



Clarification

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 2 Grovetrail

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1	KITCHEN - Purchaser has DECLINED Upgrade of Gas Line with applicable electrical outlet at the decor centre. Purchaser will accommodate OWN Gas Line and applicable electrical AFTER CLOSING.	1		
226016	Purchaser accepts & acknowledges that standard electrical outlet for standard electrical stove will be installed. Vendor is Exempt.			
2	PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000	1		
226017				

Sub Total
HST
Total

1.

In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
2.

The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
3.

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4.

Extras or changes will not be processed unless signed by the Vendor.
5.

These extras may not be amended without the written consent of Grovetrail Developments Inc..
6.

The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
7.

No Estimates or orders will be accepted once construction has commenced.
8.

Prices are estimates only and guaranteed for a period of 5 days only.
9.

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

For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Bonus from Sales Ce	
Total Payment:	

Bonus Summary		
Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.		
Any remaining balance(s) will be applied accordingly to extras purchased.		
Bonus Package Offering		
<u>Invoice Number</u>	<u>Date</u>	<u>Amount</u>
8433	27-Jan-23	
8433	27-Jan-23	
8465	17-Apr-23	
8465	17-Apr-23	
8549	21-Sep-23	
Total Bonus Used:		
8611	20-Dec-23	
8636		
Total Bonus Used:		
Remaining Balance:		

TAX#:1

PREPARED BY: Melissa Di Marino
PRINTED: 12-Feb-24 at 12:34 pm
RoyInvoiceSQL.rpt 07aug20

DS

4E

Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	23-Apr-24	

Offer	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Worksheet	Note:

Offer	PURCHASER ACKNOWLEDGES THAT DUE TO SUPPLY LINE SHORTAGES, THE FRONT DOOR MAY NOT BE AS INDICATED IN ELEVATION RENDERING AND THE PURCHASER CHOOSES AS AN ALTERNATE A FULL GLASS PANEL FRONT DOOR.
Worksheet	Note:



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	23-Apr-24

Date Added: 20-Dec-23

Invoice Number: 8611

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install TEN (x10) LED POT LIGHTS with ONE (x1) Seperate Switch at kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - GREAT ROOM - Install Standard Conduit Pipe at family room above fireplace mantle. To accommodate future installation of wall mount TV. Conduit installed beside electrical plug (See Sketch) Note:
1 - GREAT ROOM - Install ONE (1) ADDITIONAL ELECTRICAL PLUG at family room. To be installed above fireplace, to accommodate wall mount TV. Plug to be installed Approx. 60" AFF (See Sketch) Note:
1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install prefinished 5" x 3/4" VINTAGE WHITE OAK SOLID SAWN ATHENA (Character UVF) in lieu of builders standard prefinished 3 1/4" x 3/4" Vintage Red Oak Staind Hardwood. Note: To be installed throughout main floor and upper hall, where applicable. To Include; Main Hall, Den, Dining Room, Great Room, Upper Hall and Applicable Landing (See Sketch)
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 - KITCHEN - Install ADDITIONAL ROUGH-IN BAR SINK at Kitchen Island **If Possible (See Sketch) **Please Note - Price is ONLY for Rough-In Plumbing** Note: Approved by Fonzie C.
1 - KITCHEN & BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS & LAUNDRY ROOM, UPGRADES AND LAYOUTS. (See Attached Paperwork) Note:
1 - KITCHEN - Install ADDITIONAL ELECTRICAL PLUG To Accommodate Undercounter Fridge at Kitchen (See Attached QTK Layout) Note: **Please Note - Above Price is Subject to Change Once Appliance Specifications have been Submitted and Reviewed**
1 - KITCHEN - Install ROUGH-IN ELECTRICAL FOR BUILT-IN MICROWAVE at Kitchen (See Attached QTK Layout) Note: **Please Note - Above Price is Subject to Change Once Appliance Specifications have been Submitted and Reviewed**
1 - KITCHEN - Install ROUGH-IN WIRING FOR BUILT-IN WALL OVEN at Kitchen (See Attached QTK Layout) Note: **Please Note - Above Price is Subject to Change Once Appliance Specifications have been Submitted and Reviewed**
1 - KITCHEN - Purchasers request to NOT INSTALL builder's standard hood fan and standard cabinets above stove. DELETE. Do not supply, install, and/or credit. Purchasers are installing their own chimney hood fan after closing. Note: Purchasers accept and acknowledge that the exhaust fan duct hole may be off-centered with stove in kitchen due to purchasers installing their own hood fan after closing. The vendor is exempt.



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	23-Apr-24

Date Added: 20-Dec-23

Invoice Number: 8611

1 - KITCHEN - Accommodate Stone Countertop for PRO-SERIES COOK-TOP at Kitchen (See Attached QTK Layout) Note: **Please Note - Above Price is Subject to Change Once Appliance Specifications have been Submitted and Reviewed**
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of natural products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - CANTRIO Undermount Sink Model #KSS-508 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome Note:
1 - KITCHEN - ISLAND SINK - Install Upgrade Bar Sink - BLANCO FORMERA U BAR Undermount Sink - Model #402245 (See Sketch) Note: **Includes Cut and Polish**
1 - KITCHEN - ISLAND FAUCET - Install Upgrade Bar Faucet - DELTA TRINSIC BAR/PREP KITCHEN FAUCET - Model #9959-DST CHROME (See Sketch) Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Purchaser has Requested to DELETE Do Not Install / Supply and/or Credit Purchaser for Builders Standard Kitchen Backsplash (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink and Faucet**
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink and Faucet**
1 - TWIN BATH 2/3 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink and Faucet**
1 - TWIN BATH 4/5 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 4/5 vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink and Faucet**
1 - DISCLAIMER - STONE COUNTERTOP; ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of natural products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	23-Apr-24	

Date Added: 20-Dec-23

Invoice Number: 8611

1 - DISCLAIMER - STONE COUNTERTOP:
ALL BATHROOMS - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - BONUS PACKAGE - REFER TO PE #8465 ITEM #3 - PURCHASER HAS APPLIED REMAINING \$10,282.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on DECEMBER 19,2023
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:

Date Added: 21-Sep-23

Invoice Number: 8549

1 - SECOND FLOOR- Refer to and delete Item #1 from PE# 8465- DELETE the Smooth ceilings on the Second floor, through out, where applicable
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 - Refer to item #3 of PE#8465-The credit of the smooth ceilings will be given back on the BONUS PACKAGE-PURCHASER TO RECEIVE \$10,282 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

Date Added: 17-Apr-23

Invoice Number: 8465

1 - SECOND FLOOR- Install Smooth Ceilings throughout the second floor bedrooms, where applicable
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 \$10,282.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART. Purchaser to have a remaining bonus package of \$2,372 (Including Tax) to be spent at the Decor Centre.
Note:

Date Added: 27-Jan-23

Invoice Number: 8433

1 - KITCHEN- Install an 8" Duct for the exhaust above the stove, in lieu of the builders standard 6" duct
Note:

1 - TWIN BATH 2/3- Delete the builders standard tub/shower and install a shower stall. To include 2x2 shower floor mosaic, shower pot light, additional wall tile as needed, and curb with white quartz top**To Be Left Open**
(See Sketch)
Note:

1 - MASTER ENSUITE SHOWER STALL- Install a shower niche for the Master Ensuite shower stall (See Sketch)
Note:



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: YINGXIAN ZHANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
160	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	23-Apr-24

Date Added: 27-Jan-23

Invoice Number: 8433

1 - BACK EXTERIOR- In addition to the builders standard Coach Light, Install an additional coach light next to the patio sliders (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 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. Purchaser to have a remaining \$10,282.00 (INCLUSIVE OF TAXES) to be spent at the Design Studio at time of Colour Chart

Note:

This Document is Extremely Time Sensitive - Printed 30 Jan 24 at 10:08

* INTERIOR COLOUR SCHEME *

	Purchaser YINGXIAN ZHANG	Decor Consultant Laura Di Pede	Model and Elevation ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	Telephone Res. / Bys /	Project Grovetrail Developments Inc.	Closing Date 23/04/2024	Property 160
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Page 1 of 3

	Flooring	Wall Tile	Plumbing				
	Description	Main	Accent/Insert	Border / Listello	Pattern		
Master Ensuite	✓ 13x13 COSTA WHITE (STD)	8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE	WHITE	
Twin Bath 2/3	✓ 13x13 MALENA ICE (STD)	8x10 MALENA ICE (STD)	NONE	NONE	NONE	WHITE	
Twin Bath 4/5	✓ 13x13 COSTA WHITE (STD)	8x0 UNIWALL TENDER GREY (STD)	NONE	NONE	NONE	WHITE	
Laundry (2nd Floor)	✓ 13x13 MALENA CARBON (STD)	N/A	N/A	N/A	NONE	STD	
Powder Room	✓ 18x18 TAJ MAHAL (STD)	N/A	N/A	N/A	NONE	WHITE	
Kitchen/Dinette	✓ 18x18 TAJ MAHAL (STD)	✓ DELETE -DoNot Install/Supply/Credit	NONE	NONE	NONE	STD	
Foyer	✓ 18x18 TAJ MAHAL (STD)						
Main Hall	✓ 5"x3/4" VintageWhiteOakSolidSawnAthena(Uvf)(Upg)	Railings and Stairs				Cornice Moulding / Medalion	
Great Room	✓ 5"x3/4" VintageWhiteOakSolidSawnAthena(Uvf)(Upg)	Railings STD-OVAL-VINTAGE REDOAK ATHENA	Landing - Upper	5"VintageWhiteOakSolidSawnAthena		Foyer	NONE
Dining Room	✓ 5"x3/4" VintageWhiteOakSolidSawnAthena(Uvf)(Upg)	Pickets STD -Steel 1/2" Sqaure,Plain - Flat Black	Landing - Lower	18x18 TAJ MAHAL (UPG)		Living Room	NONE
DEN	✓ 5"x3/4" VintageWhiteOakSolidSawnAthena(Uvf)(Upg)	Posts STD-3 1/2" Sqaure,w/Cap-VintageOakAthena	Ledge - Upper	N/A		Dining Room	NONE
	✓ 5"x3/4" Vintage " " " " (Triv) (Upg)	Stringers STD - VINTAGE RED OAK ATHENA	Ledge - Lower	N/A		Family Room	NONE
		Treads STD - VINTAGE RED OAK ATHENA				Main Hall	NONE
		Risers STD - VINTAGE RED OAK ATHENA				Kitchen	NONE
		Runner NONE				2nd Floor Hall	NONE
		Trim					
Upper Hall	✓ 5"x3/4" VintageWhiteOakSolidSawnAthena(Uvf)(Upg)	Baseboard & Casing STANDARD - MODERN	Knobs STANDARD				
		Front Door Glass STANDARD	Hinges STANDARD				
		Interior Doors STANDARD - CARARRA,SMOOTH	Grip Set STANDARD				
Master Bedroom	✓ BROADLOOM - Opening Night 4002-20 (STD)	Notes					
Bedroom 2	✓ BROADLOOM - Opening Night 4002-20 (STD)	MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz					
Bedroom 3	✓ BROADLOOM - Opening Night 4002-20 (STD)	**SHARED BATH 2/3 - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz					
Bedroom 4	✓ BROADLOOM - Opening Night 4002-20 (STD)						
Bedroom 5	✓ BROADLOOM - Opening Night 4002-20 (STD)						

Page 1 of 3

DocuSigned by:
Yingxian Zhang
A46E9423947446F...

Consultant: Laura Di Pede

Purchaser: YINGXIAN ZHANG

Vendor: Grovetrail Developments Inc.

Printed Dec 19, 2023 12:13 pm

Lot: 160 Project: Grovetrail Developments Inc. Model: ELMWOOD-OPT Main/OPT 5 Bedroom Elev A



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
YINGXIAN ZHANG	Laura Di Pedo	ELMWOOD-OPT Main/OPT 5 Bedroom Elev A	/	Grovetrail Developments Inc.	23/04/2024	160

Page 2 of 3

	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD) A * EDGE (STD) SEE QTK
Twin bath 2/3	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD) A * EDGE (STD) SEE QTK
Twin bath 4/5	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD) A * EDGE (STD) SEE QTK
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	SEE ATTACHED QTK PAPERWORK STANDARD SEE QTK
Powder Room	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD) A * EDGE (STD) SEE QTK
Kitchen/Dinette	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	Emmerstone Maple White (STD) A * EDGE (STD) SEE QTK
Foyer	STANDARD - SILVER BIRCH		
Main Hall	STANDARD - SILVER BIRCH		
Great Room	STANDARD - SILVER BIRCH		
Dining Room	STANDARD - SILVER BIRCH		
DEN	STD - SILVER BIRCH		
Upper Hall	STANDARD - SILVER BIRCH		
Master Bedroom	STANDARD - SILVER BIRCH		
Bedroom 2	STANDARD - SILVER BIRCH		
Bedroom 3	STANDARD - SILVER BIRCH		
Bedroom 4	STANDARD - SILVER BIRCH		
Bedroom 5	STANDARD - SILVER BIRCH		

Appliance Opening/Dimension

Fridge Size SEE QTK LAYOUT Range SEE QTK LAYOUT

Built-Ins SEE QTK LAYOUT Microwave SEE QTK LAYOUT

Hood Fan SEE QTK LAYOUT Exhaust Opening 6" 8"

Dishwasher Cabinet SEE QTK LAYOUT

Fireplace

Fireplace	GREAT ROOM	Fireplace	N/A
Location Flooring	5" HARDWOOD	Location Flooring	N/A
Style	VILLA NOVA	Style	N/A
Finish	STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	NONE	Hearth	N/A

Notes

Page 2 of 3

Decor Consultant: Purchaser: A45E9123917446F

Vendor: Printed Dec 19, 2023 12:13 pm

LOT 160 45-05 - ELMWOOD, OPT MAIN, OPT 5 BEDR, EL A 3295 sq

LOT 160 45-05 - ELMWOOD, OPT MAIN, OPT 5 BEDR, EL A 3295 sq



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:	YINGXIAN ZHANG	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	maggscheung@gmail.com,afeldc@hotmail.com	MODEL TYPE:	45-5
PHONE #:	647-832-2638	LOT #:	160 CTF
PHONE #:		DATE:	Dec 7, 2023 Q13168

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 8007 NONE FINISH: SMOKE & MIRRORS SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 5

ITEM #	QTY	DESCRIPTION	PRICE
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCLING + 1 x 21 L COMPOST BIN.	
UNCT-FR	1	ADD AN OPENING FOR AN UNDERCOUNTER FRIDGE	
CUST-1	1	PROF SERIES COOKTOP W/ FRONT BUTTONS & POT DRAWS (TWO BIG DRAWS) W/ PREMIUM MOTION SLIDES	
CUST-2	1	BUILT-IN MICRO & WALL OVEN W/ WOODEN DRAWER(S) BELOW- 26"D X 95-1/2" H IN LIEU OF PANTRY ON FRIDGE WALL	
CUST-3	2	1 SET OF POT DRAWER PD/3 (1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES-(1-LEFT SIDE OF STOVE & 1-ISLAND)	
CUST-4	1	DELETE UPPER CABINET ABOVE STOVE TO ACCOMODATE 36" WIDE CHIMNEY HOOD (SPEC'S REQ)	
CUST-5	1	26" DEEP FRIDGE ENCLOSURE W/ REQ.GABLES - OPT PAID FOR BY THE BUILDER	
CUST-6	1	C' LINE CABINETRY BLUM HINGES 808 PREMIUM MOTION SLIDES 5/8" CABINET CONSTRUCTION & 3/4" ADJ.SHELVES WHITE LP LAMINATE INTERIORS 13-3/4" DEEP UPPERS	
CUST-7	1	EXTEND ISLAND TOP TO 96" W X 42" D IN LIEU OF 96" W X 36" D w/3" THK D.D GABLE FACING STOVE ,UNDERCOUNTER FRIDGE OPENING ON THE SIDE OF AN ISLAND w/17" X 3" THICK D.D GABLE ON EITHER SIDE . DUMMY DOOR PANELS TO BE APPLIED TO ALL FINISHED ENDS	
CUST-8	1	DESIGN FEE - CABINET TO ACCOMMOADTE BAR SINK ON ISLAND	
CUST-9	1	TWO TONE KITCHEN BASE , ISLAND CATEGORY 6 DOOR STYLE AND FINISH: QTH 8007 SMOKE & MIRRORS (HDF -WHITE BACK)	
CUST-10	1	TWO TONE KIT UPGRADE TO CATEGORY 4 DOOR STYLE AND FINISH: TALL & UPPERS : QTW 8007 SOFT WHITE (FIBERBOARD)	
CUST-11	1	CATEGORY 1 HARDWARE :DH01320	
CUST-12	1	ADD DB"P" BASEBOARD ON ALL SIDE OF ISLAND w/SQUARE CUTOUT ON FRONT	
CUST-14	1	EXTENDED HIEGHT CABINETRY INCL. 52" HIGH SINGLE DOOR UPPERS w/ CM "Z42" MOLDING, 108" MOUNTING HEIGHT & 112" OVERALL (DOESNOT GO TO CEILING) (28FT OVERALL)	
CUST-15	1	TALL L-SHAPE FILLER FOR FRIDGE ENCLOSURE (AGAINST WALL)	
CUST-16	1	STD BANK OF 4 DRAWERS W/ PREMIUM MOTION SLIDES (OPTION PAID BY BUILDER)-LEFT SIDE OF STOVE	
CUST-17	1	MAGIC CORNER 1 PULL OUT UNIT w/ ANTI SLIP BASKETS - BCR MC1 (WARI)	
ROOM SUMMARY:			

ROOM		DESCRIPTION	CATEGORY	
MASTER ENSUITE VANITY		DOOR STYLE: QT 1022 NONE	Category 1	
		FINISH: WILLOW GREY SUPERMATTE		
		SPECIES: LP LAMINATE		
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP: Counter Top by Others		
ITEM #	QTY	DESCRIPTION	DS 42	PRICE



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:	YINGXIAN ZHANG	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	maggscheung@gmail.com,afeldc@hotmail.com	MODEL TYPE:	45-5
PHONE #:	647-832-2638	LOT #:	160 CTF
PHONE #:		DATE:	Dec 7, 2023 Q13168

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	CAT 1 DOOR STYLE & FINISH: QTC 1622 WILLOW GREY (SM)	
CUST-2	1	CATEGORY 1 HARDWARE :DH01320	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Twin BATH 2 & 3	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	CAT 1 DOOR STYLE & FINISH: QTC 1622 WILLOW GREY (SM)	
CUST-2	1	CATEGORY 1 HARDWARE :DH01010	
ROOM SUMMARY:			

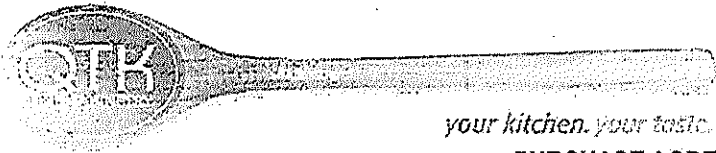
ROOM	DESCRIPTION	CATEGORY
Twin BATH 4 & 5	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	CAT 1 DOOR STYLE & FINISH: QTC 1622 WILLOW GREY (SM)	
CUST-2	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	CAT 1 DOOR STYLE & FINISH: QTC 1622 WILLOW GREY (SM)	
CUST-2	1	CATEGORY 1 HARDWARE:DH01320	
ROOM SUMMARY:			

DS
42



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:	YINGXIAN ZHANG	CONTRACTOR:	Grovetrail Developments Inc.	
ADDRESS:		SITE:	CENTERFIELD PH2	
EMAIL:	maggscheung@gmail.com,afeldc@hotmail.com		MODEL TYPE:	45-5
PHONE #:	647-832-2638	LOT #:	160 CTF	
PHONE #:		DATE:	Dec 7, 2023	Q13168

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 1866K-07	Category 1

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

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	\$35,044.00
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.		TOTAL:	\$35,044.00
		HST	\$4,555.72
		GRAND TOTAL:	\$39,599.72
		DEPOSIT 1 DATE:	DEPOSIT 1:
DEPOSIT 2 DATE:	DEPOSIT 2:		
BALANCE TO BE PAID IN FULL BY DATE:		CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: Yingxian Zhang
A45E9123917446F...
DocuSigned by:
CUSTOMER SIGNATURE: Yingxian Zhang
A45E9123917446F...

DATE: Dec. 19, 2023
DATE: Dec. 19, 2023

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



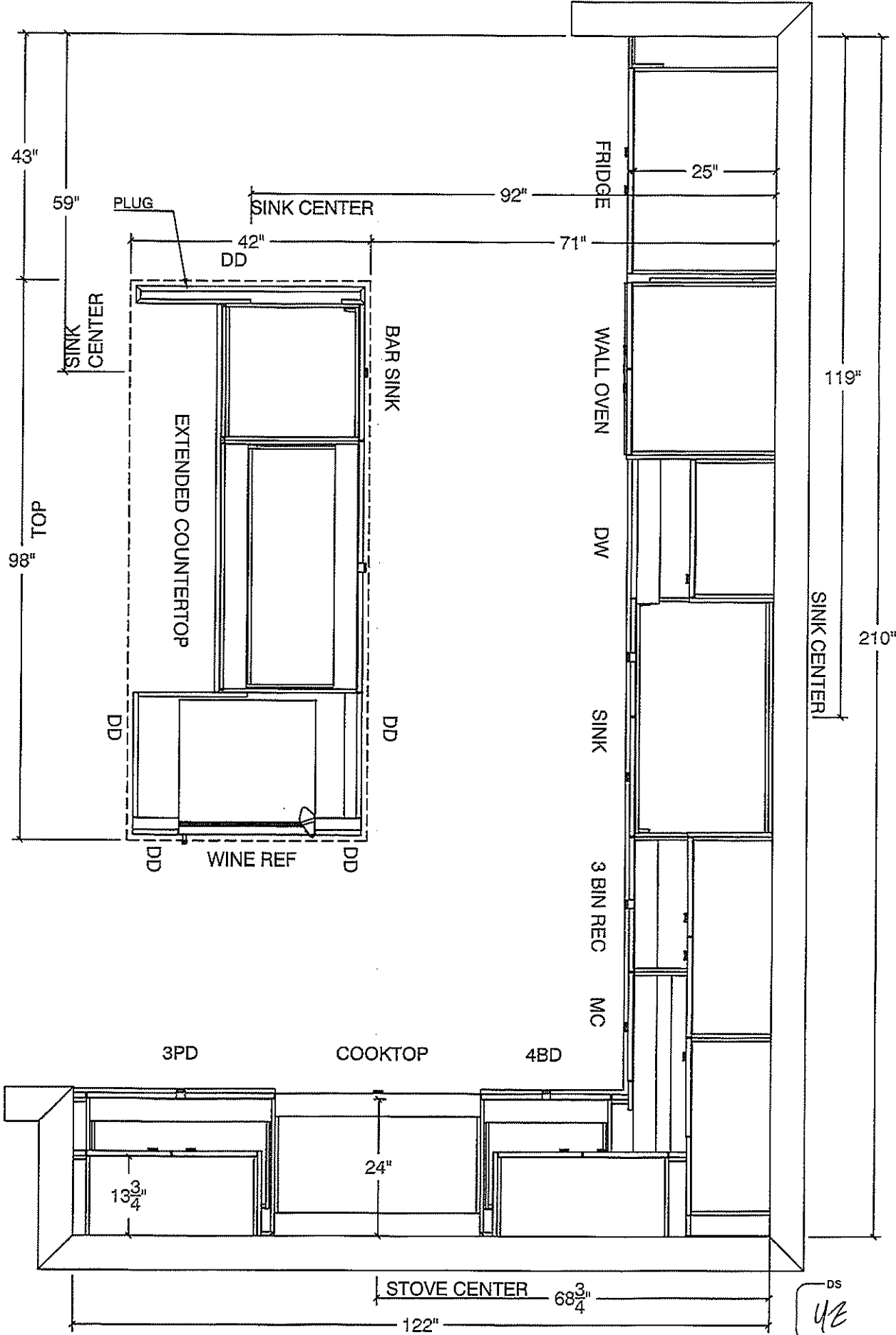
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: DEC 05 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 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: _____ Customer Initials: _____



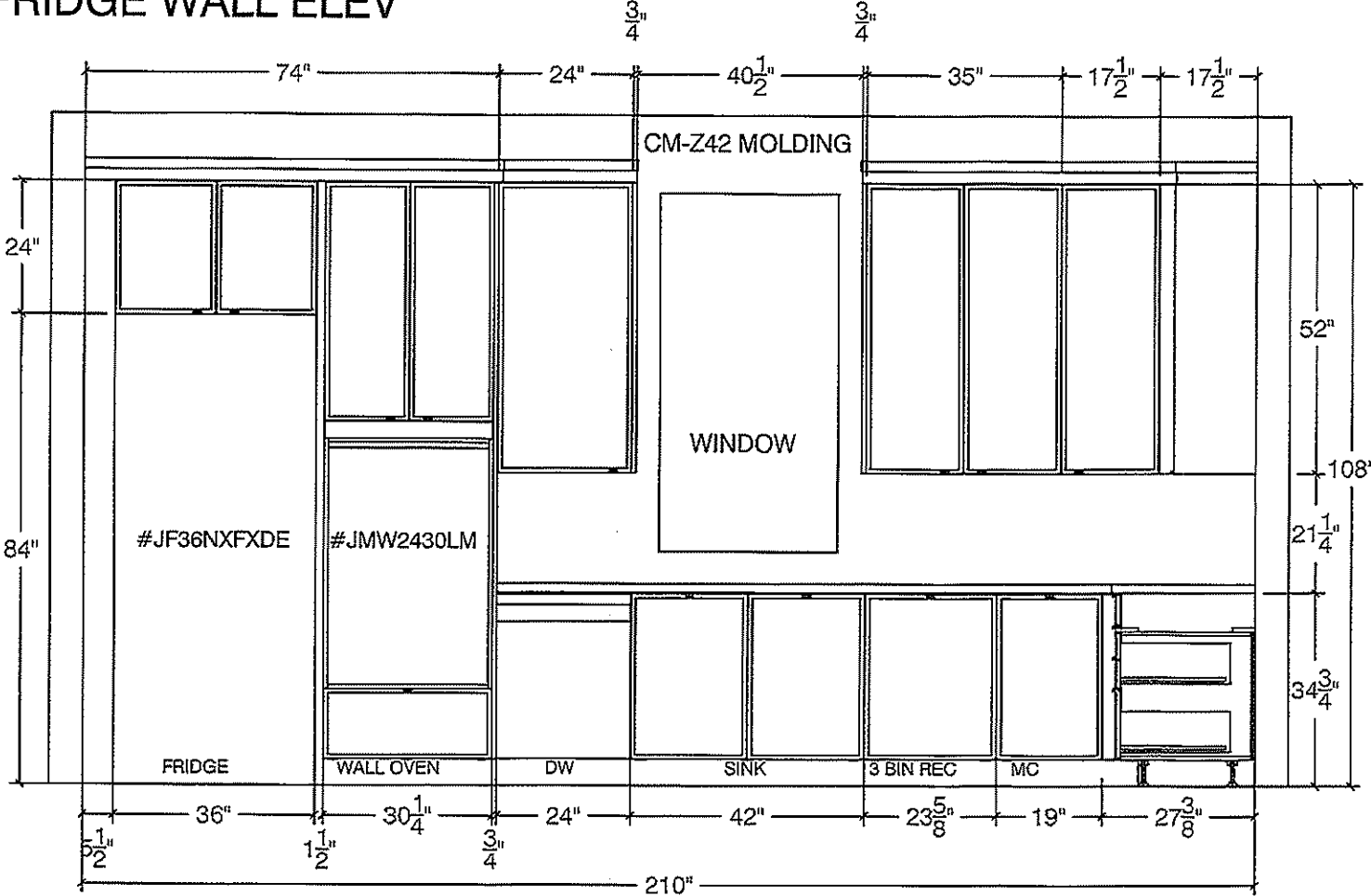
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 3/8" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: DEC 05 2023
EMAIL: __	SPECIES: __	TOP: __	PAGE:

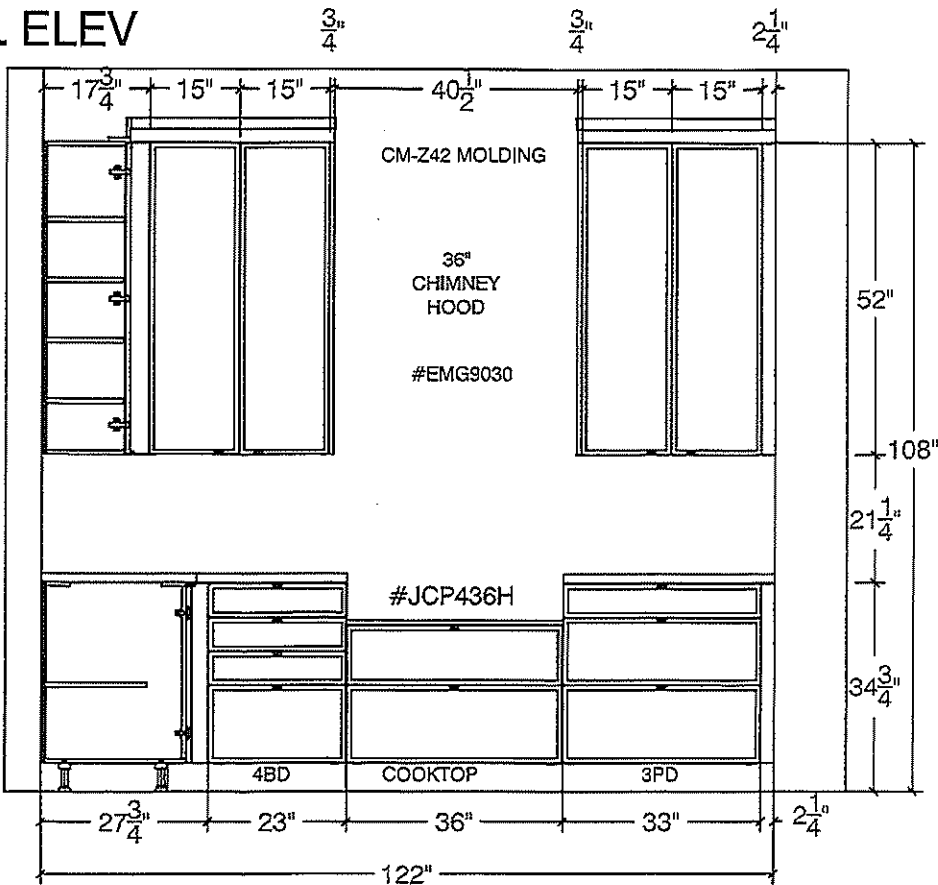
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FRIDGE WALL ELEV



STOVE WALL ELEV



BASE & ISLAND DOOR FINISH: SMOKE & MIRROR ☐
TALL & UPPERS: SOFT WHITE ☐

Customer Initials: _____ Customer Initials: _____

DS
42



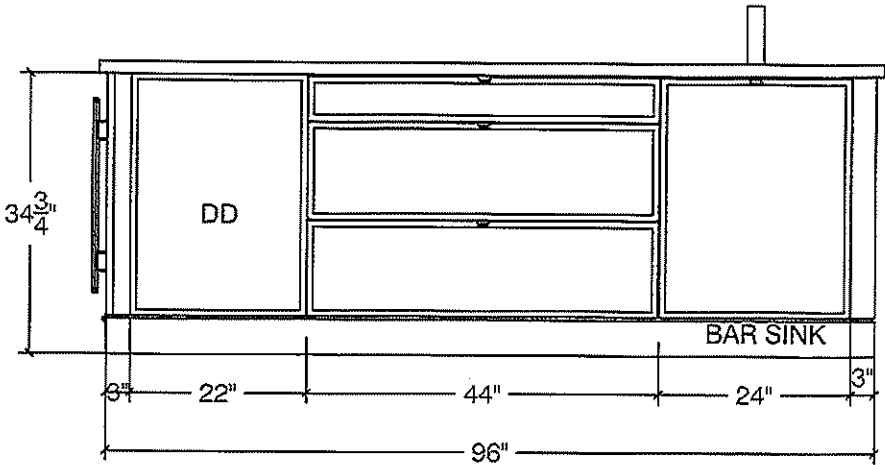
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 3/4"= 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: DEC 05 2023
EMAIL: __	SPECIES: __	TOP: __	PAGE:

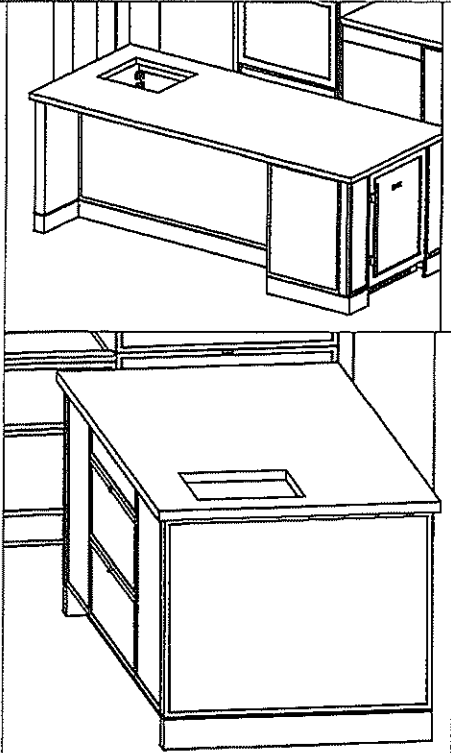
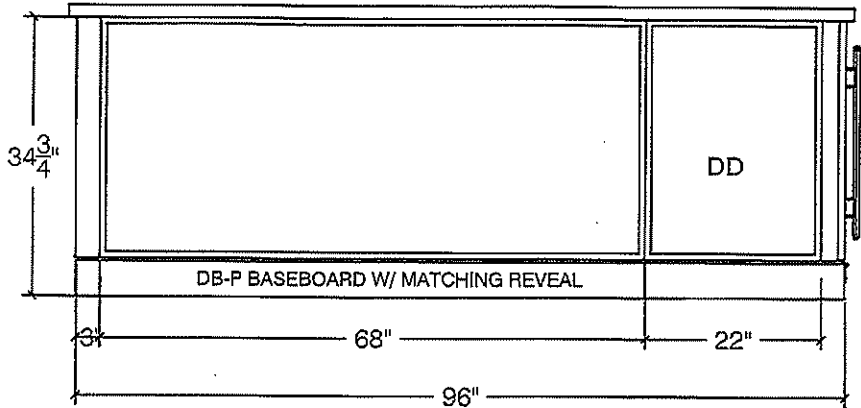
COMMENTS:

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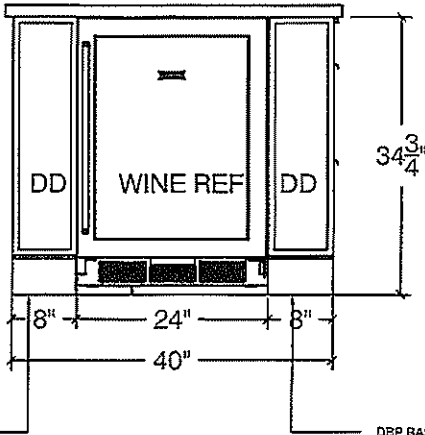
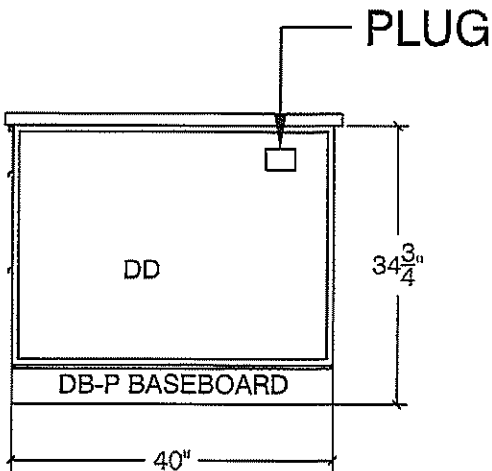
ISLAND FRONT



ISLAND REAR



ISLAND SIDE



Customer Initials:

Customer Initials:

DS
42



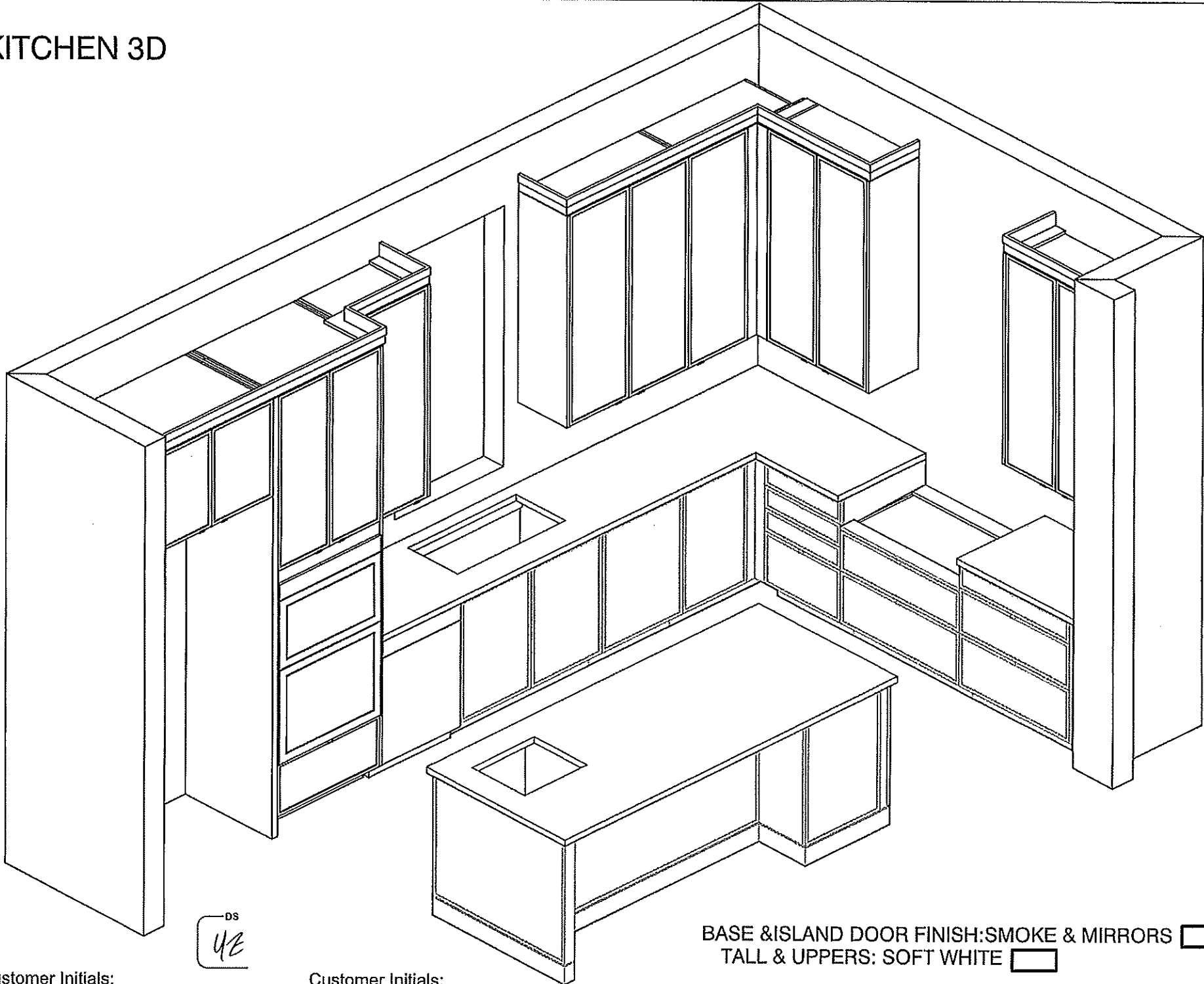
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: KITCHEN	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 05 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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KITCHEN 3D

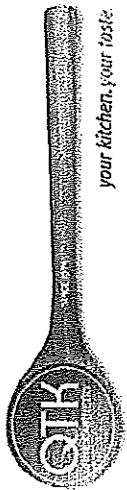


DS
42

Customer Initials: _____

Customer Initials: _____

BASE & ISLAND DOOR FINISH: SMOKE & MIRRORS ☐
TALL & UPPERS: SOFT WHITE ☐



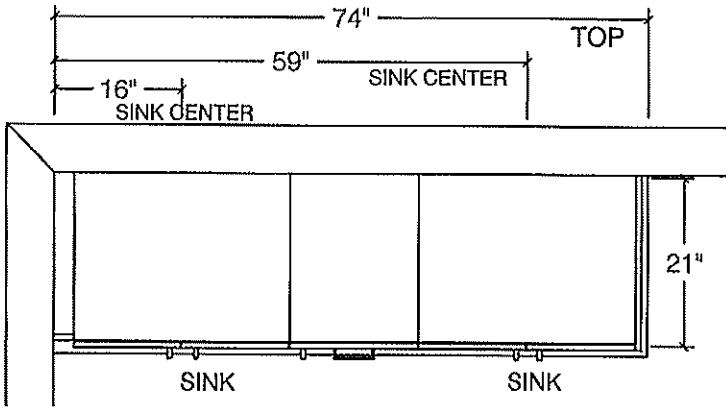
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: VANITY	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 05 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

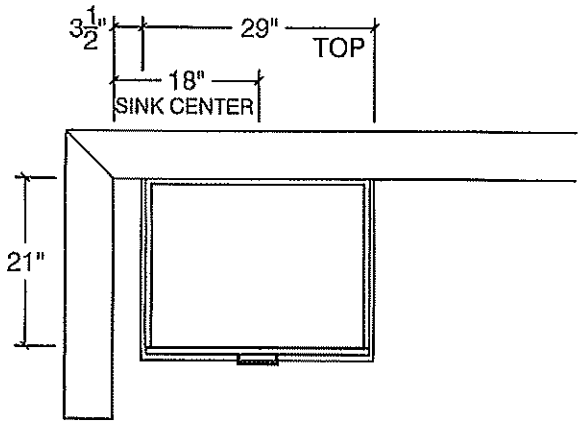
COMMENTS:

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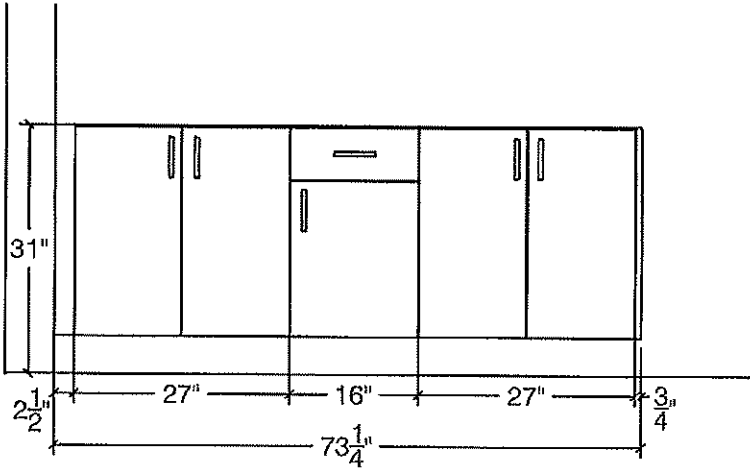
ENSUITE PLAN



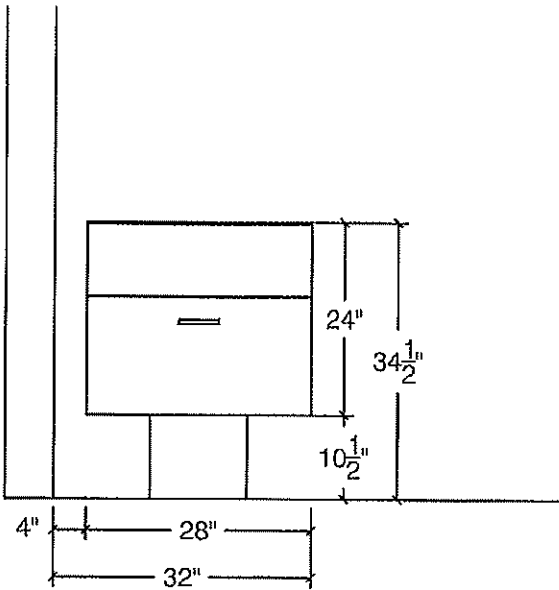
POWER ROOM PLAN



ENSUITE ELEV



POWER ROOM ELEV



Customer Initials: _____ Customer Initials: _____

DS
42



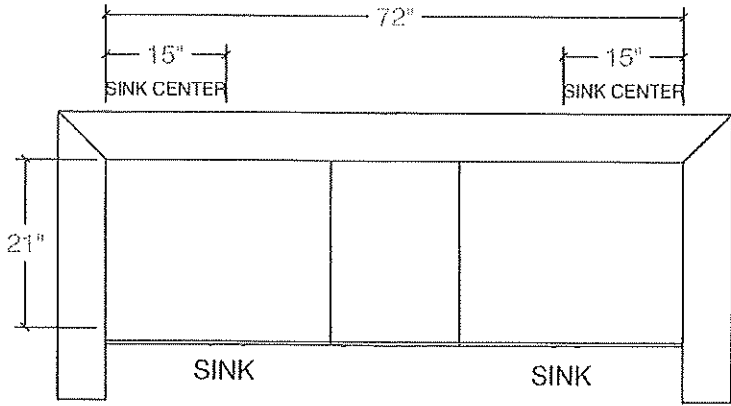
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL FINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: VANITY	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 05 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

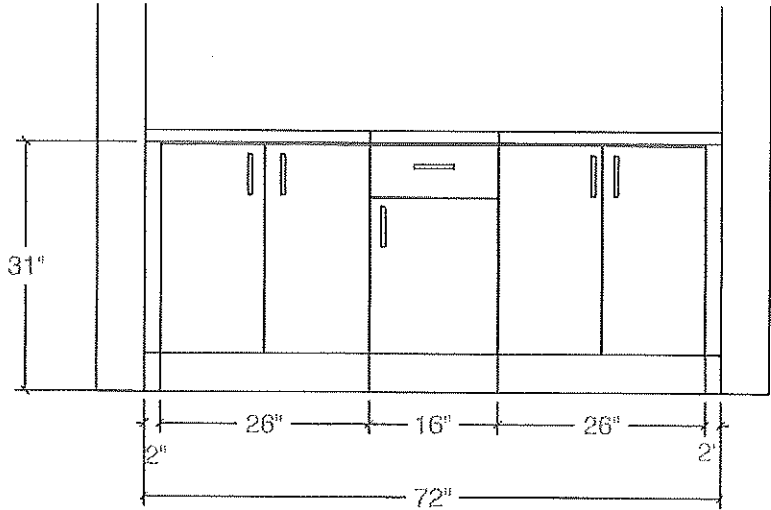
COMMENTS:

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Twin BATH 2&3 PLAN

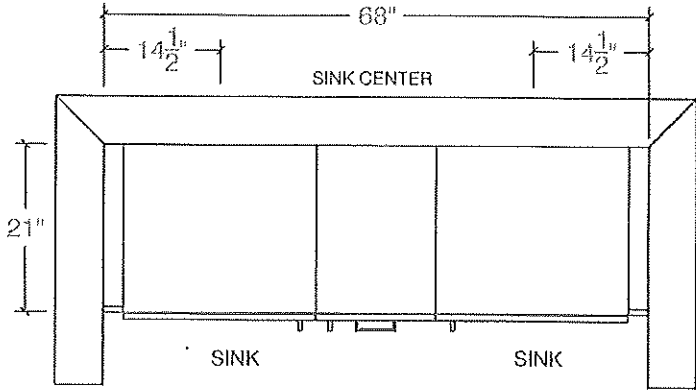


Twin BATH 2&3 ELE

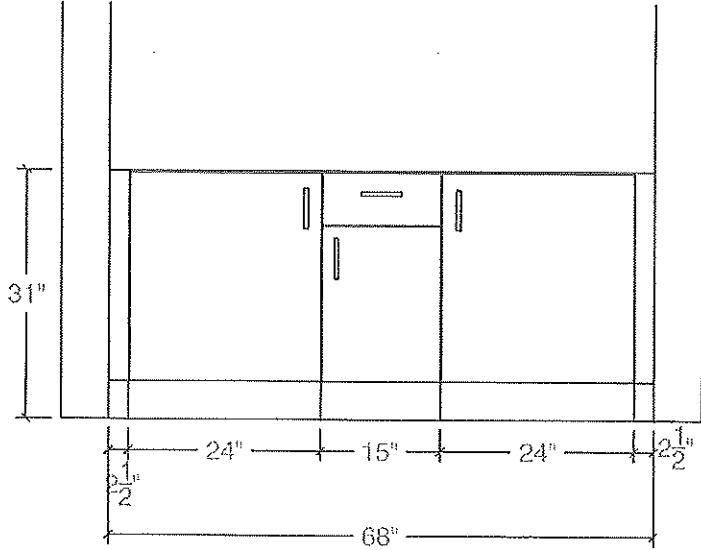


Customer Initials: _____

Twin BATH 4&5 PLAN



Twin BATH 4 &5 ELEV



DS
42

Customer Initials: _____



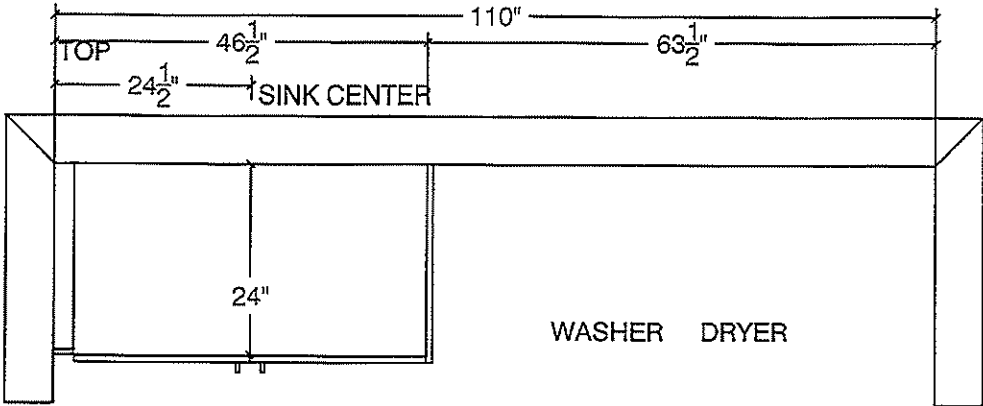
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 160 CTF (45-05)	ROOM: VANITY	DRAWN BY: NS
SITE: CENTREFIELD	DOOR STYLE: _____	DOOR HANDLE: _____	SCALE: 1/2" = 1'-0"
PHONE: _____	FINISH: _____	DRW HANDLE: _____	DATE: DEC 05 2023
EMAIL: _____	SPECIES: _____	TOP: _____	PAGE: _____

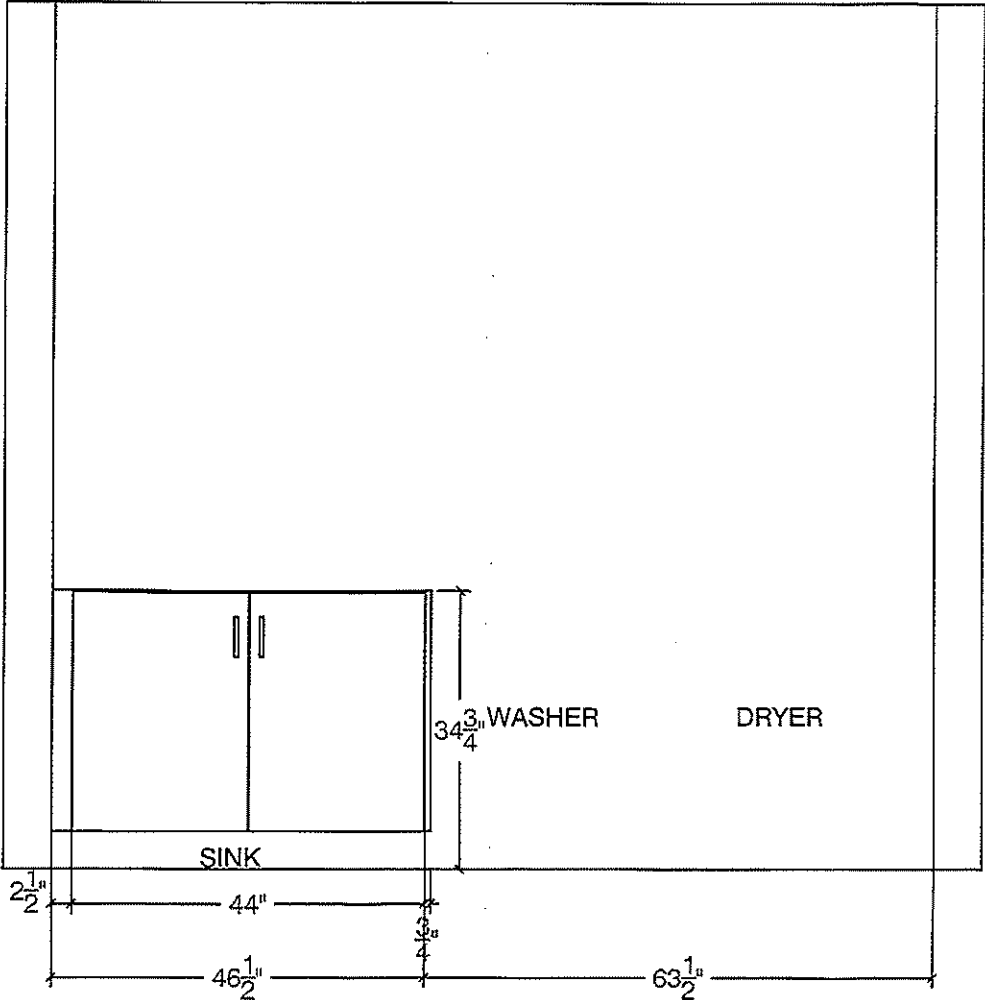
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LAUNDRY PLAN



LAUNDRY ELEV



DS
42

Customer Initials: _____ Customer Initials: _____

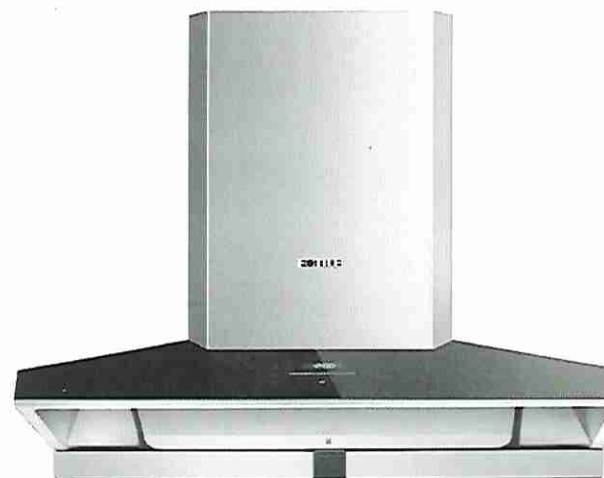
Perimeter Series Range Hoods

EMG9030 Spec Sheet

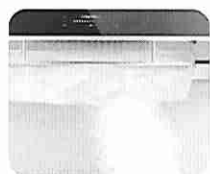
FOTILE

A BREATH OF FRESH ENGINEERING®

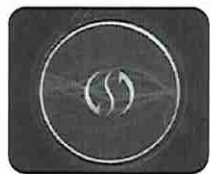
FOTILE EMG9030 Perimeter Vent Range hood is the world's first Auto-Adjusting Range Hood with a powerful modern canopy design. Wall mountable, this premium certified Range Hood offers superior smoke, grease, and odor extraction due to its auto adjusting Capture Shield. The EMG9030 not only offers excellent 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 detected. Available in Stainless Steel.



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% Oil separation 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

Lot 160 Oak Ridge (Ph2)

Perimeter Series Range Hoods

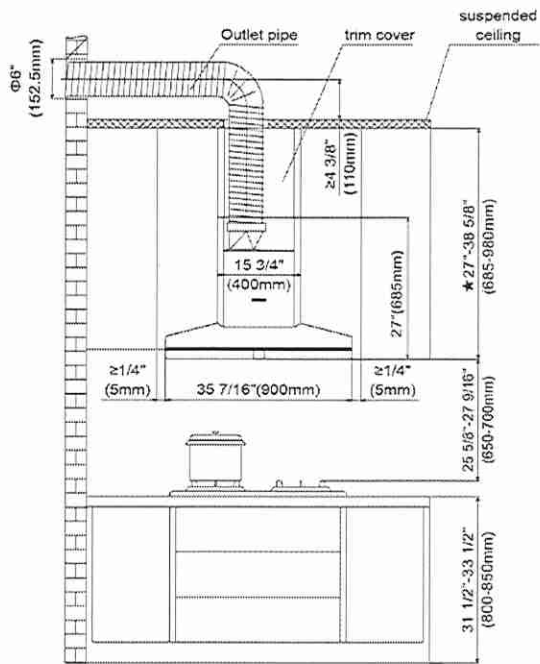
EMG9030 Spec Sheet

Specifications Table

Model	EMG9030
Certification	ETL, HVI, CEC
Width(inch)	35 7/16
Packing-Box Size(WxDxH)(inch)	39 5/8 × 29 3/8 × 24 1/4
Installation	Wall Mount
Speed Setting	4 + (Turbo)
CFM(HVI)	280 / 430 / 540 / 680
Max. EQUIV.CFM	1100*
Max Static Pressure(Pa)	720
Power Supply(V/Hz)	120/60
Noise Level(sones)	1.2 / 3.4 / 5.3 / 7.3
Noise Level(dB)	40.5 / 49.5 / 51.5 / 56.5
Illumination(W)	2W × 2 (LED)
Motor	DC Motor
Operation Type	Touch
Delay Shutoff	2/5/10min
Screen Lock	N
Grease Filtration Rate	92%
Odor Reduction Rate	98%
Warranty	Labor: 2 Years Parts: 5 Years(Limited) Motors: Lifetime Limited Warranty

*FOTILE Equivalent CFM is a higher CFM rating due to our filterless technology that combines WhisPower Motors and Capture-Shield design. By utilizing this technology, FOTILE applies the Coanda Effect by accelerating smoke extraction and grease separation, and increasing our Capture Efficiency. This enables FOTILE to cover a larger cooktop surface (7.2 Sq Ft) and achieve a 92% oil filtration rate, and 98% odor reduction rate, keeping your kitchen smoke free and smelling fresh.

Installation Dimensions



Installation Examples



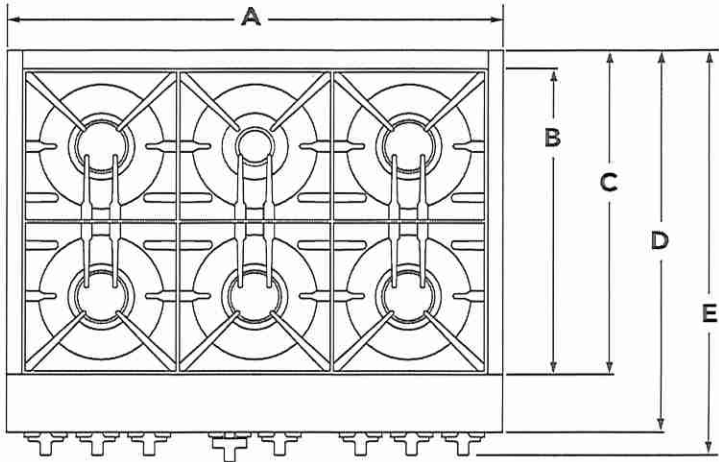
Lot 160 Oak Ridge (Ph2)

DIMENSIONS

JENNAIR® RANGETOPS

PRODUCT

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Overall Width (A)	29-3/4" (75.6 cm)	35-3/4" (90.8 cm)	47-7/8" (121.6 cm)
Grate Depth (B)	22" (55.9 cm)	22" (55.9 cm)	22" (55.9 cm)
Depth without Control Panel (C)	23-1/4" (59.1 cm)	23-1/4" (59.1 cm)	23-1/4" (59.1 cm)
Depth with Control Panel Overhang (D)	27-1/2" (69.9 cm)	27-1/2" (69.9 cm)	27-1/2" (69.9 cm)
Depth with Knobs: RISE™ (E)	29-1/8" (74 cm)	29-1/8" (74 cm)	29-1/8" (74 cm)
Depth with Knobs: NOIR™ (E)	29" (73.7 cm)	29" (73.7 cm)	29" (73.7 cm)



TOP VIEW

Lot 160 OakRidge (Ph 2)



IMPORTANT: Dimensional specifications are provided for planning purposes only. Do not make any cutouts based on this information. Refer to the Installation Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation. All JennAir® appliances are appropriately UL, CUL or CSA approved.

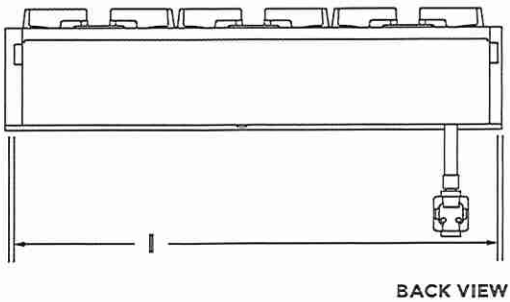
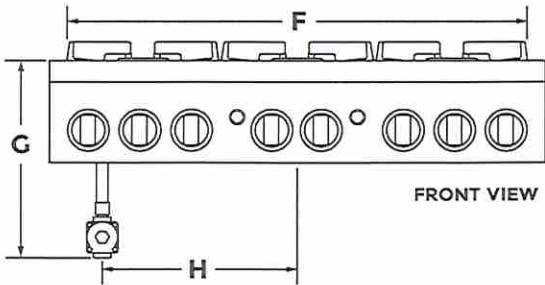
DIMENSIONS

JENNAIR® RANGETOPS

PRODUCT

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Grate Width (F)*	27-7/16" (69.7 cm)	33" (83.8 cm)	44-3/8"* (112.7 cm)
Gas Inlet to Surface (G)	10-3/4" (27.3 cm)	10-3/4" (27.3 cm)	10-3/4" (27.3 cm)
Center to Gas Inlet (H)	11" (27.9 cm)	14-1/8" (35.9 cm)	19-5/8" (49.8 cm)
Recessed Rangetop Width (I)	29-1/8" (74 cm)	35" (88.9 cm)	47-1/4" (120 cm)

*Includes width of grates and griddle.



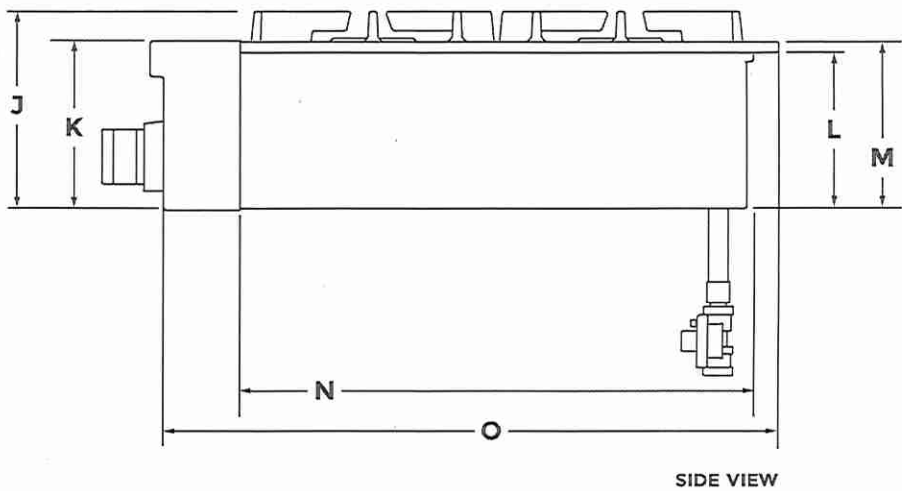
Lot 160 Oak Ridge (Ph2)

DIMENSIONS

JENNAIR® RANGETOPS

PRODUCT

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Height with Grates (J)	9" (22.9 cm)	9" (22.9 cm)	9" (22.9 cm)
Control Panel Height (K)	7-13/16" (19.8 cm)	7-13/16" (19.8 cm)	7-13/16" (19.8 cm)
Recessed Rangetop Height (L)	7" (17.8 cm)	7" (17.8 cm)	7" (17.8 cm)
Cooking Surface Height (M)	7-7/16" (18.9 cm)	7-7/16" (18.9 cm)	7-7/16" (18.9 cm)
Recessed Rangetop Depth (N)	21-7/8" (55.6 cm)	21-7/8" (55.6 cm)	21-7/8" (55.6 cm)
Depth with Control Panel (O)	25-1/2" (64.8 cm)	25-1/2" (64.8 cm)	25-1/2" (64.8 cm)



Lot 160 OakRidge (Ph2)

★ **IMPORTANT:** Supplied regulator does not come preattached and is pictured for reference purposes only.

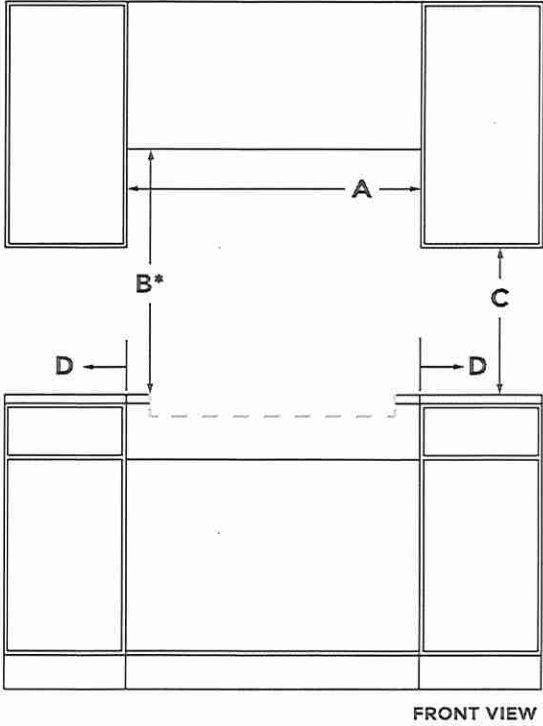
DIMENSIONS

JENNAIR® RANGETOPS

OPENING AND CLEARANCE

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Combustible Area Above Cooking Surface Width (A)	30" (76.2 cm) min.	36" (91.4 cm) min.	48" (121.9 cm) min.
Bottom of Cabinet Height Above Cooking Surface (B)*	42" (106.7 cm) min.	58" (147.3 cm) min.	58" (147.3 cm) min.
Bottom of Cabinet Height Above Countertop (C)	18" (45.7 cm) min.	18" (45.7 cm) min.	18" (45.7 cm) min.
Distance to Fixed Wall or Combustible Material (D)	12" (30.5 cm) min.	12" (30.5 cm) min.	12" (30.5 cm) min.

*Dimension reduced by 6" (15.2 cm) when bottom of wood or metal cabinet is covered by at least 1/4" (0.6 cm) flame retardant millboard, which is in turn covered with at least No. 28 MSG sheet metal, 0.015" (0.4 mm) stainless steel, 0.024" (0.6 mm) aluminum or 0.020" (0.5 mm) copper. If installing a hood above the rangetop, follow the hood instructions for dimensional clearances above the cooking surface.



Lot 160 Oak Ridge (Ph2)

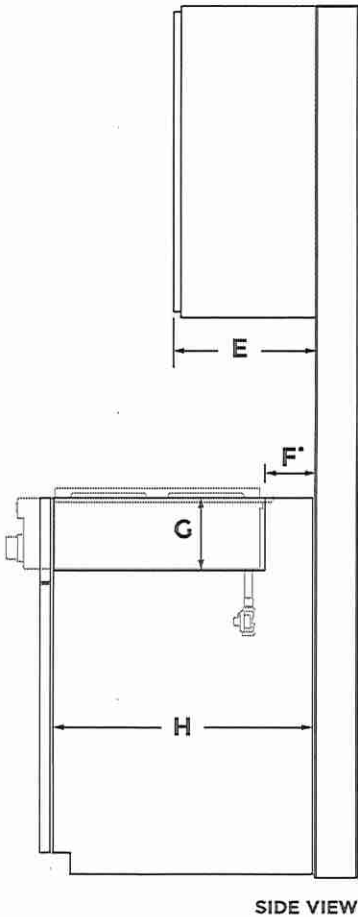
DIMENSIONS

JENNAIR® RANGETOPS

OPENING AND CLEARANCE

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Recommended Upper Cabinet Depth (E)	13" (33 cm)	13" (33 cm)	13" (33 cm)
Cutout to Wall Depth (F)*	1-1/2" (3.8 cm) min.	1-1/2" (3.8 cm) min.	1-1/2" (3.8 cm) min.
Cabinet to Countertop Height (G)	7-1/4" (18.4 cm)	7-1/4" (18.4 cm)	7-1/4" (18.4 cm)
Cabinet Depth (H)	24" (61 cm)	24" (61 cm)	24" (61 cm)

*If the back wall is constructed of a combustible material and a backsplash is not installed, a 7-1/2" (19.1 cm) minimum clearance is required from the cutout or 6" (15.2 cm) minimum clearance from the back edge of the rangetop.



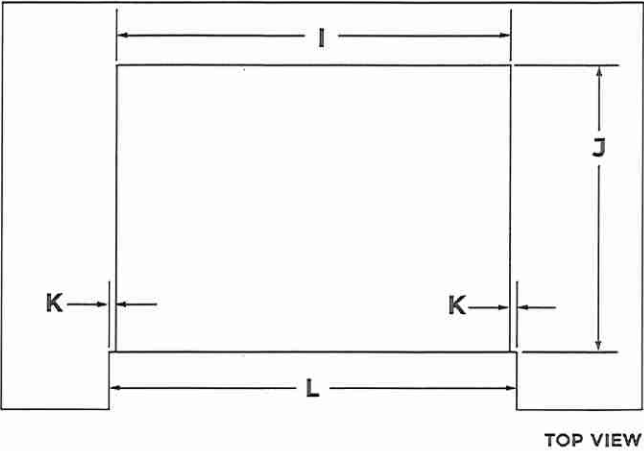
Lot 160 Oak Ridge (Ph2)

DIMENSIONS

JENNAIR® RANGETOPS

OPENING AND CLEARANCE

	30" RANGETOP JGCP430H	36" RANGETOP JGCP436H	48" RANGETOP JGCP548H
Countertop and Cabinet Cutout Width (I)	29-1/4" (74.3 cm)	35-1/4" (89.5 cm)	47-3/8" (120.3 cm)
Countertop and Cutout Depth (J)	22-1/4" (56.5 cm)	22-1/4" (56.5 cm)	22-1/4" (56.5 cm)
Notch Width (K)	5/16" (0.8 cm)	5/16" (0.8 cm)	5/16" (0.8 cm)
Cutout Width (L)	29-7/8" (75.9 cm)	35-3/4" (90.8 cm)	47-7/8" (121.6 cm)



Lot 160 OakRidge (Ph2)

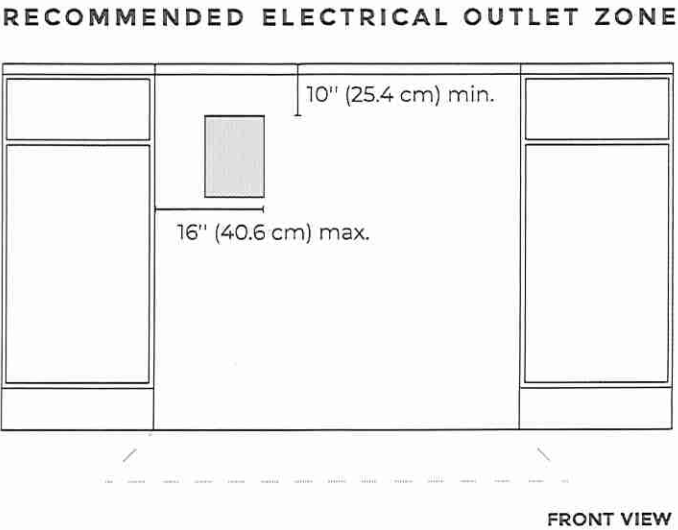
DIMENSIONS

JENNAIR® RANGETOPS

ELECTRICAL REQUIREMENTS

ELECTRIC REQUIREMENTS CHECKLIST

- ☐ A 120 volt, 60 Hz, AC only, 15-amp fused, electrical circuit is required.
- ☐ A dedicated circuit is recommended.



Lot 160 Oak Ridge (Ph2)

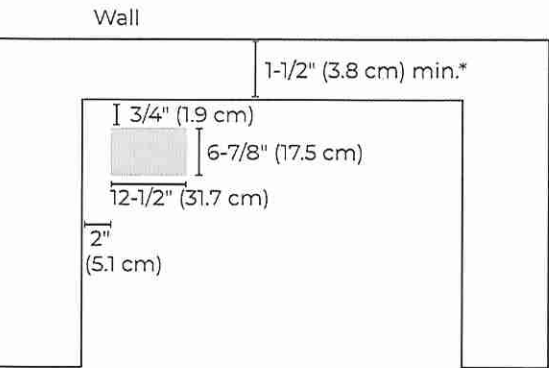
? IF YOU HAVE QUESTIONS ABOUT YOUR ELECTRICAL SUPPLY, CALL A LICENSED, QUALIFIED ELECTRICIAN.

DIMENSIONS

JENNAIR® RANGETOPS

GAS REQUIREMENTS

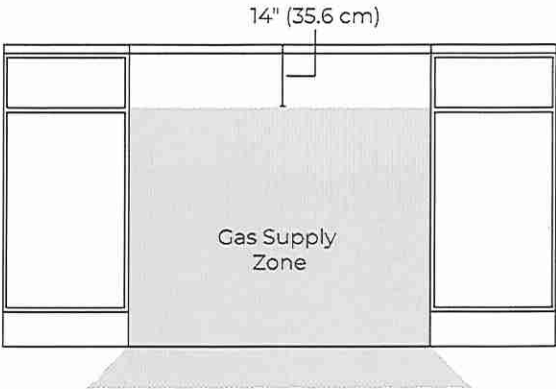
RECOMMENDED GAS SUPPLY LOCATION



TOP VIEW

*If the back wall is constructed of a combustible material and a backsplash is not installed, a $7\frac{1}{2}"$ (19.1 cm) minimum clearance is required from the cutout or $6"$ (15.2 cm) minimum clearance from the back edge of the rangetop.

GAS SUPPLY ZONE



FRONT VIEW

Lot 160 OakRidge (Ph2)



IF YOU HAVE QUESTIONS ABOUT YOUR GAS SUPPLY,
CALL A LICENSED, QUALIFIED SERVICE TECHNICIAN.



NOIR™ 30" COMBINATION MICROWAVE/WALL OVEN

JMW2430LM

Signature Features

MULTIMODE® CONVECTION SYSTEM

Steady heat is circulated by whirling metal blades, weaving around every flat tine. Wield your cooking prowess from marbled meats to succulent roasts.

TEMPERATURE PROBE

Know when dinner is done without ever opening the door. 4 points of contact deliver temperature readings visible on the LCD screen.

JET BLACK OVEN INTERIOR

Captivation cloaked in black. Beyond a dark glass expanse, cinematic lighting illuminates smooth racks, flat tines, and an enticing jet black interior.

4.3-INCH FULL COLOR LCD DISPLAY

A highly interactive, full-color LCD touchscreen is packed with dynamic features that allow you to navigate effortlessly through settings and cooking options including temperature and cooking mode.

SPEED-COOK

Renounce accepted limitations of the microwave. Three potent methods converge to deliver convection's steady heat, microwave speed and broiled caramelization in each oven-caliber bite.

CONVECTION & MICROWAVE COMBINATION COOKING

Let your appetite run wild—broil, bake or warm with convection and microwave energy.

GLIDE RACK

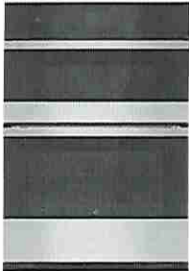
Smooth moves. Glides in and out fluidly and quietly, even when fully loaded.

MY CREATIONS

Curate recipe presets at will. Bake for 30 minutes, broil for 4 and keep dishes warm until you're ready to dine—all without lifting a finger.

CINEMATIC LIGHTING

Lights, camera, cook. Halogen lighting increases to full intensity, minimizing shadows and dramatically showcasing food.



Technical Specifications

Description

Oven Type: Combination

Size: 30

Fuel Type: Electric

Exterior

Door Lock: Yes

Flush Installation Approved: Yes

Microwave Details

Microwave Capacity: 1-2/5

Cooking Power: 900

Convection: Yes

Convection Power: 900

Grill: Yes

Details

Number of Rack Guides: 6

Certifications

Energy Rating: 390

Features

Oven Selections:

- Audible Signal
- Bake
- Broil
- Cancel/Off
- Clock
- Control Lock
- Cook and Hold
- Cook Time Indicator
- Delay Start
- Favorites
- Keep Warm/Warm Hold
- Language Conversion
- Proofing
- Rapid Preheat
- Sabbath Mode
- Start Time
- Stop Time
- Temperature Conversion
- Temperature Probe
- Temperature-Sensor Baking
- Timer

Dimensions

Depth: 23-1/4 in

Height: 43-3/4 in

Width: 30 in

Design Type

Design Expression: NOIR™

Lot 160 Oak Ridge (Ph2)

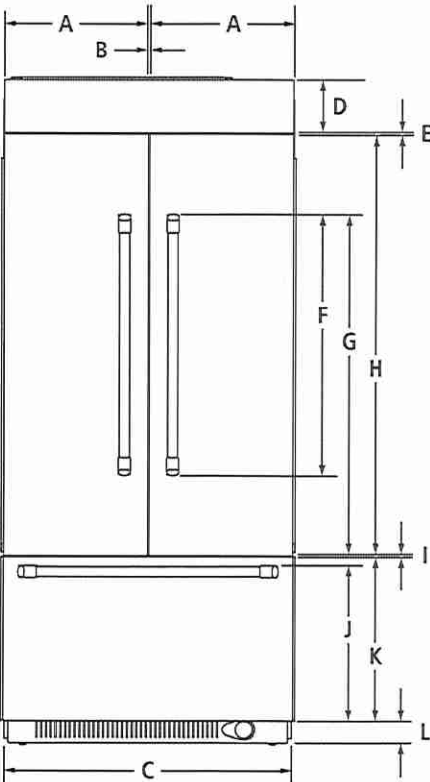
Oven Capacity: 5
Door Broil Position: Closed
Interior Color: Black
Hidden Bake Element: Yes
Broiler Location: Top of Oven
Oven Rack 2 Type: Gliding Roll-Out
Convection Element Power: 3200
Oven Light Type: Halogen
Number of Oven Racks: 3

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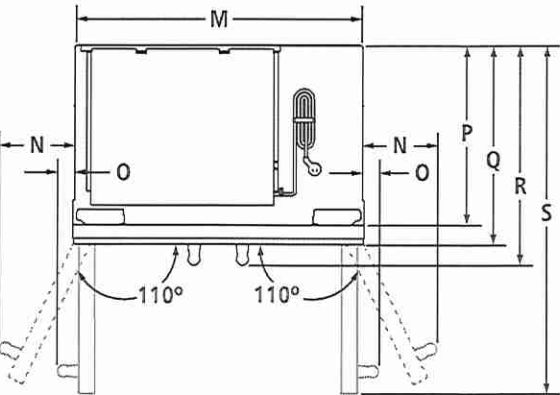
Lot 160 Oak Ridge (Ph2)

36" FULLY INTEGRATED FRENCH DOOR REFRIGERATOR
(BASE UNIT REQUIRES SUITE-COORDINATING PANEL KIT OR CUSTOM PANELS AND HANDLES)
JF36NXXFXDE – 35¾" x 83½" x 24" (without door/handles)

PRODUCT DIMENSIONS



FRONT VIEW



TOP VIEW

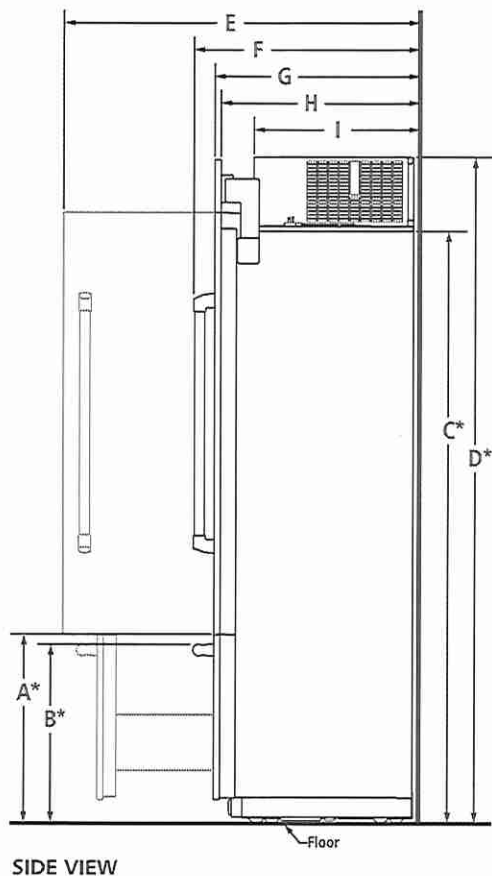
MODEL #		JF36NXXFXDE	
		in	cm
A	Width of each door	17½	44.8
B	Space between doors	⅛	0.3
C	Overall width	35¾	90.8
D	Height of top grille and bracket	6½	16.5
E	Space between doors and top grille	¾	0.8
F	Height of door handles		
	Pro-Style® Stainless	32¾	82.2
	Euro-Style Stainless	37¾	96.0
G	Height to top of door handles		
	Pro-Style® Stainless	42¾	107.6
	Euro-Style Stainless	44¾	114.0
H	Height of doors	52¾	133.0
I	Space between doors and drawer	⅛	0.3
J	Height to top of drawer handle		
	Pro-Style® Stainless	19¾	49.2
	Euro-Style Stainless	19¼	48.7
K	Height of drawer	20½	52.1
L	Height of bottom grille	3	7.6
M	Width of recessed refrigerator	35	88.9
N	Width from side of refrigerator to handle – door fully open 110°		
	Pro-Style® Stainless	7	17.8
	Euro-Style Stainless	6½	16.5
O	Width from side of refrigerator to handle – door open 90°		
	Pro-Style® Stainless	2	5.1
	Euro-Style Stainless	1½	3.9
P	Depth without door panel kit	24	61.0
Q	Depth with doors		
	Pro-Style® Stainless panel kit	24¾	62.9
	Euro-Style Stainless panel kit	24¾	62.9
	Custom panel (¾"/1.9 cm)	24¾	62.9
R	Depth with handles		
	Pro-Style® Stainless	27¾	69.5
	Euro-Style Stainless	26¾	68.3
S	Depth with doors open 90°	41	104.1

IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation or Use & Care Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation.
All Jenn-Air® appliances are appropriately UL, CUL or CSA approved.

Lot 160 OakRidge (Ph2)

36" FULLY INTEGRATED FRENCH DOOR REFRIGERATOR
(BASE UNIT REQUIRES SUITE-COORDINATING PANEL KIT OR CUSTOM PANELS AND HANDLES)
JF36NXXFXDE – 35¾" x 83⅞" x 24" (without door/handles)

DIMENSIONS AS INSTALLED



MODEL #		JF36NXXFXDE	
		in	cm
A*	Height to top of drawer (min.)	23½	59.7
	Height to top of drawer handle (min.)		
B*	Pro-Style® Stainless	22⅞	56.8
	Euro-Style Stainless	22¼	56.3
C*	Height to top of doors (min.)	74⅞	188.9
D*	Height to top of grille and bracket (min.)	83⅞	211.1
E	Depth with door open 90° (min.)	41	104.1
	Depth with handles (min.)		
F	Pro-Style® Stainless	27⅞	69.5
	Euro-Style Stainless	26⅞	68.3
G	Depth with doors (min.)		
	Pro-Style® Stainless panel kit	24¾	62.9
	Euro-Style Stainless panel kit	24¾	62.9
	Custom panel (¾"/1.9 cm)	24¾	62.9
H	Depth without door panel kit (min.)	24	61.0
I	Depth of compressor (min.)	19⅞	50.5

*Add 1¼" (3.2 cm) to the height dimension when leveling legs are fully extended.

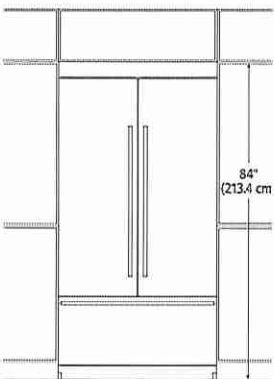
Lot 160 Oak Ridge (Ph2)

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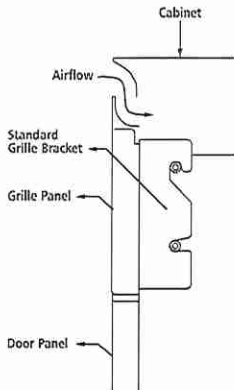
36" FULLY INTEGRATED FRENCH DOOR REFRIGERATOR
(BASE UNIT REQUIRES SUITE-COORDINATING PANEL KIT OR CUSTOM PANELS AND HANDLES)
JF36NXXFXDE – 35¾" x 83⅞" x 24" (without door/handles)

3 STYLES FOR DOOR PANEL INSTALLATION

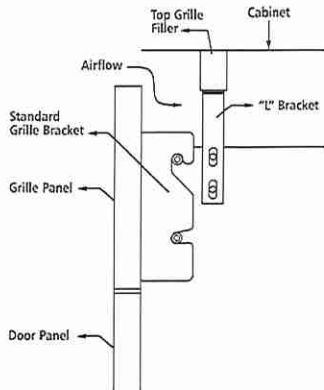
STANDARD INTEGRATED GRILLE INSTALLATION



FRONT VIEW



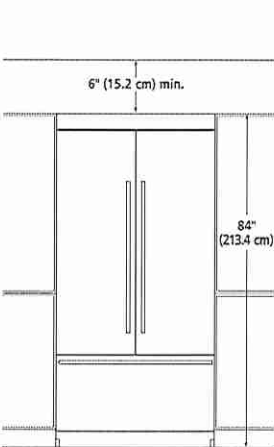
SIDE VIEW – STAINLESS STEEL
PANEL KIT



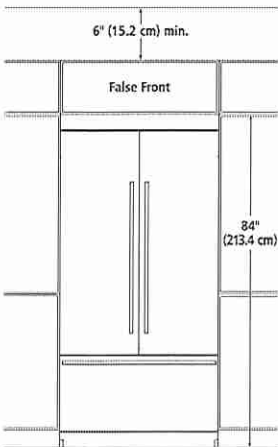
SIDE VIEW – CUSTOM PANEL

- Attach the standard custom grille with the standard grille bracket provided with the refrigerator.
- The standard grille panel height allows for an air gap critical to refrigerator performance.

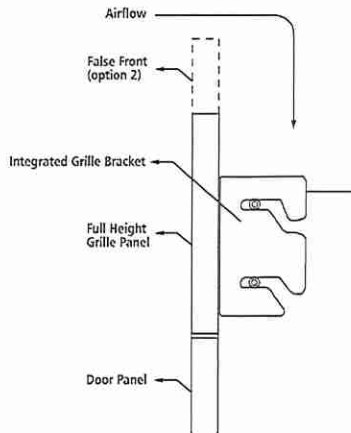
FULLY INTEGRATED GRILLE INSTALLATION



FRONT VIEW – OPEN TO CEILING
(OPTION 1)



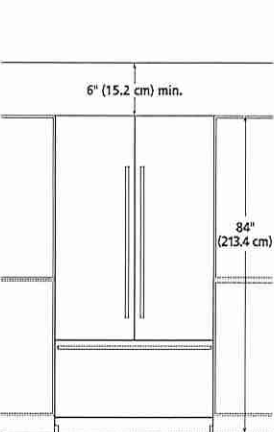
FRONT VIEW – FALSE FRONT
(OPTION 2)



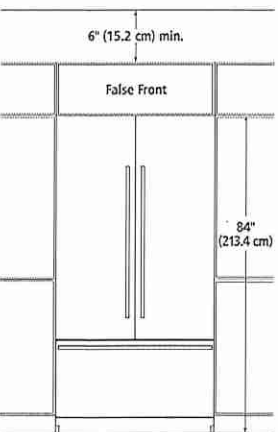
SIDE VIEW – CUSTOM PANEL

- Attach the full-height grille with the integrated grille bracket provided with the refrigerator.
- Requires a minimum of 6" (15.2 cm) of open space above the refrigerator, which must not be blocked in any way, including soffits.

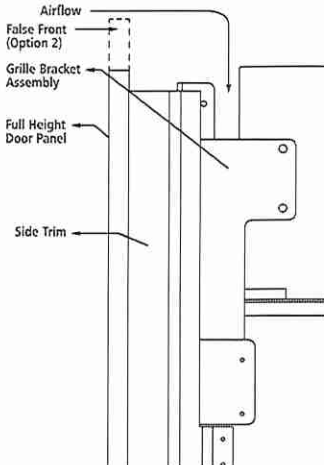
ARMOIRE-STYLE INSTALLATION*



FRONT VIEW – OPEN TO CEILING
(OPTION 1)



FRONT VIEW – FALSE FRONT
(OPTION 2)



SIDE VIEW – CUSTOM PANEL

- Attach the grille bracket assembly and grille panel provided in the armoire-style panel kit.
- Requires a minimum of 6" (15.2 cm) of open space above the refrigerator, which must not be blocked in any way, including soffits.

* Refer to the Armoire Kit installation instructions for additional dimensions and installation details.

IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation or Use & Care Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation.
All Jenn-Air® appliances are appropriately UL, CUL or CSA approved.

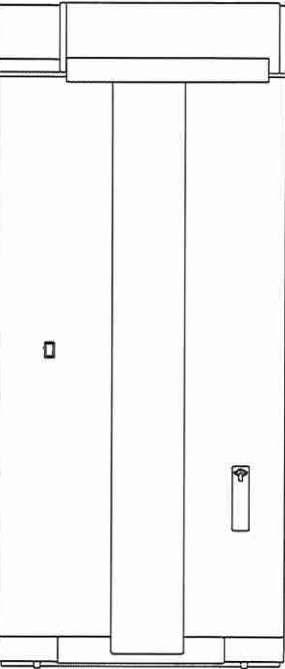
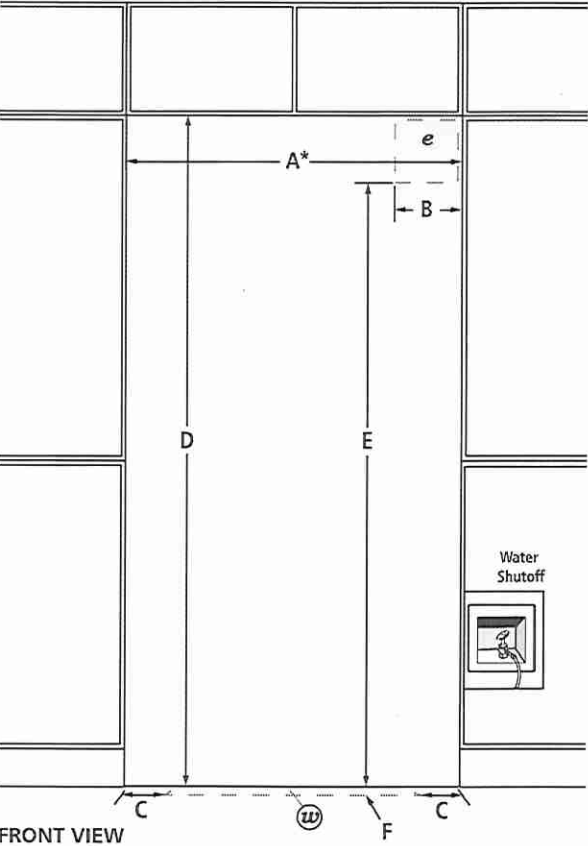


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Lot 160 Oak Ridge (Ph2)

36" FULLY INTEGRATED FRENCH DOOR REFRIGERATOR
(BASE UNIT REQUIRES SUITE-COORDINATING PANEL KIT OR CUSTOM PANELS AND HANDLES)
JF36NXXFXDE – 35¾" x 83½" x 24" (without door/handles)

OPENING/CLEARANCE DIMENSIONS



BACK VIEW

MODEL #		JF36NXXFXDE	
		in	cm
A*	Width (min.)	36	91.4
B	Width of recommended electrical location	4	10.2
C	Distance from side of cabinet to recommended water connection location	6	15.2
D	Height (min.)	84	213.4
E	Height to recommended electrical location	77	195.6
F	Depth of recommended water connection location (max.)	1	2.5
e	Recommended electrical connection location		
w	Recommended water connection location		

*Minimum width must extend behind the face of the cabinet for at least 2" (5.1 cm).

ELECTRICAL REQUIREMENTS

115 volt, 60 Hz, AC only, 15- or 20-amp fused, grounded circuit is required. A dedicated circuit is recommended. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

WATER PRESSURE REQUIREMENTS

A cold water supply with water pressure between 30 and 120 psi (207 and 827 kPa) is required to operate the ice maker. Call a licensed, qualified plumber with any questions about the water pressure.

Reverse Osmosis Water Supply

IMPORTANT: The pressure of the water coming out of a reverse osmosis system going to the water inlet valve of the refrigerator needs to be between 30 and 120 psi (207 and 827 kPa).

If a reverse osmosis water filtration system is connected to the cold water supply, the water pressure to the reverse osmosis system needs to be a minimum of 40 to 60 psi (276 to 414 kPa).

LOCATION REQUIREMENTS

Floor must be able to support refrigerator (more than 600 lb [272 kg]), door panels and contents of the refrigerator and must be at the same level as flooring in the room.

IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation or Use & Care Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation.
All Jenn-Air® appliances are appropriately UL, CUL or CSA approved.

Lot 160 Oak Ridge (Ph2)

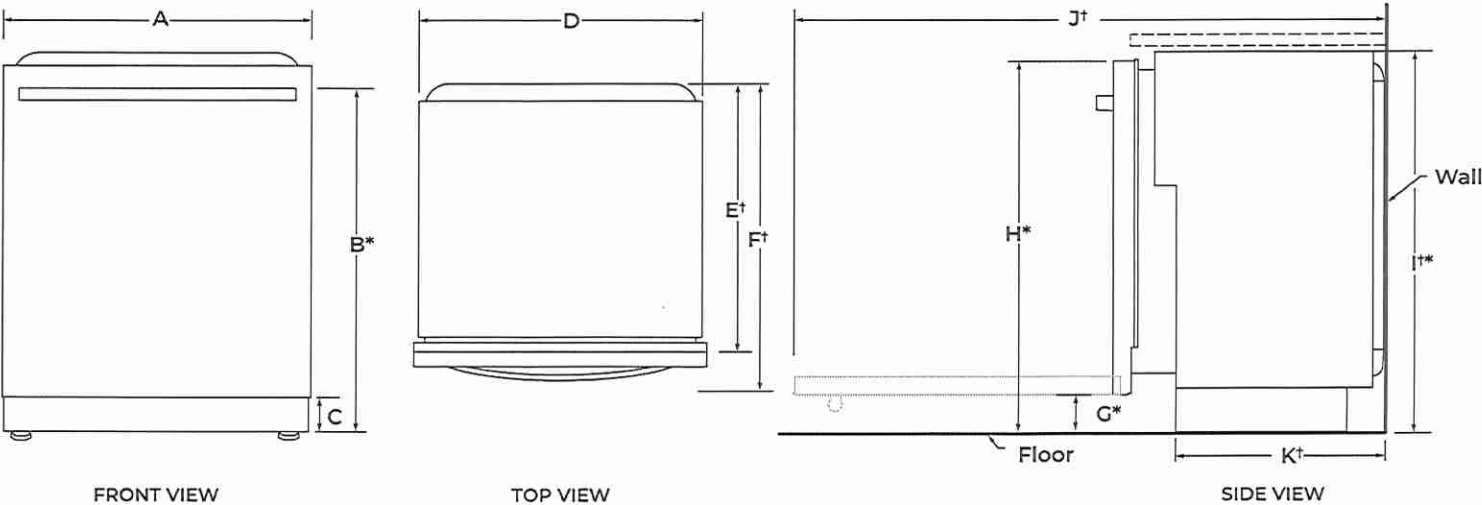


24" DISHWASHER

DETAILED PLANNING DIMENSIONS GUIDE

JDPSS246LL, JDPSS246LM, JDPSS244LS, JDPSS244LL,
JDPSS244LM
237⁄8" (W) x 335⁄8" (H) x 241⁄2" (Depth without Handle)
JDPSS245LX
237⁄8" (W) x 335⁄8" (H) x 243⁄4" (Depth without Handle)

PRODUCT DIMENSIONS



	DESCRIPTION	DIMENSIONS
A	Width of door	237⁄8" (60.6 cm)
B*	Height to top of handle	319⁄16" (80.1 cm)
C	Height of adjustable toe kick	31⁄2" (8.8 cm) - min. 41⁄4" (10.8 cm) - max.
D	Width of recessed dishwasher	237⁄8" (60.6 cm)
E†	Depth without door	225⁄8" (57.5 cm)
F†	Depth with Towel Bar Handle	271⁄4" (69.2 cm)
	Depth with Pocket Handle	241⁄2" (62.2 cm)
	Depth with Wood panel	243⁄4" (62.9 cm)**
G*	Height to bottom of door (min.)	35⁄16" (8.4 cm)
H*	Height to top of door (min.)	337⁄16" (84.9 cm)
I†*	Height of recessed dishwasher (min.)	335⁄8" (85.4 cm)
J†	Depth with door fully open (min.)	503⁄16" (127.4 cm)
K†	Depth with toe kick (min.)	2013⁄16" (52.9 cm)

†Insulation blanket thickness adds up to 11⁄16" (1.8 cm) but can crush up to 1⁄8" (0.3 cm).

*Dishwasher can be raised 17⁄16" (3.7 cm) with feet fully extended.

**Considering 3⁄4" wood panel thickness.

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice.

Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.

Lot 160 Oak Ridge (Ph2)



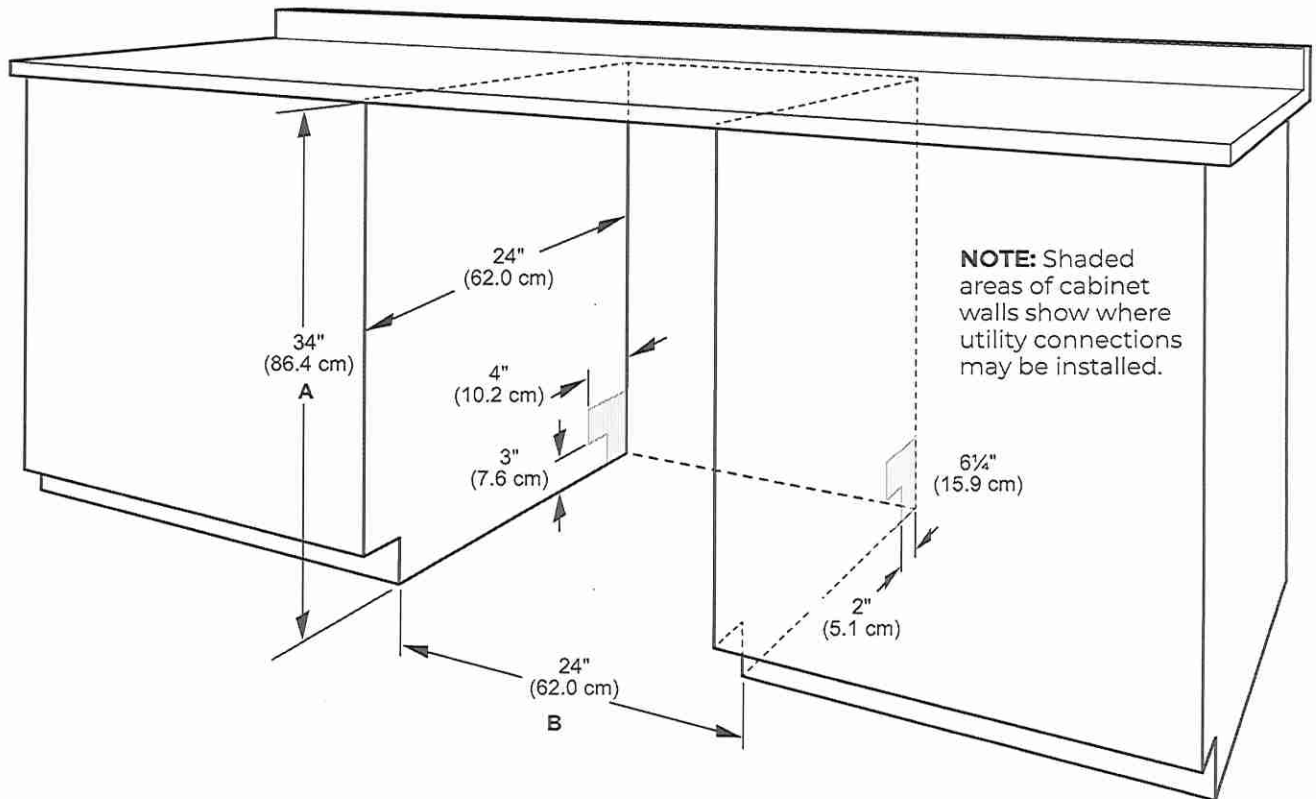
24" DISHWASHER DETAILED PLANNING DIMENSIONS GUIDE

JDPSS246LL, JDPSS246LM, JDPSS244LS, JDPSS244LL,
JDPSS244LM
23⁷/₈" (W) x 33⁵/₈" (H) x 24¹/₂" (Depth without Handle)

JDPSS245LX
23⁷/₈" (W) x 33⁵/₈" (H) x 24³/₄" (Depth without Handle)

OPENING/CLEARANCE DIMENSIONS

IMPORTANT: Check that all surfaces have no protrusions that would prohibit dishwasher installation.



A. Measured from the lowest point on the underside of the countertop. May be reduced to 33¹/₂" (85.1 cm) by removing the wheels and perforated area of insulation (blanket) on dishwasher.

B. Minimum, measured from narrowest point of opening.

NOTE: Corner locations require a 2" (5.1 cm) minimum clearance between the side of the dishwasher door and the wall or cabinet.

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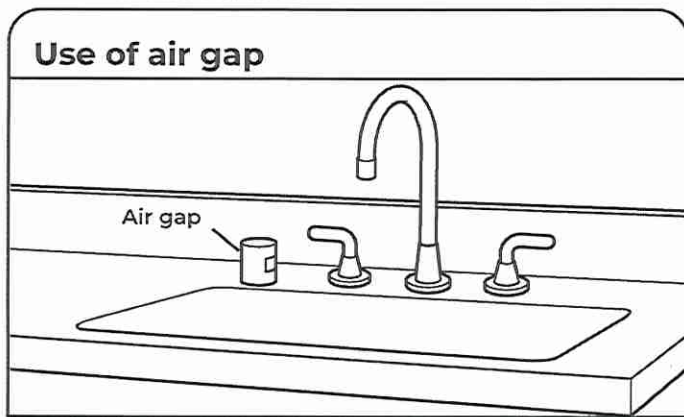
Lot 160 Oak Ridge (Ph2)

DRAIN REQUIREMENTS

- A new drain hose is supplied with your dishwasher. If drain hose is not long enough, use a new drain hose with a maximum length of 12 ft (3.7 m) that meets all current AHAM/IAPMO test standards, is resistant to heat and detergent, and fits the 1" (25 mm) drain connector of the dishwasher.

NOTE: Do not connect multiple drain hoses together.

- Make sure to connect drain hose to waste tee or disposer inlet above drain trap in house plumbing and 20" (508 mm) minimum above the floor. It is recommended that the drain hose either be looped up and securely fastened to the underside of the counter or be connected to an air gap.
- Make sure to use an air gap if the drain hose is connected to house plumbing lower than 20" (508 mm) above subfloor or floor.



- If required, the air gap should be installed in accordance with the air gap installation instructions. When you are connecting the air gap, a rubber hose (not provided) will be needed to connect to the waste tee or disposer inlet.
- Use 1/2" (1.3 cm) minimum I.D. drain line fittings.

WATER SUPPLY REQUIREMENTS

- This dishwasher has a water heating feature and also requires a connection to a hot water supply line.
- A hot water line with 20 psi to 120 psi (138 kPa to 862 kPa) water pressure can be verified by a licensed plumber.
- 120°F (49°C) water at dishwasher.
- 3/8" (0.95 cm) O.D. copper tubing with compression fitting or flexible braided water supply line.
- NOTE:** 1/2" (1.3 cm) minimum plastic tubing is not recommended.
- A 90° elbow with 3/4" (0.95 cm) hose connection with rubber washer.
- Do not solder within 6" (15.2 cm) of the water inlet valve.
- If installed in new construction, make sure the house water supply lines have been flushed prior to connecting the dishwasher to remove any debris that may exist in the supply line.

NOTE: If replacing an existing dishwasher, it is recommended to install a new water line and drain hose (supplied) with the new dishwasher.

ELECTRICAL REQUIREMENTS

⚠ WARNING



Electrical Shock Hazard

Plug into a grounded 3 prong outlet.

Do not remove ground prong.

Do not use an adapter.

Do not use an extension cord.

Failure to follow these instructions can result in death, fire, or electrical shock.

Be sure that the electrical connection and wire size are adequate and in conformance with the National Electrical Code, ANSI/NFPA 70 - latest edition, and all local codes and ordinances.

A copy of the above code standards can be obtained from:

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

You Must Have:

- 120 V, 60 Hz, AC only, 15 A or 20 A, fused electrical supply
- Copper wire only
- A maximum of 2 field wiring supply conductors (12 AWG largest size) plus 1 grounding conductor are permitted in the terminal box.

We Recommend:

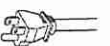
- A time-delay fuse or circuit breaker.

Circuit Requirements:

- The dishwasher may be installed on the same circuit as a garbage disposal providing that the branch circuit cannot exceed rated circuit load and must comply with all governing codes and regulations such as but not limited to National Electrical Code, ANSI/NFPA 70 - latest edition.
- No electrical connections other than the dishwasher power and ground connections can be made inside of the dishwasher terminal box.

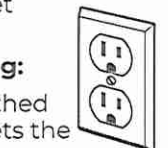
If connecting dishwasher with a power supply cord:

- Use UL Listed power cord kit marked for use with dishwasher.
- Plug into a grounded 3 prong outlet. Outlet must meet all local codes and ordinances.



If connecting dishwasher with direct wiring:

- Use flexible, armored, or nonmetallic sheathed copper wire with grounding wire that meets the wiring requirements for your home and local codes and ordinances.
- Use a UL Listed/CSA Approved metallic strain relief.



Lot 160 Oak Ridge (Ph2)

LOT 160 Grovetrail
Master Ensuite



White Quartz Niche

Lot 160 Oak Ridge (Ph2)

BLANCO

Sink Specifications

Colour SKU
satin polish 402245

Design and planning tips

- Min cabinet size: 18 in (455 mm)

Specifications:
3 ½" stainless steel strainer(s), Installation instructions, Cut-out template, Undermount clips, Limited Lifetime Warranty

Codes & Standards

ASME A112.19.3-2017/CSA B45.4-17

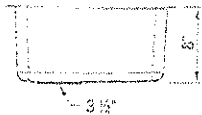
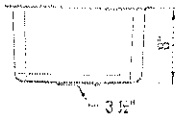
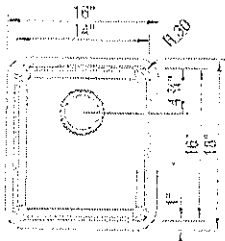
Optional Accessories

~~Sink Grid 402253~~
~~CapFlow Strainer Cover 517666~~



* Kitchen Island Sink

FORMERA U Bar
Stainless steel satin polish



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

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



Need support? Learn more by watching our sink & faucet How-to videos:
<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



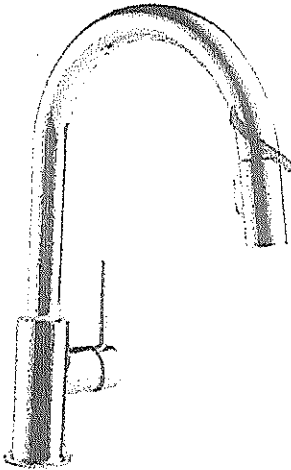
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While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For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

TRINSIC

Lot 160 Oak Ridge (Ph2)

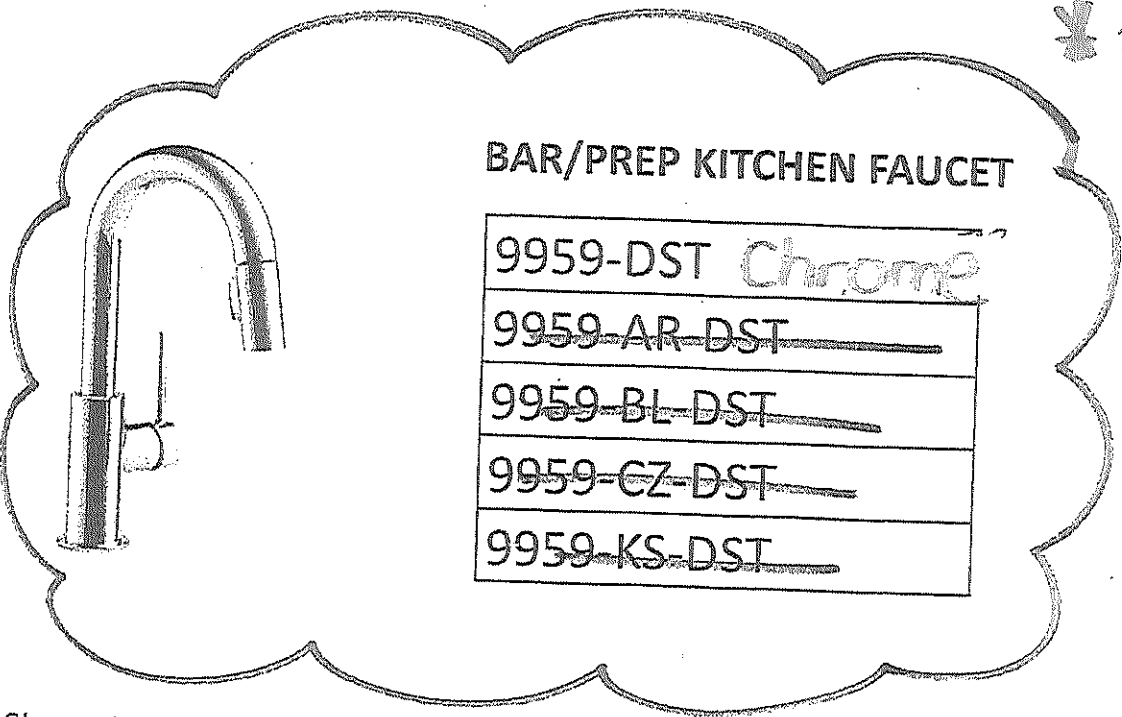


SINGLE HANDLE PULL-DOWN KITCHEN FAUCET

9159-DST
9159-AR-DST
9159-BL-DST
9159-CZ-DST
9159-KS-DST

* Kitchen Island
Faucet

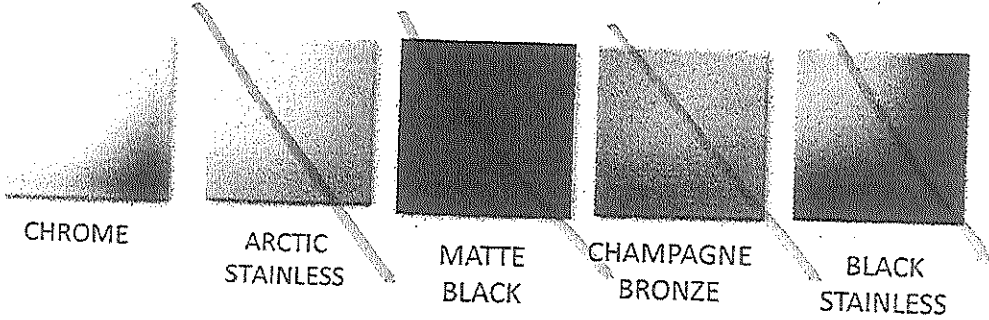
DS
42



BAR/PREP KITCHEN FAUCET

9959-DST <i>Chrome</i>
9959-AR-DST
9959-BL-DST
9959-CZ-DST
9959-KS-DST

Shown in Chrome



Prices subject to change