

Kingsmen (Islington) Inc. / 9560 Islington

Lot/Unit: U243 Block 3 Phase/Building: 2 Model/Floor Plan: The Dubai - 2 Bed (A2-2B)

CABINETRY

Inv.4893	1 - As per schedule "PE": Vendor agrees to supply and install one lower drawer in vanity in Powder Room (same as model suite) From vendors standard samples. This item has no cash value, is non-negotiable and non-tranferrable.	
Line 62860	Note:	
4Feb21 / 1Mar21		

CABINETRY ACCESSORIES

Inv.4893	1 - To supply and install CABINETRY - OPTIONAL LIGHT VALANCE - UPGRADE 1 - CLASSIC COLLECTION - CLASSIC I in the kitchen	
Line 63146	Note: Puck lights are sold sep.	
4Feb21 / 1Mar21		

CABINETRY APPLIANCE - FRIDGE

Inv.4893	1 - To supply & install the 66CM DEEP FRIDGE ENCLOSURE - COUNTER DEPTH WITH - 1 WALL - 1 66CM DEEP GABLE AND 1 66CM DEEP CABINET - THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED. - CLASSIC SERIES in the kitchen	
Line 63148	Note: See sketch #1	
4Feb21 / 1Mar21		

CABINETRY HOOD FANS

Inv.4893	1 - TO ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO - CLASSIC SERIES in the kitchen. NO OTR HAS BEEN PURCHASED	
Line 63139	Note: STILL TO INSTALL THE STANDARD HOODFAN	
4Feb21 / 1Mar21		

CABINETRY VANITY

Inv.4893	2 - To supply & install a VANITY LOWER DRAWER PRICE PER DRAWER - - CLASSIC SERIES in the main bathroom... see sketch # 1	
Line 63150	Note:	
4Feb21 / 1Mar21		

COUNTER TOP

Inv.4893	1 - As per schedule "PE": Vendor agrees to supply & install quartz or granite countertops in kitchen and all bathroom from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable.	
Line 62861	Note:	
4Feb21 / 1Mar21		

COUNTER TOP - KITCHEN

Inv.4893	1 - To supply & install the COUNTER TOP - KITCHEN - KITCHEN - 3CM QUARTZ COUNTER TOP - UPGRADE LEVEL 3 in lieu of the standard level #1 ... see colour chart for details.	
Line 63147	Note:	
4Feb21 / 1Mar21		

COUNTER TOP - VANITY

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Inv.4893	1 - To supply & install the COUNTER TOP - VANITY - MASTER ENSUITE - 2CM QUARTZ COUNTER TOP - UPGRADE LEVEL 3 in lieu of the standard level 1... see colour chart for details.	
Line 63151	Note:	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply & install the COUNTER TOP - VANITY - MAIN BATHROOM - 2CM QUARTZ COUNTER TOP - UPGRADE LEVEL 3 in lieu of the standard level #1 see colour chart for details.	
Line 63152	Note:	
4Feb21 / 1Mar21		

DOORS

Inv.4893	1 - To supply & install the INTERIOR DOORS - UPGRADE TO BERKLEY HOLLOW CORE throughout where applicable in lieu of the standard doors.	
Line 63158	Note:	
4Feb21 / 1Mar21		

ELECTRICAL

Inv.4893	1 - To supply and install the standard T.V rough in, in the living room and master bedroom.. see sketch #1	
Line 63135	Note: Install the t.v. rough in in the living room at approx. 66 " + - next to the upgraded elec. outlet...	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply and install the standard Phone (CAT 5) rough in, in the living room, master and bedoom #2.. see sketch #1	
Line 63136	Note: Install the phone rough in in the living room at approx. 66 " + - next to the upgraded elec. outlet...	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply and install a capped electrical on a separate switch in the living room.. see sketch #1	
Line 63137	Note: No fixture has been purchased.	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply and install the electrical required for the future OTR OVER THE COUNTER MICROWAVE/RANGEHOOD NO OTR HAS BEEN PURCHASED	
Line 63138	Note: STILL TO INSTALL THE STANDARD HOODFAN	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply and install an electrical outlet at approximately 66+- up from the floor in the living room.. see sketch #1	
Line 63140	Note: This is for future wall mount T.V	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply and install FOUR LED under the cabinet PUCK lights MODEL CA 360A-WH on a separate switch in the kitchen.. see sketch #1	
Line 63141	Note: Lower valance trim sold sep.	
4Feb21 / 1Mar21		

HARDWOOD

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Inv.4893	1 - As per schedule "PE": Vendor agrees to supply and install hardwood flooring in all bedrooms from standard samples of the vendor. This promotion has no cash value, is non-negotiable and non transferrable.	
Line 62859	Note:	
4Feb21 / 1Mar21		

MISCELLANEOUS

PLUMBING

Inv.4893	1 - To supply and install the BLANCO Quatrus U2 MODEL #401247 in the kitchen in lieu of the standard undermount kitchen sink. ... see spec's	
Line 63142	Note: Still to install the standard single hole faucet.	
4Feb21 / 1Mar21		
Inv.4893	3 - To supply and install the CONTRAC CATENA 4210CIY in the Powder Room, Master Ensuite and Main Bathroom in lieu of the standard top mount sink.	
Line 63145	Note: Still to install the standard single hole faucet.	
4Feb21 / 1Mar21		

TILE - FLOOR

Inv.4893	1 - To supply & install the UPGRADE 3 - FLOOR TILE - - MAIN BATHROOM TILE STACKED in lieu of the standard floor tiles.... see colour chart for details. See sketch # 1 for direction of tile.	
Line 63153	Note:	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply & install the UPGRADE 3 - FLOOR TILE - - MASTER ENSUITE BATHROOM TILE STACKED in lieu of the standard floor tiles.... see colour chart for details. See sketch # 1 for direction of tile.	
Line 63154	Note:	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply & install the UPGRADE 2 - FLOOR TILE - - MASTER ENSUITE SHOWER FLOOR TILE in lieu of the standard shower floor tile... see colour chart for details.	
Line 63155	Note:	
4Feb21 / 1Mar21		

TILE - WALL

Inv.4893	1 - To supply & install the UPGRADE 2- WALL TILE - STACKED HORIZONTALLY - MAIN BATHROOM WALL TILE in lieu of the standard wall tiles... see colour chart for details.	
Line 63156	Note:	
4Feb21 / 1Mar21		
Inv.4893	1 - To supply & install the UPGRADE 3- WALL TILE - STACKED HORIZONTALLY - MASTER ENSUITE SHOWER WALL TILE in lieu of the standard wall tiles... see colour chart for details.	
Line 63157	Note:	
4Feb21 / 1Mar21		



CONSTRUCTION SUMMARY

Kingsmen (Islington) Inc. / 9560 Islington

Lot/Unit: U243 Block 3 Phase/Building: 2 Model/Floor Plan: The Dubai - 2 Bed (A2-2B)

EXTRAS AS PER OFFER

5 Appliances including Stainless Steel Fridge, Stove, Dishwasher and white Washer / Dryer, from the standard offer of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable. <i>Worksheet</i> Note:	
Vendor agrees to supply and install hardwood flooring in all bedrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-transferrable. <i>Worksheet</i> Note:	
Vendor agrees to supply and install one lower drawer in vanity in Powder Room (same as model suite) from Vendors standard samples. This item has no cash value, is non-negotiable and non-tranferrable. <i>Worksheet</i> Note:	
Vendor agrees to supply and install quartz or granite countertops in kitchen and all bathrooms from standard samples of the Vendor. This promotion has no cash value, is non-negotiable and non-tranferrable. <i>Worksheet</i> Note:	

Purchaser: JENNIFER ANN CHIAPPETTA

Property: U243 Block 3 of Plan -

Telephone Res. / Bus: /

Project: Kingsmen (Islington) Inc.

Decor Advisor: Barbara Coccia

Model and Elevation: The Dubai - 2 Bed (A2-2B)

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#3 Soho Slab LPL Cafe Noir	**UPG #3 #1141 Pure White 3cm	12881 Handle
Kitchen Island	#3 Soho Slab LPL Cafe Noir	**UPG #3 #1141 Pure White 3cm	12881 Handle
Laundry Room	/	/	/
Powder Room	Trinity DHGL Arctico Gloss MWP	#1 C/S #3040 Cement 2cm	12881 Handle
Main Bathroom	Trinity DHGL Arctico Gloss MWP	**UPG #3 #1141 Pure White 2cm	12881 Handle
Master Ensuite Bathroom	Trinity DHGL Arctico Gloss MWP	**UPG #3 #1141 Pure White 2cm	12881 Handle
Second Ensuite Bathroom (If Applicable)	/	/	/
	/	/	/
	/	/	/

Appliances

Custom Size Fridge

☐ Yes ☒ No

Valance Lighting

☒ Yes ☐ No

Microwave / Range Hood

☒ Yes ☐ No

Cooktop / Rangetop

☐ Yes ☒ No

Built in Wall Oven

☐ Yes ☒ No

Slide-in Range

☐ Yes ☒ No

Comment

2. Flooring

Selection

Main Hall

/

Back Hall

/

Breakfast

/

Laundry Room

13x13" Cinq Grey

Kitchen

5" Elements Brushed Oak Coho

Powder Room

13x13" Cinq Grey

Main Bathroom

**UPG #3 12x24" Mayfair Volakas Grigio HD Polished Rect. Porcelain STACKED

Master Ensuite

**UPG #3 12x24" Segment Charcoal Double Loaded Matte Porcelain STACKED

Bathroom (If Applicable)

/

Mud Room

/

Master Ensuite SH/FL

**UPG #2 2x2" Mayfair Volakas Grigio HD Basketweave Porcelain Mosaic

Living Room

5" Elements Brushed Oak Coho

Dining Room

5" Elements Brushed Oak Coho

Family / Great Room

/

Den / Library / Study

/

Basement Landing (If Applies)

/

Lower Landing (If Applicable)

/

Upper Landing

5" Elements Brushed Oak Coho

Upper Hall

5" Elements Brushed Oak Coho

Master Bedroom

5" Elements Brushed Oak Coho

Bedroom #2

5" Elements Brushed Oak Coho

Bedroom #3

/

Bedroom #4

/

Bedroom #5

/

Flooring Continued on Page 2

Initial:



Page 1 of 3

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Decor Advisor: Barbara Coccia

Model and Elevation: The Dubai - 2 Bed (A2-2B)

2. Flooring - Continued -

Upgrade Underpad	Type	Area
	/	/
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	/	/

3. Plumbing Fixtures / Faucets

Kitchen	Standard	Second Ensuite	/	Powder Room	Standard
Master Ensuite	Standard			Other Room	/
Main Bathroom	Standard		/		

Comment

NOTE: The purchaser has upgraded the kitchen sink.. still to install the standard single hole faucet. The purchaser has upgraded all bathroom sinks (PWD, Master and Main) to undemount.. still to install the standard single hole faucet.

4. Wall Tile

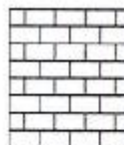
	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	*UPG #2 4x16" White Glossy 50-500 STACKED	<input type="checkbox"/>	<input type="checkbox"/>	/
Master Ensuite				
Tub Deck	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Apron	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Tub Surround	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Shower Stall	*UPG #3 12x24" Linea White Plane Glossy Rect. Stacked	<input type="checkbox"/>	<input type="checkbox"/>	/
Second Ensuite	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Kitchen Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/
Complete Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	/

Comment

Install the wall tiles horizontally stacked where applicable in the master ensuite and main bathroom...



horizontal stacked



brick pattern



vertical stacked



diagonal/diamond

5. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Mantle Type			
Over Mantle			
Colour / Stain			
Surround			
Hearth			
Comment			

Initial: 

Purchaser: JENNIFER ANN CHIAPPETTA

Telephone Res. / Bus: /

Decor Advisor: Barbara Coccia

Property: U243 Block 3 of Plan -

Project: Kingsmen (Islington) Inc.

Model and Elevation: The Dubai - 2 Bed (A2-2B)

6. Trim Carpentry

Door Hardware

Interior Trim

Comment

NOTE: The purchaser has upgraded all the interior doors.. see invoice for details.

Interior Doors

☐ 2 Panel Arch Top

☐ 2 Panel Square Top

☐ 6 Panel

Initial for Door Style

7. Railings and Pickets

Railing Package

Railing Colour

Wood Stairs ☐ No ☒ Oak

Picket Colour

Tread Colour

Comment

8. Plaster Mouldings and Medallions

Foyer

Kitchen/Breakfast

Main Hall

Den/Library

Living Room

Lower Landing

Dining Room

Family Room

Comment

9. Wall Paint

Kingsmen White

Smooth Ceilings

☐ First Floor

☐ First Floor incl. Second Floor Hall

☐ First and Second Floor

☒ Throughout

☐ Not Applicable

Trim Paint

10. Additional Comments

11. Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser:

Signature: Date: March 1 / 2021

Vendor:

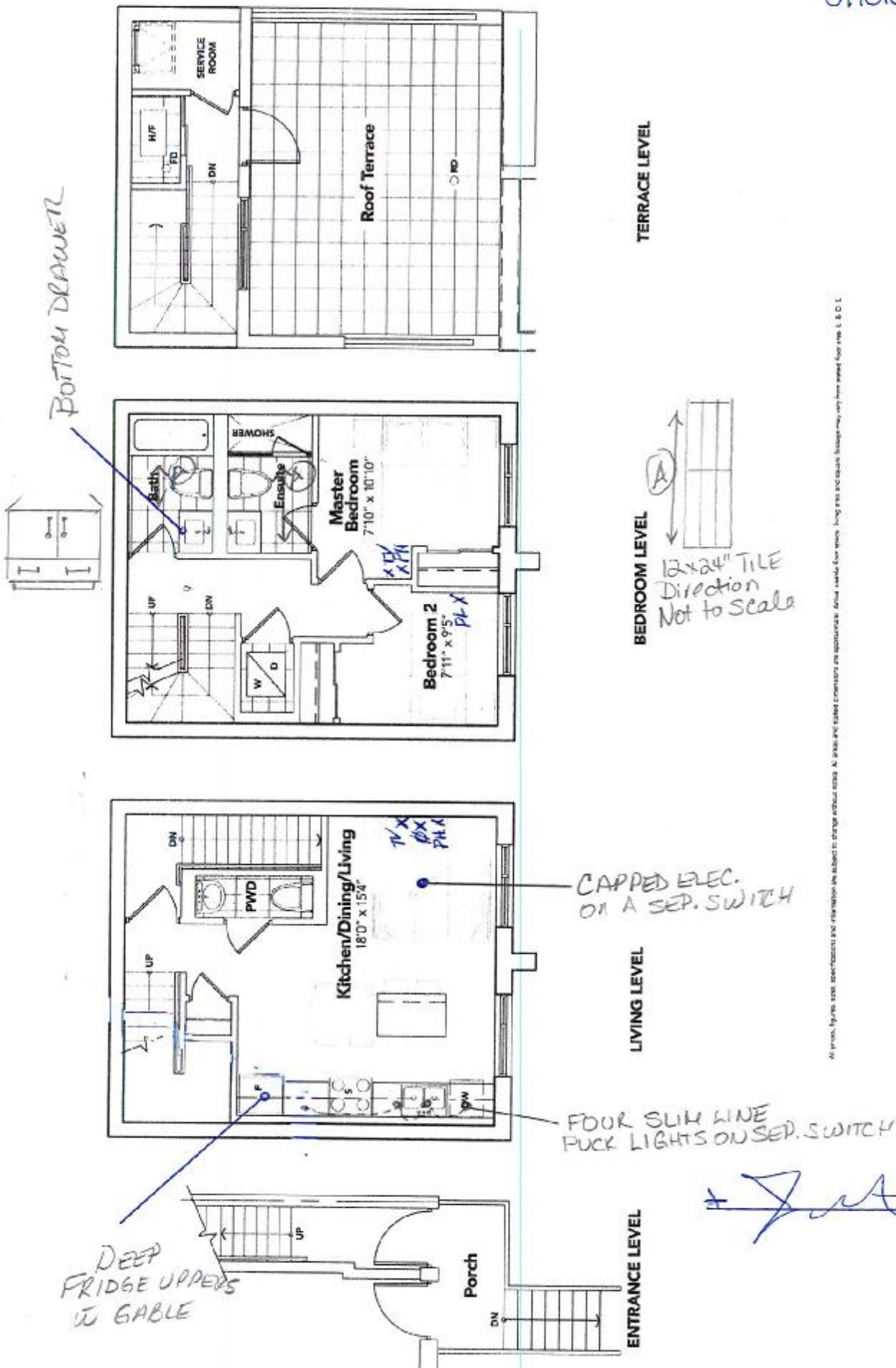
Kingsmen (Islington) Inc.

March 2, 2021

SCHEDULE "B-1" Floor Plan

Townhouse No. U243 Block 3
Phase 2
Model: The Dubai - 2 Bed (A2-2B)

Sketch #1



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

9560 ISLINGTON
UNIT U243
RE: UPG KITCHEN &
BATHROOM SINKS

9560
ISLINGTON

9560 - lot 243

KINGSIIEN
GROUP INC

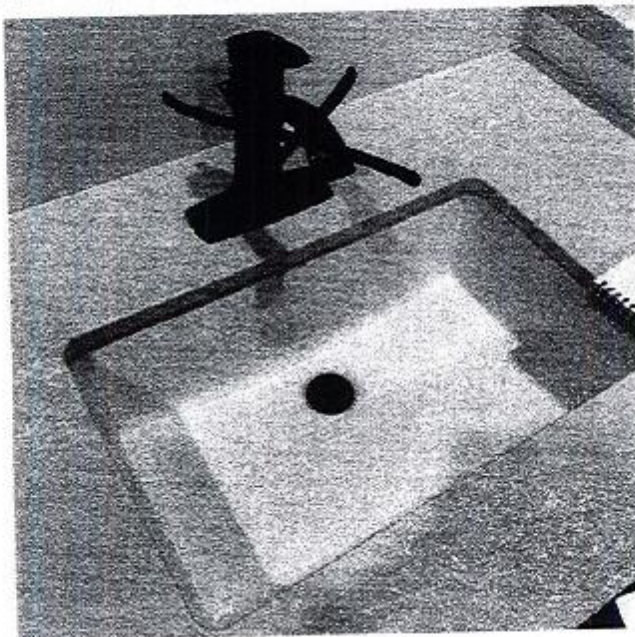


QUATRUS U2

- German engineered with 304 series, 18-gauge stainless steel
- Zero-radius corners, X-pattern drain grooves
- Double bowl configuration for easy multi-tasking
- 18/10 chrome-nickel content for exceptional luster, durability and strength
- Undermount installation
- Minimum cabinet size: 36"

(KITCHEN) *gk*

Model #401247



DISPLAY ITEMS

Sink (Item 9)

Contrac Catena Undermount
Model 4210CIY

(BATHROOMS)