



## CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: YOUAI XIAO

TEL:

| LOT NUMBER   | PHASE | HOUSE TYPE                | CLOSING DATE |
|--------------|-------|---------------------------|--------------|
| 76 BLOCK 242 | 3     | MACKENZIE-OPT 2ND LEVEL-B | 06-Aug-25    |

Date Added: 12-Mar-25 Invoice Number: 8732

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> - Install Builders Standard Cable Rough-Ins (x2) and Install Builders Standard Telephone Rough-Ins (x2) (See Sketch)<br>Note:                                                                                                                                                                                                                                                                                                                                                                               |
| <b>1</b> - 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)<br>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only                                                                                                                                                                                                    |
| <b>1</b> - MAIN HALL - Delete builders standard ceiling lights, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at main hall (See Sketch)<br>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**                                                                                                                                                                                                                                                                   |
| <b>1</b> - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT Controlled by ONE (1) Seperate Switch - To be installed centred above kitchen island (See Sketch)<br>Note:                                                                                                                                                                                                                                                                                             |
| <b>1</b> - CLARIFICATION;<br>EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door<br>Note:                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>1</b> - STAIRCASE VS FLOORING<br>WOOD SPECIES DIFFERENCE:<br>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.<br>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.                                                                                                  |
| <b>1</b> - STAIRCASE VS FLOORING<br>STAINING DIFFERENCE:<br>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.<br>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.                                                                                                    |
| <b>1</b> - KITCHEN - CABINETRY - Install FULL DEPTH FRIDGE ENCLOSURE (with Applicable Gables) at fridge area of kitchen (See Sketch)<br>Note:                                                                                                                                                                                                                                                                                                                                                                        |
| <b>1</b> - KITCHEN - CABINETRY - Install UPGRADE SOFT CLOSE HARDWARE - To be installed throughout all Kitchen Cabinetry Doors, where applicable (x22 Doors) (See Sketch)<br>Note:                                                                                                                                                                                                                                                                                                                                    |
| <b>1</b> - 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)<br>Note:                                                                                                                                                                                                                                                                                               |
| <b>1</b> - DISCLAIMER - THERMOFOIL CABINETRY;<br>KITCHEN - Purchasers accept & acknowledge that they were advised by vendor to NOT install thermofoil cabinets in kitchen.<br>Note: Due to the vapor & moisture from the stove & dishwasher, the cabinets may result in peeling. The vendor will be exempt.                                                                                                                                                                                                          |
| <b>1</b> - 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)<br>Note:                                                                                                                                                                                                                                                                |
| <b>1</b> - DISCLAIMER - STONE COUNTERTOP;<br>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.<br>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 |
| <b>1</b> - DISCLAIMER - STONE COUNTERTOP;<br>KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.<br>Note:                                                                                                                                                                                                                                                                                                                             |



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Date Added: 12-Mar-25 Invoice Number: 8732

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 - KITCHEN - KITCHEN SINK</b> - Install Builders Standard Undermount Sink – Kindred Reginox Undermount Sink – Model #ND1831UA-9<br>Note:                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>1 - KITCHEN - KITCHEN FAUCET</b> - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome<br>Note:                                                                                                                                                                                                                                                                                                                                                       |
| <b>1 - KITCHEN - KITCHEN BACKSPLASH</b> - Install Builders Standard Backsplash Tile - 3x6 SILVER GREY in UPGRADE BRICK PATTERN - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) (See Sketch)<br>Note:                                                                                                                                                                                                                                                         |
| <b>1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE</b> (See Attached)<br>Note:                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>1 - POWDER ROOM - COUNTERTOP</b> - 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)<br>Note:                                                                                                                                                                                                                                                                     |
| <b>1 - MAIN BATH - COUNTERTOP</b> - 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)<br>Note:                                                                                                                                                                                                                                                                         |
| <b>1 - MASTER ENSUITE - COUNTERTOP</b> - Install Builders Standard Stone Countertop – EVEREST WHITE GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch)<br>Note:                                                                                                                                                                                                                                                               |
| <b>1 - DISCLAIMER - STONE COUNTERTOP;</b><br><b>ALL BATHROOMS</b> - 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.<br>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 |
| <b>1 - CLARIFICATION - PLUMBING;</b><br><b>ALL BATHROOMS</b> - Install Builders Standard Plumbing Fixtures and Builders Standard Plumbing Faucets. To be installed throughout all bathrooms, where applicable. To Include; PowderRoom, Main Bath & Master Ensuite (See Sketch)<br>Note:                                                                                                                                                                                                                                           |
| <b>1 - MAIN BATH</b> - Purchaser has DECLINED Upgrade to Install tiles on tub/shower ceiling.<br>Purchaser accepts and acknowledges NO TILES will be installed on tub/shower ceiling.<br>Note:                                                                                                                                                                                                                                                                                                                                    |
| <b>1 - MASTER ENSUITE</b> - Purchaser has DECLINED Upgrade to Install tiles on shower ceiling.<br>Purchaser accepts and acknowledges NO TILES will be installed on shower ceiling.<br>Note:                                                                                                                                                                                                                                                                                                                                       |
| <b>1 - BONUS PACKAGE</b> - REFER TO PE #8707 ITEM #3 - PURCHASER HAS APPLIED REMAINING \$3,375.50 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE<br>Note:                                                                                                                                                                                                                                                                                             |
| <b>1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES.</b> Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 18,2025<br>Note:                                                                                                                                                                                                                                                            |
| <b>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</b><br>Note:                                                                                                                                                                                                                                                                                                                                                 |



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| 76 BLOCK 242 | 3     | MACKENZIE-OPT 2ND LEVEL-B | 06-Aug-25    |

Date Added: 28-Jan-25      Invoice Number: 8707

|                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 - BASEMENT</b> - Install UPGRADE 200 AMP SERVICE in lieu of builders standard 100 Amp (See Sketch)<br>Note:                                                                                                                                                                                                               |
| <b>1 - FRONT EXTERIOR</b> - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Approx. 8'-0" Tall) with Standard Glass (Delete Transom Window Above) in lieu of builders standard height single front door (See Sketch)<br>Note:                                                                                                       |
| <b>1 - BONUS PACKAGE</b> - PURCHASER HAS APPLIED \$7,500.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE<br>Note: **Remaining Bonus Package of \$3,375.50 (Includes Taxes) will be applied to upgrades completed during decor appointment** |
| <b>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO &amp; HAS DECLINED ANY ADDITIONAL UPGRADES.</b> Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JANUARY 28, 2025<br>Note:                                         |
| <b>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</b><br>Note:                                                                                                                                              |

This Document is Extremely Time Sensitive - Printed 12 Mar 25 at 14:47





| Purchaser  | Decor Consultant  | Model and Elevation       | Telephone Res. / Bus | Project                      | Closing Date | Property     |
|------------|-------------------|---------------------------|----------------------|------------------------------|--------------|--------------|
| YOUAI XIAO | Melissa Di Marino | MACKENZIE-OPT 2ND LEVEL-B | /                    | Grovetrail Developments Inc. | 06/08/2025   | 76 BLOCK 242 |

Page 2 of 3

|                     |                         |                                     |
|---------------------|-------------------------|-------------------------------------|
| Master Ensuite      | Interior Paint          | Cabinet                             |
|                     | <u>Description</u>      | <u>Style</u>                        |
|                     | STANDARD - SILVER BIRCH | NY THERMOFOIL - ONTARIO WHITE (STD) |
| Main Bath           | STANDARD - SILVER BIRCH | NY THERMOFOIL - ONTARIO WHITE (STD) |
| Laundry (2nd Floor) | STANDARD - SILVER BIRCH | NONE                                |
|                     |                         |                                     |
| Powder Room         | STANDARD - SILVER BIRCH | NY THERMOFOIL - FOG GREY (STD)      |
| Mud Room            | STANDARD - SILVER BIRCH | N/A                                 |
| Kitchen/Dinette     | STANDARD - SILVER BIRCH | NY THERMOFOIL - FOG GREY (STD)      |
|                     |                         |                                     |
|                     |                         |                                     |
| Foyer               | STANDARD - SILVER BIRCH |                                     |
| Main Hall           | STANDARD - SILVER BIRCH |                                     |
| Great Room          | STANDARD - SILVER BIRCH |                                     |
|                     |                         |                                     |
|                     |                         |                                     |
|                     |                         |                                     |
| Upper Hall          | STANDARD - SILVER BIRCH |                                     |
| Flex Space/Office   | STANDARD - SILVER BIRCH |                                     |
| Master Bedroom      | STANDARD - SILVER BIRCH |                                     |
| Bedroom 2           | STANDARD - SILVER BIRCH |                                     |
| Bedroom 3           | STANDARD - SILVER BIRCH |                                     |
|                     |                         |                                     |
|                     |                         |                                     |
|                     |                         |                                     |

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 | <input checked="" type="radio"/> 6" <input type="radio"/> 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

\*APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

\*KITCHEN SINK - Install Standard Undermount Sink - Kindred Reginox Undermount Sink - Model #ND1831UA-9

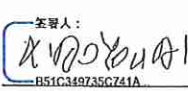
\*KITCHEN FAUCET - Install Standard Faucet - DELTA Oster Single Handle Pull-Down(Single Hole) Kitchen Faucet - Model # 978LF - Chrome

Decor Consultant:



Melissa Di Marino

Purchaser:



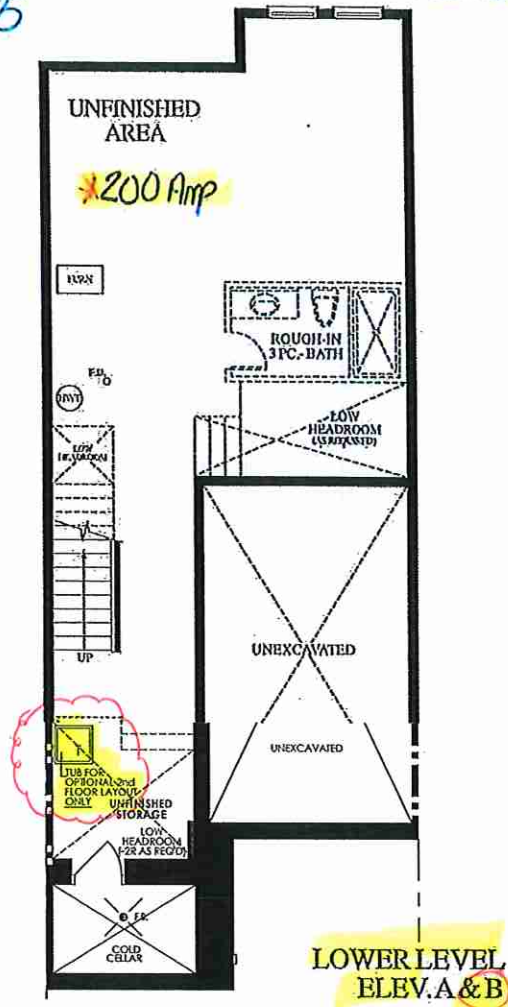
YOUAI XIAO

Vendor:

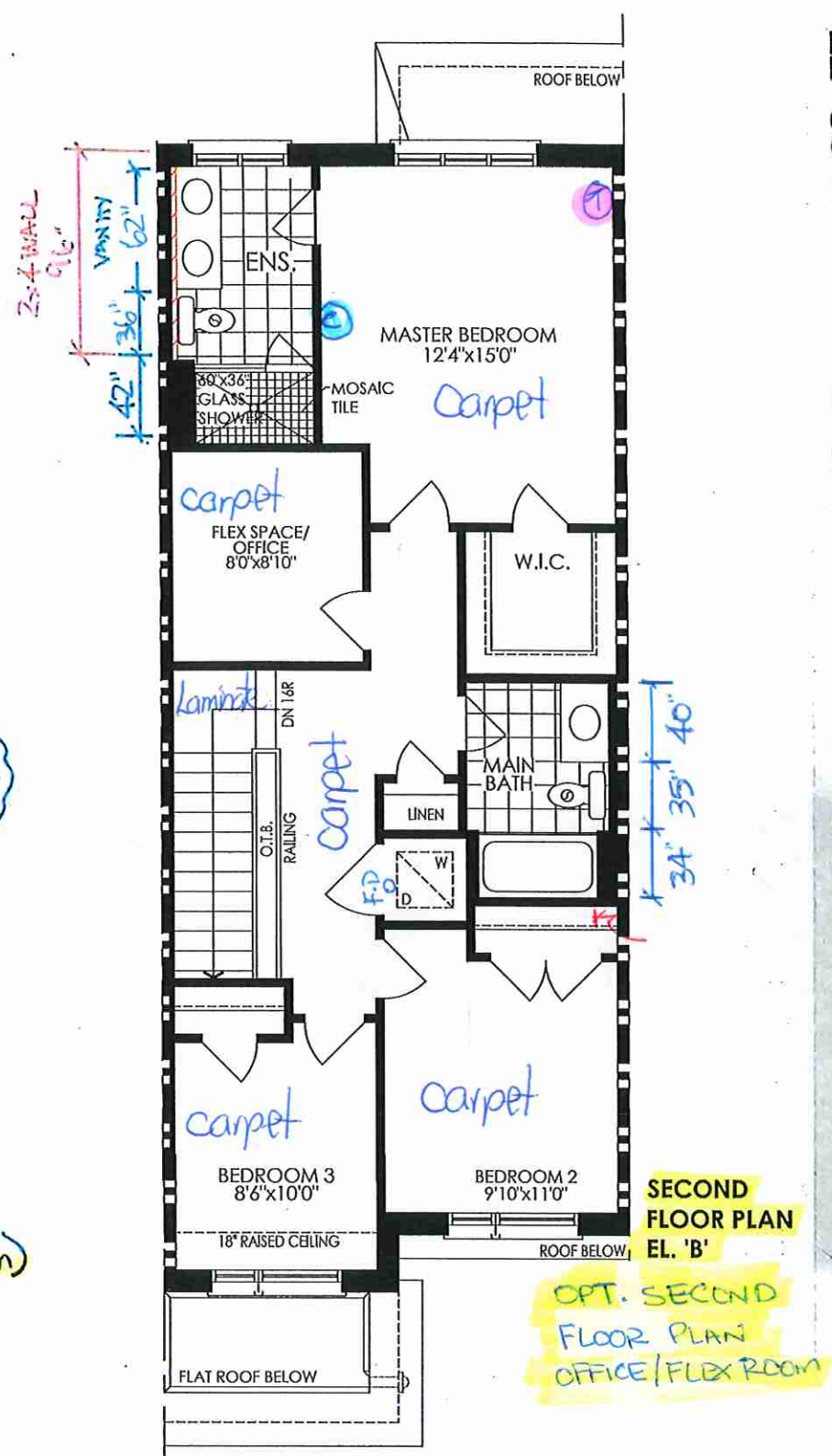
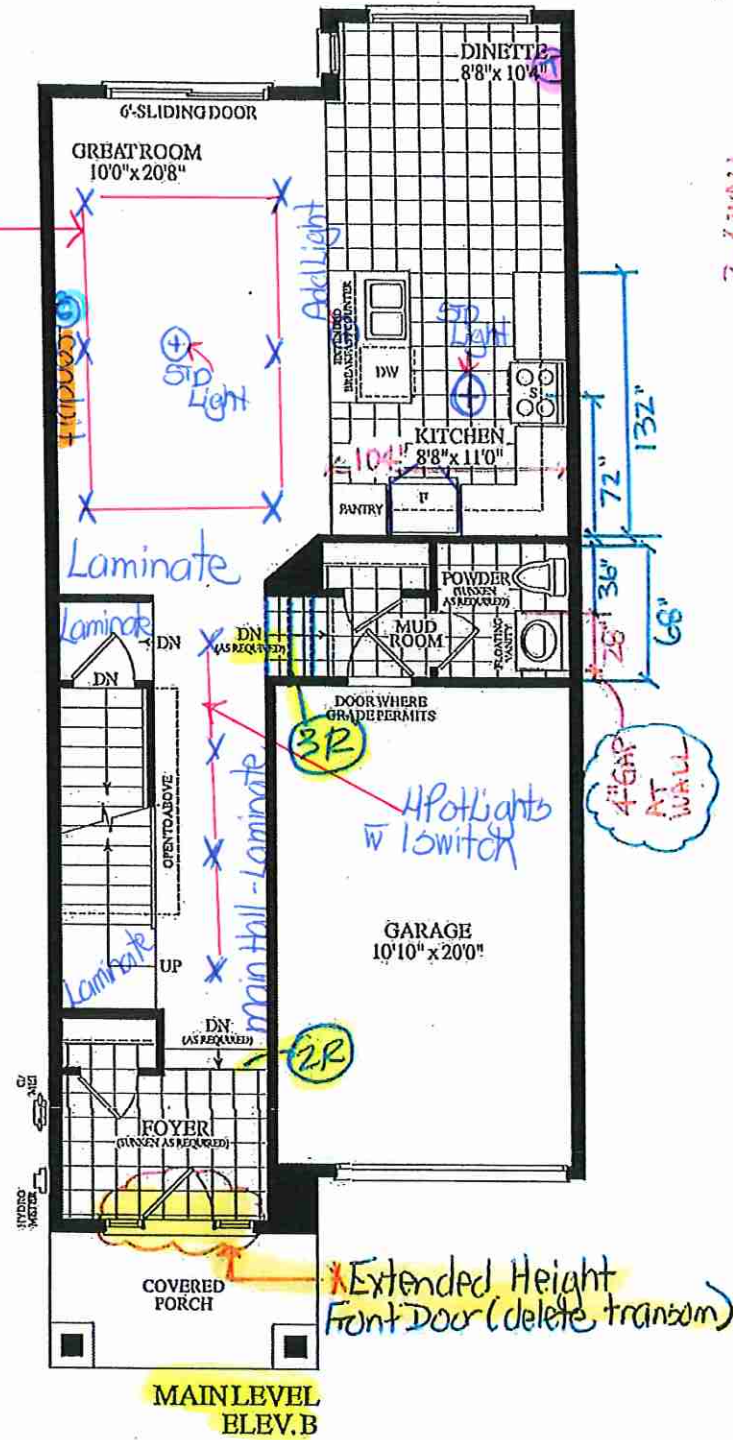


Grovetrail Developments Inc.

Jan. 28, 2025  
AR




 AMERICAN  
BRIDGE BUILDERS  
ASSOCIATION





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

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LOT 76

MODEL:

MODEL: MACKENZIE 2009

## KITCHEN PLAN VIEW

DOOR STYLE:  
DOOR PROFILE:  
DOOR 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:

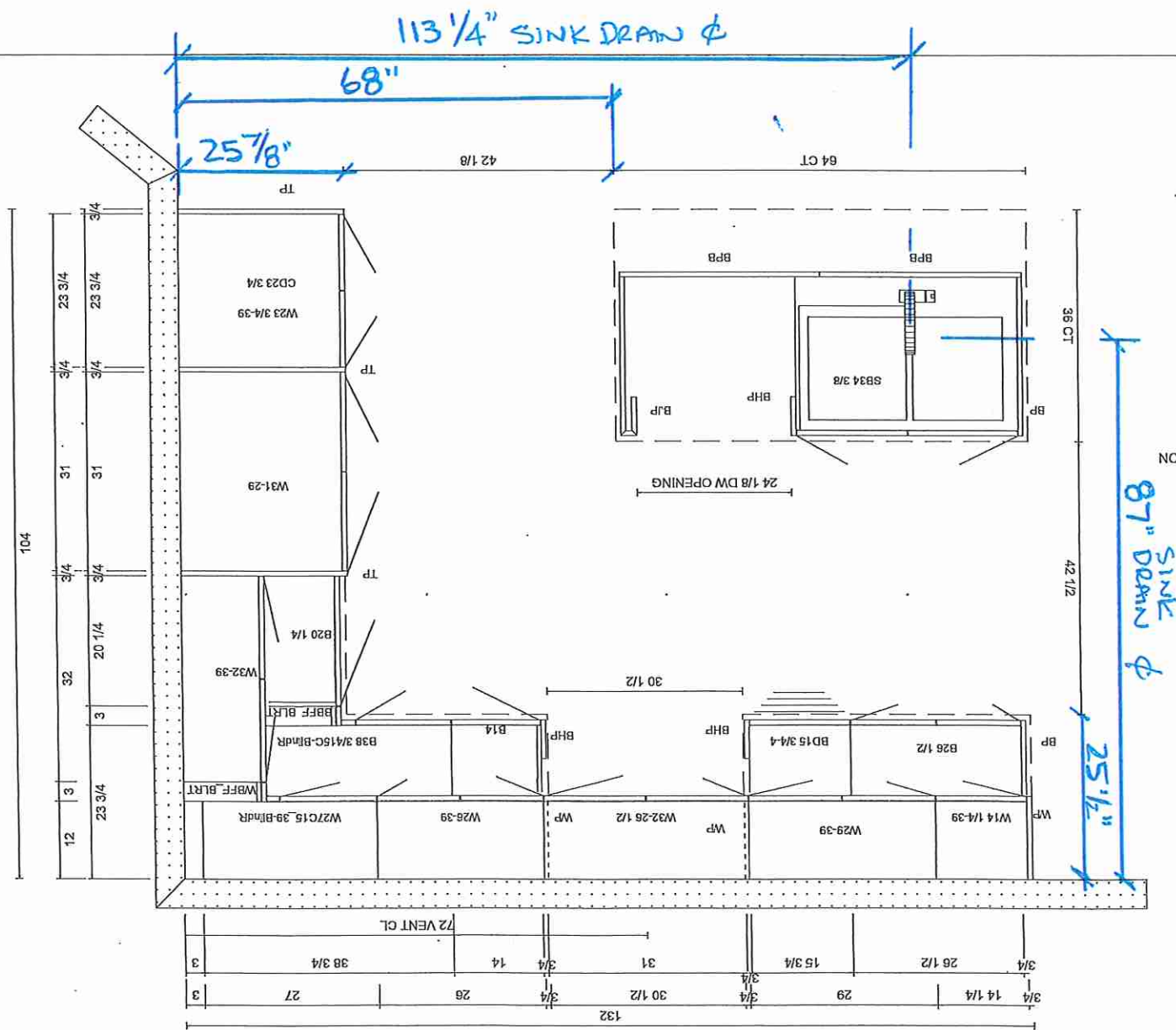
DRAWN BY: ELISA

DATE: FEB 24/25

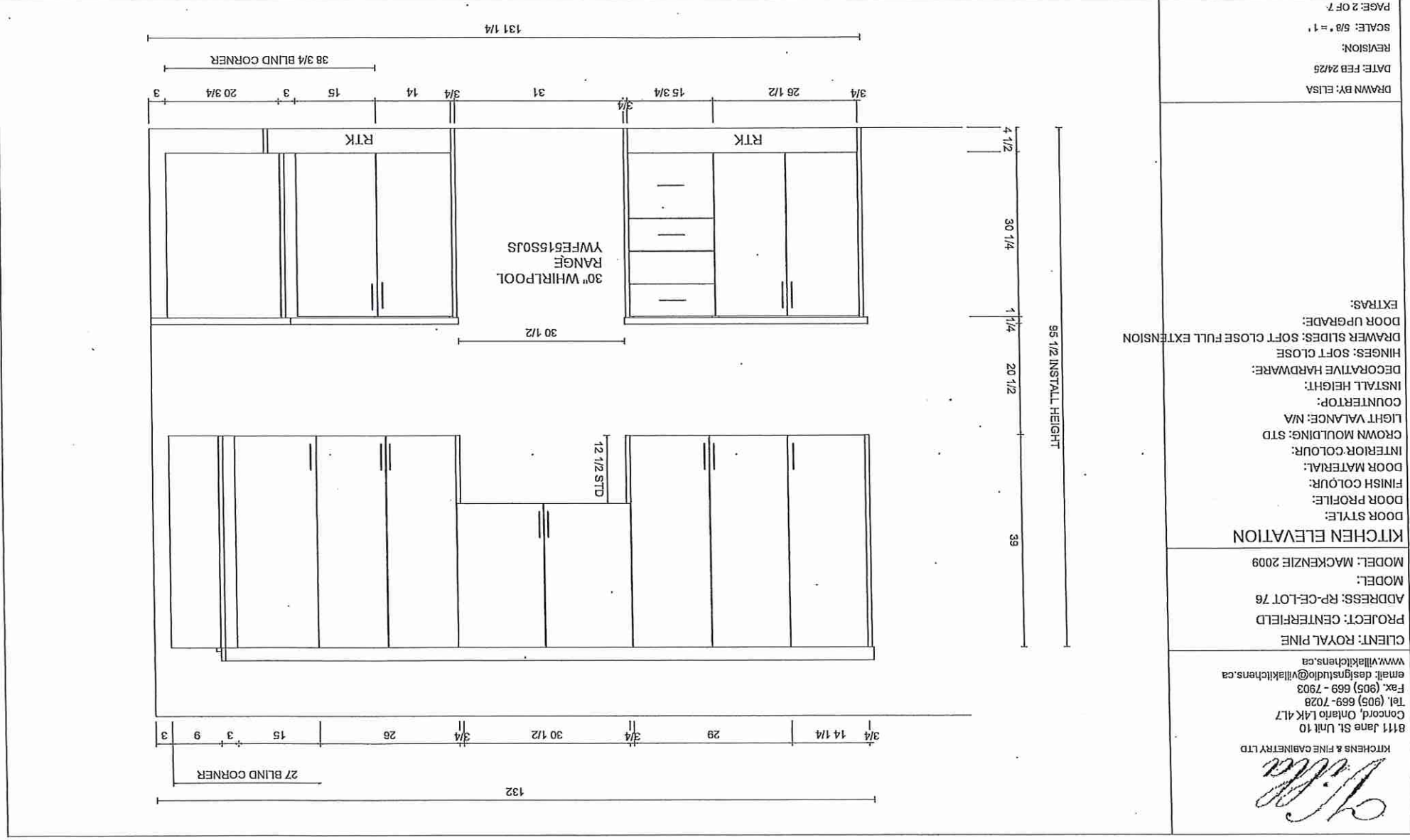
REVISION

SCALE: 5/8" = 1'

PAGE: 1 OF 7



Lot 76 / BK 242



**KITCHEN ELEVATION**

**CLIENT:** ROYAL PINE  
**PROJECT:** CENTERFIELD  
**ADDRESS:** RP-CE-LOT 76  
**MODEL:**  
**MODEL:** MACKENZIE 2009

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

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

**108**  
**95 1/2 INSTALL HEIGHT**  
**4 1/2**  
**30 1/4**  
**21 3/4**  
**39**  
**12 1/2**  
**12 1/2**

**31**  
**32**  
**3**  
**3/4**  
**31**  
**23 3/4**  
**3**  
**20 1/4**  
**3/4**  
**31**  
**3/4**  
**23 3/4**  
**3/4**  
**104**

**30" WHIRLPOOL  
 FRIDGE  
 WRT318FZDM**  
**56 1/2**  
**RTK**  
**RTK**

Lot 76/Bik 242

**KITCHENS & FINE CABINETRY LTD**

*Elisa*

8111 Jane St. Unit 10  
Concord, Ontario L4K 4L7  
Tel. (905) 669-7028  
Fax. (905) 669-7903  
email: [designstudio@willakitchens.ca](mailto:designstudio@willakitchens.ca)  
[www.willakitchens.ca](http://www.willakitchens.ca)

CLIENT: ROYAL PINE  
PROJECT: CENTERFIELD  
ADDRESS: RP-CE-LOT 76  
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: SOFT CLOSE  
DRAWER SLIDES: SOFT CLOSE FULL EXTENSION  
EXTRAS:

DRAWN BY: ELISA  
DATE: FEB 24/25  
REVISION:  
SCALE: 5/8" = 1'  
PAGE: 4 OF 7

64 CT

34 3/4

WHIRLPOOL  
SS DW  
WDF341PAPM

RTK

62 1/2

64 CT

2 1/2

24 1/8

3/4

34 3/8

3/4

4 1/2

30 1/4

36 CT

34 3/4

25 3/8

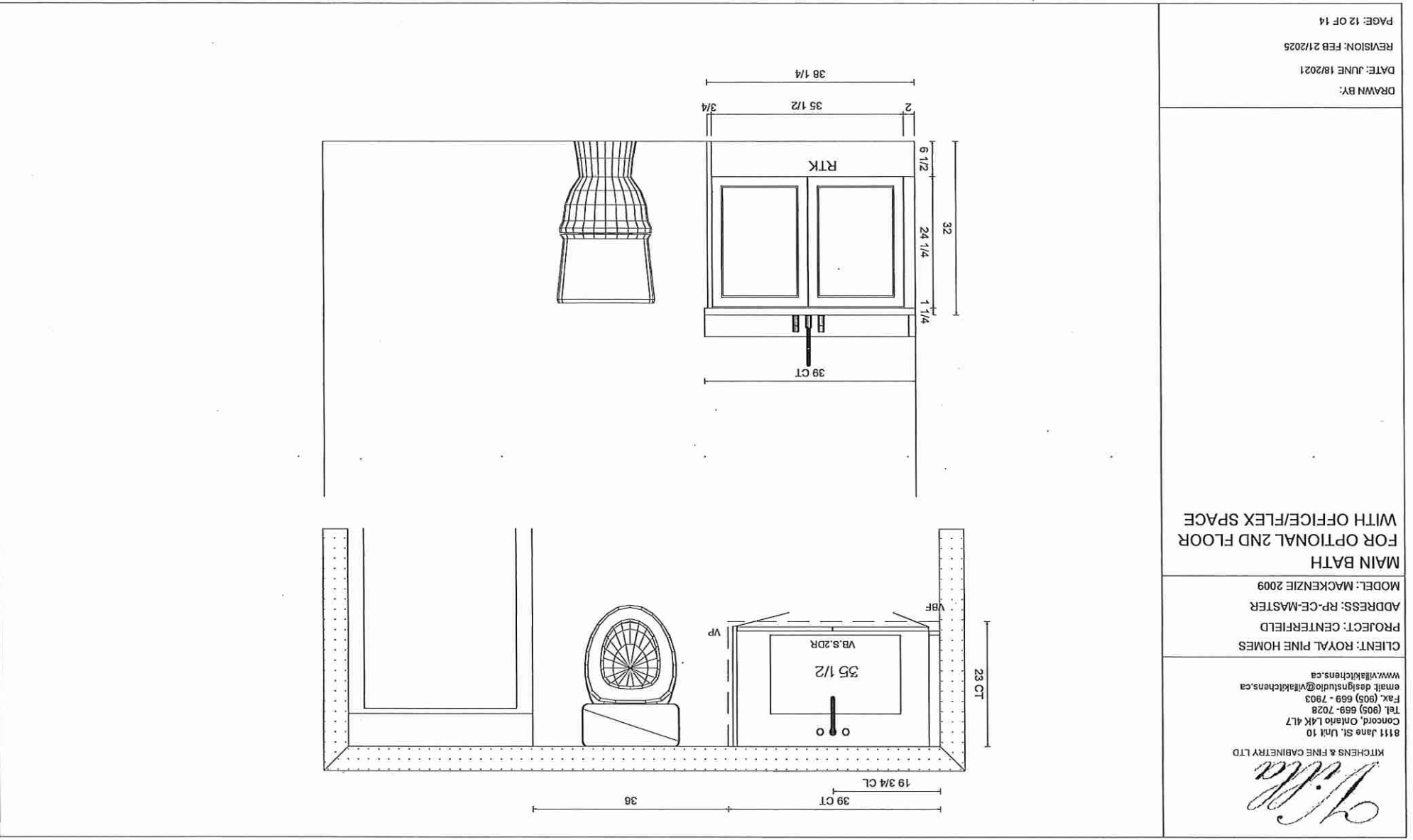
24 5/8

3/4

OUTLET



Lot 76 / BIK 242



*Vila*  
KITCHENS & FINE CABINETRY LTD

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

PRIMARY ENSUITE  
FOR 2ND FLOOR FOR  
OFFICE/FLEX SPACE

DRAWN BY: ELISA  
DATE: JUNE 18/2021  
REVISION: FEB 21/2025  
PAGE: 10 OF 14