



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: PEI HUI GAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
61 BLOCK 233	3	MILL POND-OPT 2ND LEVEL-ELEV A	20-Aug-25

Date Added: 14-Feb-25

Invoice Number: 8731

<p>1 - Install Builders Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>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)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - MAIN HALL - Delete builder standard ceiling light, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at ain Hall (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>1 - CLARIFICATION; EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door</p> <p>Note:</p>
<p>1 - UPPER HALL - FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLYS HIGHLAND WATSON NATURAL OAK EEH-292 in lieu of builders standard broadloom. - To be installed throughout UPPER HALL ONLY, where applicable (See Sketch)</p> <p>Note:</p>
<p>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.</p>
<p>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.</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Doors, where applicable (x23 Doors) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE FULL EXT. UNDER-MOUNT TRACKS WITH SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Drawers, where applicable (x4 Drawers) (See Sketch)</p> <p>Note:</p>
<p>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.</p>
<p>1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>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.</p>
<p>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:</p>



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Date Added: 14-Feb-25

Invoice Number: 8731

<p>1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Kindred Reginox Undermount Sink – Model #ND1831UA-9</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN BACKSPLASH - Install UPGRADE #4 BACKSPLASH TILE - SIMPOLO HEXAGON STATUARIO MATTE - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) (See Sketch)</p> <p>Note:</p>
<p>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)</p> <p>Note:</p>
<p>1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>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)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP;</p> <p>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.</p> <p>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.</p>
<p>1 - CLARIFICATION - PLUMBING;</p> <p>ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Builders Standard Plumbing Faucets throughout all bathrooms, where applicable. To Include; Powder Room, Main Bath & Master Ensuite (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on tub/shower ceiling.</p> <p>Purchaser accepts and acknowledges NO TILES will be installed on ceiling.</p> <p>Note:</p>
<p>1 - MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on shower ceiling.</p> <p>Purchaser accepts and acknowledges NO TILES will be installed on ceilings.</p> <p>Note:</p>
<p>1 - BONUS PACKAGE - REFER TO PE #8701 ITEM #2 - PURCHASER HAS APPLIED REMAINING \$4,110.00(Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE</p> <p>Note:</p>
<p>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 14,2025</p> <p>Note:</p>
<p>1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000</p> <p>Note:</p>

Date Added: 24-Jan-25

Invoice Number: 8701



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: PEI HUI GAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
61 BLOCK 233	3	MILL POND-OPT 2ND LEVEL-ELEV A	20-Aug-25	

Date Added: 24-Jan-25

Invoice Number: 8701

1 - FRONT EXTERIOR - Install UPGRADE EXTENDED HEIGHT DOUBLE FRONT DOORS (Approx.8'-0" Tall) with Standard Glass (Delete Transom Window Above) in lieu of builders standard height double front doors (See Sketch)
Note: In Existing Clad Design

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: ****Remaining Bonus Package of \$4,110.00 (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 24,2025
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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Page 1 of 3

Page 1 of 3

Flooring

Master Ensuite

✓

13x13 NEW REEDS SILVER (STD)

Main Bath

✓

13x13 NEW REEDS SILVER (STD)

Laundry (2nd Floor)

✓

13x13 NEW REEDS SILVER (STD)

Powder Room

✓

13x13 NEW REEDS GREY (STD)

Mud Room

✓

13x13 NEW REEDS GREY (STD)

Kitchen/Dinette

✓

13x13 NEW REEDS SILVER (STD)

Foyer

✓

13x13 NEW REEDS GREY (STD)

Main Hall

✓

7 1/2" Torlys Watson Natural Oak EEH-292 (STD)

Great Room

✓

7 1/2" Torlys Watson Natural Oak EEH-292 (STD)

Upper Hall

✓

7 1/2" Torlys Watson Natural Oak EEH-292 (UPG)

Office

✓

BROADLOOM - Opening Night - 03 (STD)

Master Bedroom

✓

BROADLOOM - Opening Night - 03 (STD)

Bedroom 2

✓

BROADLOOM - Opening Night - 03 (STD)

Bedroom 3

✓

BROADLOOM - Opening Night - 03 (STD)

Wall Tile

Main

8x10 NEW REEDS SILVER (STD)

Accent/Insert

NONE

Border / Listello

NONE

Pattern

NONE

Plumbing

WHITE

8x10 NEW REEDS SILVER (STD)

NONE

NONE

NONE

WHITE

N/A

N/A

NONE

NONE

STD

N/A

N/A

NONE

NONE

N/A

Simpolo Hexagon Statuario Matte (UPG)

NONE

NONE

NONE

STD

Railings and Stairs

Railings

STD - OVAL - Mirage Red Oak Driftwood

Pickets

STD - Steel 1/2" Square, Plain - Flat Black

Posts

STD-31/2"SqaurewithCap,MirRedOakDriftwoo

Stringers

STD - MIRAGE RED OAK DRIFTWOOD

Treads

STD - MIRAGE RED OAK DRIFTWOOD

Risers

STD - MIRAGE RED OAK DRIFTWOOD

Runner

NONE

Landing - Upper

7 1/2" Watson Natural Oak (STD)

Landing - Lower

7 1/2" Watson Natural Oak (STD)

Ledge - Upper

N/A

Ledge - Lower

N/A

Trim

Baseboard & Casing

STANDARD - Colonial

Front Door Glass

STANDARD

Interior Doors

STANDARD - CARRARA,SMOOTH

Knobs

STANDARD

Hinges

STANDARD

Grip Set

STANDARD

Notes

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

Cornice Moulding / Medalion

Foyer

NONE

Living Room

NONE

Dining Room

NONE

Family Room

NONE

Main Hall

NONE

Kitchen

NONE

2nd Floor Hall

NONE

Page 1 of 3

Page 1 of 3

Consultant: _____
Melissa Di Marino

Purchaser: PEY HUI GAN

Vendor: Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PEI HUI GAN	Melissa Di Marino	MILL POND-OPT 2ND LEVEL-ELEV A	/	Grovetrail Developments Inc.	20/08/2025	61 BLOCK 233

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	STANDARD - SILVER BIRCH	EURO - MELAMINE - FIRST CLASS L583 (STD)	<input checked="" type="checkbox"/> EVEREST GREY GALAXY (STD)	<input checked="" type="checkbox"/> " A " EDGE (STD)	930396-DBK
Main Bath	STANDARD - SILVER BIRCH	EURO - MELAMINE - FIRST CLASS L583 (STD)	<input checked="" type="checkbox"/> EVEREST GREY GALAXY (STD)	<input checked="" type="checkbox"/> " A " EDGE (STD)	930396-DBK
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Powder Room	STANDARD - SILVER BIRCH	EURO - MELAMINE - THE CHAMELEON L584 (STD)	<input checked="" type="checkbox"/> EVEREST WHITE GALAXY (STD)	<input checked="" type="checkbox"/> " A " EDGE (STD)	930396-DBK
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	NY THERMOFOIL - ONTARIO WHITE (STD)	<input checked="" type="checkbox"/> EVEREST WHITE GALAXY (STD)	<input checked="" type="checkbox"/> " A " EDGE (STD)	930396-DBK
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				

Appliance Opening/Dimension

Fridge Size **Range**

Built-Ins **Microwave**

Hood Fan **Exhaust Opening** ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	<input type="text" value="N/A"/>	Fireplace	<input type="text" value="N/A"/>
Location Flooring	<input type="text" value="N/A"/>	Location Flooring	<input type="text" value="N/A"/>
Style	<input type="text" value="N/A"/>	Style	<input type="text" value="N/A"/>
Finish	<input type="text" value="N/A"/>	Finish	<input type="text" value="N/A"/>
Marble	<input type="text" value="N/A"/>	Marble	<input type="text" value="N/A"/>
Hearth	<input type="text" value="N/A"/>	Hearth	<input type="text" value="N/A"/>

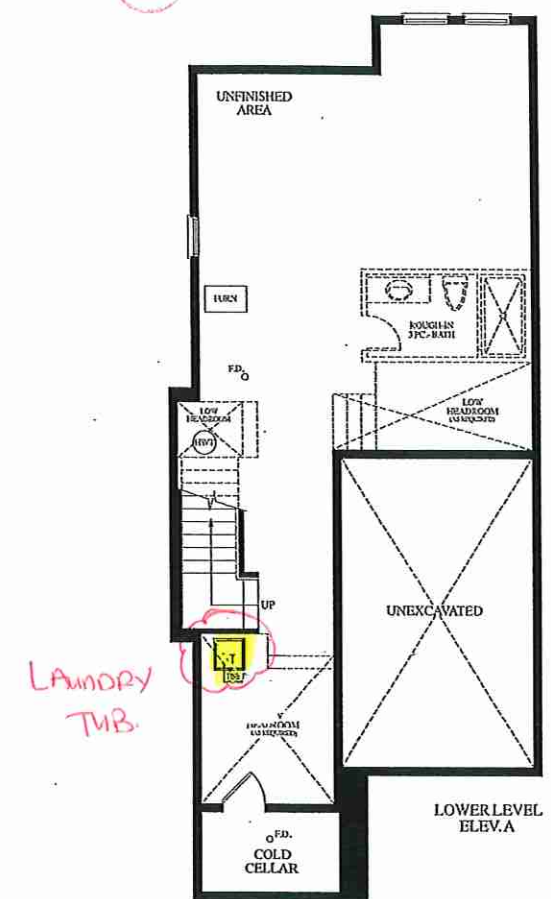
Notes

**APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

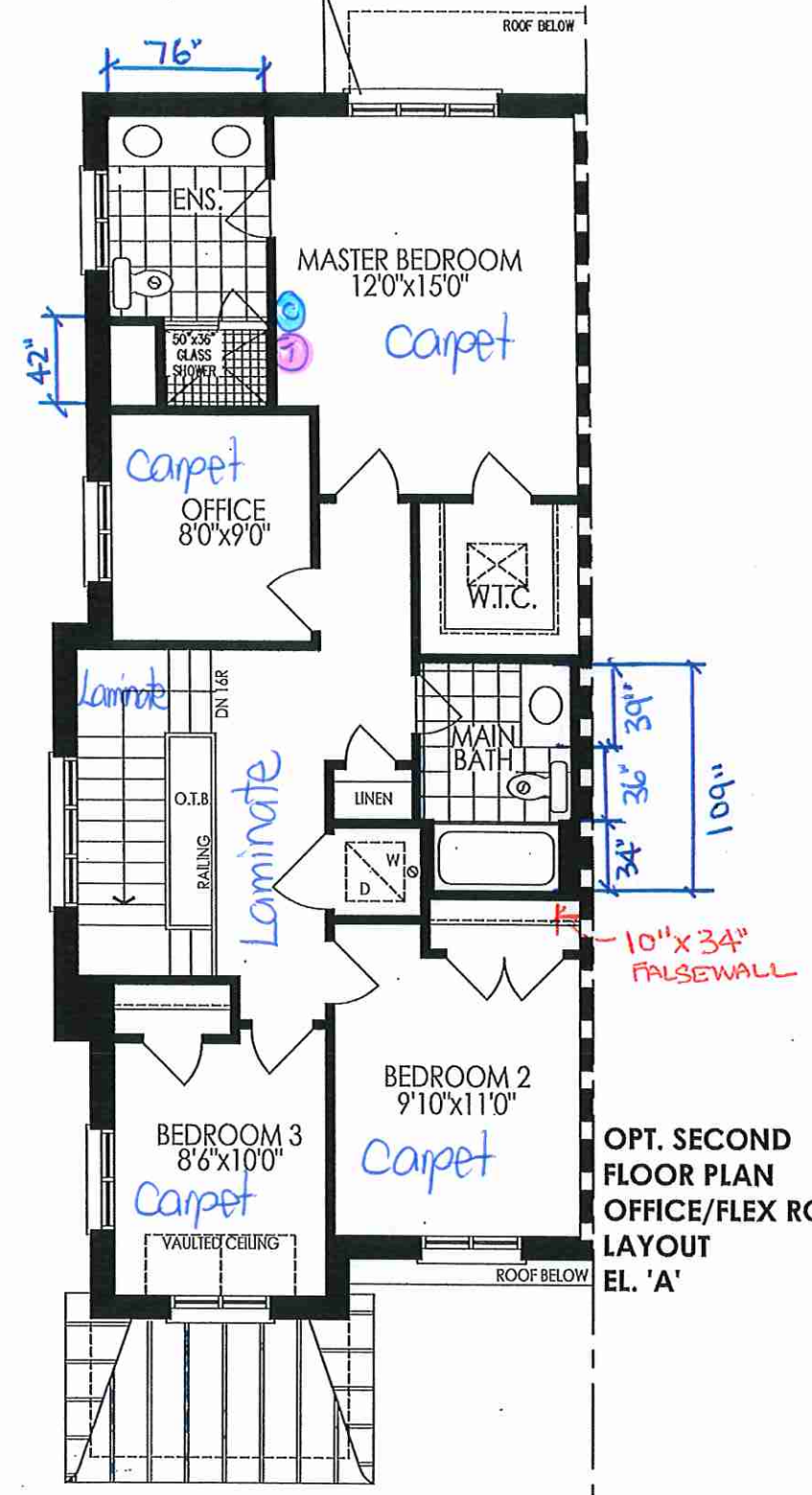
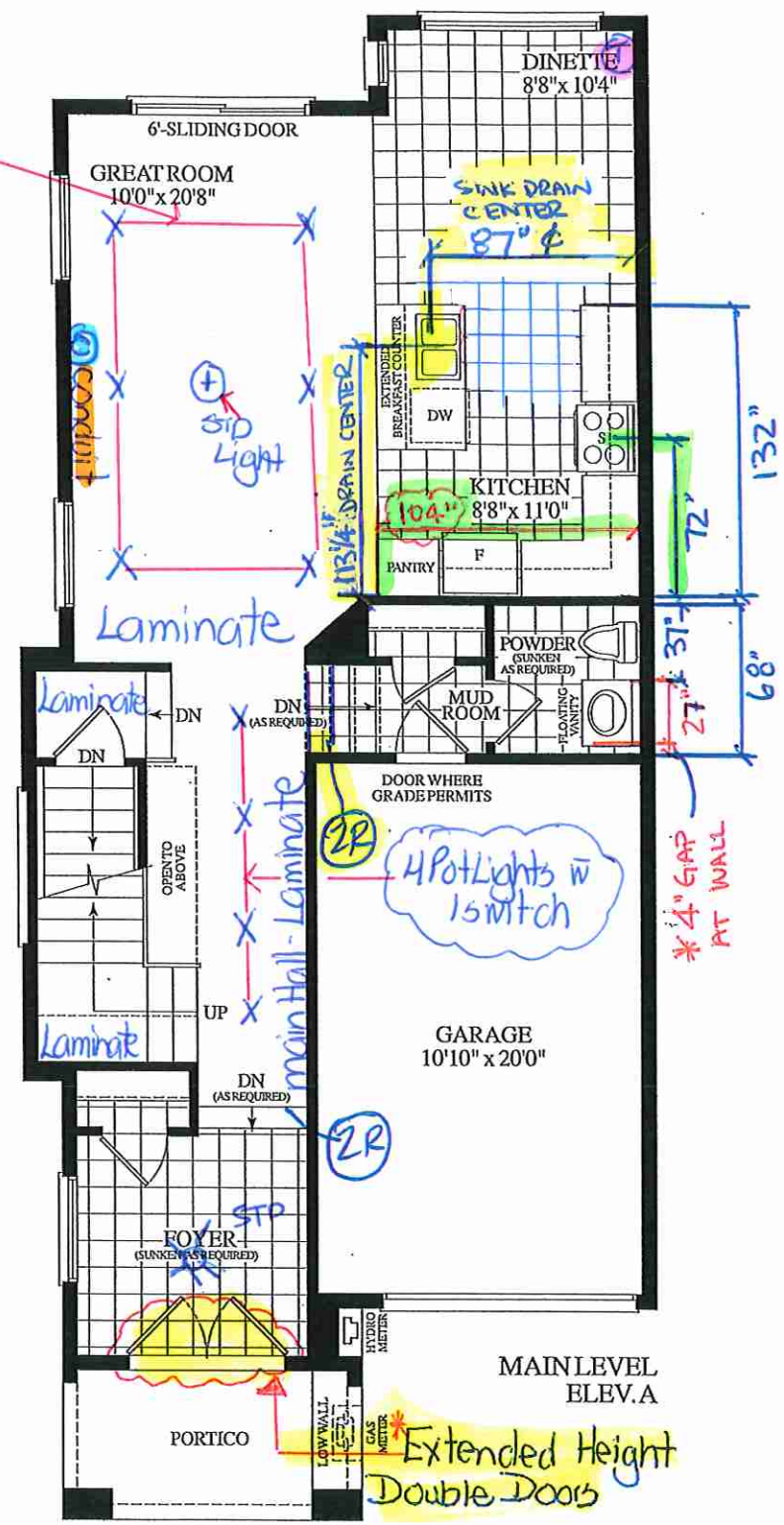
**KITCHEN SINK - Install Standard Undermount Sink - Kindred Reginox Undermount Sink - Model #ND183IUA-9

**KITCHEN FAUCET - Install Standard Faucet - DELTA Osler Single Handle Pull-Down(Single Hole) Kitchen Faucet - Model # 976LF - Chrome

Cable - (C) (x2)
 Telephone - (T) (x2)
 Conduit (x1)
 Jan. 24, 2025
 J.G.
 Feb. 14, 2025
 J.G.
 (6 Pot Lights w 1 switch)



OAKRIDGE
 MEADOWS



BLK. 233 TH.61 20-10 THE MILL POND EL. A 1750 SQ.FT.

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KITCHENS & FINE CABINETRY LTD

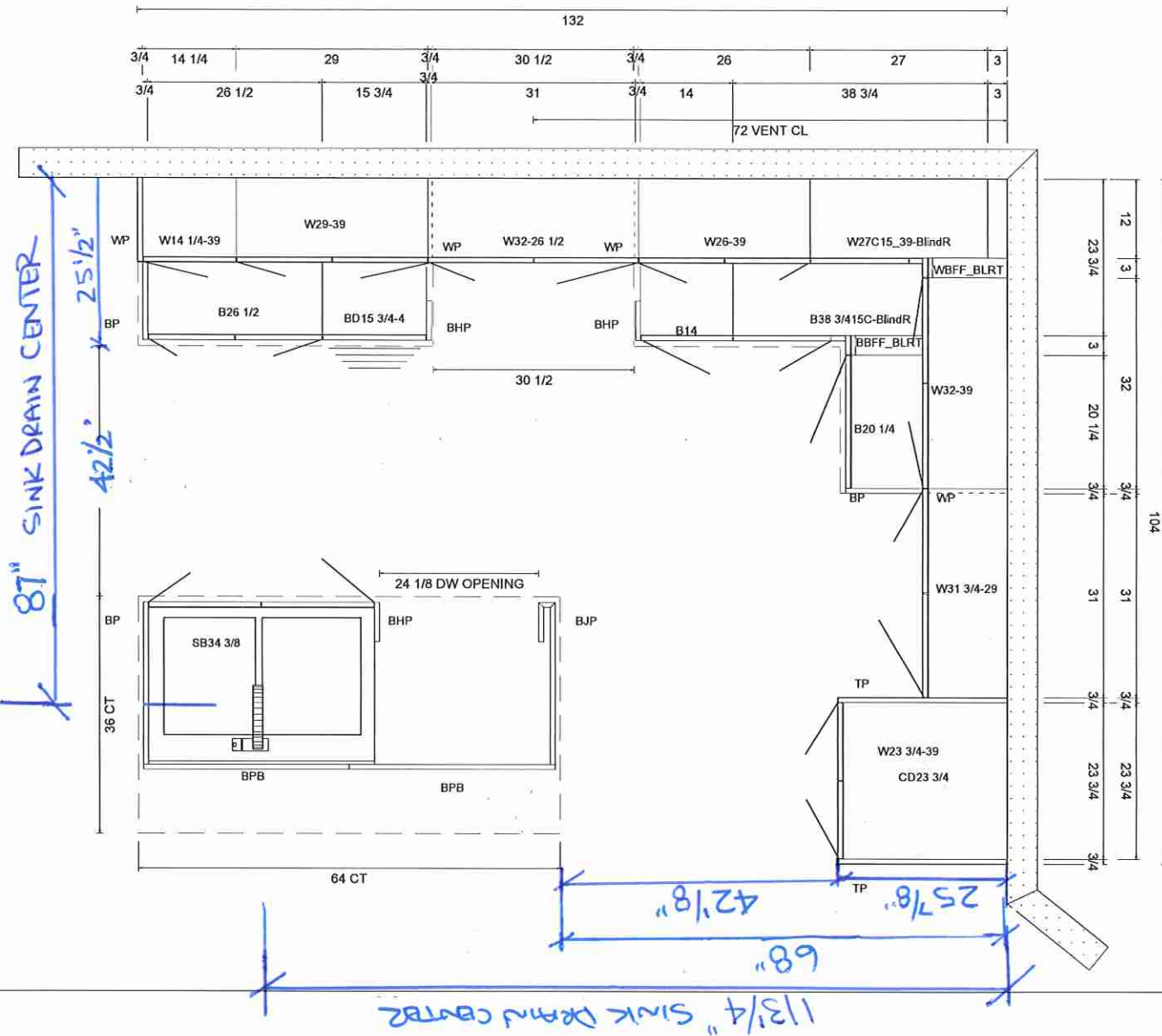
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 61
MODEL: MILLPOND 20-10

KITCHEN PLAN VIEW

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: WHITE
DOOR MATERIAL: THERMOFOIL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD THERMO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

DRAWN BY: ELISA
DATE: FEB 24/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 1 OF 7



Lot 61 / BIK 233



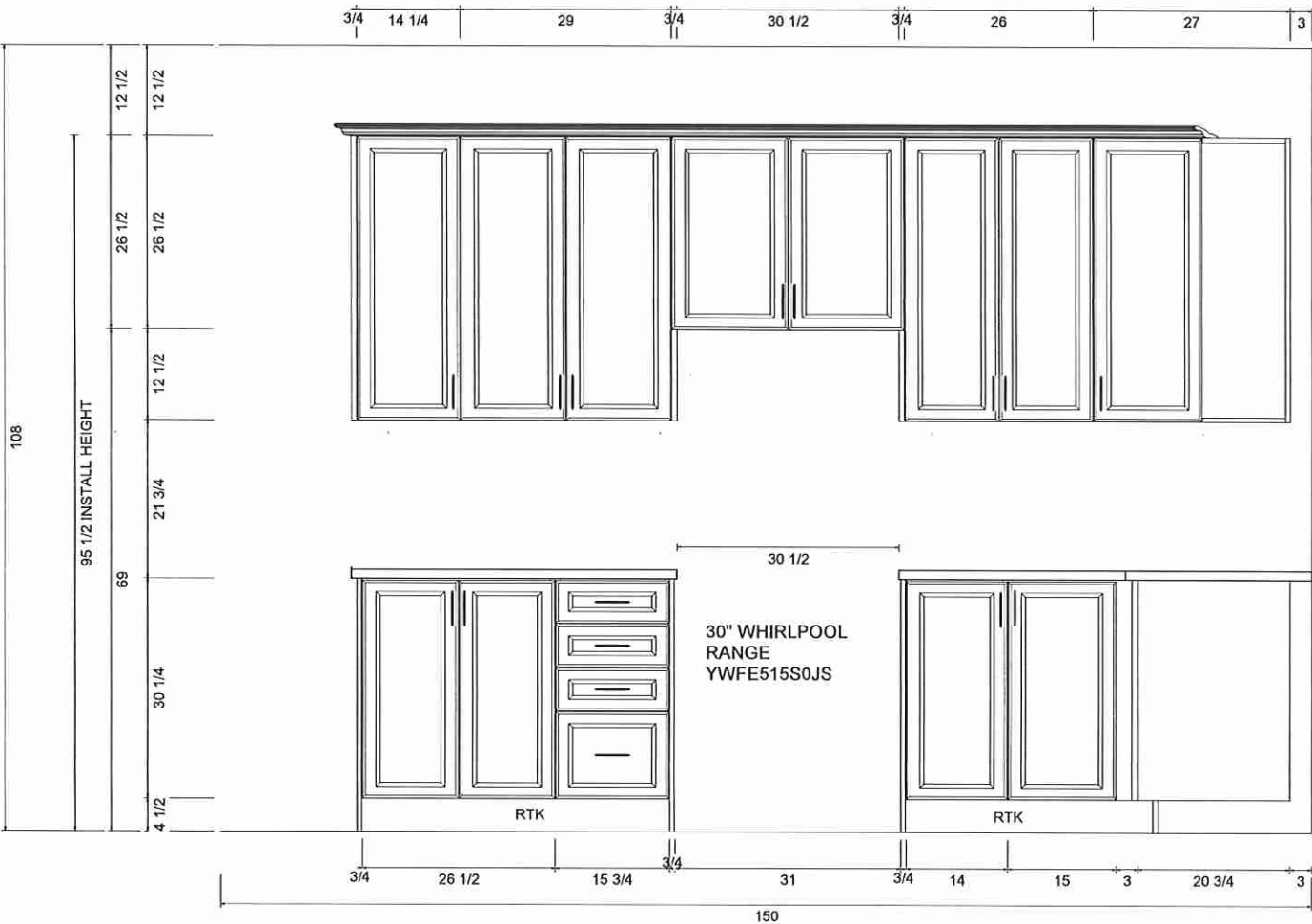
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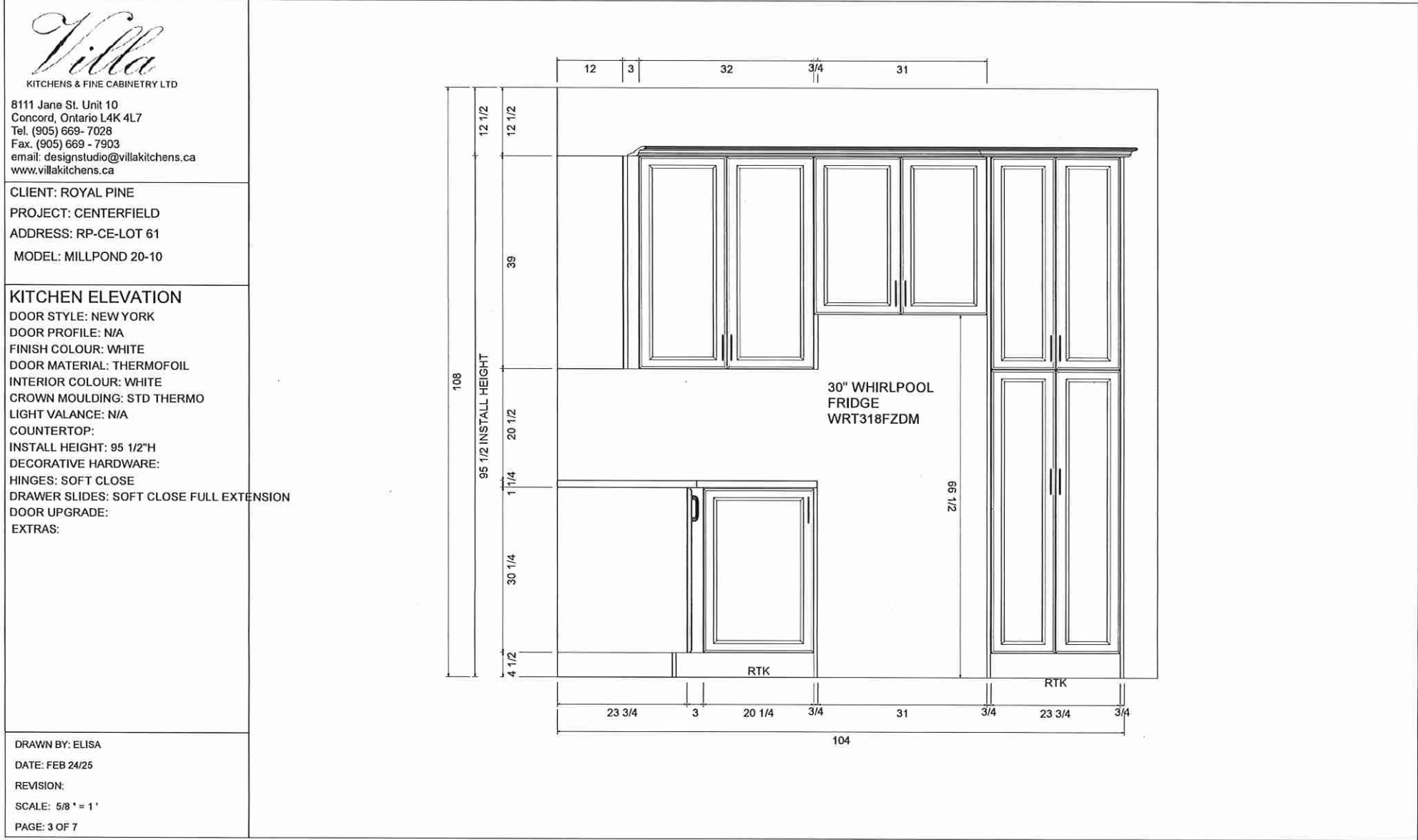
KITCHEN PLAN VIEW

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: WHITE
DOOR MATERIAL: THERMOFOIL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD THERMO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

DRAWN BY: ELISA
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Lot 61 / BIK 233



Lot 61 / BIK 233



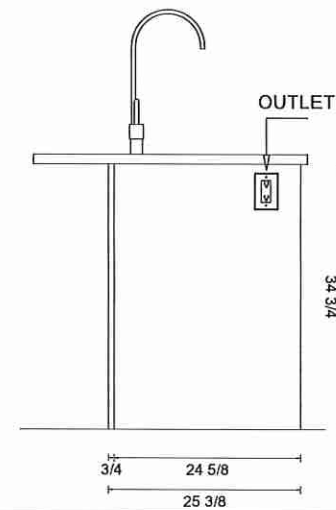
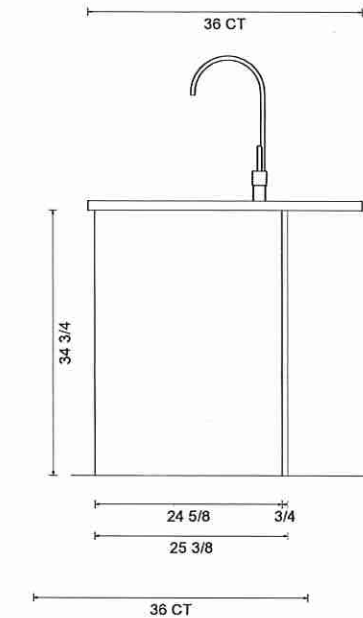
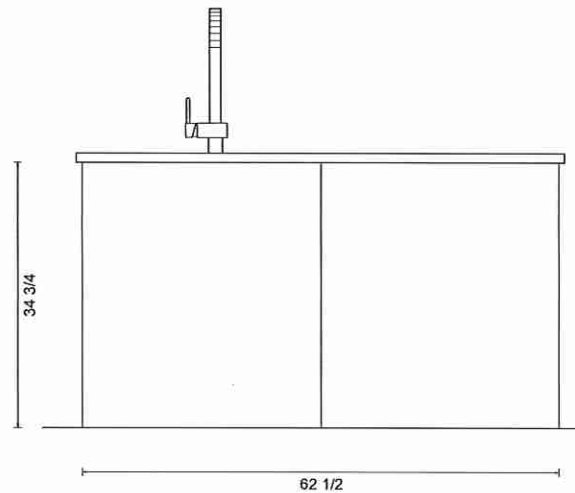
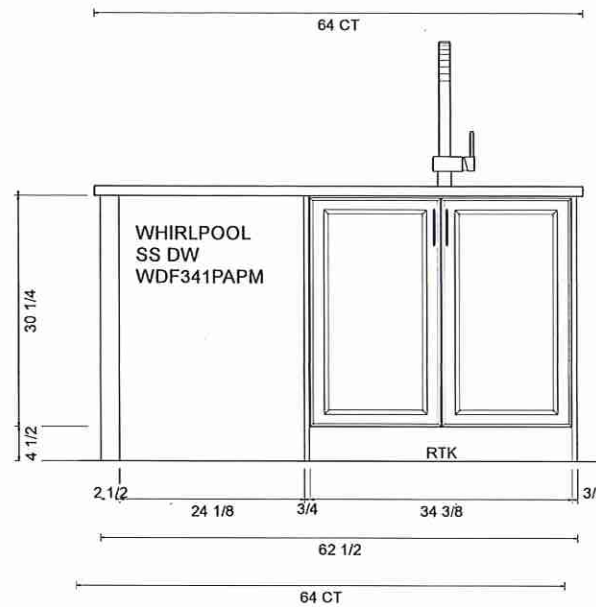
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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 61
MODEL: MILLPOND 20-10

KITCHEN ISLAND ELEVATIONS

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: WHITE
DOOR MATERIAL: THERMOFOIL
INTERIOR COLOUR: WHITE
CROWN MOULDING: STD THERMO
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT: 95 1/2"H
DECORATIVE HARDWARE:
HINGES: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

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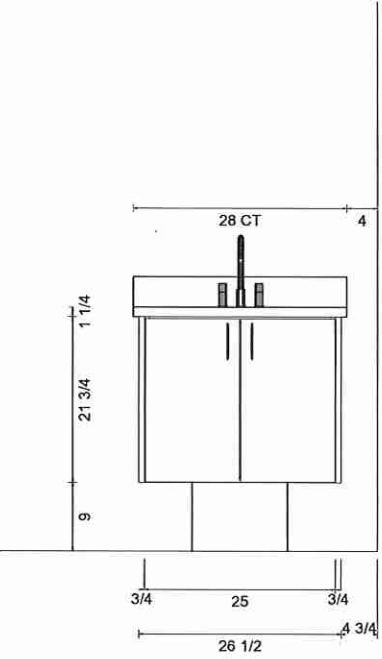
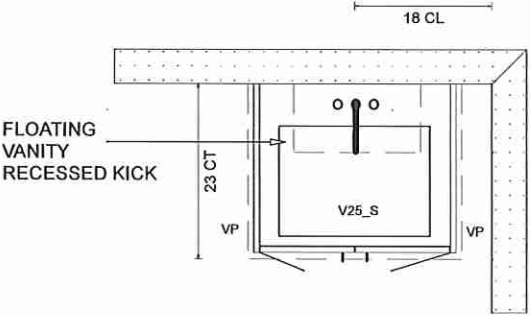


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PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 61
MODEL: MILLPOND 20-10

POWDER RM
DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: THE CHAMELEON L5874
DOOR MATERIAL: MELAMINE
INTERIOR COLOUR:
CROWN MOULDING: N/A
LIGHT VALANCE: N/A
COUNTERTOP:
INSTALL HEIGHT:
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: N/A
DOOR UPGRADE:
EXTRAS:

DRAWN BY: ELISA
DATE: FEB 24/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 5 OF 7



Lot 611 BIK233

Villa
KITCHENS & FINE CABINETRY LTD

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CLIENT: ROYAL PINE

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LOT 61

MODEL: MILLPOND 20-10

PRIMARY VANITY

DOOR STYLE: EURO

DOOR PROFILE: N/A

FINISH COLOUR: FIRST CLASS

DOOR MATERIAL: MELAMINE

INTERIOR COLOUR:

CROWN MOULDING: N/A

LIGHT VALANCE: N/A

COUNTERTOP:

INSTALL HEIGHT:

DECORATIVE HARDWARE:

HINGES: STANDARD

DRAWER SLIDES: STANDARD

DOOR UPGRADE:

EXTRAS:

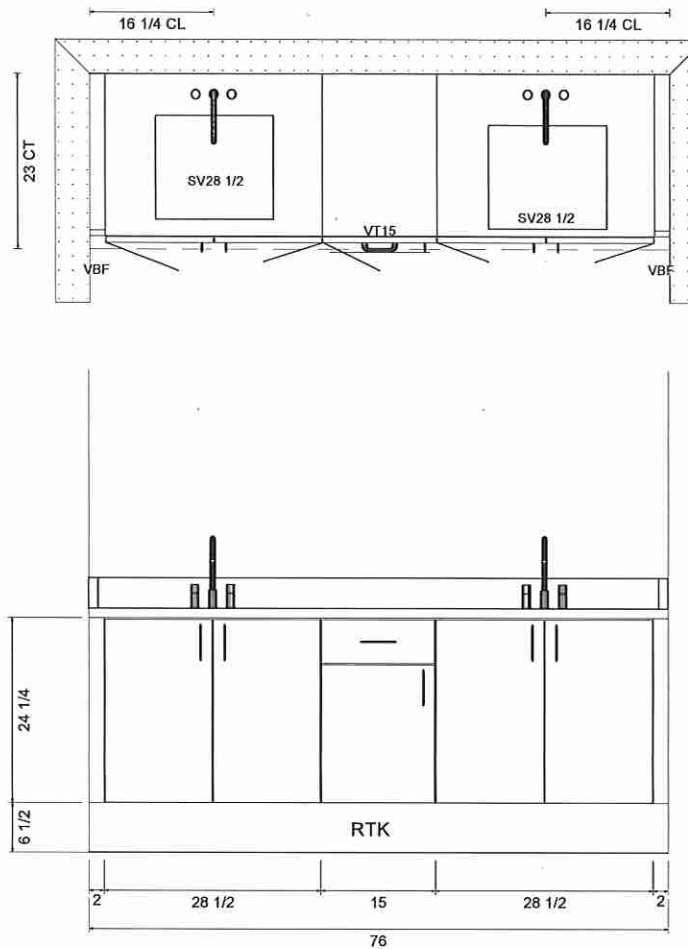
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PAGE: 6 OF 7



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CLIENT: ROYAL PINE
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LOT 61
MODEL: MILLPOND 20-10

MAIN VANITY

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: FIRST CLASS L583
DOOR MATERIAL: MELAMINE
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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