



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: MENGHAN CHEN and LONGSHENG LI

TEL: RES.: 647-686-9425

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
58 BLOCK 232	3	MACKENZIE END-OPT 2ND LEVEL-ELEV B	19-Aug-25

Date Added: 03-Mar-25

Invoice Number: 8733

1 - Install standard Cable / Cat 6, Telephone (See Sketch)

Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock

Note:

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package throughout the home, where applicable.

Note:

1 - KITCHEN- Install Deep fridge uppers above the fridge (See Sketch)

Note:

1 - KITCHEN

Accommodate the fridge opening for a future 36" wide fridge.

Note: Purchaser accepts and acknowledges that the builders standard fridge will be 30" wide.

1 - KITCHEN- Install a base BiFold corner (See Sketch)

Note:

1 - KITCHEN-Install an Upper BiFold door (See Sketch)

Note:

1 - KITCHEN-Install Soft close for the bank of drawers (See Sketch)

Note:

1 - KITCHEN- Install a 1st Upgrade counter top, throughout the kitchen, where applicable. Install the Everest BLANCO PURE with standard "A" edge

Note:

1 - KITCHEN-Install an upgrade undermount sink in the kitchen, in lieu of the builders standard Install the Kindred BROOKEMORE

Note: Install the builders standard faucet

1 - POWDER ROOM- Install the standard Everest MAPLE WHITE counter top in powder room with standard "A" Edge

Note:

1 - MASTER ENSUITE- Install the standard Everest MAPLE WHITE counter top in Master Ensuite with standard "A" Edge

Note:

1 - MAIN BATH-Install the standard Everest MAPLE WHITE counter top in Main Bath with standard "A" Edge

Note:

1 - CLARIFICATION-

MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms,

Note:

1 - CLARIFICATION-

POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.

Note:

1 - KITCHEN/DINETTE-Install a 1st upgrade floor tile for the kitchen/dinette area ONLY. Install the 18x18 LIVORNO GRIS

Note: Install standard tile foyer, mud room and powder room



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Date Added: 03-Mar-25 Invoice Number: 8733

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 - MASTER ENSUITE SHOWER STALL-Install 8x10 Uniwal Tender Grey Glossy for teh ceiling of the master ensuite shower
Note:

1 - MAIN BATH TUB SHOWER CEILING -Purchasers have declined upgrade to install tiles on ceilings of Tub/Shower. Purchaser acknowledges there will beno tiles on ceilings of the main bath Tub/Shower
Note:

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 - KITCHEN-Reloacte the builders standard ceiling light in the kitchen to above the island (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 - GREAT ROOM-In addition to the builders standard ceiling light, install SIX (X6) pot lights on their own sepereate switch (See Sketch)
Note:

1 - KITCHEN- In addition to the builders standard ceiling light above the island, install FOUR (X4) pot lights on the same switch as light above the island (See Sketch)
Note:

1 - MASTER ENSUITE- Install a GFI plug next to the toilet in the master ensuite for a future bidet (See Sketch)
Note:

1 - MAIN BATH- Install a GFI plug next to the toilet in the Main Bathroom for a future bidet (See Sketch)
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 - PURCHASER HAS ATTENDED A COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$1,115.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

Date Added: 30-Jan-25 Invoice Number: 8714

1 - BASEMENT- Install 200Amp service in lieu of teh standard (See Sketch0
Note:



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58 BLOCK 232	3	MACKENZIE END-OPT 2ND LEVEL-ELEV B	19-Aug-25	

Date Added: 30-Jan-25

Invoice Number: 8714

1 - SECOND FLOOR- Install smooth ceilings throughout the second floor, to include the upper hall and applicable bedrooms and closets (See Sketch)

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 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES

Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$7,500 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

Note: PURCHASER HAS A REMAINING BALANCE OF \$1,115.50 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART

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* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MENGHAN CHEN & LONGSHENG LI	Laura Di Pedè	MACKENZIE END-OPT 2ND LEVEL-ELEV B	(647) 686-9425 /	Grovetrail Developments Inc.	19/08/2025	58 BLOCK 232

Page 1 of 3

	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	✓ 13X13 BYZANTINE AZZURO (STD)	✓ 8X10 UNIWAL TENDER GREY GLOSSY	WHITE
Main Bathroom	✓ 13X13 BYZANTINE AZZURO (STD)	✓ 8X10 UNIWAL TENDER GREY GLOSSY	WHITE
			WHITE
Powder Room	✓ 13X13 KEATON ICE (STD)	N/A	WHITE
Kitchen/Dinette	✓ 18X18 LIVORNO GRIS (UPGD)	✓ 3X6 Subway White Glossy Stacked	SEENOTE
Laundry(2nd Flr)	✓ 13X13 BYZANTINE AZZURO (STD)	N/A	N/A
Foyer	✓ 13X13 KEATON ICE (STD)		
Main Hall	✓ (Std) HighlandLaminate WatsonNaturalOak EE-H-292		
Great Room	✓ (Std) HighlandLaminate WatsonNaturalOak EE-H-292		
Office	✓ STD 40 OZ OPENING NIGHT #21		
Upper Hall	✓ STD 40 OZ OPENING NIGHT #21		
Master Bedroom	✓ STD 40 OZ OPENING NIGHT #21		
Bedroom 2	✓ STD 40 OZ OPENING NIGHT #21		
Bedroom 3	✓ STD 40 OZ OPENING NIGHT #21		

Railings and Stairs

Railings	✓ STD- Red Oak Mirage "Driftwood"	Landing - Upper	(Std) Lamiantè WatsonNaturalOak
Pickets	✓ STD- Single Plain Flat Black with shoes	Landing - Lower	(Std) Lamiantè WatsonNaturalOak
Posts	✓ STD- Red Oak Mirage "Driftwood"	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	✓ STD- Red Oak Mirage "Driftwood"		
Treads	✓ STD- Red Oak Mirage "Driftwood"		
Risers	✓ STD- Red Oak Mirage "Driftwood"		
Runner	N/A		

Trim

Baseboard & Casing	✓ STD- MODERNE STEP EBVEL	Knobs	STD- LEVER
Front Door Glass	✓ STANDARD	Hinges	STANDARD
Interior Doors	✓ STD-CARRARA SMOOTH	Grip Set	STANDARD

Notes

MASTER ENSUITE SHOWER FLOOR- 2X2 WARM GREY MOSAIC WITH WHITE QUARTZ CURB TOP MASTER ENSUITE SHOWER CEILING: 8X10 UNIWAL TENDER GREY GLOSSY **KITCHEN- UNDERMOUNT SINK KINDRED BROOKMORE #BSU1831-9

Cornice Moulding / Medalion

Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Page 1 of 3

Consultant: Laura Di Pedè

Purchaser: Menghan Chen
DAB55E1830F3450...
MENGHAN CHEN

Purchaser: Longsheng Li
841A6395FD3E464...
LONGSHENG LI

Vendor:

Lot: 58 BLOCK 232 Project: Grovetrail Developments Inc. Model: MACKENZIE END-OPT 2ND LEVEL-ELEV B

Grovetrail Developments Inc.
Printed Mar 03, 2025 11:08 am



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MENGHAN CHEN & LONGSHENG LI	Laura Di Pede	MACKENZIE END-OPT 2ND LEVEL-ELEV B	(647) 686-9425 /	Grovetrail Developments Inc.	19/08/2025	58 BLOCK 232

Page 2 of 3

	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY VELVET FINISH	✓ STD-Everest MAPLE WHITE ✓ (STD) "A" EDGE 9531-BSN
Main Bathroom	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY VELVET FINISH	✓ STD-Everest MAPLE WHITE ✓ (STD) "A" EDGE 9531-BSN
Powder Room	STD- SILVER BIRCH	STD- EURO MELAMINE FREE SPIRIT L580 (KARISMA)	✓ STD-Everest MAPLE WHITE ✓ (STD) "A" EDGE 9531-BSN
Kitchen/Dinette	STD- SILVER BIRCH	STD- NEW YORK ONTARIO WHITE	✓ UPGD-Everest BLANCO PURE ✓ (STD) "A" EDGE 930396BSN
Laundry(2nd Flr)	STD- SILVER BIRCH	N/A	N/A N/A N/A
Foyer	STD- SILVER BIRCH		
Main Hall	STD- SILVER BIRCH		
Great Room	STD- SILVER BIRCH		
Upper Hall	STD- SILVER BIRCH		
Office	STD- SILVER BIRCH		
Master Bedroom	STD- SILVER BIRCH		
Bedroom 2	STD- SILVER BIRCH		
Bedroom 3	STD- SILVER BIRCH		

Appliance Opening/Dimension

Fridge Size 36" opening Range STANDARD

Built-Ins None Microwave None

Hood Fan Std 30in Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

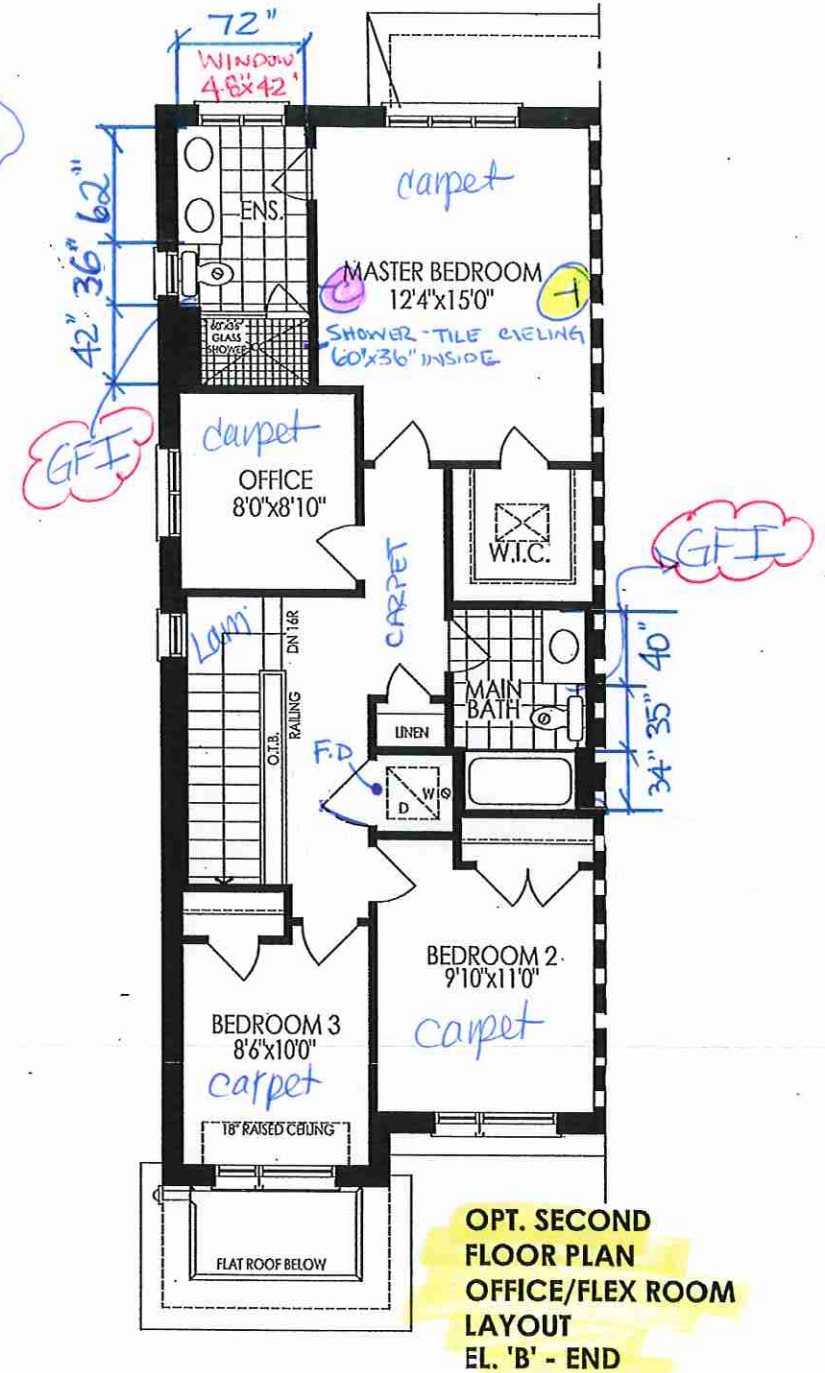
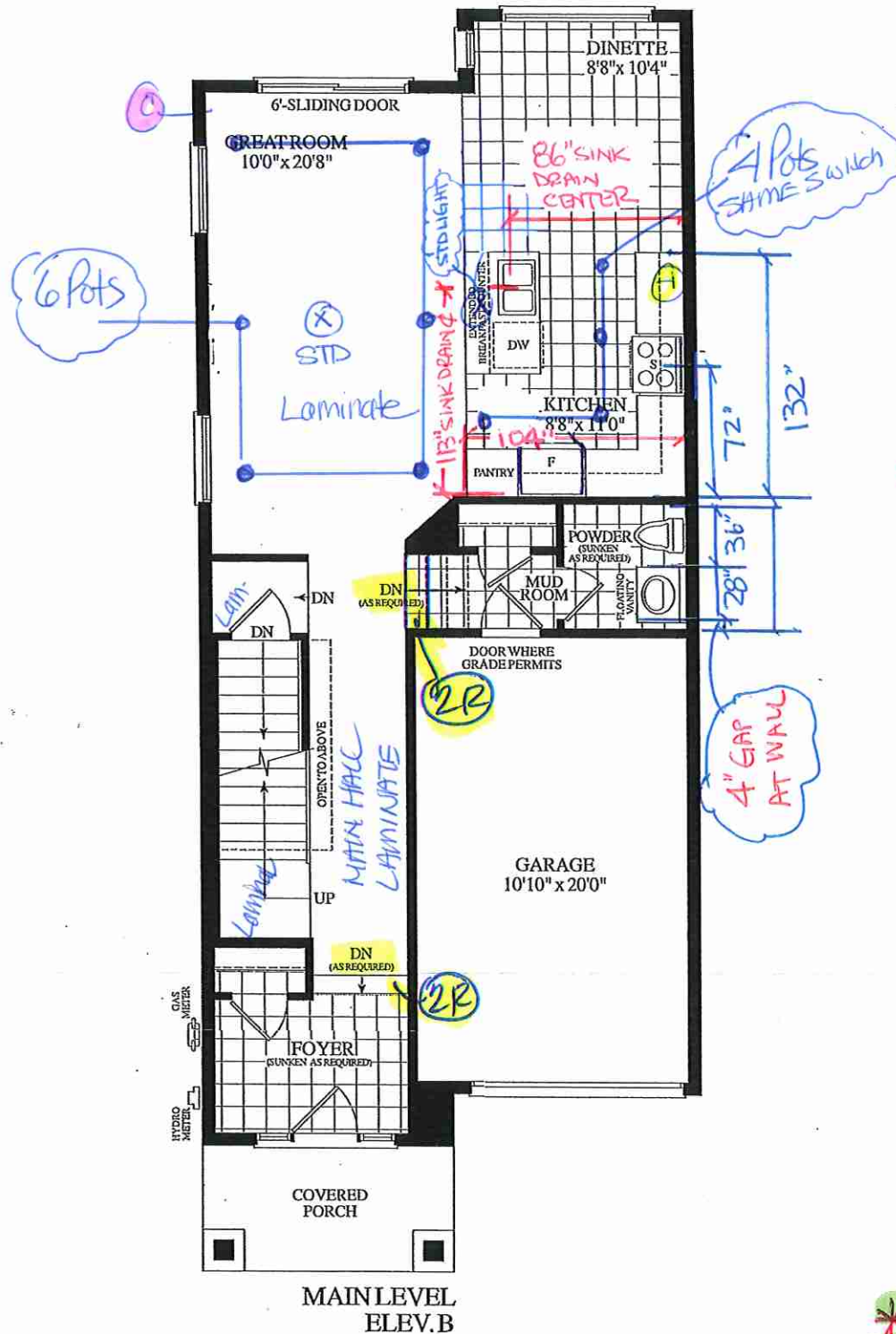
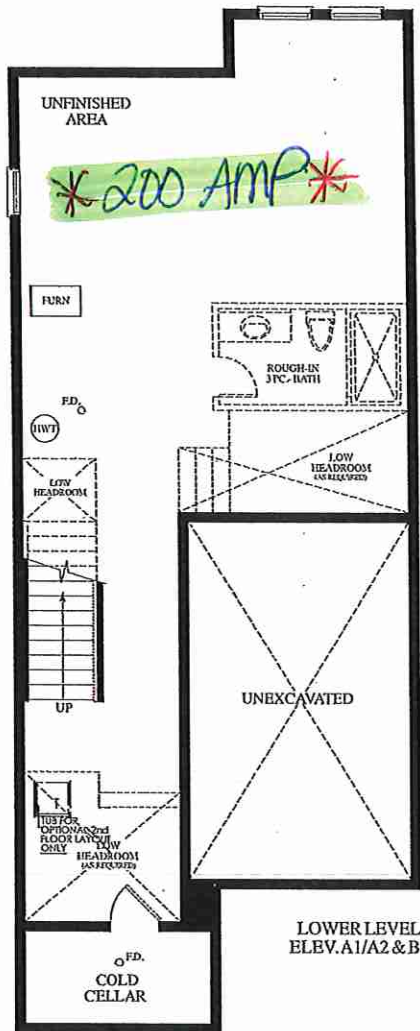
Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

JAN 30, 2025

x LL
x MC

Ⓢ - CABLE/CATV
Ⓣ - TELEPHONE
(x10) POTS



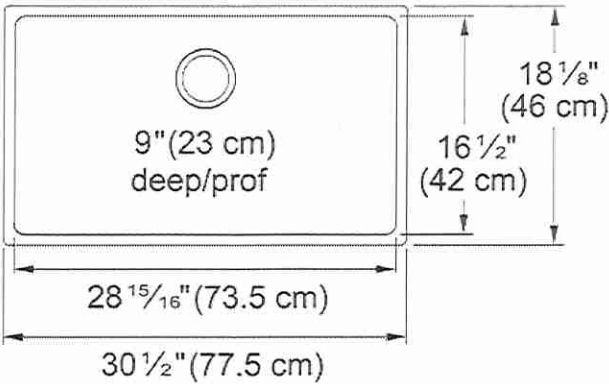
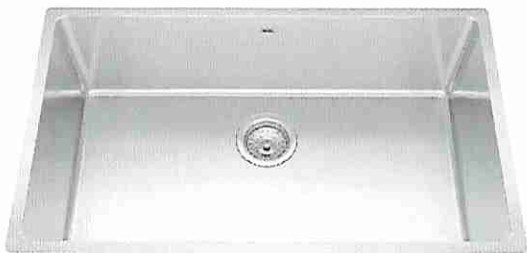
* SMOOTH CEILINGS *

OAKRIDGE
MEADOWS

BLK. 232 TH.58 20-09 THE MACKENZIE EL. B 1710 SQ.FT.

TH 58 BLK 232

Brookmore Undermount Sink - BSU1831-9 | 122.0637.643



Standard Faucet

Brookmore Collection 30.6-in x 18.2-in Undermount Single Bowl Stainless Steel Kitchen Sink. The Brookmore stainless steel sink collection will create something truly unique that fits both prepping and cleaning needs. Made with high-quality 18-gauge stainless steel with a rich chromium content that helps shield the material from corrosion and prevents bacterial growth. The undermount sink style provides a sleek, modern look and makes cleaning up spills and messes easy. The spacious 9" deep bowl is perfect for soaking and washing stacks of dishes, and the sound-dampening system goes to work to reduce the noise caused by a garbage disposal or running water.

Aspect	
Sink type	Sink
Type of material	Stainless steel
Number of bowls	1
Color	Steel
Surface finish	Pearl
Product Dimensions	
Length (right to left)	30.512
Width (front to back)	18.11
Large bowl size: right to left	28.937
Large bowl size: front to back	16.535
Large bowl: depth	9
Installation	
Minimum cabinet size	33"
Product specifications	
Installation type	Undermount
Drain hole	3 1/2"
Position of drainer	No drainer
Product identification	
Product brand	Kindred
Collection	Brookmore
Certified by	IAPMO
Features	
Drainers number	No drainer
Product reversibility	No
Faucet ledge	No

Villa

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: OAKRIDGE MEADOWS

ADDRESS: RP-OM-BLK 242-58

MODEL: MACKENZIE 2009

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

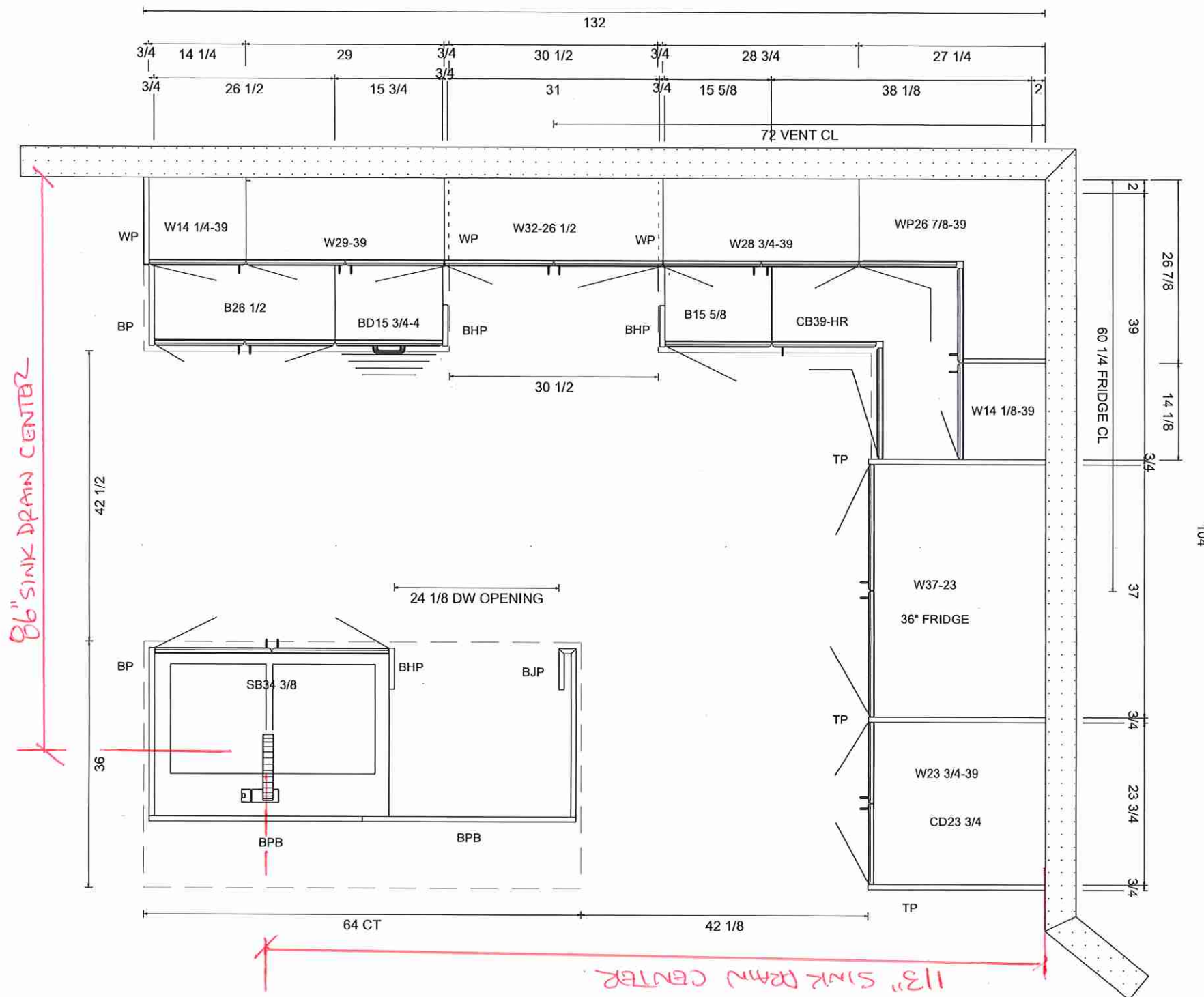
DECORATIVE HARDWARE:

HINGES: STANDARD

DRAWER SLIDES: SOFT CLOSE FULL EXTENSION

DOOR UPGRADE:

EXTRAS:



DRAWN BY: ELISA

DATE: FEB 28/25

REVISION:

SCALE: 5/8" = 1'

PAGE: 1 OF 7

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: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 242-58

MODEL: MACKENZIE 2009

KITCHEN ELEVATION

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: STANDARD
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

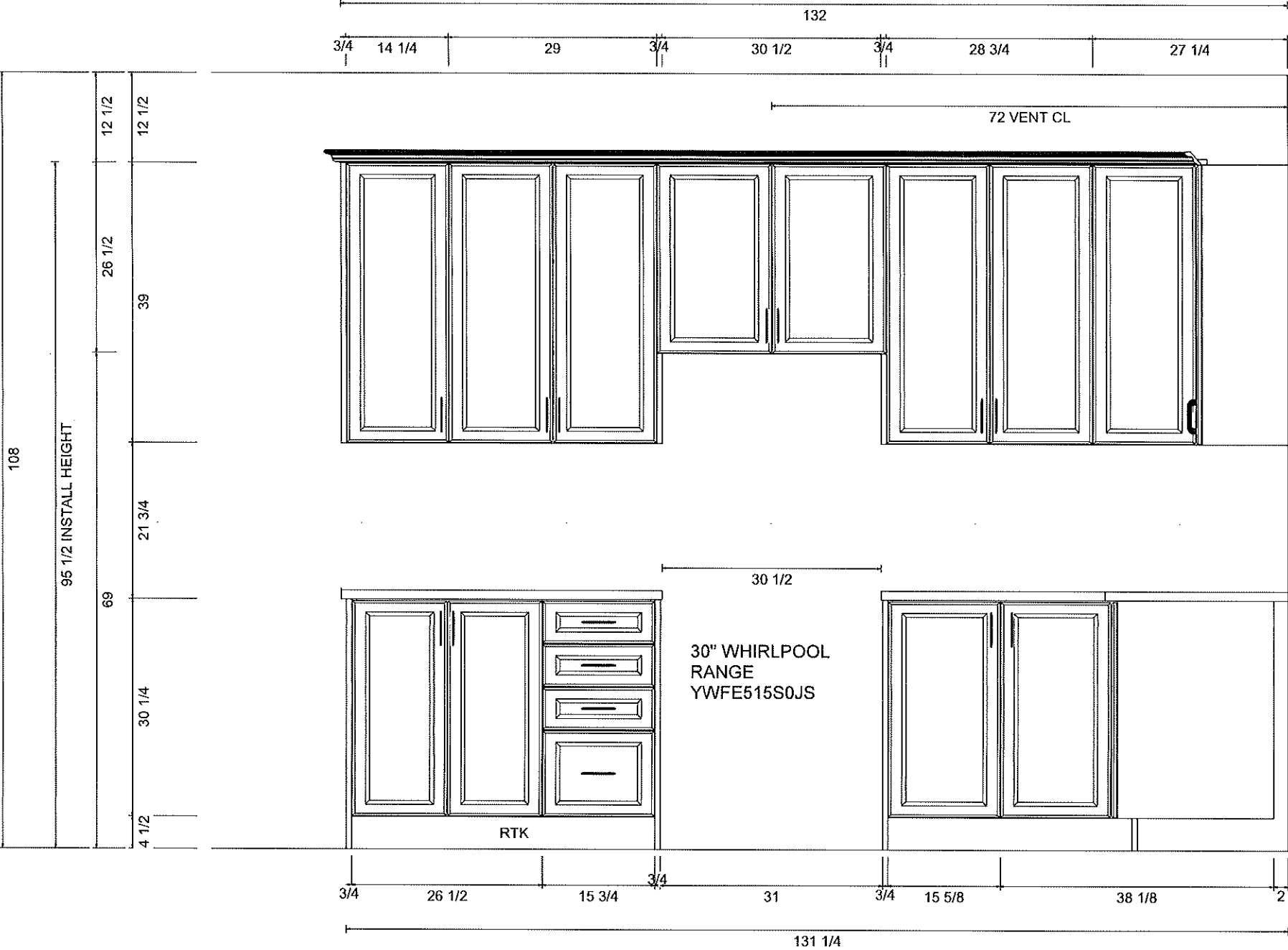
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MODEL: MACKENZIE 2009

KITCHEN ELEVATION

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DOOR PROFILE: N/A
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DRAWER SLIDES: SOFT CLOSE FULL EXTENSION
DOOR UPGRADE:
EXTRAS:

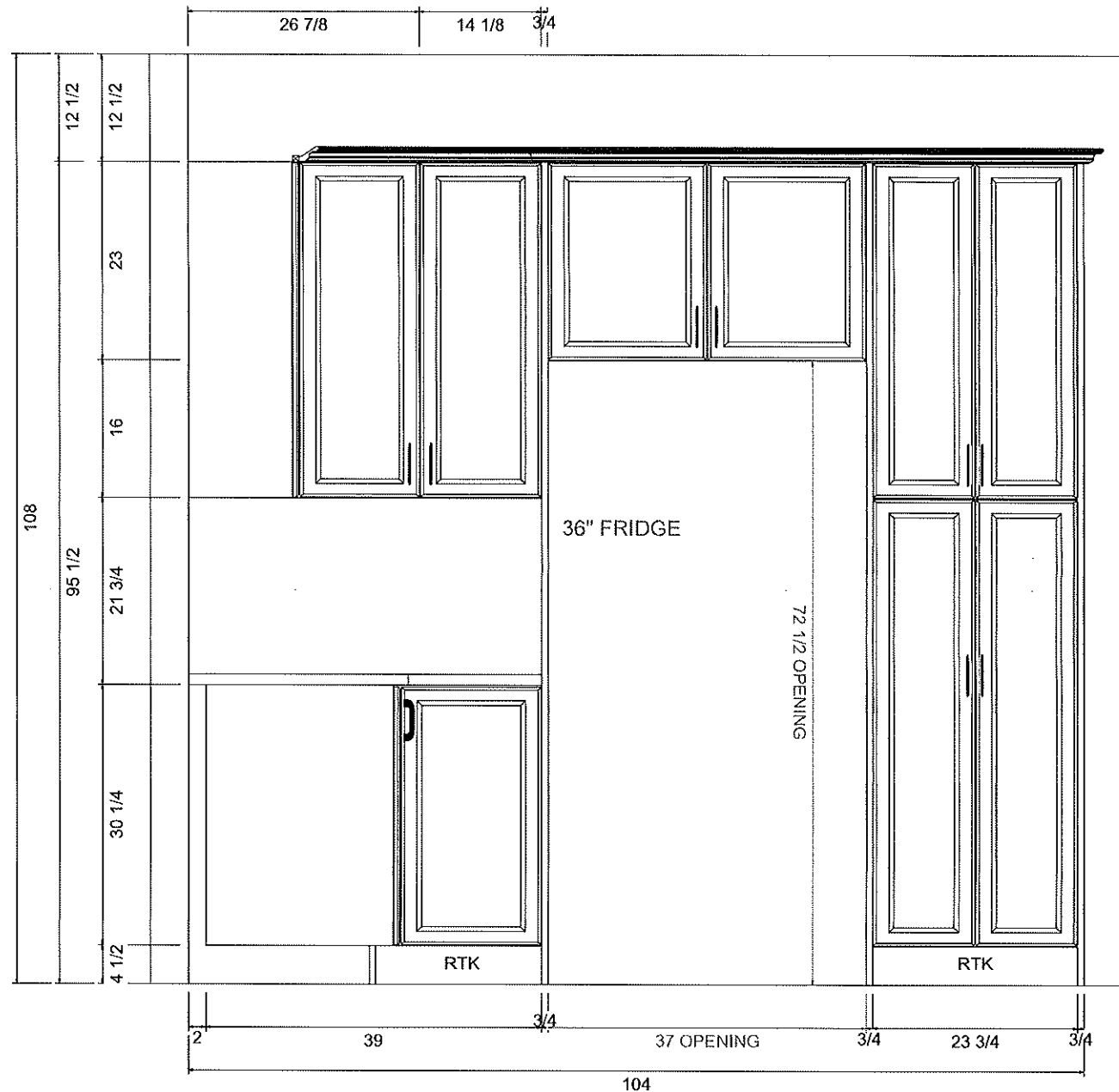
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PROJECT: OAKRIDGE MEADOWS

ADDRESS: RP-OM-BLK 242-58

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: SOFT CLOSE

DRAWER SLIDES: SOFT CLOSE FULL EXTENSION

DOOR UPGRADE:

EXTRAS:

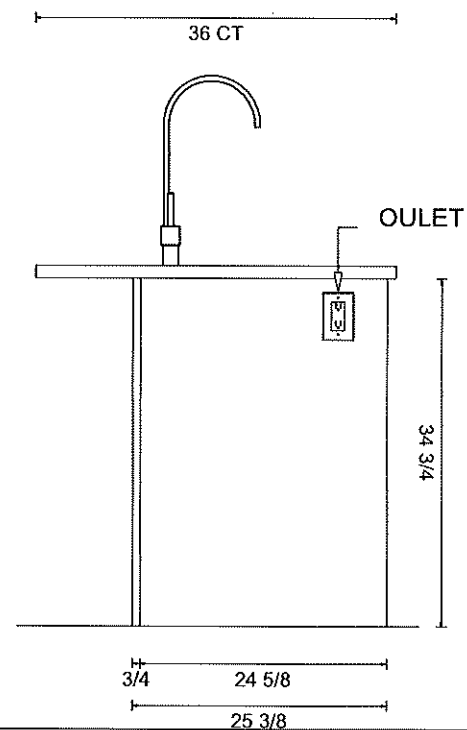
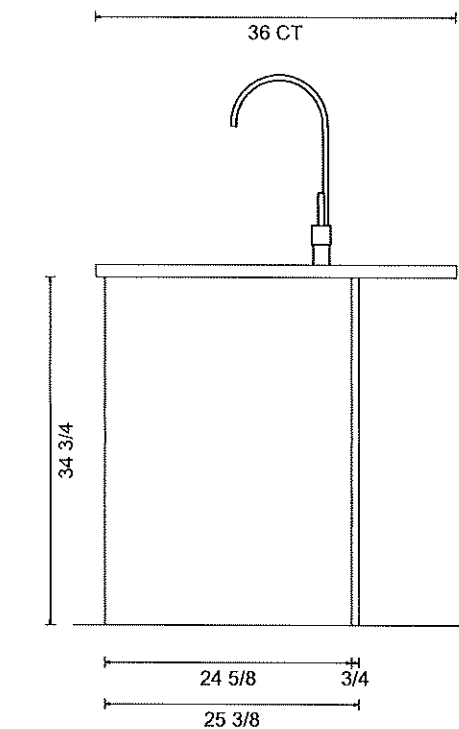
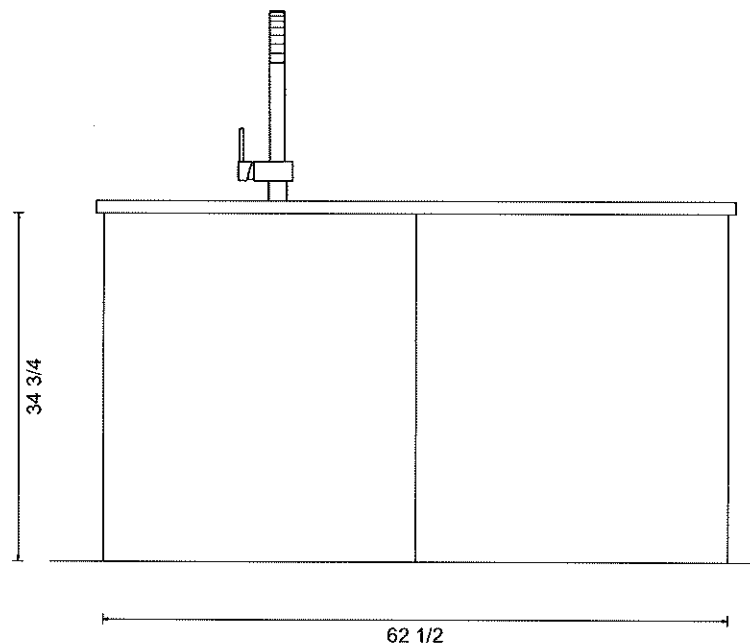
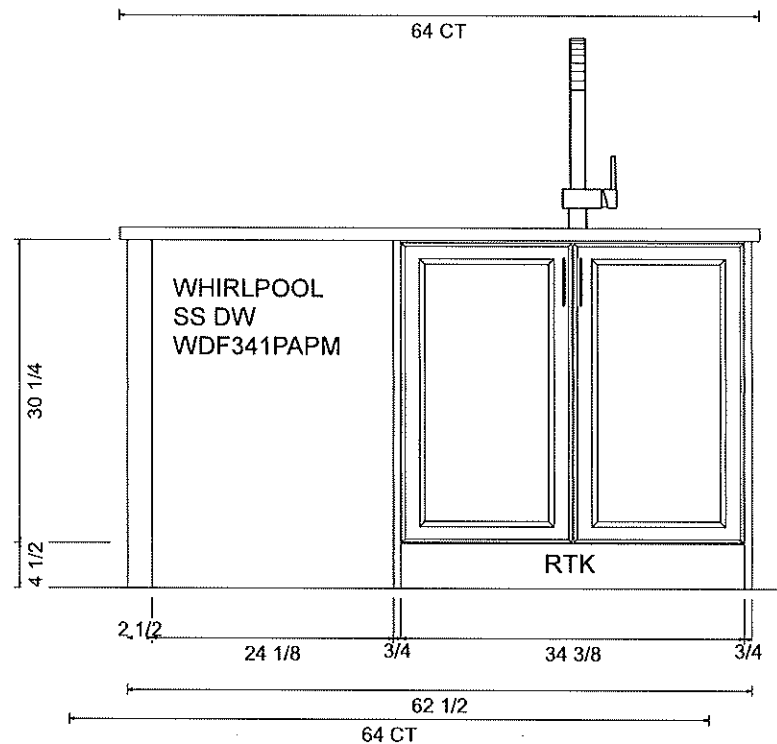
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SCALE: 0

PAGE: 4 OF 4



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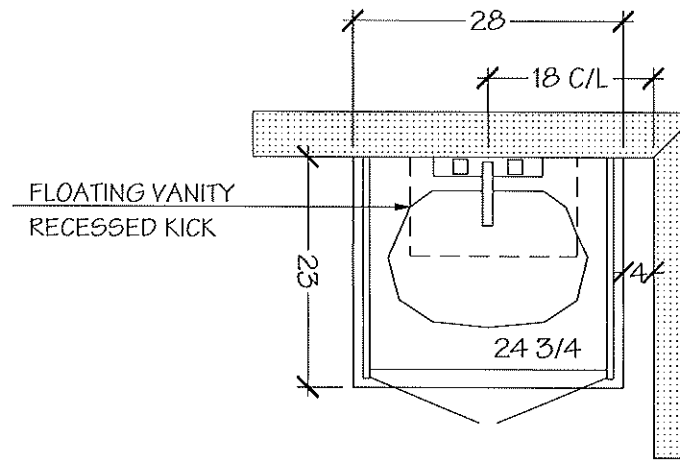
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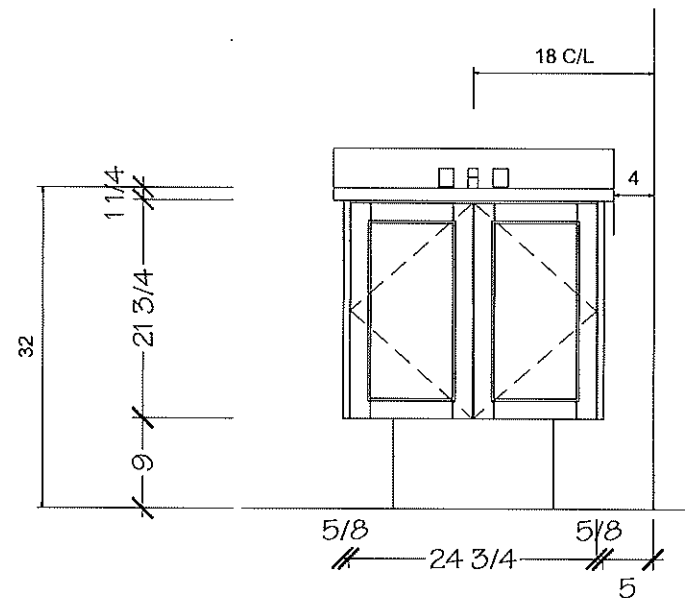
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: MACKENZIE 2009 END

POWDER ROOM

DRAWN BY: ELISA
DATE: JUNE 18/2021
REVISION: FEB 21/2025
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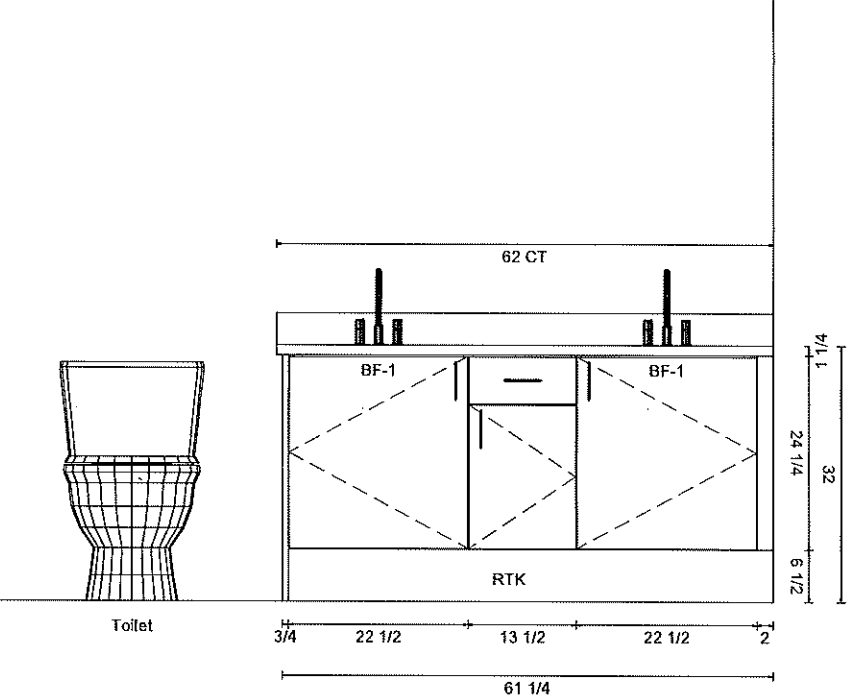
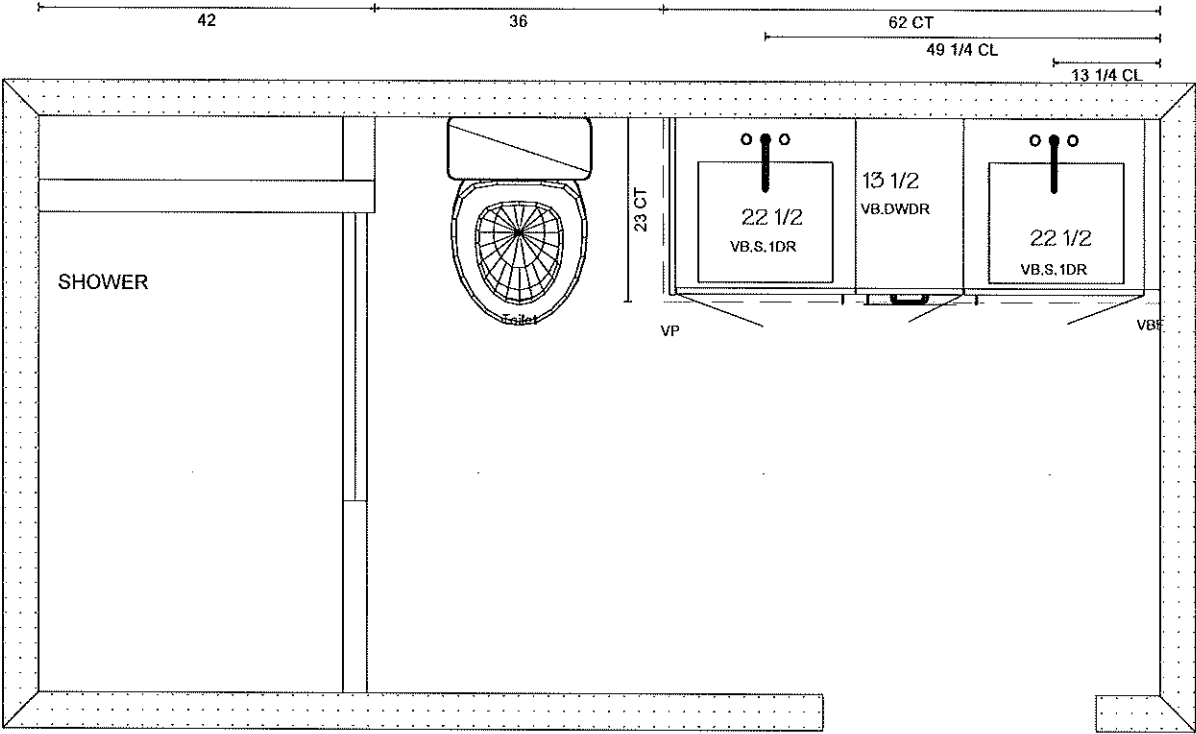
POWDER ROOM



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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

PRIMARY ENSUITE
FOR OPTIONAL
2ND FLOOR WITH
OFFICE/FLEX SPACE



Villa

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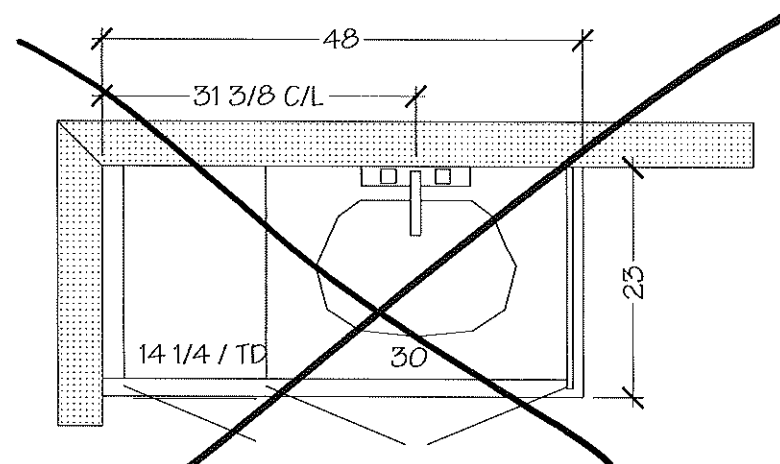
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PROJECT: CENTERFIELD

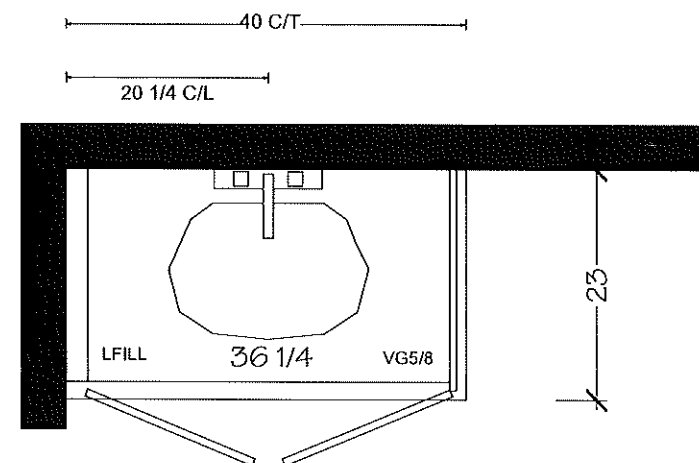
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MODEL: MACKENZIE 2009 END

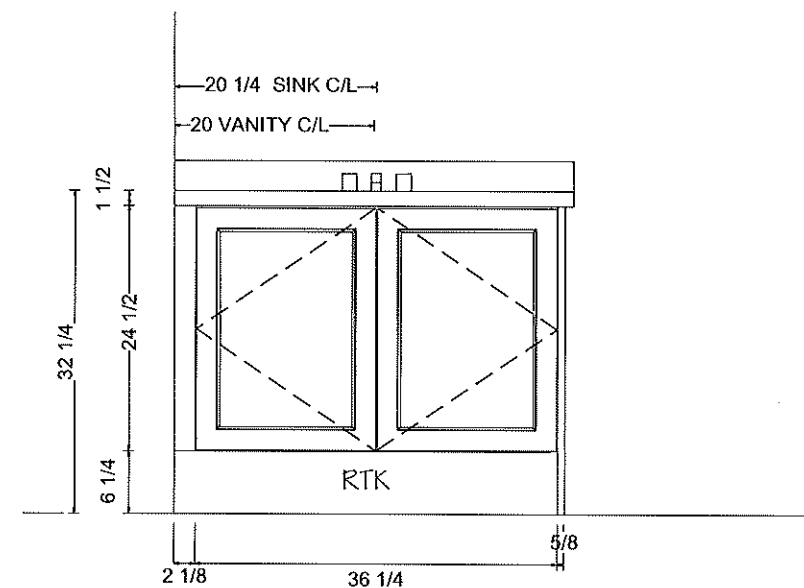
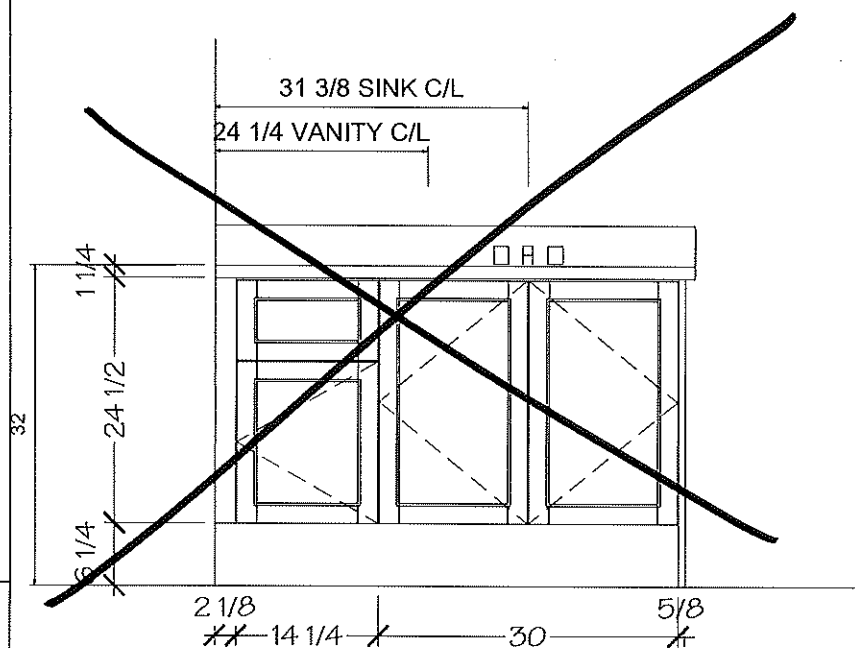
MAIN BATH



MAIN BATH - STD 2ND FLOOR



MAIN BATH - OPTIONAL 2ND FLOOR,
END UNIT, OFFICE/FLEX ROOM



DRAWN BY: ELISA

DATE: JUNE 18/2021

REVISION: NOVEMBER 05/2021

REVISION: FEB 21/2025

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NOTE MEASURES ARE BASED ON FINISHED DRYWALL