



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: CHEN BIN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
62 BLOCK 234	3	MACKENZIE END-OPT 2ND LEVEL-ELEV B	05-Aug-25

Date Added: 18-Mar-25 Invoice Number: 8752

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 FOUR (4) 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) 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 - KITCHEN - In addition to builders standard ceiling light, Install TWO (2) POT LIGHTS Controlled by ONE (1) Seperate Switch above kitchen island. (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:
322 - MAIN FLOOR - FLOORING - TILES - Install UPGRADE #1 - 18x18 VERNAZZO BIANCO - To be installed throughout main floor, where applicable. To Include; Foyer, MudRoom, PowderRoom and Kitchen/Dinette. To be Installed STRAIGHT (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 - KITCHEN - CABINETRY - Install UPGRADE EXTENDED HEIGHT UPPER CABINETRY WITH LARGE CROWN MOULDING Includes FASCIA & PAN - To be installed throughout upper kitchen cabinetry, where applicable. Upper Cabinetry to Extend Up to Touch Ceiling.(See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (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 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.
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 – Kindred Reginox Undermount Sink – Model #ND1831UA-9 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF – Chrome Note:



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Date Added: 18-Mar-25 Invoice Number: 8752

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached) Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Install STANDARD Backsplash Tile - 3x6 Tender Grey Bright - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove) To be installed STRAIGHT/STACKED (See Sketch) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; 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. 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.
1 - CLARIFICATION - PLUMBING; ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable. To Include: PowderRoom, MasterEnsuite & MainBath (See Sketch) Note:
60 - MASTER ENSUITE - FLOORING - TILES - Install UPGRADE #1 - 18x18 VERNAZZO BIANCO - To be installed throughout master ensuite floor, where applicable. To be installed Straight (See Sketch) Note:
95 - MASTER ENSUITE - WALL TILES - TILES - Install UPGRADE #2 - 18x18 VERNAZZO BIANCO - To be installed throughout master ensuite shower walls, where applicable. To be installed Straight (See Sketch) Note:
1 - CLARIFICATION; MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on ceiling. Note:
1 - CLARIFICATION; MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on tub/shower stall ceiling. Purchaser accepts and acknowledges NO TILES will be installed on tub/shower ceiling. Note:
1 - BONUS PACKAGE - REFER TO PE #8571 ITEM #4 - PURCHASER HAS APPLIED REMAINING \$3,884.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A DEOR 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 MARCH 17,2025 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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62 BLOCK 234	3	MACKENZIE END-OPT 2ND LEVEL-ELEV B	05-Aug-25

Date Added: 10-Mar-25 Invoice Number: 8751

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builders 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 - FRONT EXTERIOR - In addition to builders standard exterior plug, Install ONE (1) EXTERIOR FESTIVE SOFIT PLUG (Includes Seperate Switch) (See Sketch) Note:
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 \$3,884.00(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 MARCH 10,2025 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					Wall Tile				Plumbing	
		<u>Description</u>	<u>Main</u>	<u>Accent/Insert</u>	<u>Border / Listello</u>	<u>Pattern</u>						
Master Ensuite	✓	18x18 VERNAZZO BIANCO (Straight) (UPG)	✓	18x18 VERNAZOO BIANCO (UPG)	NONE	NONE	NONE				WHITE	
Main Bath	✓	13x13 NEW REEDS SILVER (STD)	✓	8x10 NEW REEDS SILVER (STD)	NONE	NONE	NONE				WHITE	
Laundry (2nd Floor)	✓	13x13 NEW REEDS SILVER (STD)		N/A	N/A	N/A	NONE				STD	
Powder Room	✓	18x18 VERNAZZO BIANCO (Straight) (UPG)		N/A	N/A	N/A	NONE				WHITE	
Mud Room	✓	18x18 VERNAZZO BIANCO (Straight) (UPG)		N/A	N/A	N/A	NONE				N/A	
Kitchen/Dinette	✓	18x18 VERNAZZO BIANCO (Straight) (UPG)	✓	3x6 TENDERGREYBRIGHT(Straight)(STD)	NONE	NONE	NONE				STD	
Foyer	✓	18x18 VERNAZZO BIANCO (Straight) (UPG)	Railings and Stairs Railings ✓ STD - OVAL Mirage Red Oak Driftwood Pickets ✓ STD-Steel 1/2" Square,Plain Flat Black Posts ✓ STD-31/2"Sqaure w/cap.MirageRedOakDriftwd Stringers ✓ STD - MIRAGE RED OAK DRIFTWOOD Treads ✓ STD - MIRAGE RED OAK DRIFTWOOD Risers ✓ STD - MIRAGE RED OAK DRIFTWOOD Runner NONE Trim Baseboard & Casing ✓ STANDARD - MODERN Front Door Glass ✓ STANDARD Interior Doors ✓ STANDARD - CARRARA,SMOOTH Knobs ✓ STANDARD Hinges ✓ STANDARD Grip Set STANDARD Cornice Moulding / Medalion Foyer NONE Living Room NONE Dining Room NONE Family Room NONE Main Hall NONE Kitchen NONE 2nd Floor Hall NONE									
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	✓	BROADLOOM - OPENING NIGHT - 01 (STD)										
Office	✓	BROADLOOM - OPENING NIGHT - 01 (STD)										
Master Bedroom	✓	BROADLOOM - OPENING NIGHT - 01 (STD)										
Bedroom 2	✓	BROADLOOM - OPENING NIGHT - 01 (STD)										
Bedroom 3	✓	BROADLOOM - OPENING NIGHT - 01 (STD)										

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

CHEN BIN

Vendor:

Grovetrail Developments Inc.

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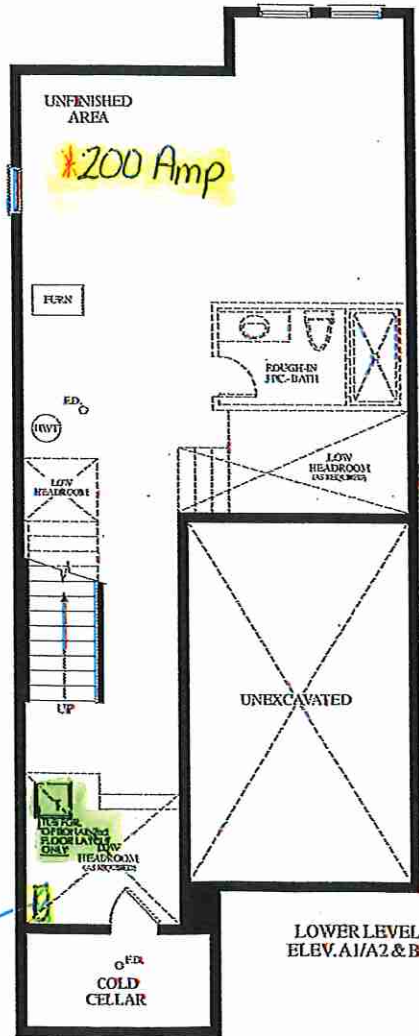
STANDARD - SILVER BIRCH

Purchaser: CHEN BIN

**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 # 9761F – Chrome

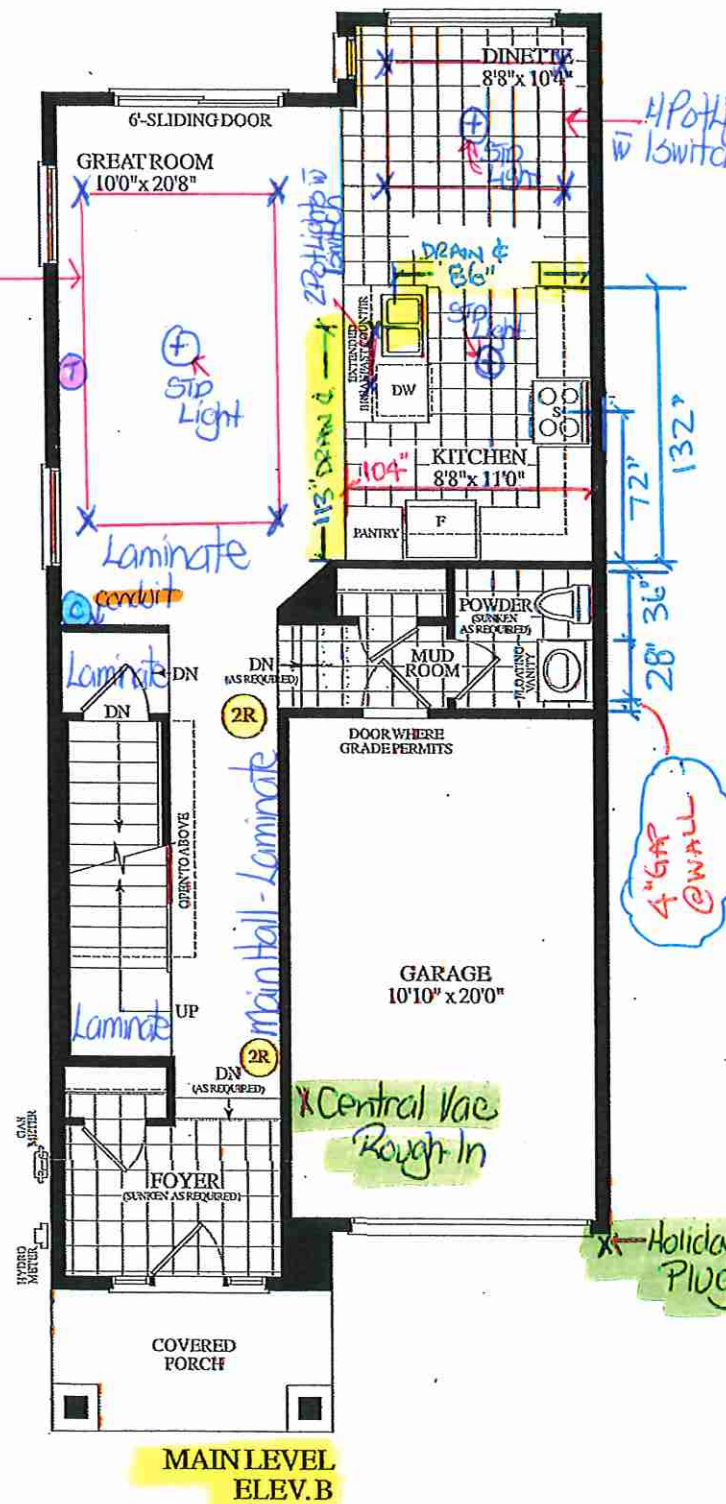
Vendor: Gravelrail Developments Inc

HYDRO
PANEL



Cable (x2)
Telephone - (x2)
conduit (x1)

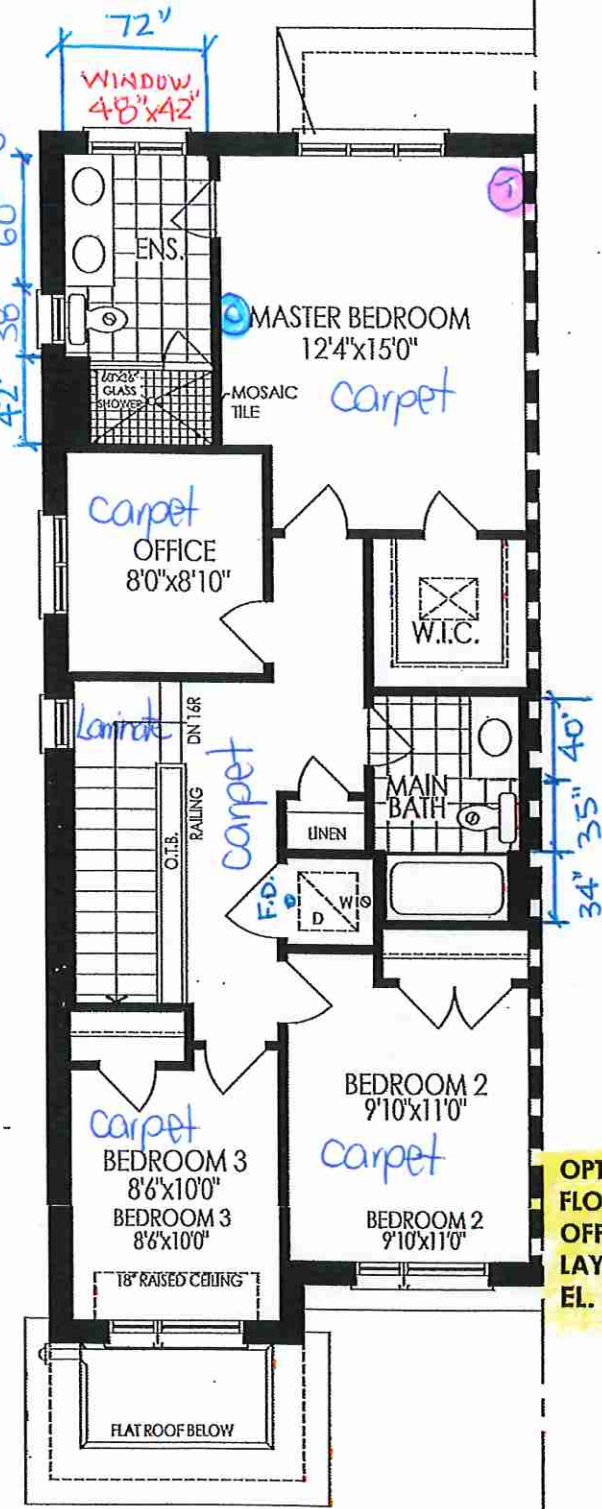
4 Pot Lights w
1 switch



4 Pot Lights
w 1 switch

4" GAP
@ WALL

Holiday
Plug



OPT. SECOND
FLOOR PLAN
OFFICE/FLEX ROOM
LAYOUT
EL. 'B' - END

Lot 62/BLK 234

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

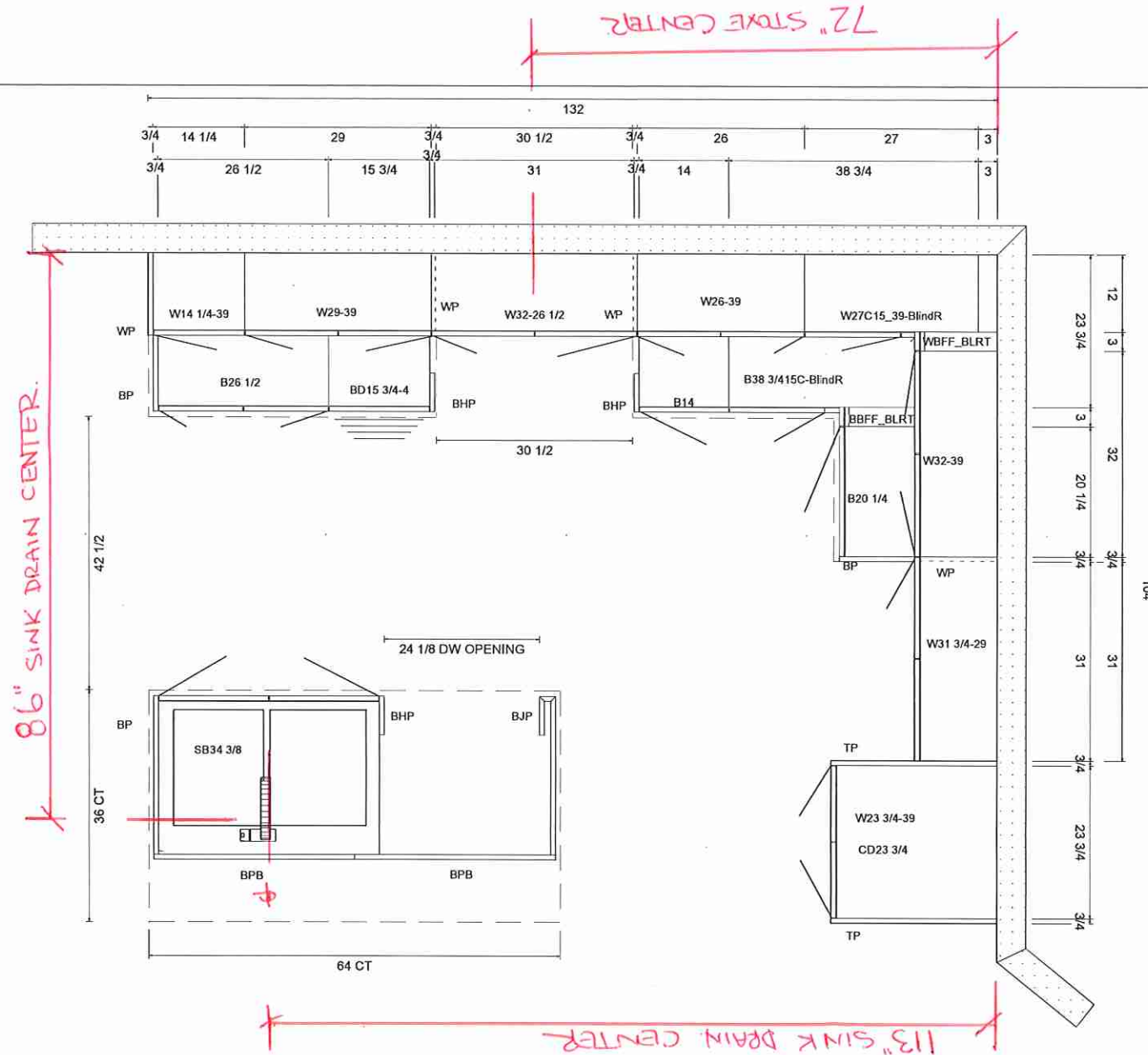
CLIENT: ROYAL PINE

PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234 LOT 62
MODEL: MACKENZIE END 20-09

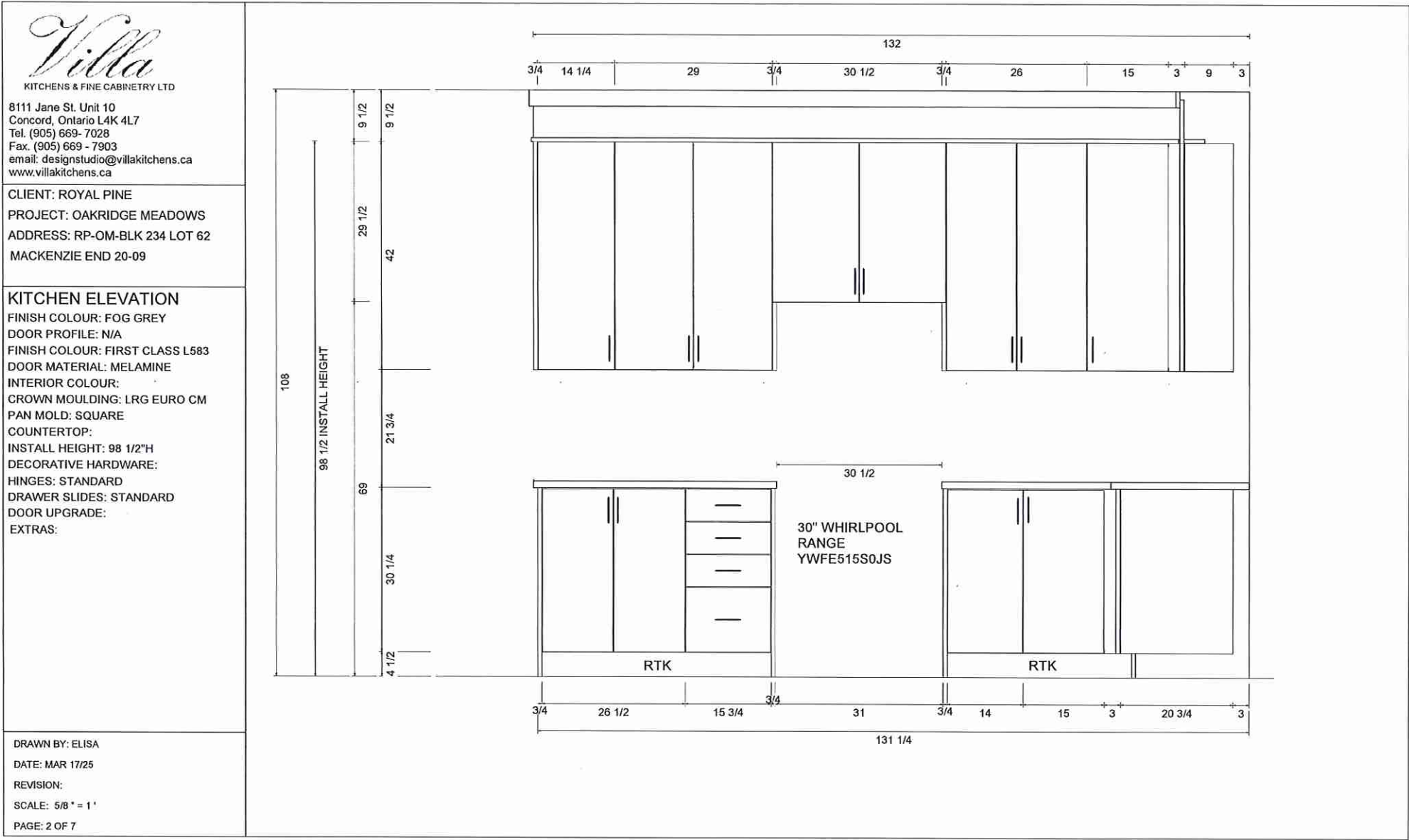
KITCHEN PLAN VIEW

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: FIRST CLASS L583
DOOR MATERIAL: MELAMINE
INTERIOR COLOUR:
CROWN MOULDING: LRG EURO CM
PAN MOLD: SQUARE
COUNTERTOP:
INSTALL HEIGHT: 98 1/2"H
DECORATIVE HARDWARE:
HINGES: STANDARD
DRAWER SLIDES: STANDARD
DOOR UPGRADE:
EXTRAS:

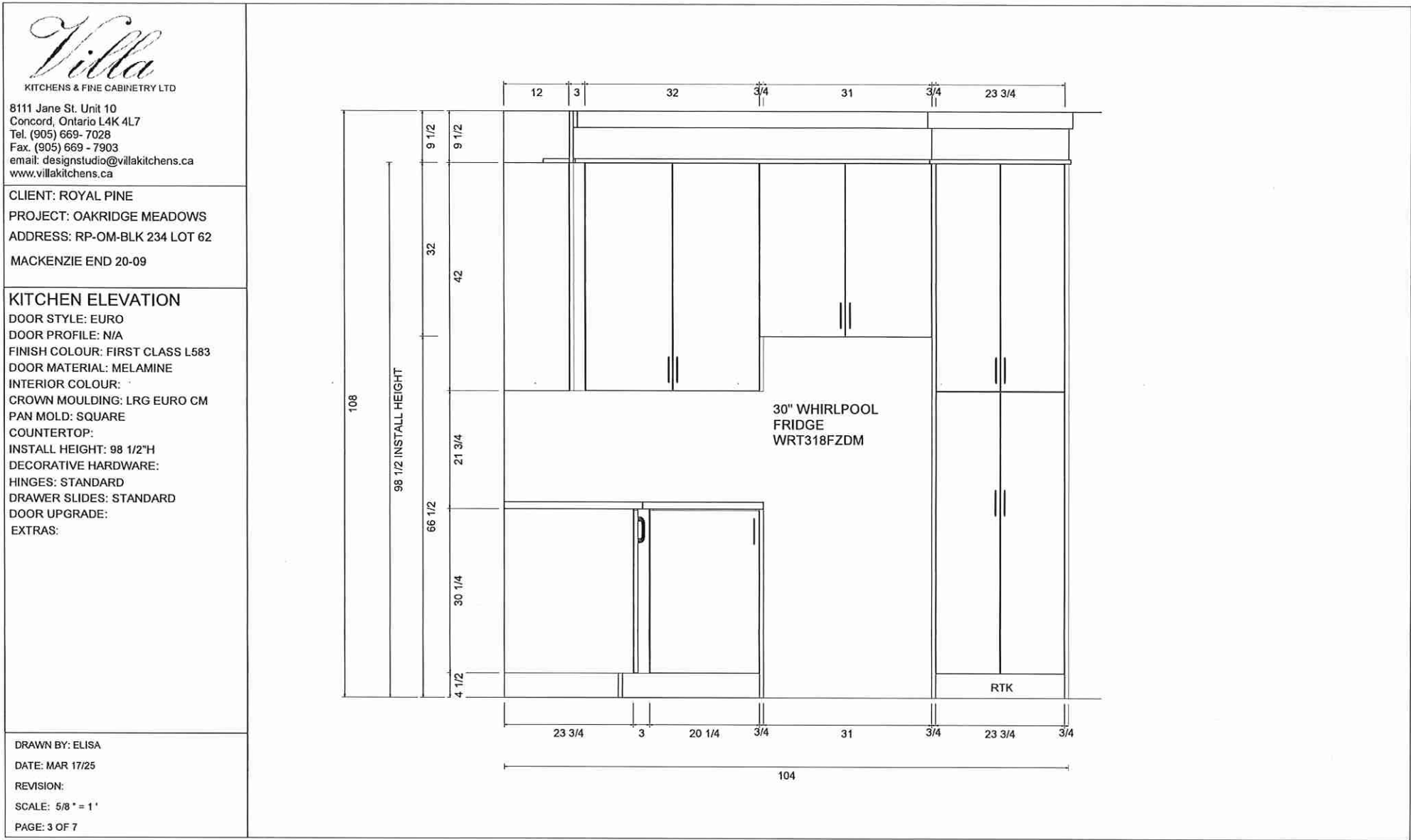
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DATE: MAR 17/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 1 OF 7



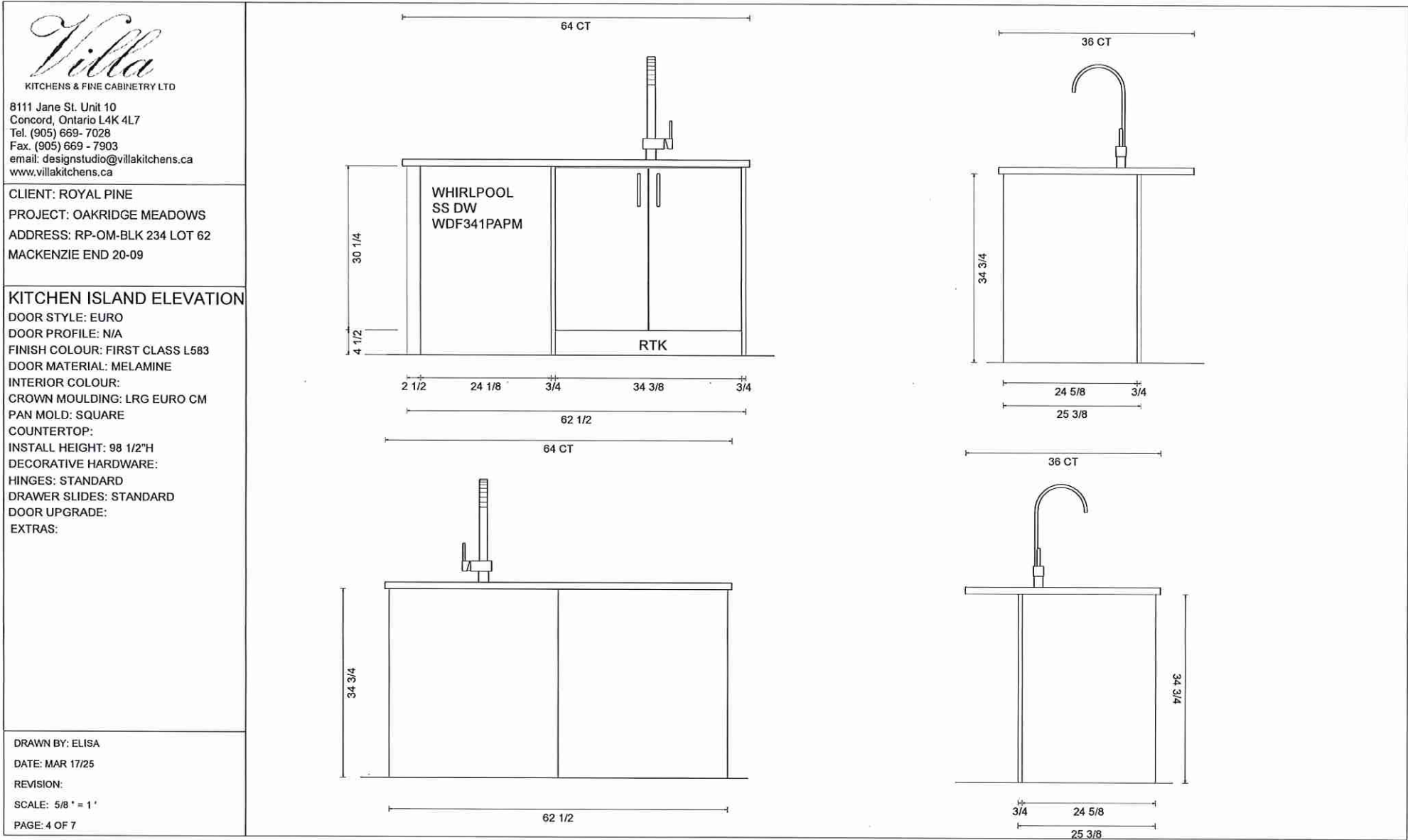
Lot 62 / BLK 234



Lot 62 / BIK 2B4



Lot 62 / BIK 234



Lot 62 / BLK 234

Villa

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ADDRESS: RP-OM-BLK 234 LOT 62
MACKENZIE END 20-09

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:

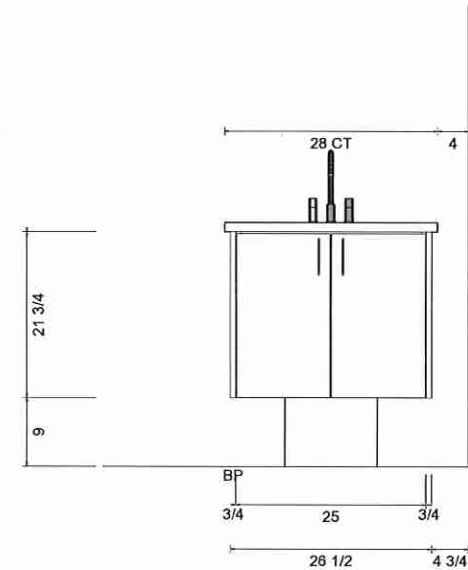
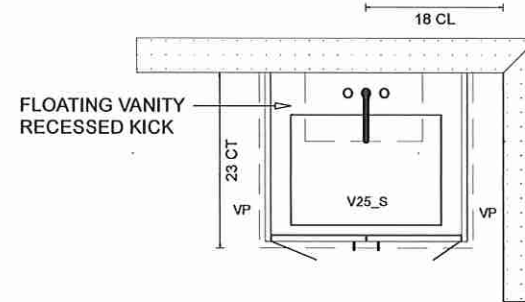
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DATE: MAR 17/25

REVISION:

SCALE: 5/8" = 1'

PAGE: 5 OF 7



Lot 62 / BIK234

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CLIENT: ROYAL PINE

PROJECT: OAKRIDGE MEADOWS

ADDRESS: RP-OM-BLK 234 LOT 62
MACKENZIE END 20-09

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:

DRAWN BY: ELISA

DATE: MAR 17/25

REVISION:

SCALE: 5/8" = 1'

PAGE: 7 OF 7

