



Boussel

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 2 *Grovetrail*

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
173	2	FERNWOOD-STD Main/4 Bedroom Elev B

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1	KITCHEN Install the 1x3 ORIENTAL WHITE HERRINGBONE, throughout the kitchen backsapish, where applicable. To be installed HORIZONTAL NOT Vertical. To be installed above the stove, to reach the top of the upper cabbine ts .	1		
226744	<i>This upgrade has been given to the purchaser at no extra cost, due to an error of installation by AV Classic on teh Mud Room floor tile.</i>			
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		
226745				



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 paments, 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	
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>
8405	21-Dec-22	
8405	21-Dec-22	
8405	21-Dec-22	
8657		
8562	18-Oct-23	
Total Bonus Used:		
Remaining Balance:		

TAX#:1

PREPARED BY: Laura Di Pede
PRINTED: 23-May-24 at 10:58 am
RovInvoiceSOL.rnt 07Aug20

Initials: *[Signature]*

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

YUNG BENNETT CHUNG & MICHELLE YING YING LAIO

Decor Consultant
Laura Di Pede

Model and Elevation
FERNWOOD-STD Main/4 Bedroom Elev B

Telephone Res. / Bus
/

Project
Grovetrail Developments Inc.

Closing Date
18/04/2024

Property
173

Page 1 of 3

Master Ensuite

Ensuite #2

Twin Bath 3/4

Powder Room

Kitchen/Dinette

Laundry 2nd Flr

Mud Room

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Computer Loft

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Flooring

Description

13X13 NEW REEDS TAUPE (STD)
13X13 NEW REEDS GREY (STD)
13X13 NEW REEDS TAUPE (STD)
18X18 VENEZZA BIANCO (STD)
18X18 VENEZZA BIANCO (STD)
13X13 NEW REEDS TAUPE (STD)
18X18 VENEZZA BIANCO (STD)
18X18 VENEZZA BIANCO (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
Vintage Red Oak "Angora" 31/4x3/4" Pearl (STD)
(STD) 40 OZ OPENING NIGHT #01
(STD) 40 OZ OPENING NIGHT #01
(STD) 40 OZ OPENING NIGHT #01
(STD) 40 OZ OPENING NIGHT #01

Wall Tile

Main

8X10 Uniwall White Glossy-Horizintal (STD)
8X10 New Redds Grey- Horizontal (STD)
8X10 Uniwall White Glossy-Horizintal (STD)
N/A
13x3 Oriental White Herringbone
N/A

Accent/Insert

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

Border / Listello

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

Pattern

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

Plumbing

WHITE
WHITE
WHITE
WHITE
STD
STD

Railings and Stairs

Railings

STD-Vintage Red Oak "Angora"
STD- Single Steel Flat Black
STD-Vintage Red Oak "Angora"
STD-Vintage Red Oak "Angora"
STD-Vintage Red Oak "Angora"
STD-Vintage Red Oak "Angora"
NO

Landing - Upper

Landing - Lower

Ledge - Upper

Ledge - Lower

N/A
N/A
N/A
N/A

Trim

Baseboard & Casing

Front Door Glass

Interior Doors

STD- MODERN STEP BEVEL
STANDARD
STANDARD CARRARA SMOOTH

Knobs

Hinges

Grip Set

STANDARD
STANDARD
STANDARD

Cornice Moulding / Medalion

Foyer

Living Room

Dining Room

Family Room

Main Hall

Kitchen

2nd Floor Hall

NO
NO
NO
NO
NO
NO
NO

Notes

MASTER ENSUITE- 2X2 SHOWER FLOR MOSAIC WHITE AND WHITE QUARTZ CURB TOP TWIN BATH 3/4- 2X2 SHOWER FLOR MOSAIC WHITE AND WHITE QUARTZ CURB TOP

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

YUNG BENNETT CHUNG

Purchaser:

MICHELLE YING YING LAIO

Vendor:

Grovetrail Developments Inc.

Lot: 173 Project: Grovetrail Developments Inc. Model: FERNWOOD-STD Main/4 Bedroom Elev B

Printed Oct 17, 2023 12:16 pm



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
173	2	FERNWOOD-STD Main/4 Bedroom Elev B	18-Apr-24	

Offer Worksheet	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note: DELETE
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Offer Upgrade	PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECUR Note:
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Offer Upgrade	BALANCE OF BONUS PACKAGE: PURCHASER TO RECEIVE \$17,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART. Note:
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CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
173	2	FERNWOOD-STD Main/4 Bedroom Elev B	18-Apr-24	

Date Added: 18-Oct-23 Invoice Number: 8562

1 - Install standard Cable / Cat 6, Telephone (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package) Note:
1 - KITCHEN-Install a Standard kitchen counter top, throughout , where applicable. Install the Emmerstone Maple White Note: **To be installed with the standard "A" Edge
1 - KITCHEN- Install the standard undermount kitchen sink and single hole faucet Note:
1 - KITCHEN- Do not Install / Supply or Credit the purchaser with the builders standard kitchen backsplash Note:
1 - KITCHEN- **PLEASE NOTE** Purchasers are aware that they have NOT purchased a water line rough in for the fridge. Note: **Purchaser to accommodate and install their own water line rough in for teh fridge after closing**
1 - KITCHEN- **PLEASE NOTE** Purchasers are aware that they have NOT purchased a Gas Line rough in for the stove Note: **Purchaser to accommodate and install their own Gas line rough in for the stove after closing**
1 - KITCHEN- Accommodate the electrical for the Built in Microwave in the kitchen. See QTK layout for loaction. See Attached specs Note:
1 - KITCHEN- Accommodate the electrical for a built in wine fridge under the island. See QTK sketch for location See appliance specs attached Note:
1 - KITCHEN-Purchaser has declined any additional accommodation for electrical required for the chimney style exhaust fan. Purchaser is aware that the electical installed is provided for the builders standard exhaust fan Note:
1 - POWDER ROOM-Install a Standard Powder Room counter top, throughout , where applicable. Install the Emmerstone MAPLE WHITE Note: Installed with teh standard "A" edge
1 - MASTER ENSUITE- install a Standard Master Ensuite counter top, throughout , where applicable. Install the Emmerstone MAPLE WHITE Note: Installed with teh standard "A" edge
1 - MASTER ENSUITE- Purchasers request to have the standard 8x10 Uniwal White Glossy installed HORIZONTAL for the shower stall walls. Note:
1 - ENSUITE #2- Install a Standard Ensuite #2 counter top, throughout , where applicable. Install the Emmerstone MAPLE WHITE Note: Installed with the standard "A" Ege
1 - ENSUITE #2- Purchasers request to have the standard 8x10 NEW REEDS GREY installed HORIZONTAL for the Tub/shower walls. Note:



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
173	2	FERNWOOD-STD Main/4 Bedroom Elev B	18-Apr-24	

Date Added: 18-Oct-23

Invoice Number: 8562

1 - TWIN BATH 3/4-Install a Standard Twin bath 3/4 counter top, throughout , where applicable. Install the Emmerstone MAPLE WHITE Note: Installed with the standard "A" Edge
1 - TWIN BATH 3/4- Purchasers request to have the standard 8x10 Uniwal White Glossy installed HORIZONTAL for the shower stall walls. Note:
1 - TWIN BATH 3/4- Refer to Structural PE#8405 Sign & Dated December 20,2022. Refer to & DELETE item #2, "Delete the water closet for Twin bath 3/4-Delete the wall &door.Create 1/2 wall for the showerstall &1/2 6mm framed tempered glass. Revert back to STD Note: **PLEASE NOTE** Purchaser has NOT receiev d the full credit of \$2,550, as the minimum administration fee has been charged as per item #4 of PE# 8405 A credit of -\$1,550 has been given back to the purchaser.
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - COUNTER TOP CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - PLUMBING CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
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 - FAMILY ROOM- Raise the Conduit pipe to above the fireplace in the Family Room for a future TV above the fireplace (See Sketch) Note:
1 - FAMILY ROOM- Install an electrical plug to above the fireplace in the Family Room for a future TV above the fireplace (See Sketch) Note:
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - KITCHEN- Delete the builders standard ceiling light, and install SIX (X6) pot lights in the kitchen area. All SIX (X6) pot lights to be on one switch (See Sketch) Note:
1 - DINETTE- In addition to the the builders standard ceiling light, install FOUR (X4) pot lights in the Dinette area. All FOUR (X4) pot lights to be on one switch (See Sketch) Note:
1 - Purchaser to receive an additional discount of \$1,500 as per Steve C Note:



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
173	2	FERNWOOD-STD Main/4 Bedroom Elev B	18-Apr-24	

Date Added: 18-Oct-23 Invoice Number: 8562

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

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

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$17,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

Date Added: 21-Dec-22 Invoice Number: 8405

1 - FRONT EXTERIOR- Delete the builders standard front door and transom, and install Double Extended Height front doors (See Sketch)
Note: APPROX. PRICING

1 - TWIN BATH 3/4- Delete the water closet for Twin Bath 3/4- Delete the wall and door.
Create a 1/2 wall for the shower stall and install 1/2 6mm framed tempered glass to sit on the 1/2 wall. To iclude white quartz (If required) (See Sketch)
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 \$17,740.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note: **Purchaser has a remaining balance of \$12,033.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

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

This Document is Extremely Time Sensitive - Printed 19 Oct 23 at 9:34

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
YUNG BENNETT CHUNG & MICHELLE YING YING LAIO	Laura Di Pede	FERNWOOD-STD Main/4 Bedroom Elev B	/	Grovetrail Developments Inc.	18/04/2024	173

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Master Ensuite

Ensuite #2

Twin Bath 3/4

Powder Room

Kitchen/Dinette

Laundry 2nd Flr

Mud Room

Foyer

Main Hall

Family Room

Living Room

Dining Room

Upper Hall

Computer Loft

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Interior Paint

Description

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

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STD- SILVER BIRCH

STD- SILVER BIRCH

STD- SILVER BIRCH

Cabinet

Style

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

Appliance Opening/Dimension

Fridge Size SEE SPECS Range SEE SPECS
Built-Ins YES- MICRO Microwave SEE SPECS- BUILT IN
Hood Fan Chimney-SEE SPECS Exhaust Opening 6" 8"
Dishwasher Cabinet Std 24in Opening SEE SPECS

Fireplace

Fireplace FAMILY ROOM
Location Flooring 31/4"X3/4" HWD
Style VILLA NOVA
Finish STONE
Marble NO
Hearth N/A

Fireplace N/A
Location Flooring N/A
Style N/A
Finish N/A
Marble N/A
Hearth N/A

Countertop

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

Emmerstone Maple White (STD)

STD- LAMINATE WHITE

Counter Edge

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

"A" EDGE (STD)

STANDARD

Handle / Knob

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

Notes

Page 2 of 3

Decor Consultant: Laura Di Pede

Purchaser: YUNG BENNETT CHUNG

Purchaser: MICHELLE YING YING LAIO

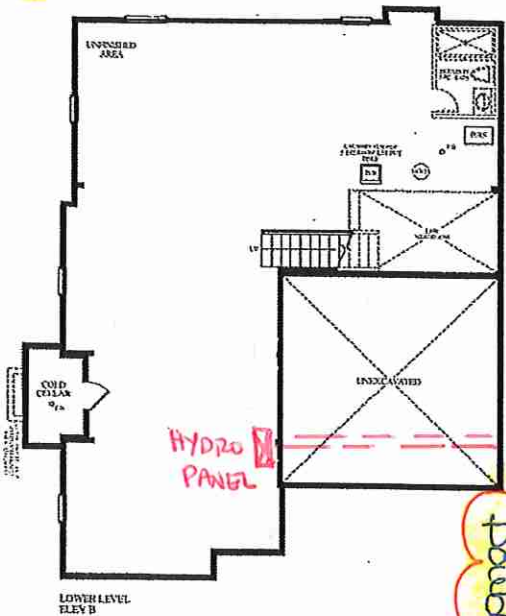
Vendor: Grovetrail Developments Inc.

Lot: 173 Project: Grovetrail Developments Inc. Model: FERNWOOD-STD Main/4 Bedroom Elev B

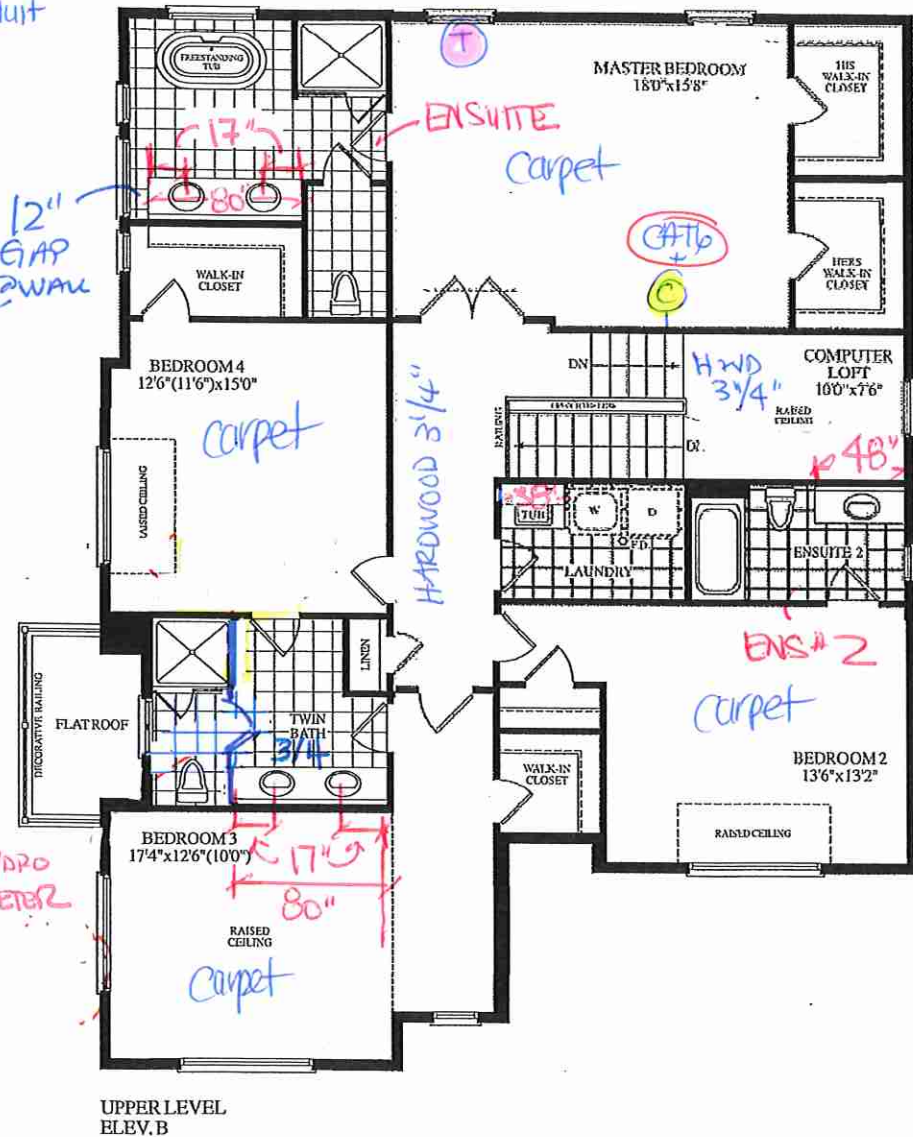
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* BLACK WINDOWS ADDED TO BRICK PACKAGE

- (E) Electrical (x1)
- (C) - Cable / CAT6 (x2)
- (T) - TELEPHONE (x2)
- POTLIGHTS (x10)
- CONDUIT (x1) FAMILY ROOM.



Extended Height Double Doors



LOT 173 . 45-06 FERNWOOD . CORNER . EL.B . 3350 Sq. Ft.

SPEC

Lot 173 Grovetrail

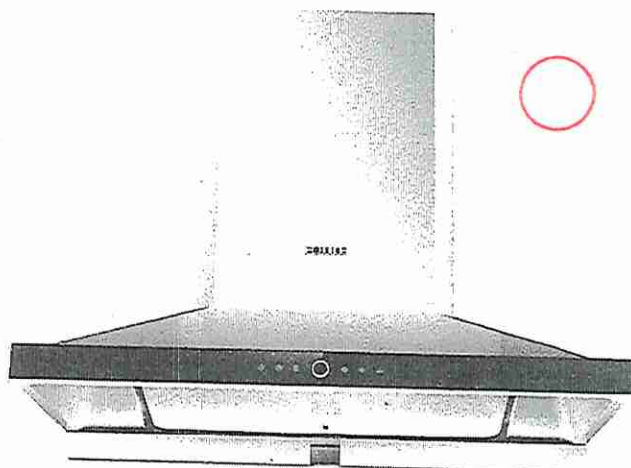
1. **Stove:** ZLINE Autograph Edition 36 in. 6 Burner Dual Fuel Range in Stainless Steel and Champagne Bronze (RAZ-36-CB) >>> Width: 36 inch, Height: 36 inch, Depth: 27.4 inch
2. **Fridge:** LG 26 cu. ft. Smart Counter-Depth MAX™ Refrigerator with Exterior Water Dispenser & Craft Ice (LRYXC2606S) >>> Width: 35 ¾ inch, Height: 70 ¼ inch, Depth: 31 5/8 inch
3. **Dishwasher:** KITCHENAID Dishwasher, 24" Exterior Width, 39 dB Decibel Level (KDTE204KPS) >>> Width: 23 ½ inch, Height: 33 5/8 inch, Depth: 26 ¾ inch
4. **Range Hood:** Fotile 36" Wall mount range hood (EMS9026)
>>> Width: 35 5/16 inch, Height: 21 ¼ + 15 7/8 inch, Depth: 20 3/8 inch
5. **Microwave built-in:** PANASONIC Genius 4-in-1 (NNCD87KS) + PANASONIC 24" Microwave Trim Kit (NNTK81KC) >>> Width: 560mm, Height: 343mm, Depth: 450mm [Microwave]
>>> Outside Dimensions [Trim Kit]:
Width: 23 1/2" (596 mm)
Height: 16 1/8" (410 mm)

Cabinet Opening:
Width: 23 5/8" ± 5/64" (600 mm ± 2mm)
Height: 15 9/16" ± 5/64" (395 mm ± 2 mm)
Depth: 21" (533 mm)
6. **Beverage cooler:** THOR Kitchen 24" Dual Zone Built-in 42 Bottle Wine Cooler (TWC2402)
>>> Width: 23.5 inch, Height: 34.25 inch, Depth: 23 inch

EMS9026

36" Wall-Mount Range Hood

- Black Tempered Glass & Stainless Steel
- Max EQUIV. CFM: 1000*
- Manually-Adjustable Capture Shield Technology
- Auto Turbo Mode
- 2-Min Delay Shutoff
- Touchscreen Operation
- Easy Cleaning
- Covers 7.2ft² of Cooking Area (5-6 Burners)
- 92.5% Grease Separation Rate
- 97% Odor Elimination Rate



Specifications

Certification:	ETL
Product Dimensions (WxDxH) :	35 5/16" x 20 5/16" x 25 1/4"
Power Supply:	120V/60HZ
Max Static Pressure (Pa):	500Pa
Speed Setting:	2+Turbo
Max. EQUIV.CFM:	1,000*
Noise Level(dB):	43.79 / 49.83 / 56.06
Motor:	AC Motor
Control Type:	Touch
Delay Shutoff:	2min
Net Weight (lb):	72.8



Patent Nautilus Air Passageway, smoke can be extracted smoothly without any turbulence.



Super Quiet Operation, Lowest speed has 43dB noise level; High speed has 48dB; Turbo has 54dB



Auto Turbo System. Runs at the most powerful mode to maximize the extraction capacity.



FOTILE strong Motors will always be smoother ventilation.

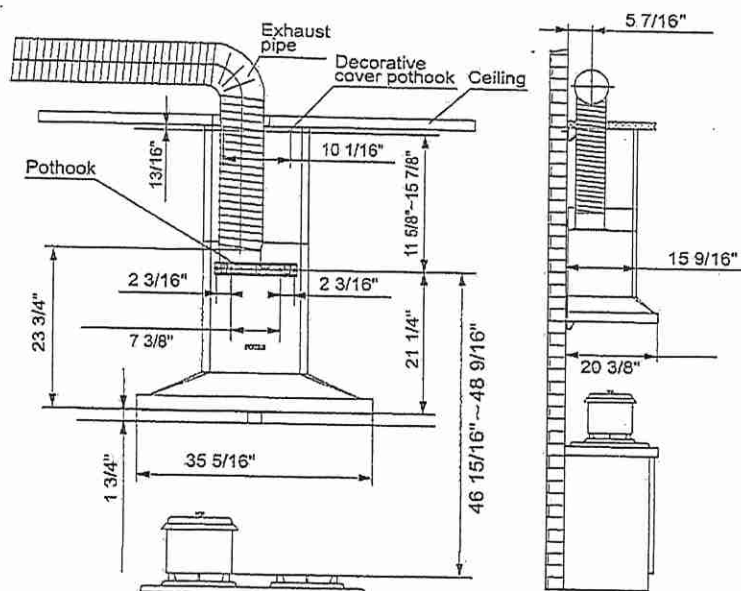


Patent Dual Varied R Turbine System Extracts smoke quicker and effortlessly

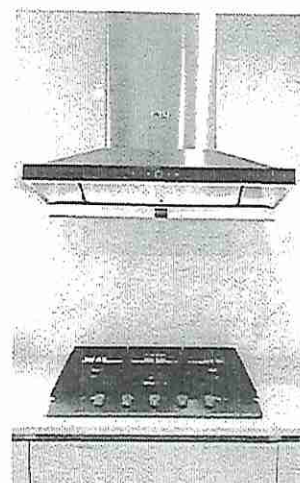
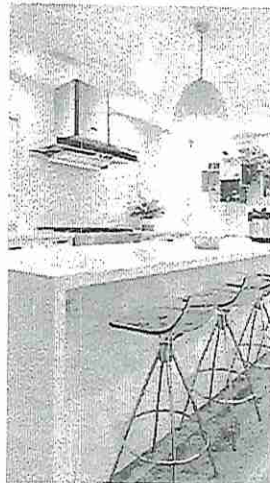


A Delay Shutoff Function lets the Range Hood work for several minutes after cooking to ensure all the smoke and odor are removed from your kitchen

Installation Dimensions



Installation Examples



Email: info@fotileca.com

Toll Free: 1-844-315-0315

Address: 8365 Woodbine Ave, Unit 113, Markham ON, L3R 2P4

Website: ca.fotileglobal.com



Wechat

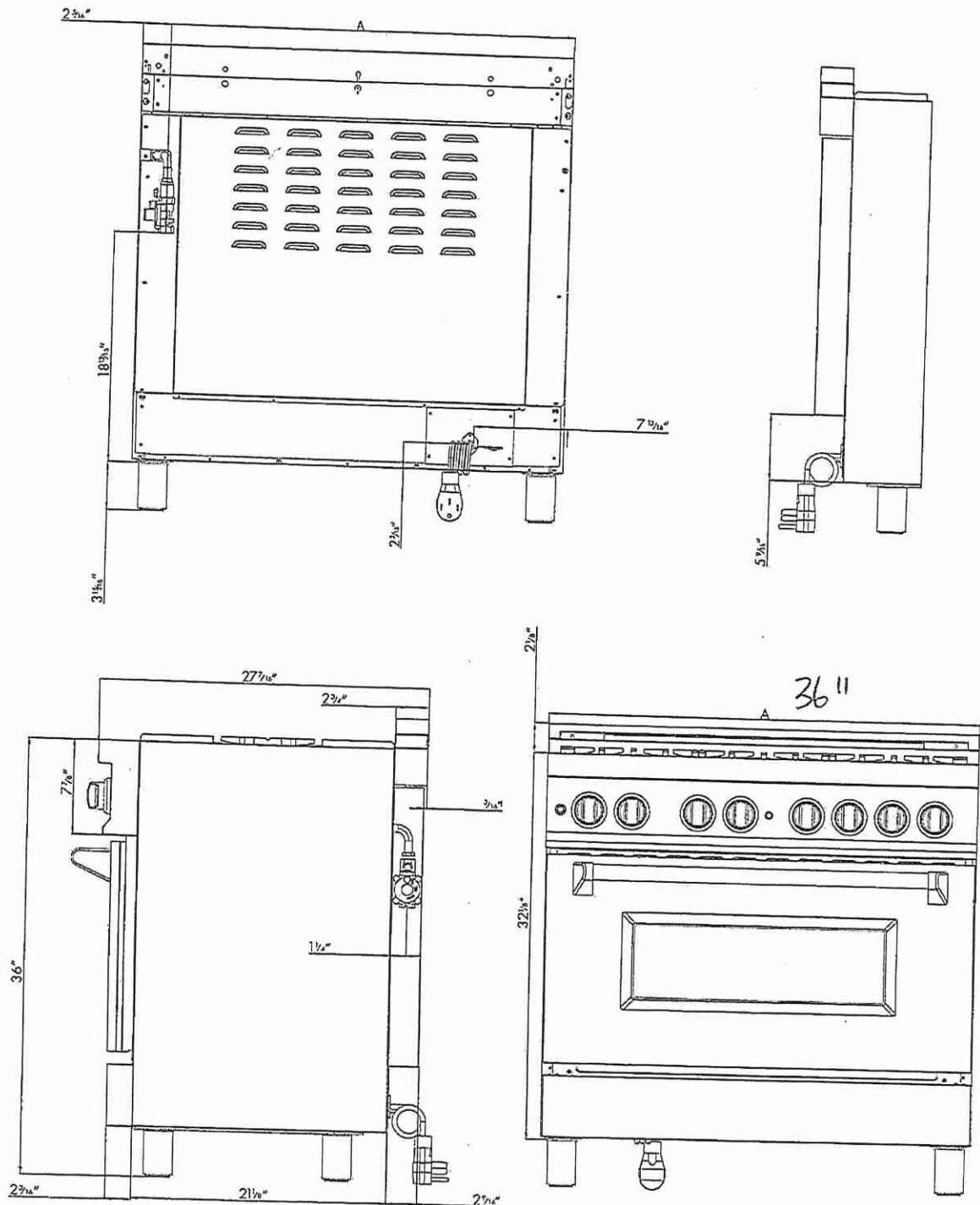
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STOVE LOT 173 Gravtrail

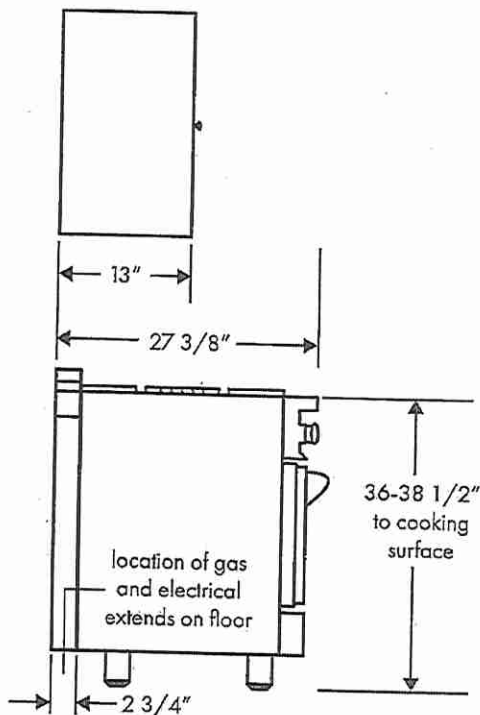


"A" will change with size of range (24"-60").

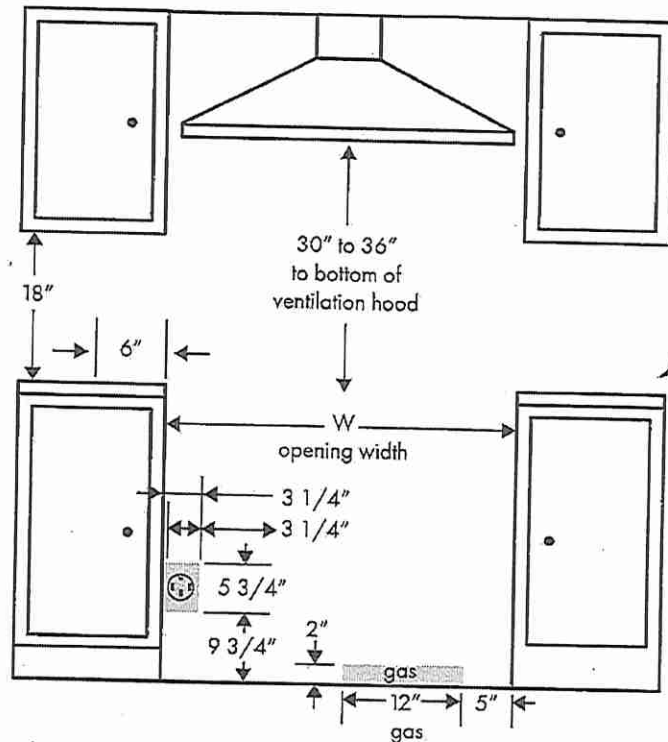
INSTALLATION

STOVE OPENING.
LOT 173 Gravetrail

Side View



Front View



"W" will change with size of range (24"-60").

EXTERNAL DIMENSIONS:

- 24" Model: 24"W x $27 \frac{3}{8}"$ D x 36"H
- 30" Model: 30"W x $27 \frac{3}{8}"$ D x 36"H
- 36" Model: 36"W x $27 \frac{3}{8}"$ D x 36"H
- 48" Model: 48"W x $27 \frac{3}{8}"$ D x 36"H
- 60" Model: 60"W x $27 \frac{3}{8}"$ D x 36"H

INTERNAL DIMENSIONS

- 24" Model: $18 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
- 30" Model: $26 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
- 36" Model: $30 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
- 48" Model: Small Oven - $12 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
 Big Oven - $26 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
- 60" Model: Small Oven - $18 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H
 Big Oven - $30 \frac{1}{2}"$ W x $18 \frac{1}{2}"$ D x 14"H

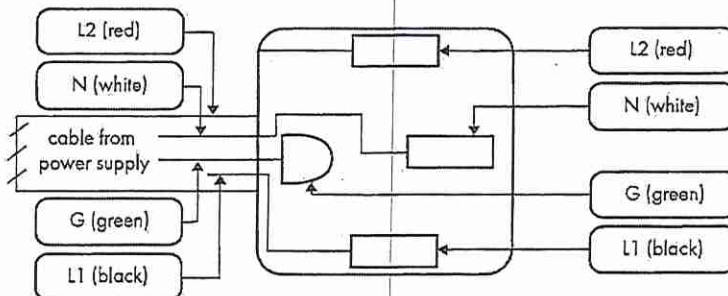
INSTALLATION

LOT 173 Gravetrail

ELECTRIC POWER RATING

RANGE SIZE	AMPERAGE	VAC	PLUG
24"	20A	240 VAC	NEMA 14-50P (50 AMP plug)
30"	15A		
36"	15A		
48"	30A		
60"	40A		

A properly grounded and horizontally-mounted NEMA 14-50P electrical receptacle should be installed no higher than 3" above the floor, no less than 2" and not more than 8" from the left side (facing product).



ELECTRICAL GROUNDING

Our oven is equipped with a four-prong plug for your protection against shock hazard and should be plugged directly into a properly grounded receptacle. Do not cut or remove the prong from this plug.



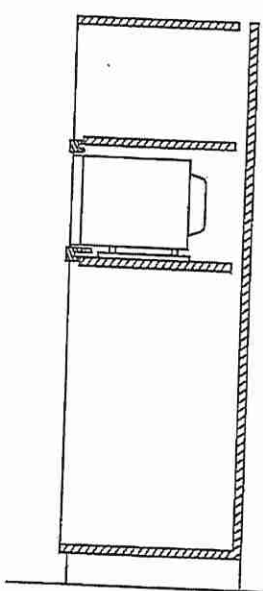
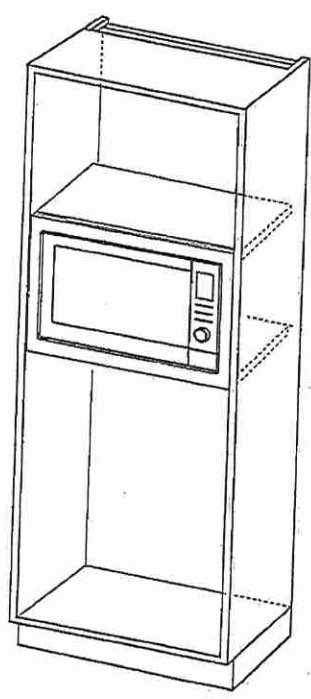
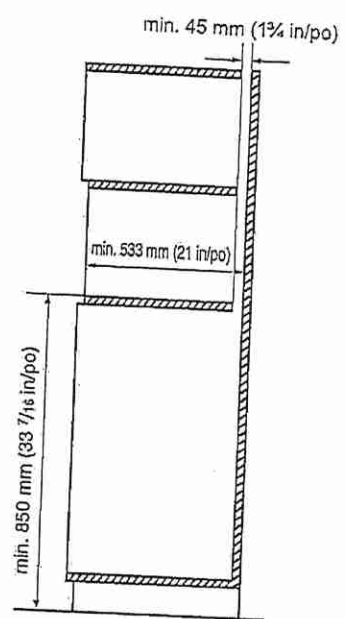
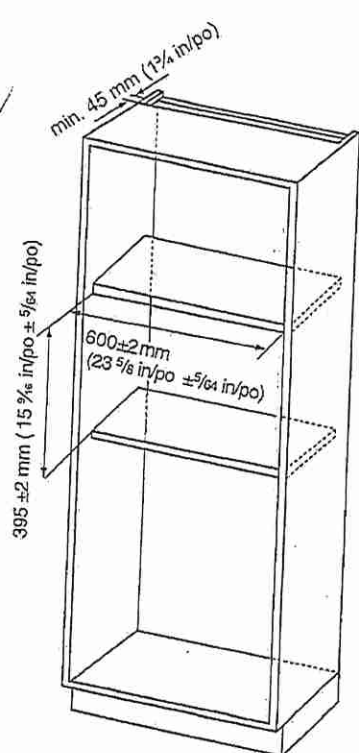
Disconnect electrical power at the circuit breaker box or fuse box before installing the appliance. Provide appropriate ground for the appliance. Use copper conductors only. No attempt should be made to operate the appliance during power failure.

3. Cabinet Diagram and Dimensions
 3. Schéma de l'armoire et dimensions
 3. Dimensiones y diagrama del gabinete

LOT 173

Grovetrail.

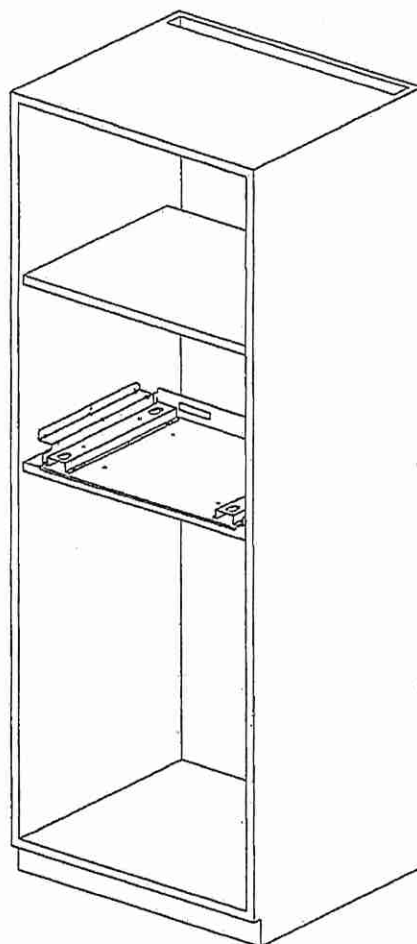
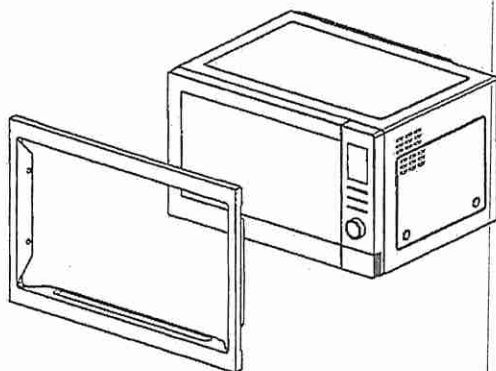
fig 2.



Lot 173 Grovetrail

- 2. Installation Diagram
- 2. Schéma d'installation
- 2. Diagrama de instalación

Microwave & Trim Kit



Trim Kit Dimensions	
Width	596 mm (23 ½")
Height	410 mm (16 ⅛")
Depth (Thickness)	20 mm (¾")

Dimensions du nécessaire d'encastrement	
Largeur	596 mm (23 ½ po)
Hauteur	410 mm (16 ⅛ po)
Profondeur (épaisseur)	20 mm (¾ po)

Dimensiones del juego de acabados	
Ancho	23 ½" (596 mm)
Altura	16 ⅛" (410 mm)
Profundidad (grosor)	¾" (20 mm)

LOT 173



35 3/4"



29 1/2"



CAPACITY	
Refrigerator (cu.ft.)	16.9 cu. ft.
Freezer (cu.ft.)	8.6 cu. ft.
Total Capacity (cu.ft.)	25.5 cu. ft.
ENERGY	
ENERGY STAR® Qualified	Yes
Energy Consumption (kWh/Year)	699
WATER & ICE SYSTEM	
Ice & Water Dispenser	Yes
Ice Storage Capacity (lbs)	3.0 lbs.
IcePlus™ Production (lbs)	Yes
Dispenser Light	Yes
Water Filtration System	1 stage
Water Filter	LT1000P
COOLING	
Compressor Type	Smart Inverter
Evaporator	Yes (1)
Multi-Air Flow™ System	Yes
Temperature Sensors	3
CONVENIENCE	
Display Type	Smooth Touch Control/White LED
Temperature Controls	Electronic/Digital
Door Alarm	Yes
Child Lock	Yes
Auto Closing Door Hinge	Yes
Sabbath Mode	Yes
ADA Compliant	Yes
REFRIGERATOR	
No. of Shelves	4 split (3 Fixed + 1 Retractable)
Shelf Construction	Spill Protector/Tempered Glass
Crisper Bins	2
CoolGuard™	Yes
Refrigerator Light	Yes
FREEZER	
Door Type	Pull Drawer
Freezer Handle	SmartPull™ Handle
Drawers	3-Tier Organization
Freezer Light	Upper (LED Lighting) / Lower (No)
THINQ® SMART FEATURES	
SmartDiagnosis™	Yes
Wi-Fi Enabled	Yes
ThinQ®	Yes
MATERIALS AND FINISHES	
Hidden Hinges	Yes
All Available Colors	PrintProof™ Stainless Steel, PrintProof™ Black Stainless Steel
DIMENSIONS/CLEARANCES/WEIGHTS	
Dimensions (W case x H top of hinge x D with handles)	35 3/4" x 70 1/4" x 31 5/8"
Width	35 3/4"
Height to Top of Door Hinge	70 1/4"
Depth with Handles	31 5/8"
Width (Door Open 90 without Handle)	40"
Width (Door Open 90 with Handle)	44 7/8"
Width (Door Fully Open without Handle)	56 3/4"
Height to Top of Case	68 7/8"
Depth without Door	24 3/4"
Depth without Handles	29 1/8"
Depth (to Hinge Cover)	18 1/4"
Depth (Total with Door Open)	43 5/8"
Depth (Draw Open Fully without Handle)	48 7/8"
Installation Clearance	Sides 1/8", Top 1", Back 2"
Carton Dimensions (WxHxD)	38" x 72" x 31"
Weight (Unit/Carton)	291 lbs. / 313 lbs.
LIMITED WARRANTY	
Parts & Labor	1 Year
Sealed System (Parts & Labor)	5 Years
Compressor (Parts & Labor)	5 Years
UPC	195174037690

\$2,397

Refrigerator
LOT 173



Refrigerator (cu.ft.)

Specs

Manuals

Video

Rebates

Warranty

Financing

Install

FAQ

Lot 173

FEATURES & BENEFITS

- ✦ **Precise Temperature Control** - Electronic temperature control with LED digital display - set temperature anywhere between 41-65°F and the wine cooler will hold it precisely
- ✦ **Maximum Storage Capacity** - Holds up to 42 bottles for maximum storage
- ✦ **Dual Temperature Zones** - Store red, white, and sparkling beverages at the appropriate temperature for proper preservation and maximum taste
- ✦ **Pull-out Racks** - Pull-out wine racks allow for easy access to your prized vintage collection
- ✦ **Interior Lights** - LED interior light so you can easily see what's inside.
- ✦ **Door Alarm** - Door alarm notifies you if the door is left ajar for too long
- ✦ **Charcoal Filtration System** - An active charcoal filtration system to ensures air purity, cooling efficiency and helps to maintain an odor free cabinet for the storage of your wine.



Product: 24 Inch French Door Wine Cooler
Model Number: TWC2402

PRODUCT DIMENSIONS

Cooler Width (in.)	23 1/2"
Depth (Excluding Handles) (in.)	23
Depth (Including Handles) (in.)	26 1/8"
Depth (Less Door) (in.)	21 1/2"
Depth With Door Open 90 Degrees (in.)	34
Height to Top of Door Hinge (in.)	34 1/4"
Product Depth (in.)	23
Product Height (in.)	34 1/4"
Product Width (in.)	23 1/2"

TECHNICAL DETAILS

Bottle Storage Capacity	42
Color/Finish	Stainless Steel
Voltage (Volts)	120
Minimum Temperature (F)	41
Number of Doors	2 Door
Number of Refrigerator Shelves	10 Shelves
Number of Temperature Zones	Double Zone
Operational Features	LED Controls
Product Weight (lb.)	99 lb

WARRANTY: 2 YEARS ON PARTS AND LABOR



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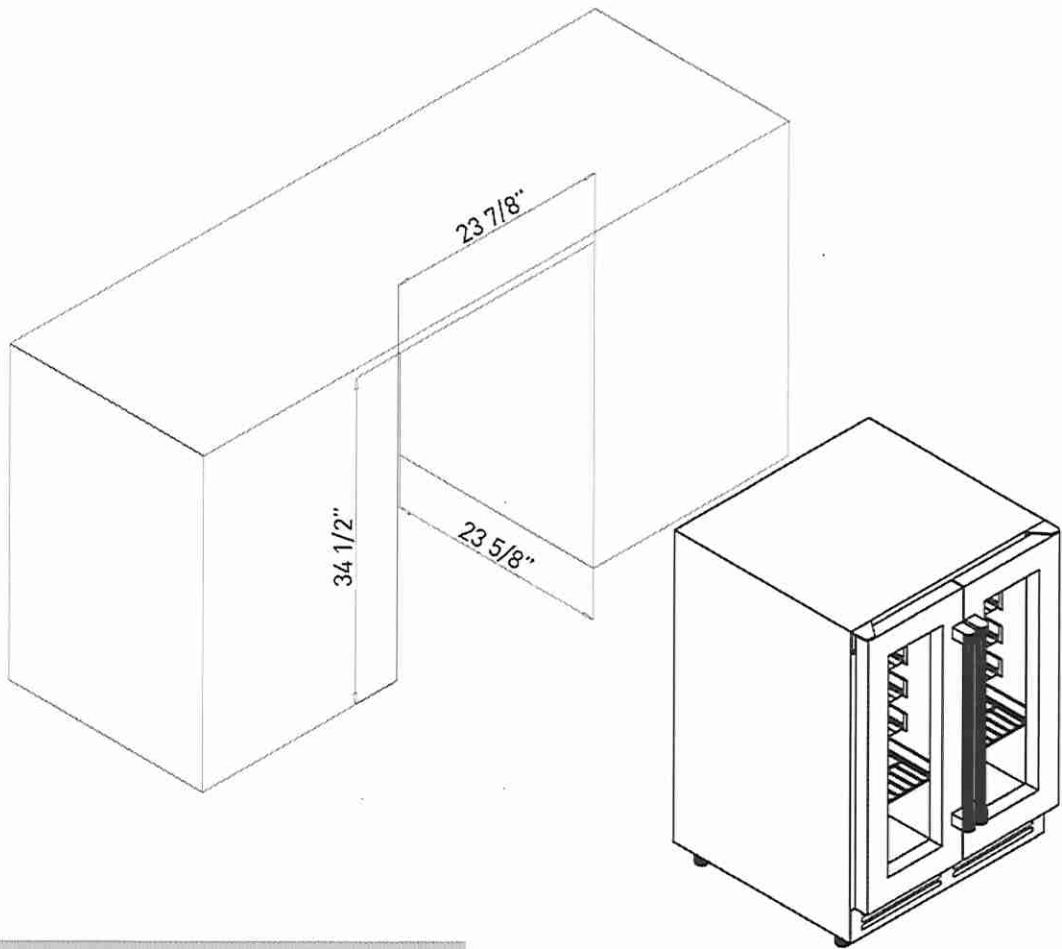


Lot 173

Lot 173 .

TWC2402 Installation

This unit is designed for both built-in or free-standing installation. If you plan to use this unit in a built-in application, please follow the requirements shown below.



Cut-out Dimension	
Width	≥23 7/8"
Depth	≥23 5/8"
Height	≥34 1/2"

DUAL TEMPERATURE ZONES - Store red, white, and sparkling beverages at the appropriate temperature for proper preservation and maximum taste

PULL-OUT RACKS - Pull-out wine racks allow for easy access to your prized vintage collection

INTERIOR LIGHTS - LED interior light so you can easily see what's inside

SECURITY LOCK - Security lock to keep out unwanted guests

DOOR ALARM - Door alarm notifies you if the door is left ajar for too long

CHARCOAL FILTRATION SYSTEM - An active charcoal filtration system to ensures air purity, cooling efficiency and helps to maintain an odor free cabinet for the storage of your wine.

LOT 173

Beverage Cooler.

Dimensions

Cooler Width (in.)	23.5
Cut-Out Depth (in.)	23.62 in
Cut-Out Height (in.)	34.5 in
Cut-Out Width (in.)	23.86 in
Depth (Excluding Handles)	23 in
Depth (Including Handles)	26.1 in
Depth (Less Door)	21.5 in
Depth With Door Open 90 Degrees (In)	34
Height to Top of Door Hinge (in.)	34.25
Product Depth (in.)	23 in
Product Height (in.)	34.25 in
Product Width (in.)	23.5 in

Details

Appliance Type	Wine Cooler/Cellar
Bottle Storage Capacity	42
Chillers/Preservation Type	Wine Coolers & Cellars
Color/Finish	Stainless Steel
Color/Finish Family	Stainless Steel
Control Type	Touch
Cooling Unit Type	Compressor
Defrost Type	Auto / Cycle
Freezer Type	No Freezer
General Features	Interior Light,LED Light Type,See-Thru Door
Included	No Additional Items Included
Installation Depth	Standard Depth
Installation Type	Built-In,Free Standing
Liner Material	Plastic

LOT 173



KitchenAid®

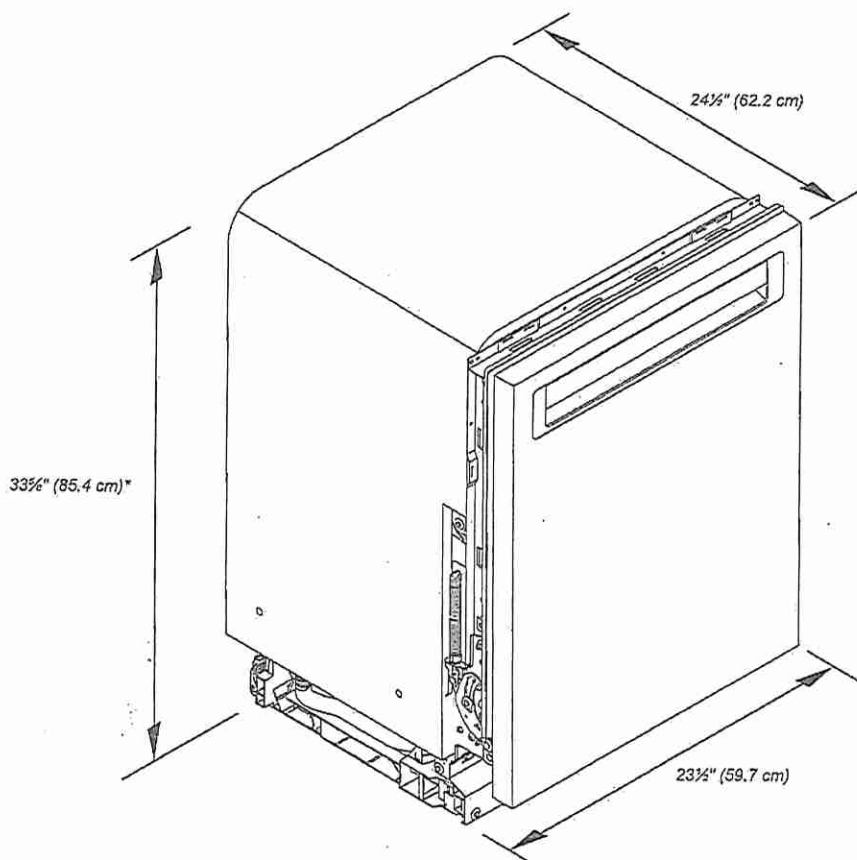
24" Dishwasher

DETAILED PLANNING DIMENSIONS GUIDE

Applies to all model numbers starting with;

KDFE104K, KDTE104K, KDFE204K, KDTE204K, KDTE304LPA,
KDFM404K, KDTM404K, KDPM604K, KDTM604K, KDPM704K,
KDTM704K, KDTM704LPA, KDPM804K, KDTM804K

PRODUCT DIMENSIONS



*Dishwasher can be raised 1 7/8" (3.7 cm) with feet fully extended.

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.



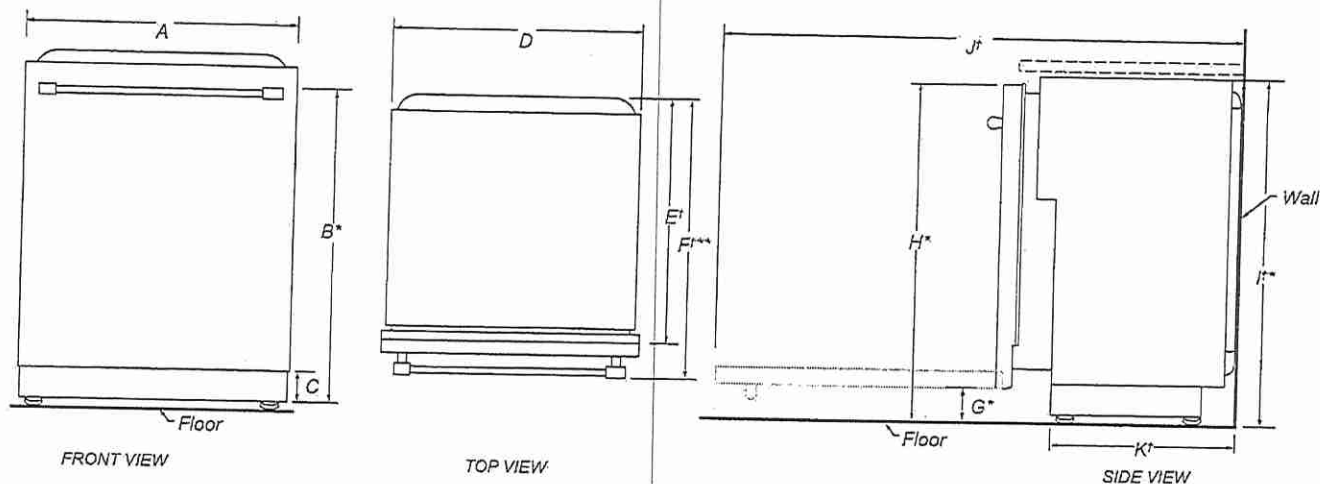
LOT 173

KitchenAid®

24" Dishwasher

DETAILED PLANNING DIMENSIONS GUIDE

PRODUCT DIMENSIONS (CONTD.)



	DESCRIPTION	DIMENSIONS
A	Width of door	23½" (59.7 cm)
B*	Height to top of handle	30¹³⁄₁₆" (78.3 cm)
C	Height of adjustable toe kick	3¾" (8.4 cm) - min. 4¹¹⁄₁₆" (11.8 cm) - max.
D	Width of recessed dishwasher	22¾" (57.4 cm)
E†	Depth without door	22¾" (57.5 cm)
F†**	Depth with Towel Bar Handle	26¾" (68.3 cm)
	Depth with Pocket Handle	24½" (62.6 cm)
	Depth of Panel-Ready Models	24" (61.0 cm)
G*	Height to bottom of door (min.)	3¾" (8.4 cm)
H*	Height to top of door (min.)	33¾" (84.9 cm)
I*	Height of recessed dishwasher (min.)	33¾" (85.4 cm)
J*	Depth with door fully open (min.)	50¾" (127.4 cm)
K*	Depth with toe kick (min.)	20¹³⁄₁₆" (52.9 cm)

†Insulation blanket thickness not included, can be crushed up to 1/8" (0.3 cm), or removed along the top perforate section for additional clearance.

*Dishwasher can be raised 1¾" (3.7 cm) with feet fully extended.

**For panel-ready models, dishwasher depth is 24" (61.0 cm), not including the 3/4" (1.9 cm) custom door panel.

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www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	YUNG BENNETT CHONG, MICHELLE YING Y	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	SIGNINNLTD@GMAIL.COM miaio714@ga	MODEL TYPE:	45-06
PHONE #:	416-732-2223, 416-918-2952	LOT #:	173-CTF
PHONE #:		DATE:	Oct 5, 2023 Q13170

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 3801 FINISH: ARCTIC GREY SPECIES: FIBERBOARD DOOR HARDWARE: DRAW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3:

ITEM #	QTY	DESCRIPTION	PRICE
BSPICE2	1	PULL-OUT SPICE UNIT, 2 BASKETS 6" W, 8" W, 12" W or 15-12" W	
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	
TCS2696	1	STRAIGHT PANTRY CABINET, 26" D x 95-1/2" H (STANDALONE) (OPTION PAID FOR BY BUILDER)	
STD-B-36	1	MAKE STOVE OPENING 36" WIDE (AT BASE CABINET S)	
CUST-2	1	DELETE UPPER ABOVE STOVE AND ADD 42" WIDE OPENING FOR CHIMNEY EXHAUST FAN (SUPPLIED BY OTHERS)	
CUST-4	1	26" DEEP TALL BUILT IN MICROWAVE WITH DOORS TOP & BOTTOM ONLY	
CUST-6	2	1 SET OF POT DRAWER PDA 1 SMALL, 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES (SINK WALL)	
CUST-7	1	UPGRADE TO CAT 3 DOOR STYLE & FINISH- QTF 3801 ARCTIC GREY (FIBERBOARD)	
CUST-8	1	RELOCATE STD BANK OF 4 DRAWERS TO ISLAND ON LEFT SIDE	
CUST-9	1	EXTENDED HEIGHT CABINETRY INCL 52" HIGH SINGLE DOOR UPPIERS w/ CM "Z42" MOLDING, 108" MOUNTING HEIGHT & 112" OVERALL (DOES NOT GO TO CEILING)	
CUST-10	1	TWO-TONE ISLAND: CATEGORY 4: QTF 3801 HIGH SEAS (FIBERBOARD)	
CUST-13	1	ADD AN OPENING FOR UNDERCOUNTER FRIDGE IN THE ISLAND	
CUST-14	1	26" DEEP FRIDGE ENCLOSURE w/ REQ GABLES (OPTION PAID FOR BY BUILDER)	
CUST-15	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 UPPIERS	
CUST-16	1	CATEGORY 1 HARDWARE: DH01320	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRAW 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-1	1	CATEGORY 1 HARDWARE: DH00010	
CUST-2	1	CATEGORY 1 DOOR: QTC 1622 WILLOW GREY (LAMINATE)	
ROOM SUMMARY:			

CB

ML



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PURCHASE AGREEMENT FORM

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ADDRESS:			SITE:	CENTERFIELD PH2	
EMAIL:	SIGNINNLTD@GMAIL.COM mia0714@gmail		MODEL TYPE:	45-06	
PHONE #:	416-732-2223, 416-918-2952		LOT #:	173 CTF	
PHONE #:			DATE:	Oct 5, 2023	Q13170
ROOM	DESCRIPTION				CATEGORY
BATH #2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATE 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-1	1	CATEGORY 1 HARDWARE: PH00010			
CUST-2	1	CATEGORY 1 DOOR: QTC 1622 WILLOW GREY (LAMINATE)			
ROOM SUMMARY:					
ROOM	DESCRIPTION				CATEGORY
BED 3 & 4 BATH VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATE 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-1	1	CATEGORY 1 HARDWARE: PH00010			
CUST-2	1	CATEGORY 1 DOOR: QTC 1622 WILLOW GREY (LAMINATE)			
ROOM SUMMARY:					
ROOM	DESCRIPTION				CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 3801 NONE FINISH: HIGH SEAS SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 4
ITEM #	QTY	DESCRIPTION			PRICE
CUST-1	1	FLOATING VANITY W/1 DRAWER & FALSE PANEL ABOVE 3-12" AFF. OPTION PAID FOR BY BUILDER			
CUST-2	1	UPGRADE TO CATEGORY 4 DOOR STYLE AND FINISH: QTF 3801 HIGH SEAS			
CUST-3	3	CATEGORY 1 HARDWARE: PH00010			
ROOM SUMMARY:					
ROOM	DESCRIPTION				CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK P344-CA				Category 1
ITEM #	QTY	DESCRIPTION			PRICE



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PURCHASE AGREEMENT FORM

PURCHASER:	YUNG BENNETT-CHUNG MICHELLE YING	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	SIGNINNLT@gmail.com miaic714@gmail.com	MODEL TYPE:	45-06
PHONE #:	416-732-2223, 416-918-2952	LOT #:	179 CTF
PHONE #:		DATE:	Oct 5, 2023 Q13170

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

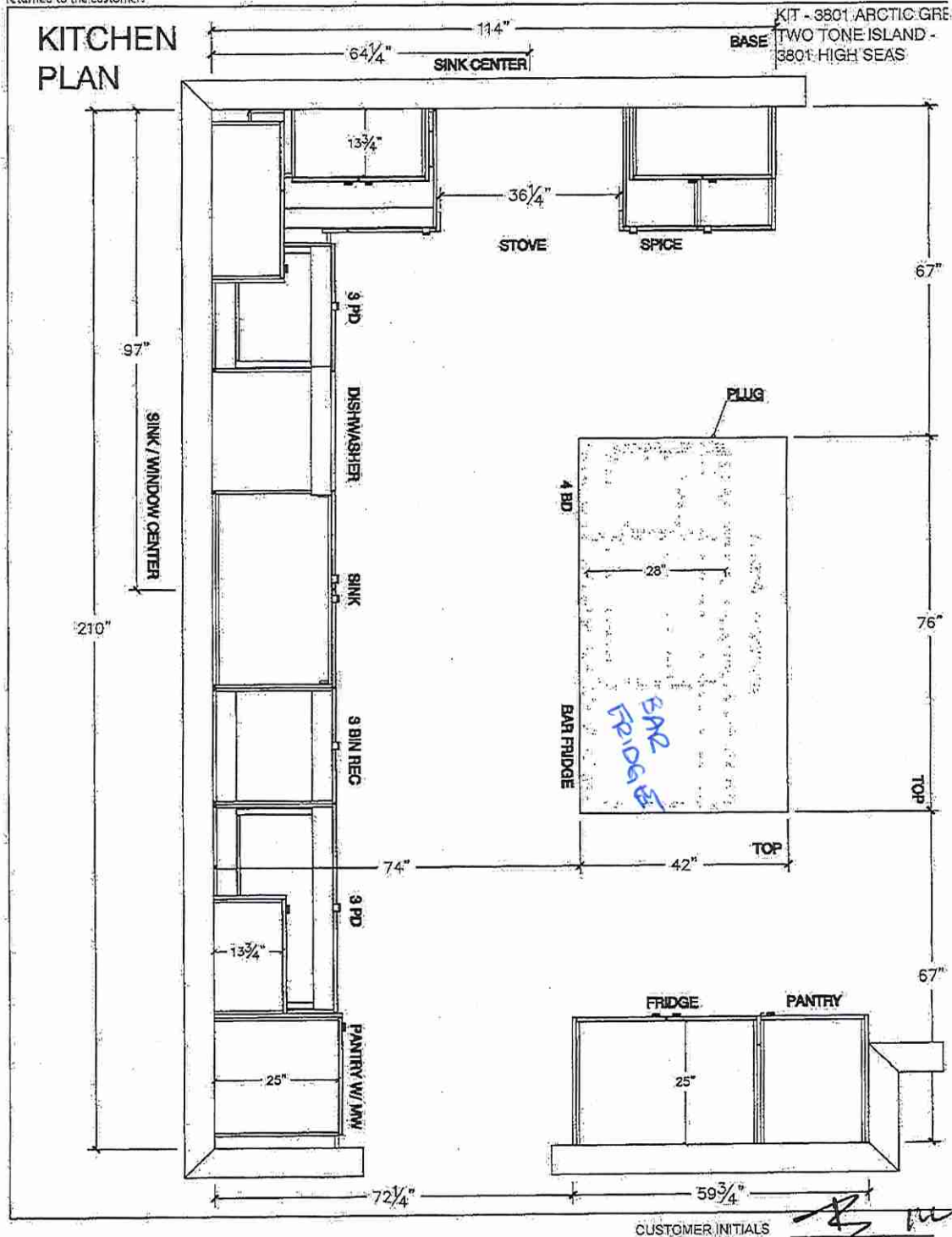
EXPECTED DELIVERY DATE:	TBD	SUB-TOTAL:	
Customers: please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you! ALL CHANGES FINAL UPON SIGNING.		TOTAL:	
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.		HST:	
		GRAND TOTAL:	
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	
CUSTOMER SIGNATURE:		DATE:	Oct 12, 2023
CUSTOMER SIGNATURE:		DATE:	Oct 13, 2023
SALES REP NAME: Riva Patel		QTK AUTHORIZED SIGNATURE:	



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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT-173 CTF UNIT-4506 B	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the Intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.



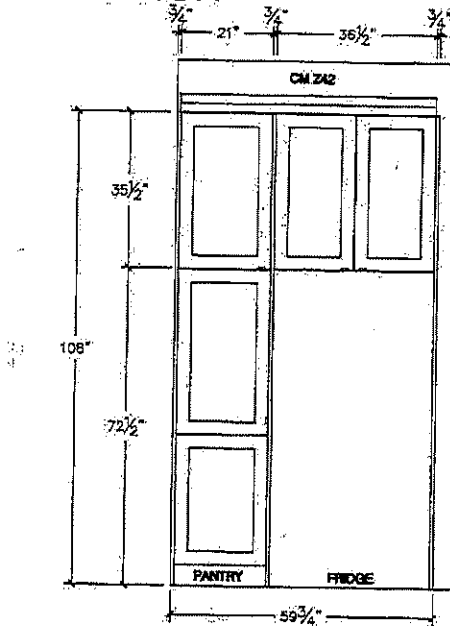


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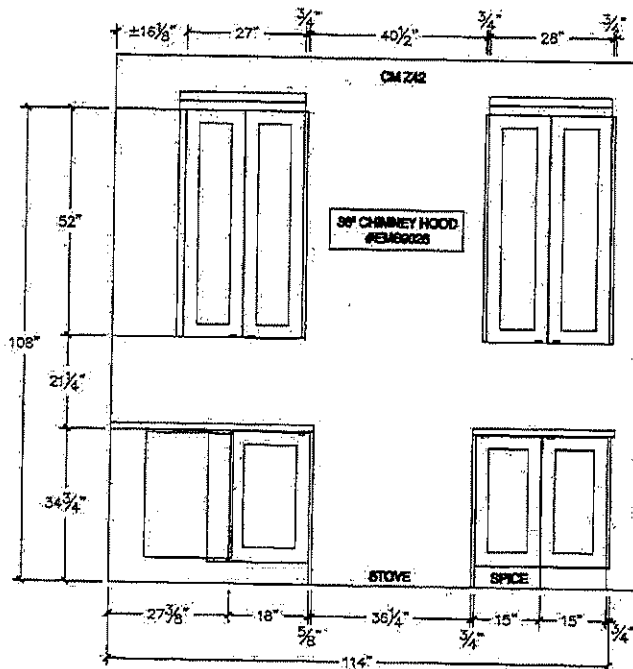
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 173 QTF UNIT 4508.8	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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FRIDGE WALL ELEVATION



STOVE WALL ELEVATION



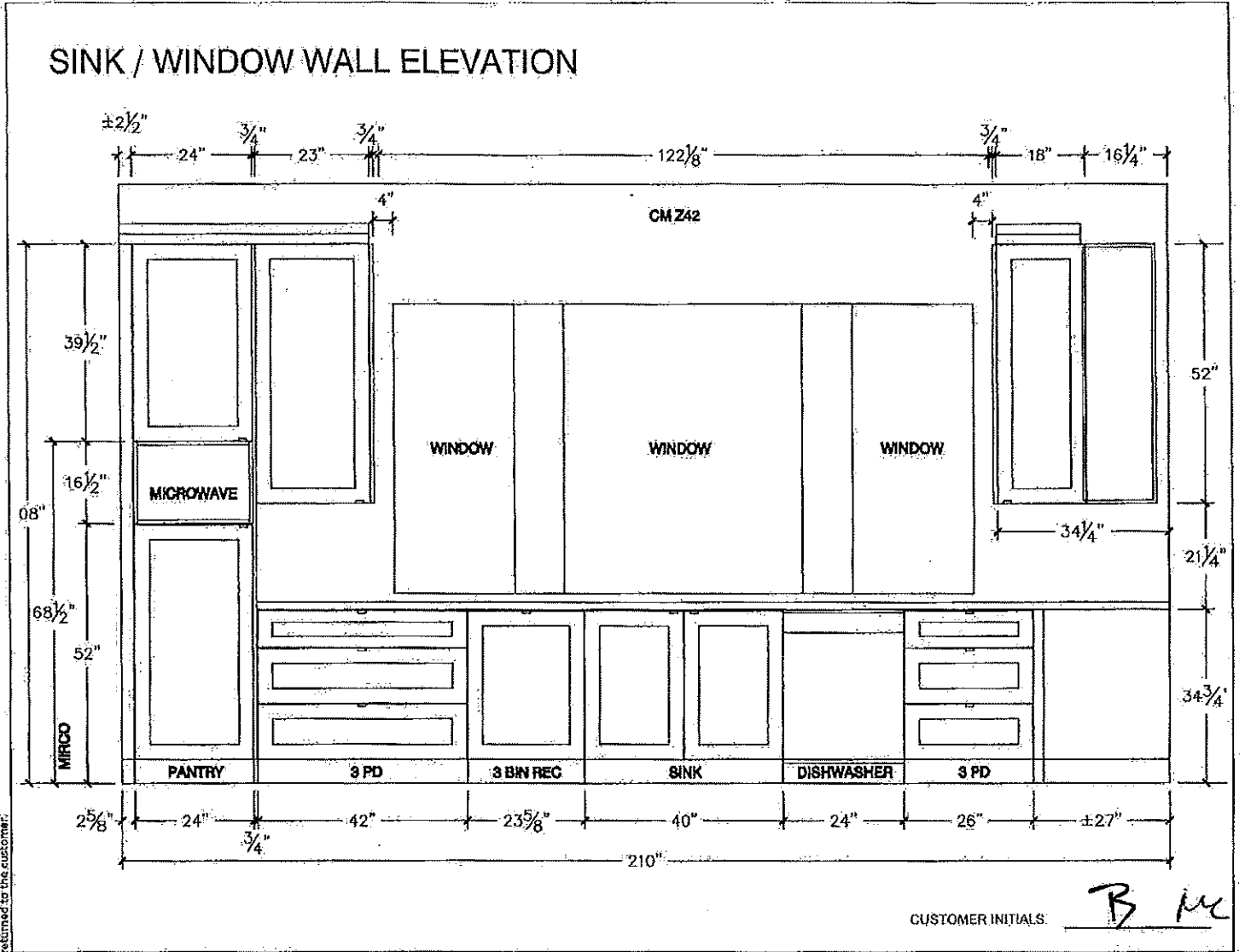
CUSTOMER INITIALS: BS

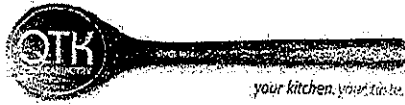


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CLIENT: ROYAL PINE HOMES	JOE NAME: LOT 173 CTF UNIT 4506 B	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE
COMMENTS:			

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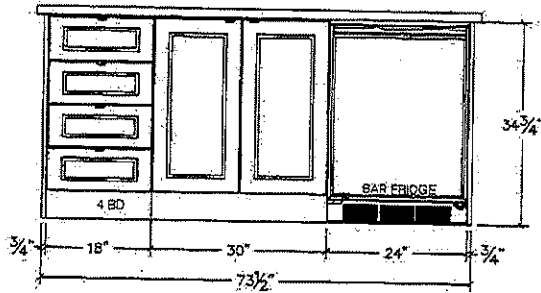


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T. 416.746.1811 F. 905.761.5901
www.QTK.ca info@qtk.ca

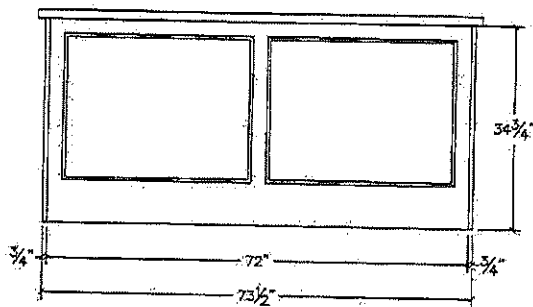
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SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

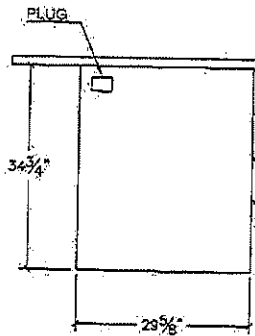
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND SIDE ELEVATION



CUSTOMER INITIALS

B ML



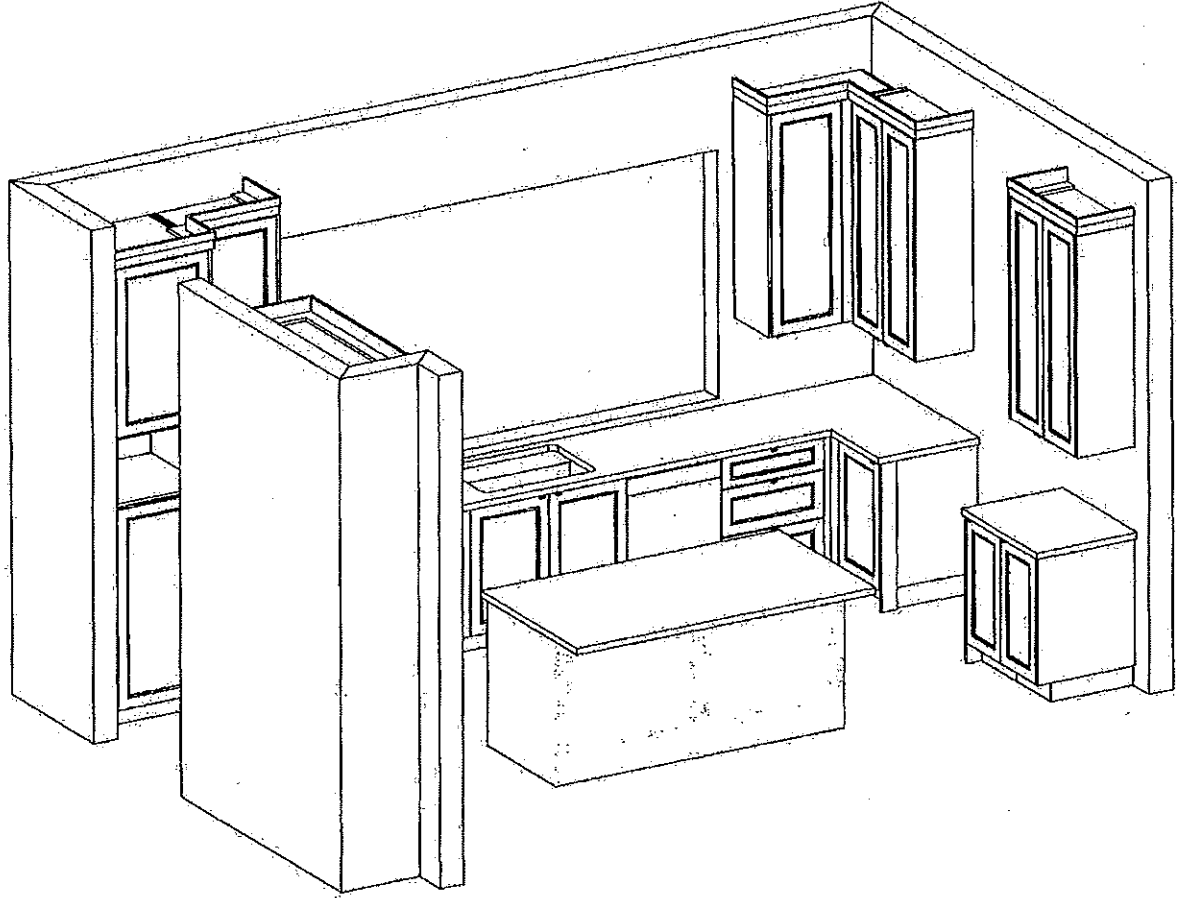
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.751.5901
www.QTK.ca info@qtk.ca

your kitchen your taste

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 173 QTF UNIT 4506 B	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04, 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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KITCHEN 3D



CUSTOMER INITIALS B M



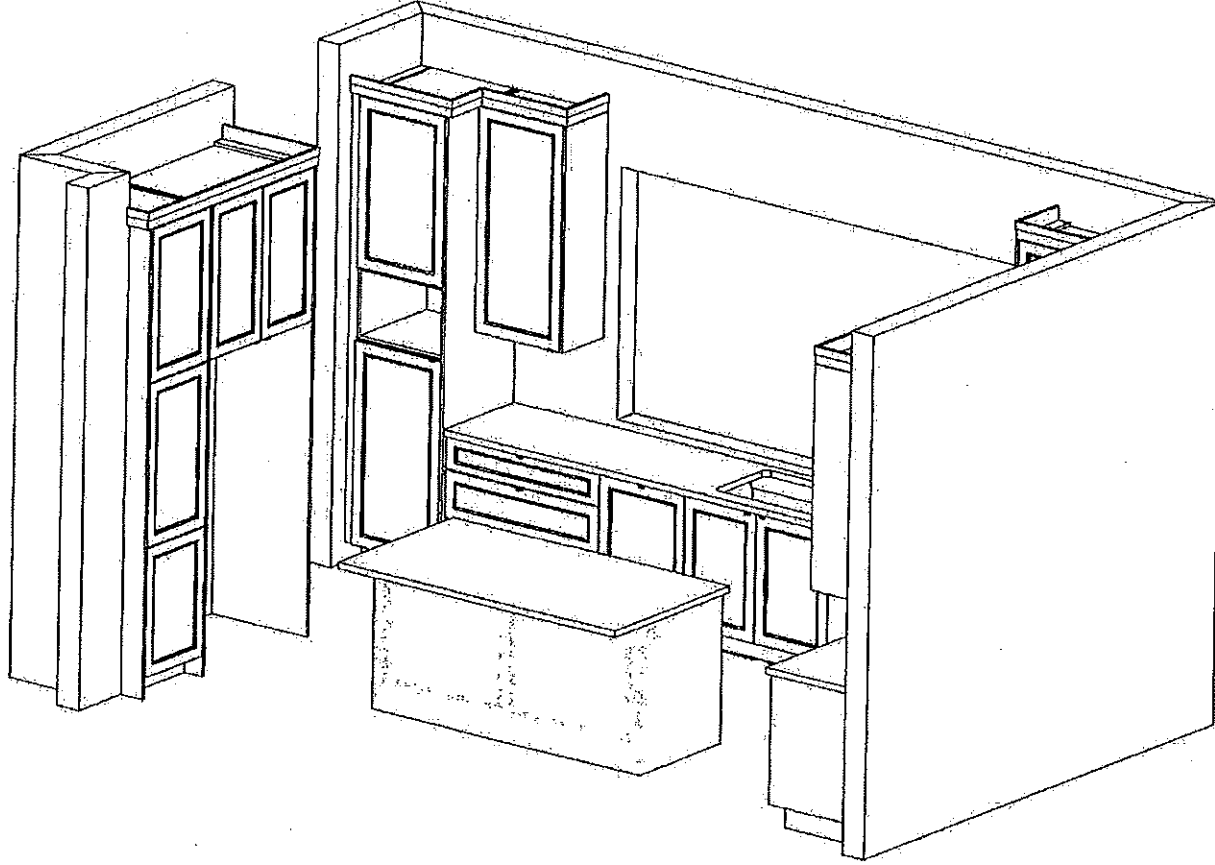
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CLIENT: ROYAL PINE HOMES:		JOB NAME: LOT 173 QTF UNIT 4505 B	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD		DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —		FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —		SPECIES: —	TOP: —	PAGE:
COMMENTS:				

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KITCHEN 3D



CUSTOMER INITIALS

B m

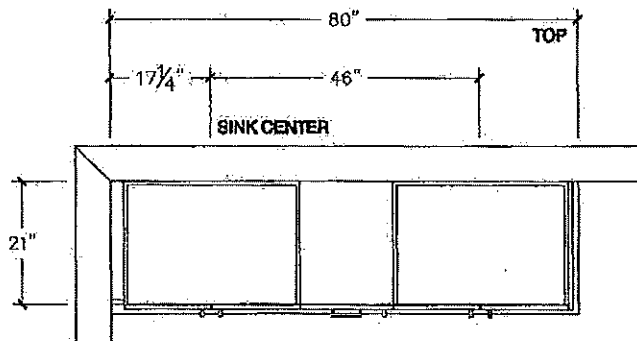


80 Santa Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

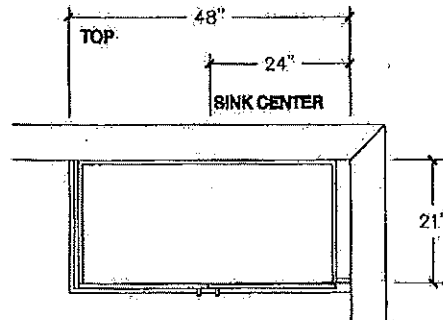
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 175 QTF UNIT 408 B	ROOM: VANITY	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRAW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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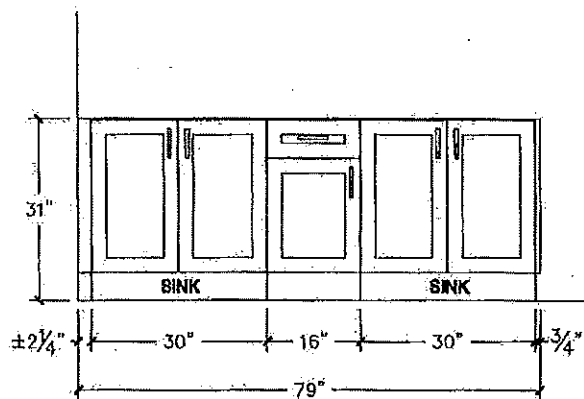
MASTER ENSUITE - PLAN



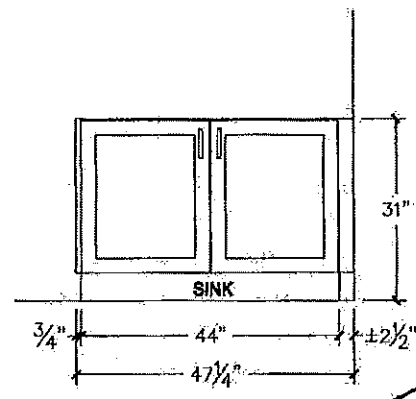
ENSUITE 2 - PLAN



MASTER ENSUITE - ELEVATION



ENSUITE 2 - ELEVATION



CUSTOMER INITIALS

[Signature]



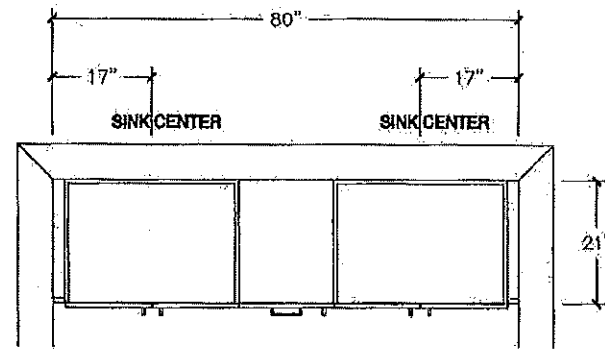
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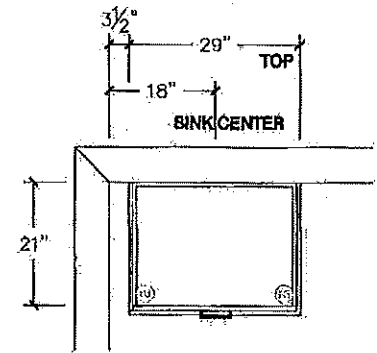
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 173 CTF UNIT 4506 B	ROOM: VANITY	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04, 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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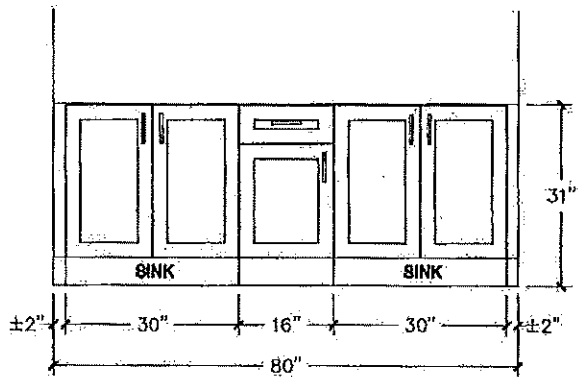
SHARED BATH - PLAN



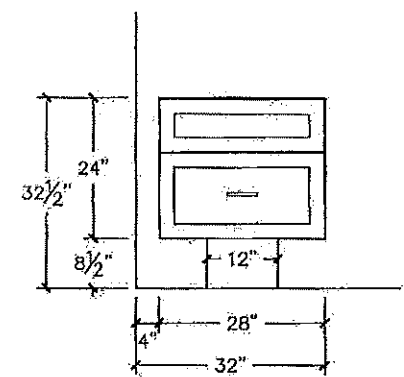
POWDER - PLAN



SHARED BATH - ELEVATION

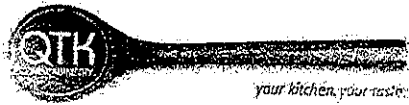


POWDER - ELEVATION



CUSTOMER INITIALS

B UC

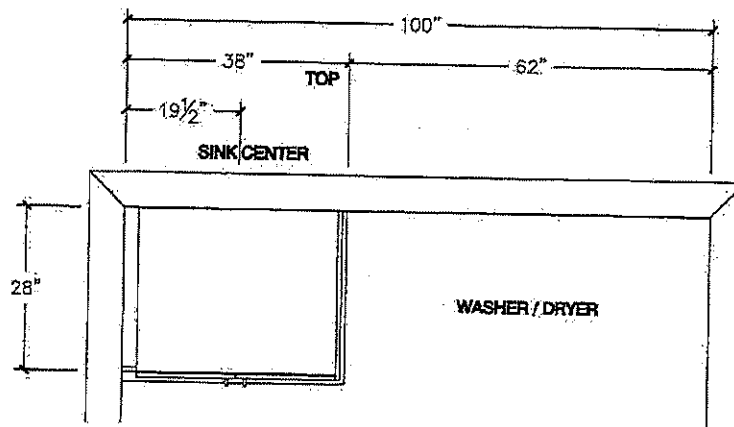


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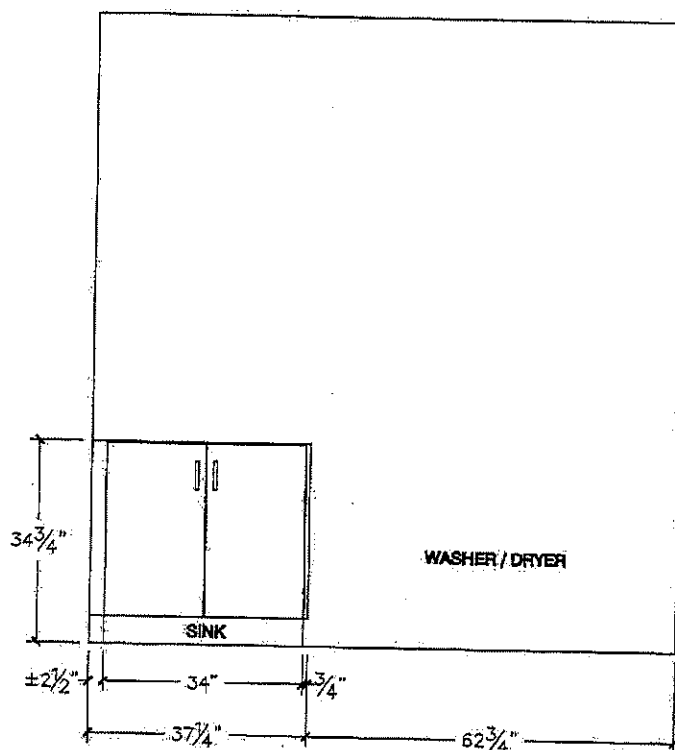
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 173 CTF UNIT 4506 B	ROOM: LAUNDRY	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCTOBER 04 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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LAUNDRY - PLAN



LAUNDRY - ELEVATION



CUSTOMER INITIALS

[Handwritten signature]



FILE COPY

Structural

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: YUNG BENNETT CHUNG and MICHELLE YING YING LAIO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
173	2	FERNWOOD-STD Main/4 Bedroom Elev B	18-Apr-24

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

Offer Upgrade	PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTUR Note:
------------------	--

Offer Upgrade	BALANCE OF BONUS PACKAGE: PURCHASER TO RECEIVE \$17,740 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART. Note:
------------------	--

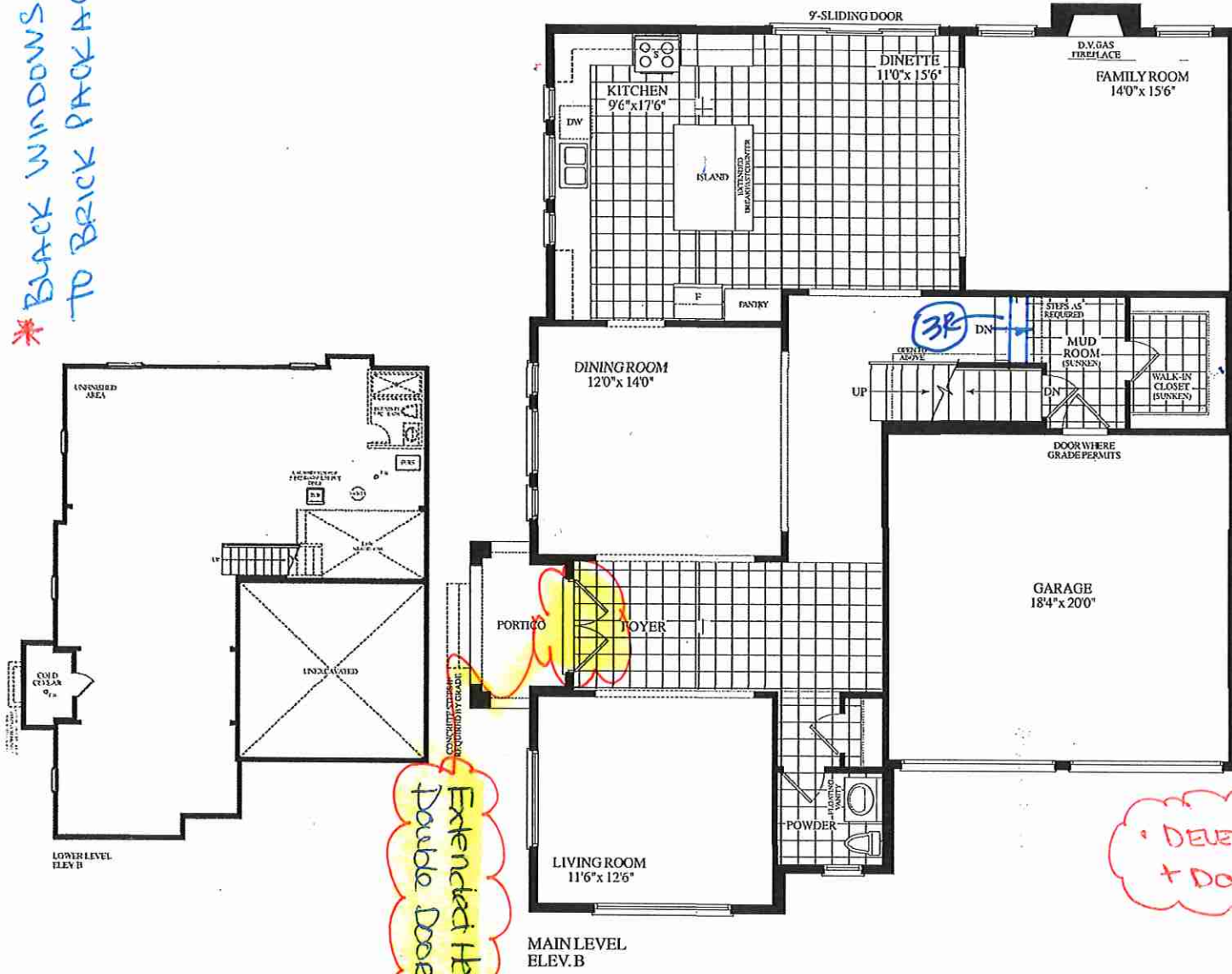
Date Added: 21-Dec-22

Invoice Number: 8405

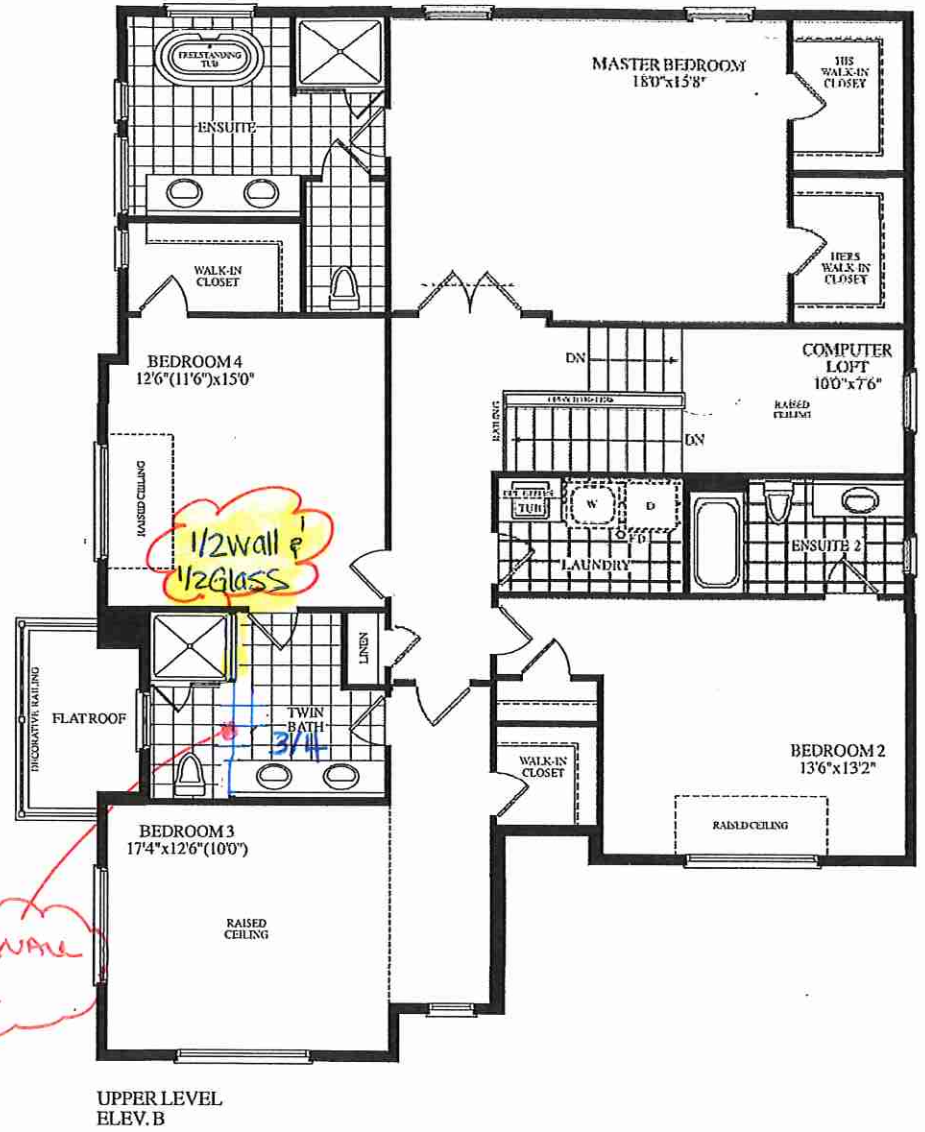
1 - FRONT EXTERIOR- Delete the builders standard front door and transom, and install Double Extended Height front doors (See Sketch) Note: APPROX. PRICING
1 - TWIN BATH 3/4- Delete the water closet for Twin Bath 3/4- Delete the wall and door. Create a 1/2 wall for the shower stall and install 1/2 6mm framed tempered glass to sit on the 1/2 wall. To include white quartz (If required) (See Sketch) 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 \$17,740.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART Note: **Purchaser has a remaining balance of \$12,033.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 Note:

This Document is Extremely Time Sensitive - Printed 10 Jul 23 at 9:57

* BLACK WINDOWS ADDED
TO BRICK PACKAGE



Extended Height
Double Doors



DELETE WALL
+ DOOR.

LOT 173 . 45-06 FERNWOOD . CORNER . EL.B . 3350 Sq. Ft.