



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: JUN DA TAN and BAOTONG LIANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
59 BLOCK 233	3	MACKENZIE END-OPT 2ND LEVEL-ELEV A1	20-Aug-25

Date Added: 10-Feb-25

Invoice Number: 8717

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

Note:

1 - GREAT ROOM - In addition to builders standard ceiling light, Install SIX (6) LED 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**

1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS, Controlled by ONE (1) Seperate Switch at dinette area (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 - MAIN FLOOR & SECOND FLOOR - BASEBOARD & CASING - Install UPGRADE #1 Baseboard and Casing. (3" COLONIAL BACKBEND CASING & 5 1/4" COLONIAL BASEBOARD). To be installed throughout main floor and second floor, where applicable (See Sketch)

Note:

1 - MAIN FLOOR - FLOORING - Install UPGRADE #2 Hardwood Flooring - 3 1/4" x 3/4" VINTAGE RED OAK SELECT V BAJA (Pearl) in lieu of builders standard laminate flooring. To be installed throughout main floor, where applicable.

Note: To Include; Main Hall, Great Room, and Applicable Landings (See Sketch)

1 - UPPER HALL - FLOORING - Install UPGRADE #2 Hardwood Flooring - 3 1/4" x 3/4" VINTAGE RED OAK SELECT V BAJA (Pearl) in lieu of builders standard broadloom. To be installed throughout UPPER HALL ONLY, where applicable (See Sketch)

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 - CLARIFICATION - REFER TO APAS;

KITCHEN/DINETTE - Purchaser has decided to Install STANDARD 13x13 Tiles (13x13 Cinq White) throughout Kitchen and Dinette Area, where applicable. (See Sketch)

Note:

1 - KITCHEN - CABINETRY - Purchaser has decided to Shift standard kitchen island Approx 4 1/2" towards stove wall (See SKetch)

Note: **NO CHARGE - Item included in APAS**

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 - APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE (See Attached)

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EVEREST MAPLE WHITE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:



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Date Added: 10-Feb-25 Invoice Number: 8717

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE throughout kitchen countertop, where applicable (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, granite installed will not be identical to the samples displayed. Note: Every effort is made to provide granite countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink -- Cantrio Undermount Sink - Model #KSS-508 Note:
1 - KITCHEN - KITCHEN FACUET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 -- Chrome Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Install STANDARD 3x6 TENDER GREY (Straight/Stacked) To be installed throughout kitchen backsplash area where applicable. (Does not include behind the fridge or stove) (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop -- EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - MASTER ENSUITE- COUNTERTOP - Install Builders Standard Stone Countertop -- EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop -- EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Standard Splash) (See Sketch) Note: *To be Installed with Builders Standard Sink and Standard Faucet*
1 - POWDER ROOM - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CATENA Model #4210-CIY White (x1 Sink) (See Sketch) Note: *To be Installed with Builders Standard Faucet*
2 - MASTER ENSUITE- VANITY SINKS - Install Upgrade Undermount Sink - CONTRAC CATENA Model #4210-CIY White (x2 Sinks) (See Sketch) Note: *To be Installed with Builders Standard Faucet*
1 - DISCLAIMER - SHOWER STALL CEILING; MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on ceiling(s). Note:
1 - DISCLAIMER - SHOWER STALL CEILING; MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on tub/shower ceiling. Purchaser accepts and acknowledges NO TILES will be installed on ceiling(s). Note:
1 - POWDER ROOM - VANITY - Increase powder room vanity Approx 4" to close gap between vanity and wall (See Sketch) Note: Priced as per Villa



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Date Added: 10-Feb-25 Invoice Number: 8717

1 - POWDER ROOM - VANITY - Increase powder room vanity counterop Approx 4" to close gap between vanity and wall (See Sketch)
Note: Priced as per Continental

1 - BONUS PACKAGE - REFER TO PE # 8692 ITEM #4 - PURCHASER HAS APPLIED REMAINING \$3,036.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 7,2025
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: 20-Jan-25 Invoice Number: 8692

1 - BASEMENT - Install UPGRADE 200 AMP Service in lieu of standard 100 Amp Service (See Sketch)
Note:

1 - GARAGE - Re-Locate Central Vac Trunk Rough-In to Garage in lieu of Basement
Vendor to Determine Location
Note:

1 - KITCHEN - Install UPGRADE 8" EXHAUST DUCT in liue of standard 6" exhaust duct at kitchen (Stove Located on Interior Wall) (See Sketch)
Note:

0 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note: **Remaining Bonus Package of \$3,036.50 (Includes Taxes) will be applied to upgrades completed during decor appointment**

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 JANUARY 20,2025
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:

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* INTERIOR COLOUR SCHEME *

 Purchasers JUN DA TAN & BAOTONG LIANG	Decor Consultant Melissa Di Marino	Model and Elevation MACKENZIE END-OPT 2ND LEVEL-ELEV A1	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 20/08/2025	Property 59 BLOCK 233
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	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	13x13 KEATON ICE (STD)	8x10 KEATON ICE (STD)	NONE	NONE	NONE	WHITE
Main Bathroom	13x13 KEATON ICE (STD)	8x10 KEATON ICE (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	13x13 KEATON ICE (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	13x13 KEATON CARBON (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	13x13 KEATON CARBON (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	13x13 CINQ WHITE (STD)	3x6 TENDER GREY (Slacked) (STD)	NONE	NONE	NONE	STD
Foyer	13x13 KEATON CARBON (STD)					
Main Hall	3 1/4"x3/4" Vintage RedOak Baja (Pearl) (UPG)					
Great Room	3 1/4"x3/4" Vintage RedOak Baja (Pearl) (UPG)					
Upper Hall	3 1/4"x3/4" Vintage RedOak Baja (Pearl) (UPG)					
Office	BROADLOOM - OPENING NIGHT - 04 (STD)					
Master Bedroom	BROADLOOM - OPENING NIGHT - 04 (STD)					
Bedroom 2	BROADLOOM - OPENING NIGHT - 04 (STD)					
Bedroom 3	BROADLOOM - OPENING NIGHT - 04 (STD)					

Railings and Stairs

Railings	STD - 2 5/8" OVAL - Vintage Red Oak Baja	Landing - Upper	3 1/4" Vintage RedOak Baja(Upg)
Pickets	STD - Steel 1/2" Square Plain, Flat Black	Landing - Lower	3 1/4" Vintage RedOak Baja(Upg)
Posts	STD-31/2" Square, w/cap-VintageRedOakBaja	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	STD - VINTAGE RED OAK BAJA		
Treads	STD - VINTAGE RED OAK BAJA		
Risers	STD - VINTAGE RED OAK BAJA		
Runner	NONE		

Trim

Baseboard & Casing	UPGRADE - SEE NOTES	Knobs	STANDARD
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD - CARRARA, SMOOTH	Grip Set	STANDARD

Notes

MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall

BASEBOARD & CASING - Install UPGRADE 3" Colonial Backband Casing with 5 1/4" Colonial Baseboard

Cornice Moulding / Medallion

Foyer	NONE
Living Room	NONE
Dining Room	NONE
Family Room	NONE
Main Hall	NONE
Kitchen	NONE
2nd Floor Hall	NONE

Signed by:
JUN DA TAN
7D1A248DAB3A47C
JUN DA TAN

Signed by:
BAOTONG LIANG
9FEA469EC879492
BAOTONG LIANG

Vendor:
Grovetrail Developments Inc.
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* INTERIOR COLOUR SCHEME *

	Purchasers JUN DA TAN & BAOTONG LIANG	Decor Consultant Melissa Di Marino	Model and Elevation MACKENZIE END-OPT 2ND LEVEL-ELEV A1	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 20/08/2025	Property 59 BLOCK 233
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	Interior Paint
	Description
Master Ensuite	STANDARD - SILVER BIRCH
Main Bathroom	STANDARD - SILVER BIRCH
Laundry (2nd Floor)	STANDARD - SILVER BIRCH
Powder Room	STANDARD - SILVER BIRCH
Mud Room	STANDARD - SILVER BIRCH
Kitchen/Dinette	STANDARD - SILVER BIRCH
Foyer	STANDARD - SILVER BIRCH
Main Hall	STANDARD - SILVER BIRCH
Great Room	STANDARD - SILVER BIRCH
Upper Hall	STANDARD - SILVER BIRCH
Office	STANDARD - SILVER BIRCH
Master Bedroom	STANDARD - SILVER BIRCH
Bedroom 2	STANDARD - SILVER BIRCH
Bedroom 3	STANDARD - SILVER BIRCH

Cabinet	
Style	Countertop
NY THERMOFOIL - FOG GREY (STD)	☒ EVEREST MAPLE WHITE (STD)
NY THERMOFOIL - FOG GREY (STD)	☒ EVEREST MAPLE WHITE (STD)
N/A	N/A
EURO MELAMINE - WILLOW VELVET SF 255 (ARAUCO) (STD)	☒ EVEREST MAPLE WHITE (STD)
N/A	N/A
EURO MELAMINE - WILLOW VELVET SF 255 (ARAUCO) (STD)	☒ EVEREST MAPLE WHITE (STD)
N/A	N/A

Counter Edge	Handle / Knob
☒ A * EDGE (STD)	9550-BNI
☒ A * EDGE (STD)	9550-BNI
N/A	N/A
☒ A * EDGE (STD)	930396-BSN
N/A	N/A
☒ L * EDGE (UPG)	930396-BSN
N/A	N/A

Appliance Opening/Dimension

Fridge Size	See Attached Villa Layout	Range	See Attached Villa Layout
Built-Ins	None	Microwave	None
Hood Fan	See Attached Villa Layout	Exhaust Opening	☐ 6" ☒ 8"
Dishwasher Cabinet	See Attached Villa Layout		

Fireplace

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

Notes

*APPLIANCE PACKAGE - INSTALL STANDARD APPLIANCE PACKAGE
*KITCHEN - Install Standard Hood Fan
*KITCHEN SINK - Install Standard Undermount Sink - Cantrio Undermount Sink - Model #KSS-508
*KITCHEN FAUCET - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole)
Kitchen Faucet - Model # 7585 - Chrome

Decor Consultant:

Melissa Di Marino

Signed by:

JUN DA TAN

Purchaser:

BAOTONG LIANG

Signed by:

BAOTONG LIANG

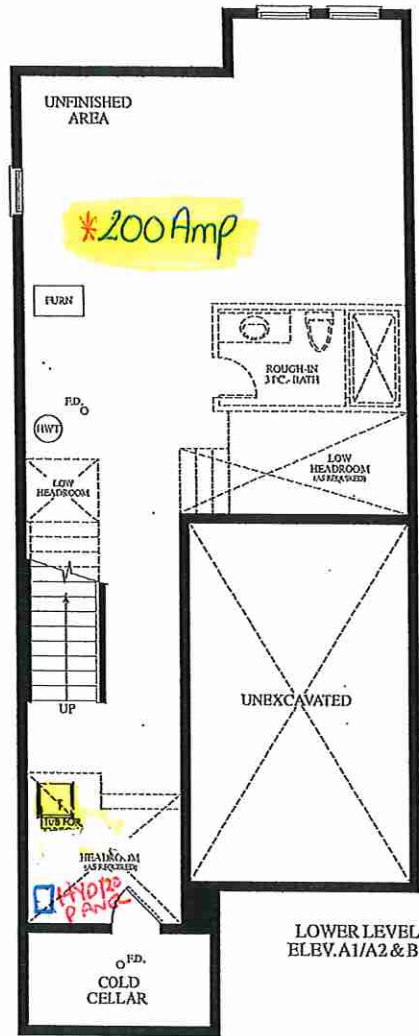
Vendor:

Grovetrail Developments Inc.

Lot: 59 BLOCK 233 Project: Grovetrail Developments Inc. Model: MACKENZIE END-OPT 2ND LEVEL-ELEV A1

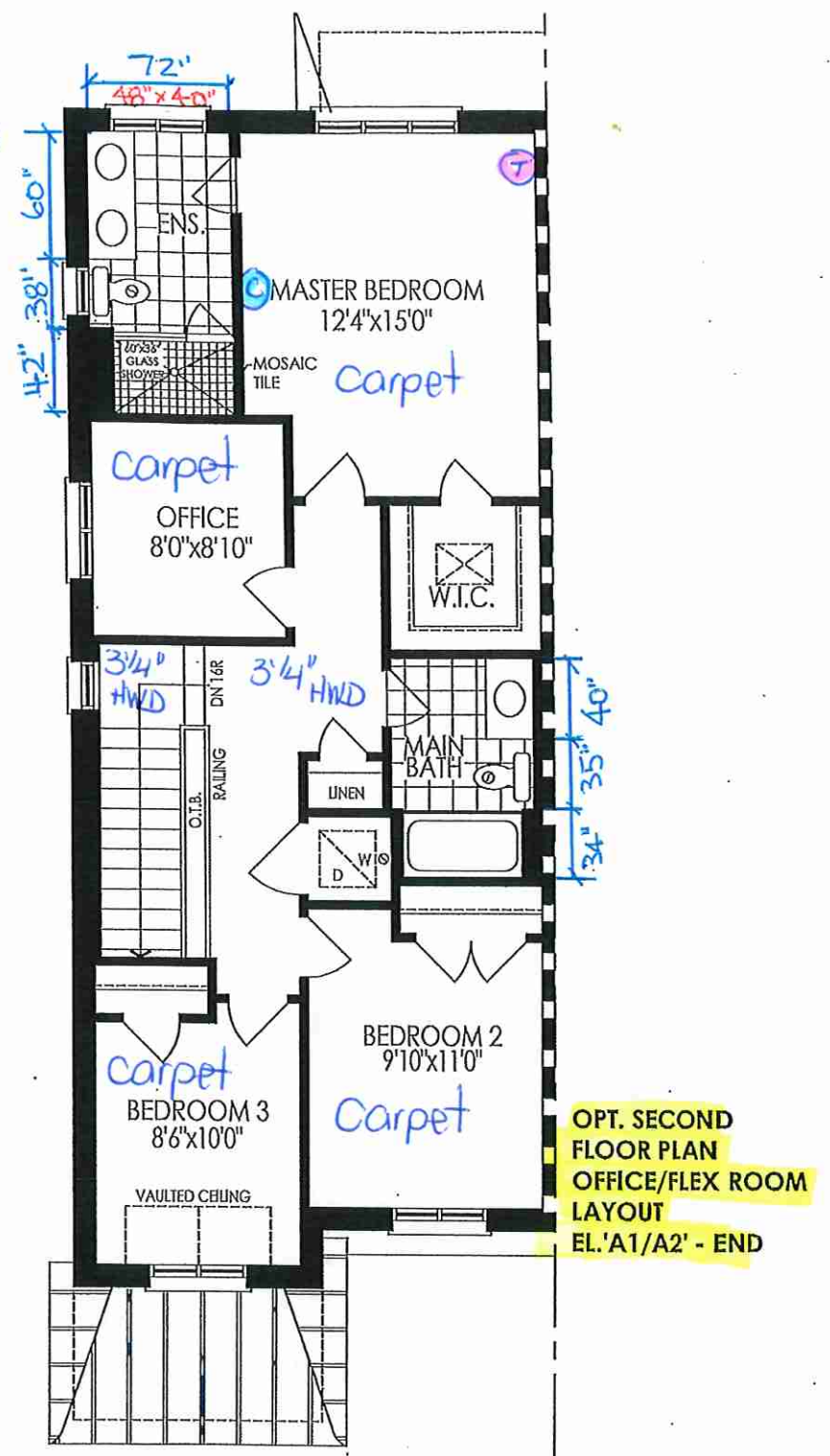
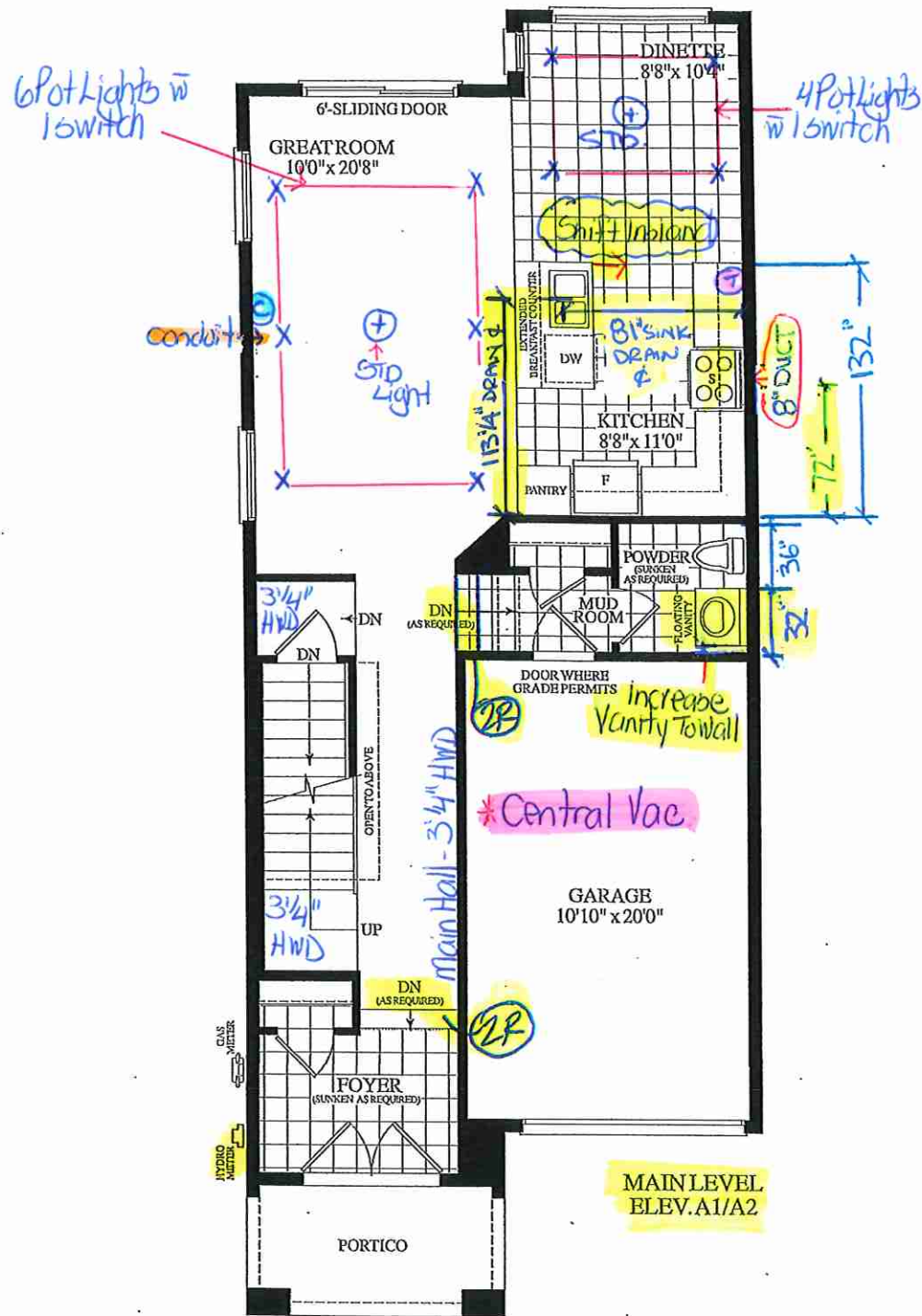
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Cable - (2)
Telephone - (2)
Conduit (1)



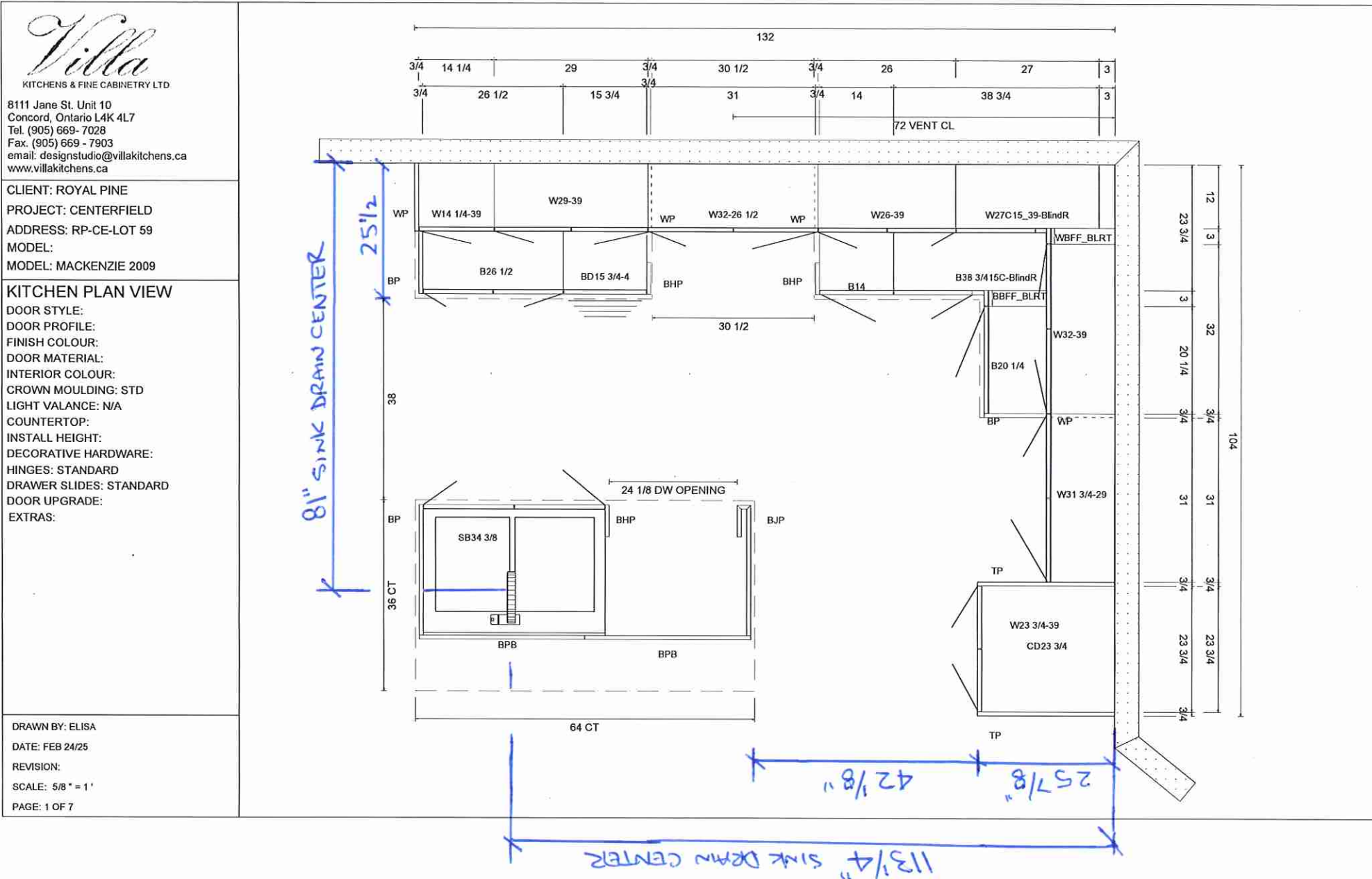
OAKRIDGE

MEADOWS



BLK. 233 TH.59 20-09 THE MACKENZIE EL. A 1710 SQ.FT.

Lot 59/B1K 233





CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 59
MODEL:
MODEL: MACKENZIE 2009

KITCHEN ELEVATION

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: STD
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: STANDARD
DOOR UPGRADE:
EXTRAS:

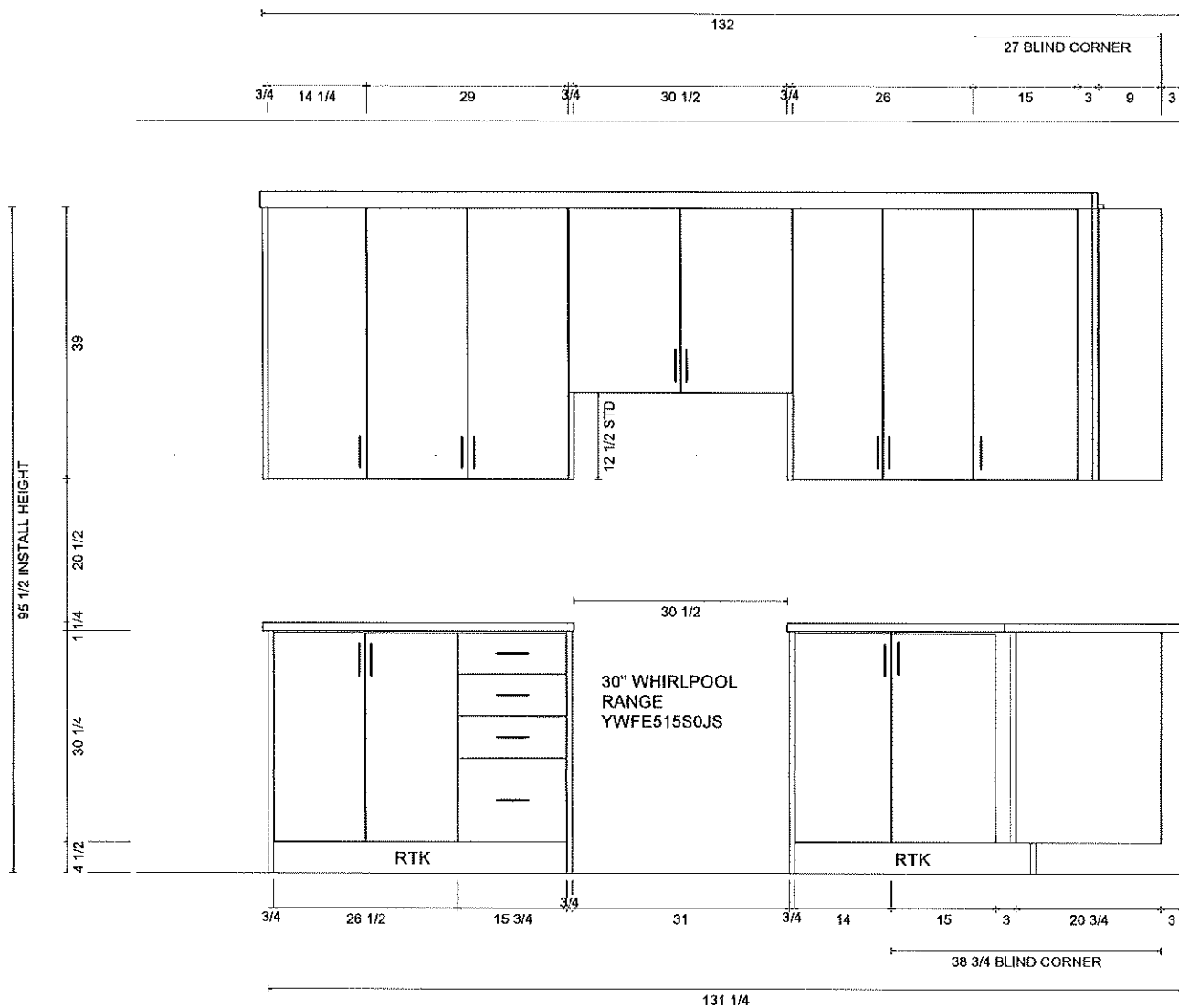
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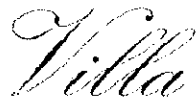
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PAGE: 2 OF 7





KITCHENS & FINE CABINETRY LTD

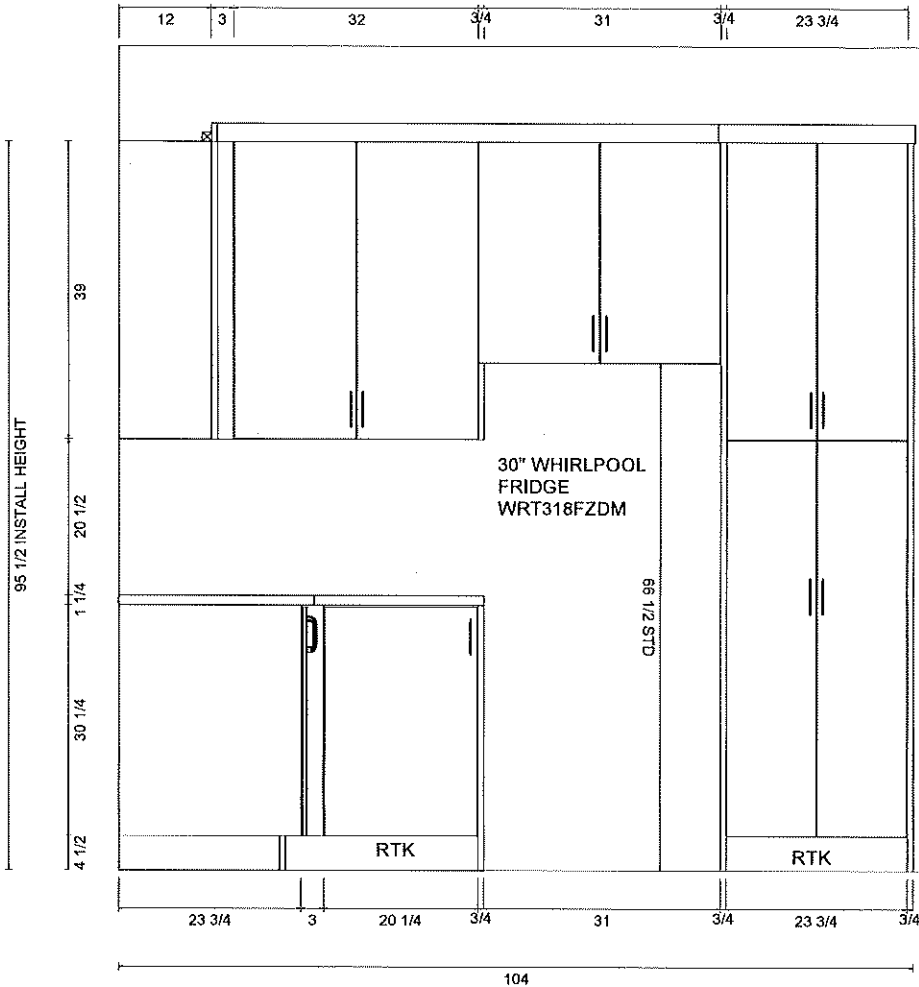
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 59
MODEL:
MODEL: MACKENZIE 2009

KITCHEN ELEVATION

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: STD
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: STANDARD
DOOR UPGRADE:
EXTRAS:

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DATE: FEB 24/25
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PAGE: 3 OF 7





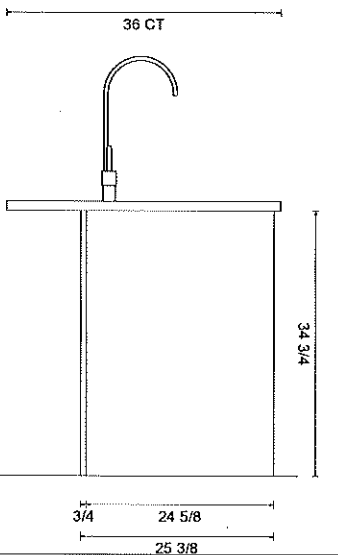
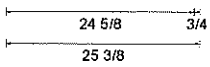
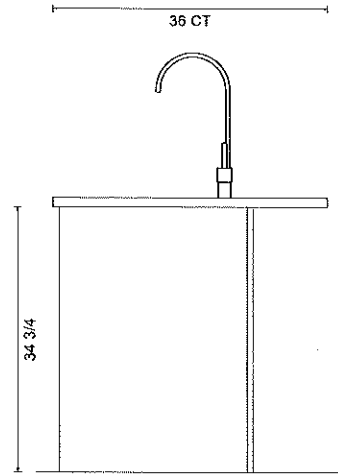
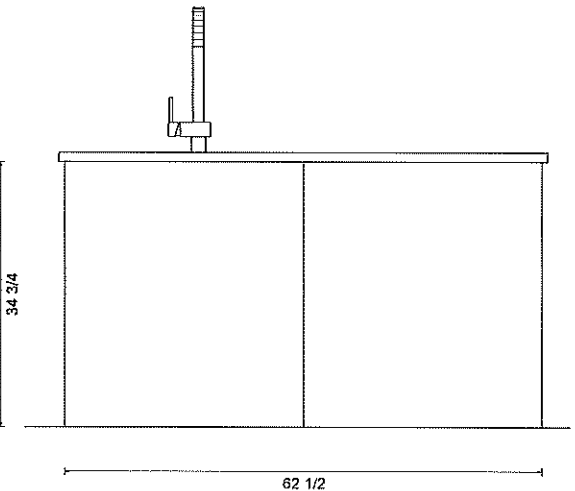
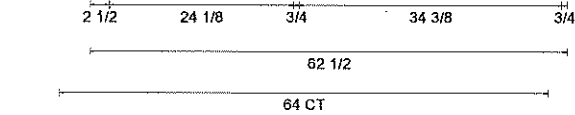
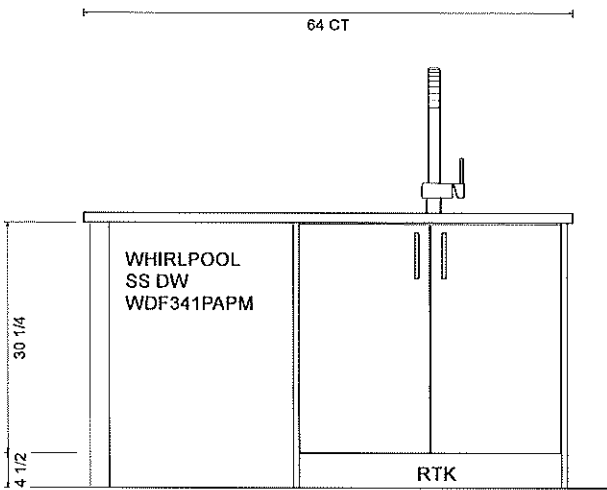
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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 59
MODEL:
MODEL: MACKENZIE 2009

KITCHEN ISLAND ELEVATION

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: STD
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: STANDARD
DOOR UPGRADE:
EXTRAS:

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PAGE: 4 OF 7



Lot 59 / BIK 233

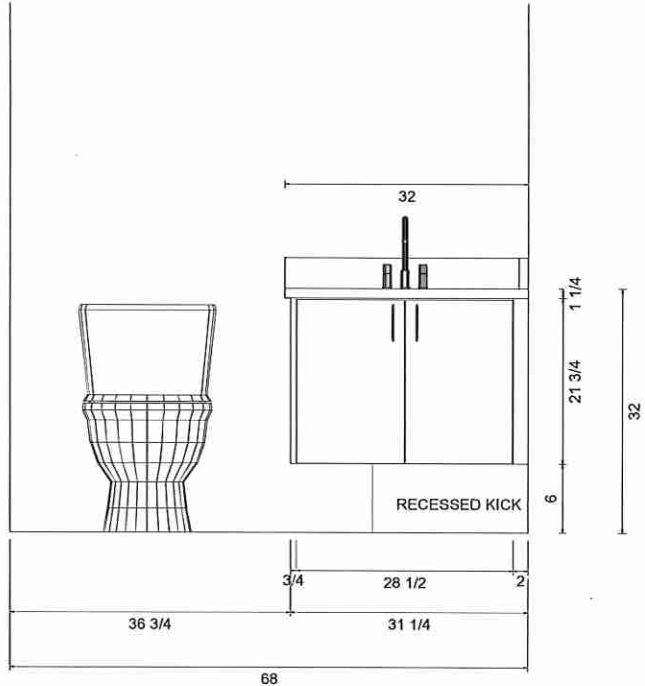
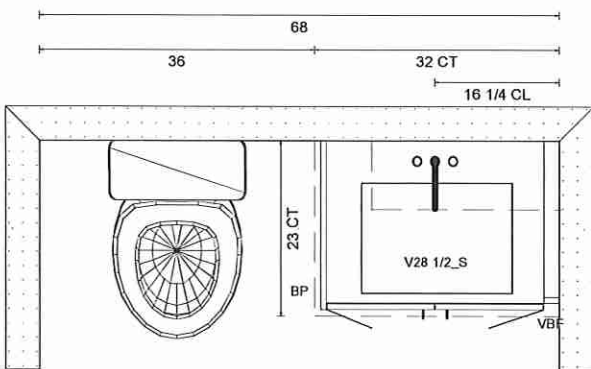


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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 59
MODEL:
MODEL: MACKENZIE 2009

POWDER RM
DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: N/A
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: N/A
DOOR UPGRADE:
EXTRAS:

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SCALE: 5/8" = 1'
PAGE: 5 OF 7



Lot 59 / BIK 233



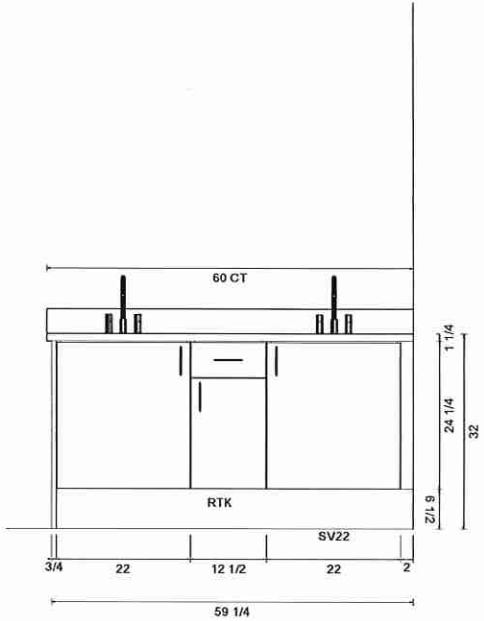
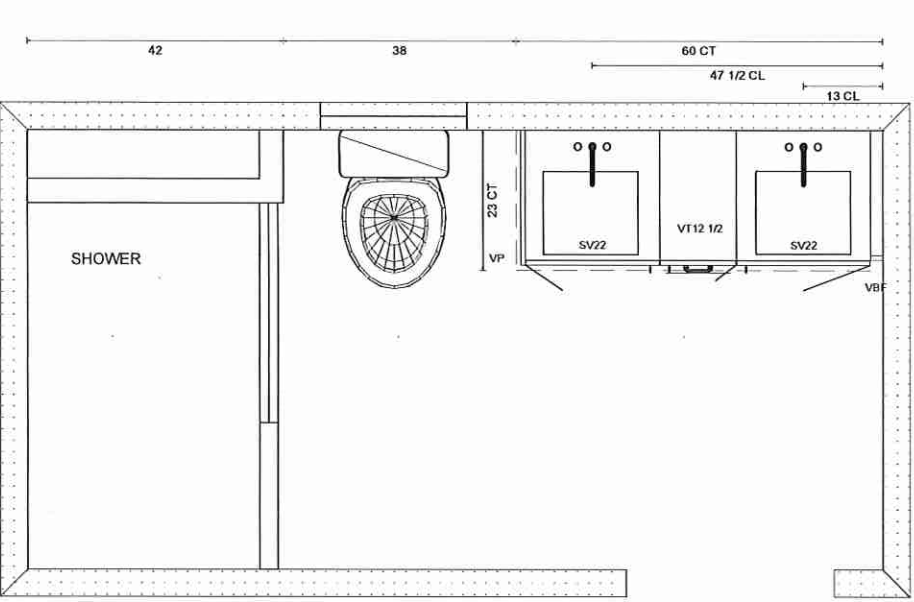
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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 59
MODEL:
MODEL: MACKENZIE 2009

PRIMARY VANITY

DOOR STYLE:
DOOR PROFILE:
FINISH COLOUR:
DOOR MATERIAL:
INTERIOR COLOUR:
CROWN MOULDING: N/A
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: N/A
DOOR UPGRADE:
EXTRAS:

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PAGE: 6 OF 7



Lot 59 / BIK 233

Villa
KITCHENS & FINE CABINETS LTD

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CLIENT: ROYAL PINE

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LOT 59

MODEL:

MODEL: MACKENZIE 2009

MAIN VANITY

DOOR STYLE:

DOOR PROFILE:

FINISH COLOUR:

DOOR MATERIAL:

INTERIOR COLOUR:

CROWN MOULDING: N/A

LIGHT VALANCE: N/A

COUNTERTOP:

INSTALL HEIGHT:

DECORATIVE HARDWARE:

HINGES: STANDARD

DRAWER SLIDES: N/A

DOOR UPGRADE:

EXTRAS:

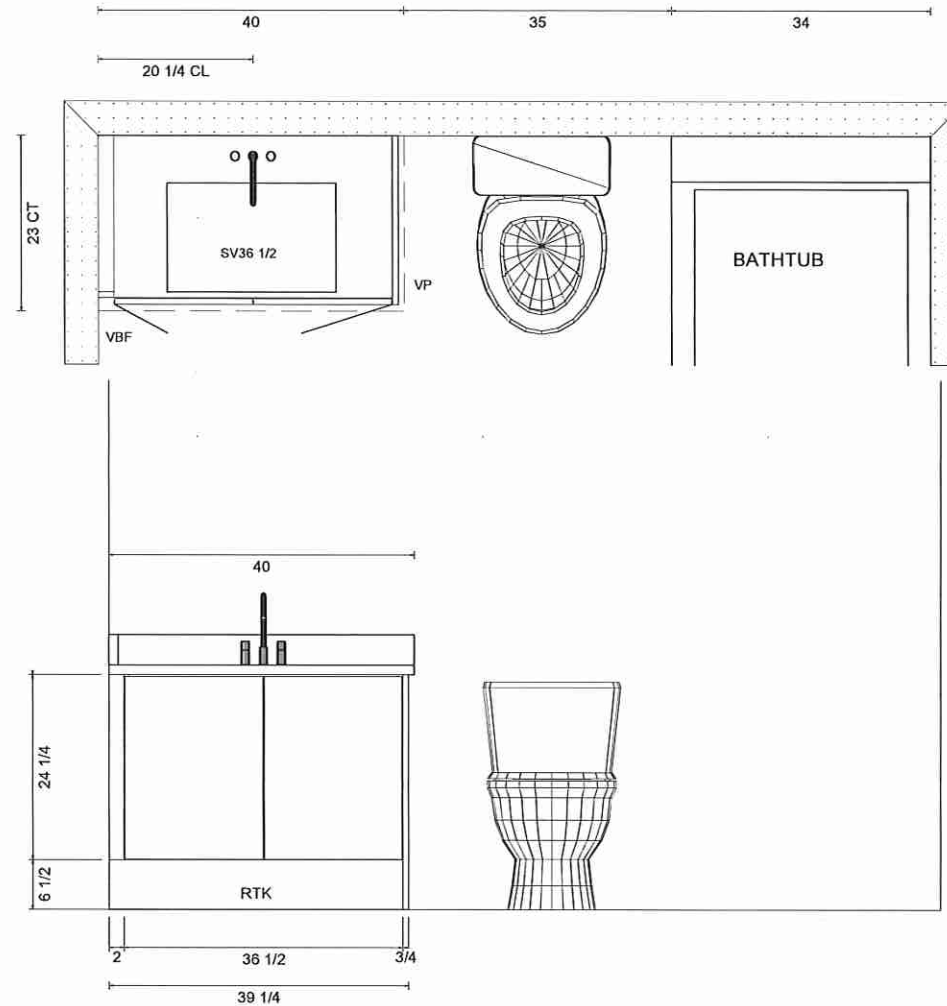
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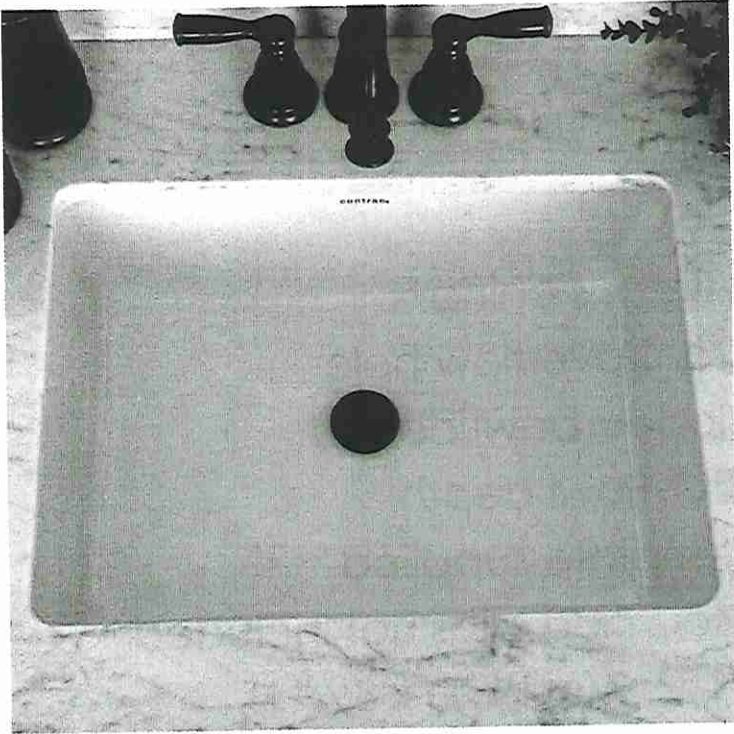
SCALE: 0

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Lot 59 / BIK 233
Grovetrail (Ph.3)

CONTRAC CATENA



**Rectangular Undermount Sink
4210CIY**

Vitreous china
Front overflow hole
Template supplied
Faucet not included
Mounting clips not included
20" W x 15³/₈" D x 7¹/₂" H

* Powder Room (x1)
* Master Ensuite (x2)

} Installed with
Standard Faucet

Lot 59 / Blk 233 Grovetrail (Ph.3)

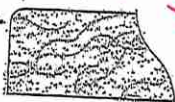
Initial
JT

Initial
BL

EDGE
DETAILS

004

A.



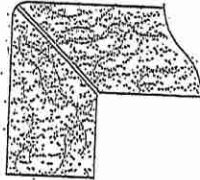
STRAIGHT EDGE
(STANDARD - 3/4")

* Powder Room

* Master Ensuite

* Main Bath

**L



CORNER WITH SKIRTED EDGE
(MEDIUM - 1 1/2")

* Kitchen

M.



OGEES-SQUARE EDGE
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED
10/1/17