



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: LEI HONG and WENJIE QIAO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
75 BLOCK 242	3	MACKENZIE Elev B	06-Aug-25

Date Added: 25-Feb-25

Invoice Number: 8735

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

Note:

1 - MAIN HALL - Delete Builders Standard Ceiling Lights, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at Main Hall (See Sketch)

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

1 - GREAT ROOM - In addition to builders standard ceiling light, Install SIX (6) POT LIGHTS Controlled by ONE (1) Seperate Switch at Great 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 - CLARIFICATION;

EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door

Note:

1 - 2ND FLOOR - FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLYS WATSON NATURAL OAK EEH-292 - To be installed throughout 2nd floor, where applicable in lieu of builders standard broadloom.

Note: To Include; Upper Hall, Master Bedroom, Bedroom #2 & Bedroom #3 (Ses Sketch)

257 - MAIN FLOOR - FOYER & KITCHEN/DINETTE - FLOORING - Install UPGRADE #1 TILES - 18x18 LIVORNO GRIS - To be installed throughtout Foyer and Kitchen/Dinette Area ONLY (To be Installed STRAIGHT) in lieu of builders standard 13x13 tiles (See Sketch)

Note: **Install STANDARD 13x13 Tiles (13x13 Keaton Ice) Throughout Mud Room and Powder Room Floor**

1 - STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - STAIRCASE VS FLOORING

STAINING DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - DISCLAIMER - THERMOFOIL CABINETRY;

KITCHEN - Purchasers accept & acknowledge that they were advised by vendor to NOT install thermofoil cabinets in kitchen.

Note: Due to the vapor & moisture from the stove & dishwasher, the cabinets may result in peeling. The vendor will be exempt.

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of 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 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Kindred Reginox Undermount Sink – Model #ND1831UA-9

Note:



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1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome
Note:

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)
Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard Backsplash Tile - 3x6 SILVER GREY - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) To be Installed STRAIGHT/STACKED (See Sketch)
Note:

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch)
Note:

1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch)
Note:

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design and “pitting” 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 - CLARIFICATION - PLUMBING;
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Faucets throughout all bathrooms, where applicable. To Include; Powder Room, Master Ensuite & Main Bath (See Sketch)
Note:

1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on tub/shower ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on tub/shower ceiling
Note:

1 - MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on shower stall ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on shower stall ceiling.
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 21,2025
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: 27-Jan-25 Invoice Number: 8699

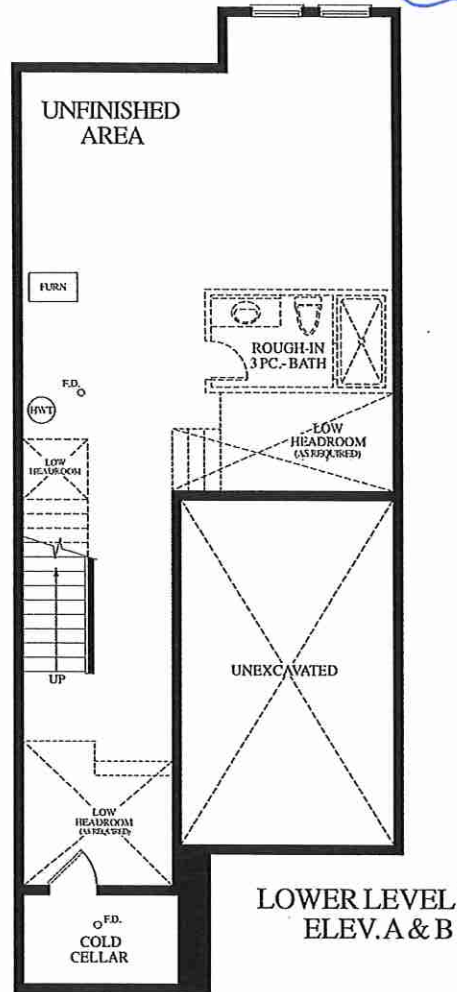
* INTERIOR COLOUR SCHEME *

	Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
	LEI HONG & WENJIE QIAO	Melissa Di Marino	MACKENZIE Elev B	/	Grovetrail Developments Inc.	08/08/2025	75 BLOCK 242

Page 1 of 3	Flooring	Wall Tile	Plumbing
Master Ensuite	☒ 13x13 MALENA ICE (STD)	Main ☒ 8x10 MALENA ICE (STD)	☐ NONE
Main Bath	☒ 13x13 COSTA WHITE (STD)	☒ 8x10 TENDER GREY GLOSSY (STD)	☐ NONE
Laundry (2nd Floor)	☒ 13x13 COSTA WHITE (STD)	☐ N/A	☐ NONE
Powder Room	☒ 13x13 KEATON ICE (STD)	☐ N/A	☐ NONE
Mud Room	☒ 13x13 KEATON ICE (STD)	☐ N/A	☐ NONE
Kitchen/Dinette	☒ 18x18 LIVORNO GRIS (Straight) (UPG)	☒ 3x6 SILVER GREY (STRAIGHT) (STD)	☐ NONE
Foyer	☒ 18x18 LIVORNO GRIS (Straight) (UPG)		
Main Hall	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (STD)		
Great Room	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (STD)		
		Railings and Stairs	Cornice Moulding / Medalion
		☒ STD - OVAL Mirage Red Oak Driftwood	☐ Foyer
		☒ STD-Steel 1/2" Square, Plain - Flal Black	☐ Living Room
		☒ STD-3/12" Square w/Cap, Miragel Red Oak Driftw	☐ Dining Room
		☒ STD - MIRAGE RED OAK DRIFTWOOD	☐ Family Room
		☒ STD - MIRAGE RED OAK DRIFTWOOD	☐ Main Hall
		☒ STD - MIRAGE RED OAK DRIFTWOOD	☐ Kitchen
		☐ NONE	☐ 2nd Floor Hall
		Trim	
Upper Hall	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (UPG)	☐ Baseboard & Casing <u>STANDARD - Colonial</u>	
		☐ Front Door Glass <u>STANDARD</u>	
		☐ Interior Doors <u>STANDARD - CARRARA, SMOOTH</u>	
Master Bedroom	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (UPG)		
Bedroom 2	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (UPG)		
Bedroom 3	☒ 7 1/2" Torlys Watson Natural Oak EEH-292 (UPG)		
		Notes	
		MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall	

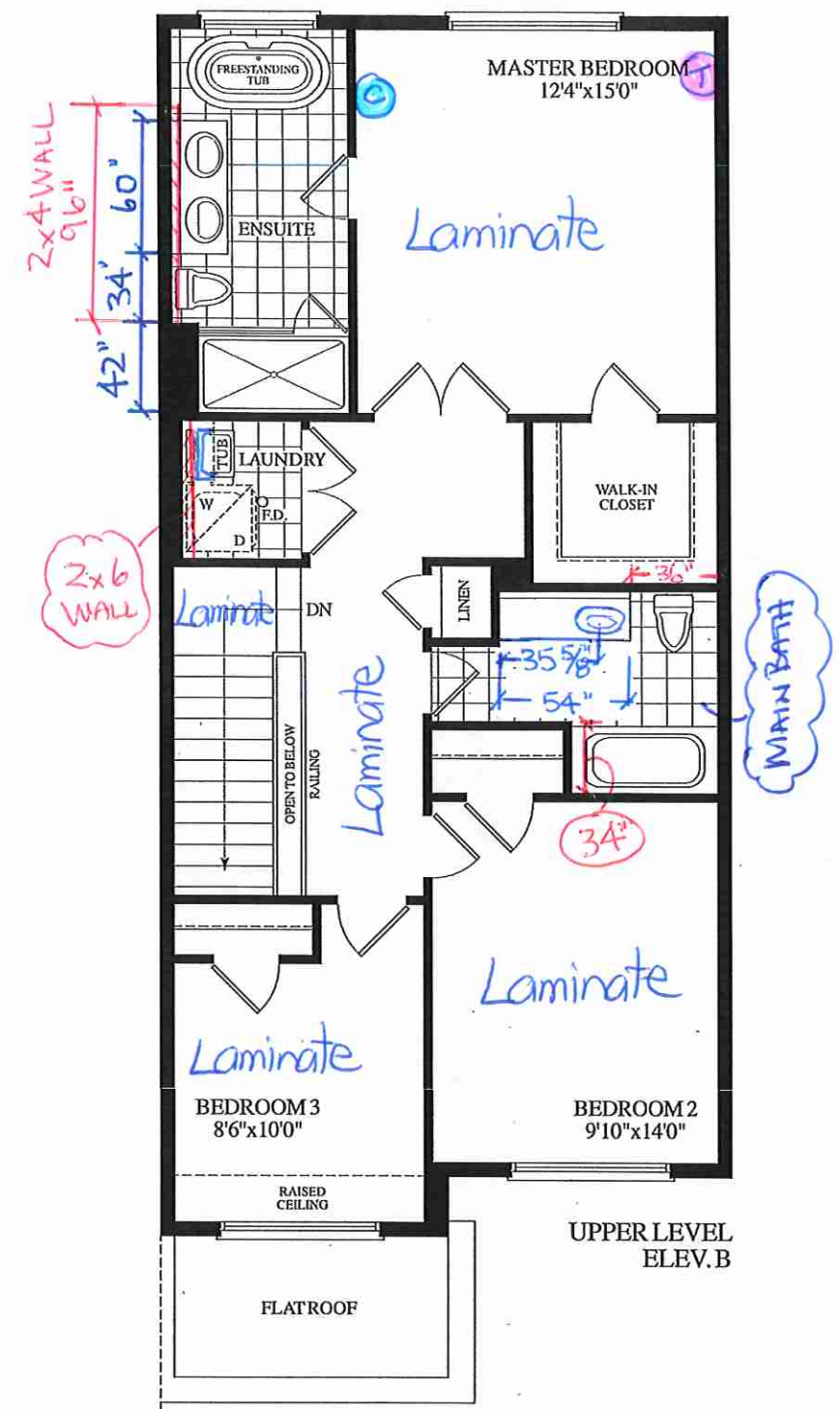
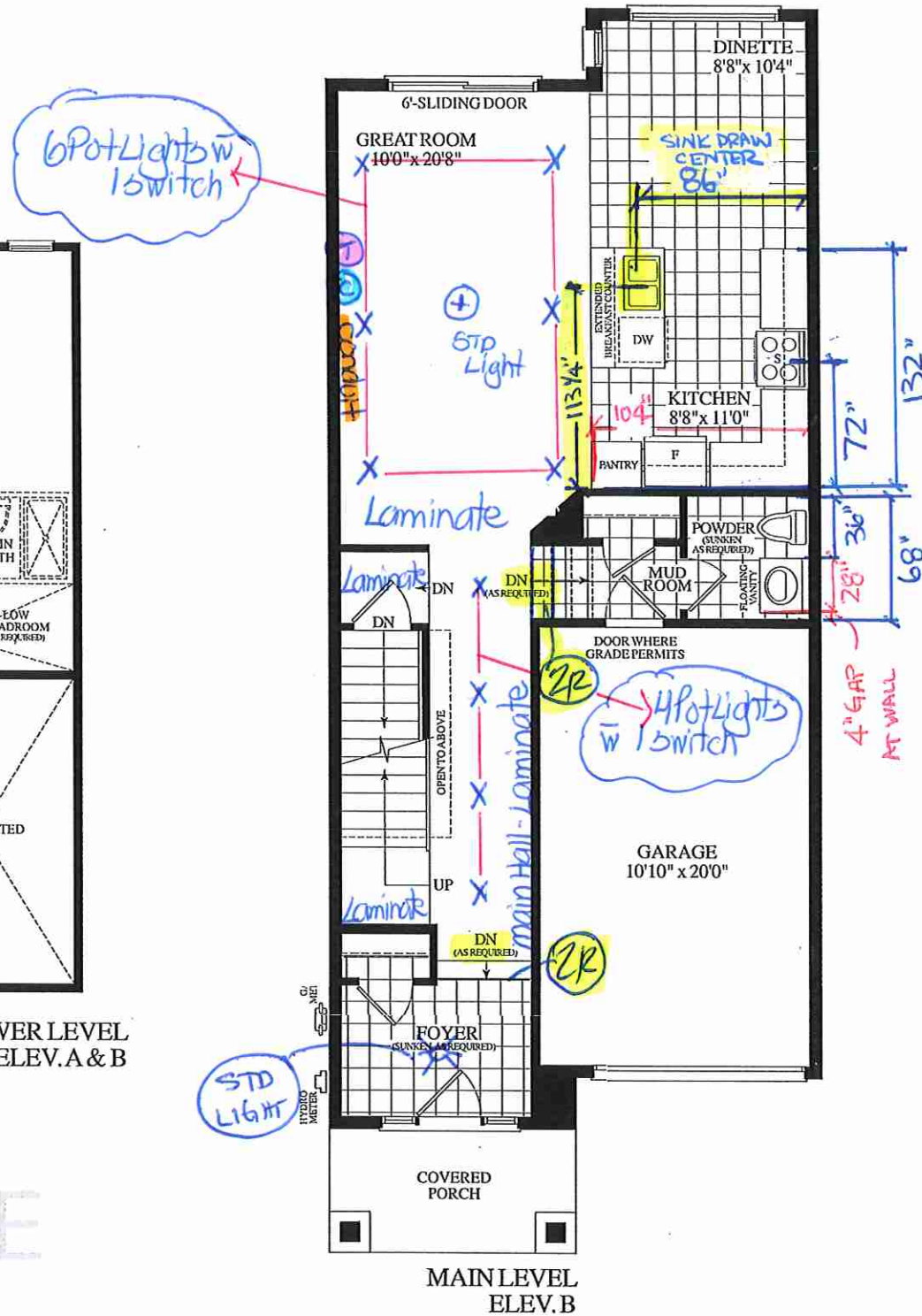
Page 1 of 3	Consultant:	Purchaser:	Vendor:
	Melissa Di Marino	Li Hong	Grovetrail Developments Inc.
		WENJIE QIAO	

Cable - (C) (x2)
Telephone - (T) (x2)
Conduit (x1)



LOWER LEVEL
ELEV.A&B

OAKRIDGE
MEADOWS



BLK. 242 TH 75 20-09 THE MACKENZIE EL. B 1710 SQ. FT.

Lot 75 / BIK 242



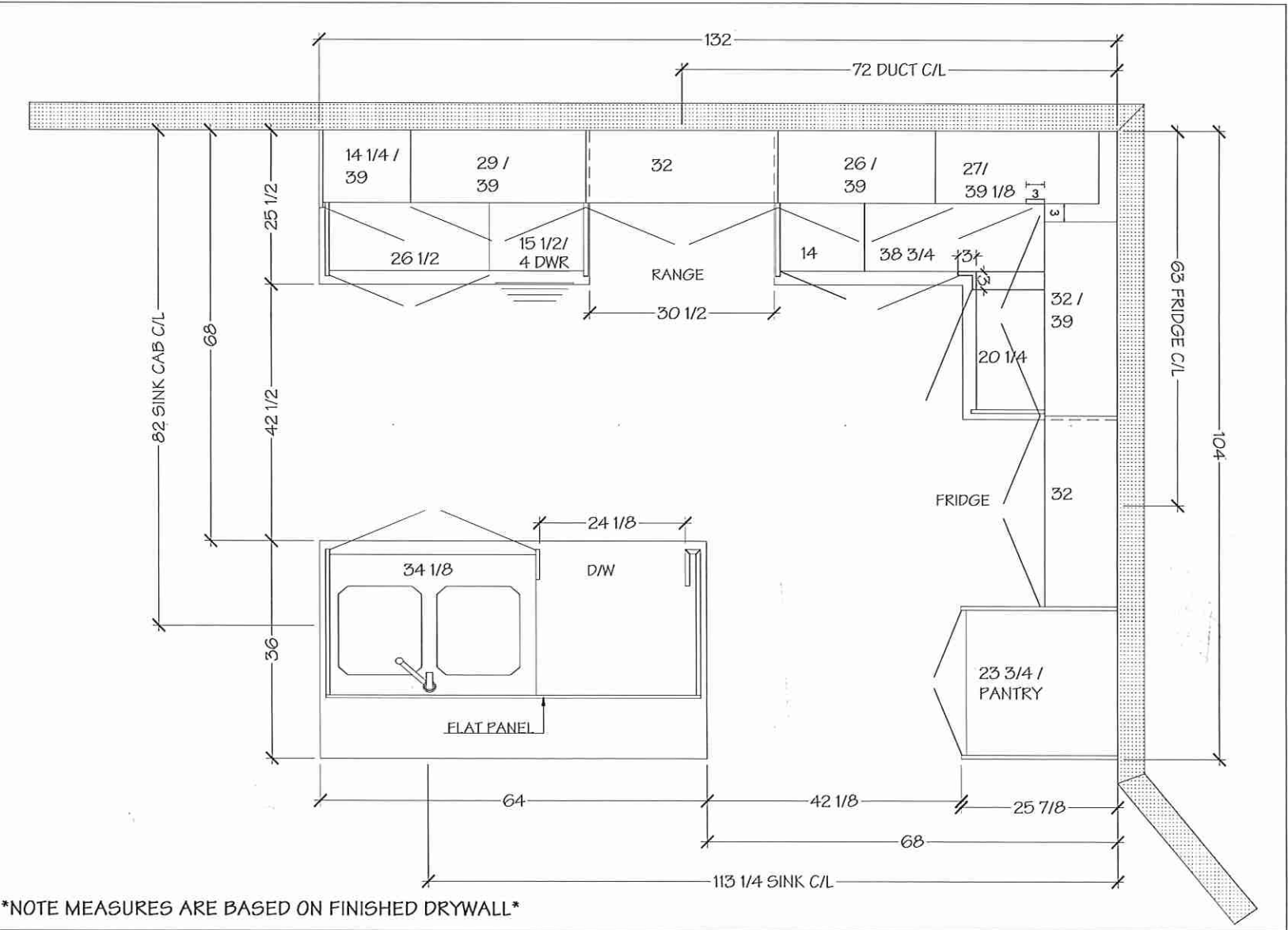
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009

KITCHEN

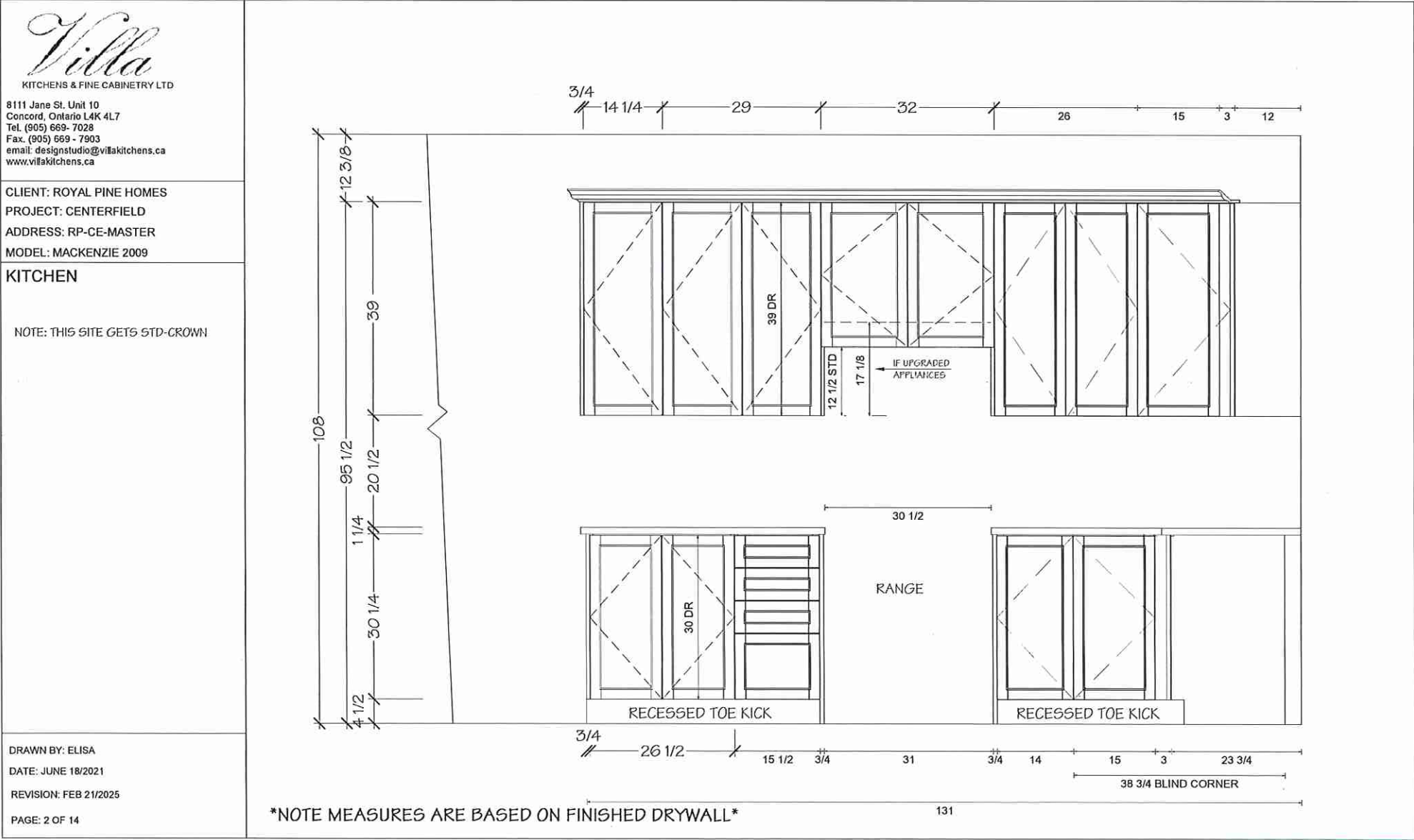
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DRAWN BY: ELISA
DATE: JUNE 18/2021
REVISION: FEB 21/2025
PAGE: 1 OF 14



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Lot 75/ BIK 242



Lot 75 / BIK 242

Villa

KITCHENS & FINE CABINETS LTD

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Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: MACKENZIE 2009

KITCHEN

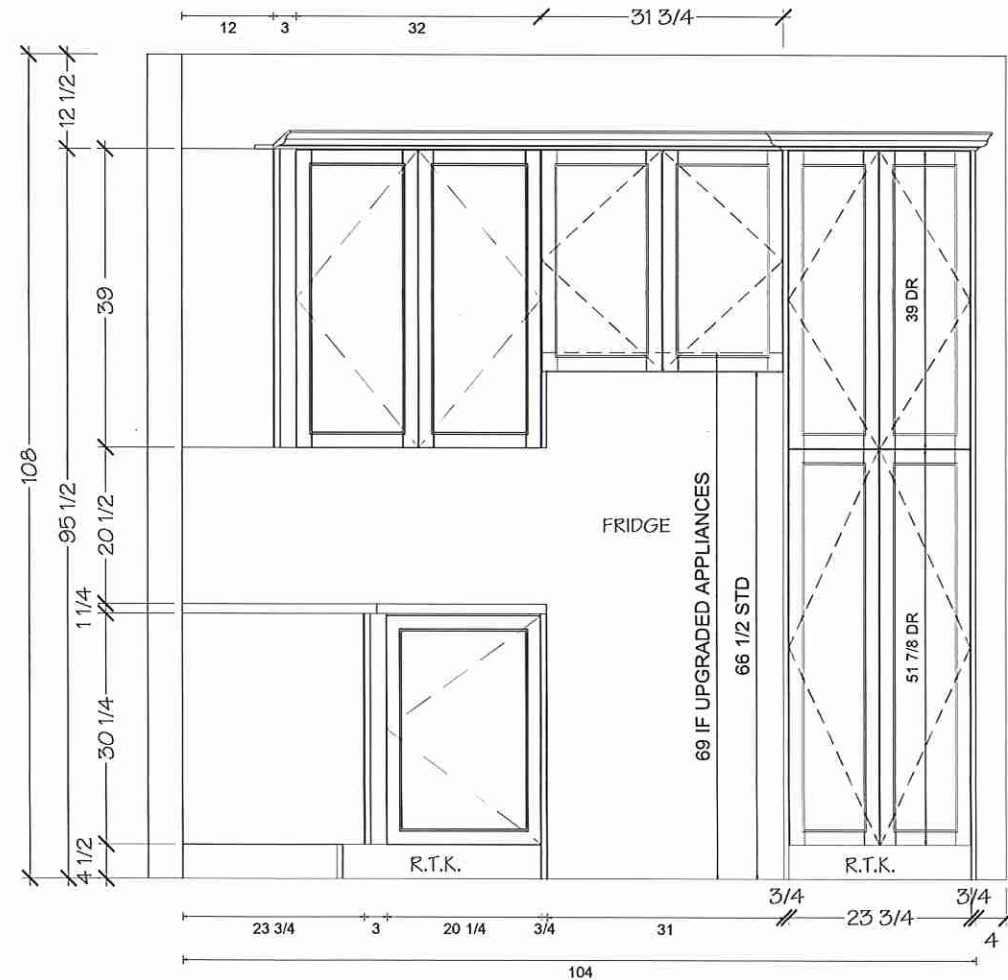
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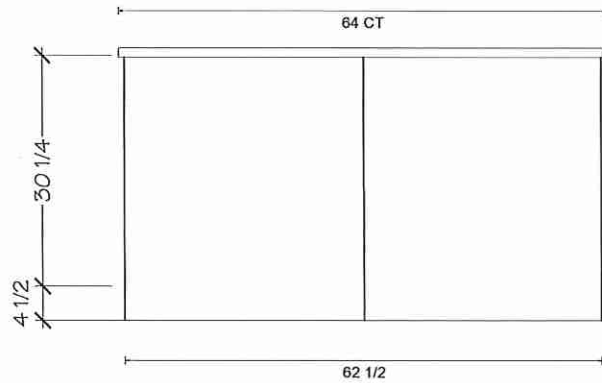
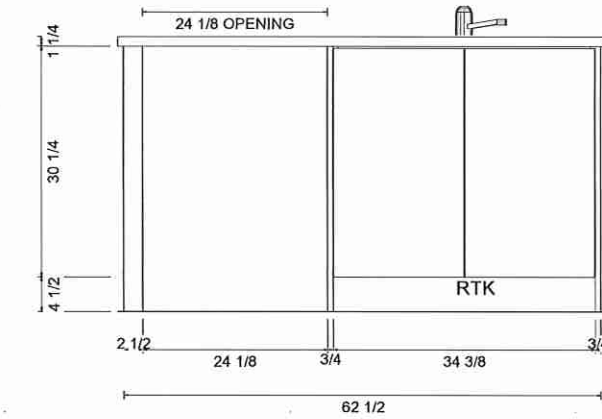
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KITCHEN

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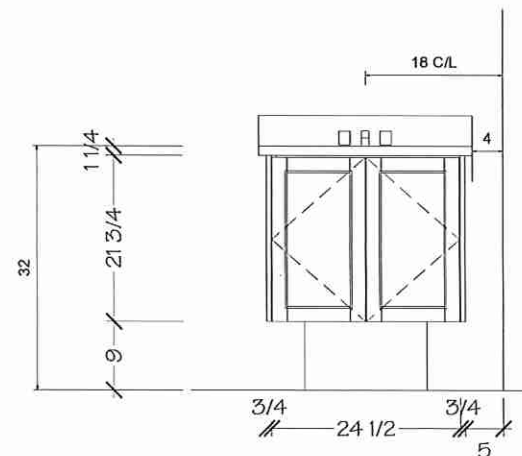
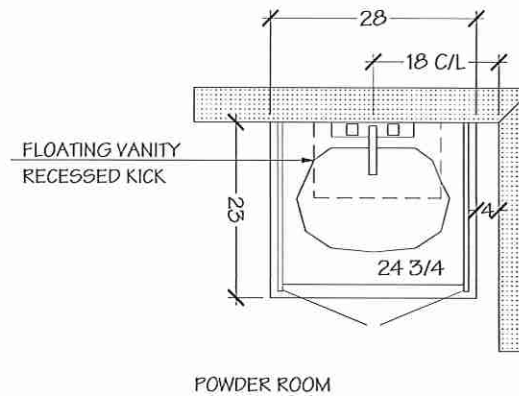
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009

POWDER ROOM

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PAGE: 8 OF 14



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CLIENT: ROYAL PINE HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-MASTER

MODEL: MACKENZIE 2009

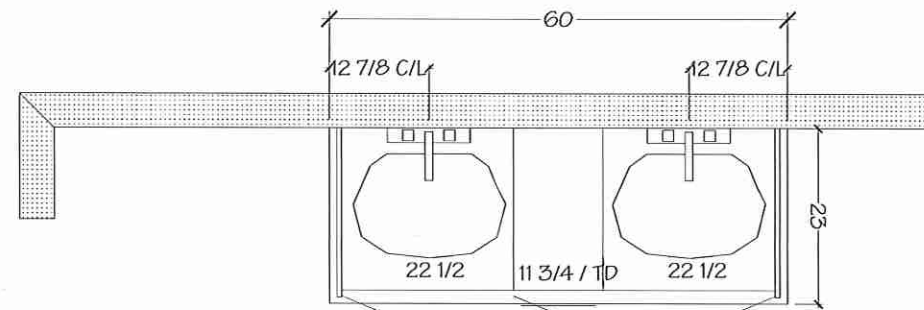
PRIMARY ENSUITE

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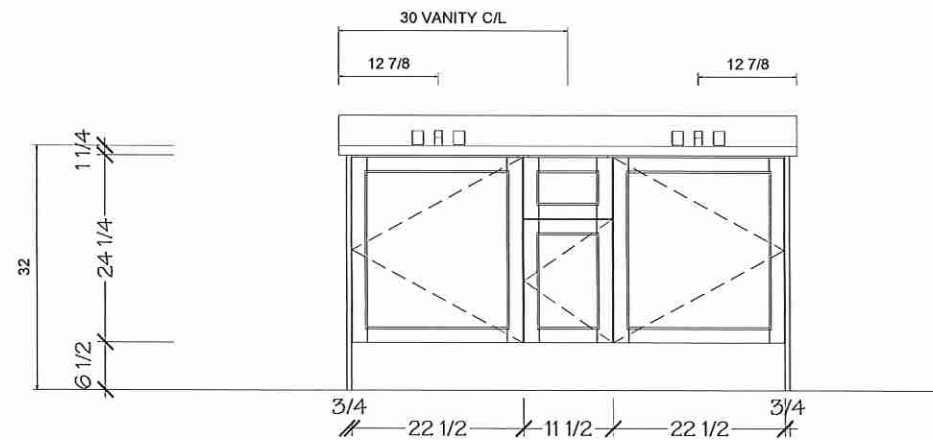
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PRIMARY ENSUITE



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Lot 75/BK 242

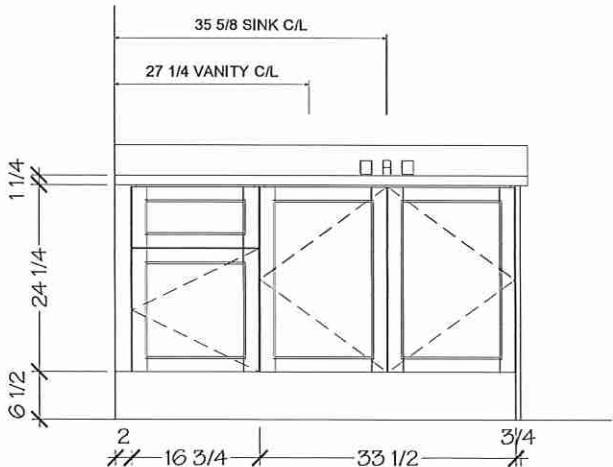
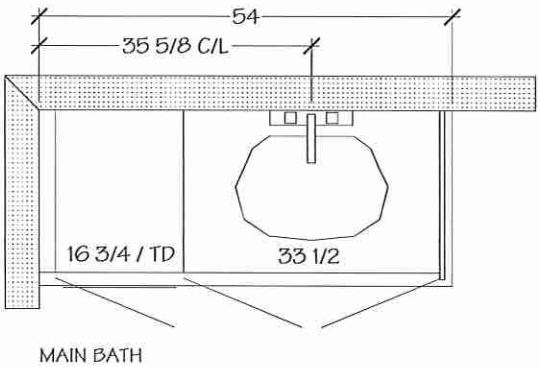
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
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MODEL: MACKENZIE 2009

MAIN BATH

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PAGE: 11 OF 14



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

Lot 75/ BIK 242

Initial
LA

Initial
WQ

WRT318FZDM

30-inch Wide Top Freezer Refrigerator - 18 cu. ft.

Whirlpool®

<http://www.whirlpool.com>



Key Features:

- Electronic Temperature Controls
- Freezer Temperature Controls
- Optional Icemaker Kit
- Frameless Glass Shelves
- Dairy Bin
- Incandescent Lighting
- Fingerprint resistant

Product Dimensions:

Height: 65 7/8

Width: 29 3/4

Depth: 33 1/2

Electrical Requirements:

6.5, 115V.

Additional Information:

[Owners Manual](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)

Available in:

- ☒ Black
- ☐ Monochromatic Stainless Steel
- ☐ White



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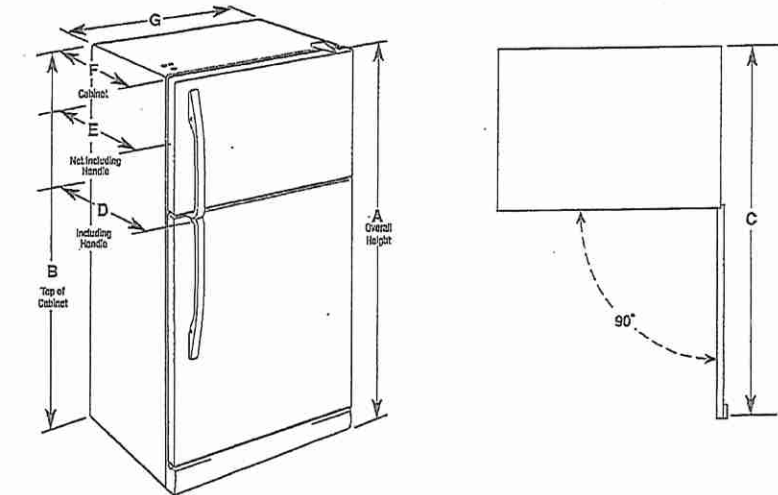
Lot 75/BIK 242

Initial
LA

Initial
WQ

Whirlpool®

Top Mount Refrigerator



Model Number	Model Size	Reversible Door	Height Overall "A"	Height - Top of Cabinet "B"	Depth - Door Open 90° "C"	Depth - With Handles "D"	Depth - Without Handles "E"	Depth - Cabinet Only "F"	Width - Cabinet "G"
WRT100FPD WRT100FPD WRT100FPD WRT100FPD WRT100FPD	10.2 cu ft.	Yes	69 1/2" (1673 mm)	65 1/4" (1660 mm)	60 1/4" (1518 mm)	33 1/2" (850 mm)	31 1/4" (797 mm)	28 1/4" (733 mm)	23 1/4" (596 mm)

ELECTRICAL REQUIREMENTS

⚠ WARNING

Electrical Shock Hazard

Plug into a grounded 3 prong outlet.

Do not remove ground prong.

Do not use an adapter.

Do not use an extension cord.

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

Electrical: A 115 V, 60 Hz, AC only, 15 A or 20 A fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

NOTE: Before performing any type of installation, cleaning, or removing a light bulb, turn the control (Thermostat, Refrigerator or Freezer Control depending on the model) to OFF and then disconnect the refrigerator from the electrical source. When you are finished, reconnect the refrigerator to the electrical source and reset the control (Thermostat, Refrigerator or Freezer Control depending on the model) to the desired setting. See "Using the Controls."

Water: A cold water supply with water pressure between 30 psi and 120 psi (207 kPa and 827 kPa) is required to operate ice maker and water dispenser. If you have questions about your water pressure, call a licensed, qualified plumber.

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

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

Lot 75/BIK 242

Initial
UH

Initial
WQ



5.3 cu. ft. Whirlpool® electric range with Frozen Bake™ technology

YWFE515S0JS

Available Finishes/Colours

- YWFE515S0JS Black
- YWFE515S0JW White

YWFE515S0JS Stainless Steel

Dimensions		Features	
Depth	37 3/4"	Heating Element On Indicator Light	Yes
Height	36"	Power On Indicator Light	No
Width	29 7/8"	Childsafe	NA
Configuration and Overview		Automatic Convection Conversion Temperature Adjust	No
Range Type	Freestanding	Power Outage Compatible	No
Fuel Type	Electric	Oven Details	
Size (Inches)	30"	Door Removable	Yes
Exterior		Drawer Type	Storage Drawer
Door Removable	Yes	Power On Indicator Light	No
Drawer Type	Storage Drawer	Automatic Convection Conversion Temperature Adjust	No
Oven Door	Glass Window	Automatic Shut-Off	No
Oven Window Size	Extra Large		
Handle Color	Stainless Steel	Features	
Handle Material	Metal	Hot Surface Indicator Light	Yes
Handle Type	Reach-Through Handle		

This Whirlpool® electric range with a dual element stove top helps you get dinner on the table. Skip preheating for favorites like pizza with Frozen Bake™ technology. This self-cleaning oven also prevents cooked food from getting cold with the Keep Warm setting. Closed door broiling helps keep the kitchen comfortable.

Top Features

- FlexHeat™ Dual Radiant Element
- Frozen Bake™ technology
- Keep Warm setting

Manuals & Literature:

- Instruction Guide
- Use and Care Guide
- Warranty Information

Whirlpool®

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.

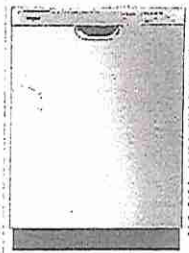
Lot 75 / BIK 242

Initial

LT

Initial

WQ



Whirlpool® Quiet Dishwasher with Boost Cycle

WDF341PAPM

Available Finishes/Colours

- ☐ WDF341PAPM Stainless Steel
- ☐ WDF341PAPB Black
- ☐ WDF341PAPW White

Dimensions		Specifications	
Depth	24.5	Required Accessories	W1066H103
Height	33.5	Cycle and Options	
Width	23.05	Dishwasher Cycle Selections	Heavy; Normal; Quick Wash; Boost
Compatibility		Cycles	
Connectivity	No	Number Of Wash Cycles	6
Controls		Details	
Automatic Temperature Controls	Yes	Drying System Type	Recessed Heating Element
Control Location	Front	Hoses Included	Drain Hose
Control Type	Electronic	Interior Light	No
End Of Cycle Signal	Yes	Number Of Racks	2
Last Cycle Recall	Yes	Number Of Washarms	2
Status Light	Yes, Blue	Rack Material	PVC
Specifications		Tub Material	Plastic
Country Of Origin	USA	Tub Style	Built-In Tall Tub 24in.
Quick Wash	Yes		
Optional Accessories	W11265014		

Clean dishes with a 57 dBA quiet dishwasher. A Boost Cycle provides extra effort for stubborn messes while an Extended Dry Option elevates drying performance. This fast dishwasher includes a Quick Wash Cycle that cleans dishes quickly and a Triple Filtration Wash System that filters food particles and cleans the water between wash stages.

Top Features

- 57 dBA
- Heavy cycle
- Boost Cycle

Manuals & Literature:

- [Dimension Guide](#)
- [Energy Guide](#)
- [Installation Guide](#)
- [Owner Manual](#)
- [Warranty Information](#)

Whirlpool

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Lot 75 / BIK 242

Initial
LA

Initial
WR



4.0 cu.ft I.E.C. Electric Stacked Laundry Center 9
Wash cycles and AutoDry™

YWET4027HW

Available Finishes/Colors

☐ YWET4027HW
White

Dimensions		Details	
Depth	22 7/16	Hotels Included	No
Height	75 1/2	Motor Drive Type	Belt
Width	27 1/4		
Appearance		Misc.	
Dryer Door Reversible	No	Accessory Relationships	Yes
		Home Delivery	Yes
		Wall Call	Yes
Details		Controls	
Advanced Vibration Control™	Yes	End of Cycle Signal	No
Dryer Capacity (cu. ft.)	6.9	Control Type	Dials
Automatic Load Size Sensing Technology	Yes	LED Color	Green
Maximum Spin Speed (RPM)	980	Electronic Display Type	No
Washer Capacity (cu. ft.)	5.5		
		Exterior	
		Window	No
		Cycles	
		Number of Wash Cycles	9

Get the capacity you want and the space you need with an electric stacked washer and dryer combination. The washer with fabric softener dispenser releases fabric softener at just the right time and the dryer automatically senses when clothes are ready and stops the cycle to help prevent overdrying.

Top Features

Dual action Agitator with Fabric Softener Dispenser
White Porcelain Basket
AutoDry™ Drying System

Manuals & Literature:

Energy Guide

Installation Guide

User Manual

Whirlpool®

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