



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HON-KONG NG and JESSIE NG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
73 BLOCK 242	3	MILL POND-Elev B-SIDE UPGRADE	06-Aug-25

Date Added: 28-Mar-25

Invoice Number: 8774

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - MAIN HALL - Delete builders standard ceiling lights, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Switch at Main Hall (See Sketch)

Note: ****TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes****

1 - GREAT ROOM - In addition to builders standard ceiling light, Install FOUR (4) POT LIGHTS Controlled by ONE (1) Separate Switch at Great Room (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) Separate Switch. Pot Lights to be installed 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:

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 & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST GREY GALAXY - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (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 UPGRADE Undermount Sink - KINDRED BROOKMORE Undermount Sink - Model # BSU1831-9 (See Sketch)

Note:



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Date Added: 28-Mar-25

Invoice Number: 8774

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

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard Backsplash Tile - 3x6 Silver Grey Bright - To be installed in UPGRADE BRICK PATTERN - To be installed throughout kitchen backsplash area, where applicable (does not include behind the fridge or stove)
Note: (See Sketch)

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)
Note:

1 - MASTER ENSUITE - COUNTERTOP - 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)
Note:

1 - MAIN BATH - COUNTERTOP - 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)
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 FIXTURES & PLUMBING FAUCETS
ALL BATHROOMS -Install Builders Standard Plumbing Fixtures & Install Builders Standard Plumbing throughout all bathrooms, where applicable.To Include; PowderRoom, MasterEnsuite & MainBath (See Sketch)
Note: **PLEASE NOTE - See Below Item for UPGRADE Shower Plumbing Faucet at Master Ensuite**

1 - MASTER ENSUITE - SHOWER FAUCET - Install UPGRADE Shower Plumbing Faucet - DELTA CONTEMPORARY SQUARE SHOWER KIT - MODEL #DF-KIT23-PBS-WS - CHROME (See Sketch)
Note:

1 - MASTER ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Master Ensuite shower stall ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on master ensuite shower stall ceiling.
Note:

1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on Main Bath tub/shower stall ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on Main Bath tub/shower stall ceiling.
Note:

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 MARCH 28,2025
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:

Date Added: 30-Jan-25

Invoice Number: 8708

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builders standard 100 amp service (See Sketch)
Note:



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Date Added: 30-Jan-25

Invoice Number: 8708

1 - FRONT EXTERIOR - In addition to builders standard exterior plug, Install ONE (1) SOFIT PLUG FOR FESTIVE LIGHTS (Includes Switch) (See Sketch)
Note:

1 - KITCHEN - Install UPGRADE 8" EXHAUST DUCT at Kitchen in lieu of builders standard 6" exhaust duct (See Sketch)
Note:

1 - KITCHEN - Install UPGRADE WATER LINE ROUGH-IN ONLY to Fridge area of kitchen (See Sketch)
Note:

1 - MASTER ENSUITE - SHOWER STALL - Install UPGRADE FRAMELESS GLASS ENCLOSURE (Includes: 2x2 mosaic floor, 6" curb w/marble & shower potlight) in lieu of builders standard chrome framed shower panel & chrome framed shower door (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:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT WITH 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 29,2025
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:

This Document is Extremely Time Sensitive - Printed 31 Mar 25 at 14:10



* INTERIOR COLOUR SCHEME *

Purchasers
HON-KONG NG & JESSIE NG

Decor Consultant
Melissa Di Marino

Model and Elevation
20-10 MILL POND-Elev B-SIDE UPGRADE

Telephone Res. / Bus
/

Project
Grovetrail Developments Inc.

Closing Date
06/08/2025

Property
73 BLOCK 242

Page 2 of 3

Interior Paint	Description
Master Ensuite	STANDARD - SILVER BIRCH
Main Bath	STANDARD - SILVER BIRCH
Laundry (2nd Floor)	STANDARD - SILVER BIRCH
Powder Room	STANDARD - SILVER BIRCH
Mud Room	STANDARD - SILVER BIRCH
Kitchen/Dinette	STANDARD - SILVER BIRCH
Foyer	STANDARD - SILVER BIRCH
Main Hall	STANDARD - SILVER BIRCH
Great Room	STANDARD - SILVER BIRCH
Upper Hall	STANDARD - SILVER BIRCH
Master Bedroom	STANDARD - SILVER BIRCH
Bedroom 2	STANDARD - SILVER BIRCH
Bedroom 3	STANDARD - SILVER BIRCH

Cabinet	Style	Countertop	Counter Edge	Handle / Knob
	EURO - MELAMINE - FIRST CLASS (L583) (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ * A * EDGE (STD)	BP81092-195
	EURO - MELAMINE - FIRST CLASS (L583) (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ * A * EDGE (STD)	BP81092-195
	NONE	NONE	NONE	NONE
	EURO - MELAMINE - FIRST CLASS (L583) (STD)	✓ EVEREST WHITE GALAXY (STD)	✓ * A * EDGE (STD)	BP81092-195
	N/A	N/A	N/A	N/A
	EURO - MELAMINE - FOG GREY (SF 213) VELVET FINISH (STD)	✓ EVEREST GREY GALAXY (STD)	✓ * L * EDGE (UPG)	BP81092-195

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 6" 8"

Dishwasher Cabinet See Attached Villa Layout

Fireplace

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

Notes

**APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE

**KITCHEN SINK - Install Upgrade Undermount Sink - Kindred Brookmore Undermount Sink - Model #BSU-1831-9

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

Page 2 of 3

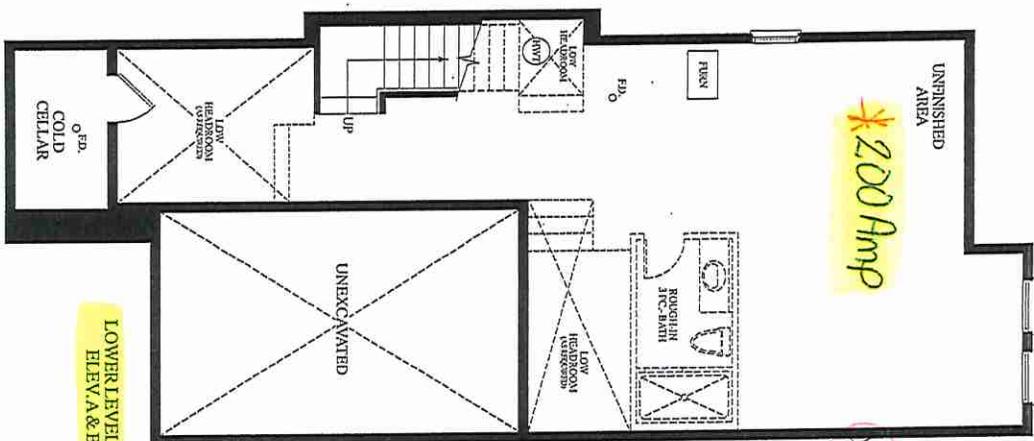
Decor Consultant:

Purchaser:

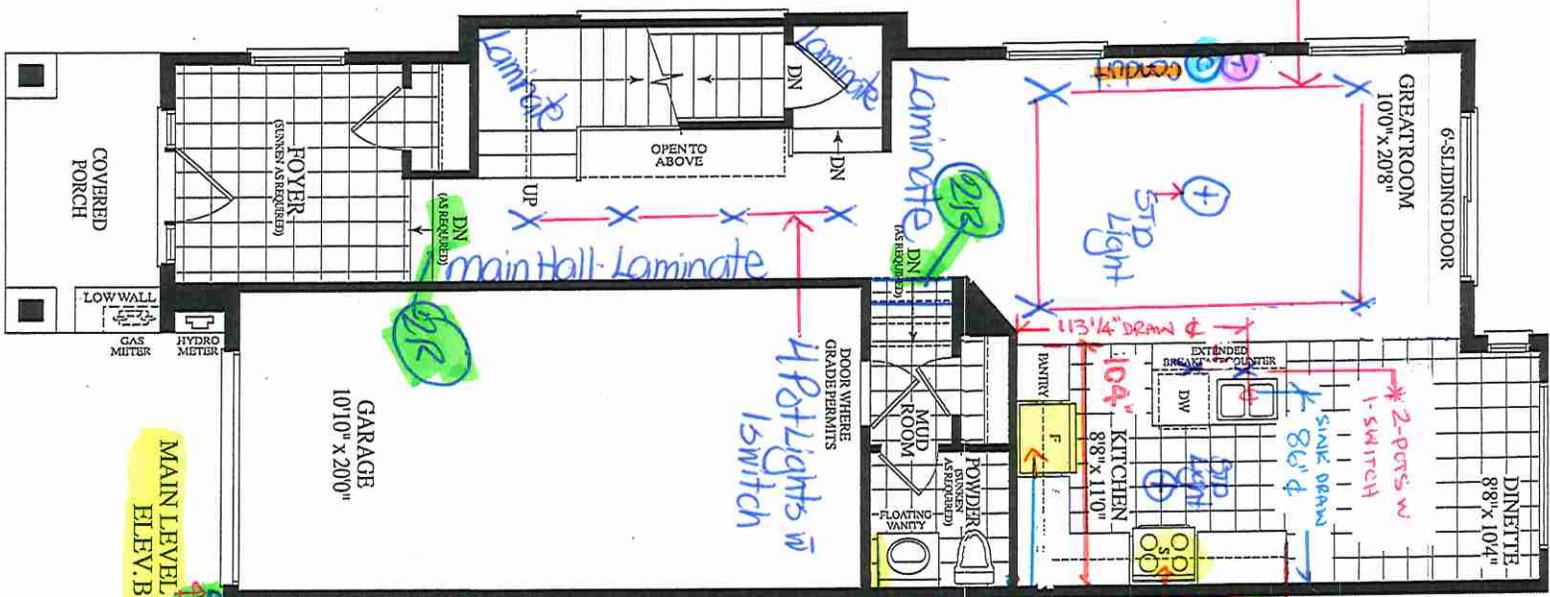
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Vendor:

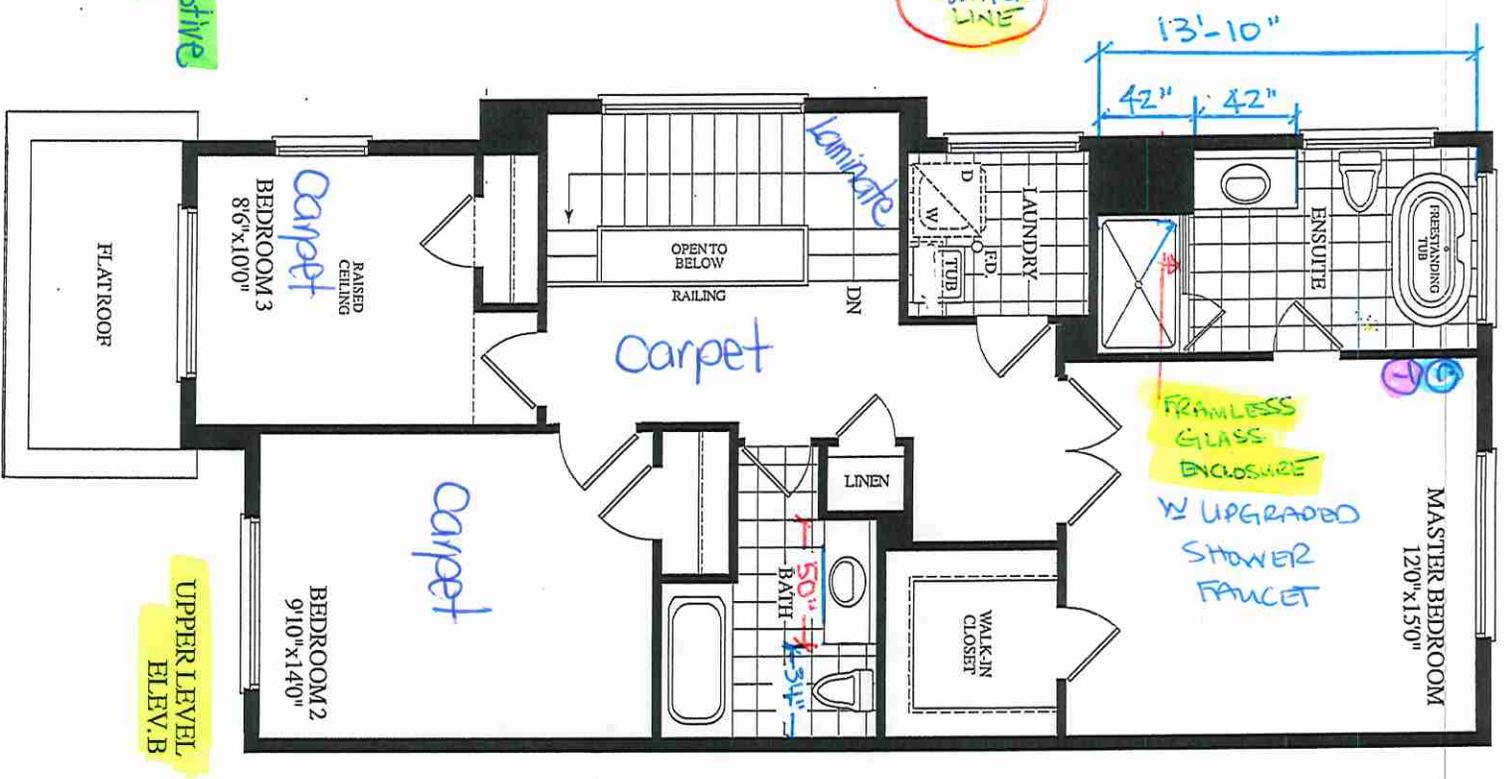
cable (x2)
 Telephone - (x2)
 Conduit (x1)



March 28, 2025
 4 Pot Lights w/ 1 switch



*4" GAP @ WALL
 *FRIDGE WATER LINE
 28'36"
 68"
 72"
 132"
 8" DUCT



BLK. 242 TH. 73 CRN. 20-10 THE MILL POND EL. B 1750 SQ. FT

OAKRIDGE MEADOWS

Lot 73/Blk 242

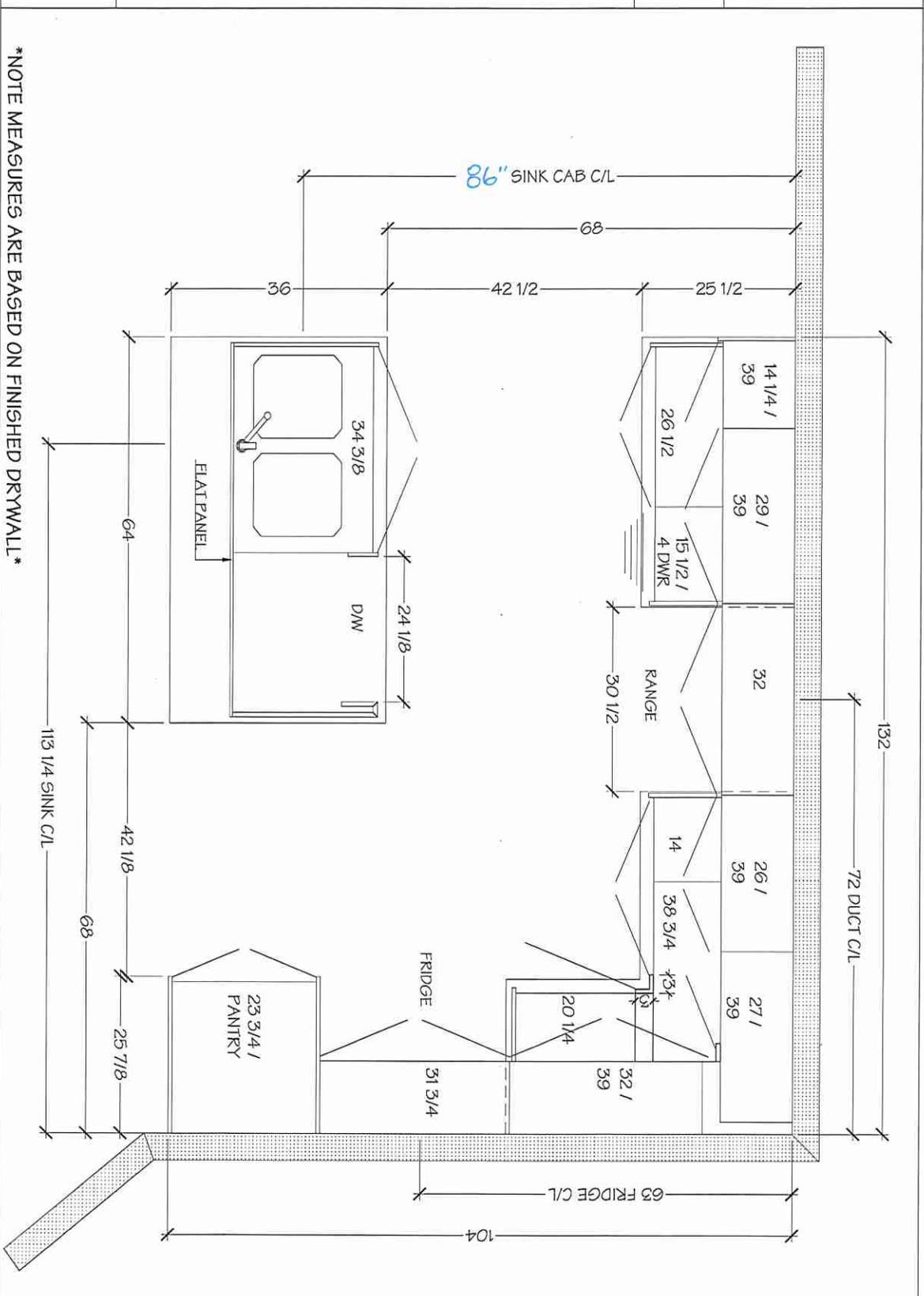
Vika
 KITCHENS & FINE CABINETRY LTD
 8111 Jane St. Unit 10
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 Tel. (905) 669-7028
 Fax. (905) 669-7903
 email: designstudio@vikakitchens.ca
 www.vikakitchens.ca

CLIENT: ROYAL PINE HOMES
 PROJECT: CENTERFIELD
 ADDRESS: RP-CE-MASTER MILL POND
 MODEL: MILLPOND 2010

KITCHEN

NOTE: THIS SITE GET'S STD-CROWN

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 DATE: JUNE 18/2021
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NOTE MEASURES ARE BASED ON FINISHED DRYWALL

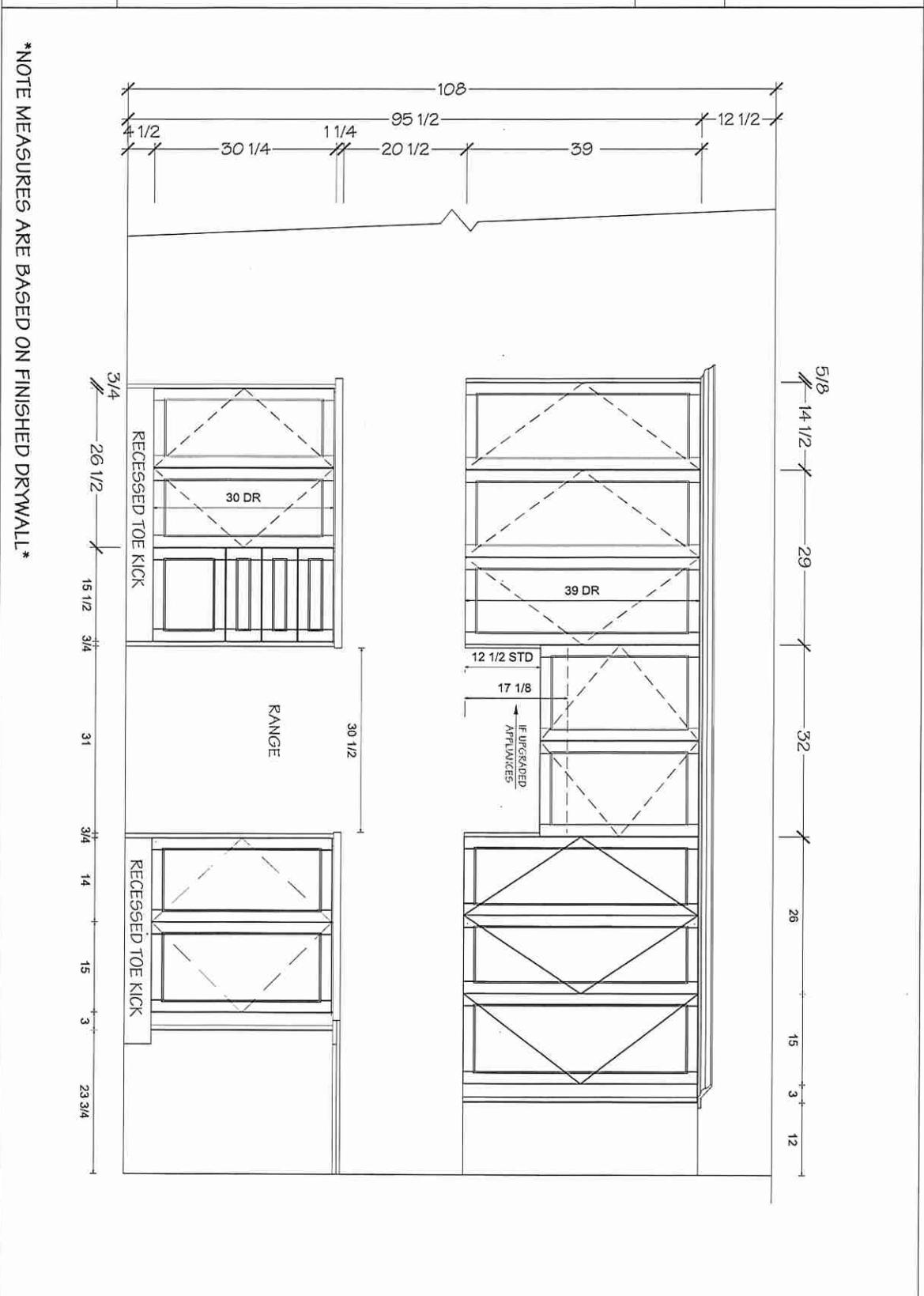
Lot 73/BIK 242

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 MODEL: MILLPOND 2010
KITCHEN

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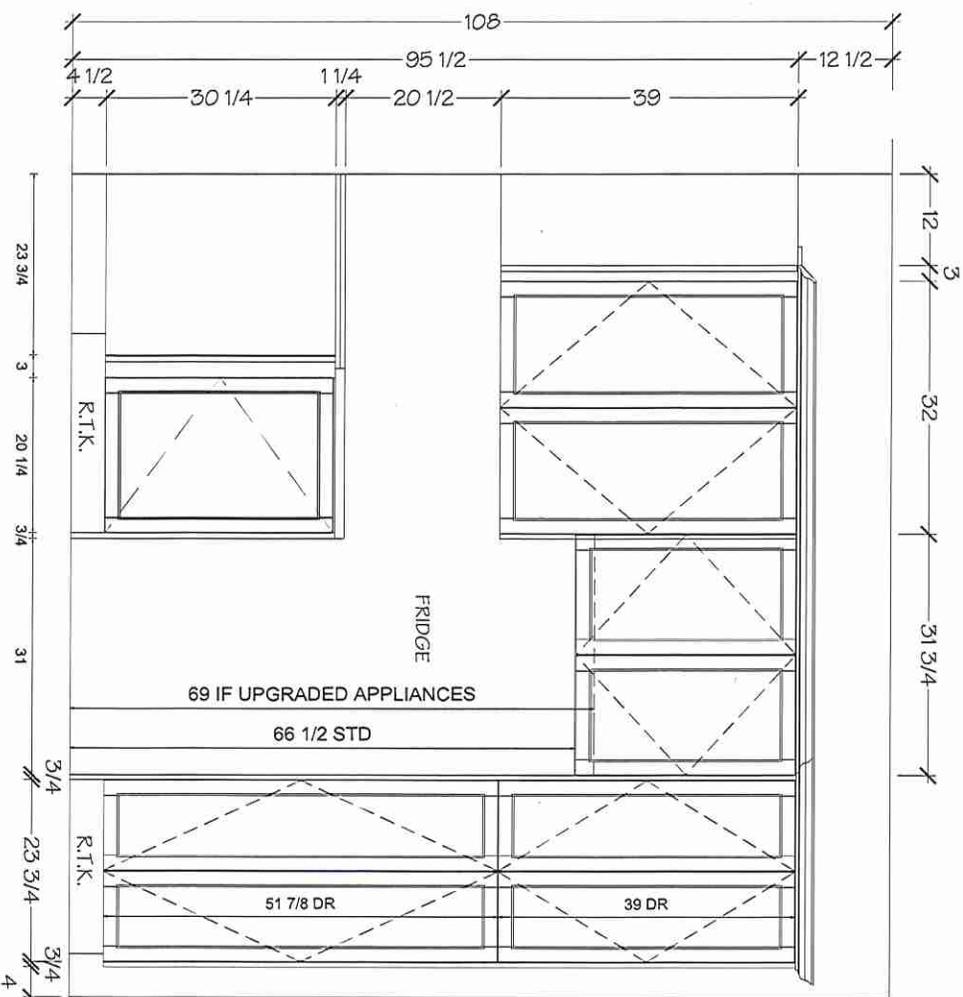


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 ADDRESS: RP-CE-MASTER MILL POND
 MODEL: MILLPOND 2010
KITCHEN

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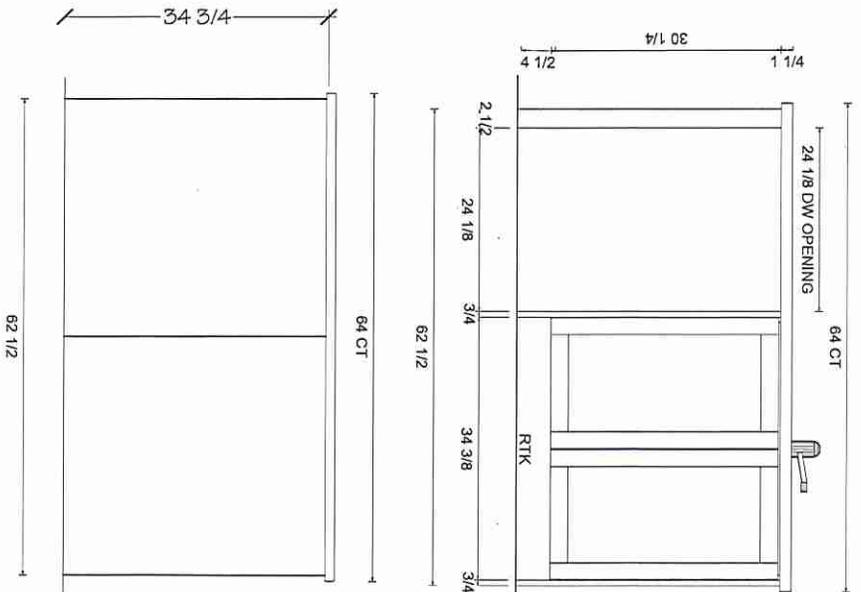


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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER MILL POND
MODEL: MILLPOND 2010
KITCHEN

NOTE: THIS SITE GETS STD-CROWN

4



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

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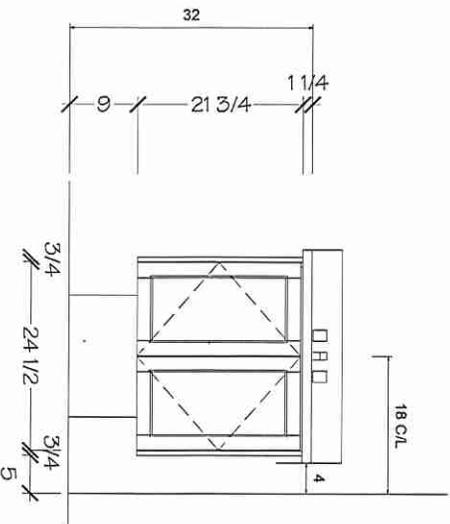
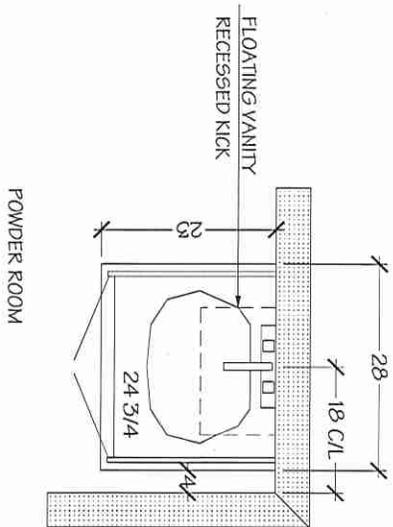
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CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER MILL POND
MODEL: MILLPOND 2010
POWDER ROOM

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PAGE: 8 OF 12



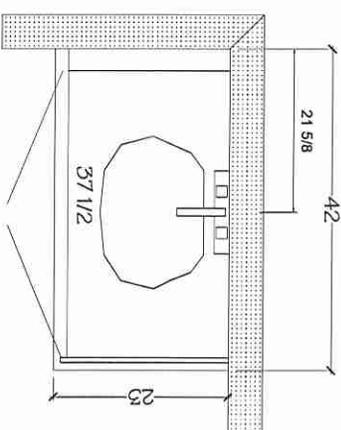
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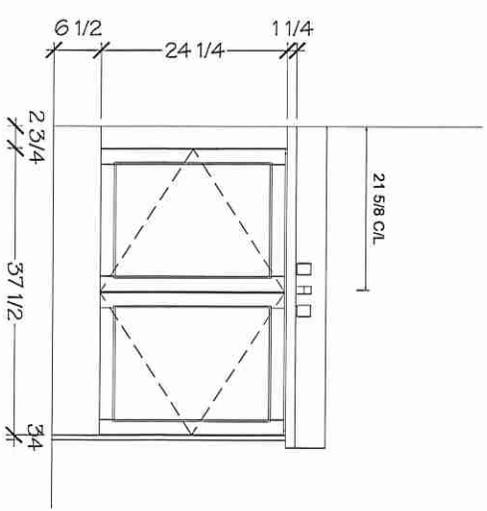
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CLIENT: ROYAL PINE HOMES
 PROJECT: CENTERFIELD
 ADDRESS: RP-CE-MASTER MILL POND
 MODEL: MILLPOND 2010
 PRIMARY ENSUITE

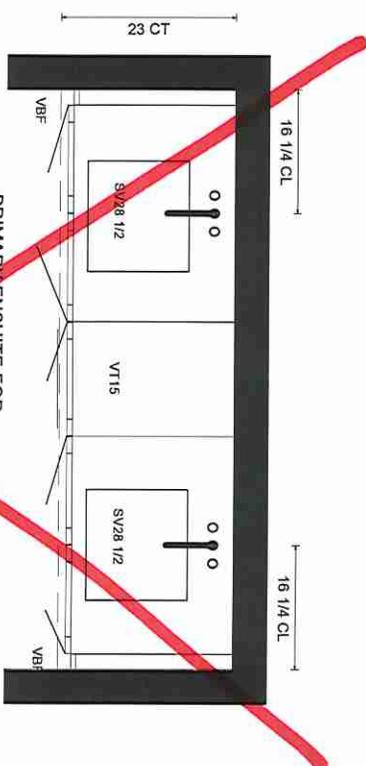
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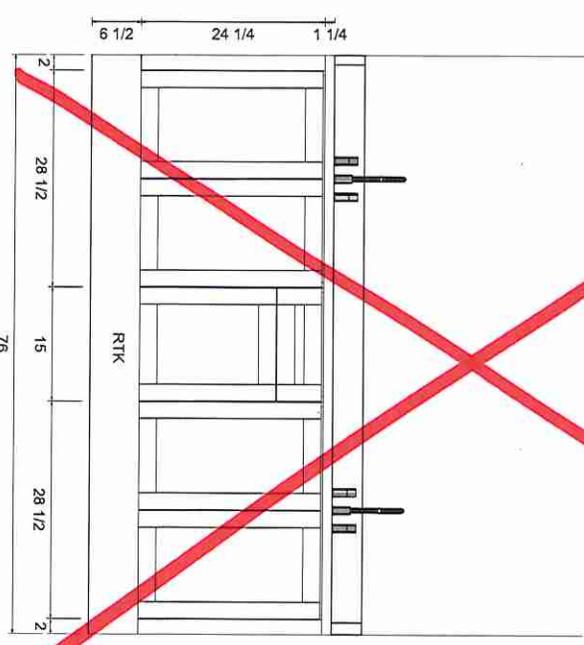
PRIMARY ENSUITE



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PRIMARY ENSUITE FOR 2ND FLOOR OPTION WITH OFFICE/FLAX SPACE

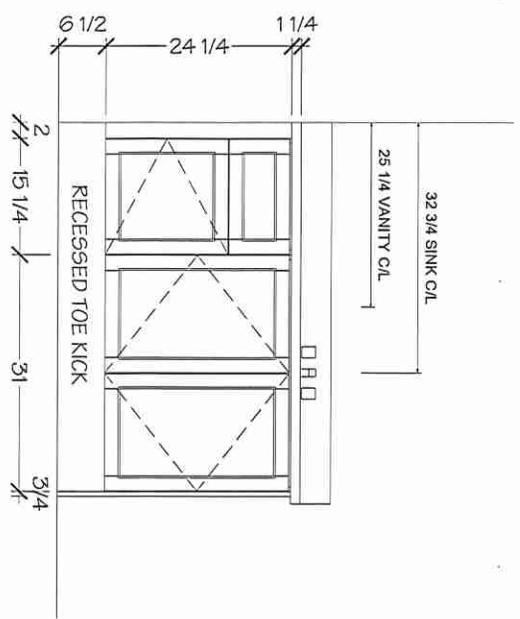
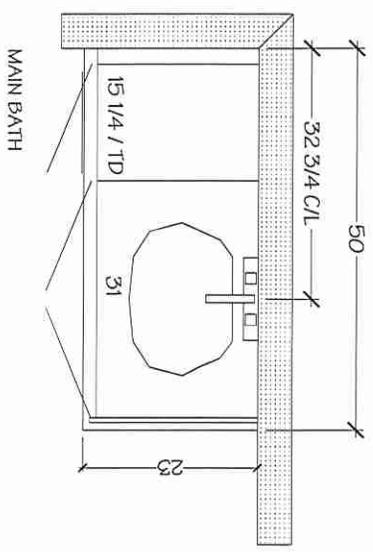


RTK

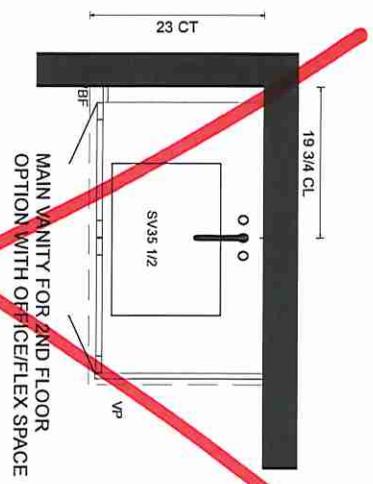
Lot 73 / BIK 242

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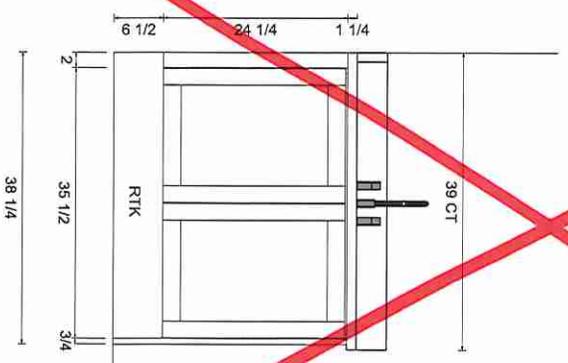
CLIENT: ROYAL PINE HOMES
 PROJECT: CENTERFIELD
 ADDRESS: RP-CE-MASTER MILL POND
 MODEL: MILLPOND 2010
MAIN BATH



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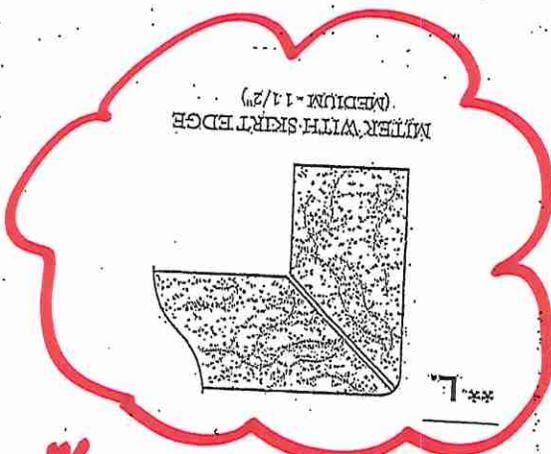
MAIN VANITY FOR 2ND FLOOR
 OPTION WITH OFFICE/FLEX SPACE



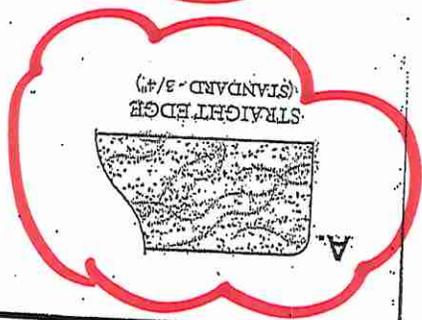
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RECEIVED

EDGING UP-GRADE OPTIONS



* Kitchen



* Main Bath

* Master Ensuite

* Powder Room

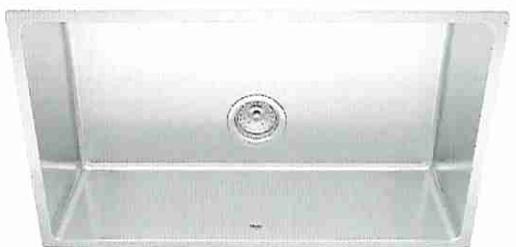
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EDGE
DETAILS

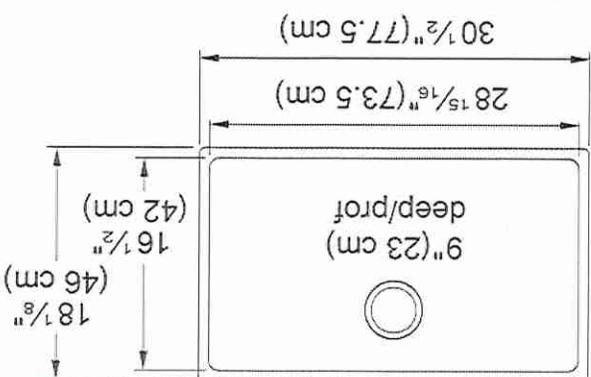
March 28, 2025
MN
KZ

Lot 73/BIK 242

Kitchen Sink



Install w 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

Lot 73/ BIK 242

SHOWER KITS

Lot 73/BK 242

3/2
3/1



CONTEMPORARY SQUARE SHOWER KIT

chrome

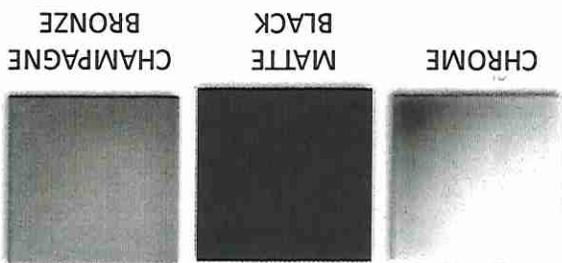
- ~~DF-KIT23-PBSBL-WS~~
- ~~DF-KIT23-PBSCZ-WS~~
- DF-KIT23-PBS-WS

** Master Ensuite Shower*



CONTEMPORARY ROUND SHOWER KIT

- DF-KIT24-PBR-WS
- DF-KIT24-PBRBL-WS
- DF-KIT24-PBR CZ-WS



Shown in Chrome



Prices subject to change