



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: TZE-MAN LEUNG and KATHARINE CHING FAN WONG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
71 BLOCK 235	3	LAWRENCE-OPT Kitchen Layout Elev A1	12-Aug-25

Date Added: 08-Apr-25

Invoice Number: 8775

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 - 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 - KITCHEN- Install an Upgrade #1 counter top- Everest BLANCO PURE throughout the kitchen, where applicable with Standard "A" edge

Note:

1 - KITCHEN- Do no Install, Supply, or Credit the purchaser with the builders standard kitchen backsplash

Note:

1 - KITCHEN-Install an upgarded kitchen undermount sink. Install the Kindred BROOKMORE Model # BSU1831-9

Note: **INstall the builders standard single hole faucet

1 - POWDER ROOM- Install an standard counter top- Everest MAPLE WHITE with Standard "A" Edge

Note:

1 - MAIN BATH- Install an standard counter top- Everest MAPLE WHITE with Standard "A" Edge

Note:

1 - MASTER ENSUITE- Install an standard counter top- Everest MAPLE WHITE with Standard "A" Edge

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-
MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.

Note:

1 - SHOWER CEILINGS

Purchasers have declined upgrade to install tiles on ceilings of shower stalls and Tub/Showers. Purchaser acknowledges there will be no tiles on ceilings of shower stall and Tub/Showes

Note:

1 - SECOND FLOOR- Install Laminate fooring, in lieu of the builders standard carpet. Install the Laminate Highland WATSON NATURAL OAK, on Upper Hall, Master Bedroom, Bedroom #2, and #3

Note:



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<p>1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: The purchaser accepts and acknowledges that the flooring is prefinished & the staircase is Red Oak with hand-applied finish, along with the unique qualities of natural wood can create an unbalanced look.</p> <p>Note:</p>
<p>1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List</p> <p>**SEE BELOW**</p> <p>Note:</p>
<p>1 - GREAT ROOM- In addition to the builders standard ceiling light, Install SIX(6) pot lights in the Great Room. All SIX (X6) potlights to be on the same switch as ceiling light (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- In addition to the builders standard ceiling lights, Install FOUR (X4) pot lights in the Kitchen All FOUR(X4) potlights to be on the seperate (See Sketch)</p> <p>Note:</p>
<p>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</p> <p>Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES</p> <p>Note:</p>
<p>1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$3,771.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART</p> <p>Note:</p>

Date Added: 17-Mar-25

Invoice Number: 8754

<p>1 - 2ND FLOOR - UPPER HALL - Install UPGRADE SMOOTH CEILINGS - To be installed throughout UPPER HALL ONLY, where applicable. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - Install UPGRADE GAS LINE ROUGH-IN *(Includes Additional Applicable Electrical)* for Stove at kitchen (See Sketch)</p> <p>Note:</p>
<p>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</p> <p>Note: **Remaining Bonus Package of \$3,771.00(Includes Taxes) will be applied to upgrades completed during decor appointment**</p>
<p>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 17,2025</p> <p>Note:</p>
<p>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</p> <p>Note:</p>

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* INTERIOR COLOUR SCHEME *

Purchasers TZE-MAN LEUNG & KATHARINE CHING FAN WONG	Decor Consultant Laura Di Pede	Model and Elevation LAWRENCE-OPT Kitchen Layout Elev A1	Telephone Res. / Bus /	Project 20-07 Grovetrail Developments Inc.	Closing Date 12/08/2025	Property 71 BLOCK 235
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	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Master Ensuite	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY (VELVET FINISH)	(STD) Everest MAPLE WHITE "A" STD EDGE SEE NOTES
Main Bathroom	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY (VELVET FINISH)	(STD) Everest MAPLE WHITE "A" STD EDGE SEE NOTES
Powder Room	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY (VELVET FINISH)	(STD) Everest MAPLE WHITE "A" STD EDGE SEE NOTES
Kitchen/Dinette	STD- SILVER BIRCH	STD- EURO MELAMINE FOG GREY (VELVET FINISH)	Everest BLANCO PURE (UPGD) "A" STD EDGE SEE NOTES
Laundry	STD- SILVER BIRCH		
Foyer	STD- SILVER BIRCH		
Main Hall	STD- SILVER BIRCH		
Great Room	STD- SILVER BIRCH		
Upper Hall	STD- SILVER BIRCH		
Master Bedroom	STD- SILVER BIRCH		
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	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

**KITCHEN CABINET HARDWARE- BP53082-195 ** **POWDER ROOM CABINET HARDWARE- BP53082-195 **MASTER ENSUITE- BP56325128-195T **MAIN BATH- BP56325128-195T

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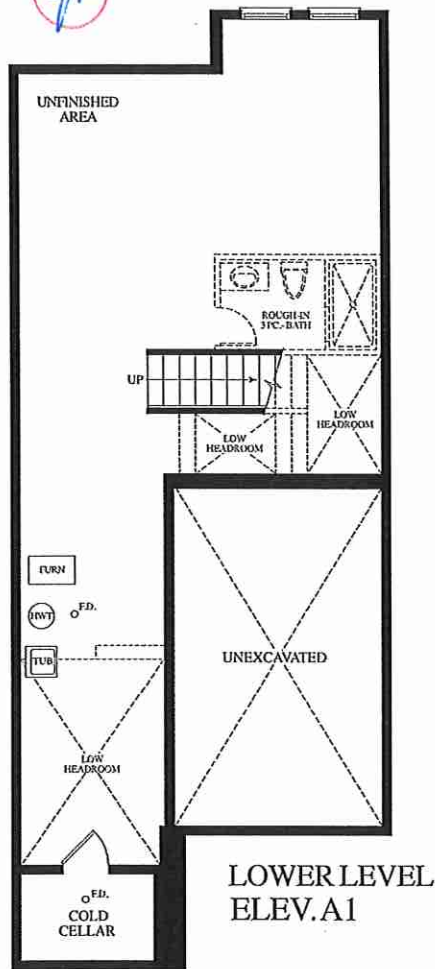
Decor Consultant: Laura Di Pede

Purchaser: DocuSigned by: 137F26944CD9408... TZE-MAN LEUNG

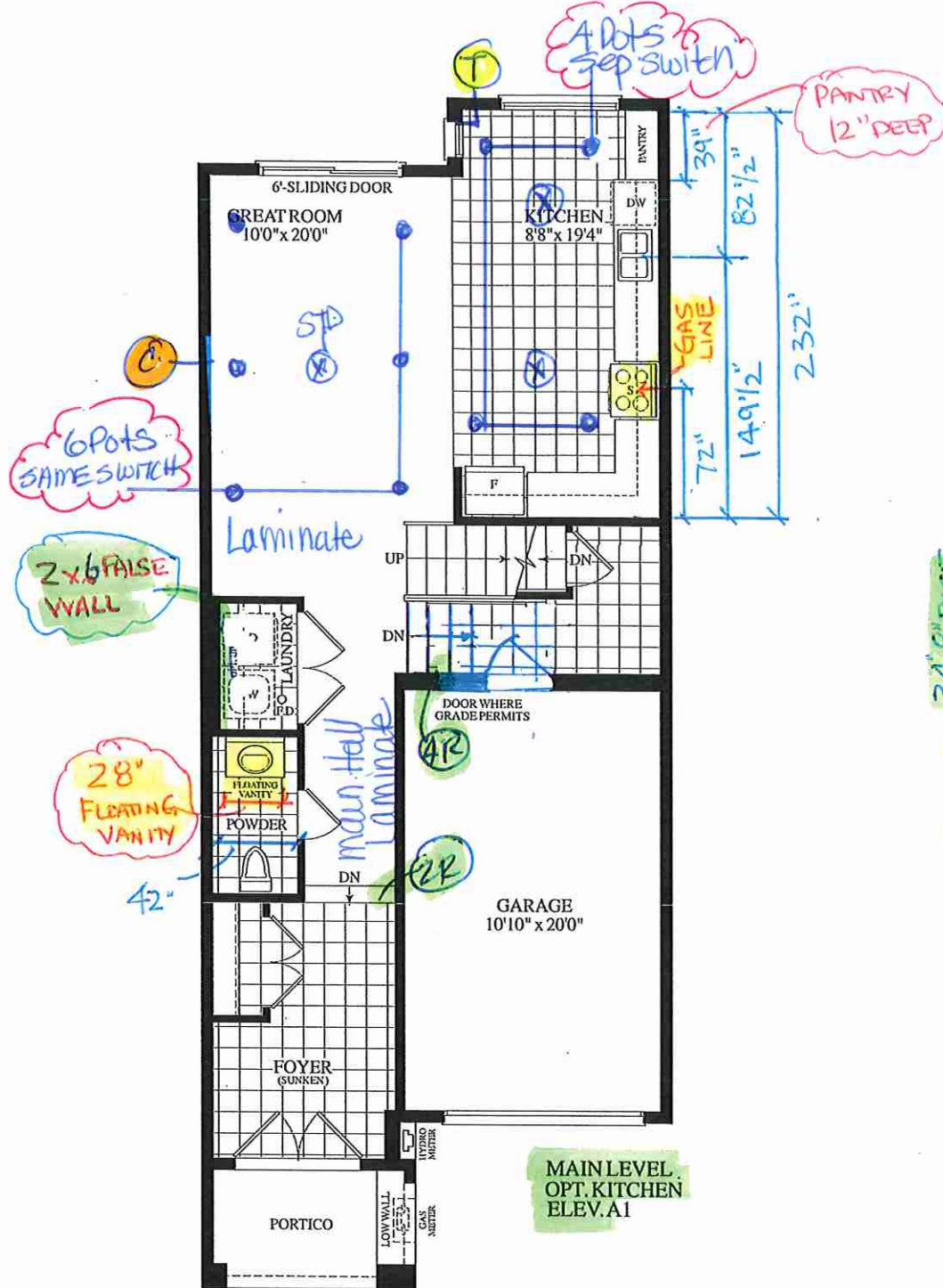
Purchaser: 签署人: D48B3980504041F KATHARINE CHING FAN WONG

Vendor: Grovetrail Developments Inc.
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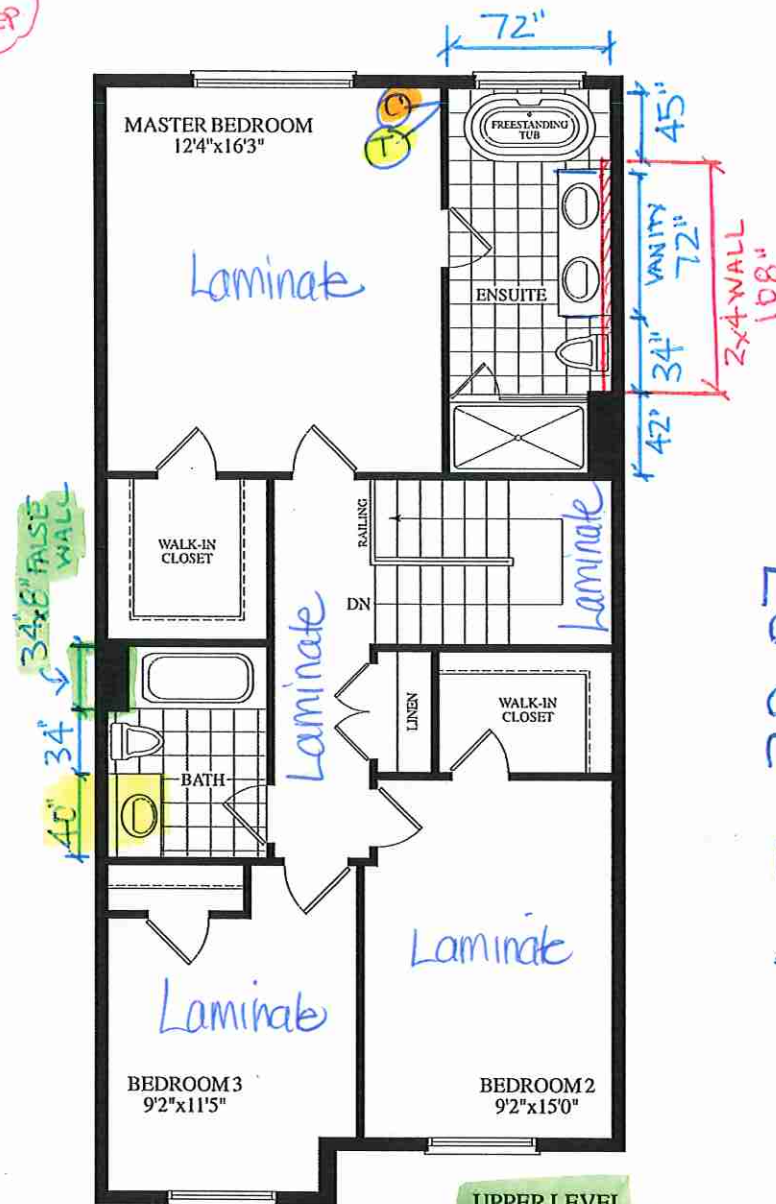
(C) Cable (x2)
 (T) Telephone (x2)
 (x10) Potlights
 March 17, 2025
 (W) (pm)



LOWER LEVEL
ELEV. A1



MAIN LEVEL
OPT. KITCHEN
ELEV. A1



UPPER LEVEL
ELEV. A1

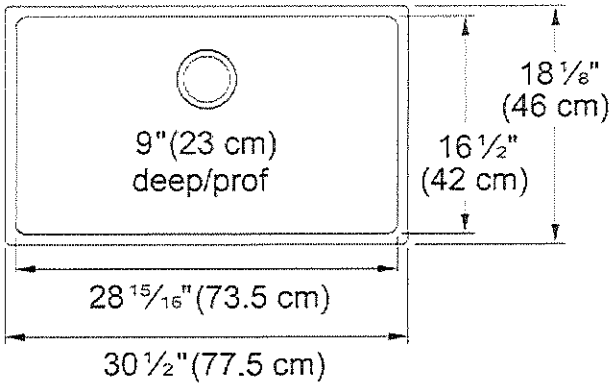
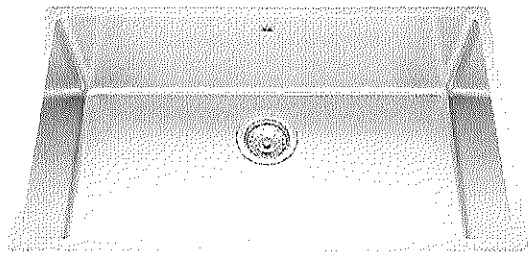
* Smooth Ceilings - Upper-Hall Only

MODEL 20-07

BLK. 235 TH. 71 THE LAWRENCE EL. A1 1665 SQ. FT.

TH71 BLK235 Grove Trail

Brookmore Undermount Sink - BSU1831-9 | 122.0637.643



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 finsh	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

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

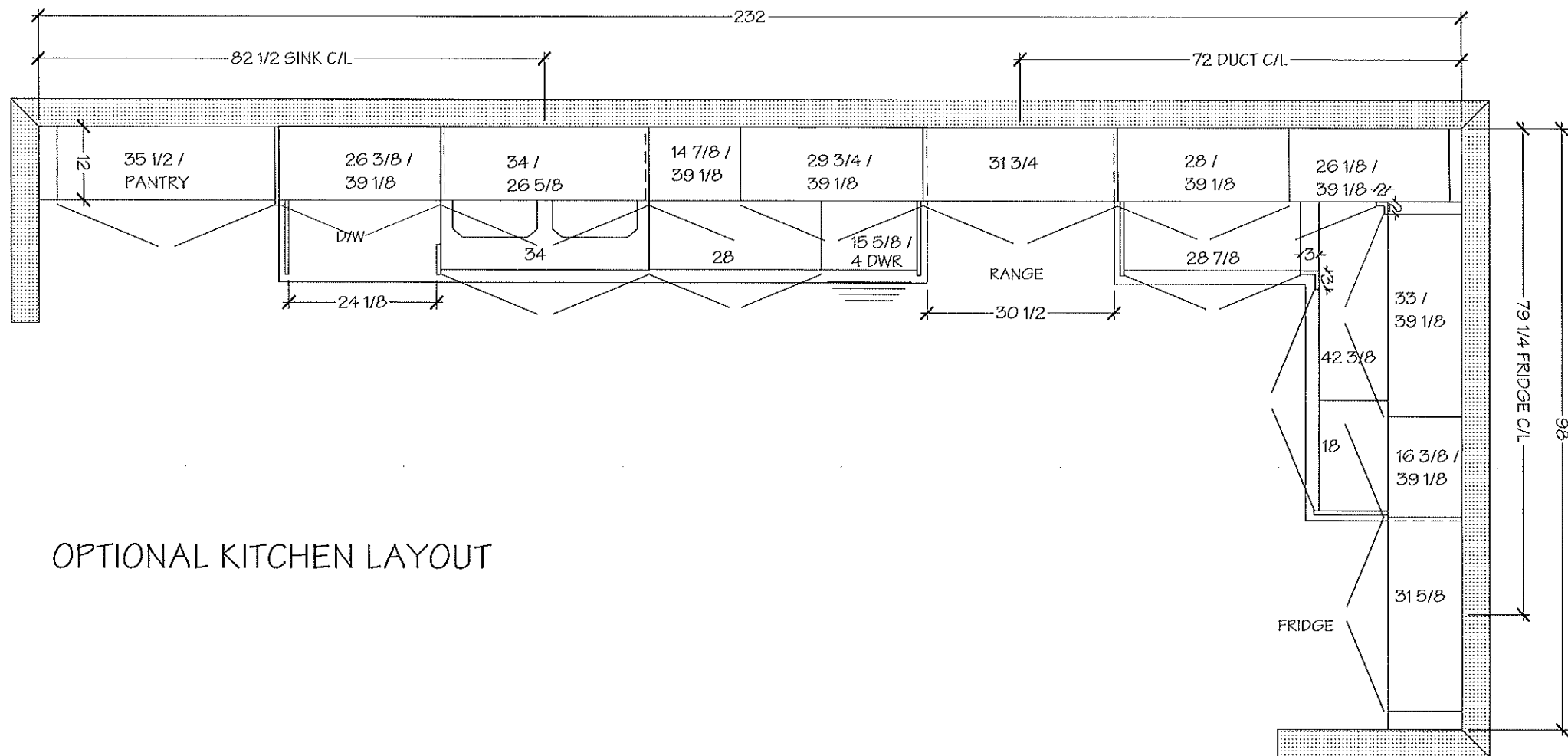
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MODEL: LAWRENCE 2007

OPTIONAL KITCHEN

~~OPTIONAL MAGIC CORNER~~

THH BLK 235



OPTIONAL KITCHEN LAYOUT

NOTE MEASURES ARE BASED ON FINISHED DRYWALL

DRAWN BY:

DATE: JUNE 20/2021

REVISION: NOVEMBER 05/2021

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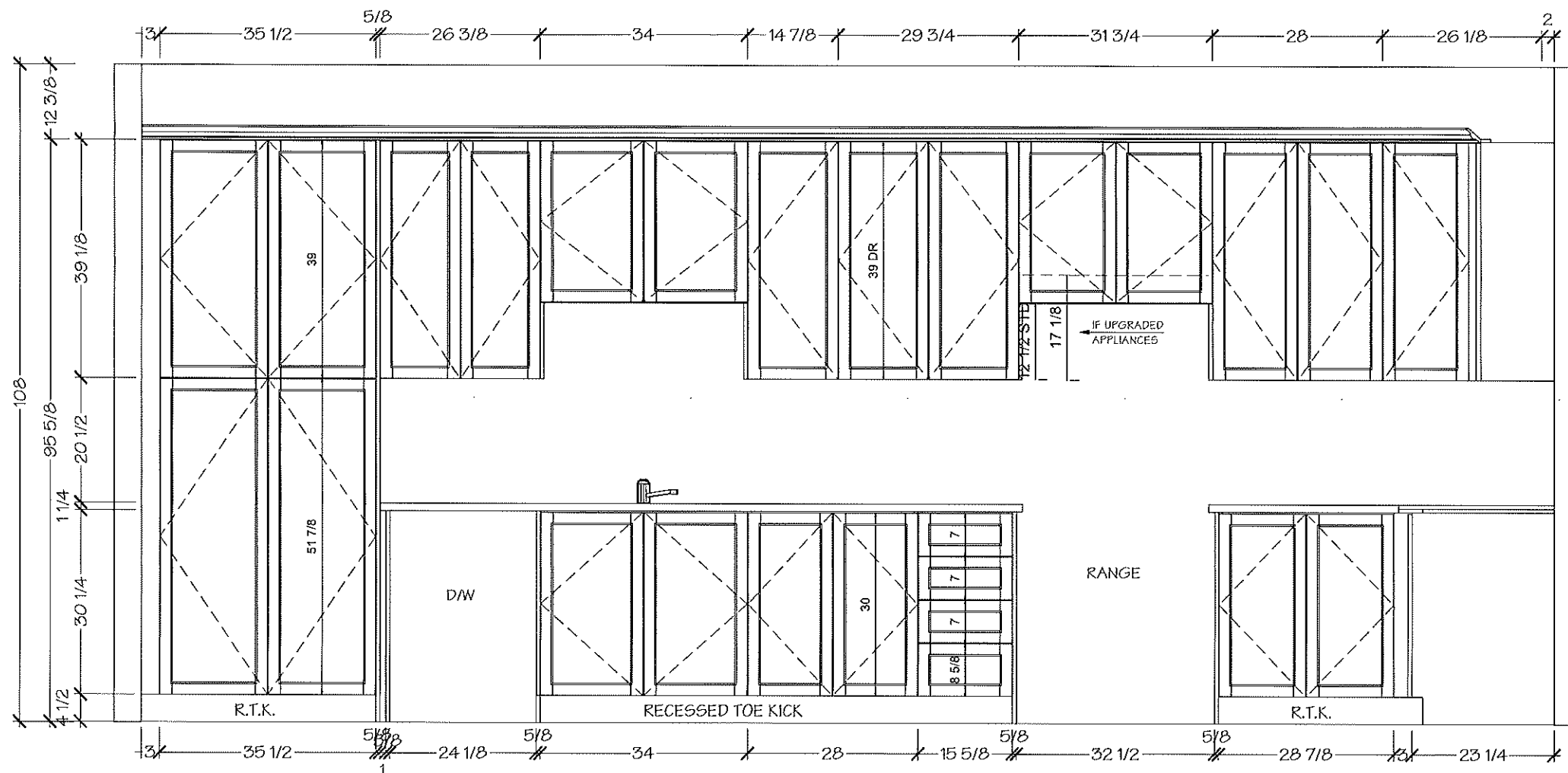
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~~OPTIONAL MAGIC CORNER~~

TH 71 BLK 235



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+ ~~OPTIONAL MAGIC CORNER~~

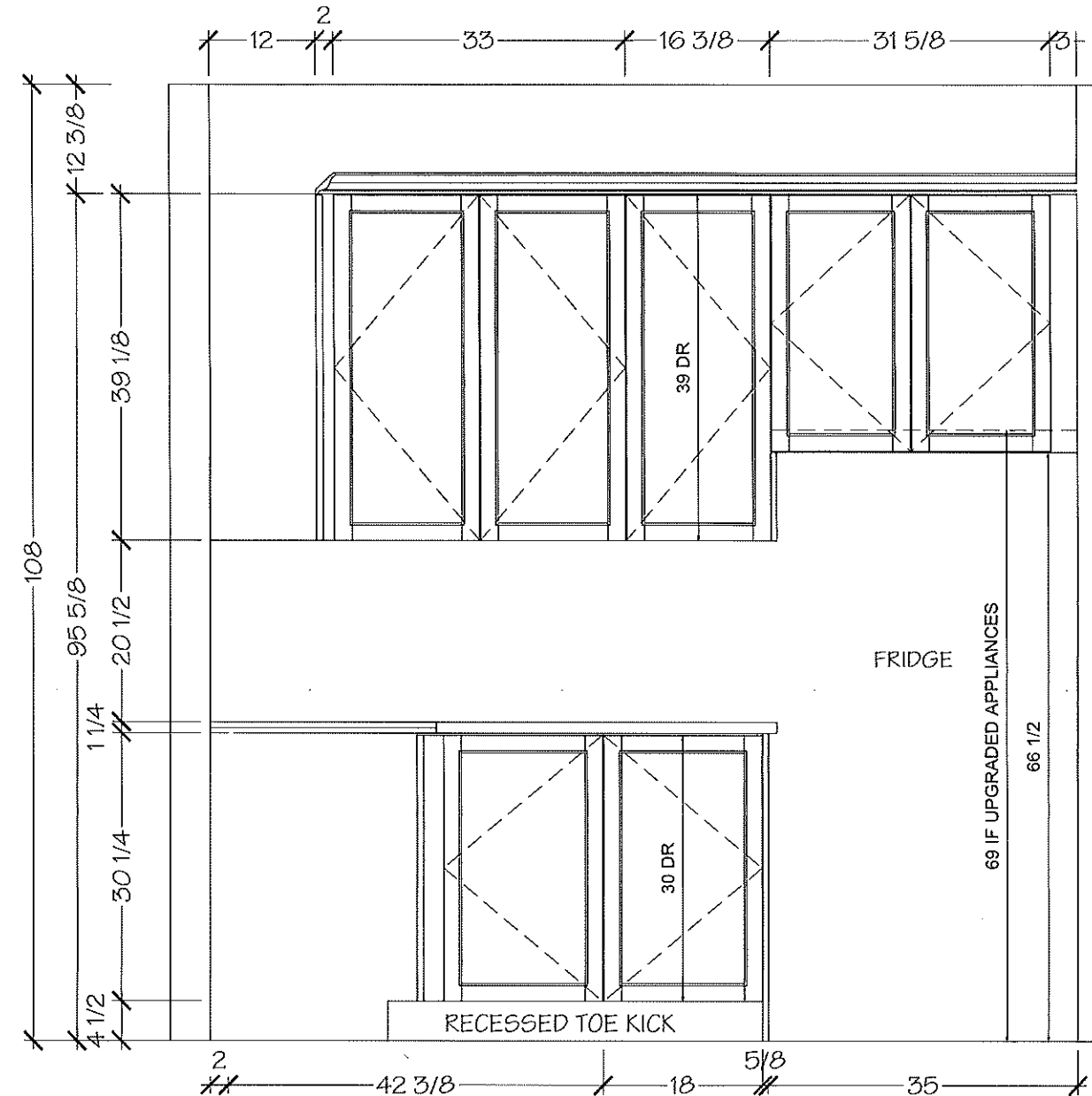
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OPTIONAL KITCHEN LAYOUT

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POWDER ROOM

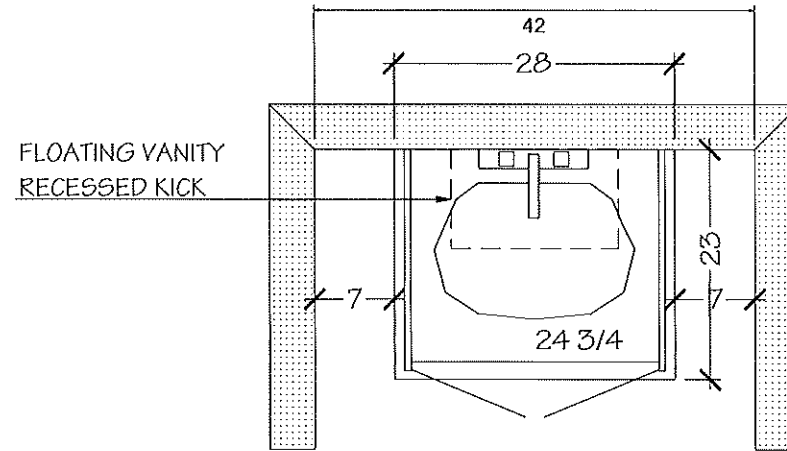
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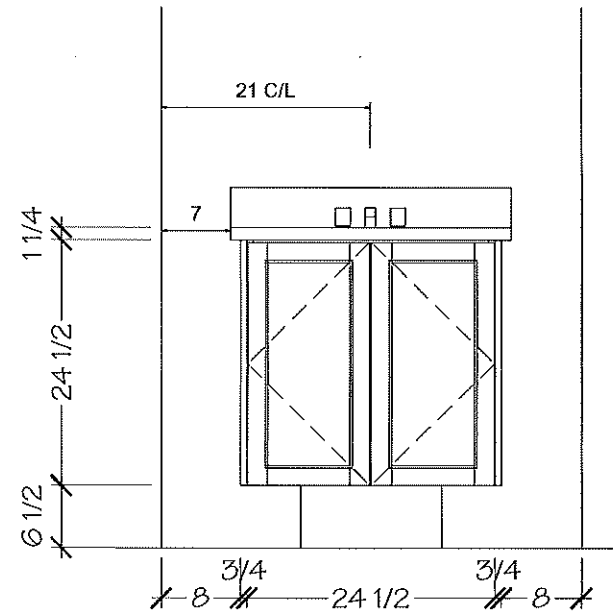
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POWDER ROOM



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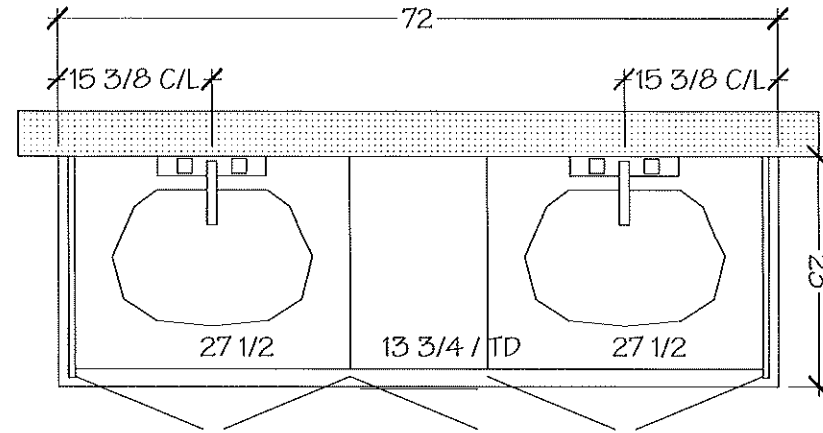
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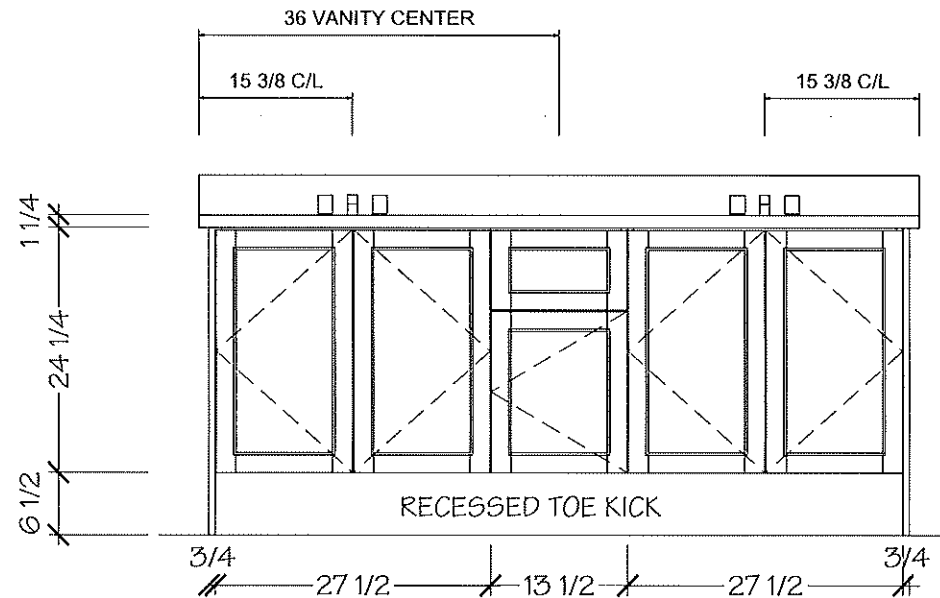
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PRIMARY ENSUITE

TH71 BLK 235



PRIMARY ENSUITE



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PROJECT: CENTERFIELD

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MODEL: LAWRENCE 2007

MAIN BATH

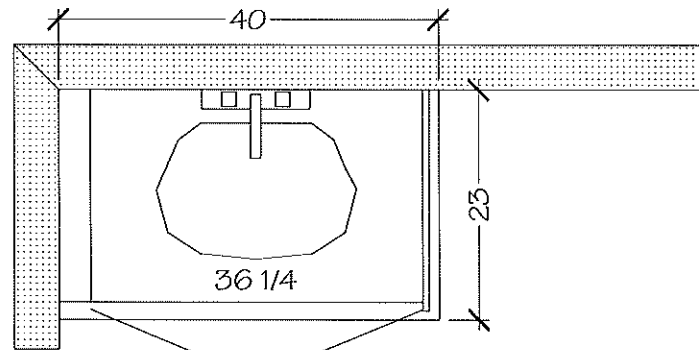
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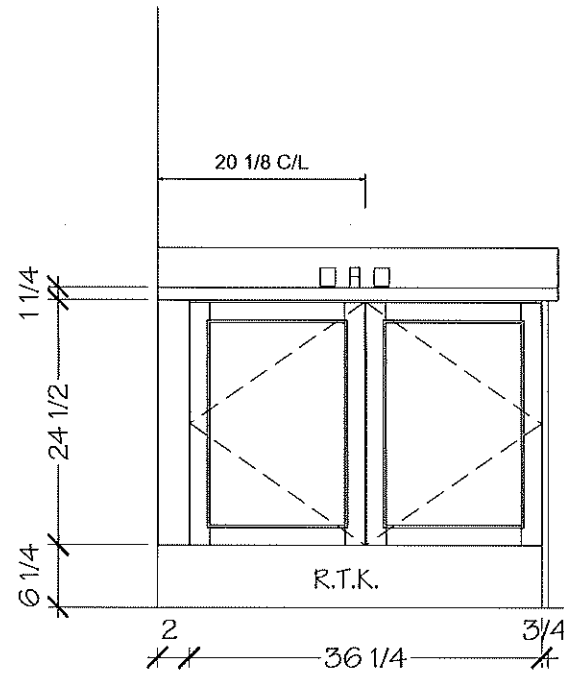
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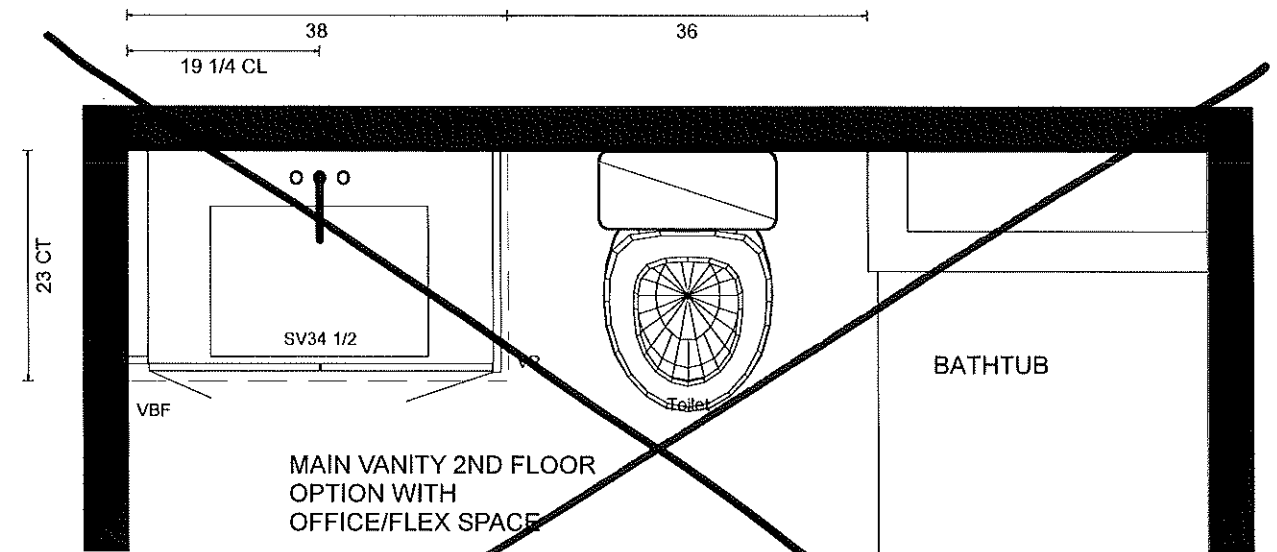
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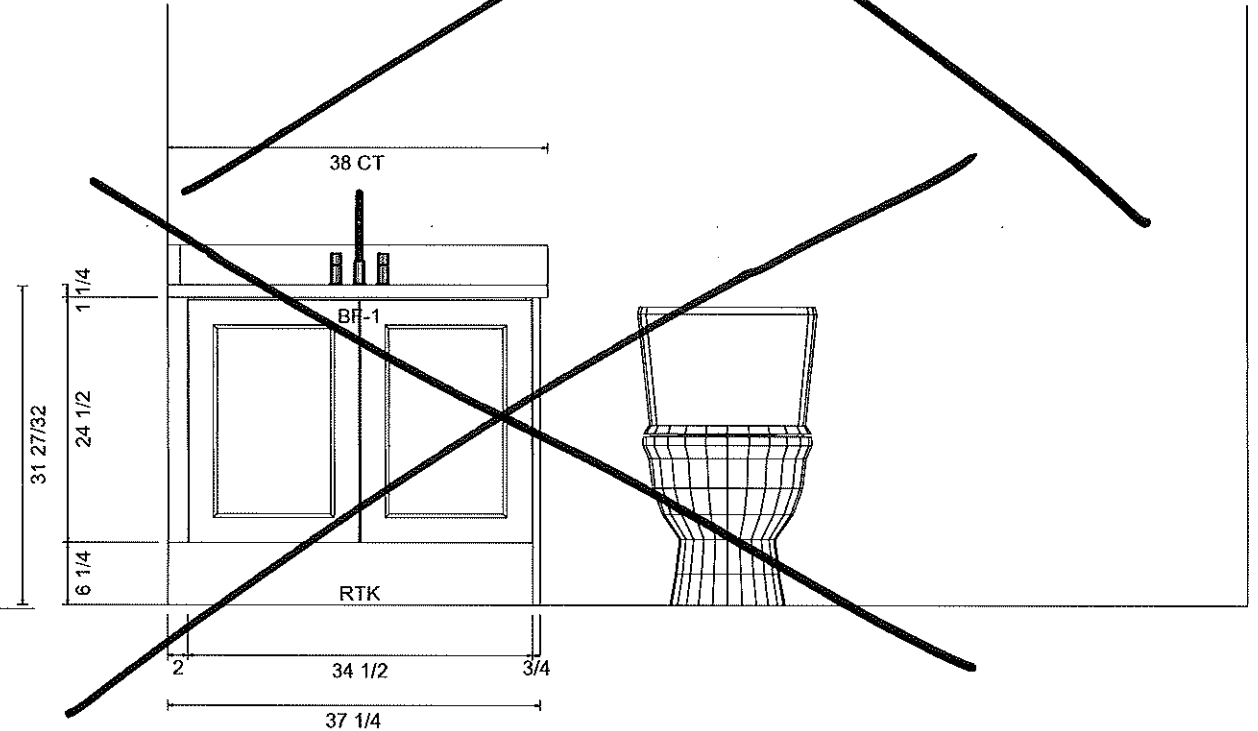
MAIN BATH



R.T.K.



MAIN VANITY 2ND FLOOR
OPTION WITH
OFFICE/FLEX SPACE



RTK

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