



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: LUCIA KA YIN LEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
69 BLOCK 235	3	LAWSON Elev A2	12-Aug-25

Date Added: 04-Mar-25 Invoice Number: 8738

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 - DECLINED KITCHEN & BATHROOMS UPGRADE: Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install standard Everest VANILLA WHITE counter top in the kitchen, where applicable Note:
1 - KITCHEN- Install builders standard sink and faucet in the kitchen Note:
1 - POWDER ROOM- Install standard Everest VANILLA WHITE counter top in the Powder Room where applicable. Install standard "A" Edge Note:
1 - MASTER ENSUITE- Install standard Everest VANILLA WHITE counter top in the Master Ensuite where applicable. Install standard "A" Edge Note:
1 - MAIN BATH Install standard Everest VANILLA WHITE counter top in the Main Bath where applicable. Install standard "A" Edge Note:
1 - PLUMBING CLARIFICATION- MASTER ENSUITE / MAIN BATH/POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable 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 - COUNTER TOP CLARIFICATION- POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Main Bath and the Master Ensuite and Powder Room Note:
1 - SHOWER CEILINGS Purchasers have declined upgrade to install tiles on ceilings of shower stalls and Tub/Showers. Purchaser acknowledges there will beno tiles on ceilings of shower stall and Tub/Showes Note:
1 - SECOND FLOOR- Delete the builders standard carpet and install Laminate flooring throughout 2nd floor where applicable. Install the HIGHLAND CARLISLE NATURAL OAK EE-H-287, throughout 2nd floor. Note:



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: LUCIA KA YIN LEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
69 BLOCK 235	3	LAWSON Elev A2	12-Aug-25

Date Added: 04-Mar-25 Invoice Number: 8738

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 - 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 EIGHT (x8) potlights, All EIGHT (X8) pot ights to be on their own switch (See Sketch)

Note:

1 - DINETTE- In addition to the builders standard ceiling light, Install TWO (x2) potlights, Both (X2) pot ights to be on the same switch as the std ceiling light (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 AND COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES

Note:

Date Added: 14-Feb-25 Invoice Number: 8730

1 - MAIN BATH- Install a shower stall, in lieu of the builders standard Tub Shower. To include 2x2 shower floor mosaic, curb with white quartz top, shower pot light, and the Kameleon shower doors. (See Sketch)

Note:

1 - BASEMENT LAUNDRY- Relocate the stackable laundry, washer and dryer to the basement (Locationas per Vendor)
Original laundry space on 2nd floor to remain tiled.

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:

This Document is Extremely Time Sensitive - Printed 7 Mar 25 at 11:00

* INTERIOR COLOUR SCHEME *

	Purchaser LUCIA KA YIN LEUNG	Decor Consultant Laura Di Pede	Model and Elevation LAWSON Elev A2	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 12/08/2025	Property 69 BLOCK 235
---	--	--	--	----------------------------------	--	-----------------------------------	---------------------------------

Page 1 of 3

	Flooring	Wall Tile				Plumbing			
	<u>Description</u>	<u>Main</u>	<u>Accent/Insert</u>	<u>Border / Listello</u>	<u>Pattern</u>				
Master Ensuite	STD- 13X13 CINQUE WHITE	STD- 8x10 CINQUE WHITE	N/A	N/A	N/A	WHITE			
Main Bathroom	STD- 13X13 CINQUE WHITE	STD- 8x10 CINQUE WHITE	N/A	N/A	N/A	WHITE			
Powder Room	STD- 13X13 PENTALLIC GREY	N/A	N/A	N/A	N/A	WHITE			
Kitchen/Dinette	STD- 13X13 PENTALLIC GREY	STD-3X6Tender Grey Bright -Stacked	N/A	N/A	N/A				
Mud Room	STD- 13X13 PENTALLIC GREY								
Foyer	STD- 13X13 PENTALLIC GREY	Railings and Stairs				Cornice Moulding / Medalion			
Main Hall	LaminateHighlandCarlisleNaturalOakEE-H-287(Std						Railings STD- Red Oak WHITE MIST	Landing - Upper CarlisleNaturalOakEE-H-287	Foyer NO
Great Room	LaminateHighlandCarlisleNaturalOakEE-H-287(Std						Pickets STD- Single plain flat black with shoes	Landing - Lower CarlisleNaturalOakEE-H-287	Living Room NO
							Posts STD- Red Oak WHITE MIST	Ledge - Upper N/A	Dining Room NO
							Stringers STD- Red Oak WHITE MIST	Ledge - Lower N/A	Family Room NO
		Treads STD- Red Oak WHITE MIST			Main Hall NO				
		Risers STD- Red Oak WHITE MIST			Kitchen NO				
		Runner N/A			2nd Floor Hall NO				
		Trim							
2nd Flr Storage Rm	STD- 13X13 CINQUE WHITE					Baseboard & Casing STD- MODERN STEP BEVEL	Knobs STD- LEVER		
Upper Hall	LaminateHighlandCarlisleNaturalOakEE-H-287(Upg					Front Door Glass STANDARD	Hinges STANDARD		
		Interior Doors STD- CARRARA SMOOTH	Grip Set STANDARD						
Master Bedroom	LaminateHighlandCarlisleNaturalOakEE-H-287(Upg	Notes **MASTER ENSUITE SHOWER- 2X2 WARM GREY MOSAIC WITH WHITE QUARTZ CURB TOP* MAIN BATH SHOWER- 2X2 WARM GREY MOSAIC WITH WHITE QUARTZ CURB TOP*							
Bedroom 2	LaminateHighlandCarlisleNaturalOakEE-H-287(Upg								
Bedroom 3	LaminateHighlandCarlisleNaturalOakEE-H-287(Upg								

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
7DC546EE1BCD4E4...
LUCIA KA YIN LEUNG

Vendor: 
Grovetrail Developments Inc.
Printed Feb 25, 2025 10:53 am



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LUCIA KA YIN LEUNG	Laura Di Pede	LAWSON Elev A2	/	Grovetrail Developments Inc.	12/08/2025	69 BLOCK 235

Page 2 of 3

	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STD- SILVER BIRCH	STD- EURO MELAMINE FIRST CLASS L583 (KARISMA)	STD-Everest VANILLA WHITE STD- "A" EDGE 9550-BNK
Main Bathroom	STD- SILVER BIRCH	STD- EURO MELAMINE FIRST CLASS L583 (KARISMA)	STD-Everest VANILLA WHITE STD- "A" EDGE 9550-BNK
Powder Room	STD- SILVER BIRCH	STD- EURO MELAMINE FASHIONISTA L582 (KARISMA)	STD-Everest VANILLA WHITE STD- "A" EDGE 9550-BNK
Kitchen/Dinette	STD- SILVER BIRCH	STD- EURO MELAMINE FASHIONISTA L582 (KARISMA)	STD-Everest VANILLA WHITE STD- "A" EDGE 9550-BNK
Foyer	STD- SILVER BIRCH		
Main Hall	STD- SILVER BIRCH		
Great Room	STD- SILVER BIRCH		
2nd Flr Storage Rm	STD- SILVER BIRCH		
Upper Hall	STD- SILVER BIRCH		
Master Bedroom			
Bedroom 2	STD- SILVER BIRCH		
Bedroom 3	STD- SILVER BIRCH		

Appliance Opening/Dimension

Fridge Size STANDARD Range Std 31in Opening

Built-Ins None Microwave None

Hood Fan Std 30in Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

Fireplace N/A

Location Flooring N/A

Style N/A

Finish N/A

Marble N/A

Hearth N/A

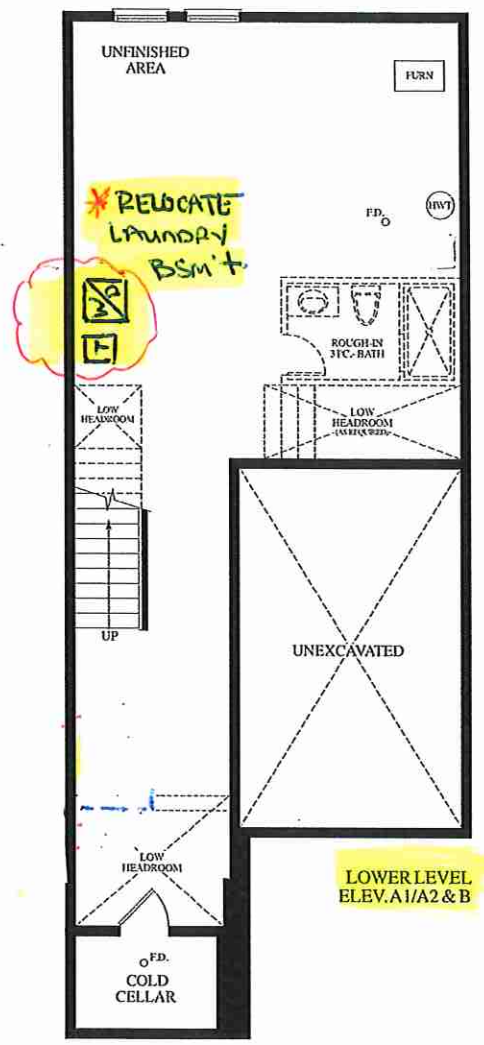
Notes

Decor Consultant: Laura Di Pede

Purchaser: Lucia Ka Yin Leung

Vendor: Grovetrail Developments Inc.

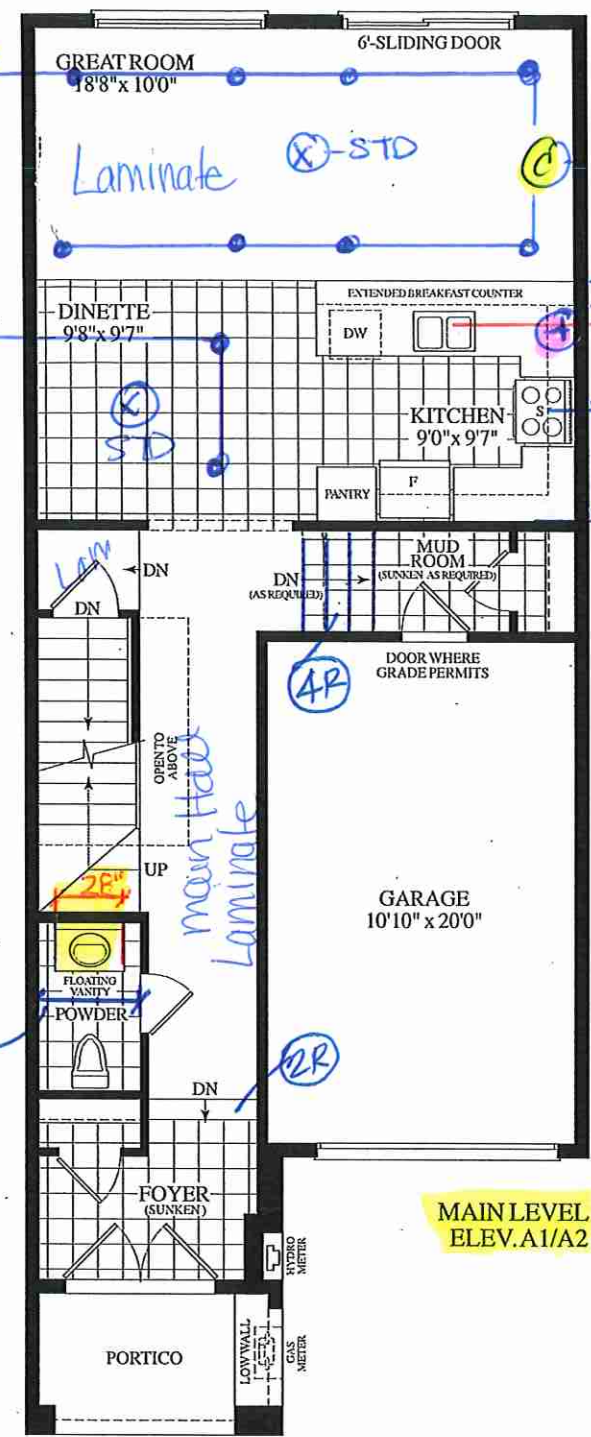
(C) CABLE (X2)
 (T) TELEPHONE (X2)
 (X10) Pots



8 pots
 1 sep. switch

2 pots
 same switch

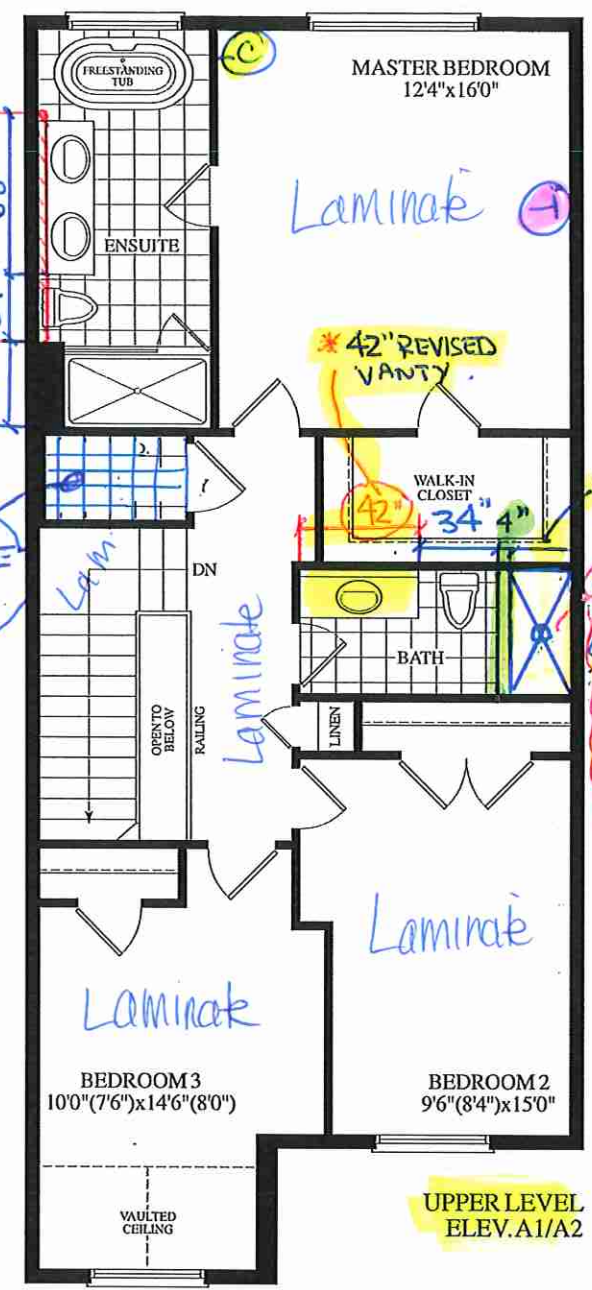
44"



10 1/2" EXTENDED COUNTER
 52 1/4"
 100" SINK DEAN CENTER
 104 1/2"

2x4 WALL
 VANITY 6'8"
 34"
 42"
 STORAGE ROOM

MAIN LEVEL ELEV. A1/A2



OAKRIDGE
 MEADOWS

BLK. 235 TH. 69 20-08 THE LAWSON EL. A2 1690 SQ. FT.

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 HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

KITCHEN

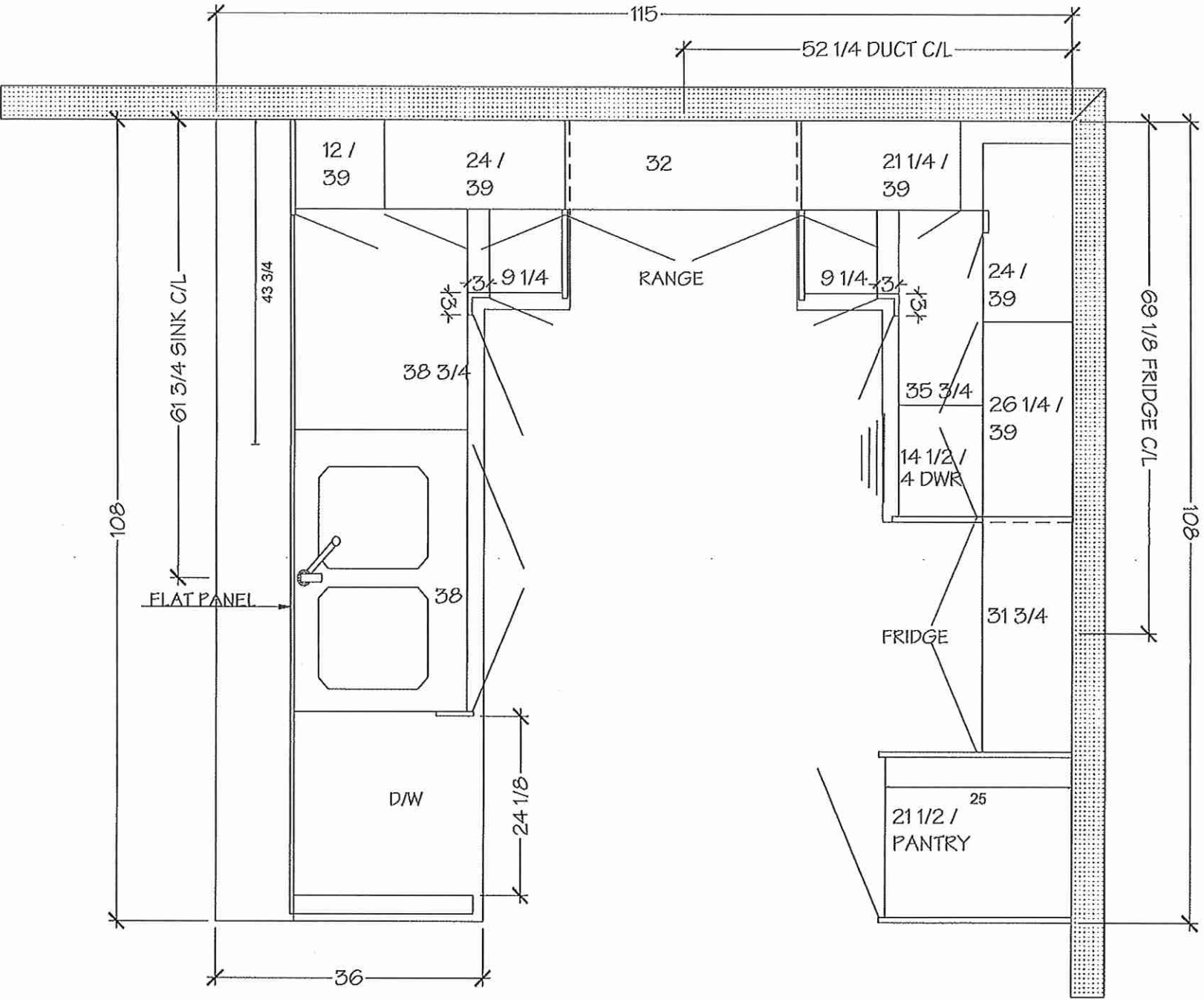
NOTE: THIS SITE GETS STD-CROWN

TH 69 BLK235

Initial

Elisa

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 1 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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 HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

KITCHEN

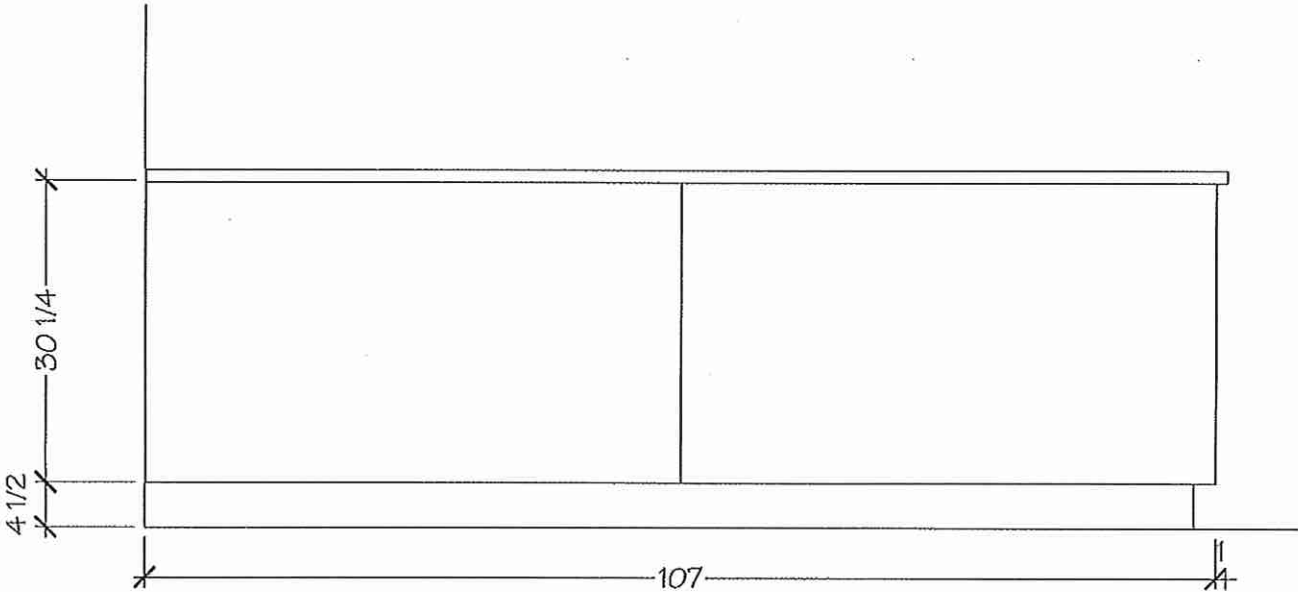
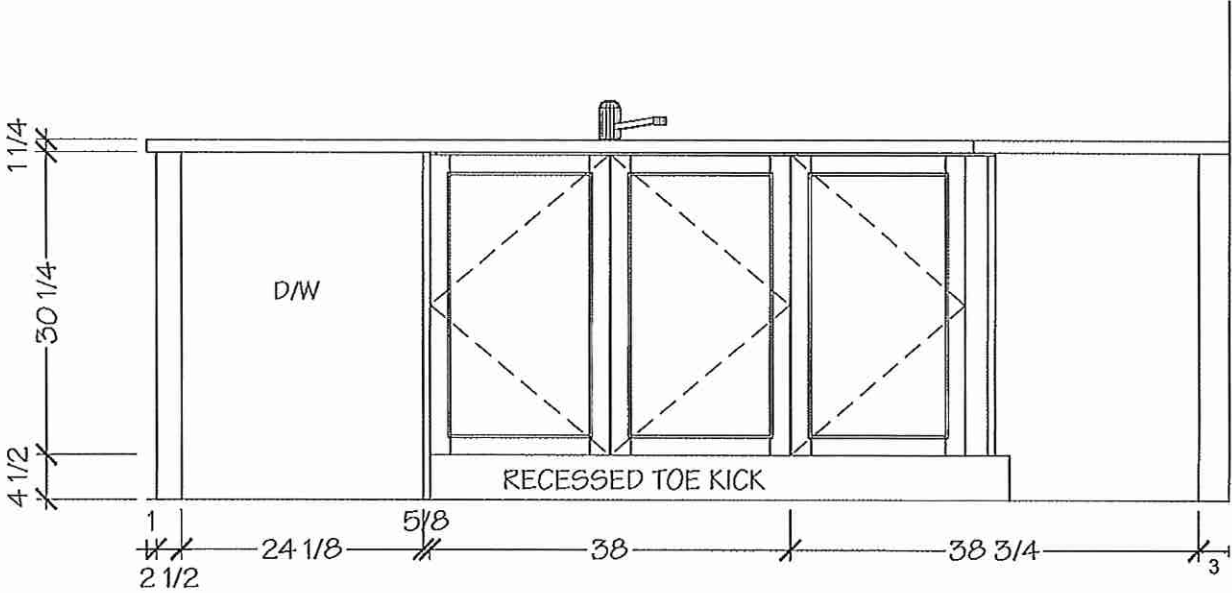
NOTE: THIS SITE GETS STD-CROWN

TH 69 BLK235

Initial

Elisa

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 2 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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-LAWSON 2008 MASTER
MODEL: LAWSON 2008

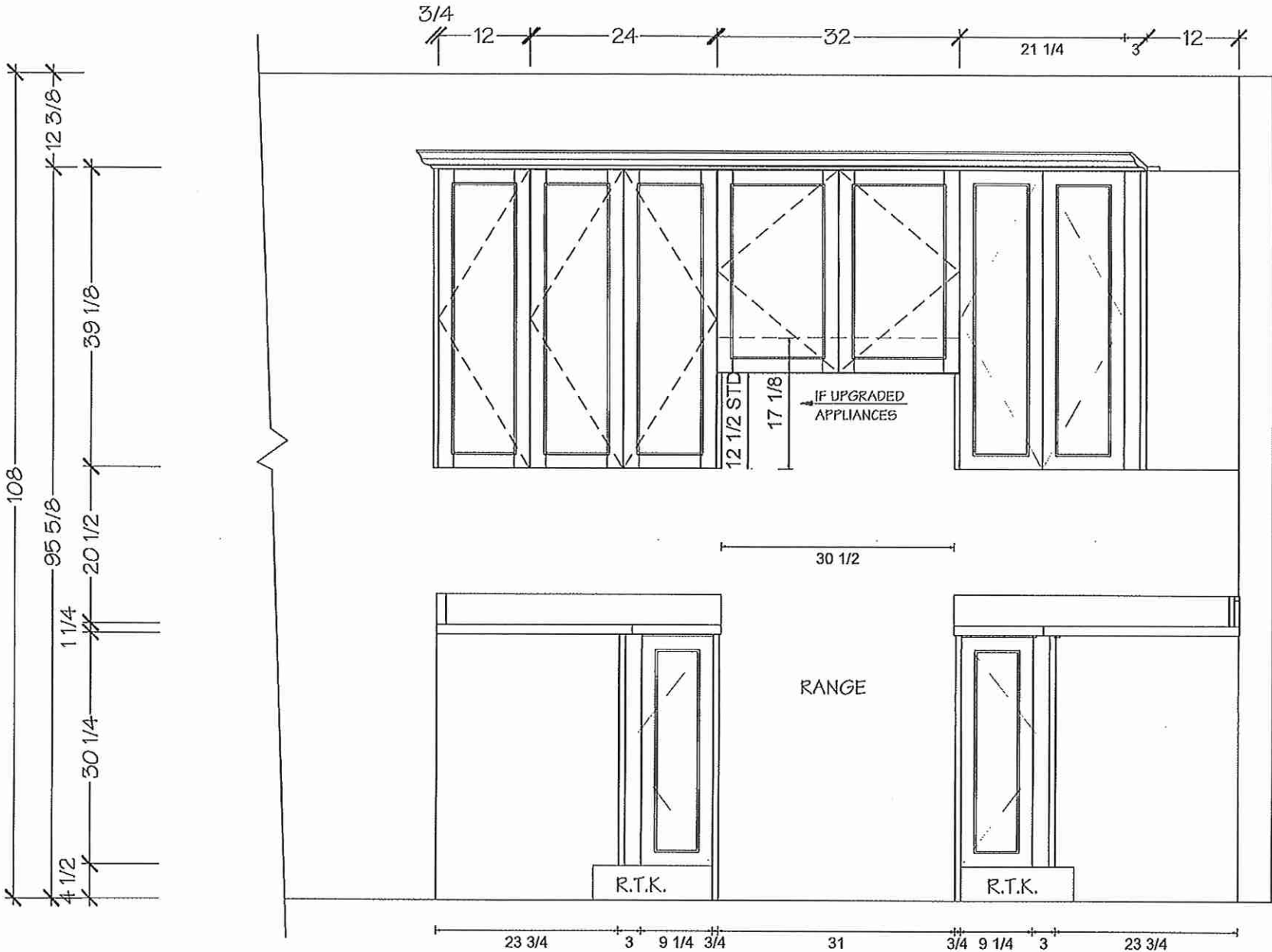
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

TH 69 BLK235

Initial

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 3 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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-LAWSON 2008 MASTER
MODEL: LAWSON 2008

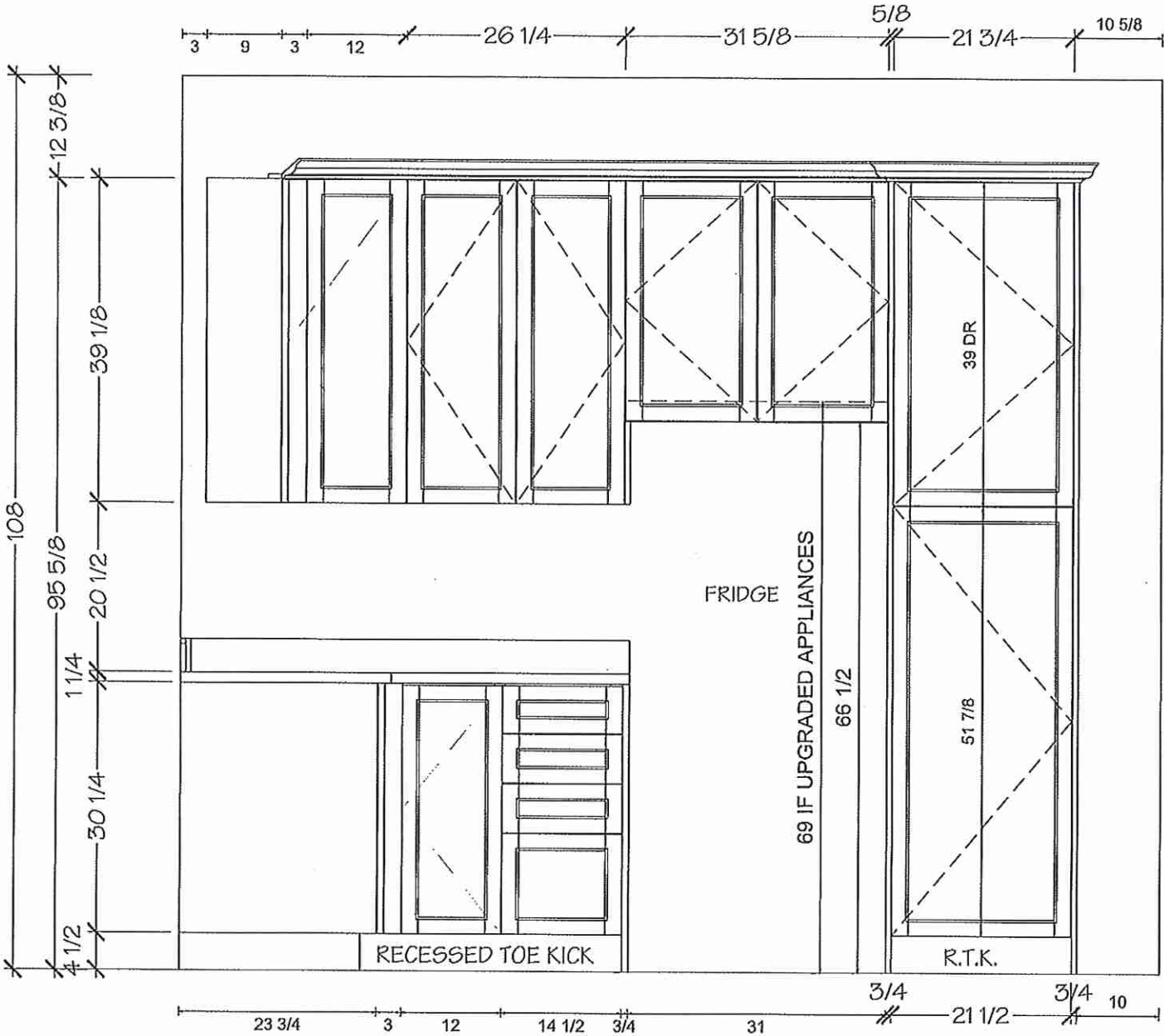
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

TH 69 BLK235

Initial
Elisa

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 4 OF 9



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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

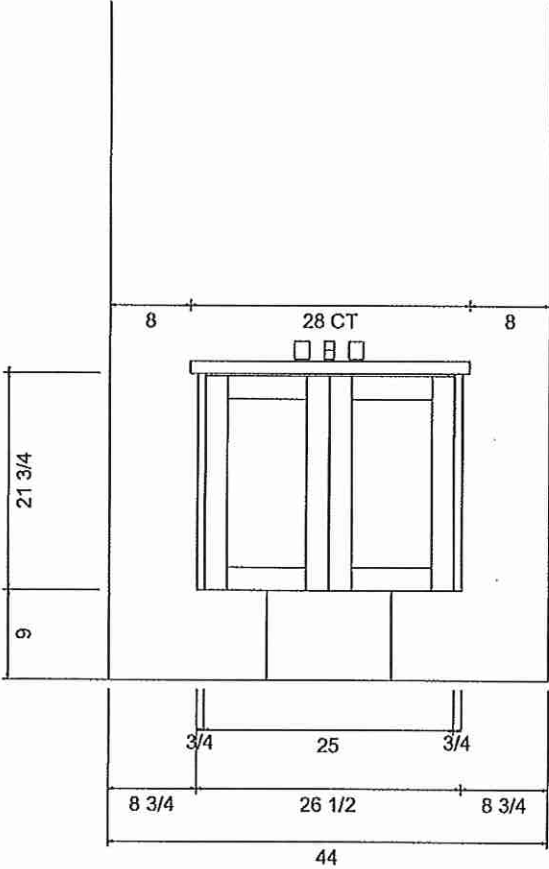
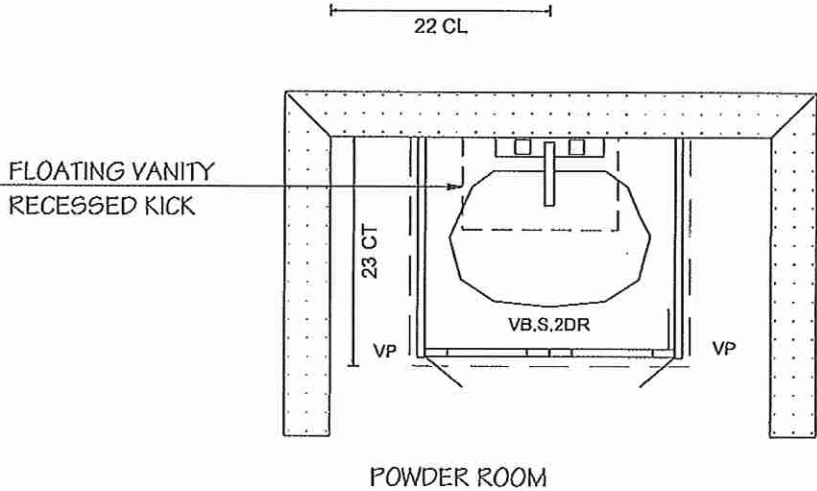
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-LAWSON 2008 MASTER
MODEL: LAWSON 2008

POWDER ROOM

TH 69 BLK235

Initial

DRAWN BY: ELISA
DATE: JUNE 19/2021
REVISION: FEB 21/2025
PAGE: 5 OF 9



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 HOMES

PROJECT: CENTERFIELD

ADDRESS: RP-CE-LAWSON 2008 MASTER

MODEL: LAWSON 2008

PRIMARY ENSUITE

TH 69 BLK235

Initial

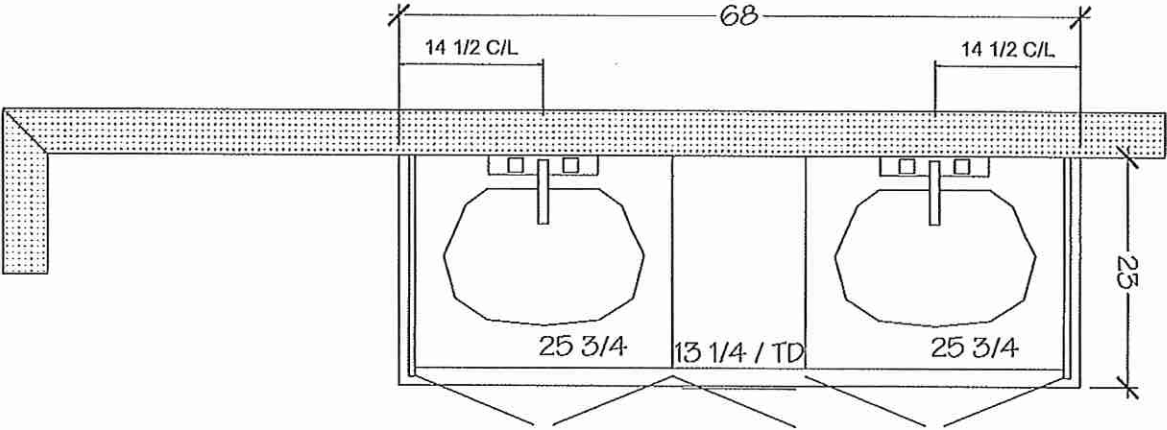
Elisa

DRAWN BY: ELISA

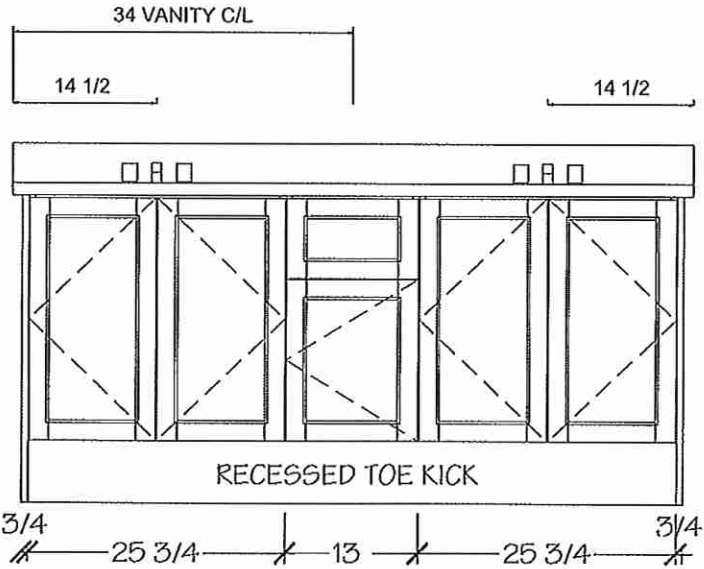
DATE: JUNE 19/2021

REVISION: FEB 21/2025

PAGE: 6 OF 9



PRIMARY ENSUITE



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

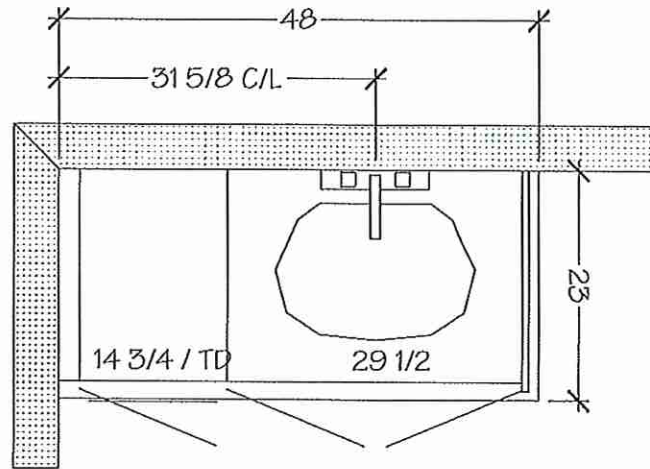
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

MAIN BATH

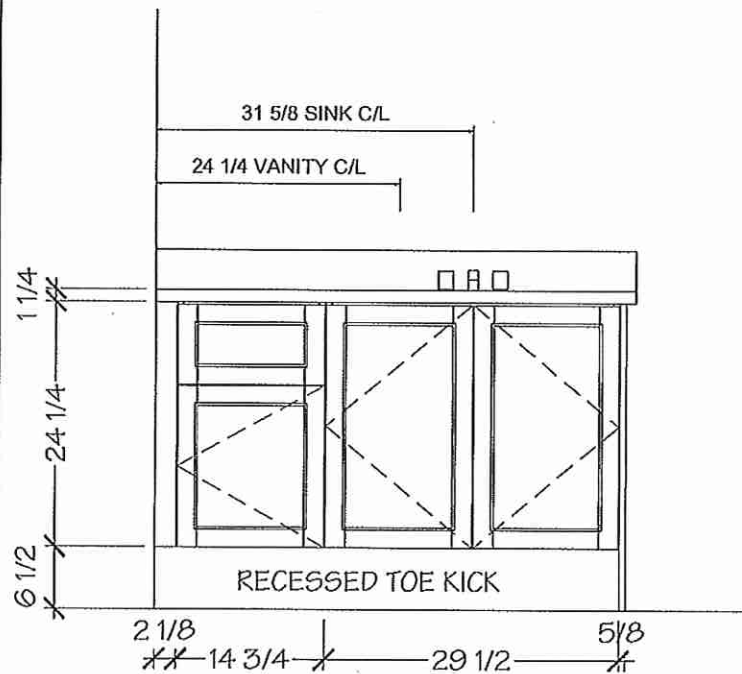
- Initial

Lewis

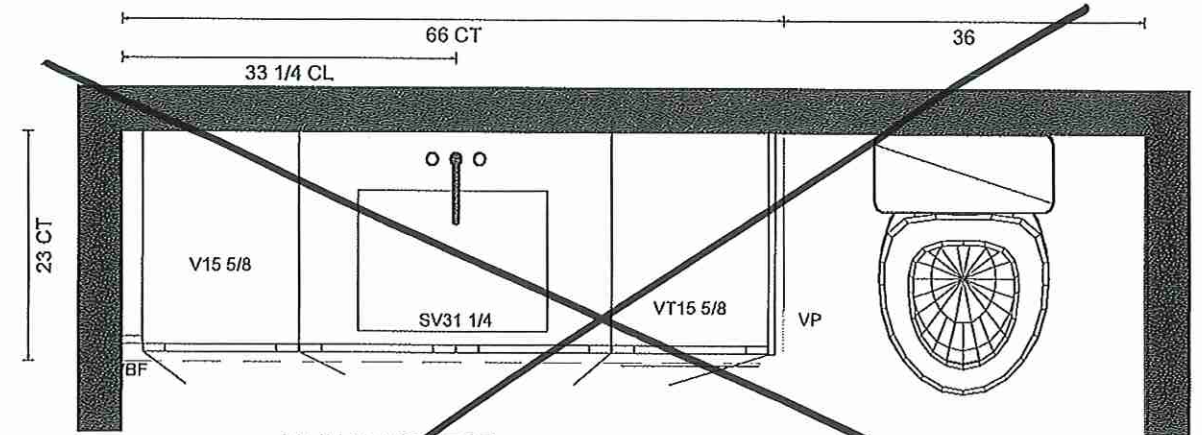
PAGE: 8 OF 9



MAIN BATH



NOTE MEASURES ARE BASED ON FINISHED DRYWALL



~~MAIN VANITY FOR
2ND FLOOR OPTION
WITH OFFICE/FLEX SPACE~~

