



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: PO LEE LAM and QINGBIAO LIN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
144	2	DUNCAN-STD Main/4 Bedroom Elev C	21-Feb-25	

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	PURCHASERS WILL HAVE THE OPTION TO DELETE THE FRENCH DOOR ON THE DEN AND INCREASE THE SIZE OF THE WIDTH OPENING. PURCHASERS REQUEST THAT THE OPENING HEIGHT BE AS CLOSE TO THE CEILING AS POSSIBLE. THERE WILL BE NO CREDIT FOR THE FRENCH DOOR AND NO CHARGE
Worksheet	Note:



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144	2	DUNCAN-STD Main/4 Bedroom Elev C	21-Feb-25

Date Added: 27-Mar-24

Invoice Number: 8645

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2)

Note:

1 - LIVING ROOM - In addition to builders standard switch operated plugs, Install FOUR (x4) LED POT LIGHTS with One (x1) Seperate Switch at living room (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

1 - DEN - In addition to builders standard ceiling light, Install FOUR (x4) LED POT LIGHTS with ONE (x1) Seperate Switch at Den (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only

1 - MUD ROOM - Delete builders standard ceiling light, Install TWO (x2) LED POT LIGHTS with ONE (x1) Seperate Switch at Mud Room (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only

1 - MASTER ENSUITE - Purchaser has Requested to DELETE Do Not Install / Supply / Credit purchaser for builders standard casing installed at both windows of master ensuite. (See Sketch)

Note: To Include; Window between toilet and shower stall, and Window above free standing tub.

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 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #4 - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch)

Note: To Include;

HANDRAIL - Mod Rectangle

PICKETS - Steel 1/2" Square, Plain/PTM-1S/Plain with Modern Shoes Flat Black

POST - 3 1/2" Square, IRP-13 NO Cap

1 - KITCHEN & BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN UPGRADES / LAYOUTS. (See Attached Paperwork)

Note:

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 of stone 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 - KITCHEN - Purchaser has Requested to DELETE Do Not Install / Supply / Credit for Builders Standard Kitchen Backsplash Tile (See Sketch)

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Canrio 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 - 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 Applicable Splash) (See Sketch)

Note: To be Installed with Standard Sink & Standard Faucet



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Date Added: 27-Mar-24 Invoice Number: 8645

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 Applicable Splash) (See Sketch) Note: To be Installed with Standard Sink & Standard Faucet
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: To be Installed with Standard Sink & Standard Faucet
1 - ENSUITE #3 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #3 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: To be Installed with Standard Sink & Standard Faucet
1 - ENSUITE #4 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #4 vanity, where applicable (Includes Applicable Splash) (See Sketch) Note: To be Installed with Standard Sink & Standard Faucet
1 - DISCLAIMER - STONE COUNTERTOP; ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design of stone 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 - LAUNDRY ROOM (2nd Floor) - FLOORING - UPGRADE #1 - PORCELAIN TILE - 12x24 ENDURING LIGHT GREY - To be installed throughout laundry room(2nd Floor) floor, where applicable. To be Installed Straight/Stacked (See Sketch) Note:
1 - ENSUITE #2- FLOORING - UPGRADE #1 - PORCELAIN TILE - 12x24 ENDURING LIGHT GREY To be installed throughout ensuite #2 floor, where applicable. To be Installed Straight/Stacked (See Sketch) Note:
1 - ENSUITE #2 - TUB/SHOWER ENCLOSURE WALLS - UPGRADE #2 - PORCELAIN TILE - 12x24 ENDURING LIGHT GREY - To be installed throughout ensuite #2 tub/shower enclosure walls, where applicable. To be Installed Horizontally/Stacked (See Sketch) Note:
1 - ALL BATHROOMS - DELETE Do Not Install / Supply / Credit Purchaser for builders standard bathroom accessories (toilet paper, towel bar & soap dish) throughout all bathrooms where applicable. Note: To Include; Powder Room, Master Ensuite, Ensuite #2, Ensuite #3 and Ensuite #4 (See Sketch)
1 - ALL BATHROOMS - DELETE Do Not Install / Supply / Credit Purchaser for builders' standard Bathroom Mirrors, throughout all bathrooms, where applicable. Note: To Include; Powder Room, Master Ensuite, Ensuite #2, Ensuite #3 and Ensuite #4. (See Sketch)
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 MARCH 27,2024 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: 04-Mar-24 Invoice Number: 8620



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Grovetrail Developments Inc.

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TEL:

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144	2	DUNCAN-STD Main/4 Bedroom Elev C	21-Feb-25

Date Added: 04-Mar-24

Invoice Number: 8620

<p>1 - REFER TO APAS; CLARIFICATION-DEN - Purchaser has decided to proceed with the DELETION of the standard french door at the den. Purchaser has requested that the opening width be approx. 3'-0", & the opening height to be approx. 9'-0" If Possible. Note: **PLEASE NOTE** PURCHASER'S REQUEST FOR DEN OPENING TO START 12" FROM EXTERIOR WALL (SEE SKETCH)</p> <p>Purchaser accepts & acknowledges that there will be a 12" drop from the ceiling</p> <p>Purchaser Requests opening width of den be the same as the mud room. Purchaser has requested the standard casing at the opening to the den be Deleted. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing. (See Sketch)</p>
<p>1 - MAIN FLOOR- Purchaser's request for all the Flat Arch Openings to have a 12" drop from the ceiling on main floor openings , where applicable (See Sketch) Note:</p>
<p>6 - SECOND FLOOR- Install SIX (X6) extended height Carrara smooth interior doors, Approx. 8'-0" tall interior doors in lieu of the builders standard height. Note: Extended Height Carrara Smooth Interior Door To be installed for the Master Bedroom Double Door Entry (x2),Laundry Room(x1), Bedroom #2 (x1), Bedroom#3 (x1), and Bedroom #4 (x1)</p>
<p>1 - KITCHEN - Relocate Applicable Plumbing for Sink from exterior wall to kitchen island (See Sketch) Note:</p>
<p>1 - KITCHEN - Relocate Applicable Plumbing & Electrical for Dishwasher from exterior wall to kitchen island (See Sketch) Note:</p>
<p>1 - KITCHEN - Relocate applicable electrical for Stove and Fridge from interior wall of kitchen, to exterior wall of kitchen (See Sketch & QTK Layout) Note:</p>
<p>1 - KITCHEN - Delete Standard Window above original location of sink on exterior side elevation of kitchen (See Sketch) Note:</p>
<p>1 - KITCHEN - CABINETRY - Relocate Sink & Dishwasher from exterior wall to kitchen island. Relocate Stove & Fridge from interior wall of kitchen to exterior wall of kitchen. (See Revised Layout & QTK Layout) Note: As per QTK</p>
<p>1 - KITCHEN - CABINETRY - Relocate applicable standard cabinetry from interior wall of kitchen to exterior wall of kitchen. (See Sketch and QTK Layout) Note: **Purchaser Declined QTK Design with Additional Standard Cabinerty at time of structural appointment**</p>
<p>1 - KITCHEN - Create on opening between the dining room and kitchen (See Sketch) **Purchaser Requests Opening to be Approx. 3'-0" wide** and height to be approx 9'-0" If Possible** Note: **Purchaser accepts & acknowledges that there will be a 12" drop from the ceiling**</p> <p>Purchaser has requested the standard casing at the opening between dining room and kitchen to be Deleted. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing. (See Sketch)</p>
<p>1 - MASTER ENSUITE - Purchaser has requested to DELETE Standard door at water closet area of master ensuite (See Sketch) Note: Purchaser has requested the standard casing at the opening to the Water Closet be Deleted. Opening to be drywalled, no drop from the ceiling, opening to be open from floor to ceiling. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing.</p> <p>Full wall next to the Vanity to be Approximately 30" long (See Sketch)</p>
<p>1 - MASTER ENSUITE - Enlarge shower stall towards rear exterior wall beside free standing tub. Install ADDITIONAL FRAMELESS GLASS between shower and free standing tub (See Sketch) Note: Priced as per JeRose</p>
<p>1 - MASTER ENSUITE SHOWER STALL- Install additional builders standard shower stall 2x2 floor tile, and additional builders standard 8x10 wall tile to accommodate larger shower stall. Note:</p>



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Date Added: 04-Mar-24

Invoice Number: 8620

<p>1 - MASTER ENSUITE SHOWER STALL- Purchasers request to have the shower head/shower faucet for the master ensuite shower stall, Installed on the exterior wall (See Sketch) Note: **Purchaser is aware that a dummy wall may have to be built in order to accommodate the shower plumbing on the extreior wall</p>
<p>1 - MASTER ENSUITE - Enlarge window at master ensuite between toilet and shower stall , To be approx. 24" x 56".Enlarged window to match window height of existing window above tub. (See Sketch) Note: Approved by Fonzie Priced as per Mesud</p>
<p>1 - TWIN BATH - Reconfigure Standard Twin Bath between bedroom #3 and bedroom #4. Creating TWO Seperate Ensuites, ONE (x1) Ensuite for Bedroom #3 and ONE Ensuite (x1) for Bedroom #4 (See Sketch) Note: Each ensuite to include All Standard Features and Finishes as per the features and finishes schedule. Standard Tub/Shower Enclosure for both new ensuites. Priced as per Steve C.</p>
<p>1 - BEDROOM #4- Decrease Bedroom #4 to accommodate New Ensuites. Bedroom #4 to now be Approximately 12'-0"x12'-6" Bedroom #4 windows to be centered withing the new Bedrooms specs(See Sketch) Note:</p>
<p>1 - BEDROOM #3- Shift the Bedroom #3 entrance door towards the upper hall to accommodate the additional Bedroom #3 Ensuite (See Sketch) Note:</p>
<p>1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on FEBRUARY 28,2024 Note:</p>
<p>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:</p>

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* INTERIOR COLOUR SCHEME *

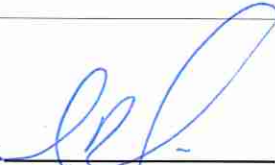
Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PO LEE LAM & QINGBIAO LIN	Melissa Di Marino	DUNCAN-STD Main/4 Bedroom Elev C	/	Grovetrail Developments Inc.	21/02/2025	144

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Page 1 of 3	Flooring	Wall Tile				Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13x13 MALENA ICE (STD)	✓ 8x10 UNIWALL TENDER GREY (STD)	NONE	NONE	NONE	WHITE
Ensuite #2	✓ 12x24 ENDURING LIGHT GREY (Straight) (UPG)	✓ 12x24 EnduringLightGrey (Horizontal)(Upg)	NONE	NONE	NONE	WHITE
Ensuite #3	✓ 13x13 NEW REEDS SILVER (STD)	✓ 8x10 NEW REEDS SILVER (STD)	NONE	NONE	NONE	WHITE
Ensuite #4	✓ 13x13 MALENA ICE (STD)	✓ 8x10 UNIWALL TENDER GREY (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	✓ 12x24 ENDURING LIGHT GREY (Straight) (UPG)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 18x18 VERNAZZA BIANCO (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 18x18 VERNAZZA BIANCO (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	✓ 18x18 VERNAZZA BIANCO (STD)	✓ DELETE - Do Not Install/Supply/Credit	NONE	NONE	NONE	STD
Foyer	✓ 18x18 VERNAZZA BIANCO (STD)	<div>Railings and Stairs</div> <div><div>Railings</div><div>UPG-ModRectangle VintageRedOak Angora</div></div> <div><div>Pickets</div><div>UPG-Steel1/2"Sqaure,Plain/PTM-1S-Black</div></div> <div><div>Posts</div><div>Upg-31/2"SqaureIRP-13NoCapVint.OakAngor</div></div> <div><div>Stringers</div><div>STD - VINTAGE RED OAK ANGORA</div></div> <div><div>Treads</div><div>STD - VINTAGE RED OAK ANGORA</div></div> <div><div>Risers</div><div>STD - VINTAGE RED OAK ANGORA</div></div> <div><div>Runner</div><div>NO</div></div> <div>Trim</div> <div><div>Baseboard & Casing</div><div>STANDARD - MODERN</div></div> <div><div>Knobs</div><div>STANDARD</div></div> <div><div>Front Door Glass</div><div>STANDARD</div></div> <div><div>Hinges</div><div>STANDARD</div></div> <div><div>Interior Doors</div><div>STANDARD - CARRARA,SMOOTH</div></div> <div><div>Grip Set</div><div>STANDARD</div></div> <div><div>Cornice Moulding / Medalion</div><div><div>Foyer</div><div>NONE</div></div><div><div>Living Room</div><div>NONE</div></div><div><div>Dining Room</div><div>NONE</div></div><div><div>Family Room</div><div>NONE</div></div><div><div>Main Hall</div><div>NONE</div></div><div><div>Kitchen</div><div>NONE</div></div><div><div>2nd Floor Hall</div><div>NONE</div></div><div></div><div></div><div></div></div>				
Main Hall	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Living Room	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Dining Room	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Great Room	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Den	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Upper Hall	✓ 3 1/4" x 3/4" Vintage Red Oak Angora (Pearl) (STD)					
Master Bedroom	✓ BROADLOOM - Opening Night 4002-21 (STD)					
Bedroom 2	✓ BROADLOOM - Opening Night 4002-21 (STD)					
Bedroom 3	✓ BROADLOOM - Opening Night 4002-21 (STD)					
Bedroom 4	✓ BROADLOOM - Opening Night 4002-21 (STD)					

Page 1 of 3

Page 1 of 3


Consultant: 
Melissa Di Marino

Purchaser: 
PO LEE LAM

Purchaser: 
QINGBIAO LIN

Vendor: 
Grovetrail Developments Inc.
Printed Mar 27, 2024 12:25 pm



	Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
	PO LEE LAM & QINGBIAO LIN	Melissa Di Marino	DUNCAN-STD Main/4 Bedroom Elev C	/	Grovetrail Developments Inc.	21/02/2025	144

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
Ensuite #2	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	✓ Emmerstone Maple White (STD)	✓ "A " EDGE (STD)	SEE QTK
Ensuite #3	STANDARD - SILVER BIRCH	SEE ATTACHED QTK PAPERWORK	✓ Emmerstone Maple White (STD)	✓ "A " EDGE (STD)	SEE QTK
Ensuite #4	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
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
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				
Living Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Great Room	STANDARD - SILVER BIRCH				
Den	STANDARD - 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				

Appliance Opening/Dimension

Fridge Size
Range

Built-Ins
Microwave

Hood Fan
Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

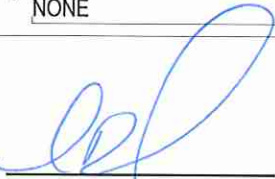
Fireplace

Fireplace	<input checked="" type="checkbox"/> GREAT ROOM	Fireplace	<input type="text" value="N/A"/>
Location Flooring	<input checked="" type="checkbox"/> 3 1/4" HARDWOOD	Location Flooring	<input type="text" value="N/A"/>
Style	<input checked="" type="checkbox"/> VILLA NOVA	Style	<input type="text" value="N/A"/>
Finish	<input checked="" type="checkbox"/> STONE	Finish	<input type="text" value="N/A"/>
Marble	<input type="text" value="N/A"/>	Marble	<input type="text" value="N/A"/>
Hearth	<input checked="" type="checkbox"/> NONE	Hearth	<input type="text" value="N/A"/>

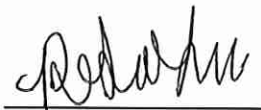
Notes

**KITCHEN - INSTALL BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN


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Decor Consultant: 


Melissa Di Marino

Purchaser: 

POLEE LAM

Purchaser: 

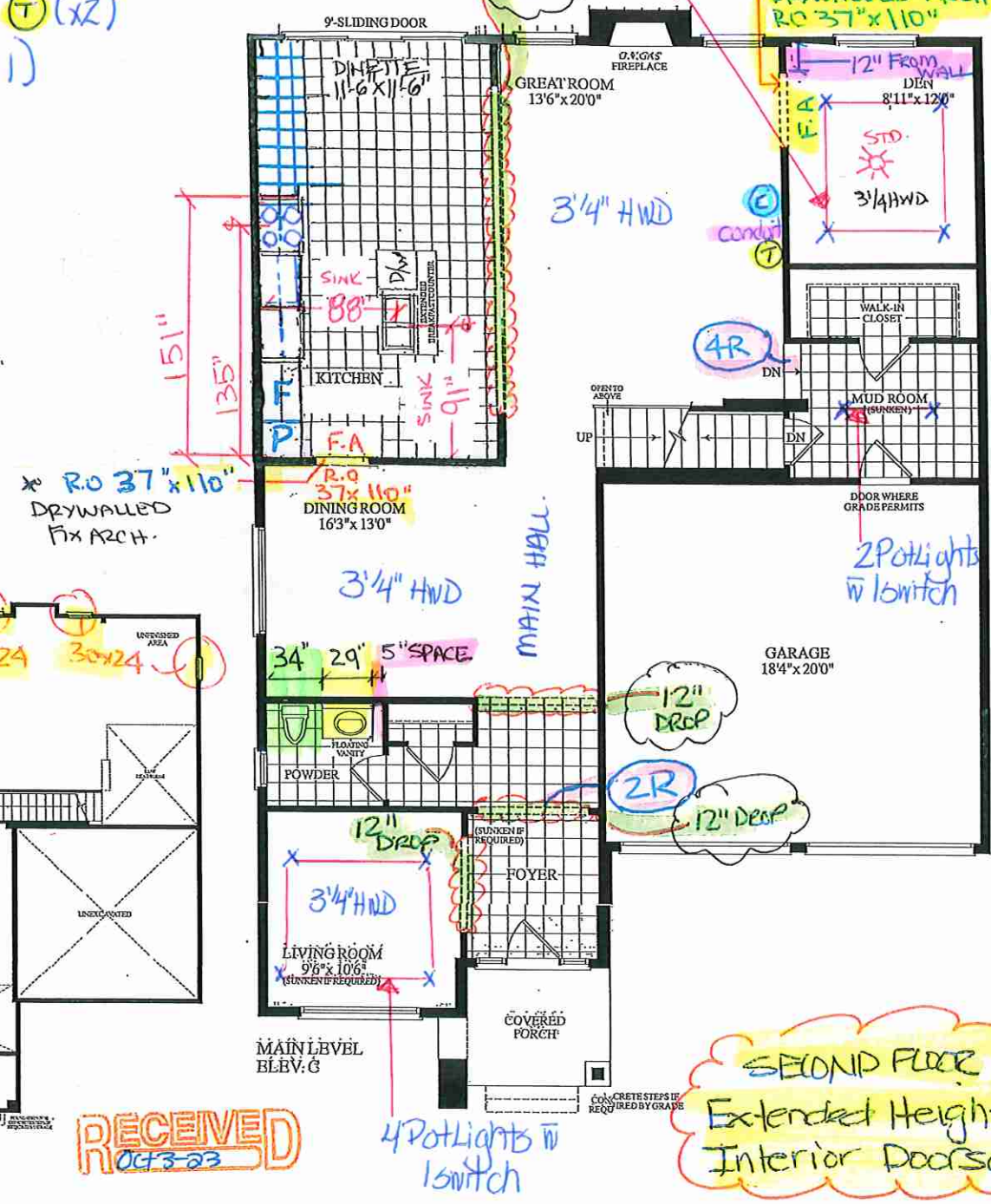
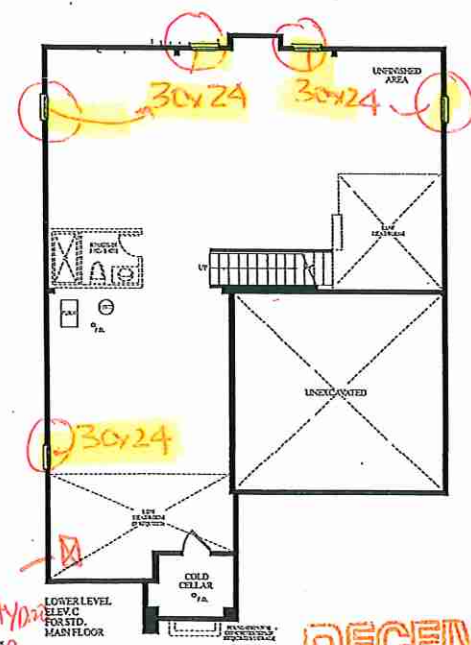
GINGRAC LUN

Vendor: 

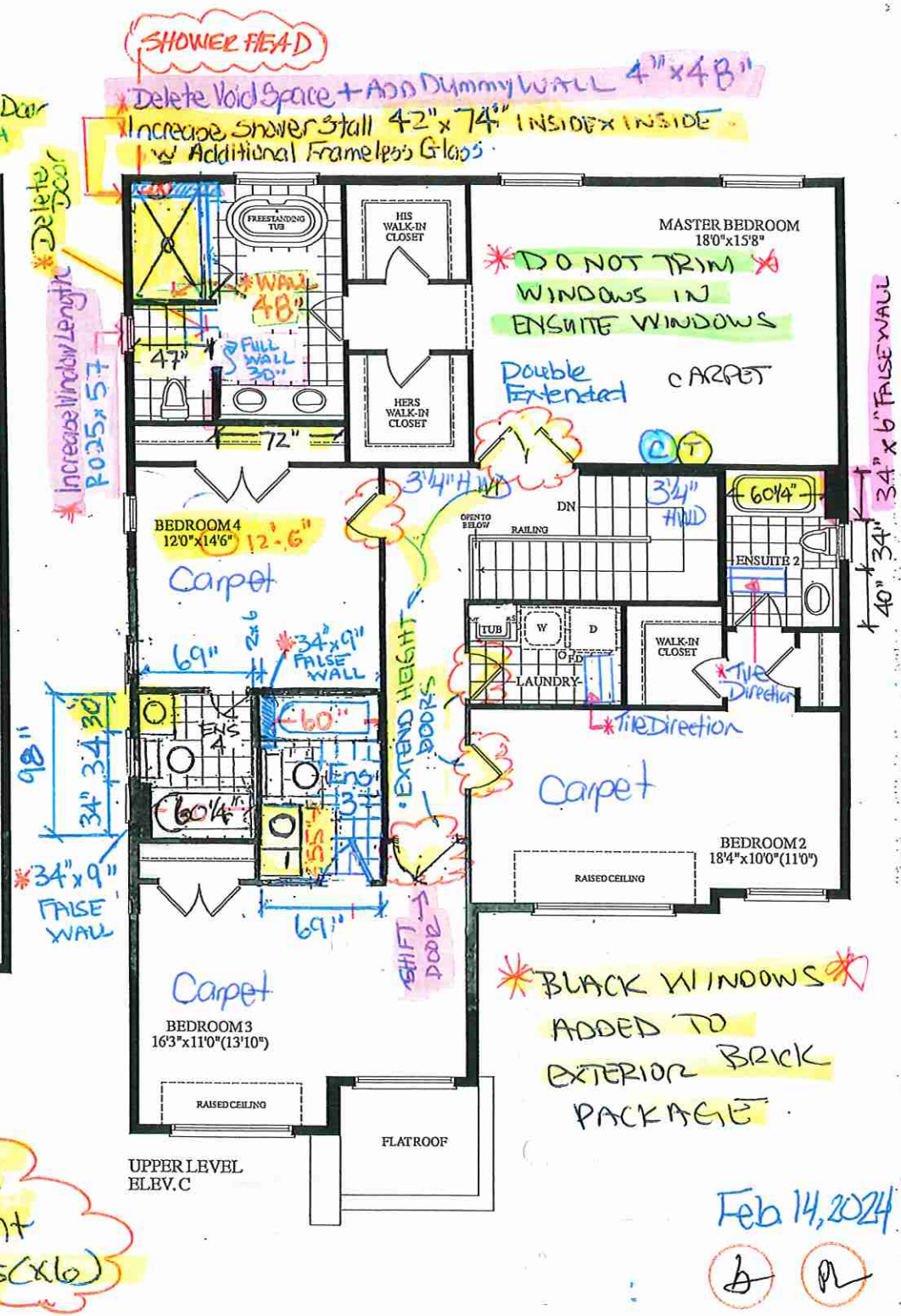
March 27, 2024
Cable - (x2)
Telephone - (x2)
Conduit - (x1)

Hydronic Panel

RECEIVED
Oct 3-23



SECOND FLOOR
Extended Height
Interior Doors (x6)



LOT 144 - 45-04 - DUNCAN - STD. MAIN / 4 BEDROOM
EL C - 3225 Sq. Ft.



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

PURCHASE AGREEMENT FORM

PURCHASER:	PO LEE LAM QINGBIAO LIN	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	
EMAIL:	polee0128@hotmail.com cyrus_lin@hotmail.c	MODEL TYPE:	45-04
PHONE #:	416-418-7318	LOT #:	144 CTF
PHONE #:	647-298-4443	DATE:	Mar 15, 2024 Q13853

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 FINISH: MYSTIC - VERTICAL GRAIN SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
TCS2696	-	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-3	1	STD BANK OF DRAWERS 4BD (4 EQ. DRAWERS) w/ PREMIUM MOTION SLIDES - OPTION PAID FOR BY BUILDER	
CUST-4	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-5	1	26" DEEP FRIDGE ENCLOSURE W/ REQ.GABLES -OPT PAID FOR BY THE BUILDER	
CUST-6	1	STD APPLIANCE OPENING -30-1/2" W STOVE , 36-1/2" X 72-1/2" FRIDGE ,30" FAN UPPER CABINET	
CUST-7	1	QTK LAYOUT ADJUSTMENT FEE: MOVE STOVE & FAN UPPER CABINET TO END OF CABINETRY ON STOVE WALL, NOTE* STOVE CENTER TO BE MOVED ISLAND :ISLAND CABINETS TO BE PLACED AT 69" FROM STOVE WALL & INTERIOR WALL	
CUST-8	1	RELOCATE SINK & DISHWASHER FROM EXTERIOR WALL TO KITCHEN ISLAND ,RELOCATE FRIDGE AND STOVE ON EXTERIOR WALL OF KITCHEN -AS PER RPH STRUCTURAL PAPERWORK	
CUST-12	1	CATEGORY 1 HANDLE: DH01320	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
MASTER VANITY	DOOR STYLE: QT 1022 NONE FINISH: MYSTIC - VERTICAL GRAIN SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-3	1	CATEGORY 1 HARDWARE :DH01320	
ROOM SUMMARY:			

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

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	CAT 1 DOOR STYLE & FINISH:QTC 1622 BLACKWOOD (LP LAM)	

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PL



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:		PO LEE LAM QINGBIAO LIN		CONTRACTOR:		Grovetrail Developments Inc.	
ADDRESS:				SITE:			
EMAIL:		polee0128@hotmail.com cyrus_lin@hotmail.c		MODEL TYPE:		45-04	
PHONE #:		416-418-7318		LOT #:		144 CTF	
PHONE #:		647-298-4443		DATE:		Mar 15, 2024 Q13853	

ITEM #	QTY	DESCRIPTION		PRICE
CUST-3	1	CATEGORY 1 HARDWARE :DH00010		
		ROOM SUMMARY:		

ROOM	DESCRIPTION		CATEGORY
ENSUITE # 3 VANITY	DOOR STYLE:	QT 1022 NONE	Category 1
	FINISH:	DORATO GREY -TX	
	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 :DH01320		
		ROOM SUMMARY:		

ROOM	DESCRIPTION		CATEGORY
ENSUITE # 4 VANITY	DOOR STYLE:	QT 1022 NONE	Category 1
	FINISH:	DORATO GREY -TX	
	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 :DH01320		
		ROOM SUMMARY:		

ROOM	DESCRIPTION		CATEGORY
LAUNDRY ROOM (2nd Floor)	DOOR STYLE:	QT 1022 NONE	Category 1
	FINISH:	FROSTING	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:	Laminate Top by QTK 1886K-07	

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:		

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PURCHASE AGREEMENT FORM

PURCHASER:	PO LEE LAM QINGBIAO LIN	CONTRACTOR:	Grovetrail Developments Inc.	
ADDRESS:		SITE:		
EMAIL:	polee0128@hotmail.com cyrus_jin@hotmail.c	MODEL TYPE:	45-04	
PHONE #:	416-418-7318	LOT #:	144 CTF	
PHONE #:	647-298-4443	DATE:	Mar 15, 2024	Q13853
ROOM	DESCRIPTION			CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE			Category 2
	FINISH: MYSTIC -TX			
	SPECIES: LP LAMINATE			
	DOOR HARDWARE:			
	DRW HARDWARE:			
COUNTER TOP: Counter Top by Others				
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	1 FLOATING VANITY W/ 1 DRAWER & FALSE PANEL ABOVE- 10-1/2" AFF- OPTION PAID FOR BY		
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.		TOTAL:	
		HST	
		GRAND TOTAL:	
		DEPOSIT 1 DATE: _____	
DEPOSIT 2 DATE: _____		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE: _____		CUSTOMER INITIAL(S): _____	

CUSTOMER SIGNATURE: CYRUS LINDATE: 03/15/24

CUSTOMER SIGNATURE: Po Lee LamDATE: 03/15/24

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



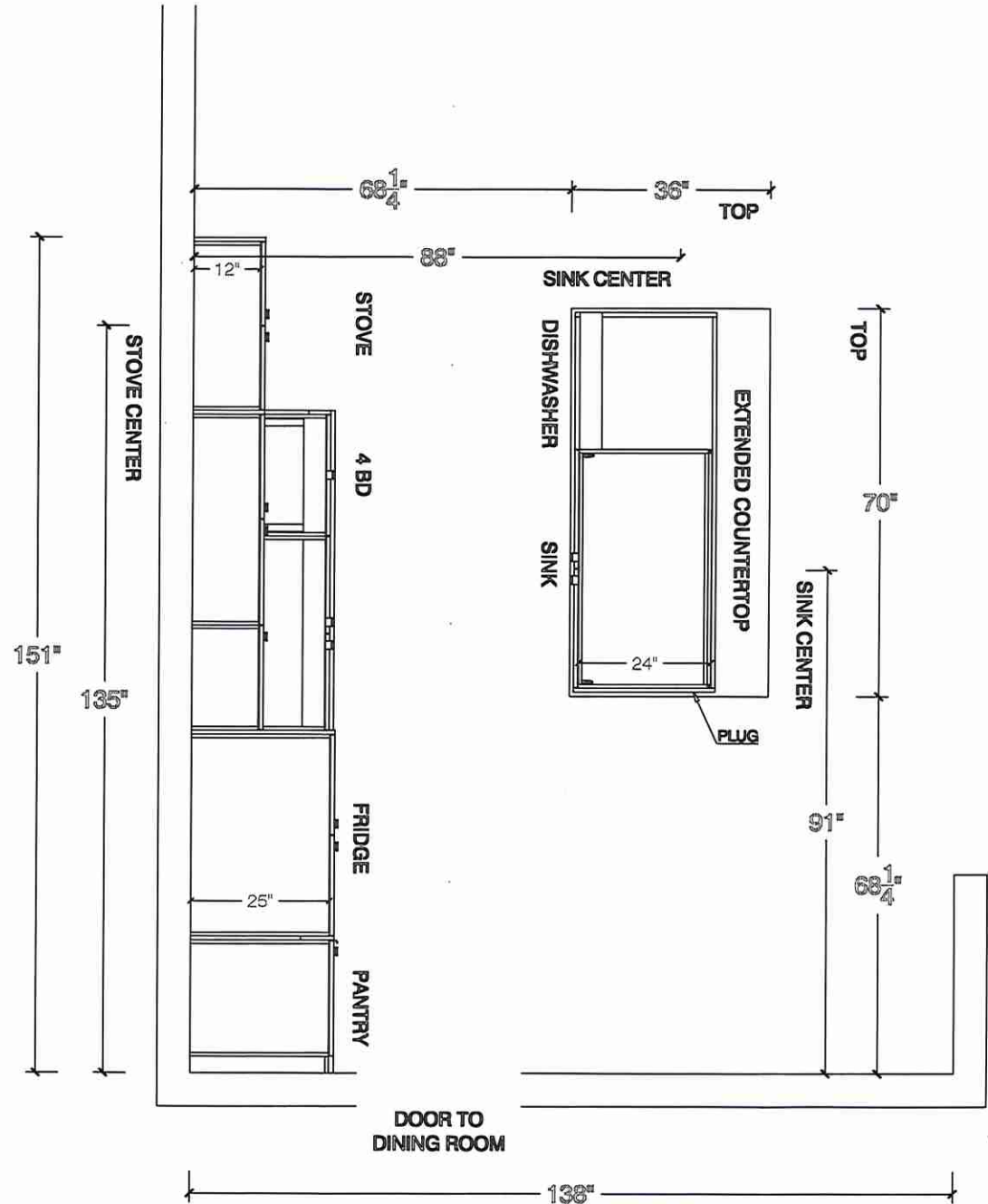
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: MARCH 7 2024
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



CL PL



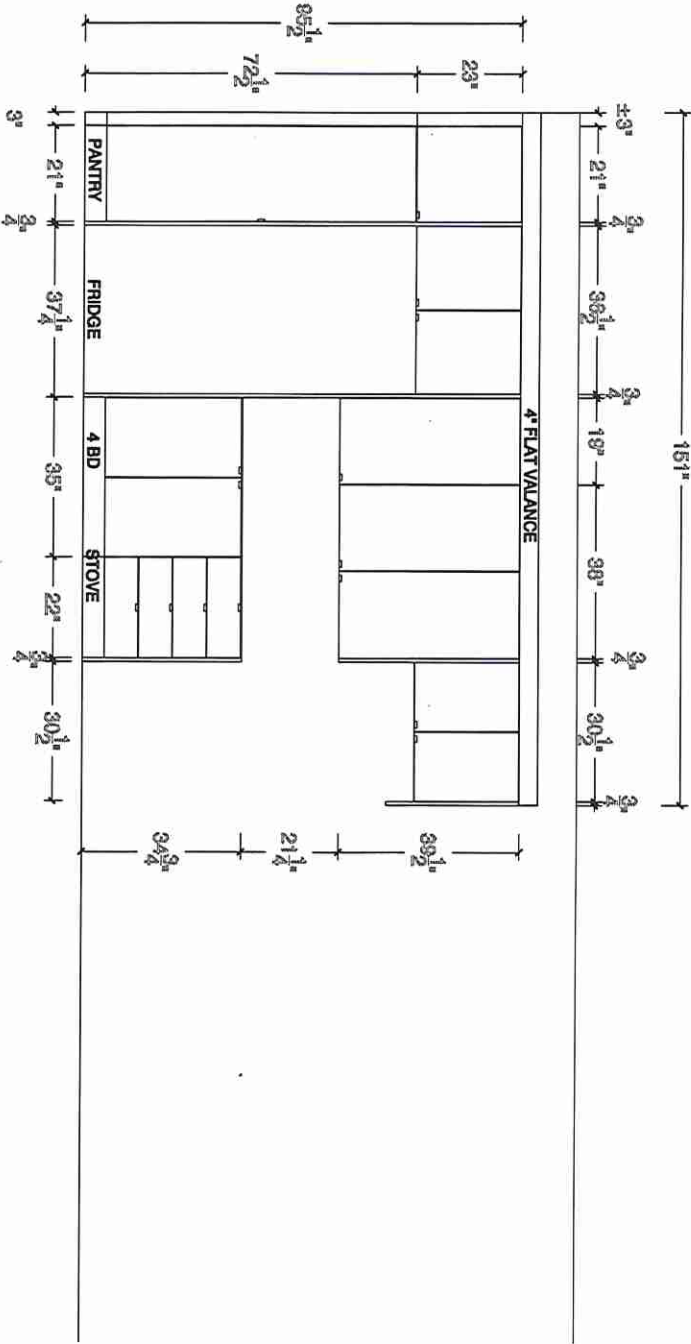
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: MARCH 7 2024
EMAIL: _	SPECIES: _	TOP: _	PAGE:

COMMENTS:

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KITCHEN ELEVATION



CL PL



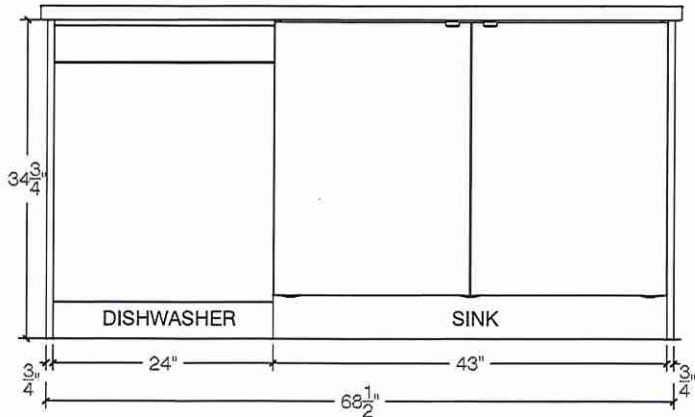
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/4"= 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 7 2024
EMAIL: —	SPECIES: —	TOP: —	PAGE:

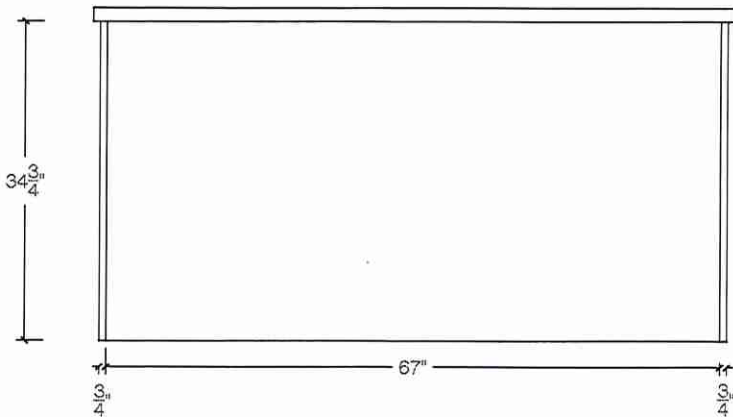
COMMENTS:

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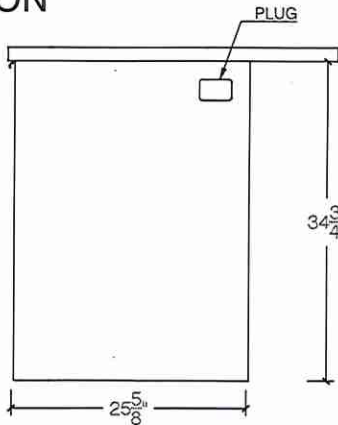
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND SIDE ELEVATION



CL PL

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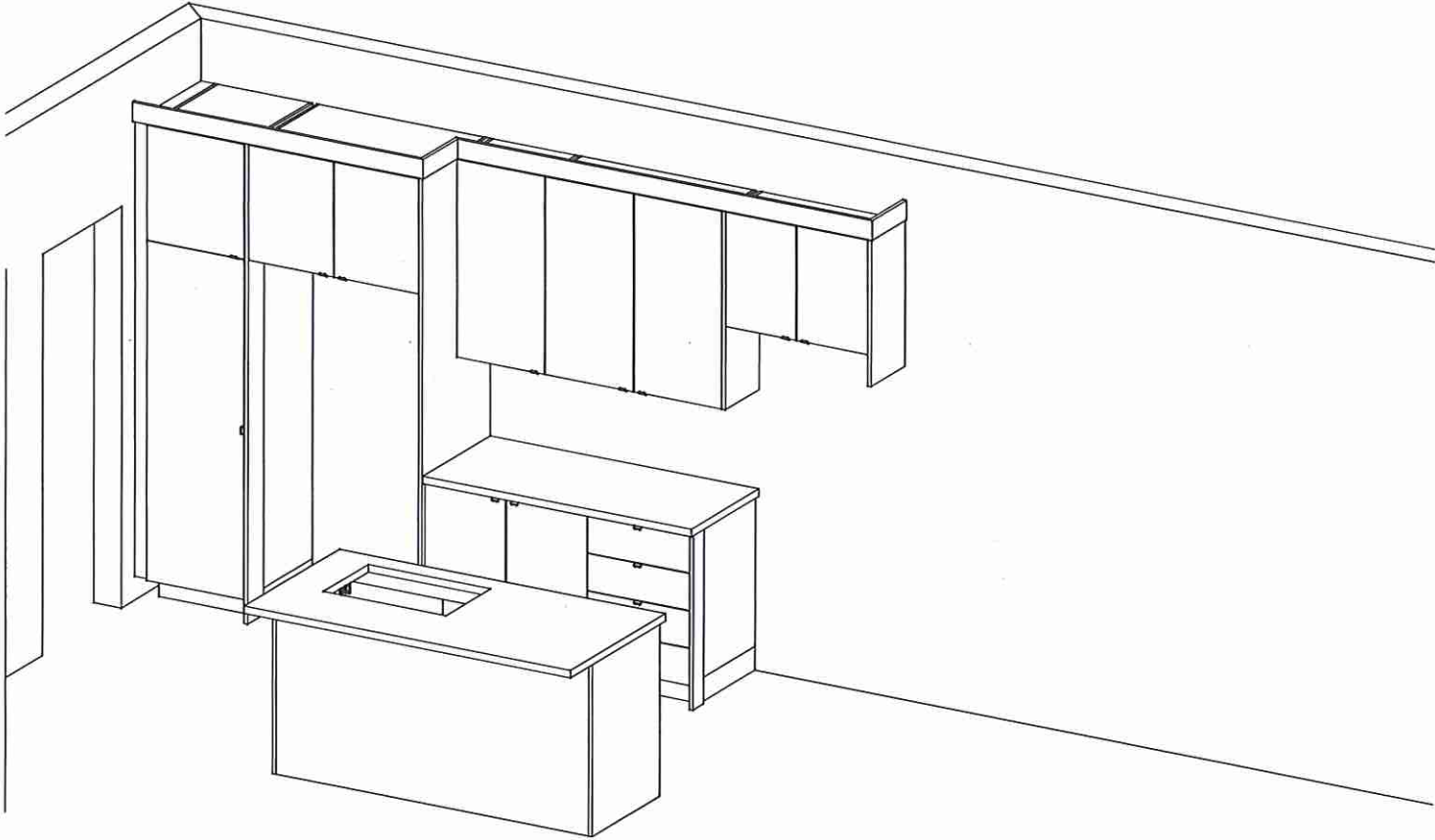


CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 7 2024
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:


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KITCHEN 3D



CL

PL



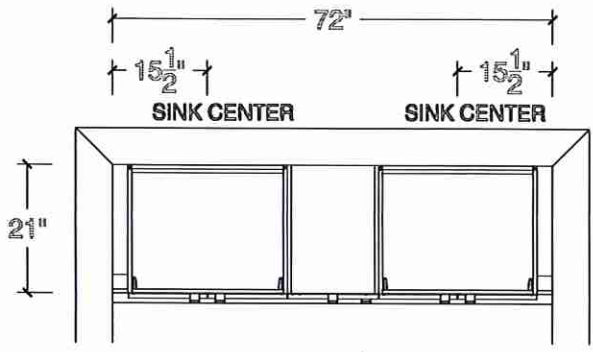
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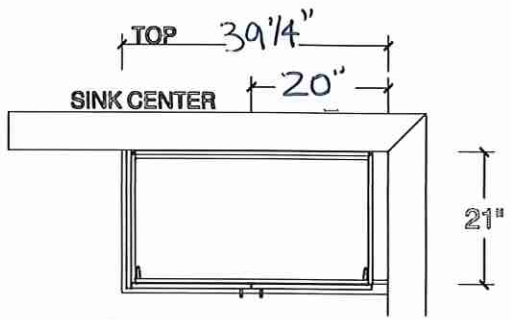
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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 7 2024
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

COMMENTS:
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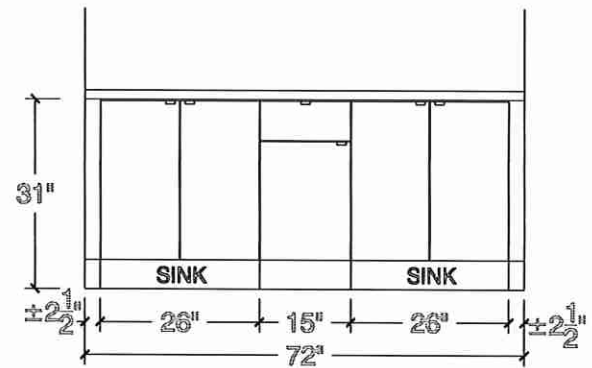
MASTER ENSUITE - PLAN



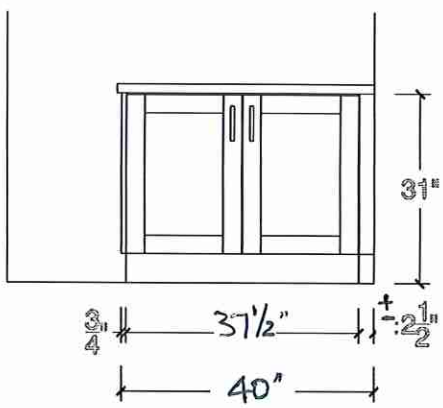
ENSUITE 2 - PLAN



MASTER ENSUITE - ELEVATION




ENSUITE 2 - ELEVATION



CL

PL



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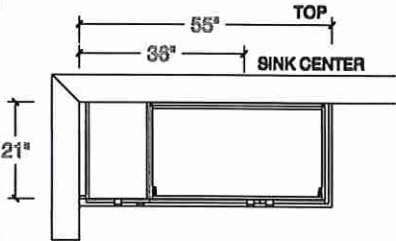
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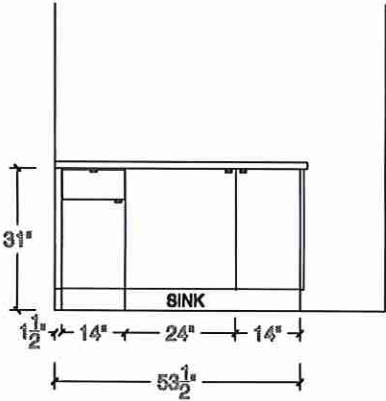
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: VANITY	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 7 2024
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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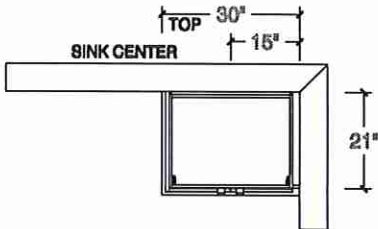
ENSUITE 3 - PLAN



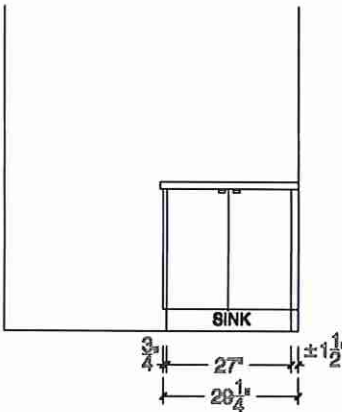
ENSUITE 3 - ELE



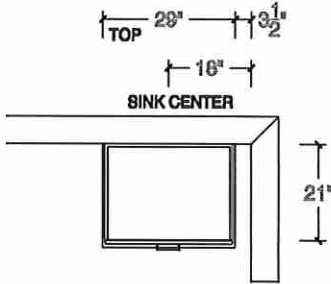
ENSUITE 4 - PLAN



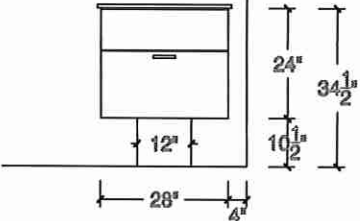
ENSUITE 4 - ELE



POWDER - PLAN



POWDER - ELE



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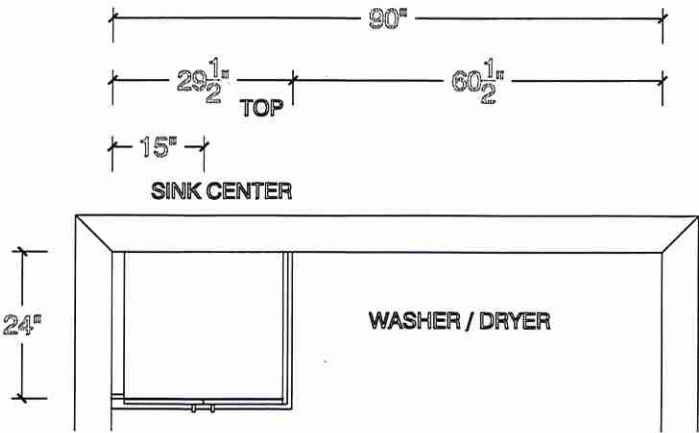
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 144 CTF (45-04)	ROOM: LAUNDRY	DRAWN BY: MD
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: MARCH 7 2024
EMAIL: _	SPECIES: _	TOP: _	PAGE:

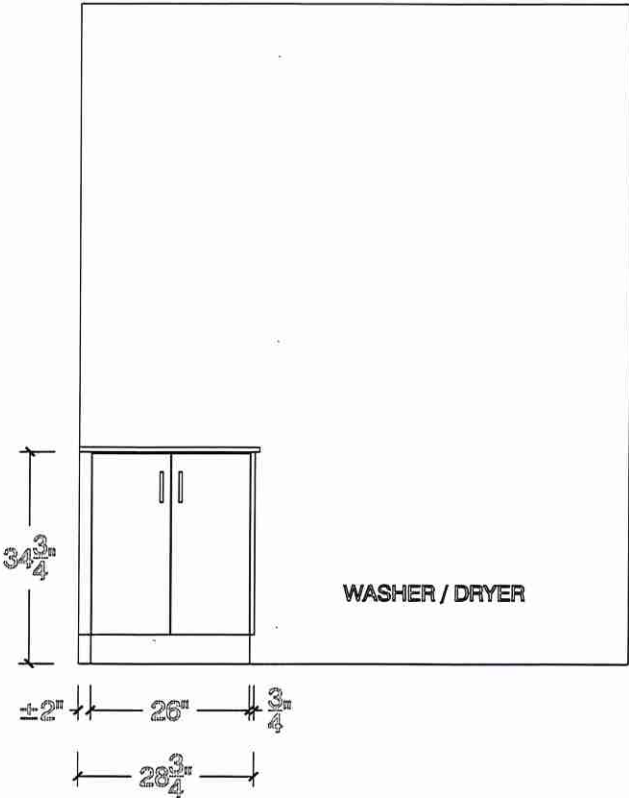
COMMENTS:

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LAUNDRY - PLAN



LAUNDRY - ELEVATION



CL PL