE WHITE Note:
1 - MASTER ENSUITE- Install an upgrade "L" Edge in the Master Ensuite throughout, where applicable Note:
1 - MASTER ENSUITE -Install RAISED VANITY HEIGHT at Master Ensuite Vanitie, (See attached QTK Upgrade paperwork and Layouts) Note:
1 - TWIN BATH 2/3- Install builders standard counter top throughout the Twin Bath 2/3 where applicable- Install Emmerstone MAPLE WHITE Note:
1 - TWIN BATH 2/3- Install an upgrade "L" Edge in the Twin Bath 2/3 throughout, where applicable Note:
1 - ENSUITE #2- Install builders standard counter top throughout the Ensuite #2 where applicable- Install Emmerstone MAPLE WHITE Note:
1 - ENSUITE #2- Install an upgrade "L" Edge in the Ensuite #2 throughout, where applicable Note:



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: HONG-HANG LEUNG and JESSIKA LUYAN LI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
171	2	BELVEDERE Elev C	18-Apr-24	

Date Added: 05-Oct-23

Invoice Number: 8561

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 - COUNTER TOP- CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.

Note:

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

Note:

485 - MAIN FLOOR- Install a 1st Upgrade floor tile on the main floor, in lieu of the builders standard floor tile. Install 12x24 PERSAUDE GREY To be installed stacked, throughout the Foyer, Powder Room, Lower Landing, Kitchen/Dinette

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 - FRONT EXTERIOR- In addition to the builders standard front exterior Coach Lights, Install an additional coach light at front door, opposite standard. Installed on same switch (See Sketch)

Note:

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

1 - KITCHEN- Relocate the builders standard ceiling light to above the island (See Sketch)

Note:

1 - KITCHEN- In addition to the light above the island, Install FIVE (X5) potlights in the kitchen. All FIVE (X5) potlights to be on one seperate switch (See Sketch)

Note:

1 - DINETTE- In addition to the builders standard ceiling. Install FOUR (X4) potlights in the Dinette.
All FOUR (X4) potlights to be on one seperate switch (See Sketch)
Note: **Purchaser has been charged for 1 additional switch

1 - FAMILY ROOM- In addition to the builders standard ceiling. Install ONE (X1) potlight in the Family room
Single potlight to be on one seperate switch (See Sketch)
Note: **Purchaser has been charged for 1 additional switch

1 - FAMILY ROOM- raise the builders standard Conduit Pipe in the Family Room, to above the fireplace for a future TV. To be installed at approximately 60" AFF (See Sketch)

Note:

1 - FAMILY ROOM- Install an Electrical Plug in the Family Room, to above the fireplace for a future TV. To be installed at approximately 60" AFF, next to the Conduit Pipe (See Sketch)

Note:



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HONG-HANG LEUNG and JESSIKA LUYAN LI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
171	2	BELVEDERE Elev C	18-Apr-24	

Date Added: 05-Oct-23 Invoice Number: 8561

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

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$15,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:


Date Added: 07-Sep-23 Invoice Number: 8526

1 - PURCHASER HAS REVIEWED THE STRUCTURAL LIST PROVIDED TO THEM & HAVE DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 28,2023
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:


This Document is Extremely Time Sensitive - Printed 10 Oct 23 at 16:16

* INTERIOR COLOUR SCHEME *

 Purchasers HONG-HANG LEUNG & JESSIKA LUYAN LI	Decor Consultant Laura Di Pede	Model and Elevation BELVEDERE Elev C	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 18/04/2024	Property 171
--	--	--	----------------------------------	--	-----------------------------------	------------------------

Page 1 of 3	Flooring					Wall Tile				Plumbing	
	Description	Main	Accent/Insert	Border / Listello	Pattern						
Master Ensuite	✓ 13X13 CINQUE GREY (STD)	✓ 8X10 CINQUE GREY (STD)	NO	NO	NO				WHITE		
Twin Bath 2/3	✓ 13X13 CINQUE GREY (STD)	✓ 8X10 CINQUE GREY (STD)	NO	NO	NO				WHITE		
Ensuite #2	✓ 13X13 CINQUE GREY (STD)	✓ 8X10 CINQUE GREY (STD)	NO	NO	NO				WHITE		
Powder Room	✓ 12X24 Persaude Grey Malte - Stacked (UPGD)	NO	NO	NO	NO				WHITE		
Kitchen/Dinette	✓ 12X24 Persaude Grey Malte - Stacked (UPGD)	✓ 3X6 Tender Grey- Stacked (STD)	NO	NO	NO						
Laundry 2nd Flr	✓ 13X13 CINQUE GREY (STD)	NO	NO	NO	NO				STD		
Foyer	✓ 12X24 Persaude Grey Malte - Stacked (UPGD)	<div>Railings and Stairs</div> <div>Railings ✓ STD- Vintage Red Oak PEWTER</div> <div>Pickets ✓ STD- Single Plain Flat Black Steele</div> <div>Posts ✓ STD- Vintage Red Oak PEWTER</div> <div>Stringers ✓ STD- Vintage Red Oak PEWTER</div> <div>Treads ✓ STD- Vintage Red Oak PEWTER</div> <div>Risers ✓ STD- Vintage Red Oak PEWTER</div> <div>Runner NO</div> <div>Trim</div> <div>Baseboard & Casing ✓ STD- Modern Step Bevel</div> <div>Front Door Glass ✓ STANDARD</div> <div>Interior Doors ✓ STD- CARRARA SMOOTH</div> <div>Knobs STANDARD</div> <div>Hinges STANDARD</div> <div>Grip Set STANDARD</div>				<div>Cornice Moulding / Medallion</div> <div>Foyer NO</div> <div>Living Room NO</div> <div>Dining Room NO</div> <div>Family Room NO</div> <div>Main Hall NO</div> <div>Kitchen NO</div> <div>2nd Floor Hall NO</div>					
Main Hall	✓ Vinalge Red Oak "Pewter" 31/4"x3/4" Pearl (STD)								Landing - Upper ✓ Sts- Vintage 31/4" Pewter Pearl		
Family Room	✓ Vinalge Red Oak "Pewter" 31/4"x3/4" Pearl (STD)								Landing - Lower ✓ 12x24 Persaude Grey-Stacked		
Living Room	✓ Vinalge Red Oak "Pewter" 31/4"x3/4" Pearl (STD)								Ledge - Upper N/A		
Dining Room	✓ Vinalge Red Oak "Pewter" 31/4"x3/4" Pearl (STD)								Ledge - Lower N/A		
Upper Hall	✓ Vinalge Red Oak "Pewter" 31/4"x3/4" Pearl (STD)										
Master Bedroom	✓ STD- 40OZ OPENING NIGHT #21										
Bedroom 2	✓ STD- 40OZ OPENING NIGHT #21										
Bedroom 3	✓ STD- 40OZ OPENING NIGHT #21										
Bedroom 4	✓ STD- 40OZ OPENING NIGHT #21										

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
C309BA060E9446A...
HONG-HANG LEUNG

Purchaser: 
DocuSigned by:
JESSIKA LUYAN LI

Vendor: 
Grovetrail Developments Inc.
Printed Oct 03, 2023 11:46 am



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HONG-HANG LEUNG & JESSIKA LUYAN LI	Laura Di Pede	BELVEDERE Elev C	/	Grovetrail Developments Inc.	18/04/2024	171

Page 2 of 3

Master Ensuite

Twin Bath 2/3

Ensuite #2

Powder Room

Kitchen/Dinette

Laundry 2nd Flr

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

Cabinet

Style

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

Countertop

STD-Emmerstone Maple White

STD-Emmerstone Maple White

STD-Emmerstone Maple White

STD-Emmerstone Maple White

STD-Emmerstone Maple White

STANDARD LAMINATE WHITE

Counter Edge

L* EDGE (UPGD)

L* EDGE (UPGD)

L* EDGE (UPGD)

L* EDGE (UPGD)

L* EDGE (UPGD)

STD

Handle / Knob

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

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 FAMILY ROOM

Location Flooring HWD 31/4"

Style VILLA NOVA

Finish STONE

Marble N/A

Hearth NO

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Notes

**KITCHEN- STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

Decor Consultant: Laura Di Pede

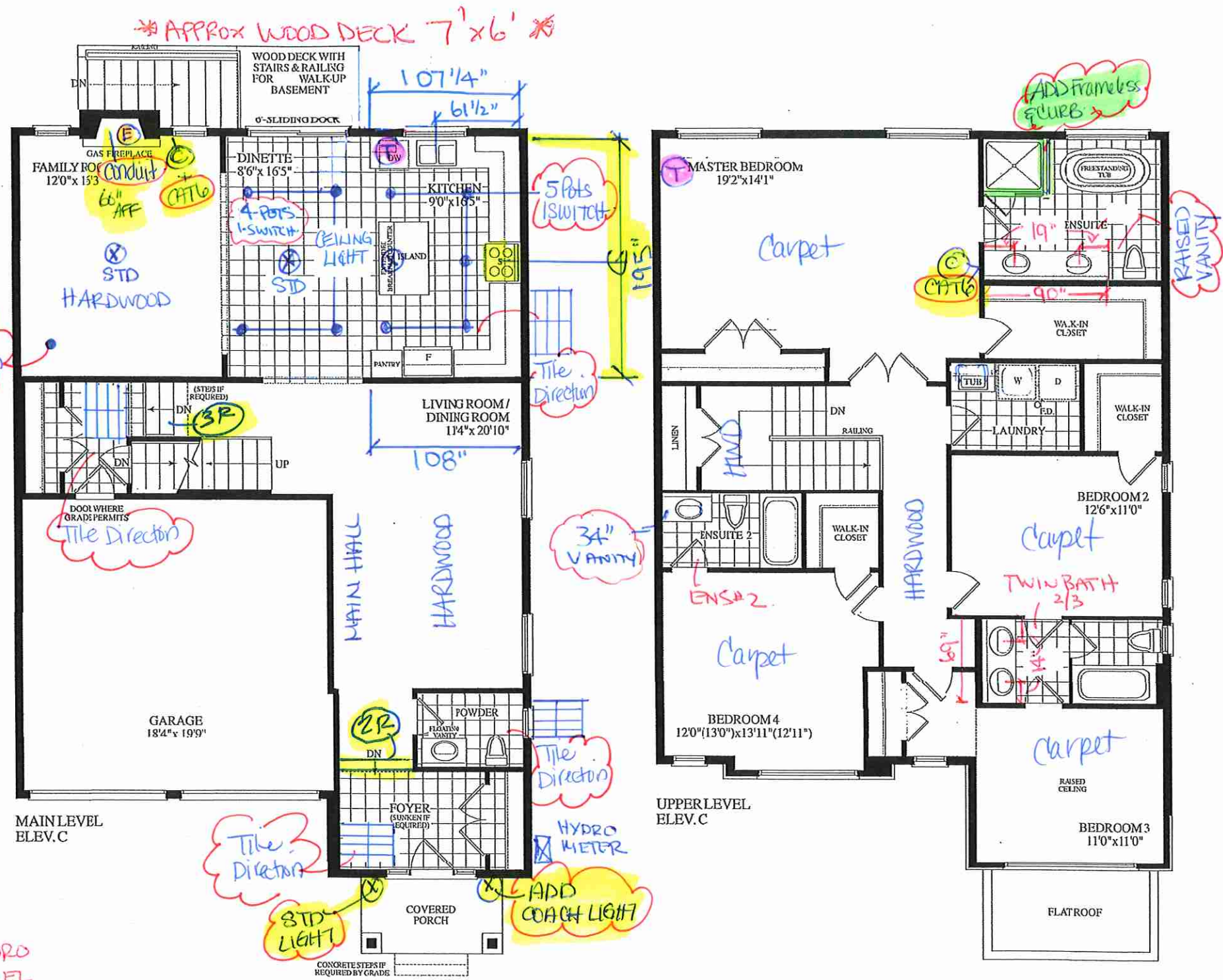
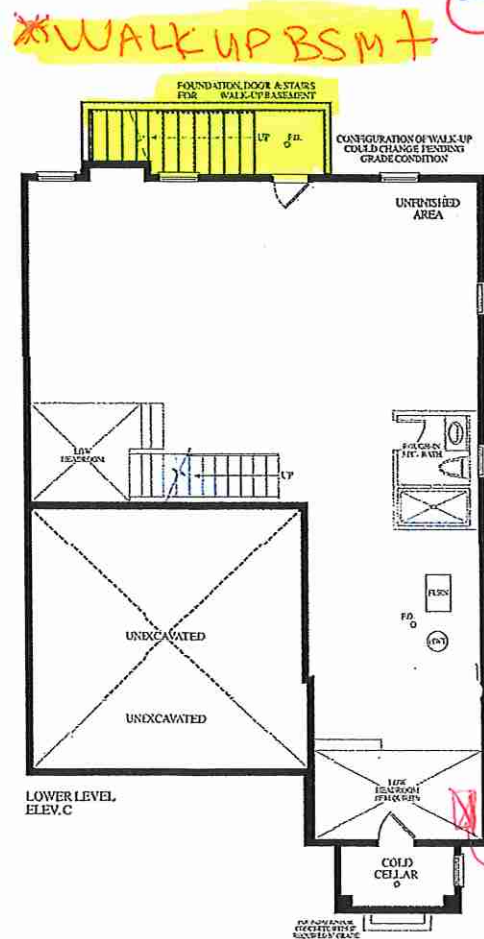
Purchaser: HONG-HANG LEUNG

Purchaser: JESSIKA LUYAN LI

Vendor: Grovetrail Developments Inc.

(X10) POT LIGHTS

* APPROX WOOD DECK 7' x 6' *



Dimensions, specifications/layouts, window sizes, and materials are approximate only; may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Fans may be reversed. Illustrations are artist's concept. EJOE

LOT 171 . 38-11 . BELVEDERE . E.L.C . 2670 sq.ft.



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:	HONG HANG LEUNG	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	GDB_EJ25@HOTMAIL.COM	MODEL TYPE:	38-11
PHONE #:	647-280-1681	LOT #:	171 CTF
PHONE #:	647-889-3215	DATE:	Oct 2, 2023 Q13299

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 & ISLAND	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
TCS2496	*	STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	26" DEEP FRIDGE ENCLOSURE - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-3	1	STANDARD APPLIANCE PACKAGE/OPENING	
CUST-4	1	STD BANK OF 4 DRAWERS W/ PREMIUM MOTION SLIDES (OPTION PAID BY BUILDER)	
CUST-5	1	CATEGORY 1 HARDWARE:DH00010	
CUST-6	1	STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPED FLAT VAL" (OPTION PAID FOR BY BUILDER)	
CUST-7	1	UPPER CABINET ABOVE STOVE TO ACCOMODATE HOOD FAN: OPTION PAID FOR BY BUILDER	
CUST-8	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 (LP LAMINATE) WILLOW GREY	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

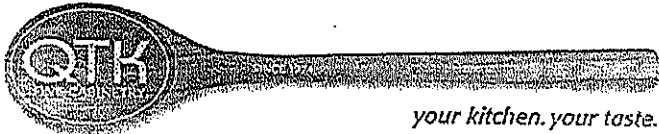
ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-3	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
SHARED BATH 213	DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

DS

DS



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:		HONG HANG LEUNG		CONTRACTOR:		Grovetrail Developments Inc.	
ADDRESS:				SITE:		CENTERFIELD PH2	
EMAIL:		GDB_EJ25@HOTMAIL.COM		MODEL TYPE:		38-11	
PHONE #:		647-280-1681		LOT #:		171 CTF	
PHONE #:		647-889-3215		DATE:		Oct 2, 2023 Q13299	

ROOM		DESCRIPTION		CATEGORY	
ENSUITE # 2 VANITY		DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

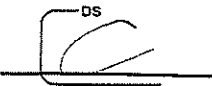
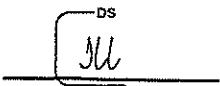
ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
POWDER ROOM VANITY		DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY W/ 1 DRAWER & FALSE PANEL ABOVE- 8-1/2" AFF- OPTION PAID FOR BY BUILDER	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
LAUNDRY ROOM		DOOR STYLE: QT 1022 NONE FINISH: CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK 6698-58		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

CUSTOMER INITIALS  CUSTOMER INITIALS 



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:	HONG HANG LEUNG	CONTRACTOR:	Grovetrail Developments Inc.	
ADDRESS:		SITE:	CENTERFIELD PH2	
EMAIL:	GDB_EJ25@HOTMAIL.COM	MODEL TYPE:	38-11	
PHONE #:	647-280-1681	LOT # :	171 CTF	
PHONE #:	647-889-3215	DATE:	Oct 2, 2023	Q13299

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 & 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 & CONDITIONS AS OUTLINED IN THE QTK TERMS & 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):	

CUSTOMER SIGNATURE:

[Signature]

DATE:

CUSTOMER SIGNATURE:

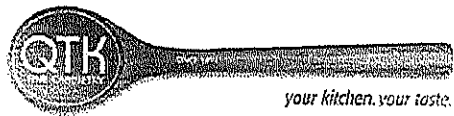
Jessika Luyar Li

DATE:

SALES REP NAME: - Riya Patel

QTK AUTHORIZED SIGNATURE:





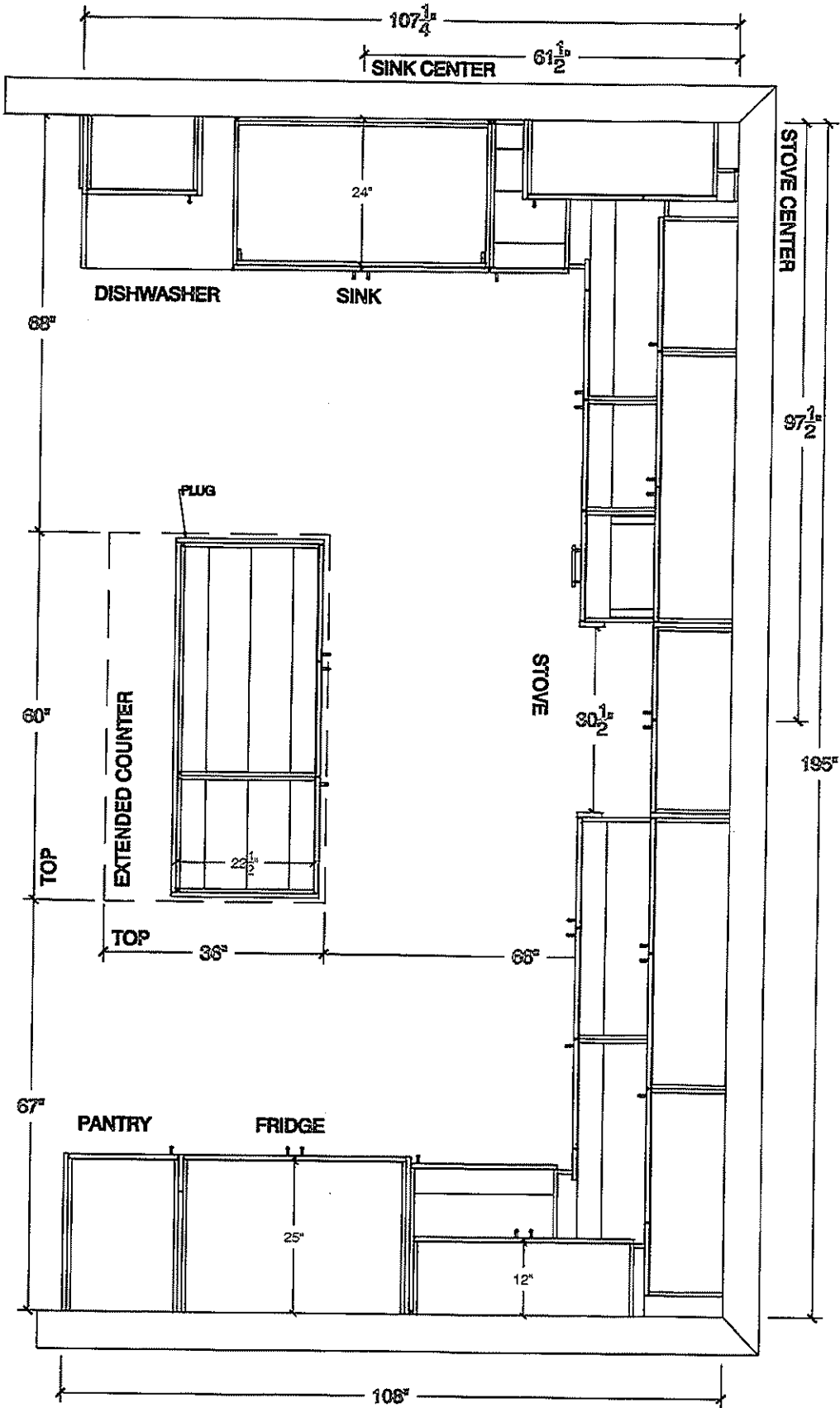
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS: DS DS

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.

KITCHEN PLAN



CUSTOMER INITIALS _____



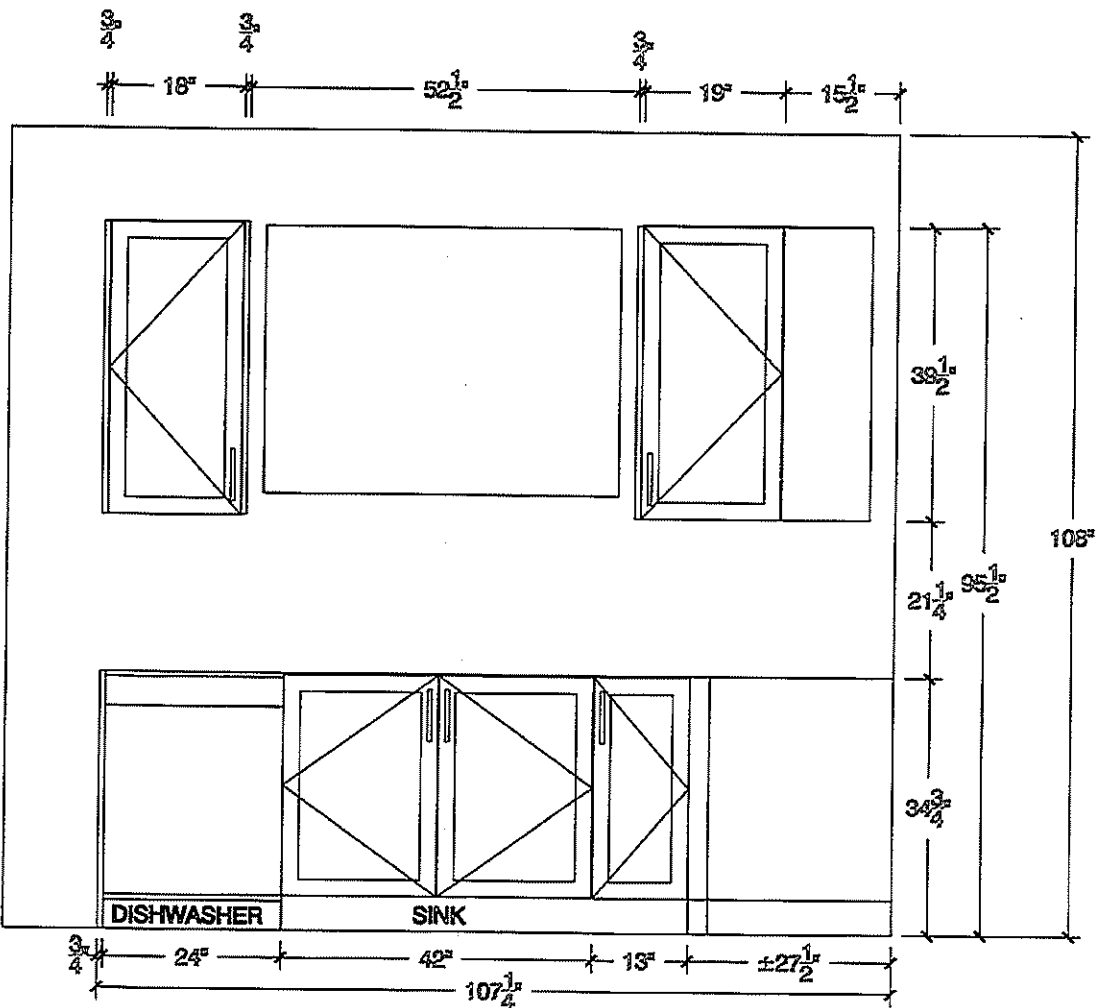
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

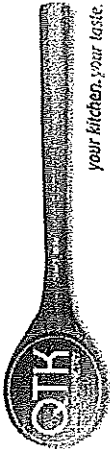
COMMENTS:  

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.

WINDOW WALL ELEV



CUSTOMER INITIALS _____



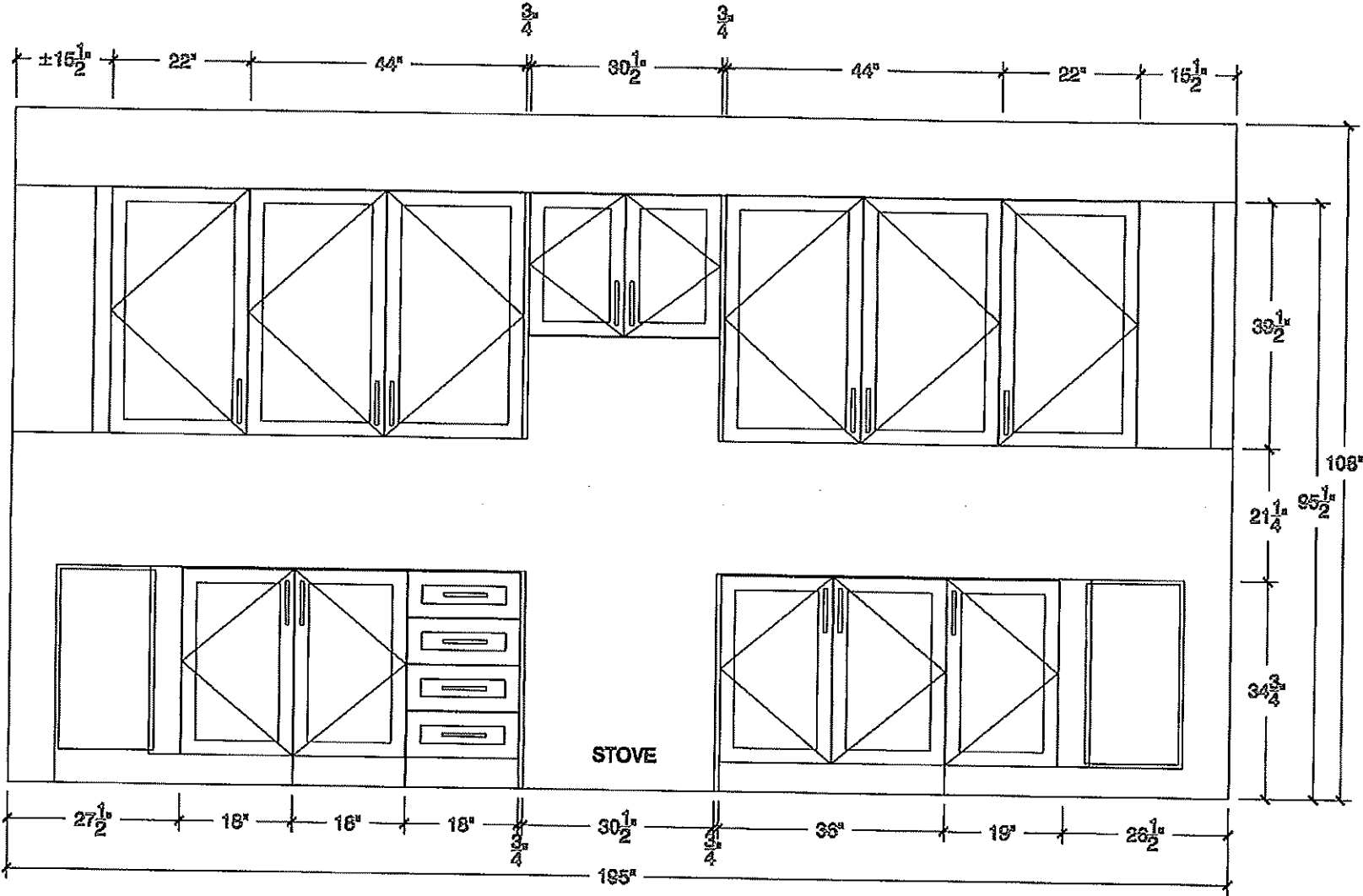
your kitchen, your taste.

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 QTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS: DS ML			

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.

STOVE WALL ELEV



CUSTOMER INITIALS _____

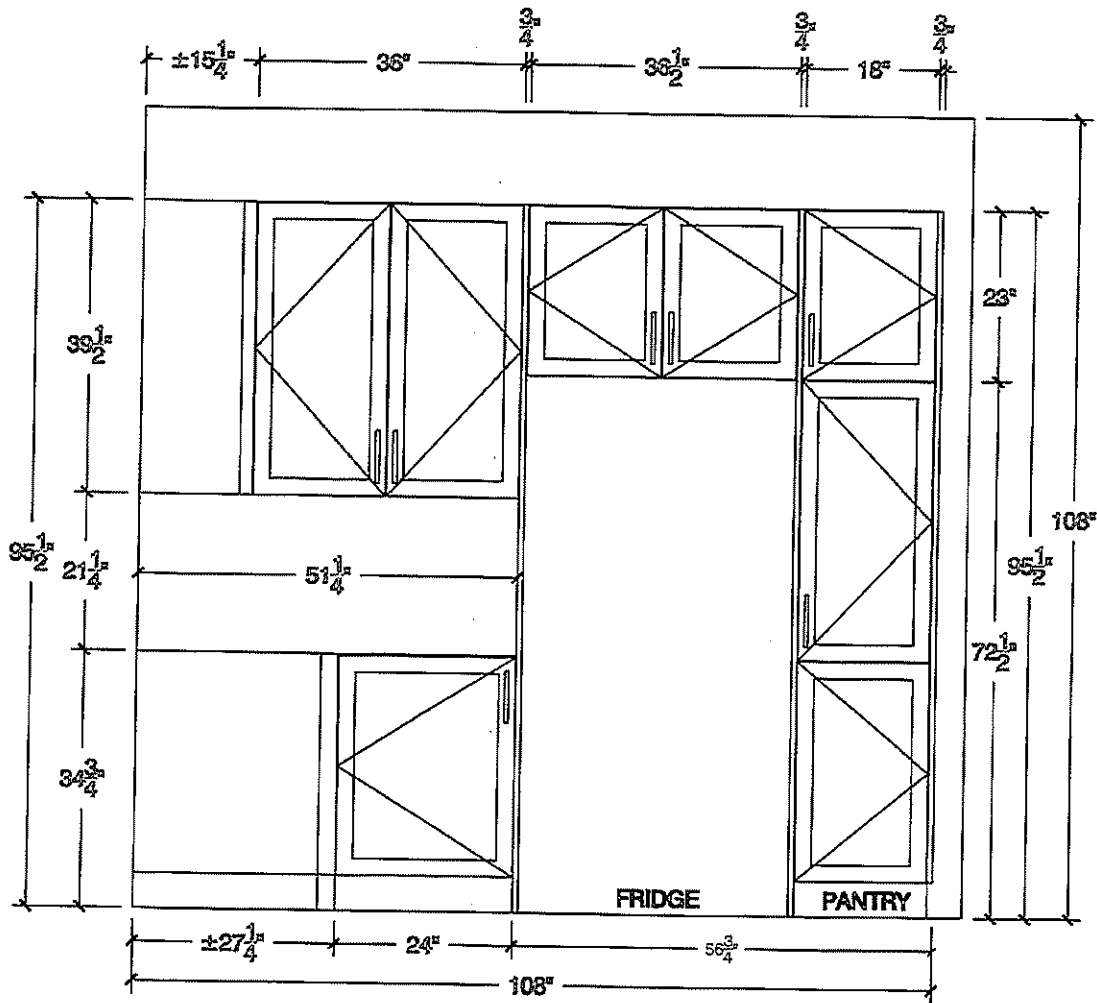


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS: <div>DS</div> <div>DS</div>			

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 its 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.

FRIDGE WALL ELEV



CUSTOMER INITIALS _____



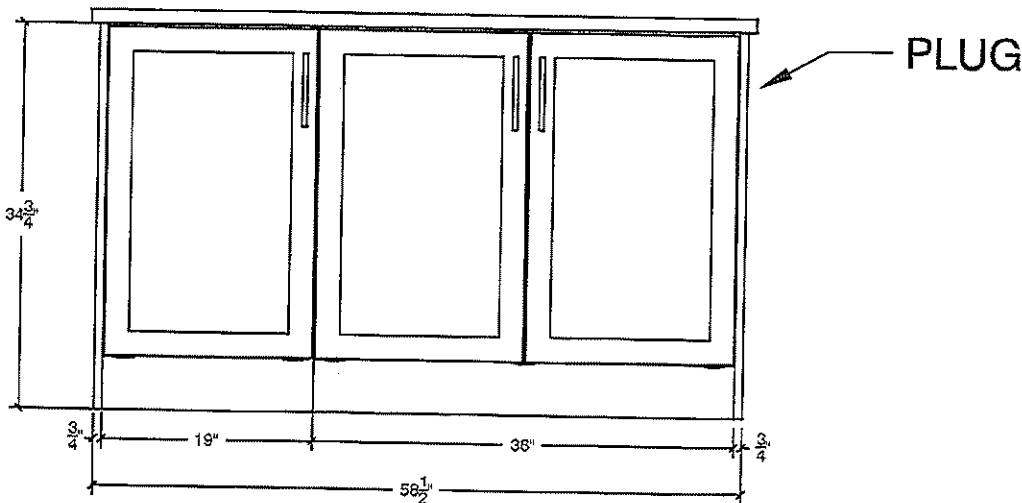
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/4"= 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

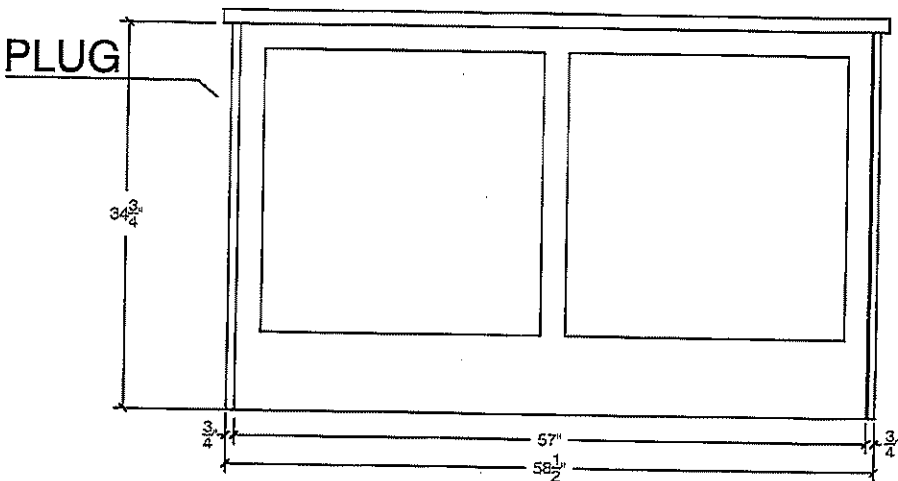
COMMENTS: 

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.

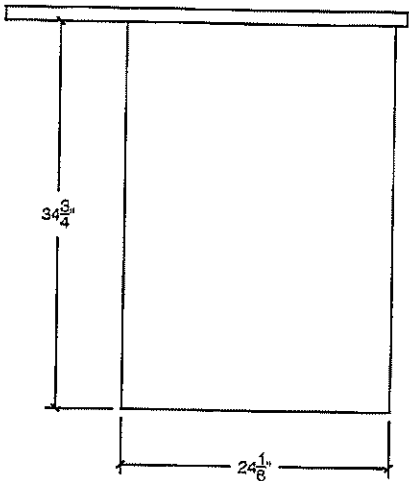
ISLAND FRONT



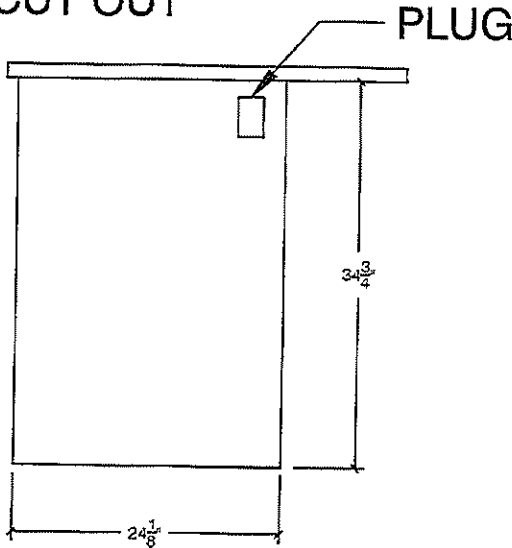
ISLAND REAR



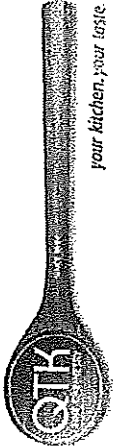
ISLAND SIDE



PLUG CUT OUT



CUSTOMER INITIALS _____



your kitchen, your taste

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

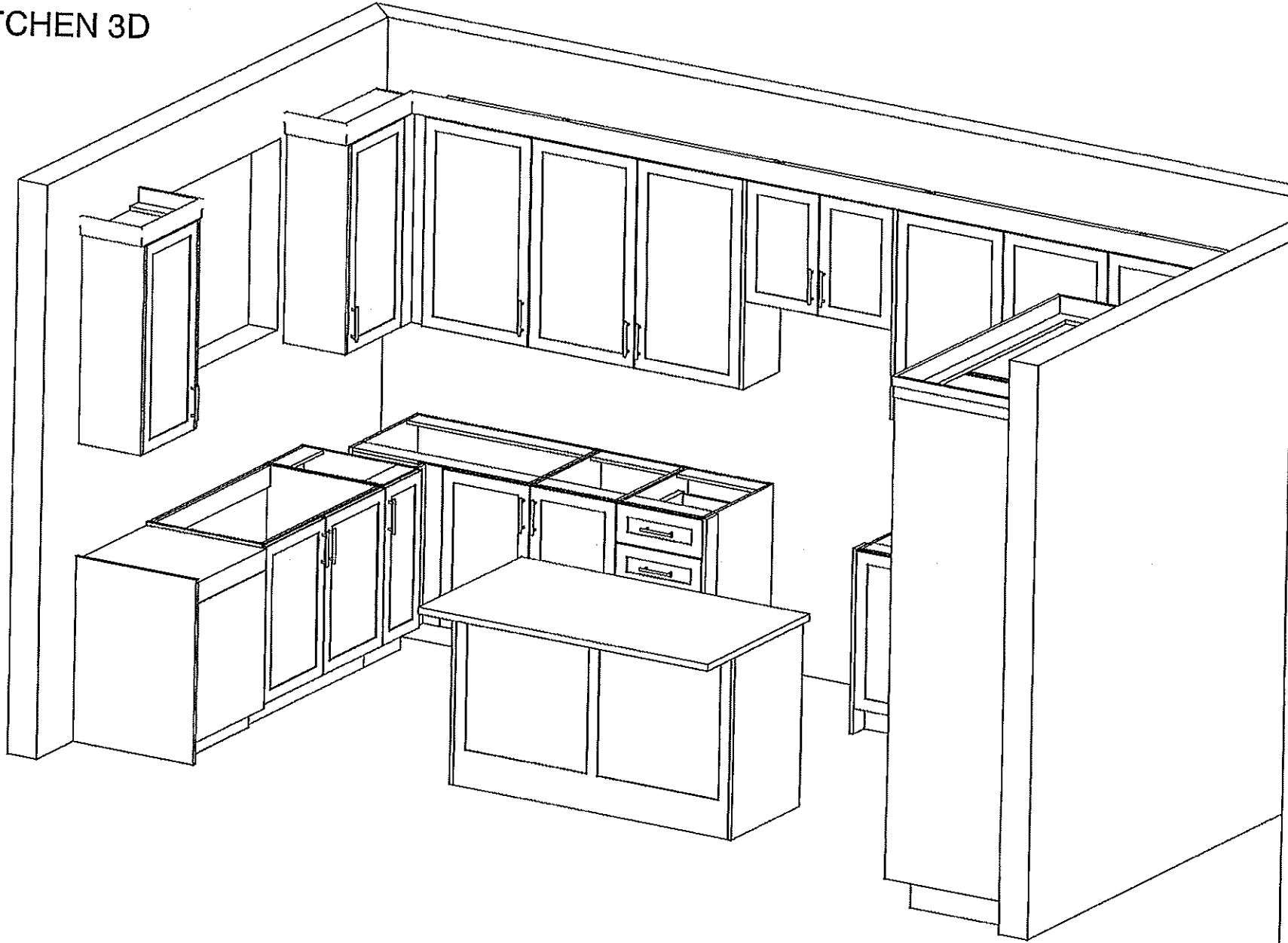
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

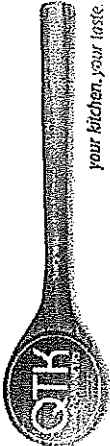
DS
M

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.

CUSTOMER INITIALS _____

KITCHEN 3D





your kitchen, your taste

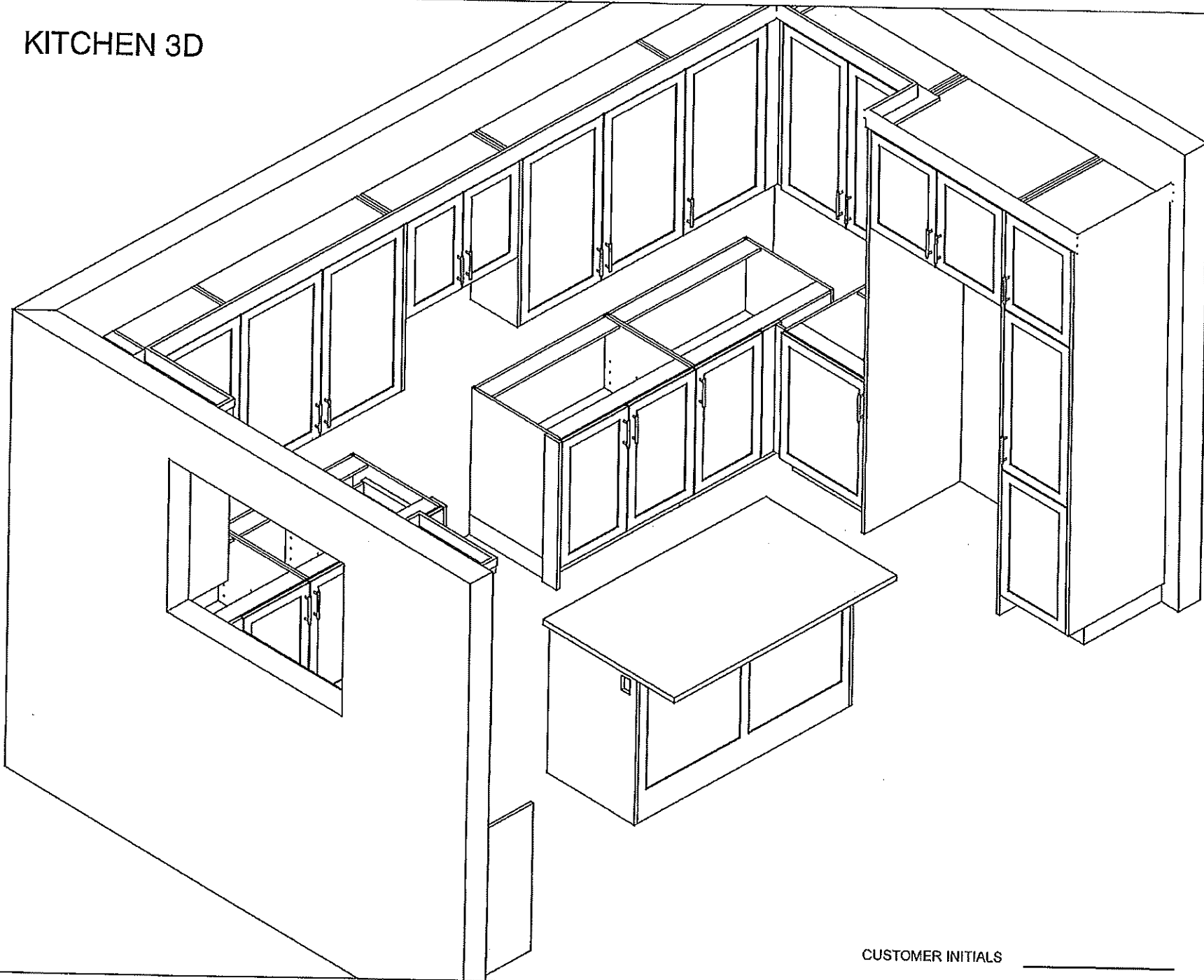
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:  DS

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.

KITCHEN 3D



CUSTOMER INITIALS _____



your kitchen, your taste

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

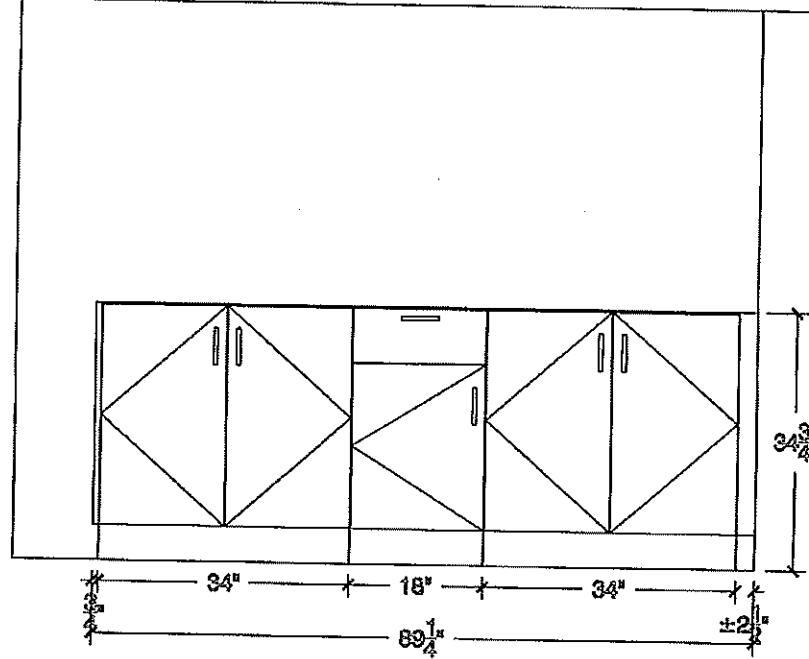
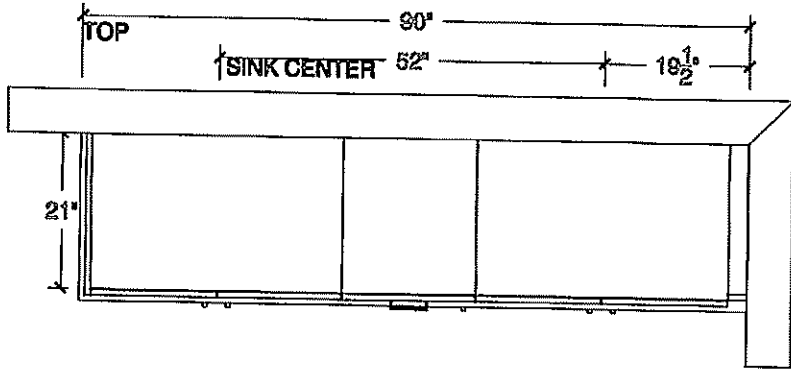
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

96
93
ML

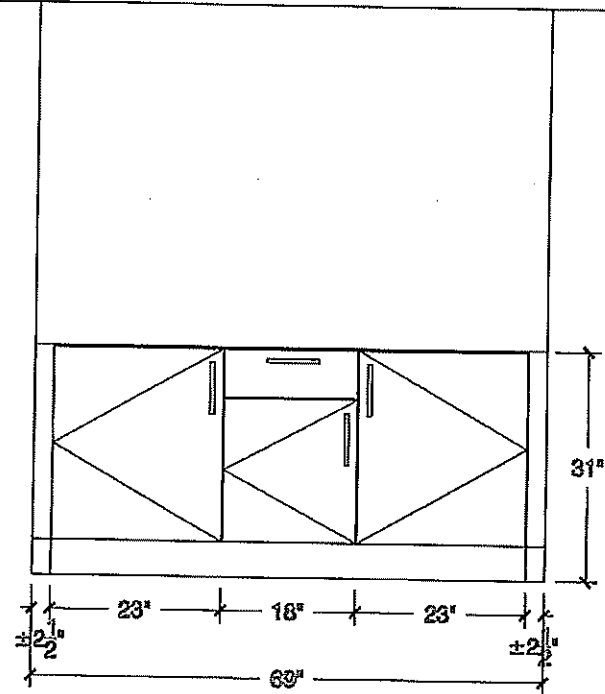
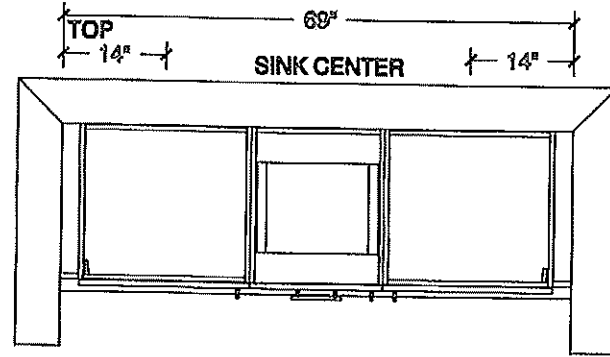
COMMENTS:

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.

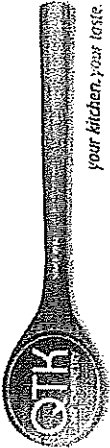
MASTER ENSUITE



SHARED BATH PLAN



CUSTOMER INITIALS _____



your kitchen, your taste.

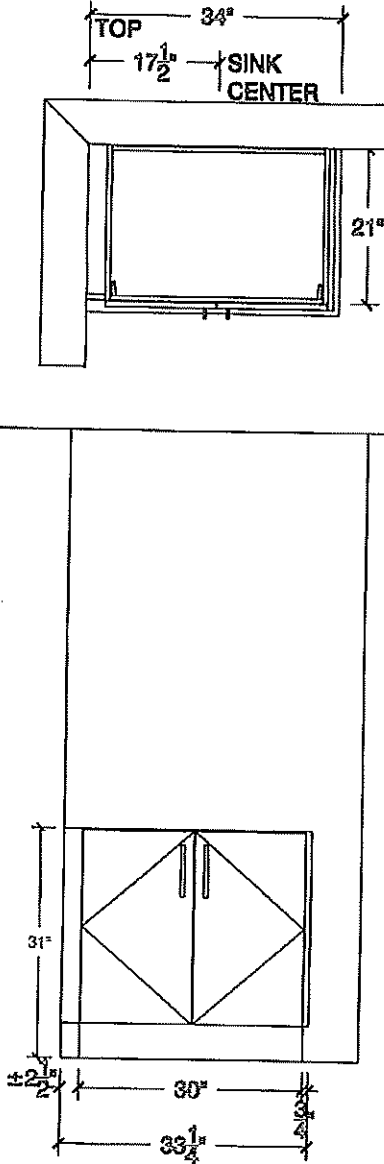
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

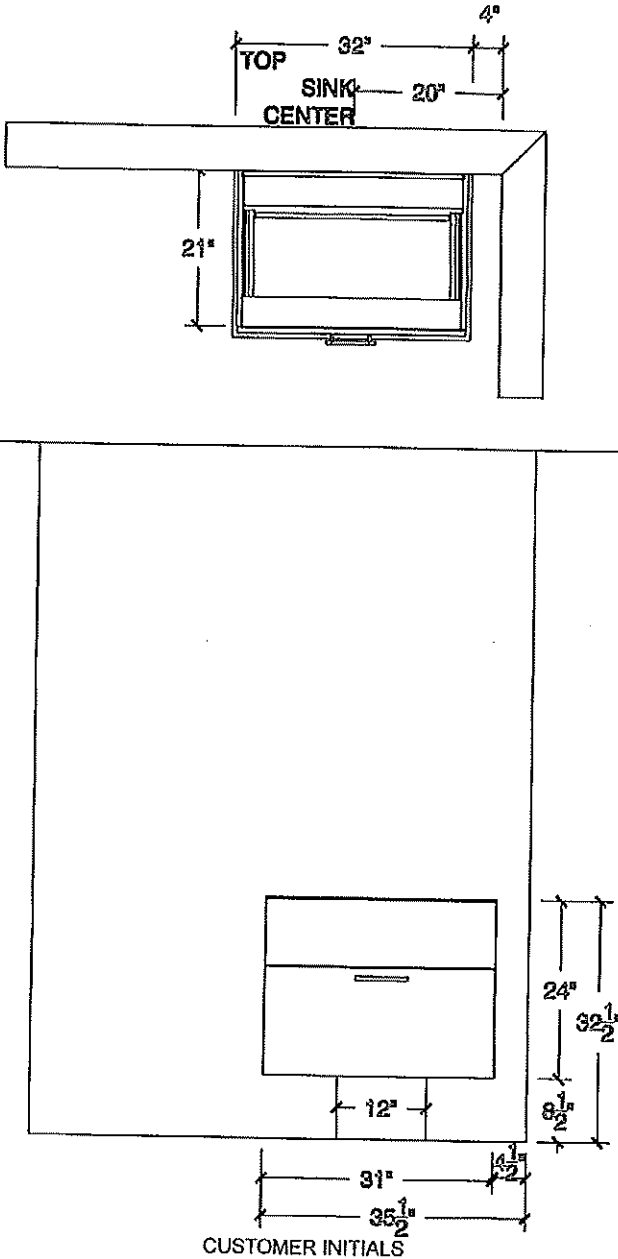
COMMENTS: DS DS

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.

ENSUITE 4 PLAN



POWDER ROOM PLAN

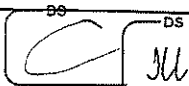




80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

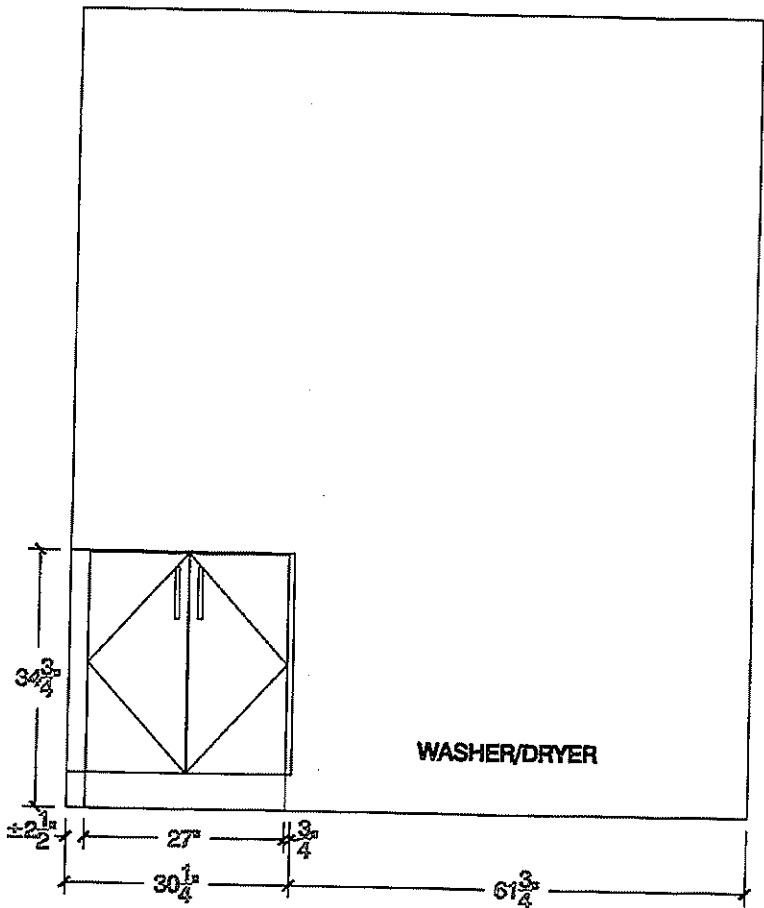
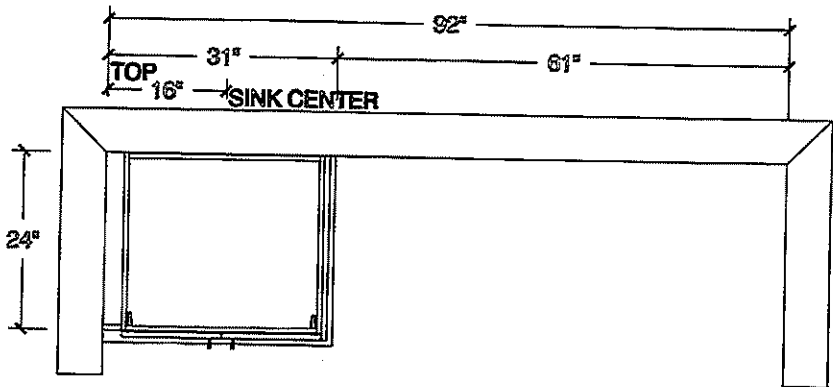
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

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.

LAUNDRY PLAN



WASHER/DRYER

CUSTOMER INITIALS _____

LOT 171

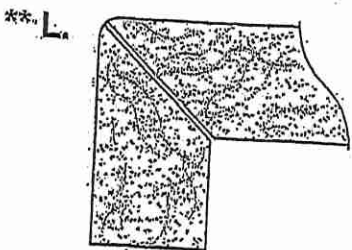
Grove-trail.

EDGE DETAILS

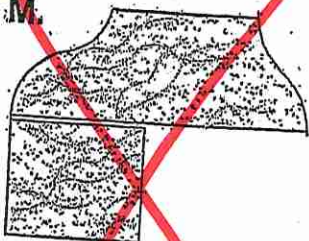
004



STRAIGHT EDGE
(STANDARD - 3/4")



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



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

- * Kitchen
- * Powder Room
- * Master Ensuite
- * Twin Bath 213
- * Ensuite #2.

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 1997



SITE FILE COPY

STRUCTURAL

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HONG-HANG LEUNG and JESSIKA LUYAN LI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
171	2	BELVEDERE Elev C	18-Apr-24

Offer	BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Worksheet	Note:

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

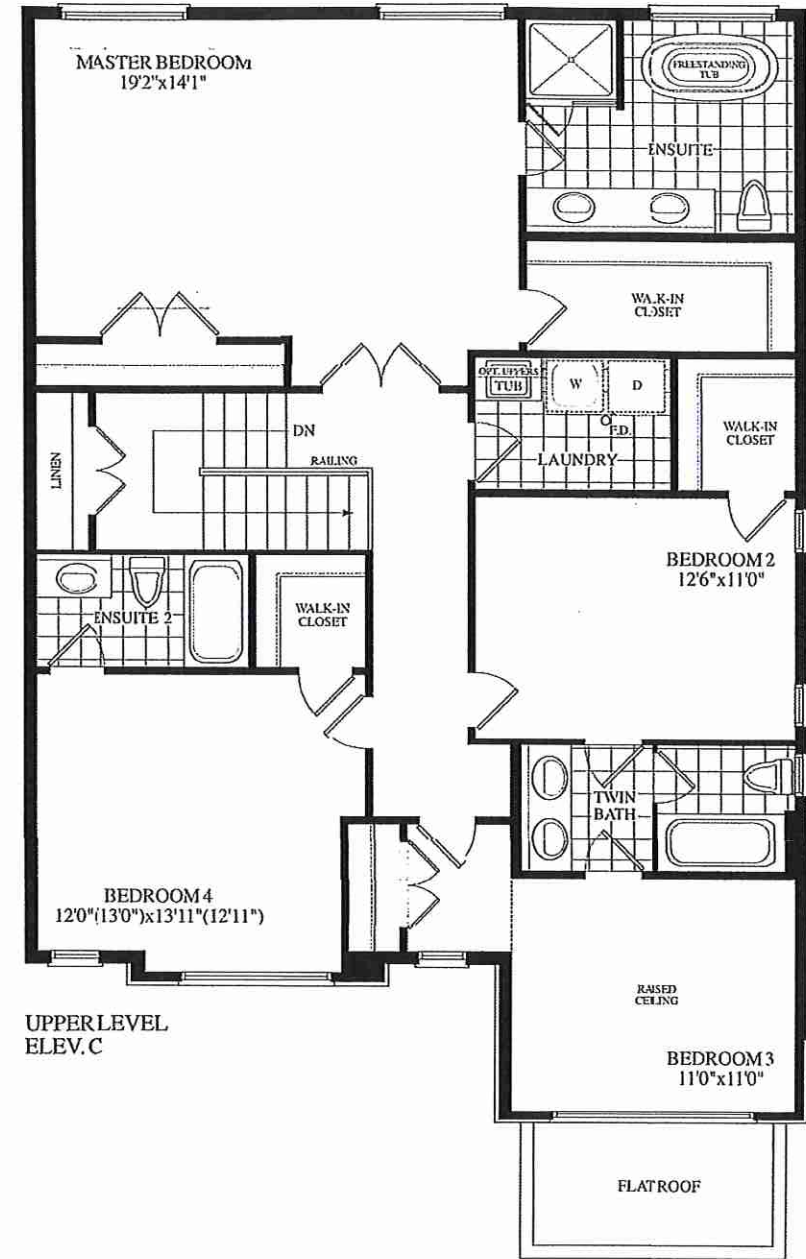
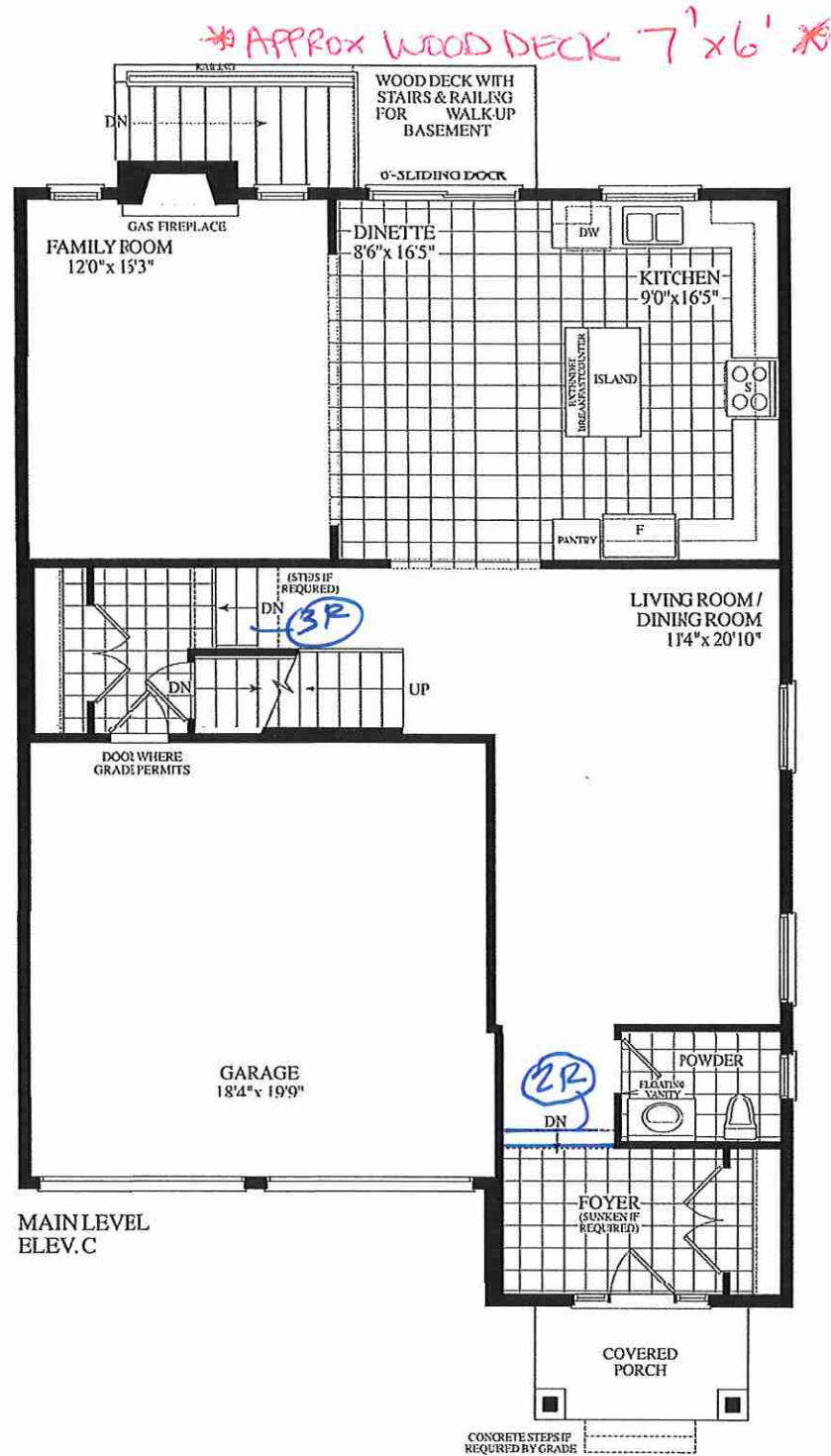
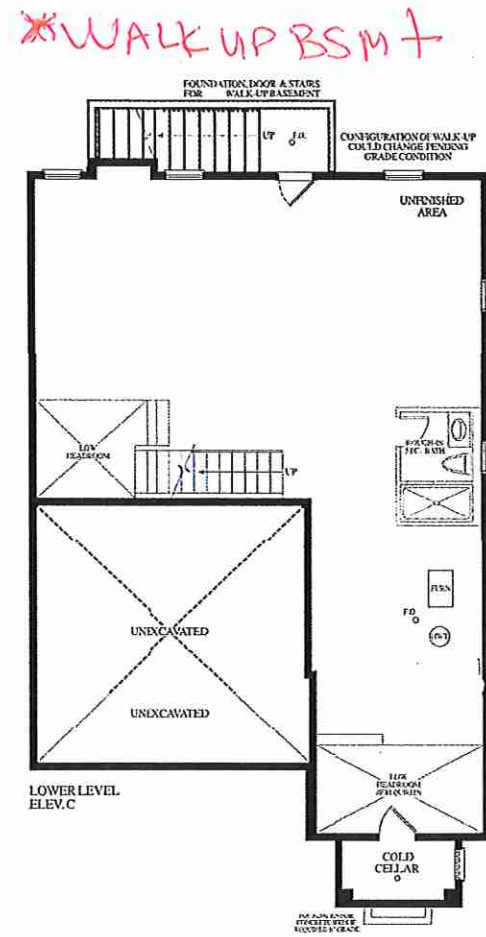
Date Added: 07-Sep-23

Invoice Number: 8526

1 - PURCHASER HAS REVIEWED THE STRUCTURAL LIST PROVIDED TO THEM & HAVE DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 28,2023
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:

This Document is Extremely Time Sensitive - Printed 11 Sep 23 at 16:01



Dimensions, specifications/layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E10.E.

LOT 171 . 38-11 . BELVEDERE . EL.C . 2670 sq.ft.