



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MINSHUO LIN and MOXI ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
158	2	ELMWOOD-OPT Main/OPT 5 Bedroom-4Bath Elev C	23-Apr-24

Date Added: 08-Nov-23

Invoice Number: 8563

1 - Install standard Cable / Cat 6, Telephone (See Sketch)

Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock

Note:

1 - **PLEASE NOTE** Delete the niche on the staircase landing and increase the Master Bedroom by APPROXIMATELY 6" Master Bedroom to now be 17'-0" x 15'-8" (See Revised Master Bedroom on the layout)

Note:

1 - KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package)

Note:

1 - KITCHEN- Install the builders standard counter top "MAPLE WHITE", through out where applicable. See attached revised kitchen layout (Island)

Note: The above price is based on teh revised kitchen layout with a standard counter top

1 - KITCHEN- Install an upgrade "L" edge for the kitchen counter top, through out where applicable (See Sketch)

Note:

1 - KITCHEN- Install builders stanadard sink and faucet for the kicthen

Note:

1 - KITCHEN- Accommodate the electrical (120 V) for the built in microwave in the located in the island of the kitchen. See QTK sketch for location

Note: **See Applinace Specs attached**

1 - KITCHEN- Accommodate the electrical (120 V) for a future chimney style exhaust fan.

Note: **Purchaser is aware that they will installed their own Chimney style exhaust fan after closing

1 - KITCHEN- Do not install, supply or credit the purchaser with the builder's standard backsplash in the kitchen.

Note:

1 - POWDER ROOM- Install the builders standard counter top "MAPLE WHITE" throughout the powder room, where applicable, with standard "A" edge

Note:

1 - POWDER ROOM- Install an upgrade undermount sink for the powder room, in lieu of the builders standard. Install the Contrac"CATENA" Model #4210 CIY (X1)

Note: **Install the builders standard faucet**

1 - MASTER ENSUITE- Install the builders standard counter top "MAPLE WHITE" throughout the Master Ensuite where applicable, with standard "A" edge

Note:

2 - MASTER ENSUITE- Install an upgrade undermount sink for the Master Ensuite, in lieu of the builders standard. Install the Contrac"CATENA" Model #4210 CIY (X1)

Note: **Install the builders standard faucet**

1 - TWIN BATH 2/3- Install the builders standard counter top "MAPLE WHITE" throughout the Twin bath 2/3, where applicable, with standard "A" edge

Note:

1 - ENSUITE #3- Install the builders standard counter top "MAPLE WHITE" throughout the Ensuite #3, where applicable, with standard "A" edge

Note:



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1 - ENSUITE #4- Install the builders standard counter top "MAPLE WHITE" throughout the Ensuite #4, where applicable, with standard "A" edge
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 - COUNTER TOP 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 - MASTER ENSUITE- Install the Moen Exact Temp Vertical Spa with 4 Body Sprays for teh master Ensuite shower stall, in lieu of teh std. Model # TS3400/ TS3600 (X2)/A501(X4)/ 3669 EP/A725/S3600(X3)/S3371
Note:

1 - GREAT ROOM- Install the 1.25 " Hearth for the Villa Nova Mantle for the fireplace in the Great Room
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 teh island, centred (See Sketch)
Note:

1 - KITCHEN/DINETTE- In addition to the ceiling light in the Dinette & above the island, Install TEN (X10) potlights throughout the kitchen & Dientte area.Purchasers request to have All TEN (10) pot lights on one same switch (**seperate from ceiling lights
Note: (See Sketch)

1 - GREAT ROOM- Install an electrical plug above the fireplace for a future TV. To be installed at approximately 60" AFF. (See Sketch)
Note:

1 - GREAT ROOM- Raise the Conduit pipe to above the fireplace for a future TV. To be installed at approximately 60" AFF. (See Sketch)
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:



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158	2	ELMWOOD-OPT Main/OPT 5 Bedroom-4Bath Elev C	23-Apr-24	

Date Added: 08-Nov-23

Invoice Number: 8563

1 - REFER TO AND AMEND ITEM #7 FROM PE#8540- PURCHASER SHOULD HAVE A REMAINING BONUS BALANCE OF \$12,519.40 AFTER SIGNING THE STRCUTURAL CHANGES DATED SEPT. 29,2023

Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$12,519.40 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

Note:

Date Added: 02-Oct-23

Invoice Number: 8540

1 - BASEMENT- Install ONE (X1) 36"X24" larger basement window, in lieu of the builders standard window (With Possible window well) (See Sketch)

Note:

1 - MASTER ENSUITE- Increase the Master Ensuite shower stall. Delete the void space, and install additional 2x2 mosaic floor, wall tile as required, curb with Quartz stone top, and additional frameless glass as required (See Sketch)

Note:

1 - KITCHEN- Install a gas line rough in for a future stove. To include applicable electrical (See Sketch)

Note: **Builders standard electrical, for an electrical stove to remain**

1 - KITCHEN ENTRANCE- Increase the entrance to the kitchen from the main hall by 1'-0" (See Sketch)

Note: Approved by Fonzie
Priced by Steve

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 STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES

Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

Note: PURCHASER HAS A REMAINING BALANCE OF \$9,130.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

This Document is Extremely Time Sensitive - Printed 8 Nov 23 at 14:20



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MINSHUO LIN & MOXI ZHANG	Laura Di Pede	LMWOOD-OPT Main/OPT 5 Bedroom-4Bath Elev	/	Grovetrail Developments Inc.	23/04/2024	158

Page 1 of 3

Master Ensuite
Twin bath 2/3
Ensuite #2
Ensuite #3
Powder Room
Kitchen/Dinette
Laundry 2ND FLR

Flooring	Wall Tile	Plumbing
<u>Description</u>	<u>Main</u> <u>Accent/Insert</u> <u>Border / Listello</u> <u>Pattern</u>	
13X13 KEATON ICE (STD)	8X10 KEATON ICE (STD) NO	WHITE
13X13 KEATON ICE (STD)	8X10 KEATON ICE (STD) NO	WHITE
13X13 KEATON ICE (STD)	8X10 KEATON ICE (STD) NO	WHITE
13X13 KEATON ICE (STD)	8X10 KEATON ICE (STD) NO	WHITE
18X18 VERNAZZA BIANCO (STD)	NO NO	WHITE
18X18 VERNAZZA BIANCO (STD)	DO NOT INSTALL/SUPPLY/CREDIT NO	WHITE
13X13 KEATON ICE (STD)	NO NO	STD

Foyer

Main Hall

Great Room

Dining Room

Den

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Railings and Stairs	Cornice Moulding / Medallion
<u>Railings</u> STD- Vintage Red Oak Pewter <u>Pickets</u> STD- 1/2" Square, Plain Black <u>Posts</u> STD- Vintage Red Oak Pewter <u>Stringers</u> STD- Vintage Red Oak Pewter <u>Treads</u> STD- Vintage Red Oak Pewter <u>Risers</u> STD- Vintage Red Oak Pewter <u>Runner</u> NO	<u>Foyer</u> NO <u>Living Room</u> NO <u>Dining Room</u> NO <u>Family Room</u> NO <u>Main Hall</u> NO <u>Kitchen</u> NO <u>2nd Floor Hall</u> NO
<u>Trim</u> <u>Baseboard & Casing</u> STD- Modern Step Bevel <u>Front Door Glass</u> STANDARD <u>Interior Doors</u> STD- CARRARA SMOOTH	<u>Knobs</u> STANDARD <u>Hinges</u> STANDARD- <u>Grip Set</u> STANDARD

Notes

**MASTER ENSUITE-2x2 WHITE MOSAIC SHOWER FLOOR & WHITE QUARTZ CURB TOP

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:
MINSHUO LIN 5A8340B...

Purchaser:
MOXI ZHANG DC8139486...

Vendor:

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
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Page 2 of 3

Master Ensuite

Twin bath 2/3

Ensuite #3

Ensuite #4

Powder Room

Kitchen/Dinette

Laundry 2nd Flr

Foyer

Main Hall

Great Room

Dining Room

Den

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Interior Paint

Description

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

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Cabinet

Style

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

Appliance Opening/Dimension

Fridge Size W 36in x H 70in

Range Std 36in Opening

Built-Ins None

Microwave YES

Hood Fan Std 36in-Chimney

Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace GREAT ROOM

Location Flooring HWD 31/4"

Style VILLA NOVA

Finish STONE

Marble NO

Hearth YES 1.25" (UPGD)

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Notes

**FUTURE -CHIMNEY STYLE EXHAUST FAN

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

DocuSigned by:

MINSHUO LIN D5A8340B...

Purchaser:

DocuSigned by:

MOXI ZHANG 3A7E0DDC8139486...

Vendor:

Grovetrail Developments Inc.

Printed Nov-08, 2023 10:30 am

Lot: 158 Project: Grovetrail Developments Inc. Model: ELMWOOD-OPT Main/OPT 5 Bedroom-4Bath Elev C



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:	MINSHUO LIN MOXI ZHANG	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	LINMINSHOU@GMAIL.COM MOXIZHANG.C	MODEL TYPE:	45-05
PHONE #:	613-299-9861	LOT #:	LOT 158 CTF
PHONE #:	613-263-1856	DATE:	Oct 27, 2023
			Q13310

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION		CATEGORY
KITCHEN	DOOR STYLE:	QT 1022	NONE	Category 3
	FINISH:	FROSTING		
	SPECIES:	LP LAMINATE		
	DOOR HARDWARE:			
	DRW HARDWARE:			
	COUNTER TOP:	Counter Top by Others		
ITEM #	QTY	DESCRIPTION		PRICE
STO-B-36	1	MAKE STOVE OPENING 36" WIDE (AT BASE CABINETS)		
TCS2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)		
CUST-1	1	A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES		
CUST-2	1	CATEGORY 1 HANDLE: DH00010		
CUST-3	1	STD BANK OF DRAWERS 4BD (4 EQ. DRAWERS) w/ PREMIUM MOTION SLIDES - OPTION PAID FOR BY BUILDER		
CUST-4	1	1 SET OF POT DRAWER PD/3 (1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES		
CUST-5	1	STD HEIGHT CABINETRY . 39-1/2" HIGH UPpers (SINGLE DOOR) w/4" HIGH L-SHAPE VALANCE(DOESN'T GO TO BULKHEAD / CEILING) -- 95-1/2" HIGH MOUNTING HEIGHT-OPTION PAID FOR BY THE BUILDER		
CUST-6	1	TWO TONE ISLAND: CATEGORY 2: QTS 1022 CHARCOAL (LP LAMINATE)		
CUST-7	1	MICROWAVE OPENING TO ACCOMMODATE TRIM KIT w/DRAWER BELOW (SPEC'S REQ)-ISLAND		
CUST-9	1	DELETE UPPER CABINET ABOVE STOVE TO ACCOMMODATE 36" WIDE CHIMNEY HOOD (SPEC'S REQ)		
CUST-10	1	26" DEEP FRIDGE ENCLOSURE W/ REQ.GABLES --OPT PAID FOR BY THE BUILDER		
CUST-11	1	INCREASE ISLAND TOP DEPTH TO 48" IN LIEU OF 36", INCL. DEPTH OF CABINETS w/ 3" THICK x 46" DEEP GABLES ON EITHER SIDE		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
ENSUITE VANITY	DOOR STYLE:	QT 1022	NONE	Category 2
	FINISH:	CHARCOAL		
	SPECIES:	LP LAMINATE		
	DOOR HARDWARE:			
	DRW HARDWARE:			
		Counter Top by Others		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-2	1	CONVERT 1 DRAWER CABINET TO 1 SET OF 3 DRAWERS W/ PREMIUM MOTION SLIDES		
CUST-3	1	CATEGORY 1 HARDWARE: DH00010		
CUST-4	1	UPGRADE TO CATEGORY 2 DOOR STYLE AND FINISH: QTS 1022 CHARCAOL (LP LAMINATE)		
		ROOM SUMMARY:		



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ADDRESS:				SITE:	CENTERFIELD		
EMAIL:		LINMINSHOU@GMAIL.COM MOXIZHANG.C		MODEL TYPE:	45-05		
PHONE #:		613-299-9861		LOT #:	LOT 158 CTF		
PHONE #:		613-263-1856		DATE:	Oct 27, 2023	Q13310	
ROOM		DESCRIPTION				CATEGORY	
BATH # 2 VANITY		DOOR STYLE:	QT 1022	NONE		Category 1	
		FINISH:	DORATO GREY				
		SPECIES:	LP LAMINATE				
		DOOR HARDWARE:					
		DRW HARDWARE:					
		COUNTER TOP:	Counter Top by Others				
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:	
ROOM		DESCRIPTION					CATEGORY
BATH # 3 VANITY		DOOR STYLE:	QT 1022	NONE			Category 1
		FINISH:	DORATO GREY				
		SPECIES:	LP LAMINATE				
		DOOR HARDWARE:					
		DRW HARDWARE:					
		COUNTER TOP:	Counter Top by Others				
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:	
ROOM		DESCRIPTION					CATEGORY
SHARED BATH		DOOR STYLE:	QT 1022	NONE			Category 1
		FINISH:	DORATO GREY				
		SPECIES:	LP LAMINATE				
		DOOR HARDWARE:					
		DRW HARDWARE:					
		COUNTER TOP:	Counter Top by Others				
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:	
ROOM		DESCRIPTION					CATEGORY
POWDER ROOM VANITY		DOOR STYLE:	QT 1022	NONE			Category 1
		FINISH:	DORATO GREY				
		SPECIES:	LP LAMINATE				
		DOOR HARDWARE:					
		DRW HARDWARE:					
		COUNTER TOP:	Counter Top by Others				
ITEM #	QTY	DESCRIPTION				PRICE	
CUST-1	1	FLOATING VANITY W/ 1 DRAWER & FALSE PANEL ABOVE- 10-1/2" AFF- OPTION PAID FOR BY BUILDER					
CUST-3	1	CATEGORY 1 HARDWARE: DH00010					



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EMAIL:	LINMINSHOU@GMAIL.COM MOXIZHANG.C	MODEL TYPE:	45-05
PHONE #:	613-299-9861	LOT #:	LOT 158 CTF
PHONE #:	613-263-1856	DATE:	Oct 27, 2023
			Q13310

ROOM SUMMARY:

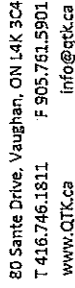
ROOM		DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE:	QT 1022	Category 1
	FINISH:	FROSTING	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:	Laminate Top by QTK D354-60	
ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
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		
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.		
DEPOSIT 1 DATE:		DEPOSIT 1:
DEPOSIT 2 DATE:		DEPOSIT 2:
BALANCE TO BE PAID IN FULL BY DUE DATE: CUSTOMER INITIAL(S):		

CUSTOMER SIGNATURE:  DATE: Oct 27, 2023

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: _____ - Riya Patel QTK AUTHORIZED SIGNATURE: _____



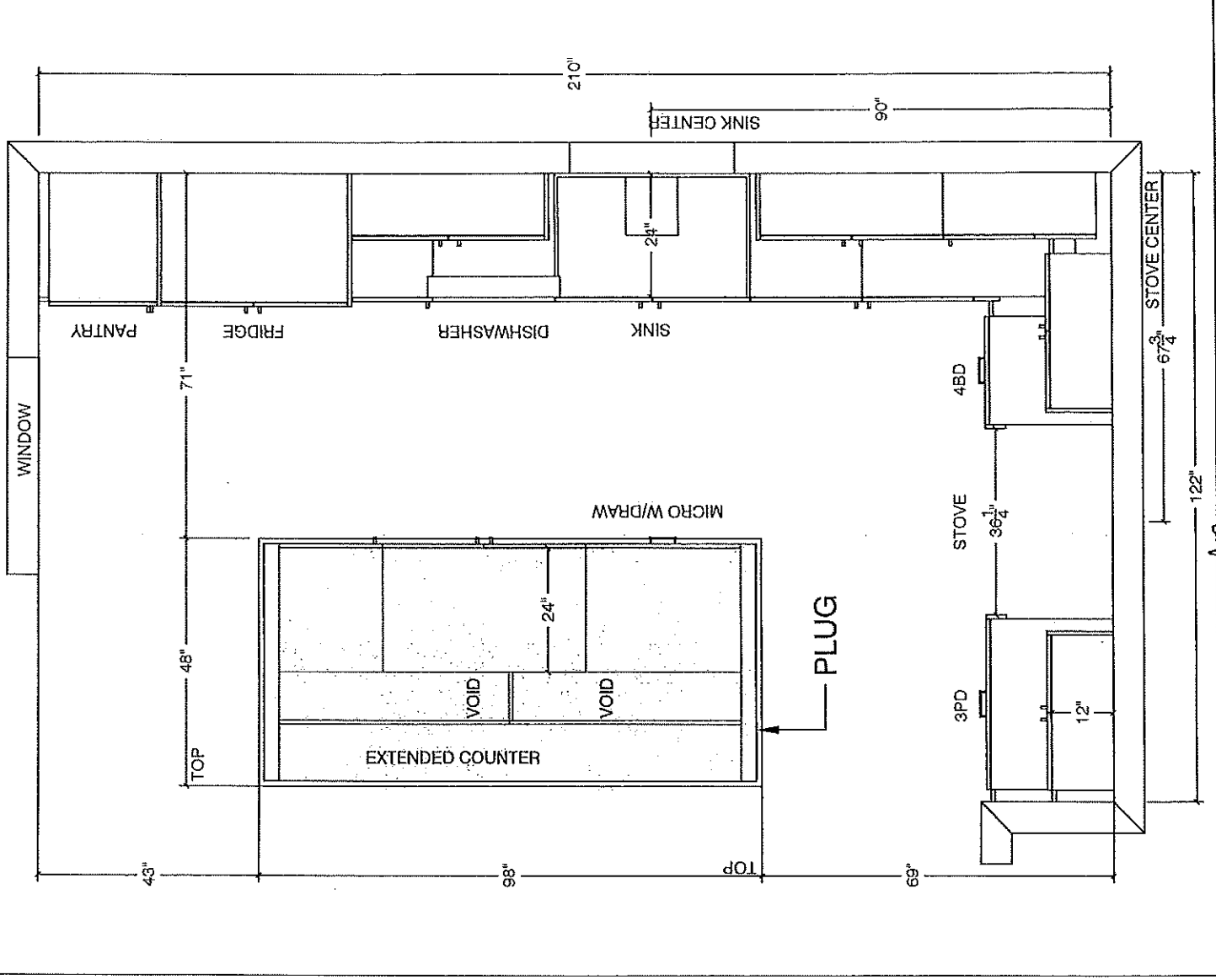
80 Sante Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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 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. This drawing represents 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

CUSTOMER INITIALS

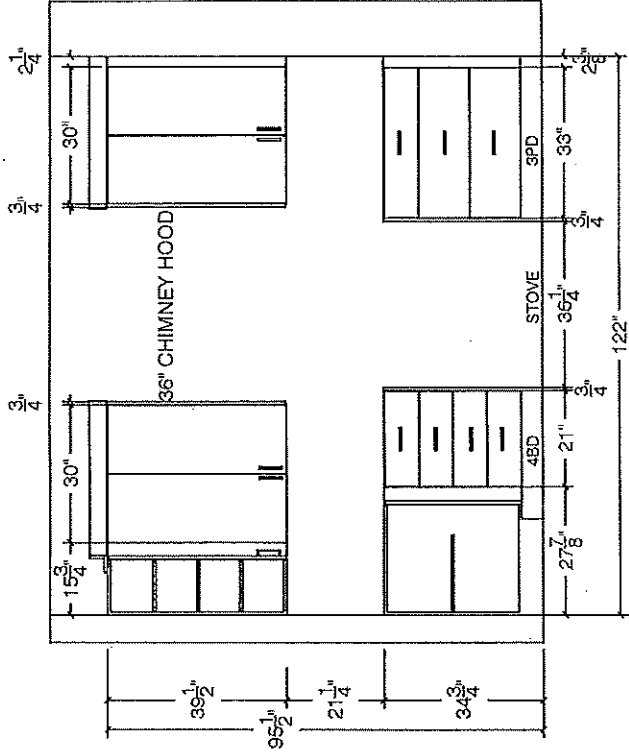


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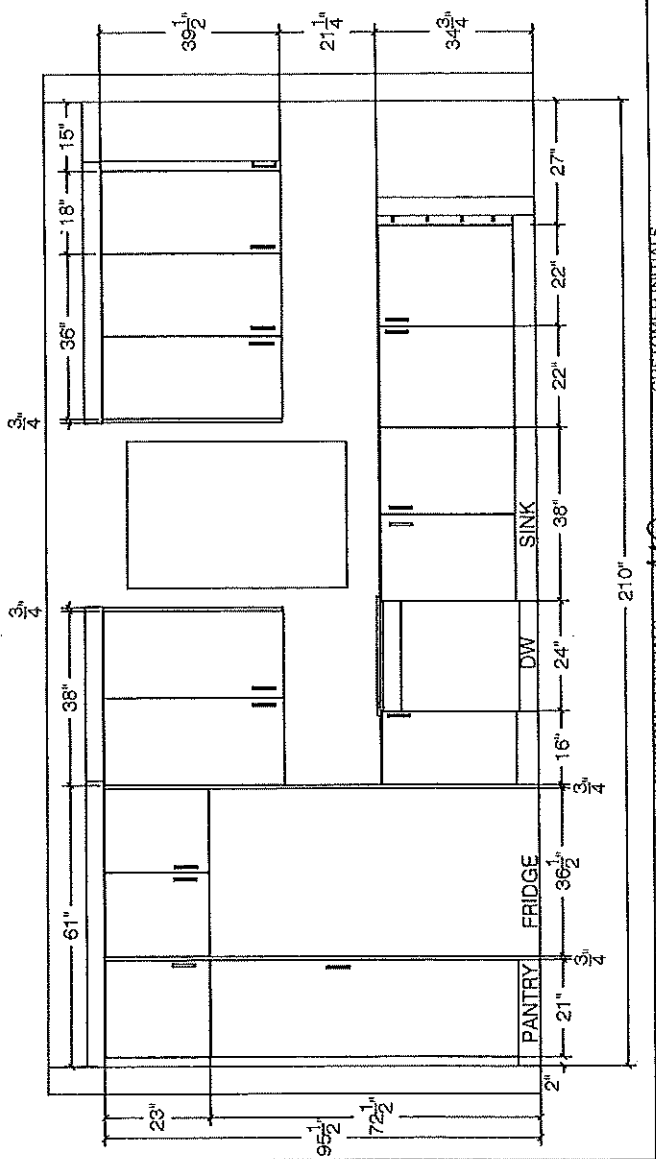
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45.05)	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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 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.

STOVE WALL ELEV



FRIDGE WALL ELEV



CUSTOMER INITIALS NA CUSTOMER INITIALS



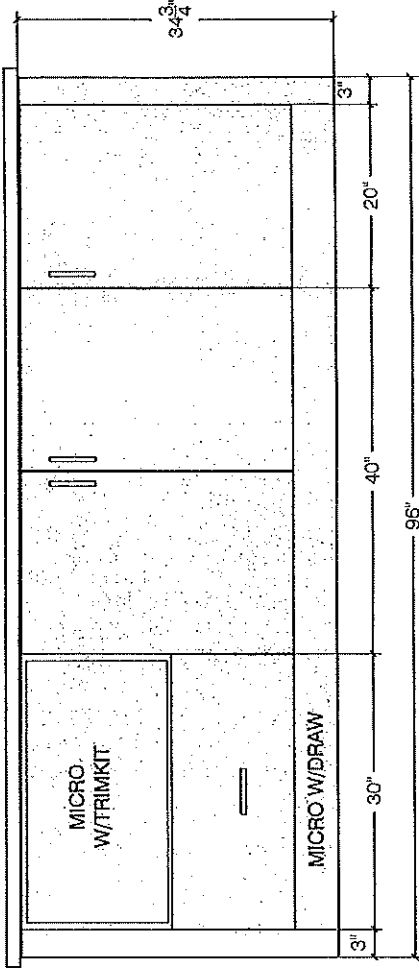
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 156 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/4"= 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:

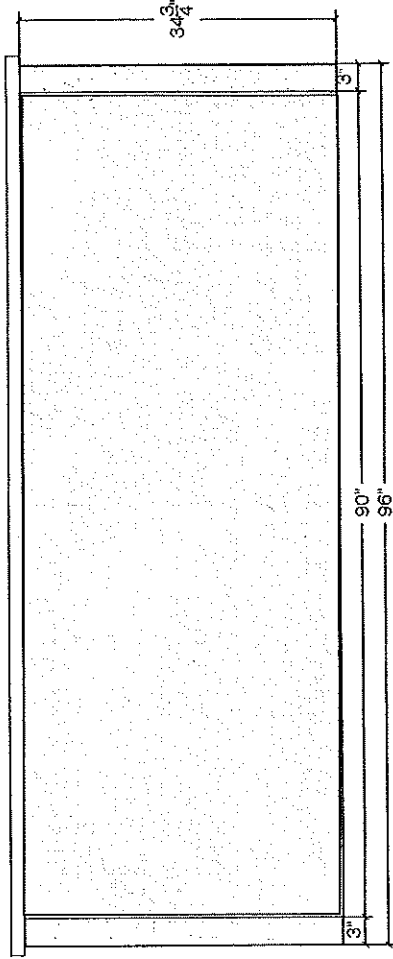
COMMENTS:

Customer Agrees and Accepts the following conditions: 1. This 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.

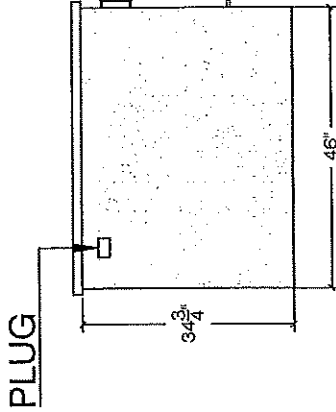
ISLAND FRONT



ISLAND REAR



ISLAND SIDE



PLUG

CUSTOMER INITIALS

ML

CUSTOMER INITIALS



your kitchen, your taste

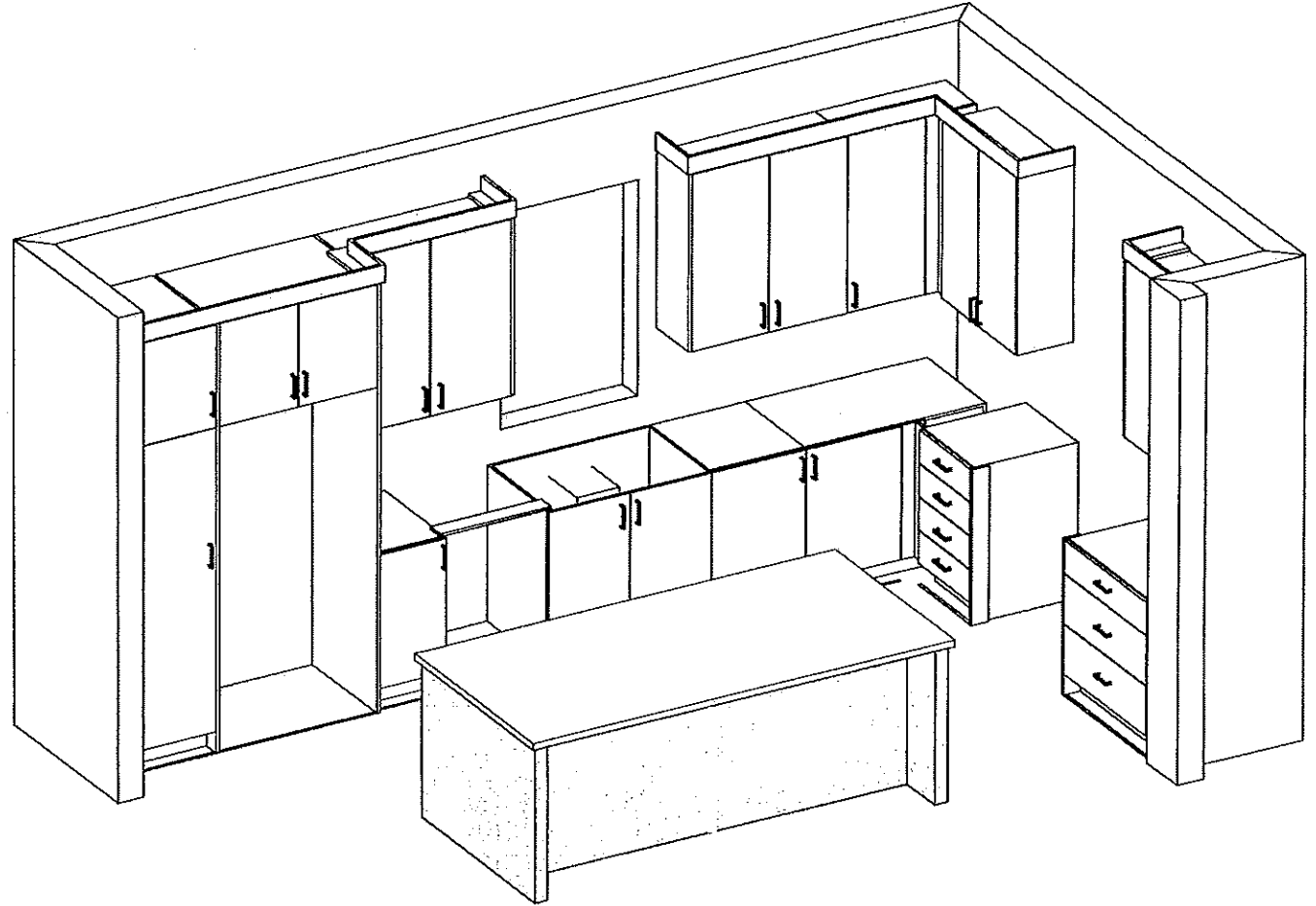
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45-95)	ROOM: KITCHEN	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRAW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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KITCHEN 3D



CUSTOMER INITIALS

MS

CUSTOMER INITIALS

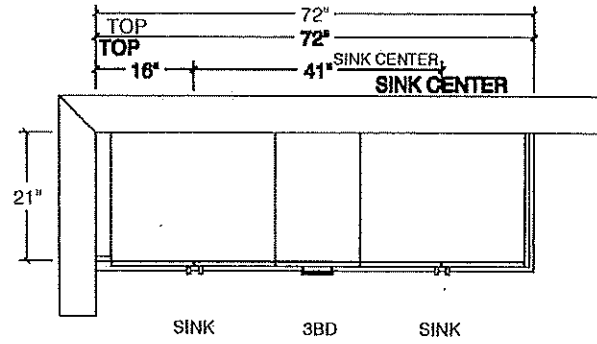


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

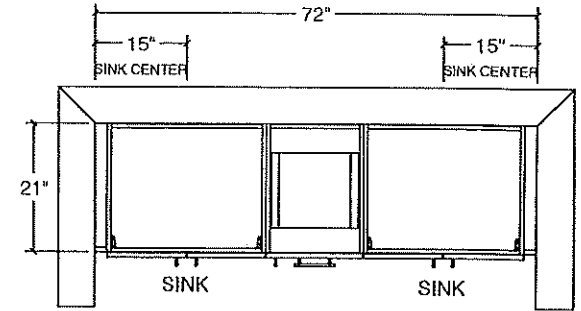
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45-45)	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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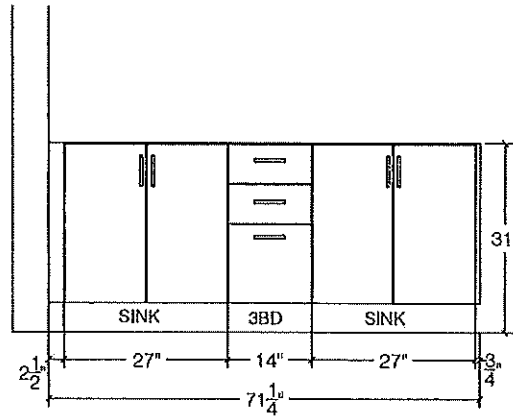
ENSUITE PLAN



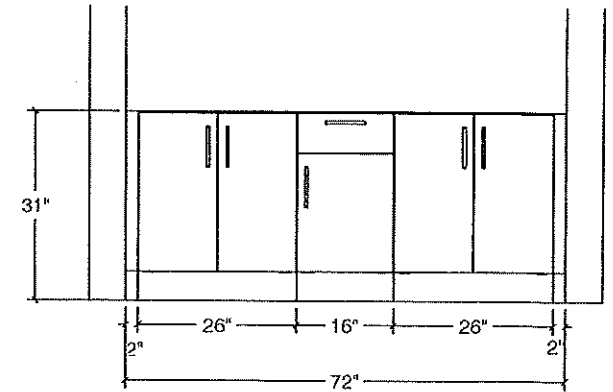
SHARED BATH PLAN



ENSUITE ELEV



SHARED BATH ELEV



CUSTOMER INITIALS

NA

CUSTOMER INITIALS



your kitchen, your style

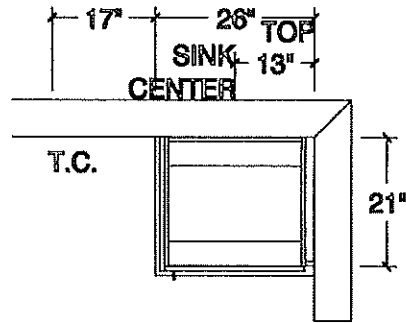
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45-05)	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

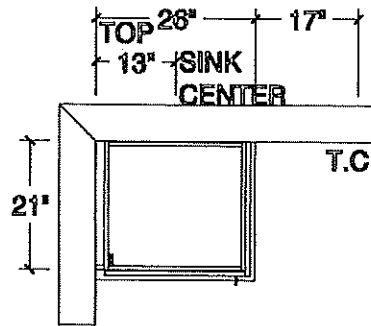
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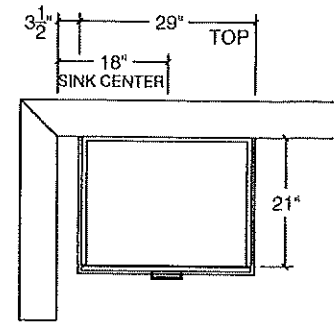
ENSUITE 2



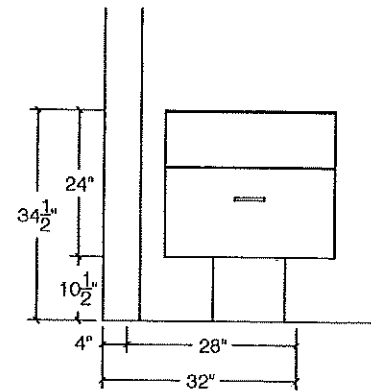
ENSUITE 3



POWER ROOM PLAN



POWER ROOM ELEV



MZ

CUSTOMER INITIALS



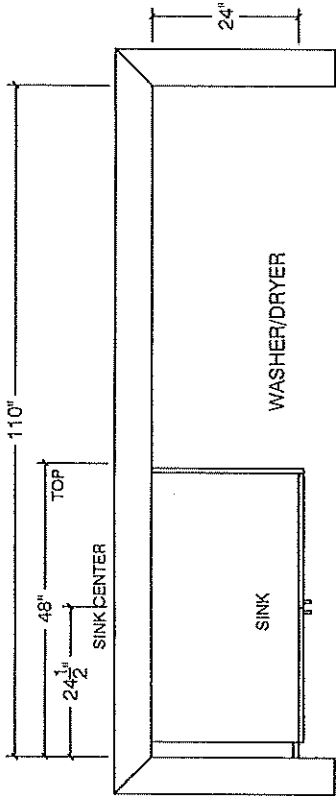
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 158 CTF (45-05)	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 25 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:

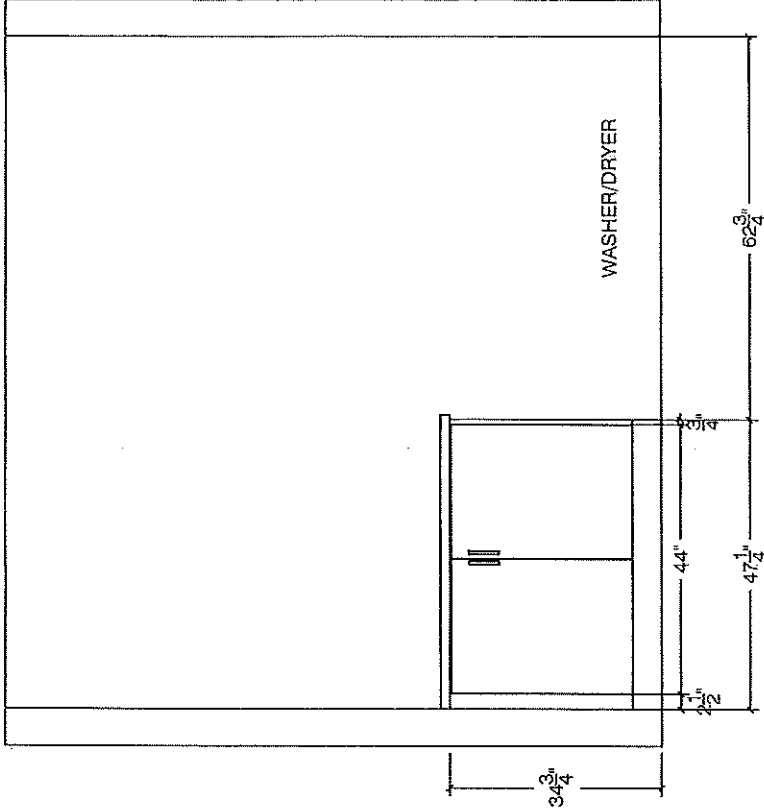
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LAUNDRY PLAN



LAUNDRY ELEV



CUSTOMER INITIALS NA CUSTOMER INITIALS _____

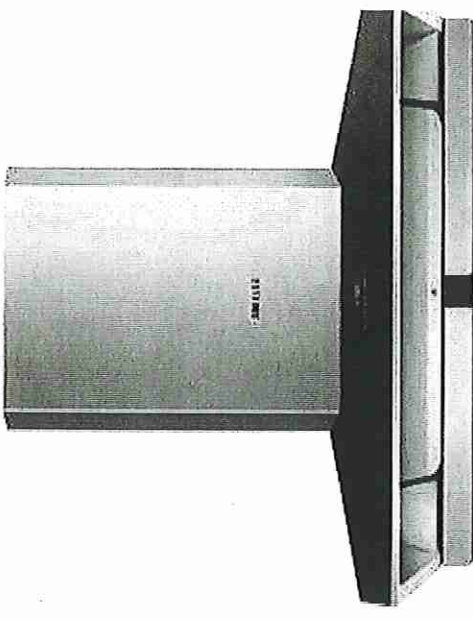
Perimeter Series Range Hoods

EMG9030 Spec Sheet

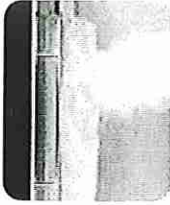
FOTILE
A BREATH OF FRESH ENGINEERING®

LD7158

FOTILE EMG9030 Perimeter Vent Range hood is the world's first Auto-Adjusting Range Hood with a powerful modern canopy design. Wall mountable, this premium certified Range Hood offers superior smoke, grease, and odor extraction due to its auto adjusting Capture Shield. The EMG9030 not only offers excellent venting performance, it is also exceptionally quiet so you can have a casual conversation as you are preparing a meal. Best of all, this Range Hood can keep your family safe by monitoring the kitchen air quality and automatically venting out any harmful pollutants from the house if



Key Features

- 
Intelligent Self-adjusting Capture Shield Technology for Optimum Extraction Power
- 
Intelligent Air Management System to Keep Families Safe and Protected
- 
Auto Turbo Mode for Instant Additional Power
- 
DC Centrifugal Motor to Provide Smoother and Stronger Ventilation
- 
98% Odor Reduction Rate &
92% Grease Reparatation Rate

Secondary Features

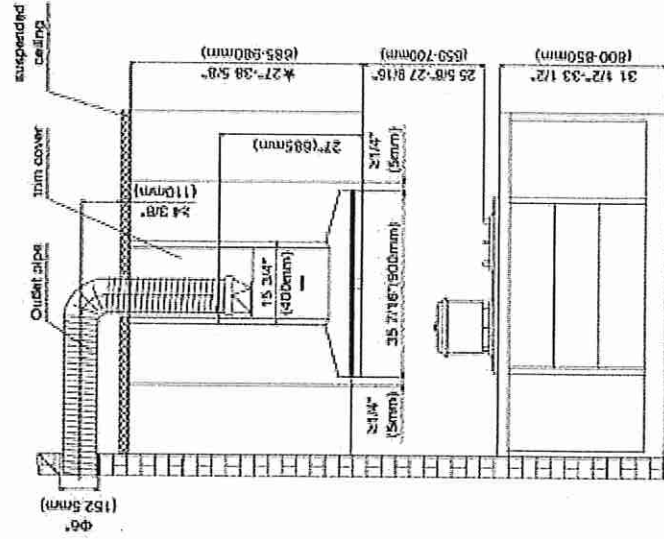
- Auto Delay Shut off
Extracts Lingering Odors
- Powerful LED Light
For Clean Visibility of Your Cooktop
- Large Oil Collection Cup
Detachable and Easy to Clean
- Detachable Capture Shield
Easy to Clean

M2

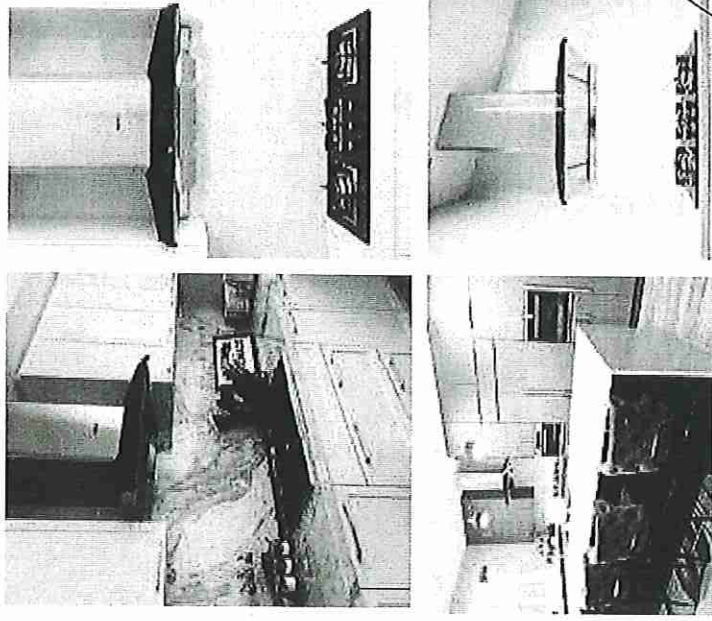
FOTILE
A BREATH OF FRESH ENGINEERING®

LOT 158

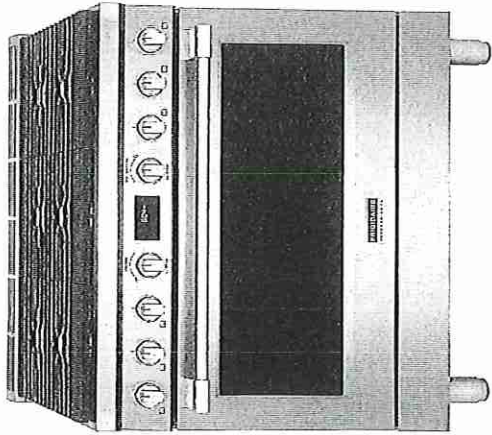
Installation Dimensions



Installation Examples



2



36" Dual-Fuel Freestanding Range

Dual Fuel Range

Available Products: PCFD3670AF

Available Colors: Stainless Steel

Version: 11/22

LOT 158

Product Specifications

Cooktop

Cooking Surface Type	Gas
Grate Material	Cast Iron
Grate Quantity	3
Grate Style	Continuous
Sealed Burners	Yes

Cooktop Performance

Right Front Element Burner	18,000 / 750 BTU Dual
Right Rear Element Burner	12,000 / 750 BTU Dual
Left Front Element Burner	18,000 / 750 BTU Dual
Left Rear Element Burner	12,000 / 750 BTU Dual
Center Front Element Burner	12,000 / 750 BTU Dual
Center Rear Element Burner	12,000 / 750 BTU Dual

Cooking Controls

Bake	Yes
Bread Proof	Yes
Broil	Yes
Child Lock	Yes
Convection Bake	Yes
Convection Roast	Yes
Cook Time	Yes
Delay Start	Yes
Keep Warm	Yes
Kitchen Timer	Yes
Probe	Yes
Steam Clean	Yes
Temperature Display	Yes

Oven

Bake Element	3,300 Watts
Bake Element Type	Hidden
Broil Element	3,300 Watts
Convection Element	3,380 Watts
Convection Type	True Dual
Number of Convection Fans	2
Number of Rack Positions	5
Oven Interior Color	Gray
Oven Light Quantity	2
Oven Light Type	Halogen
Oven Light Watts	40 Watts
Rack Position Type	Ladder
Rack Type 1	Flat
Rack Type 1 Quantity	2
Rack Type 2	Glide
Rack Type 2 Quantity	1
Window Type	Extra Large Visual

Controls

Sabbath Mode	Yes
--------------	-----

Exterior

Backlit Knobs	Yes
---------------	-----

Display

Control Location	Front
Display Light Color	White
Display Type	LED

Electrical Specifications

Minimum Circuit Required	30 Amps
Voltage Rating	240 V

General Specifications

Prop 65 Label	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year

Dimensions and Volume

Minimum Height	35 3/16"
Maximum Height	36 3/16"
Width	35 15/16"
Depth	25 7/8"
Depth With Door 90° Open	43 15/16"
Oven Interior Height	14 1/2"
Oven Interior Width	28 1/4"
Oven Interior Depth	16 1/2"
Oven Capacity	4.4 Cu. Ft.

For planning purposes only. We reserve the right to change specifications or discontinue models without notice. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca

Electrolux Major Appliances, N.A.

Lot 158

Installation

Adjustable Leveling Legs	Yes
LP Conversion Kit Included	Yes
Plinth	Yes
Included Power Cord Type	4-Prong Plug

Safety Certifications and Approvals

CSA Listed	Yes
RoHS	Yes

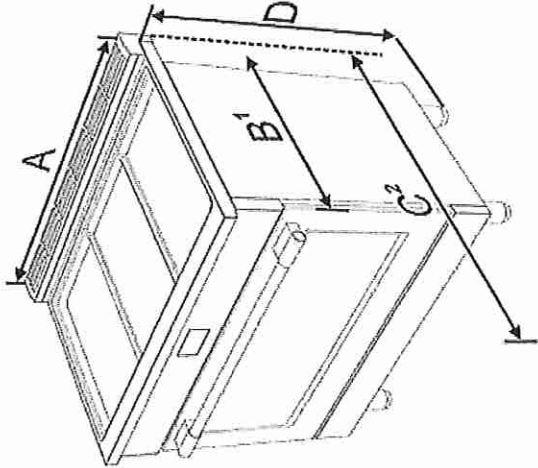
EV

For planning purposes only. We reserve the right to change specifications or discontinue models without notice.
Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca
Electrolux Major Appliances, N.A.

LOT 158

Installation Diagram

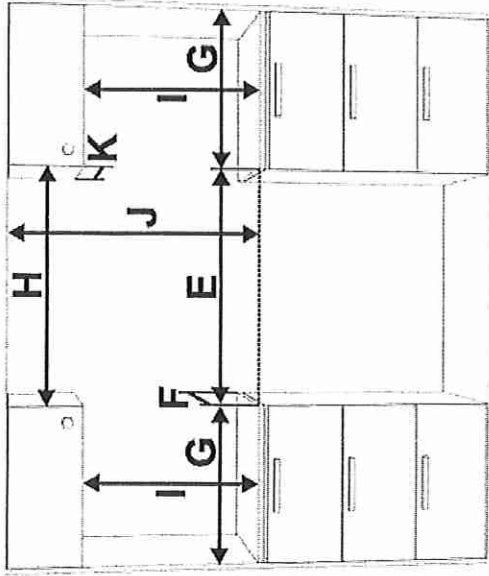
Product Dimensions



A	912.4 mm	35 15/16"
B¹	min: 654 mm max: 658 mm	min: 25 3/4" max: 25 7/8"
C²	1116 mm	43 15/16"
D	min: 893.8 mm max: 944.6 mm	min: 35 3/16" max: 37 3/16"

1. Measurement **B** varies according to the model: the minimum is obtained without the rear spacers (see "Island installation") and the maximum is obtained for traditional installation (slot-in installation - with the rear spacers).
2. Measurement **C** refers to the open door.

Cabinet clearances



E	min. 914 mm	min. 36"
F	628 mm	24" 5/8
G	min. 508 mm	min. 20"
H	min. 914 mm	min. 36"
I	min. 457 mm	min. 18"
J	see notes below	
K	max. 330 mm	max. 13"

Clearance **J** can have the following values:

- **J = 36" / 914 mm** minimum clearance between the top of the cooking surface and the bottom of an unprotected wood or metal cabinet.
- **J = 30" / 762 mm** minimum when the bottom of wood or metal cabinet is protected by not less than 1/4-inch-thick flame-retardant millboard covered with not less than No. 28 MSG sheet steel, 0.015-inch-thick stainless steel, 0.024-inch-thick aluminum, or 0.020-inch-thick copper. Clearances from non-combustible materials are not part of the ANSI Z21.1 scope and are not certified by CSA. Clearances of less than 30" should be approved by the local codes and/or by the local authority having jurisdiction.

NZ

Lot 158



Built-In Microwave

2.2 Cu. Ft. Built-In Microwave

GMBS3068AF, GMBS3068AD

Available Colors : Stainless Steel, Black Stainless Steel

Version : 01/22

Cooking Controls	
Cooking Power	1100 Watts
Number of Power Levels	10

Microwave Cooking	
Auto Cook	
Bacon	Yes
Beverage	Yes
Defrost	Yes
Melt / Soften	Yes
Popcorn	Yes
Potato	Yes
Reheat	Yes
Sensor Cooking	Yes
Sensor Reheat	Yes
Veggies	Yes

Microwave Control Features	
+ 10 Seconds	Yes - One Touch
+ 30 Seconds	Yes - One Touch
Quick Start	Yes

Additional Settings	
Child Lock	Yes
Demo On / Off	Yes
Language Options	English and French
Setting Turntable On / Off	No
Setting Weight Lb / Kg	Yes
Timer On / Off	Yes
Volume # of Settings	4 (Includes Off)

Internal Specifications	
Interior Color	White
Interior Light Quantity	1
Interior Light Type	LED
Interior Light Wattage	1.2 Watts

Turntable Diameter	16 1/2"
Turntable Material	Glass

Dimensions and Volume	
Height	13 5/8"
Width	24 7/16"
Depth	19 5/8"
Microwave Interior Height	11 1/4"
Microwave Interior Width	17 7/8"
Microwave Interior Depth	19 1/8"
Microwave Capacity	2.2 Cu. Ft.

Electrical Specifications	
Voltage Rating	120 V
Watts @ 120 Volts	1,100 Watts

Installation	
Power Supply Connection Location	Right Top

General Specifications	
Prop 65 Label	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year

Safety Certifications and Approvals	
UL Listed	Yes
cUL Listed	Yes

N3

Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca. Specifications subject to change. Accessories information available on the web at frigidaire.com / frigidaire.ca.

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2.2 Cu. Ft. Built-In Microwave

LOT158

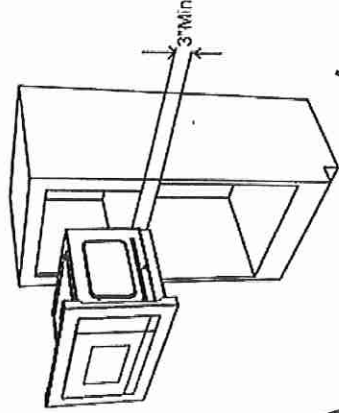
GMBS3068AF, GMBS3068AD

Version : 01/22

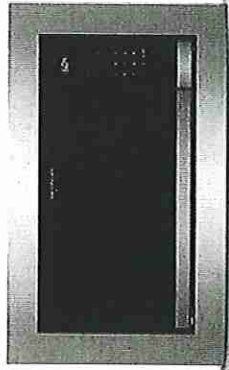
CABINET OR WALL CUTOUT

Cutout Dimensions

Height (A)	Minimum	18" 3/4" (42.5 cm)
	Maximum	17" (43.2 cm)
Width (B)	Minimum	24 3/4" (62.5 cm)
	Maximum	25" (63.5 cm)
Depth (C)	Minimum	20" (50.8 cm)



30" TRIM KIT



30" STAINLESS TRIMKIT
(GMTK3068AF)

*MICROWAVE (GMB3068AD) PICTURED ABOVE PAIRED WITH STAINLESS STEEL TRIM KIT (GMTK3068AF) / GMKT3068AF

* Trim Kit Sold Separately

30" TRIM KIT



30" DARK STAINLESS TRIMKIT
(GMTK3068AD)

*MICROWAVE (GMB3068AD) PICTURED ABOVE PAIRED WITH BLACK STAINLESS STEEL TRIM KIT (GMTK3068AD) / GMKT3068AD

* Trim Kit Sold Separately

Model Number	Color	Description
GMBS3068AF	SS	Microwave
GMBS3068AD	Black SS	Microwave
GMTK3068AF	SS	* 30" trim kit
GMTK2768AF	SS	* 27" trim kit
GMTK3068AD	Black SS	* 30" trim kit
GMTK2768AD	Black SS	* 27" trim kit

* Trim Kit Sold Separately

27" TRIM KIT



27" STAINLESS TRIMKIT
(GMTK2768AF)

*MICROWAVE (GMB3068AD) PICTURED ABOVE PAIRED WITH STAINLESS STEEL TRIM KIT (GMTK2768AF) / GMKT2768AF

* Trim Kit Sold Separately

27" TRIM KIT



27" DARK STAINLESS TRIMKIT
(GMTK2768AD)

*MICROWAVE (GMB3068AD) PICTURED ABOVE PAIRED WITH BLACK STAINLESS STEEL TRIM KIT (GMTK2768AD) / GMKT2768AD

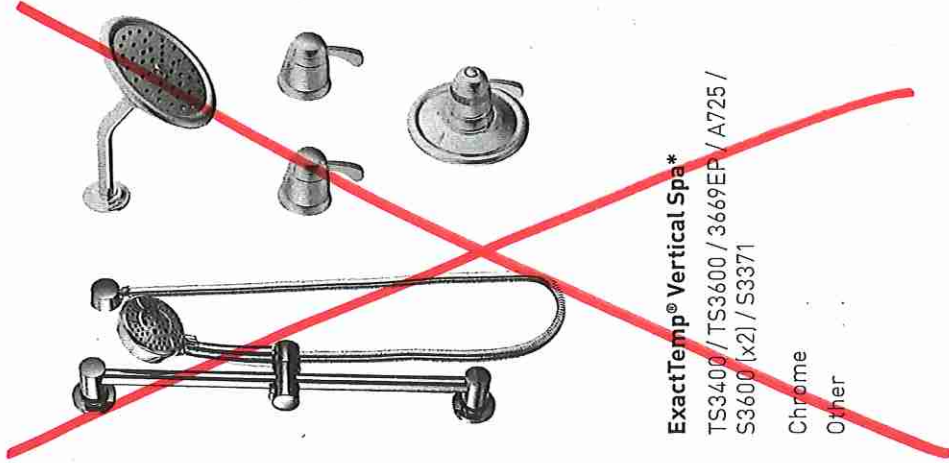
Trim Kit Overall Dimensions			
	27"		30"
Height	18" (460.8 mm)	18" (460.8mm)	
Width	27" (685.8mm)	30" (759mm)	
Depth	1 3/5" (40.9mm)	1 3/5" (40.9mm)	

Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca. Specifications subject to change. Accessories information available on the web at frigidaire.com / frigidaire.ca

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Lot 158
Master Ensuite

Thermostatic Showers



ExactTemp® Vertical Spa*

TS3400 / TS3600 / 3669EP / A725 /
S3600 (x2) / S3371

Chrome
Other



ExactTemp® Vertical Spa

with 4 Body Sprays*

TS3400 / TS3600 (x2) / A501 (x4) /
3669EP / A725 / S3600 (x3) / S3371

FINISH OPTIONS



Chrome, LifeShine® Brushed Nickel
(BN), Oil Rubbed Bronze (ORB)

To order, combine the model number with one of these finish options: LifeShine® Brushed Nickel (BN), & Oil Rubbed Bronze (ORB). To order Chrome (C) model, use model number only.
• Refer to the Shower Design Guide for Installation Instructions

LOT 158

SINK | UNDERMOUNT



CATENA

ITEM DETAILS

OUTER DIMENSIONS 20" W x 15³/₈" D x 7¹/₂" H

INNER DIMENSIONS 18" W x 13³/₈" D x 5¹/₂" H

MATERIAL Vitreous china

COLOUR Soft white

Rectangular undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included

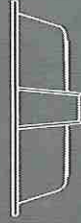
**Powder Room (x1)
Master Ensuite (x2)**

20" SINK
4210C1Y

CERTIFICATIONS

| IAPMO cUPC

| ASME A112.19.2 / CSA B45.1



ISSUED JULY 2019

contrac

CONTRAC.CA
CONTRAC.US

2019 CONTRAC CATALOGUE

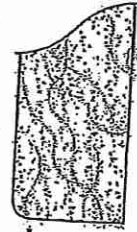
81

LOT 158

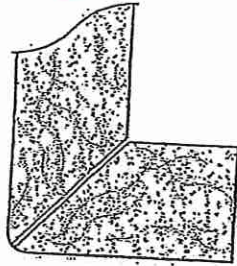
EDGE
DETAILS

004

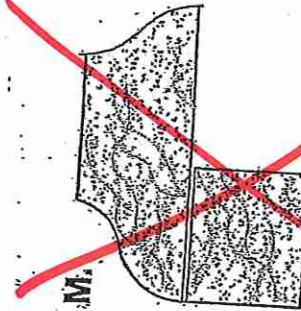
* Powder Room
* Master Ensuite
* Twin Bath 213
* Ensuite #2



A.
STRAIGHT EDGE
(STANDARD - 3/4")



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



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

* Kitchen

* Ensuite #3

EDGING UP-GRADE OPTIONS

RECEIVED
ROCKS LTD