



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: JOSEPH WILSON CHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
74 BLOCK 242	3	LAWSON-OPTIONAL 2ND LEVEL-B	06-Aug-25

Date Added: 27-Mar-25

Invoice Number: 8771

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

Note:

1 - MAIN HALL - Delete builders standard ceiling light, 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 SIX (6) 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** - Purchaser Paying for Additional Switch Only

1 - CLARIFICATION;

EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door

Note:

1 - MAIN FLOOR & 2ND FLOOR - INTERIOR DOOR HARDWARE - Install UPGRADE Interior Door Handles and Hinges - HALIFAX SQAURE MATTE BLACK with RADIUS FLAT TIP MATTE BLACK HINGES

Note: To be installed throughout main floor and 2nd floor interior doors, where applicable (See Sketch)

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 - DISCLAIMER - THERMOFOIL CABINETRY;

KITCHEN - Purchasers accept & acknowledge that they were advised by vendor to NOT install thermofoil cabinets in kitchen.

Note: Due to the vapor & moisture from the stove & dishwasher, the cabinets may result in peeling. The vendor will be exempt.

1 - KITCHEN - CABINETRY - Install UPGRADE FULL DEPTH FRIDGE ENCLOSURE (with Applicable Gables) at Fridge area of kitchen (See Sketch)

Note:

1 - KITCHEN - CABINETRY - Install UPGRADE SOFT CLOSE HINGES - To be installed throughout kitchen cabinetry doors (x 20 cabinetry doors) where applicable (See Sketch)

Note:

1 - KITCHEN - CABINETRY - Install UPGRADE FULL EXT. UNDER-MOUNT TRACKS W/ SOFT CLOSE - To be installed throughout kitchen drawers (x 4 drawers) where applicable (See Sketch)

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.



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Date Added: 27-Mar-25

Invoice Number: 8771

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:

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard Backsplash Tile - 3x6 Arctic White 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 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)
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 FIXTURES & PLUMBING FAUCETS;
ALL BATHROOMS - Install Builders Standard PLumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.
Note: To Include; Powder Room, Master Ensuite and Main Bath (See Sketch)

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 ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on main bath tub/shower 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 26,2025
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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Grovetrail Developments Inc.

PURCHASER: JOSEPH WILSON CHAN TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
74 BLOCK 242	3	LAWSON-OPTIONAL 2ND LEVEL-B	06-Aug-25

Date Added: 12-Feb-25 Invoice Number: 8726

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builder standard 100 Amp Service (See Sketch)

Note:

1 - FRONT EXTERIOR - Install Upgrade EXTENDED HEIGHT SINGLE FRONT DOOR (Approx. 8'-0") with Standard Glass (delete transom window above) in lieu of builders standard height single front door (See Sketch)

Note:

4 - MAIN FLOOR - INTERIOR DOORS - Install Upgrade EXTENDED HEIGHT INTERIOR DOORS (Standard Style) To be installed throughout main floor, where applicable. To Include; Foyer Closet, PowderRoom, MudRoom Closet & Door Leading to Basement (x4 Doors) (See Sketch)

Note: **Purchaser Accepts & Acknowledges Extended Height Interior Doors to be Approved by Construction**

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Incudes 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 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 FEBRUARY 12,2025


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 8 Apr 25 at 10:04

* INTERIOR COLOUR SCHEME *

	Purchaser JOSEPH WILSON CHAN	Decor Consultant Melissa Di Marino	Model and Elevation 2008 LAWSON-OPTIONAL 2ND LEVEL-B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 06/08/2025	Property 74 BLOCK 242
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Page 1 of 3

	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13x13 CINQ GREY (STD)	✓ 8x10 CINQ GREY (STD)	NONE	NONE	NONE	WHITE
Main Bath	✓ 13x3 COSTA WHITE (STD)	✓ 8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	✓ 13x3 COSTA WHITE (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 13x3 COSTA WHITE (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 13x3 COSTA WHITE (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	✓ 13x3 COSTA WHITE (STD)	✓ 3x6 Arctic White Bright (Stacked) (STD)	NONE	NONE	NONE	STD
Foyer	✓ 13x3 COSTA WHITE (STD)					
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 - 020 (STD)					
FlexSpace/Office	✓ BROADLOOM - Opening Night - 020 (STD)					
Master Bedroom	✓ BROADLOOM - Opening Night - 020 (STD)					
Bedroom 2	✓ BROADLOOM - Opening Night - 020 (STD)					
Bedroom 3	✓ BROADLOOM - Opening Night - 020 (STD)					

Railings and Stairs

Railings	✓ STD - OVAL - Mirage Red Oak Driftwood	Landing - Upper	✓ 7 1/2" Torlys Watson Natural Oak (STD)
Pickets	✓ STD-Steel 1/2" Square, Plain - Flat Black	Landing - Lower	✓ 7 1/2" Torlys Watson Natural Oak (STD)
Posts	✓ STD-3 1/2" Square w/Cap. Mirage Red Oak Driftwood	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	✓ STD - MIRAGE RED OAK DRIFTWOOD		
Treads	✓ STD - MIRAGE RED OAK DRIFTWOOD		
Risers	✓ STD - MIRAGE RED OAK DRIFTWOOD		
Runner	NONE		

Trim

Baseboard & Casing	✓ STANDARD - COLONIAL	Knobs	✓ UPG - Halifax Square Matte Black
Front Door Glass	✓ STANDARD	Hinges	✓ UPG - Radius Flat Tip, MATTE BLACK
Interior Doors	✓ STANDARD - CARARA, SMOOTH	Grip Set	STANDARD


Notes

MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall

Cornice Moulding / Medallion

Foyer	NONE
Living Room	NONE
Dining Room	NONE
Family Room	NONE
Main Hall	NONE
Kitchen	NONE
2nd Floor Hall	NONE

* INTERIOR COLOUR SCHEME *

	Purchaser JOSEPH WILSON CHAN	Decor Consultant Melissa Di Marino	Model and Elevation 2008 LAWSON-OPTIONAL 2ND LEVEL-B	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 06/08/2025	Property 74 BLOCK 242
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Interior Paint

Description
Master Ensuite
Main Bath
Laundry (2nd Floor)
Powder Room
Mud Room
Kitchen/Dinette
Foyer
Main Hall
Great Room
Upper Hall
Flex Space/Office
Master Bedroom
Bedroom 2
Bedroom 3

Cabinet

Style	Countertop	Counter Edge	Handle / Knob
NY THERMOFOIL - FOG GREY (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ A " EDGE (STD)	BP205128-900
NY THERMOFOIL - ONTARIO WHITE (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ A " EDGE (STD)	BP205128-900
N/A	N/A	N/A	N/A
NY THERMOFOIL - FOG GREY (STD)	✓ EVEREST VANILLA WHITE (STD)	✓ A " EDGE (STD)	BP205128-900
N/A	N/A	N/A	N/A
NY THERMOFOIL - ONTARIO WHITE (STD)	✓ EVEREST GREY GALAXY (STD)	✓ L " EDGE (UPG)	BP205128-900

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	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 #ND183IUA-9
**KITCHEN FAUCET - Install Standard Faucet - DELTA Osler Single Handle Pull-Down(Single Hole) Kitchen Faucet - Model # 976LF - Chrome

Decor Consultant:

DocuSigned by:

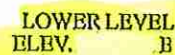
Purchaser:

Vendor:

Lot: 74 BLOCK 242 Project: Grovetrail Developments Inc. Model: LAWSON-OPTIONAL 2ND LEVEL-B

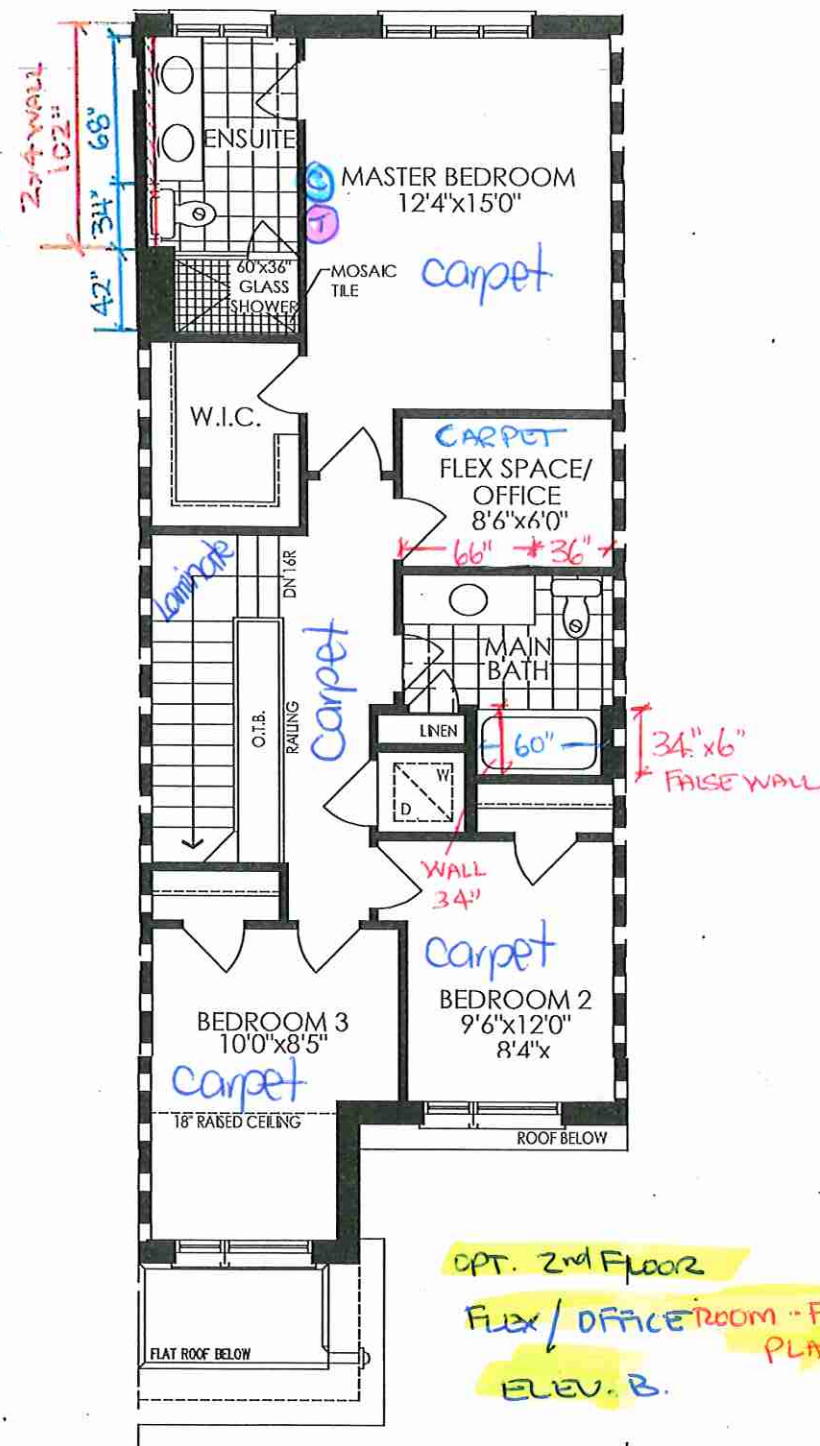
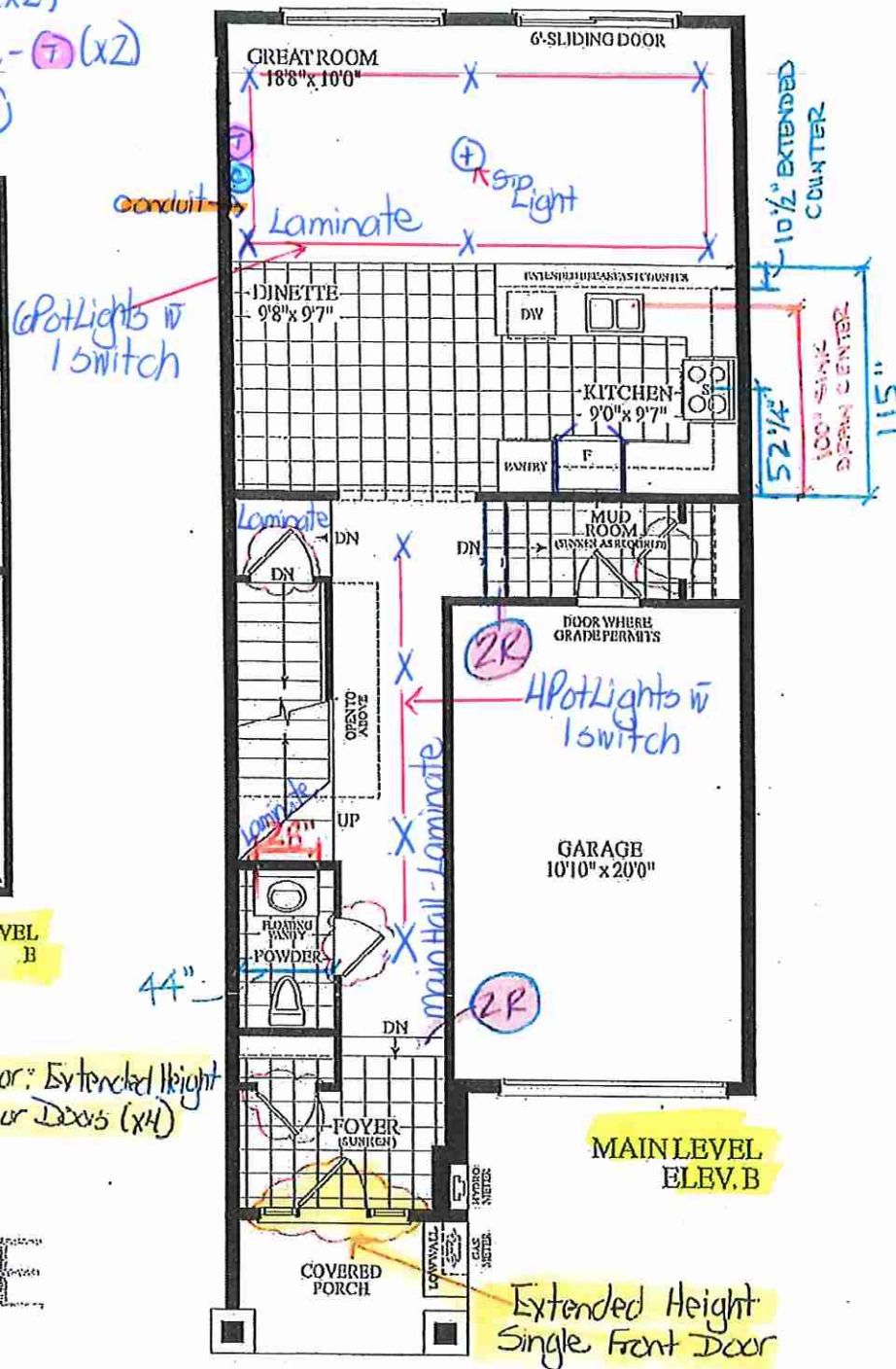
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cable - ③ (x2)
 Telephone - ⑦ (x2)
 Conduit (x1)



- * Main Floor: Extended Height Interior Doors (x4)

OAKRIDGE
MEADOWS



OPT. 2nd Floor
FLUX / OFFICE ROOM - FLOOR
PLAN.
FLEV. B.

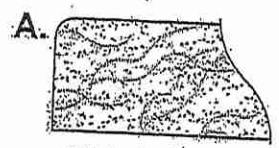
BLK. 242 TH.74 20-08 THE LAWSON EL.B 1690 SQ.FT.

Lot 74 / BIK 242

March 25, 2025

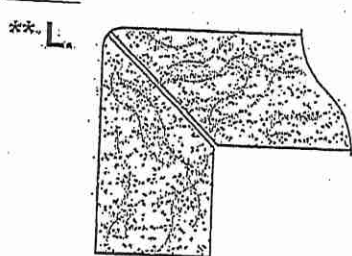
EDGE
DETAILS

004



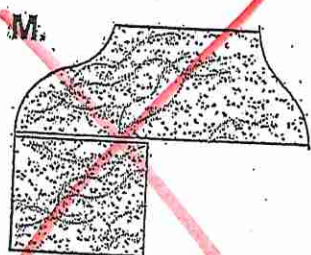
STRAIGHT EDGE
(STANDARD - 3/4")

- * Powder Room
- * Master Ensuite
- * Main Bath



MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

- * Kitchen



OGEE-SQUARE EDGE
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED
MAR 27 2025

Lot 74 / BIK 242

KITCHENS & FINE CABINETRY LTD

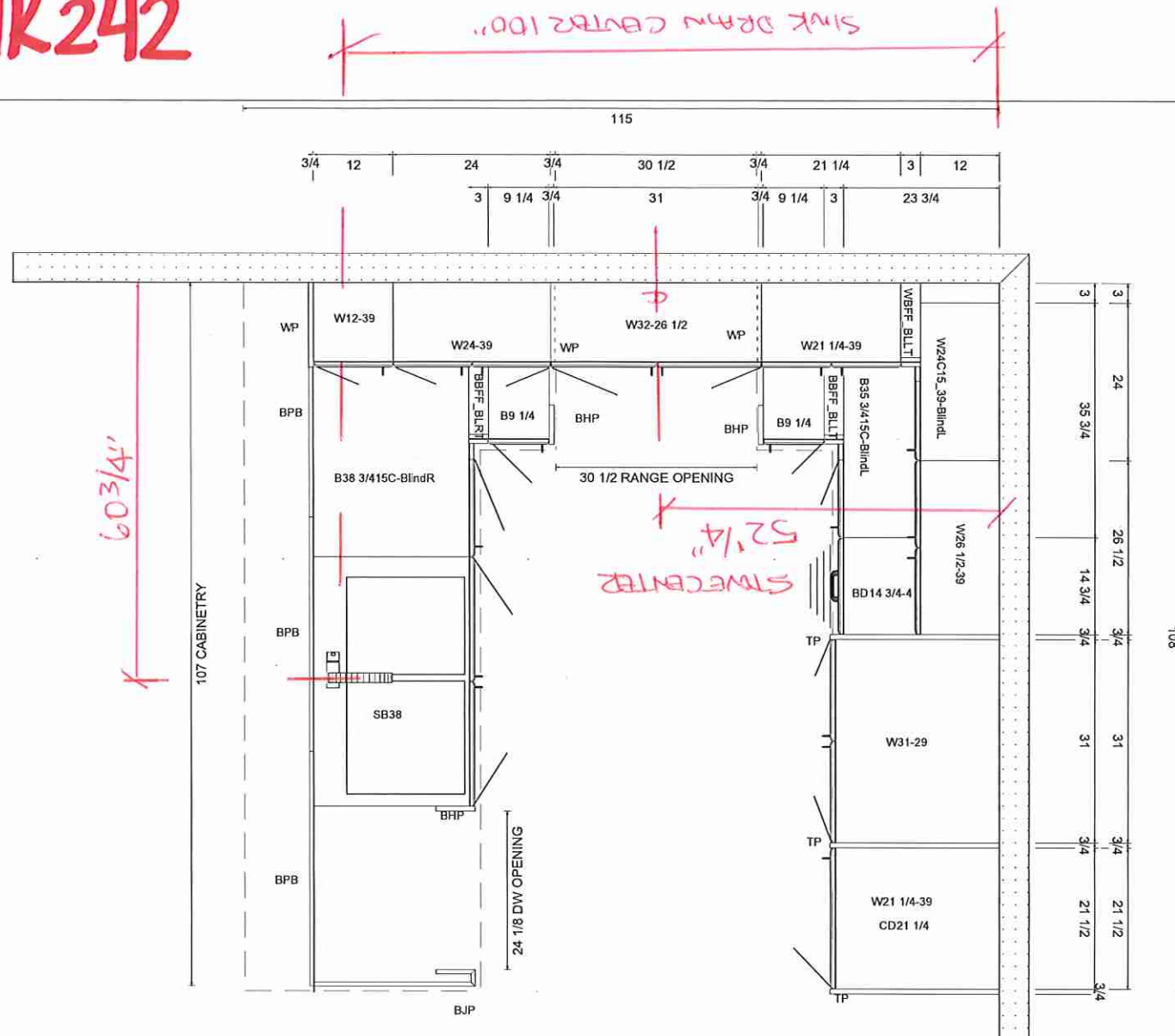
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE
PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-74
MODEL: LAWSON 20-08


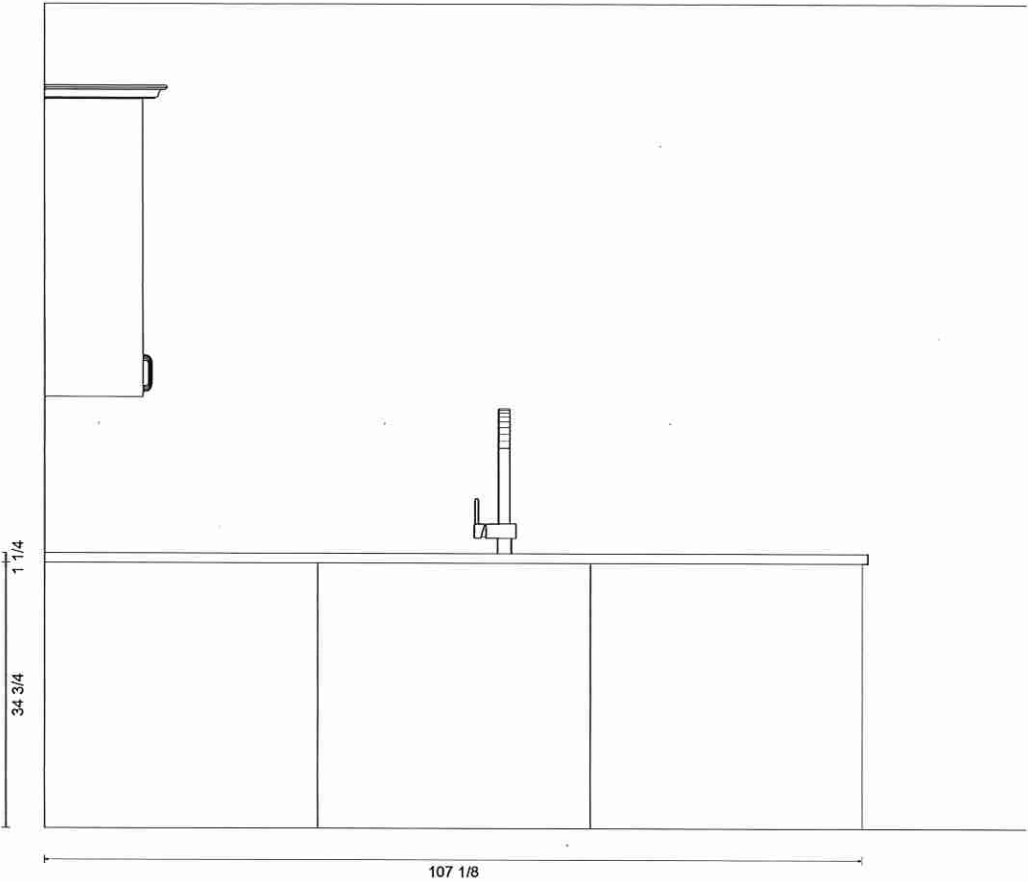
KITCHEN PLAN VIEW

DOOR STYLE: NEW YORK
 DOOR PROFILE: N/A
 FINISH COLOUR: ONTARIO 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: SOFT CLOSE
 DRAWER SLIDES: SOFT CLOSE
 DOOR UPGRADE:
 EXTRAS:

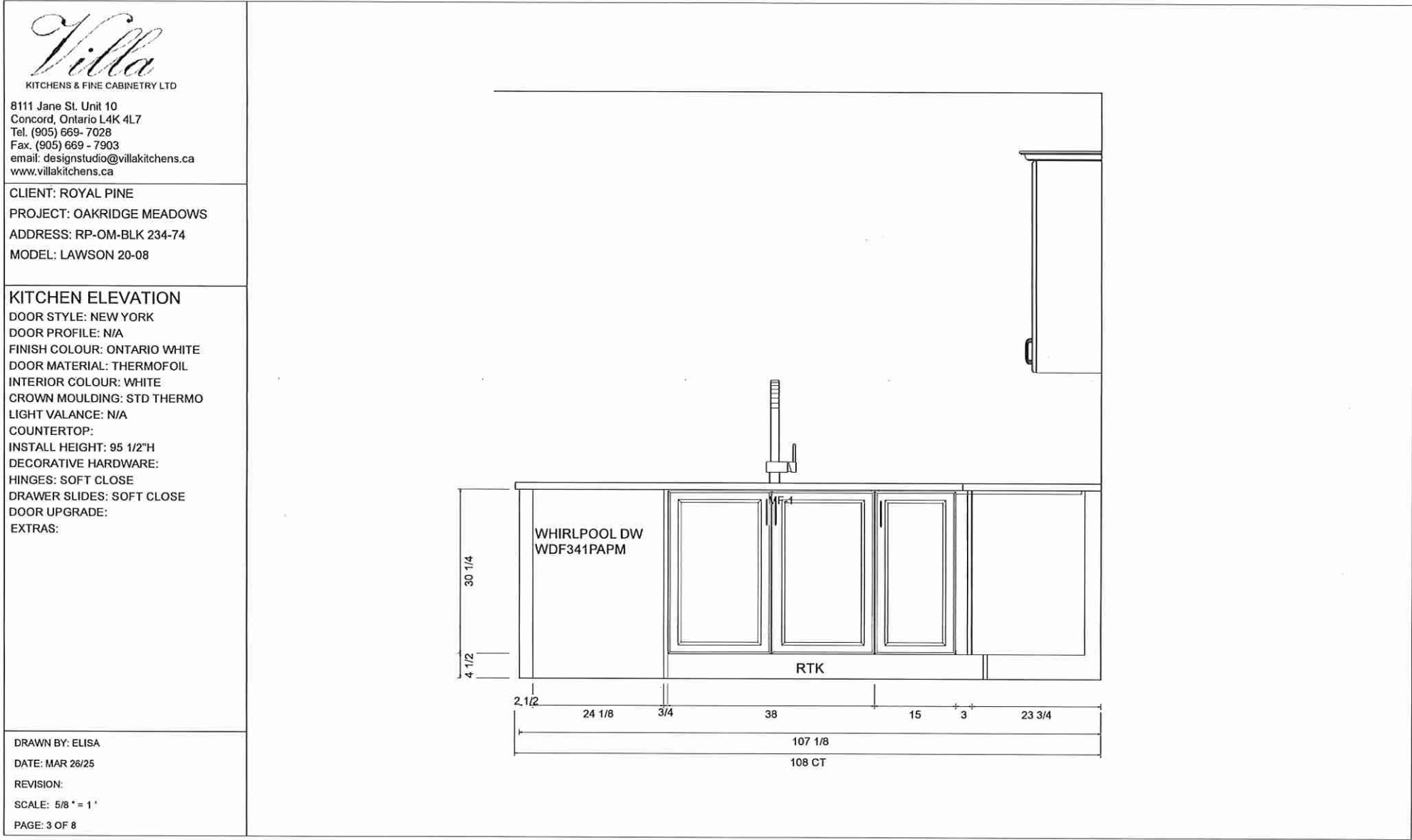
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DATE: MAR 26/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 1 OF 8




Lot 74 / BIK 242

<div><div><p>KITCHENS & FINE CABINETRY LTD</p></div><div><p>8111 Jane St. Unit 10 Concord, Ontario L4K 4L7 Tel. (905) 669-7028 Fax. (905) 669-7903 email: designstudio@villakitchens.ca www.villakitchens.ca</p></div></div>	
<div><p>KITCHEN PLAN VIEW</p><p>DOOR STYLE: NEW YORK DOOR PROFILE: N/A FINISH COLOUR: ONTARIO 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: SOFT CLOSE DRAWER SLIDES: SOFT CLOSE DOOR UPGRADE: EXTRAS:</p></div>	
<div><p>DRAWN BY: ELISA</p><p>DATE: MAR 26/25</p><p>REVISION:</p><p>SCALE: 5/8" = 1'</p><p>PAGE: 2 OF 8</p></div>	

Lot 74 / BIK 242





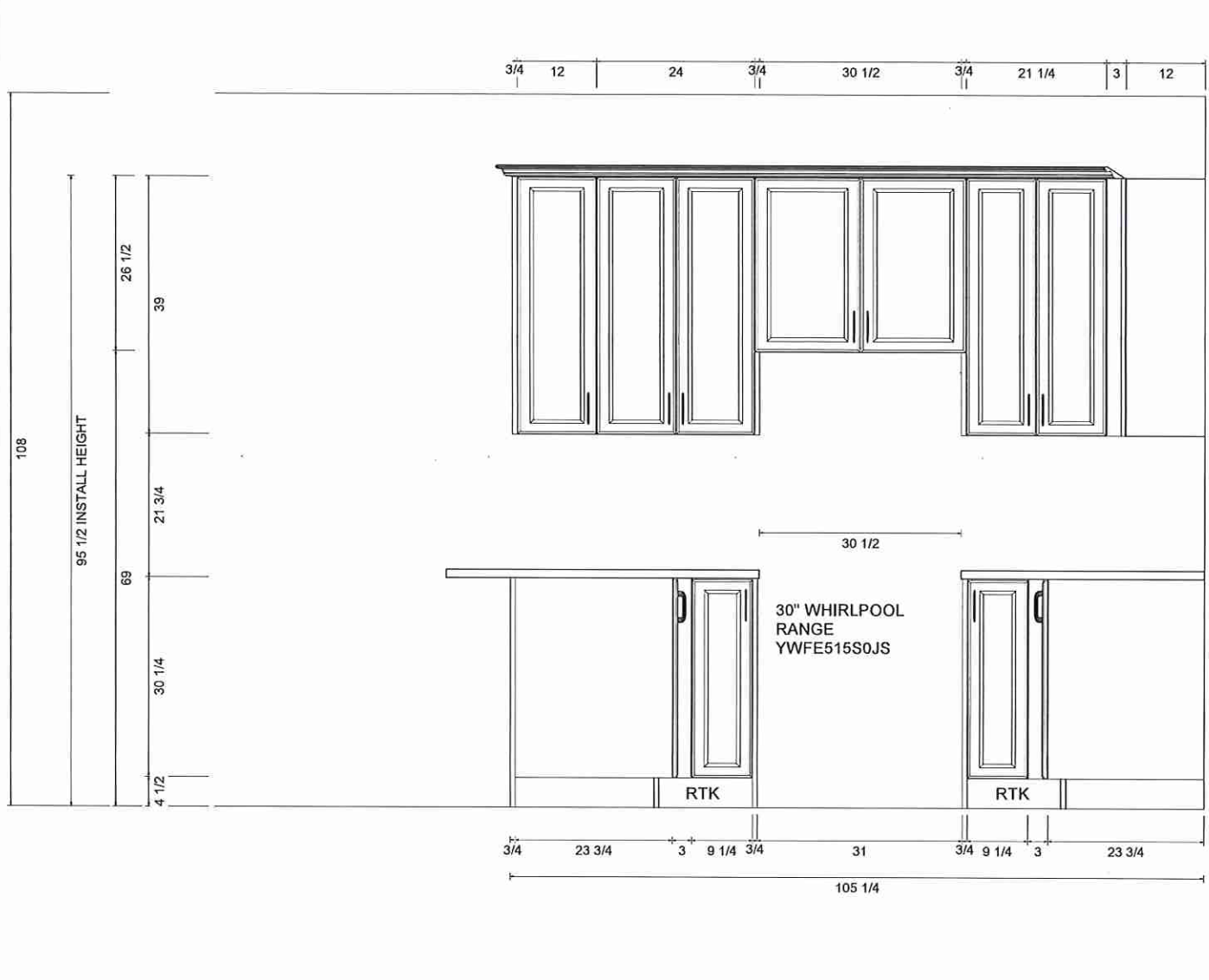
Villa
KITCHENS & FINE CABINETRY LTD

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Concord, Ontario L4K 4L7
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Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
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CLIENT: ROYAL PINE
PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-74
MODEL: LAWSON 20-08

KITCHEN ELEVATION
DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: ONTARIO 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: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE
DOOR UPGRADE:
EXTRAS:

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SCALE: 5/8" = 1'
PAGE: 4 OF 8



Dimensions:

- Upper Cabinet Heights:** 26 1/2", 39", 21 3/4", 69", 30 1/4", 4 1/2"
- Lower Cabinet Heights:** 30 1/2", 31", 23 3/4", 3"
- Countertop Height:** 95 1/2" INSTALL HEIGHT
- Range:** 30" WHIRLPOOL RANGE YWFE515S0JS
- Labels:** RTK (Range Top Kitchen)

Lot 74 / BIK 242

Villa

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CLIENT: ROYAL PINE
PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-74
MODEL: LAWSON 20-08

KITCHEN ELEVATION

DOOR STYLE: NEW YORK
DOOR PROFILE: N/A
FINISH COLOUR: ONTARIO 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: SOFT CLOSE
DRAWER SLIDES: SOFT CLOSE
DOOR UPGRADE:
EXTRAS:

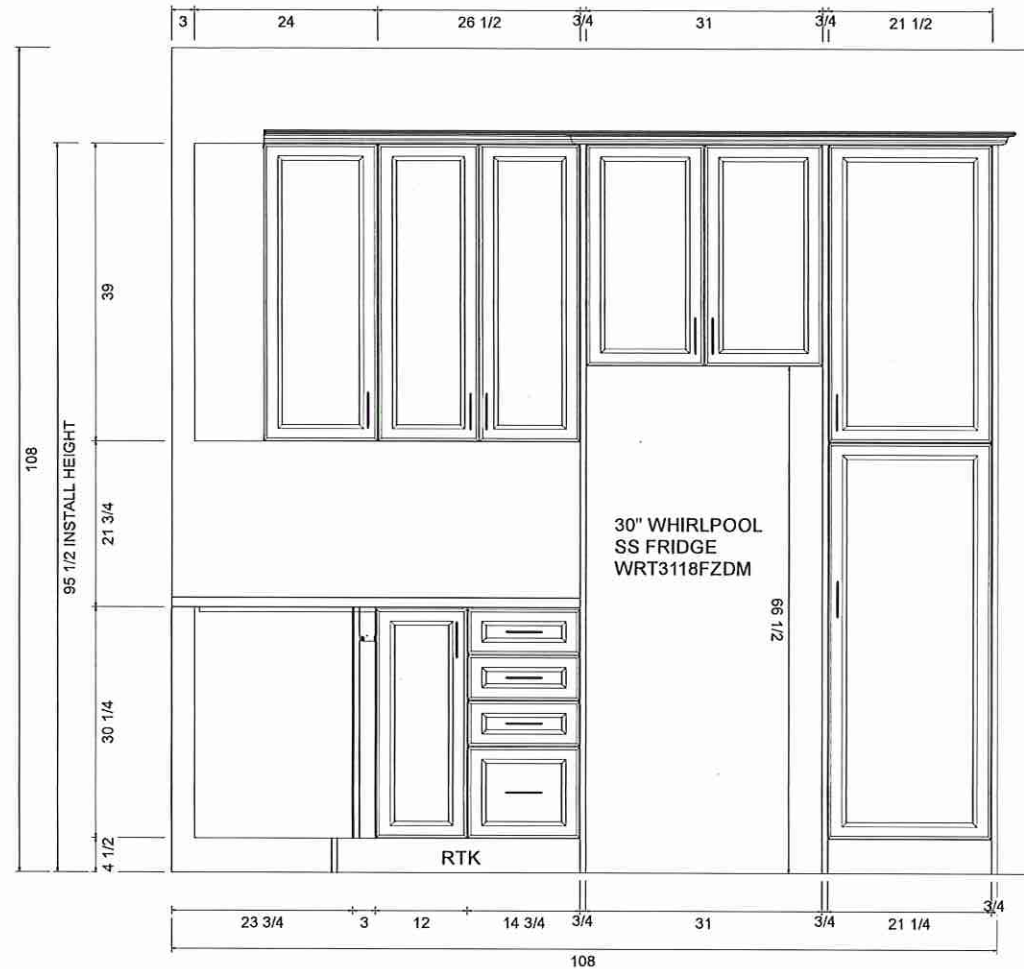
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DATE: MAR 26/25

REVISION:

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PAGE: 5 OF 8



Lot 74 / BIK 242

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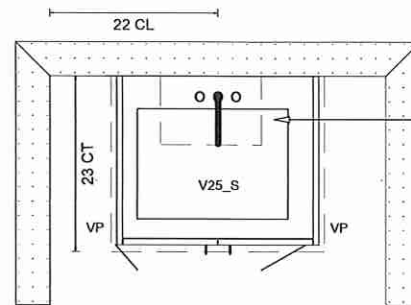
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PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-65

MODEL: LAWSON 20-08

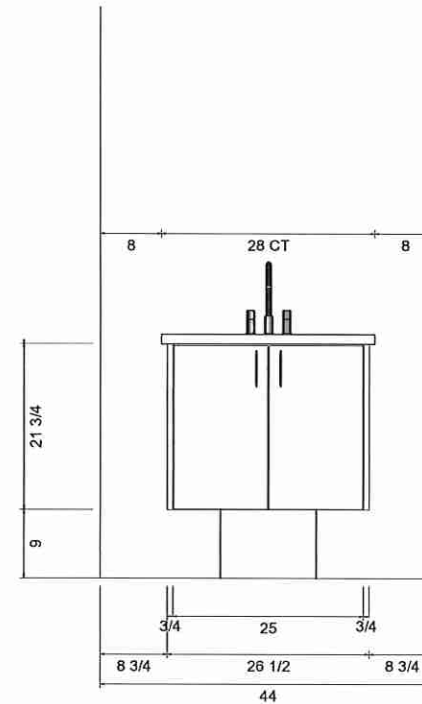
POWDER RM

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 26/25
REVISION:
SCALE: 5/8" = 1'
PAGE: 6 OF 8



FLOATING VANITY
RECESSED KICK



Lot 74/ BIK 242

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KITCHENS & FINE CABINETRY LTD.

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Concord, Ontario L4K 4L7
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CLIENT: ROYAL PINE
PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-65

MODEL: LAWSON 20-08

PRIMARY 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:

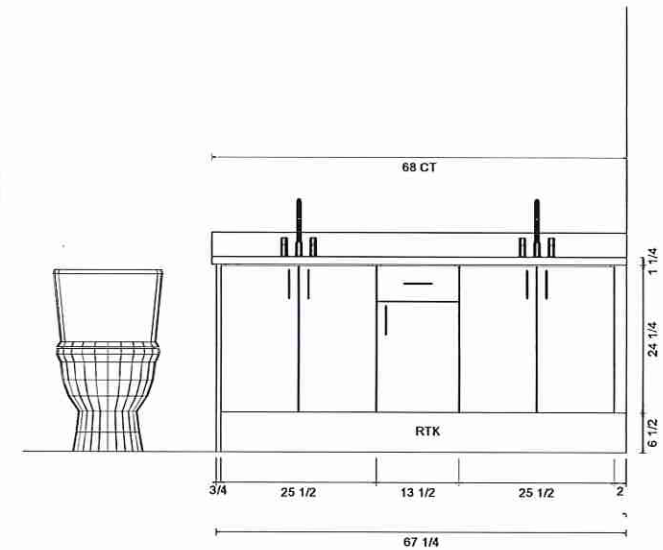
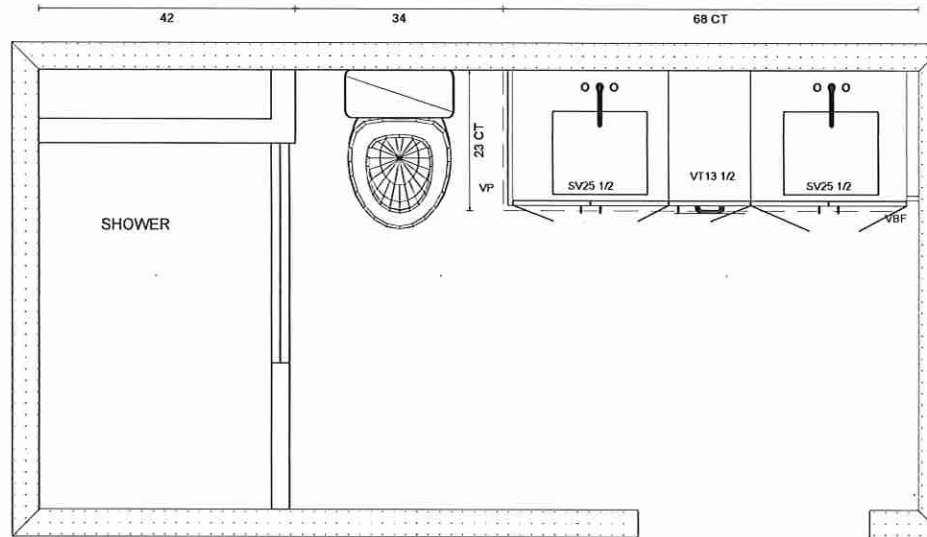
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DATE: MAR 26/25

REVISION:

SCALE: 1/2" = 1'

PAGE: 7 OF 8



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CLIENT: ROYAL PINE
PROJECT: OAKRIDGE MEADOWS
ADDRESS: RP-OM-BLK 234-65

MODEL: LAWSON 20-08

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:

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PAGE: 8 OF 8

