



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: WEIHUA SONG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
162	2	ELMWOOD-OPT Main/OPT 5 Bedroom Elev B	25-Feb-25	

Date Added: 17-Oct-24

Invoice Number: 8664

1 - MAIN FLOOR-Install the Vintage White Oak 5"x3/4" Wire Brushed UVF "ORION", throughout the Den, Dining Room, Great Room, Upper Hall, and applicable stair landings, in lieu of the builders standard hardwood flooring
Note:

1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: The purchaser accepts and acknowledges that the flooring is prefinished & the staircase is Red Oak with hand-applied finish, along with the unique qualities of natural wood can create an unbalanced look.
Note:

1 - KITCHEN- Purchaser has declined upgrading to a chimney style exhaust fan through the design studio and is aware that they will purchase and install their own chimney style exhaust fan after closing.
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:

This Document is Extremely Time Sensitive - Printed 18 Oct 24 at 11:11



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
WEIHUA SONG	Laura Di Pede	ELMWOOD-OPT Main/OPT 5 Bedroom Elev B	/	Grovetrail Developments Inc.	25/02/2025	162

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Master Ensuite

Twin Bath 2/3

Twin Bath 4/5

Powder Room

Kitchen/Dinette

Laundry2nd flr

Mud Room

WIC

Foyer

Family Room

Dining Room

Den

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Interior Paint
Description
STD- SILVER BIRCH
STD- SILVER BIRCH
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Cabinet	Countertop	Counter Edge	Handle / Knob
Style			
SEE QTK	EVEREST TUSCANY	"A" EDGE	SEE QTK
SEE QTK	BLANCO PURE	"A" EDGE	SEE QTK
SEE QTK	EVEREST TUSCANY	"A" EDGE	SEE QTK
SEE QTK	EVEREST AURORA	"A" EDGE	SEE QTK
SEE QTK	EVEREST AURORA	"L" EDGE	SEE QTK
SEE QTK	STD- LAMINATE	STD	SEE QTK

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

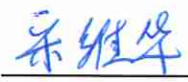
Dishwasher Cabinet

Fireplace

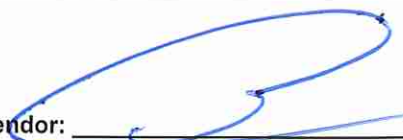
Fireplace	☒ GREAT ROOM	Fireplace	N/A
Location Flooring	HWD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	☒ STONE	Finish	N/A
Marble	☒ NO	Marble	N/A
Hearth	☒ NO	Hearth	N/A

Notes

Page 2 of 3

Decor Consultant:  Purchaser: 

Laura Di Pede WEIHUA SONG

Vendor: 

Grovetrail Developments Inc.
Printed Oct 17, 2024 12:07 pm



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
WEIHUA SONG	Laura Di Pedo	ELMWOOD-OPT Main/OPT 5 Bedroom Elev B	/	Grovetrail Developments Inc.	25/02/2025	162

Page 1 of 3

	Flooring	Wall Tile	Plumbing
	<u>Description</u>	<u>Main</u> <u>Accent/Insert</u> <u>Border / Listello</u> <u>Pattern</u>	
Master Ensuite	✓ 24X24 LANCASTER GREY	10X30 LUMINA WHITE DIAMOND N/A	WHITE
Twin Bath 2/3	✓ 16X32 WOODSTONE IVORY	16X32 WOODSTONE IVORY N/A	WHITE
Twin Bath 4/5	✓ 24X24 LANCASTER GREY	10X30 LUMINA WHITE PLAIN N/A	WHITE
Powder Room	✓ 18X36 ZABRINO BIANCO	N/A N/A	WHITE
Kitchen/Dinette	✓ 18X36 ZABRINO BIANCO	3X6 Tender Grey Bright- Stacked (STD) N/A	
Laundry2ND FLR	✓ 18X18 VERSAILLE GRIS	N/A N/A	WHITE
MUD ROOM	✓ 18X36 ZABRINO BIANCO		
WIC	✓ 18X36 ZABRINO BIANCO		
Foyer	✓ 18X36 ZABRINO BIANCO		
Great Room	✓ Vintage 5"x3/4"WhiteOak W/B UVF ORION(UPGD)		
Den	✓ Vintage 5"x3/4"WhiteOak W/B UVF ORION(UPGD)		
Dining Room	✓ Vintage 5"x3/4"WhiteOak W/B UVF ORION(UPGD)		
Upper Hall	✓ Vintage 5"x3/4"WhiteOak W/B UVF ORION(UPGD)		
Master Bedroom	✓ STD- OPENING NIGHT 40OZ #01		
Bedroom 2	✓ STD- OPENING NIGHT 40OZ #01		
Bedroom 3	✓ STD- OPENING NIGHT 40OZ #01		
Bedroom 4	✓ STD- OPENING NIGHT 40OZ #01		
Bedroom 5	✓ STD- OPENING NIGHT 40OZ #01		

Railings and Stairs		Cornice Moulding / Medalion	
Railings ✓	Vintage ORION Red Oak25/8"Rectangle	Landing - Upper ✓	Vintage 5"W/B UVF ORION(UPGD)
Pickets ✓	1/2" Steel Round/Plain/No Shoes/Flat Black	Landing - Lower	N/A
Posts ✓	Vinatge ORION 31/2" SquareIRP-13NoCap	Ledge - Upper	N/A
Stringers ✓	Vintage Red Oak ORION	Ledge - Lower	N/A
Treads ✓	Vintage Red Oak ORION		
Risers ✓	Vintage Red Oak ORION		
Runner	N/A		
Trim			
Baseboard & Casing ✓	MODERN STEP BEVEL	Knobs ✓	STRAIGHT LEVER MATTE BLACK
Front Door Glass ✓	STANDARD	Hinges	BLACK
Interior Doors ✓	LINCOLN PARK	Grip Set	STANDARD

Notes

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Consultant:  Purchaser: 

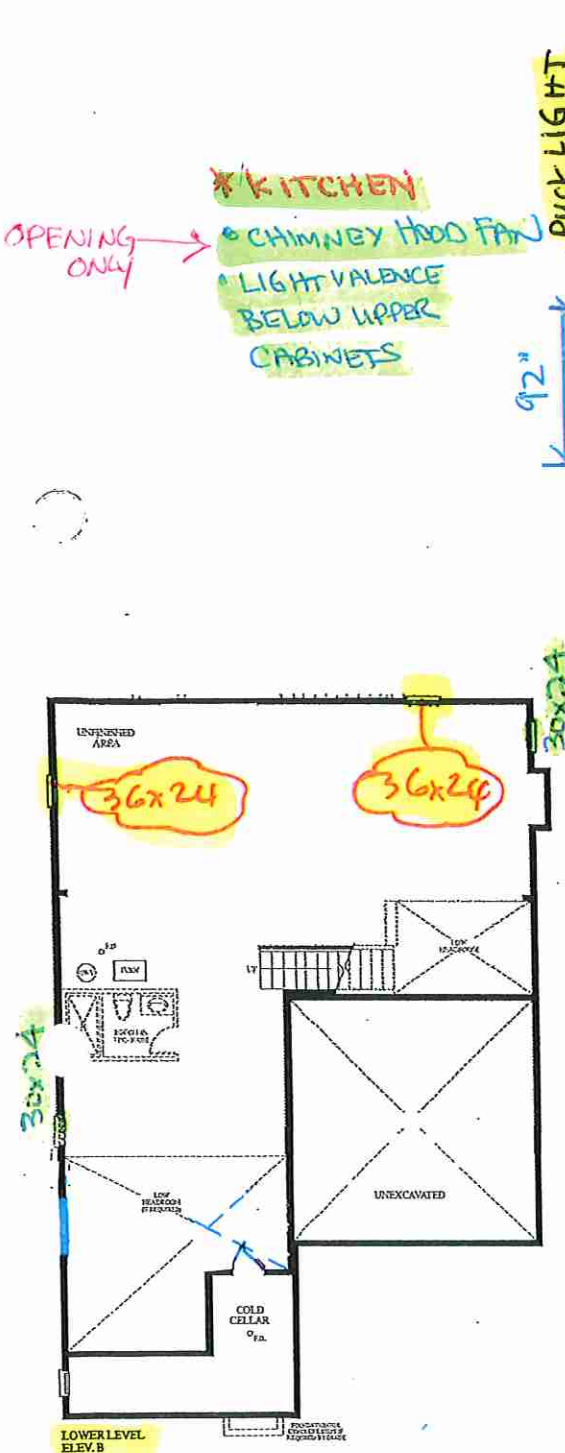
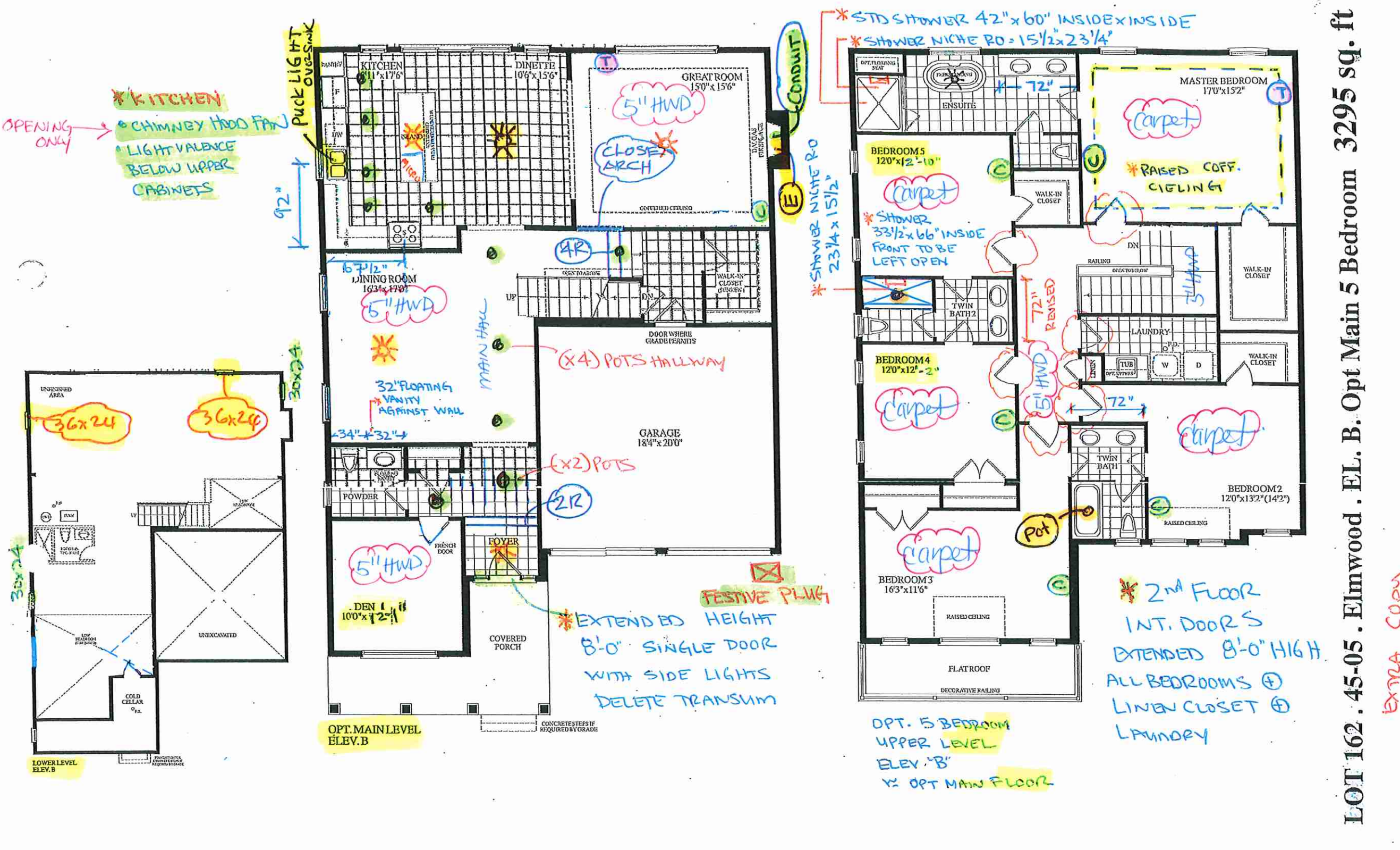
Laura Di Pedo

WEIHUA SONG

Vendor: 

Grovetrail Developments Inc.

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LOT 162 . 45-05 . Elmwood . EL. B. Opt Main 5 Bedroom 3295 sq. ft

EXTRA COON



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:	INVENTORY LOT	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:		MODEL TYPE:	45-05 ELMWOOD
PHONE #:		LOT # :	162 CTF2
PHONE #:		DATE:	Jun 12, 2024 Q14016

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: WILLOW GREY SUPERMATTE 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)	
BGB2-17	1	DOUBLE BIN PULL-OUT RECYCLE 17" WIDE CAB	
MC-O-DRW	1	MICROWAVE OPENING & DRAWER BELOW	
CUST-1	1	A' LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-2	1	26" DEEP FRIDGE ENCLOSURE W/ REQ.GABLES --OPT PAID FOR BY THE BUILDER (SPECS REQ)	
CUST-3	2	1 SET OF POT DRAWERS PD/3 (1 SMALL, 2 BIG DRAWERS) W/ PREMIUM MOTION SLIDES	
CUST-4	1	DELETE UPPER ABOVE STOVE & MAKE 36" W CHIMNEY OPENING	
CUST-5	1	CATEGORY 1 HARDWARE: BASE: 9635-160 PC (HRZ BASE) PANTRY/UPPERS/ POT DRW: 9635-256 PC	
CUST-6	1	STD APPLIANCES OPENING	
CUST-7	1	3/4" X 4" DEEP BOTTOM VALANCE (LIGHTING BY OTHERS)	
CUST-8	1	EXTENDED HIEGHT CABINETRY INCL. 52" HIGH SINGLE DOOR UPPERS w/ 12"H FLAT VALANCE MOULDING TO THE CEILING, 108 "MOUNTING HEIGHT & 120" OVERALL	
CUST-9	1	TWO TONE KITCHEN: UPPER CABINETS: QTS 1022 WILLOW GREY (LP LAMINATE) ISLAND/BASE/PANTRY: QTS 1022 VEGA (LP LAMINATE)	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: TUNDRA SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	FLOATING VANITY w/ 1 SET OF VANITY DRAWERS- 3 PD w/908 PREMIUM MOTION SLIDES	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 TUNDRA (LP LAMINATE)	
CUST-3	1	CATEGORY 1 HARDWARE: DH09220	
ROOM SUMMARY:			



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:		INVENTORY LOT		CONTRACTOR:		Grovetrail Developments Inc.	
ADDRESS:				SITE:		CENTERFIELD PH2	
EMAIL:				MODEL TYPE:		45-05 ELMWOOD	
PHONE #:				LOT # :		162 CTF2	
PHONE #:				DATE:		Jun 12, 2024 Q14016	

ROOM		DESCRIPTION		CATEGORY	
BATH 2 & 3 VANITY		DOOR STYLE: QT 1022 NONE FINISH: BLACKWOOD SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)	
CUST-1	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 BLACKWOOD (LP LAMINATE)	
CUST-3	1	CATEGORY 1 HARDWARE: DH09220	
ROOM SUMMARY:			

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

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 TUNDRA (LP LAMINATE)	
CUST-3	1	CATEGORY 1 HARDWARE: DH09220	
ROOM SUMMARY:			

ROOM		DESCRIPTION		CATEGORY	
POWDER ROOM VANITY		DOOR STYLE: QT 1022 NONE FINISH: VEGA SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others		Category 1	

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 VEGA (LP LAMINATE)	
CUST-2	1	FLOATING VANITY w /1 DRAWER & FALSE PANEL ABOVE- 10-1/2" AFF- OPTION PAID FOR BY BUILDER	
CUST-3	1	CATEGORY 1 HARDWARE: DH09220	
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 D354-60		Category 1	



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PURCHASER:	INVENTORY LOT	CONTRACTOR:	Grovetrail Developments Inc.	
ADDRESS:		SITE:	CENTERFIELD PH2	
EMAIL:		MODEL TYPE:	45-05 ELMWOOD	
PHONE #:		LOT #:	162 CTF2	
PHONE #:		DATE:	Jun 12, 2024	Q14016

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	LAUNDRY UPPER CABINET (44"W X31"H)PER CAB; MT.HT 87"H	
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 1:
DEPOSIT 2 DATE:_____		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE: _____ CUSTOMER INITIAL(S): _____			

CUSTOMER SIGNATURE: _____	DATE: _____
CUSTOMER SIGNATURE: _____	DATE: _____
SALES REP NAME: _____ - apD	QTK AUTHORIZED SIGNATURE: _____



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T 416.746.1811 F 905.761.5901
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CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: KITCHEN

JOB NAME
162 CTF2 INV

DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

DOOR STYLE	DOOR PANEL	SPECIES	FINISH
QTS 10 22		MEL	TWO TONE
TOP:	LAYOUT DONE BY : AMG_239	DOOR HANDLE: DH06030 BASE HORIZONTAL : DH10780 DIRECTION: VERTICAL	DRW HANDLE: DH06030 LOCATION: TOP
CT P.O.#	GLASS P.O.#		

HINGE TYPE: PREMIUM	CABINET LIGHTING TYPE:	DIAMETER:
---------------------	------------------------	-----------

CM 0122
w/ QUIRK MITER

CABINET

DRAWER SLIDE: Richelieu 908 | Bck & Bot - 113
CABINET INTERIOR: 113
Box 0.625" | Bck 0.625" | Sh 0.625"

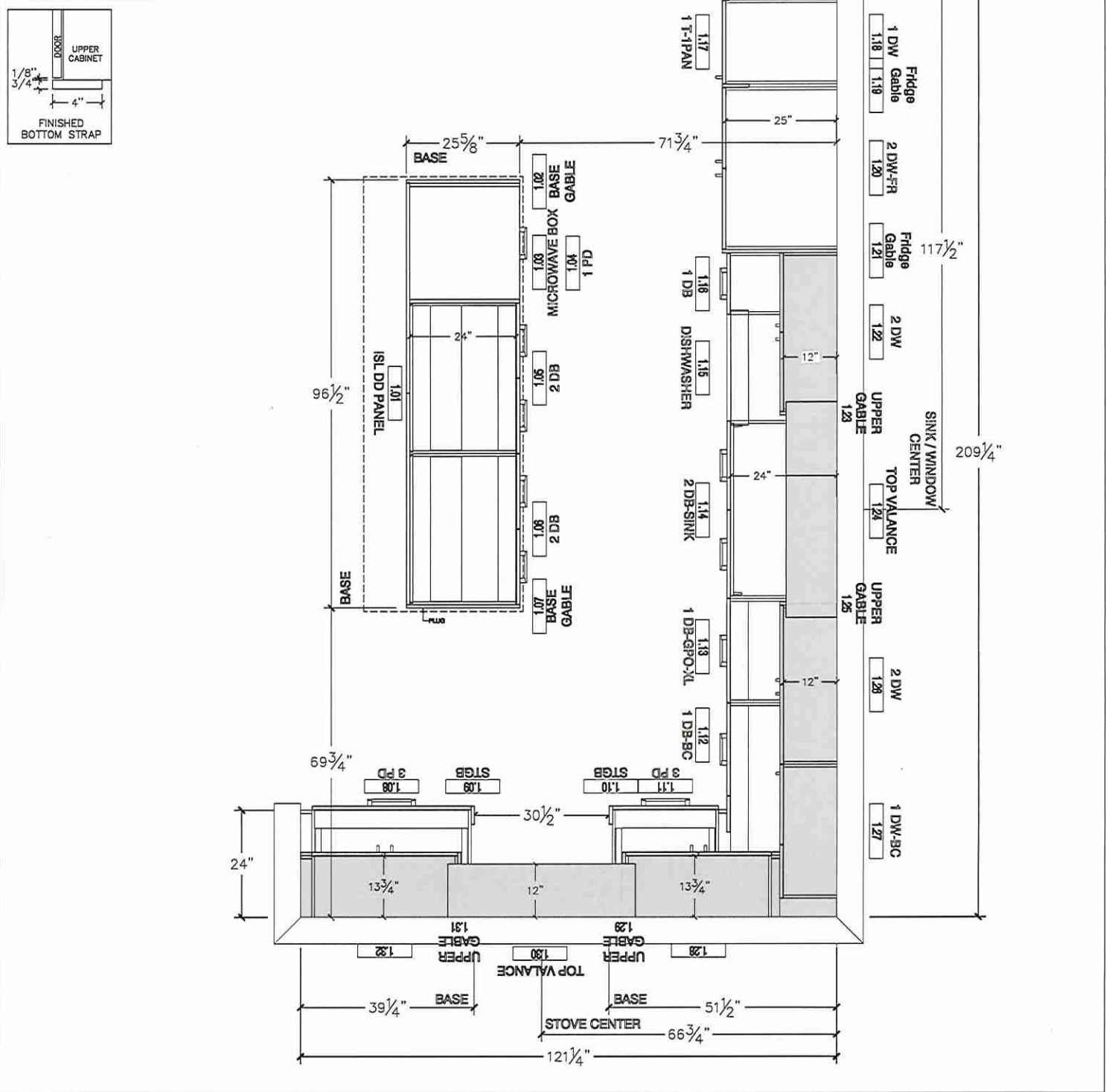
KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)

KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)

KIT BASE : DH 10780 (HORIZONTAL - 160MM)
KIT UPPER, PANTRY, POT DRW : DH06030 (256MM)

***NOTE: DO NOT SUPPLY & INSTALL COUNTER STRAP**

MOUNTING HEIGHT: 108"

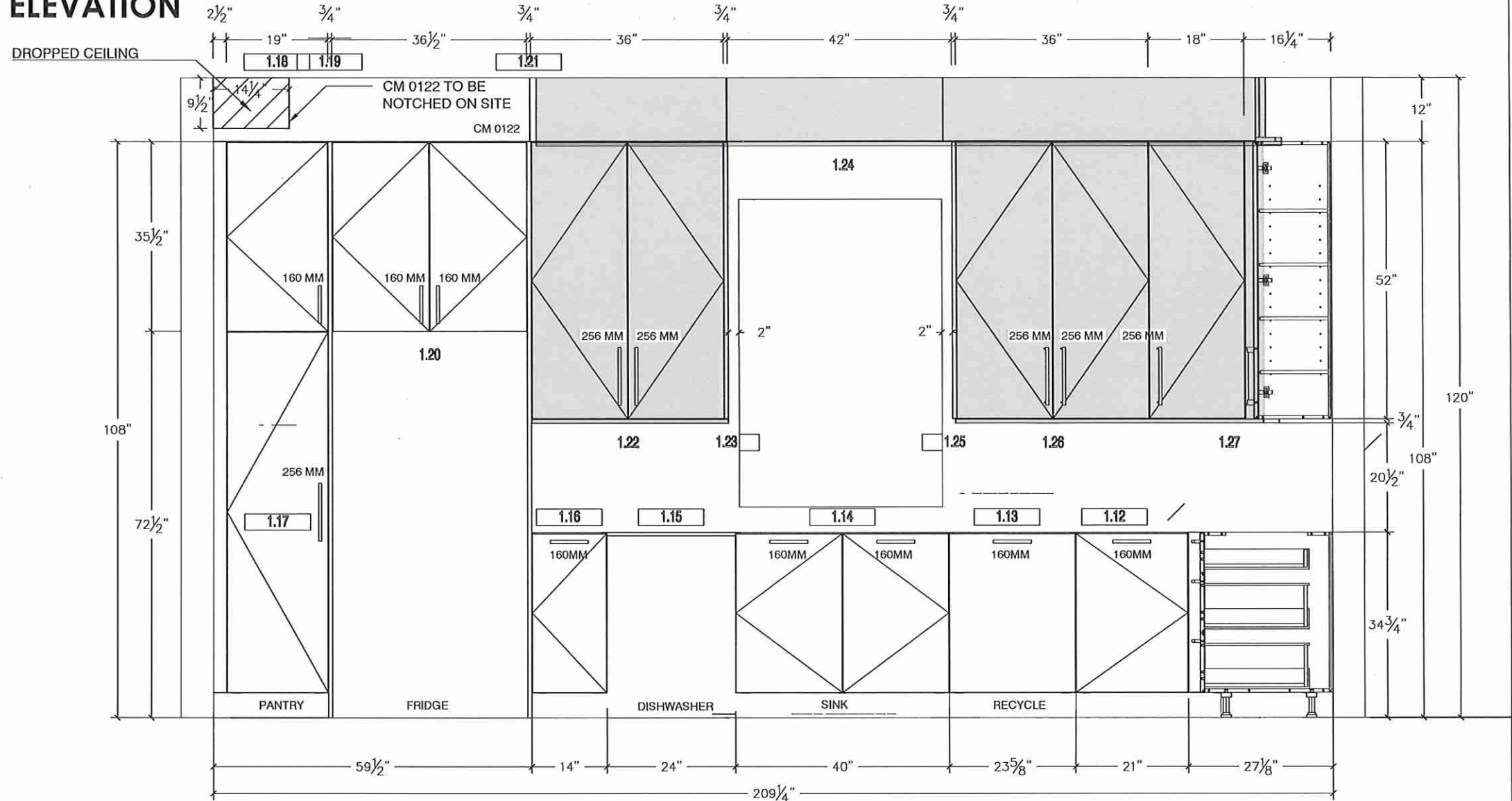




your kitchen, your taste.

JOB NAME
162 CTF2 INV

FRIDGE/ SINK WALL ELEVATION $2\frac{1}{2}"$



	KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)
	KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)
KIT BASE : DH 10780 (HORIZONTAL - 160MM)	
KIT UPPER, PANTRY, POT DRW : DH06030 (256MM)	



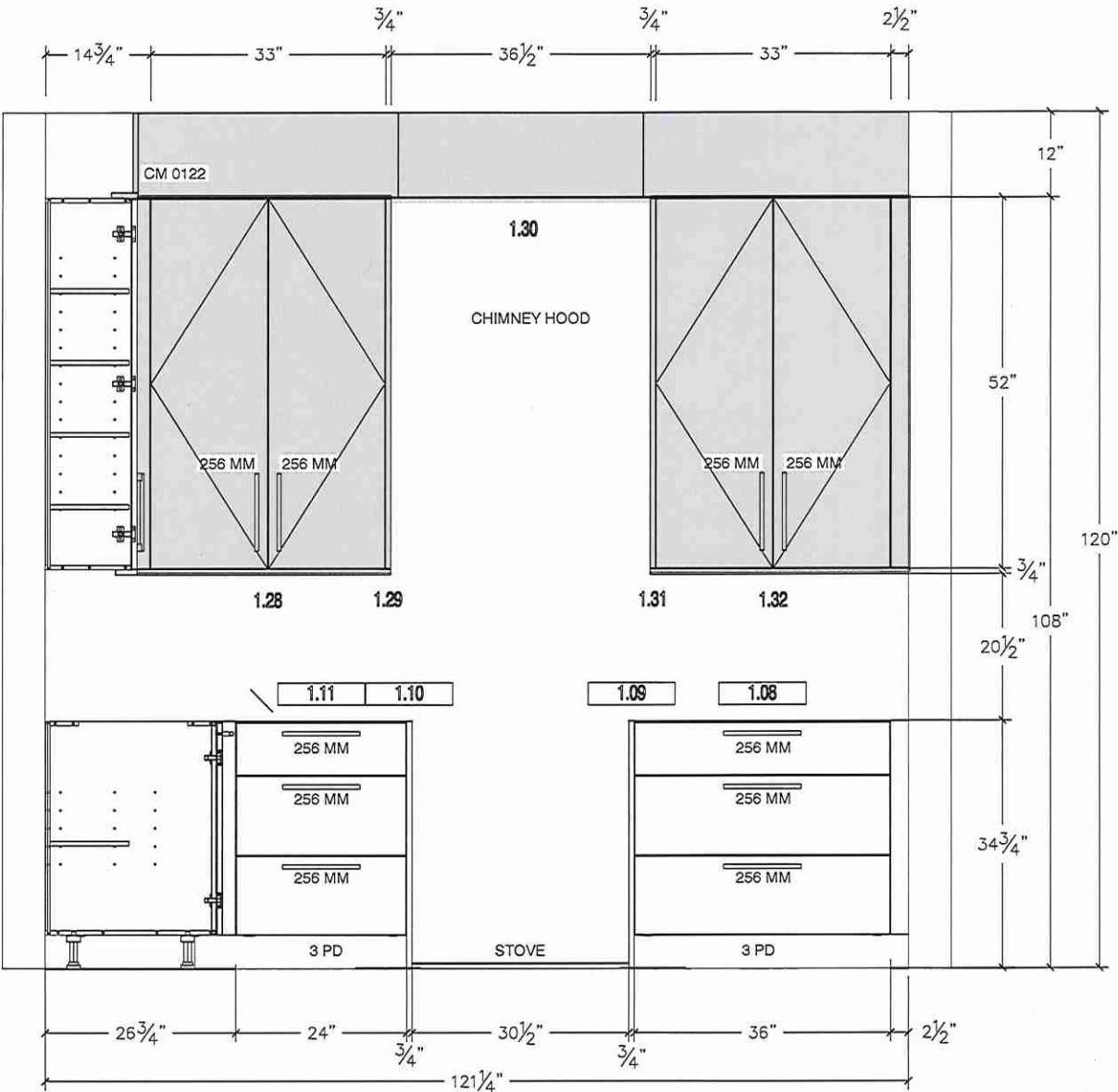
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: KITCHEN

JOB NAME
162 CTF2 INV

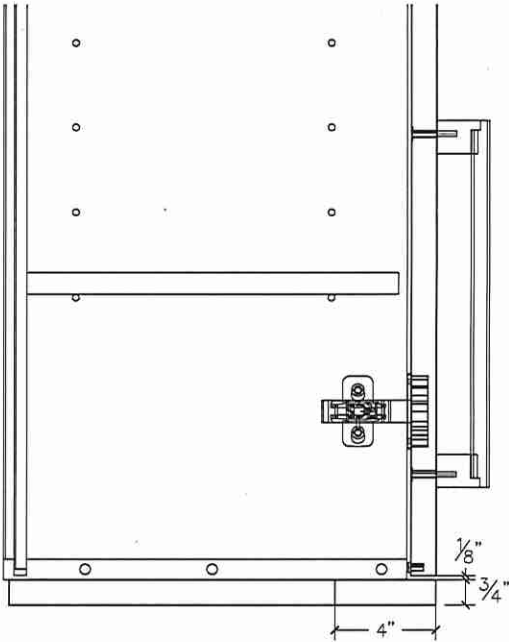
DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

STOVE WALL ELEVATION



-  KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)
-  KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)

UPPER DETAIL





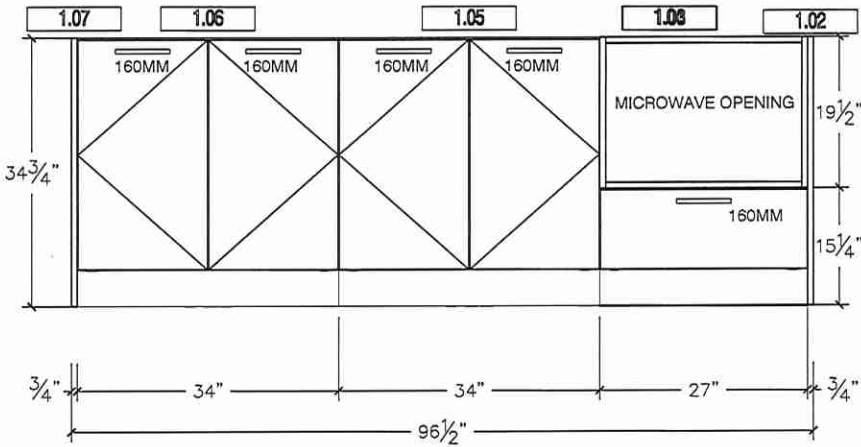
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: KITCHEN

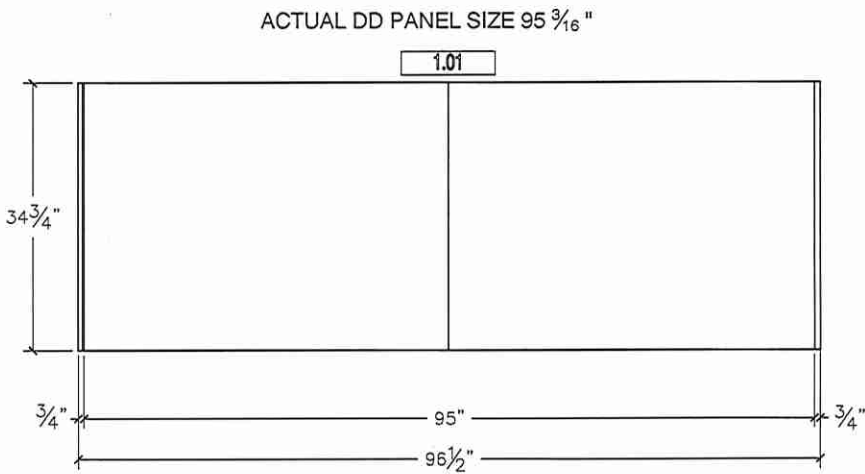
JOB NAME
162 CTF2 INV

DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

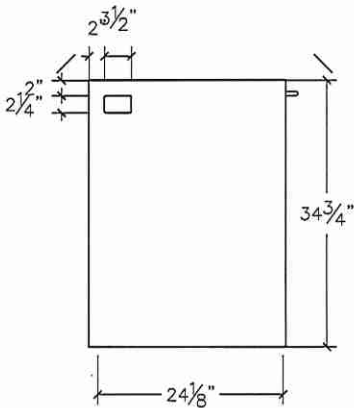
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND LEFT SIDE ELEVATION



- ☐ KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)
- ☐ KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)



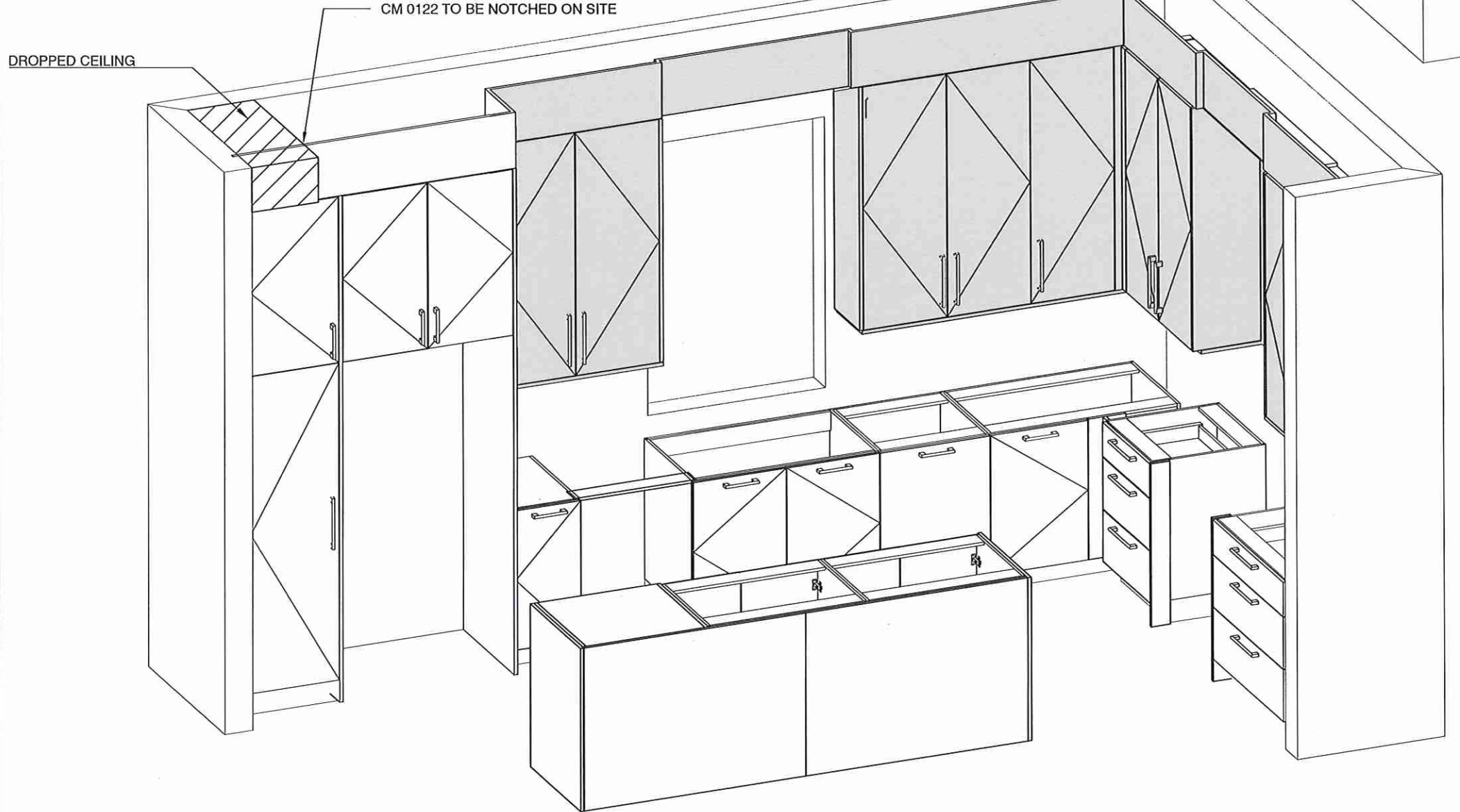
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: KITCHEN

JOB NAME
162 CTF2 INV

DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

3D VIEW



	KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)
	KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)



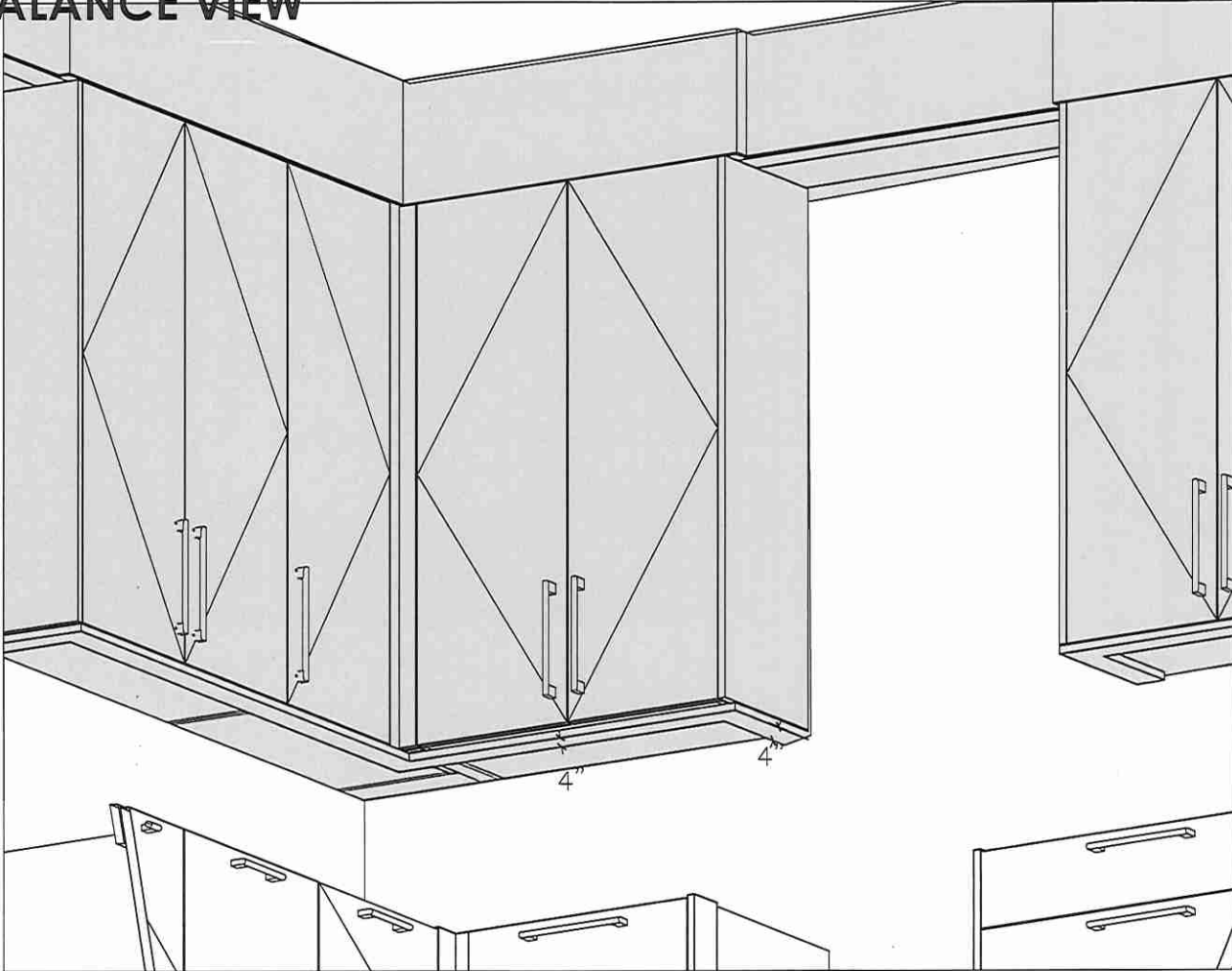
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: KITCHEN

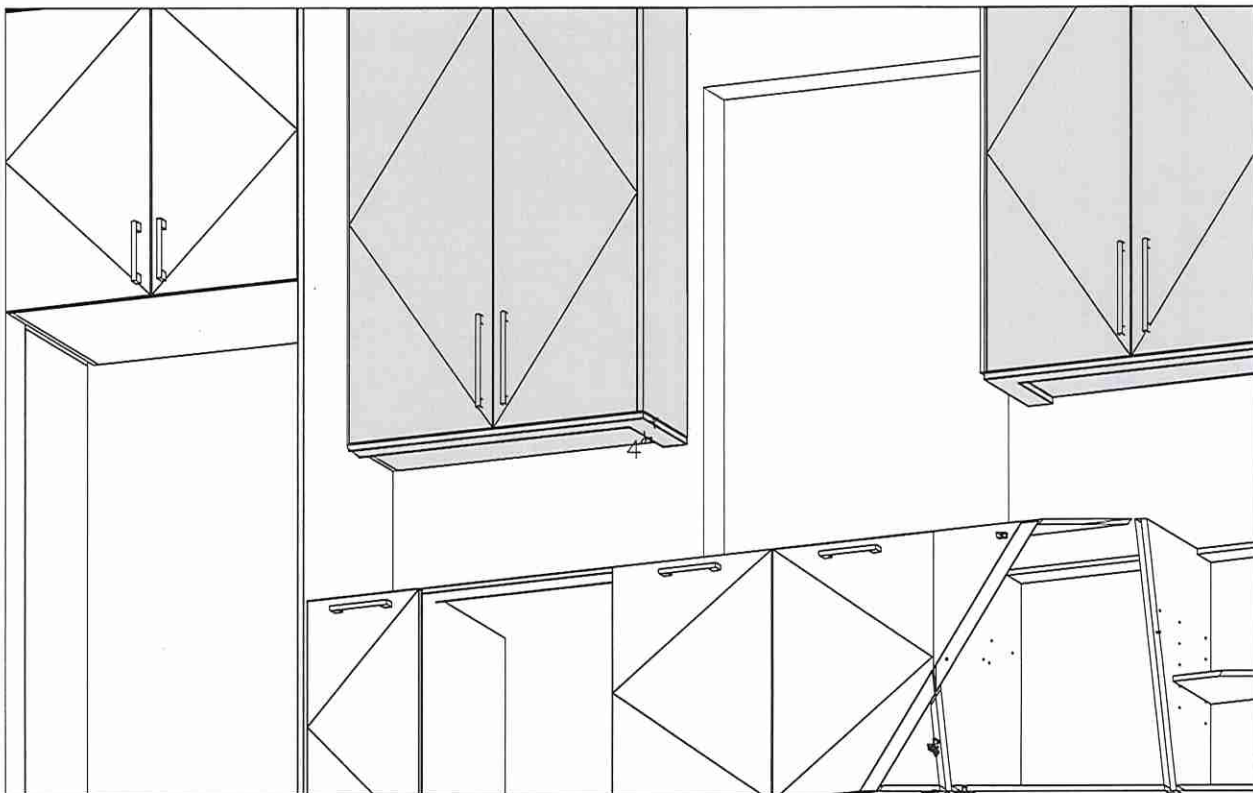
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162 CTF2 INV

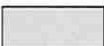
DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

VALANCE VIEW



VALANCE VIEW



	KIT BASE, ISLAND, PANTRY : QTS 1022 K78 VEGA (MEL)
	KIT UPPER : QTS 1022 802 WILLOW GREY SUPERMATTE (MEL)

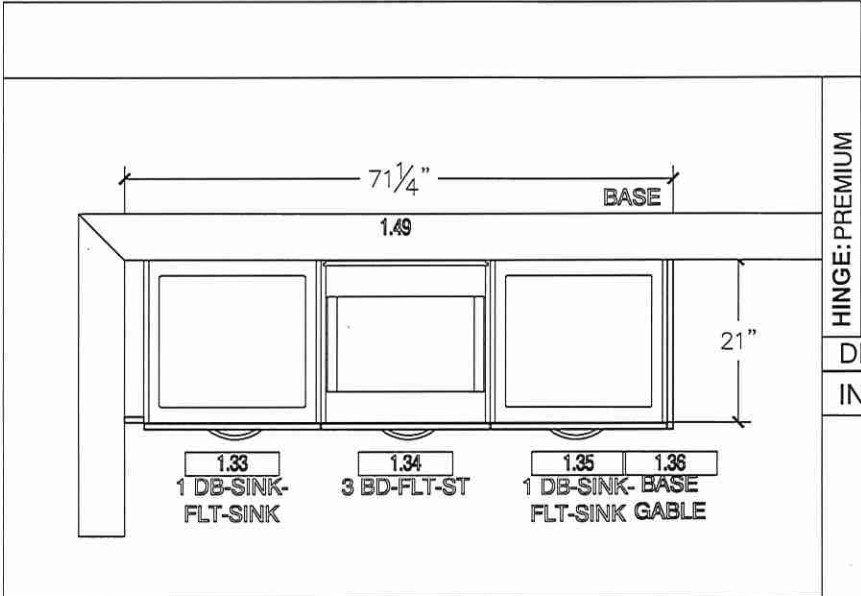


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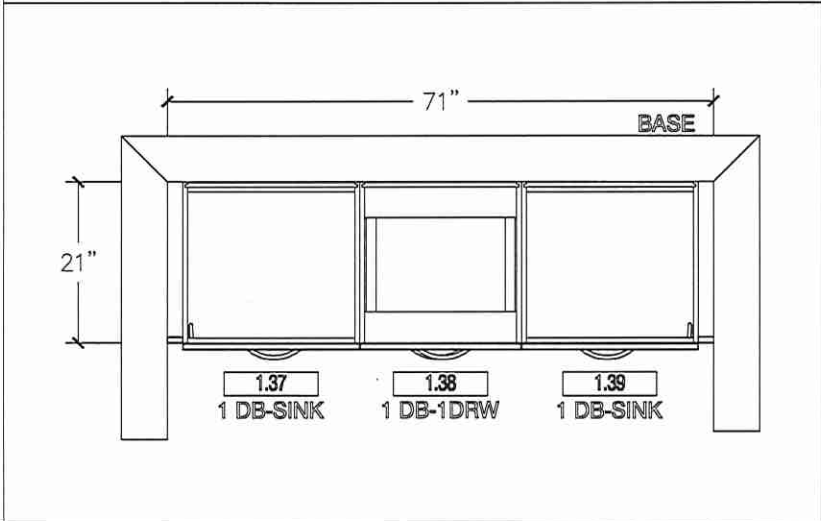
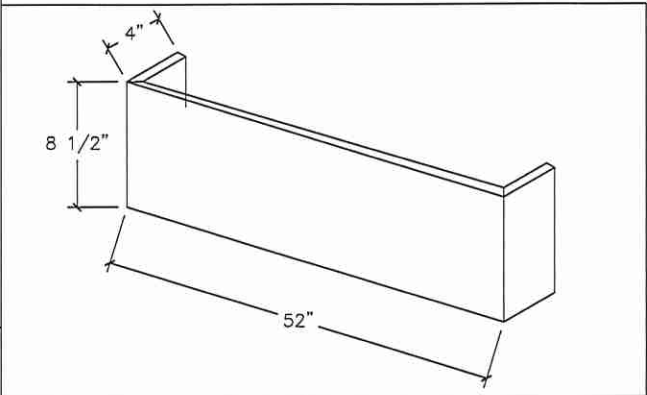
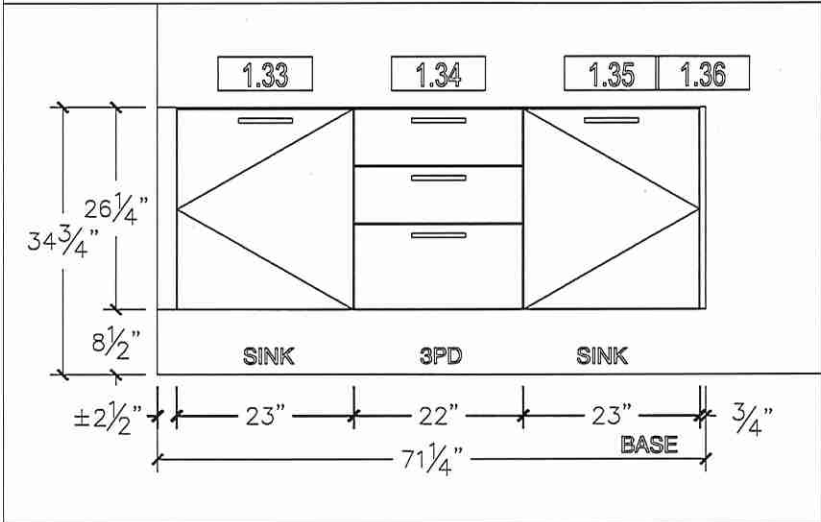
CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: VANITY

JOB NAME
162 CTF2 INV

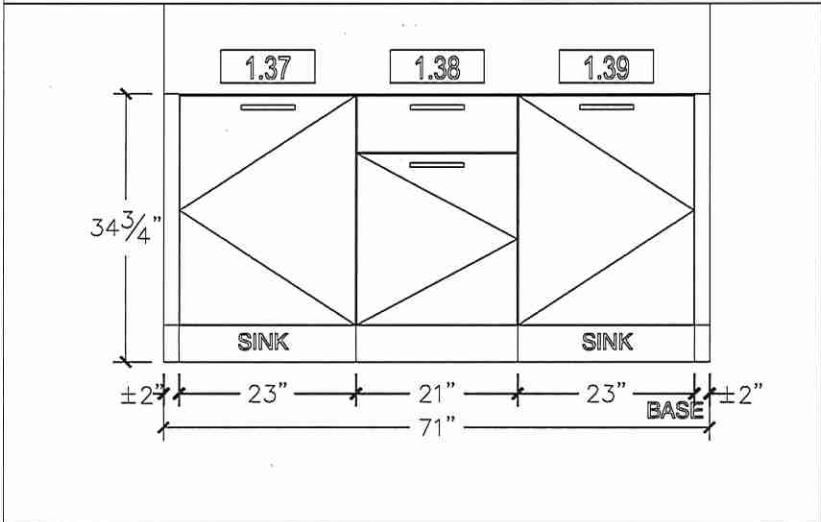
DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05



HINGE: PREMIUM	Room: ENSUITE		TOP:
	DOOR STYLE	DOOR PANEL	SPECIES
	QTS 1022		MEL
	FINISH: H75 TUNDRA		
	DOOR HANDLE: DH09220		HORIZONTAL
	DRW HANDLE: DH09220		TOP
	DRAWER SLIDE: Richelieu 908 500mm		
	INCLUDING 5/8" BACKING		



HINGE: PREMIUM	Room: BATH 2&3		TOP:
	DOOR STYLE	DOOR PANEL	SPECIES
	QTS 1022		MEL
	FINISH: H74 BLACKWOOD		
	DOOR HANDLE: DH09220		HORIZONTAL
	DRW HANDLE: DH09220		TOP
	DRAWER SLIDE: Richelieu 908 500mm		
	INCLUDING 5/8" BACKING		



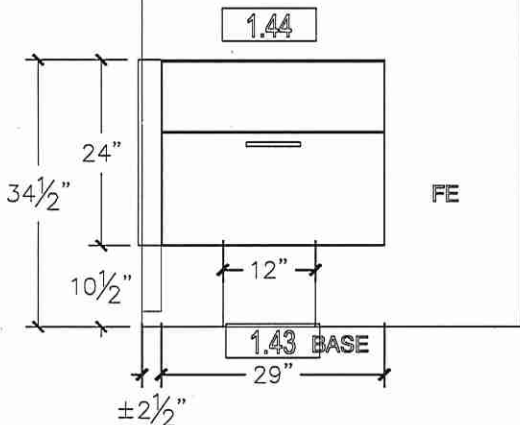
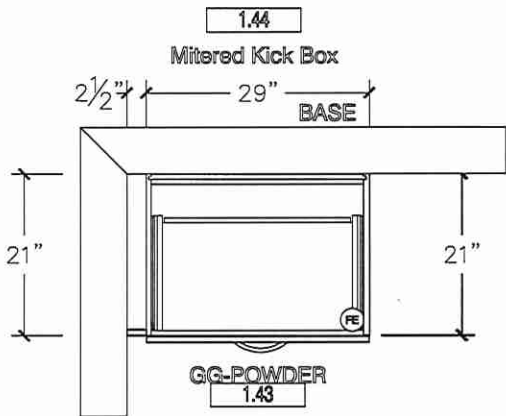
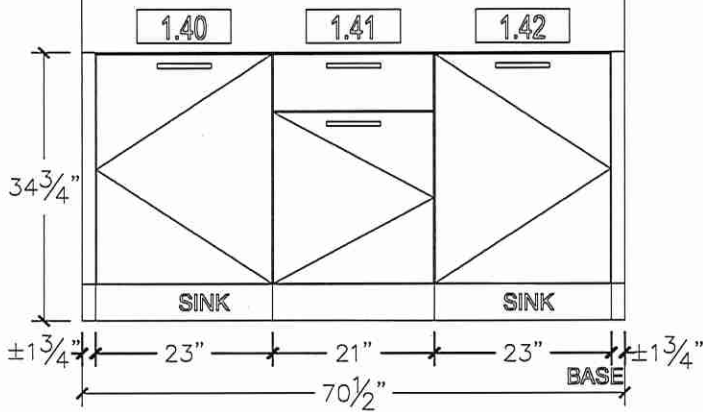
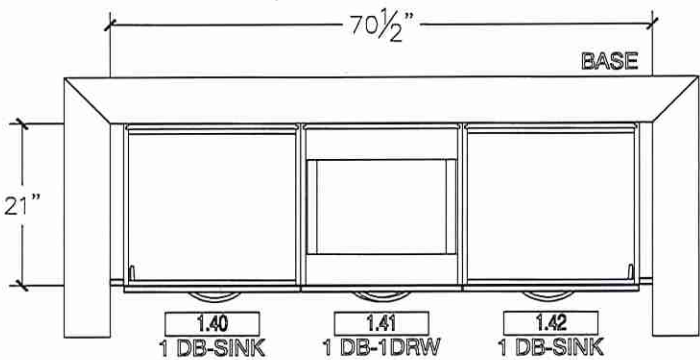


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES
SITE: CENTREFIELD PH2
ROOM: VANITY

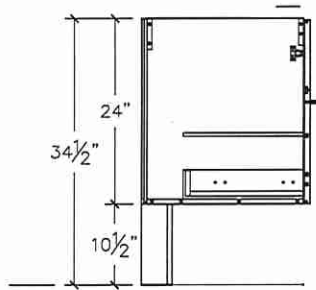
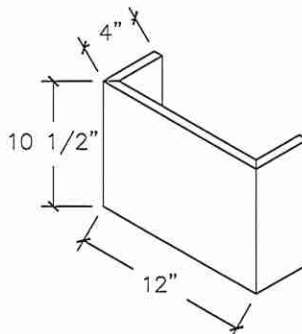
JOB NAME
162 CTF2 INV

DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05



Room:BATH 4&5		TOP:
DOOR STYLE	DOOR PANEL	SPECIES
QTS 1022		MEL
FINISH: H75 TUNDRA		
DOOR HANDLE: DH09220		HORIZONTAL
DRW HANDLE: DH09220		TOP
INCLUDING 5/8" BACKING		

Room:POWDER		TOP:
DOOR STYLE	DOOR PANEL	SPECIES
QTS 1022		MEL
FINISH: K78 VEGA		
DOOR HANDLE:		
DRW HANDLE: DH09220		TOP
DRAWER SLIDE: Richelieu 908 400 mm		
INCLUDING 5/8" BACKING		





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CLIENT: ROYAL PINE HOMES
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ROOM: VANITY

JOB NAME
162 CTF2 INV

DATE: AUG 29, 2024
LOT #: 162
MODEL: 45-05

P.O. #:		DATE REQUIRED	KITCHEN TOP COLOUR #	STYLE D-Shape
LAUNDRY	48" 25½" CC CC F			
	TOP # D354-60 DESIGNER WHITE			

Comments :

LAYOUT DONE BY : AMG