

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	

	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	
Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND

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

Worksheet Note:



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LOT NUMBER	PHASE 2	HOUSE TYPE BELVEDERE Elev C	CLOSING DATE 18-Apr-24
171 Date Added: 0:			10-Apr-24
1 - Install standard	l Cable / C	at 6, Telephone (See Sketch)	
1 - GARAGE DO	OR- Install	the builders standard garage door handle with lock	
Note:			
1 - MASTER ENS and white quartz to Note:		OWER STALL- Delete the Full wall next to the free standing tub, and	l install frameless glass. To include additional curb
1 - KITCHEN & E attached Upgrade ! Note:		M- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & E	BATHROOMS UPGRADES/LAYOUTS (See
1 - KITCHEN- PL Note:	UMBING	CLARIFICATION- Install the builders standard Sink and faucet Pl	umbing Fixtures in the Kitchen.
1 - KITCHEN- Ins	stall builde	s standard counter top throughout the kitchen, where applicable- Ins	tall Emmerstone MAPLE WHITE
1 - KITCHEN- Ins Note:	stall an upg	rade "L" Edge in the kitchen, throughout the kitchen, where applicab	ile
1 - POWDER ROO Note:	OM- Insta	l builders standard counter top throughout the Powder room where a	pplicable- Install Emmerstone MAPLE WHITE
1 - POWDER ROO Note:	OM- Instal	an upgrade "L" Edge in the Powder Room throughout, where applic	able
1 - MASTER ENS Note:	UITE- In:	tall builders standard counter top throughout the Master Ensuite who	ere applicable- Install Emmerstone MAPLE WHITE
1 - MASTER ENS Note:	UITE- Ins	all an upgrade "L" Edge in the Master Ensuite throughout, where app	plicable
1 - MASTER ENS Note:	UITE -Ins	all RAISED VANITY HEIGHT at Master Ensuite Vanitie, (See attac	ched QTK Upgrade paperwork and Layouts)
1 - TWIN BATH 2 Note:	2/3- Install	builders standard counter top throughout the Twin Bath 2/3 where ap	oplicable- Install Emmerstone MAPLE WHITE
1 - TWIN BATH 2 Note:	2/3- Install	an upgrade "L" Edge in the Twin Bath 2/3 throughout, where applica	ble
1 - ENSUITE #2- I Note:	Install buil	ders standard counter top throughout the Ensuite #2 where applicable	፦ Install Emmerstone MAPLE WHITE
1 - ENSUITE #2-) Note:	Install an u	pgrade "L" Edge in the Ensuite #2 throughout, where applicable	



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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)

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:



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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:

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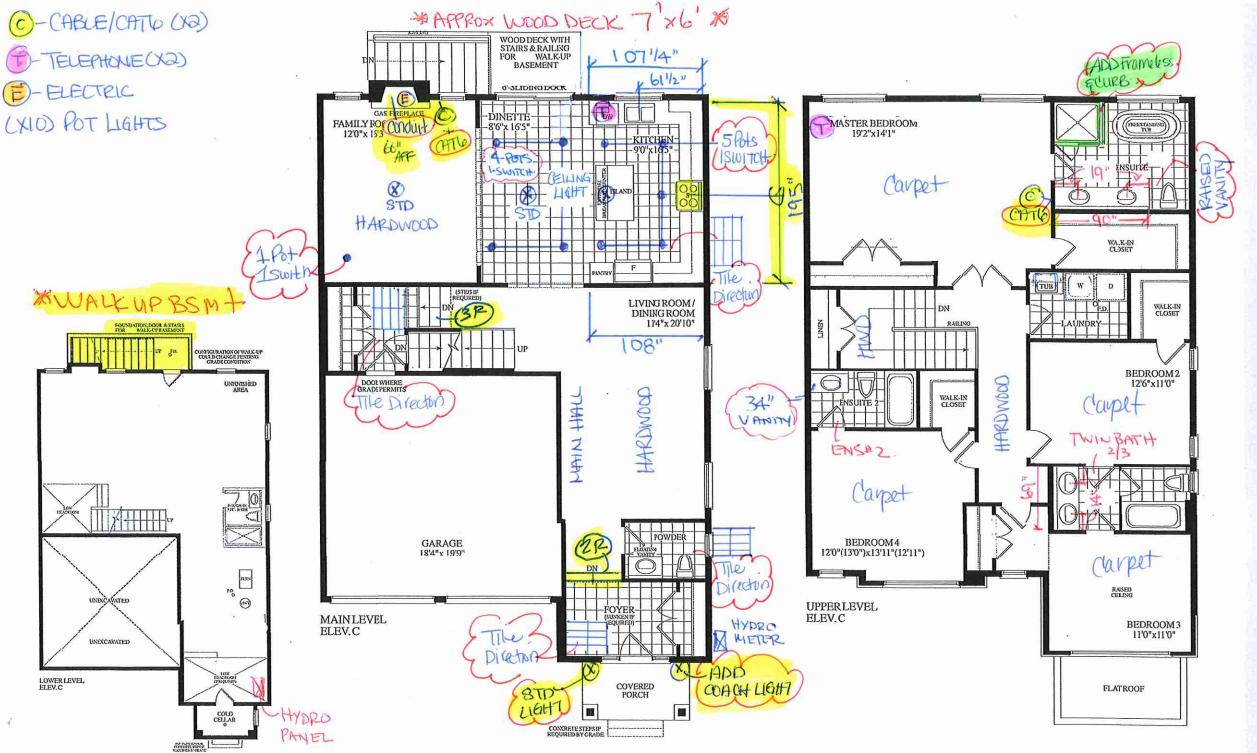
StaConstructionSuymmarySQL.rpt 09May22

* INTERIOR COLOUR SCHEME *

HONG HANG!		hasers & JESSIKA LUYAN LI	Decor Consult		d Elevation	Teleph	one Res. / Bus		Project		Closing Date	e Property
HONG-HANG L	EUNG		Laura Di Pede		ERE Elev C				Grovetrail Developments	Inc.	18/04/2024	171
Page 1 of 3 Master Ensuite Twin Bath 2/3 Ensuite #2		Plooring Description 13X13 CINQUE GREY (STD) 13X13 CINQUE GREY (STD) 13X13 CINQUE GREY (STD)		Wall Tile Main 8X10 CINQUE GREY (STD) 8X10 CINQUE GREY (STD) 8X10 CINQUE GREY (STD)		Accent/Insert NO NO NO			Border / Listello NO NO NO NO		Patter NO NO NO	Plumbing — WHITE WHITE WHITE
Powder Room	V	12X24 Persaude Grey Malte - Stack	ed (UPGD)	NO	1	NO		***************************************	NO			
Kitchen/Dinette	V	12X24 Persaude Grey Malte - Stack		3X6 Tender Grey- Stacked		VO	500000 E2-00000 OH		NO		NO	WHITE
Laundry 2nd Flr	V	13X13 CINQUE GREY (STD)	*	NO		10		7111-111-11	NO		NO	
][(0.00)][STD
					71		***************************************][
Foyer	V	12X24 Persaude Grey Matte - Stacke	ed (UPGD)	Railings and Stairs						Cavalas		
Main Hall	V	Vinatge Red Oak "Pewter" 31/4"x3/4"	Pearl (STD)	Railings STD- Vintage	7,1110,111		anding - Upper S	its- Vintage 31/	4" Pewter Pearl	Foyer	Moulding / Medal	lion———
Family Room	V	Vinatge Red Oak "Pewter" 31/4"x3/4"		7	Plain Flat Black Steel		anding - Lower		e Grey-Stacked	Living Ro		
Living Room		Vinatge Red Oak "Pewter" 31/4"x3/4"			Red Oak PEWTER	C-11/MILES!	_	I/A		Dining Ro	oom NO	
Dining Room	V	Vinatge Red Oak "Pewter" 31/4"x3/4"		Stringers STD- Vintage Treads STD- Vintage Risers STD- Vintage Runner NO		-	edge - Lower N	//A		Family Ro Main Hall Kitchen 2nd Floor	NO	
Upper Hall		Vinatge Red Oak "Pewter" 31/4"x3/4"	Pearl (STD)		STD- Modern Step E STANDARD STD- CARRARA SM		Knobs STA Hinges STA Grip Set STA					
Master Bedroom	V	STD- 400Z OPENING NIGHT #21		Notes	70 100	******						
Bedroom 2		STD- 40OZ OPENING NIGHT #21		*MASTER ENSUITE- 2	K2 GREY MOSAIC	SHOWER FLOOF	WITH WHITE QUAR	RTZ CURB TO	OP	The section of		
Bedroom 3		STD- 400Z OPENING NIGHT #21										
Bedroom 4		STD- 400Z OPENING NIGHT #21		Page 1 of 3 Consultant		urchaser:	ocuSigned by:	Purch	aser: Jussika Lyya	nli v	Vendor:	

* INTERIOR COLOUR SCHEME *

	Purchasers	Decor	Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Dranarty
HONG-HANG LE	UNG & JESSIKA LUYAN LI	Laur	Di Pede	BELVEDERE Elev C	J	Grovetrail Developments Inc.	18/04/2024	Property 171
Page 2 of 3	Interior Paint		Cabinet-					
Master Ensuite	<u>Description</u>		<u>Style</u>			<u>Countertop</u> <u>Cou</u>	nter Edge	Handle / Knob
	STD- SILVER BIRCH		SEE QTK		<u> </u>	STD-Emmerstone Maple White	DGE (UPGD)	SEE QTK
Twin Bath 2/3	STD-SILVER BIRCH		SEE QTK		V	STD-Emmerstone Maple White	DGE (UPGD)	SEE QTK
Ensuite #2	STD- SILVER BIRCH		SEE QTK		V		DGE (UPGD)	SEE QTK
								JOLEWIN
Powder Room	STD- SILVER BIRCH		SEE QTK	***************************************		CTD 5		
Kitchen/Dinette	STD- SILVER BIRCH						DGE (UPGD)	SEE QTK
Laundry 2nd Fir			SEE QTK			STD-Emmerstone Maple White	DGE (UPGD)	SEE QTK
Laundry Zhu Fir	STD- SILVER BIRCH		SEE QTK			STANDARD LAMINATE WHITE STD		SEE QTK
			L					
Foyer	STD- SILVER BIRCH							
Main Hall	STD- SILVER BIRCH					Notes		
Family Room	STD- SILVER BIRCH	1		Opening/Dimension		**KITCHEN- STANDARD STAINLE	SS STEEL EXHAUST FAN	
Living Room	STD- SILVER BIRCH		278	e W 36in x H 70in Range	Std 31in Opening			
Dining Room			Built-Ins		ave None			ĺ
Diffing Room	STD- SILVER BIRCH		Hood Fan	er Cabinet Std 24in Opening	t Opening 6" 8"			
			Lioimasii	Si Submet Sid 24m Opening	· · · · · · · · · · · · · · · · · · ·			
Upper Hall	STD- SILVER BIRCH							
			Fireplace Fireplace		P			
Master Bedroom	STD- SILVER BIRCH			FAMILY ROOM Flooring HWD 31/4"	Fireplace N/A Location Flooring N/A			
Bedroom 2	STD- SILVER BIRCH		Style	VILLA NOVA	Style N/A			
Bedroom 3			Finish	STONE	Finish N/A			
	STD- SILVER BIRCH		Marble	WA	Marble N/A			
Bedroom 4	STD- SILVER BIRCH		Hearth	NO	Hearth N/A			
			Page 2 of 3					
					DocuSigned by:	DocuSigned by:		
		1	Decor Cons		chaser:	Purchaser: Jussika Luyan Li	Vendor:	
ot: 171 Project: Grove	trail Developments Inc. Model:	BELVEDE	RE Elev C	Laura Di Pede	HONCHARMS EGERAGEA	JESSIKA LUYANTA ABF	Grovetrail Development	
							Printed Oct 0	3, 2023 11:46 am



Dimensions, specifications Jayouts, window sizes, and naterials are approximate only may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Fars may be reversed. Illustrations are artist's concept. ELO.E.

Page 1 of 3



Quality Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811 F 905.761.5901

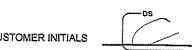
ROOM KITCHEN ROOM KITCHEN ISLAND ITEM # CS2496 CUST-1 CUST-2 CUST-2 CUST-3 CUST-4 CUST-5 CUST-7 UST-8 ROOM	er agrees herein a rm. N & D QTY 1 1 1 1 1	HONG HANG LEUNG GDB_EJ25@HOTMAIL.COM 647-280-1681 647-889-3215 to buy and Quality Tops & Kitchens Ltd. (QTF and with attached drawing in accordance to the DESCR DOOR STYLE: QT 1022 FINISH: WILLOW GREY SUIT SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Other STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H 26" DEEP FRIDGE ENCLOSURE - (OPTION PAIL ALLINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVE 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTION CATEGORY 1 HARDWARE:DHO0010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD CATEGORY 1 DOOR STYLE AND FINISH: QTC 1	TETRIS AND CONDITIONS IPTION NONE PERMATTE	CION PAID FOR BY BUILD AID BY BUILDER) PAID FOR BY BUILDER) ON PAID FOR BY BUILDER)	Q13299 er the following rse of this CATE Cate DER)	gory 1
EMAIL: PHONE #: PHONE #: The purchaser articles listed if agreement for ROOM KITCHEN ISLAND ITEM # CS2496 EUST-1 EUST-2 EUST-3 EUST-4 EUST-5 EUST-6 EUST-7 EUST-7 EUST-8 ROOM	Print a rm. A Pr	647-280-1681 647-889-3215 To buy and Quality Tops & Kitchens Ltd. (QTrind with attached drawing in accordance to the DESCR DOOR STYLE: QT 1022 FINISH: WILLOW GREY SU SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Othe STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H 26" DEEP FRIDGE ENCLOSURE - (OPTION PAID A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVE 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTIC CATEGORY 1 HARDWARE:DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	MODEL TYPE: LOT #: DATE:) agrees to sell and p terms and conditions PTION NONE PERMATTE PERMATTE PERMATTE POR BY BUILDER) OF LAT VAL" (OPTION IN THE HOOD FAN: OPTION IN THE PROPERTY IN THE PROPER	CENTERFIELD PH 38-11 171 CTF Oct 2, 2023 provide for the purchase described on the reverse d	Q13299 er the following rse of this CATE Cate DER)	gory 1
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ISLAND ITEM #	QTY * 1 1 1 1 1 1 1 1	FINISH: WILLOW GREY SU SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Othe STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H 26" DEEP FRIDGE ENCLOSURE - (OPTION PAID A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVE 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTION CATEGORY 1 HARDWARE;DHO0010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	PERMATTE PESSENTION STANDALONE) - (OPT FOR BY BUILDER) ON SLIDES (OPTION P) OF LAT VAL" (OPTION I) ATE HOOD FAN: OPTIO	AID BY BUILDER) PAID FOR BY BUILDER) ON PAID FOR BY BUILDER	DER)	
ISLAND ITEM #	QTY * 1 1 1 1 1 1 1 1	SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Othe STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H 26" DEEP FRIDGE ENCLOSURE - (OPTION PAID A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVE 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTIC CATEGORY 1 HARDWARE:DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	DESCRIPTION STANDALONE) - (OPT FOR BY BUILDER) ON SLIDES (OPTION PARTIES OPTION P	AID BY BUILDER) PAID FOR BY BUILDER) ON PAID FOR BY BUILDER	DER)	
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UST-1 UST-2 JST-3 JST-4 JST-5 JST-6 JST-7 JST-8	1 1 1 1 1 1 1	26" DEEP FRIDGE ENCLOSURE - (OPTION PAIL A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVE 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTIC CATEGORY 1 HARDWARE;DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	FOR BY BUILDER) ON SLIDES (OPTION PARTIES OPTION IN STATE HOOD FAN: O	AID BY BUILDER) PAID FOR BY BUILDER) ON PAID FOR BY BUILDER		
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JST-4 JST-5 JST-6 JST-7 JST-8	1 1 1 1	STANDARD APPLIANCE PACKAGE/OPENING STD BANK OF 4 DRAWERS W/ PREMIUM MOTK CATEGORY 1 HARDWARE:DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	D FLAT VAL" (OPTION I	PAID FOR BY BUILDER)		
UST-5 UST-6 UST-7 UST-8	1 1	CATEGORY 1 HARDWARE:DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	D FLAT VAL" (OPTION I	PAID FOR BY BUILDER)		
JST-6 JST-7 JST-8 ROOM	1 1	CATEGORY 1 HARDWARE:DH00010 STD HEIGHT CABINETRY W/ "4" HIGH L-SHAPE UPPER CABINET ABOVE STOVE TO ACCOMOD	D FLAT VAL" (OPTION I	PAID FOR BY BUILDER)		
JST-7 JST-8 ROOM	1	UPPER CABINET ABOVE STOVE TO ACCOMOD	ATE HOOD FAN: OPTIC	ON PAID FOR BY BUILD		
ROOM		UPPER CABINET ABOVE STOVE TO ACCOMOD	ATE HOOD FAN: OPTIC	ON PAID FOR BY BUILD		
ROOM	1					
				ROOM	SUMMARY:	
ENSUITE VAN		DESCRI	TION		CATEG	ORY
ENSUITE VANITY		DOOR STYLE: QT 1022 FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Other	NONE		Catego	ory 1
ITEM# (QTY					1
AB-P			ESCRIPTION			PRICE
-RAISE8		BASE CABINETS AS PER DRAWINGS PROVIDED		BY BUILDER)	·	
ST-3		RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY CATEGORY 1 HARDWARE: DH01010	>61" LONG)			
		DALEGORY FRANCOVARE, DAUTOTO		ROOMS	CUMMARY:	
ROOM		DESCRIF	TION ·		CATEG	ORY
shared ba	HTA	DOOR STYLE: QT 1022 FINISH: DORATO GREY SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE:	NONE		Catego	ory 1
		COUNTER TOP: Counter Top by Other	;			
TEM# C	QTY	D	SCRIPTION			PRICE
AB-P	1 8	ASE CABINETS AS PER DRAWINGS PROVIDED	· (OPTION PAID FOR E	BY BUILDER)		
ST-3						



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 DOOR STYLE: QT 1022 NONE FINISH: DORATO GREY SPECIES: LP LAMINATE ENSUITE #2 Category 1 DOOR HARDWARE: VANITY DRW HARDWARE: COUNTER TOP: Counter Top by Others ITEM# QTY DESCRIPTION PRICE BCAB-P BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER) CUST-3 CATEGORY 1 HARDWARE: DH01010 ROOM SUMMARY: ROOM DESCRIPTION CATEGORY DOOR STYLE: OT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE POWDER ROOM DOOR HARDWARE: Category 1 VANITY DRW HARDWARE: COUNTER TOP: Counter Top by Others 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 DOOR STYLE: QT 1022 NONE FINISH: CANVAS SPECIES: LAUNDRY ROOM LP LAMINATE Category 1 DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK 6698-58 ITEM# OTY DESCRIPTION



BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)

CATEGORY 1 HARDWARE: DH00010



PRICE

ROOM SUMMARY:

BCAB-P

CUST-3

1



Quality Tops & Kitchens Ltd. 80 Sante Drive, Vaughan, ON L4K 3C4 T 416.746.1811 F 905.761.5901 www.QTK.ca

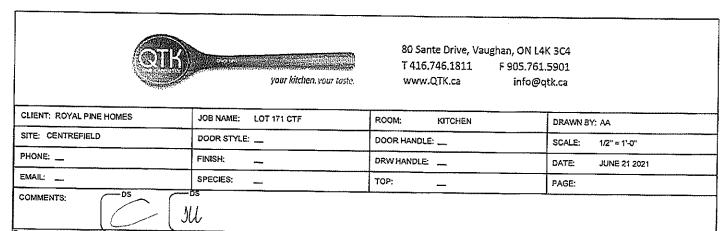
info@qtk.ca

PURCHASE AGREEMENT FORM

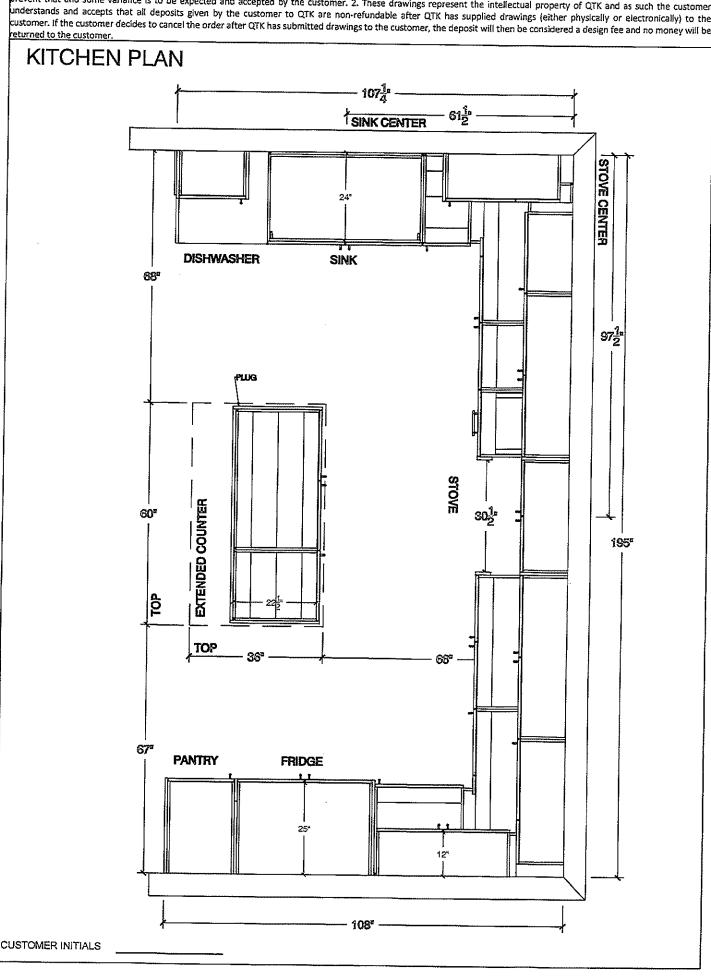
PURCHASER:	HONG HANG LEUNG	CONTRACTOR:	R: Grovetrail Developments Inc.			
ADDRESS:		SITE:	CENTERFIELD PH2			
EMAIL:	GDB_EJ25@HOTMAIL.COM	MODEL TYPE:	38-11			
PHONE #:	647-280-1681	LOT#:	171 CTF			
PHONE #:	647-889-3215	DATE:	Oct 2, 2023 Q1	3299		

EXPECTED DELIVERY D	<u></u>	TBD	SUB-TOTAL:					
PLEASE READ ALL THE TERMS AND CO DOCUMENT. BY SIGNING BELOW Y (ACCORDING TO QTK'S PAYMENT F	s, spice baskets, magic corner baskets an the house. Please call us to request deliv k you. ALL CHANGES FINAL UPON SIGN DIDITIONS ON THE ACCOMPANYING QT. OU AGREE TO RECEIVE THE ITEMS LIST POLICY), AND HAVE READ AND UNDERS' ED IN THE QTK TERMS & CONDITIONS DE	very of these items after NNG K TERMS & CONDITIONS TED HEREIN AND PAY	TOTAL: HST GRAND TOTAL:					
	DEPOSIT 1:							
	DEPOSIT 2 DATE:							
BALANCE TO BE PAID IN FULL BY DUE DA		CUSTOMER INITIAL(S):	DEPOSIT 2:					
CUSTOMER SIGNATURE:	ABSOLEY/46A	DATE:						
CUSTOMER SIGNATURE: LUSSIG	a luyan li	DATE						
SALES REP NAME: - Riya Patel	0726C674BF QTK.AUTHORIZED SIGNATURF:	APPROVED WAS TO						

Page 3 of 3



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 brevent 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.



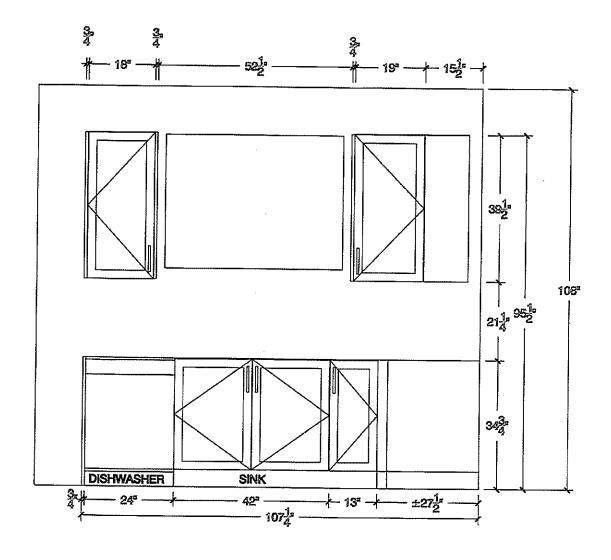


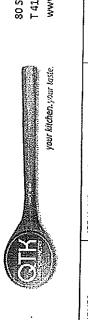
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 3/8" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: JUNE 21 2021
EMAIL:	SPECIES:	TOP:	PAGE:
COMMENTO - DS			

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, nandle 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

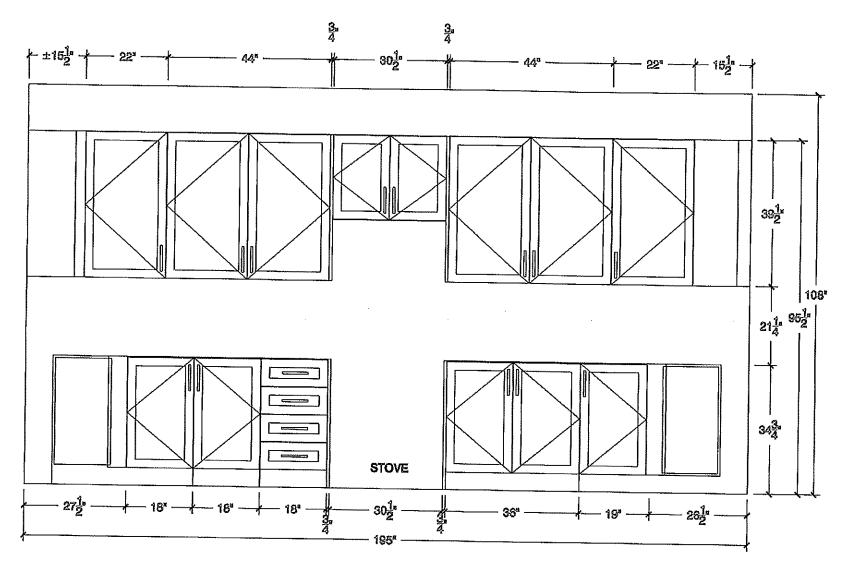




han, ON 14K 3C4 F 905.761.5901 Info@qtk.ca	DRAWN BY: AA	SCALE: 1/2"= 1'-0"	DATE: JUNE 21 2021	PAGE	and the state of t	
80 Sante Drive, Vaughan, ON L4K 3C4 T 416.746.1811 F 905.761.5901 www.QTK.ca info@qtk.ca	ROOM: KITCHEN	DOOR HANDLE:	DRW HANDLE:	TOP:		
your kitchen, your taste.	JOB NAME: LOT 171 CTF	DOOR STYLE:	FINISH:	SPECIES:		
6	CLIENT: ROYAL PINE HOMES	SITE: CENTREPIELD	PHONE:	EMAIL:DS	COMMENTS: DS	

Customer Agrees and Accepts the <u>rollowing</u> conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, nance 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 orevent 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 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

STOVE WALL ELEV

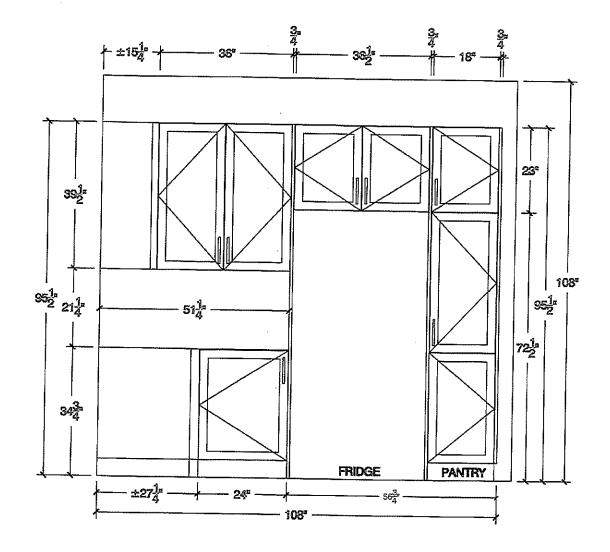


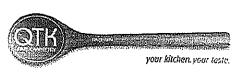


CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY; AA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 3/8" ≈ 1'-0"
PHONE:	FINISH:	DRWHANDLE:	DATE: JUNE 21 2021
EMAIL:DSDS	SPECIES:	TOP:	PAGE:

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.

FRIDGE WALL ELEV



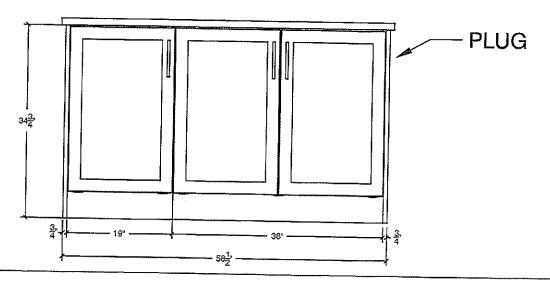


CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE; CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 3/4"= 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: JUNE 21 2021
EMAIL:	SPECIES:	TOP:	PAGE:
COMMENTS: DS	89		

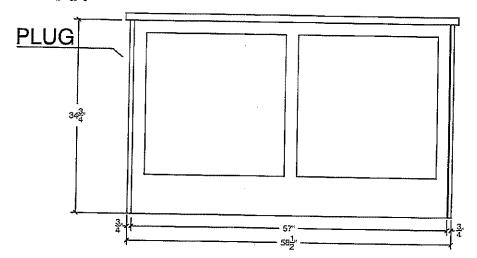
COMMENTS: US BS

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.

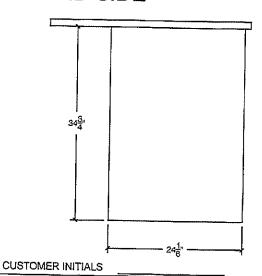
ISLAND FRONT



ISLAND REAR



ISLAND SIDE



PLUG CUT OUT PLUG

your kitchen, your loste.	
E C	

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTRESSER D	1 3200 0000		C
-	בססא פז ערצי	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE			
		DRW HANDLE:	DATE: ILINE 21 2021
FMAII			İ
	SPECIES:	TOP:	ing
1			
CONTRACTOR OF THE PROPERTY OF			
Customer Agrees and Accepts the following	Conditions: 1 The Drawing it a section		
handle appearance and location and other details when the management of the installed cabinetty may vary slightly in product size, measurements	etails Although Oursile Trans.	only and the installed cabinetry may var	y slightly in product size, measurements
brevent that and some preference occasion, Authority 10ps & Nichens Ltd. (QTK) does it's best to manufacture exactly what is shown here ourside fartner man	trains. Authoright Quality Tops & Nitchens Ltd.	 (QTK) does it's best to manufacture exactly 	what is shown here ourside farters man
These drawings represent the intellection of one expected and accepted by the customer. 2. These drawings represent the intellectual property of OTV and the customer of OTV and the customer of OTV and the other ordinary ordin	pected and accepted by the customer, 2. The	hese drawings represent the intellectual nice	Control of OTK and as a second of the
	iven by the customer to QTK are non-refu	that all deposits given by the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK has simplified and the customer to QTK are non-refundable after OTK are non-refundable aft	Specify of City and as such the customer
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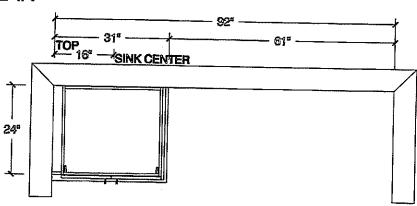
to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be KITCHEN 3D CUSTOMER INITIALS

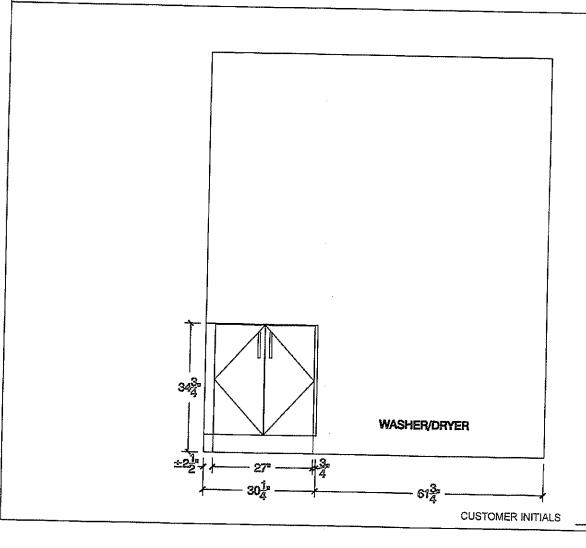


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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 171 CTF	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: JUNE 21 2021
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LAUNDRY PLAN



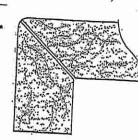


LOTIH Grovetrai

EDGE DETAILS

004





- MITER WITH SKIRT EDGE (MEDIUM 11/2")

- * Kitchen * Powder Room * Master Ensure
- Twin Bath 213







STEUCTURAL

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	

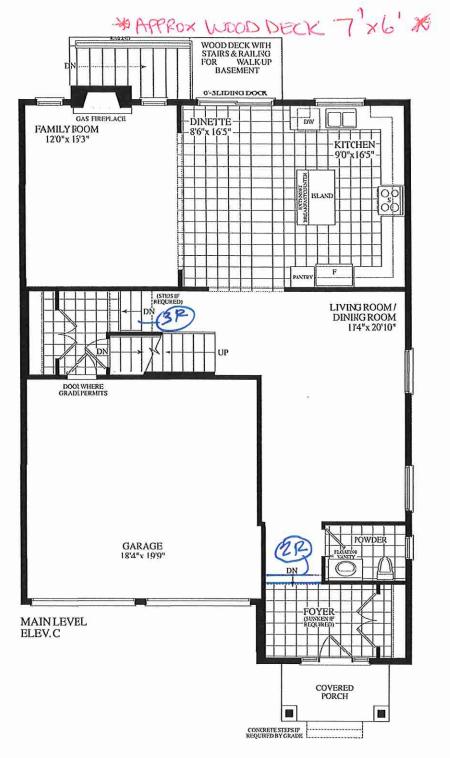
	BONUS PACKAGE FOR 38? DETACHED: PURCHASER TO RECEIVE \$15,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:
1	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS. Note:

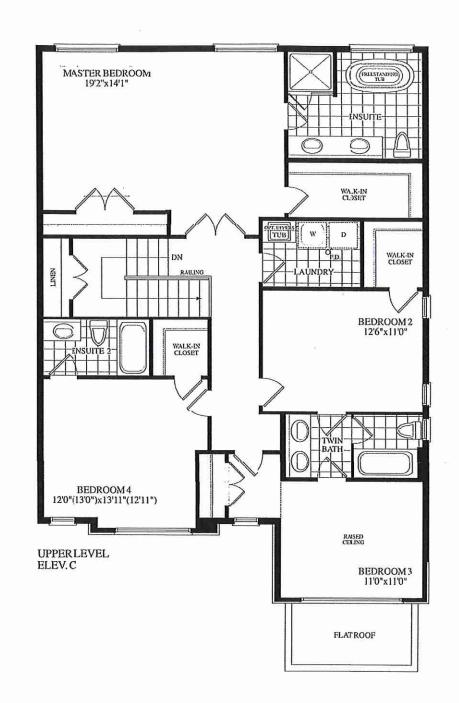
Date Added: 07-Sep-23 Invoice Number: 8526

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:

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