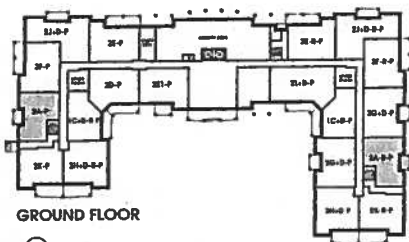
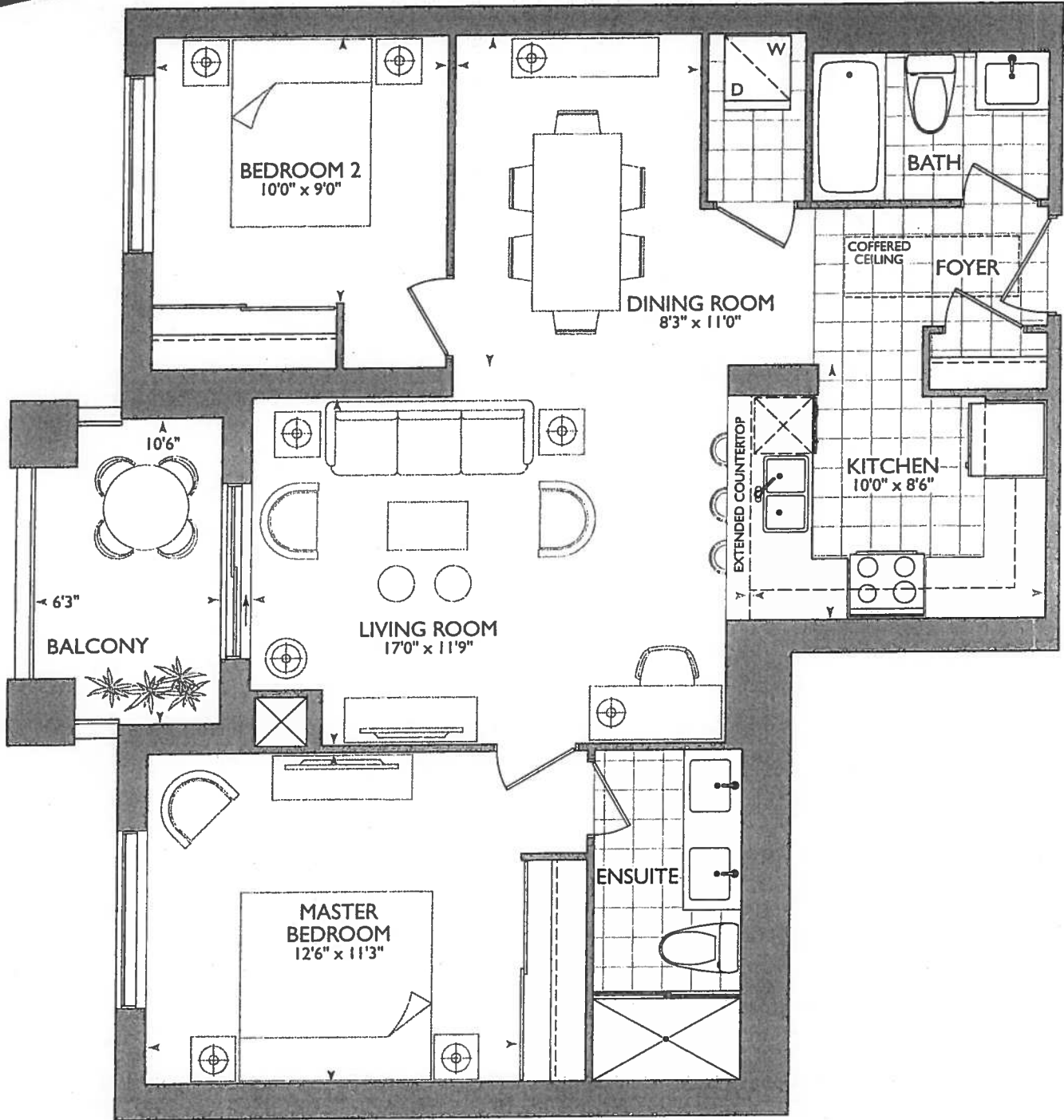


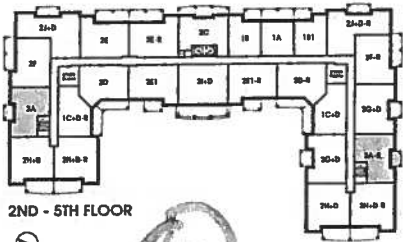


SUITE 521
Montauk ORIGINAL LAYOUT

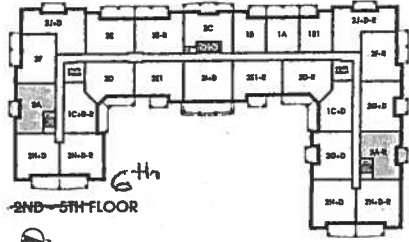
988 SQ FT *plus 61 sq. ft. of balcony area*



GROUND FLOOR



2ND - 5TH FLOOR



2ND - 5TH FLOOR

12

December 21, 2017

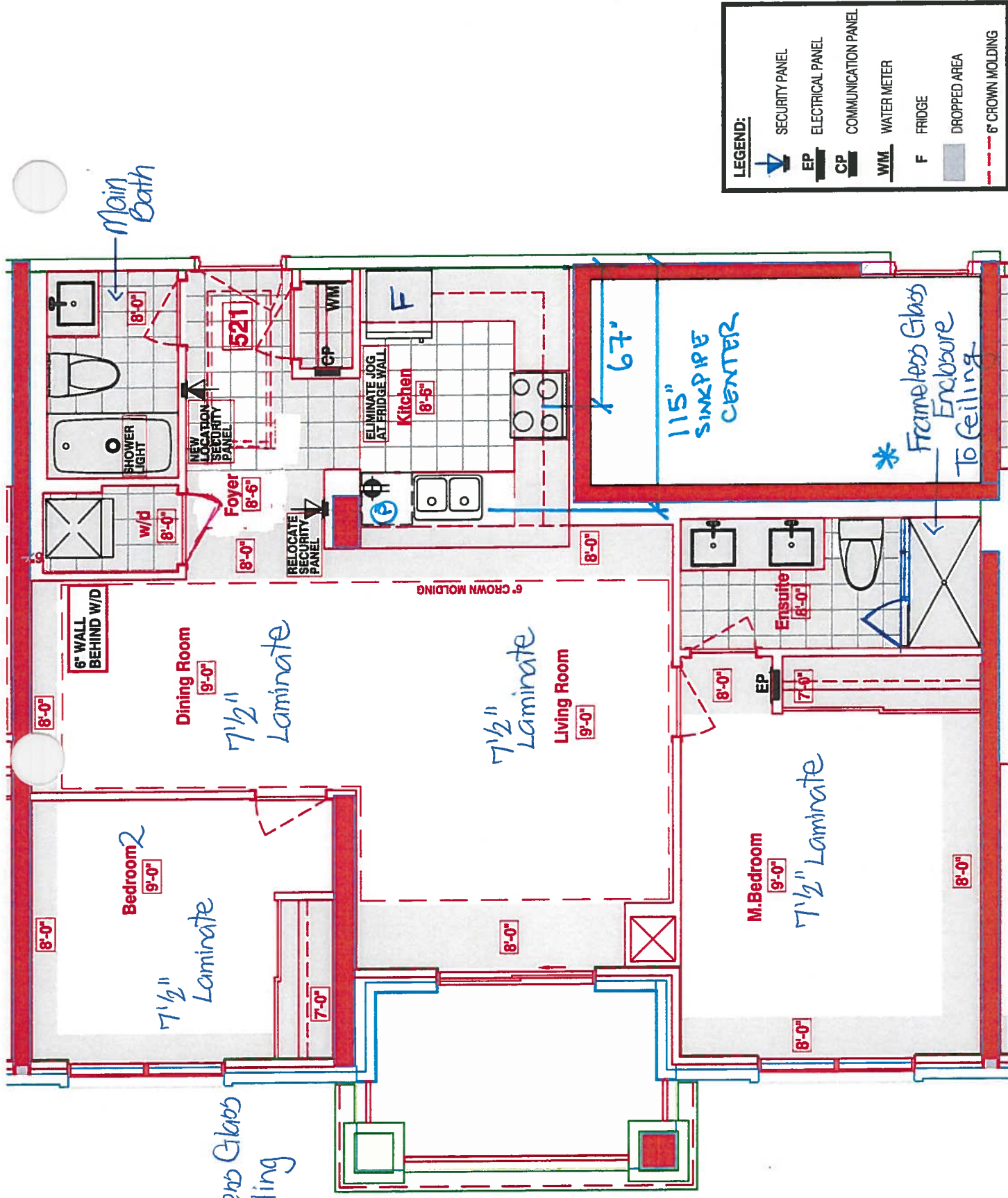
40110

→ Master Ensuite: Upgrade Frameless Glass Enclosure, Glass to Touch Ceiling

→ Foyer Offered Ceiling.
AS PER ORIGINAL BROCHURE.

KITCHEN

- STD APPLIANCE PACKAGE
- x 4- PUCK LIGHTS
- Ⓟ = PLUG FOR PENINSULA ON WALL ABOVE DISHWASHER.



RECEIVED
12/21/17

SUITE 521 - MONTAUK

■ Royal Pine Homes ■ 25 Boker Hill Blvd - Stouffville, ON ■ Dec 21, 2017



Book
SITE COPY

CONSTRUCTION SUMMARY

Hampton Place

PURCHASERS: MARI OIKAWA and HIROTAKA OIKAWA

TEL: RES.: 905-642-8050 BUS.: 416-520-3632

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
521	1	MONTAUK	26-Oct-18

Offer	NO EXTRAS BEING PURCHASED WITH THIS AGREEMENT OF PURCHASE & SALE
Workshee	Note:

Upgrade	INSTALL SHOWER POTLIGHT IN IN MAIN BATHROOM, AS PER SKETCH.
	Note:

Date Added: 21-Dec-17

Invoice Number: 7066

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 - COUNTERTOP EDGING - Install UPGRADE " I " EDGING - To be installed throughout kitchen countertop, where applicable. (See Sketch) Note:
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 Standard Undermount Sink - BLANCO Horizon Plus U2 Undermount Sink (8") - Model # 401234 Note:
1 - KITCHEN - Kitchen Faucet - Install Standard Faucet - DELTA Chrome Pull-Out Kitchen Faucet (Single Hole) - Model # 469LF - Chrome
1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout suite, where applicable. (See Sketch) Note:
1 - CLARIFICATION; MAIN BATH & MASTER ENSUITE - Install Standard 3" Splash throughout Main Bath and Master Ensuite vanity countertops, where applicable. (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; MAIN BATH & MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - MASTER ENSUITE - Install Upgrade FRAMELESS GLASS ENCLOUSURE at Master Ensuite Shower Stall. Glass to Extend Up to TOUCH the ceiling. (See Sketch) Note:
1 - CLARIFICATION; MAIN BATH & MASTER ENSUITE - Install Standard Plumbing Fixtures throughout Main Bath and Master Ensuite where applicable. (See Sketch) Note:
PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE 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 December 21,2017 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 PLUS A 10% HOLDBACK FEE. Note:



* INTERIOR COAT SCHEME *

MARI OIKAWA & HIROTAKA OIKAWA

Melissa Di Marino

MONTAUK

(905) 642-8050 / (416) 520-3632

Hampton Place

26/10/2018

521

—Flooring—

13x13 SEAL GREY (STD)

13x13 SEAL GREY (STD)

N/A

20x20 PULPIS GRIS (STRAIGHT) (STD)

20x20 PULPIS GRIS (STRAIGHT) (STD)

8x8 BEHRAM PINK (STD)

7 1/2" TorlevsForest - NorthernCordillera9687P (STD)

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

N/A

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

7 1/2" TorleysForest - NorthernCordillera9687P (STD)

N/A

Notes

Page 1 of 3

Consultant: 
Melissa Di Marino

Purchaser: Mari Oikawa
MARI OIKAWA

Purchaser: HIROTA OIKAWA

Hampton Place
Printed Dec 21, 2017 11:22 am



* INTERIOR CLOSING SCHEME *

Purchasers MARI OIKAWA & HIROTAKA OIKAWA		Decor Consultant Melissa Di Marino	Model Type MONTAUK	Telephone Res. / Bus (905) 642-8050 / (416) 520-3632	Project Hampton Place	Closing Date 26/10/2018	Unit 521
---	--	---------------------------------------	-----------------------	---	--------------------------	----------------------------	-------------

Page 2 of 3

CABINETS, VANITIES AND COUNTERTOPS

	Style	Countertop	Counter Edge	Handle / Knob
MAIN BATHROOM	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	✓ ASPEN TERRA WHITE (STD)	✓ A" EDGE (STD)	B603-SC
MASTER ENSUITE	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	✓ ASPEN TERRA WHITE (STD)	✓ A" EDGE (STD)	B603-SC
POWDER ROOM	N/A	N/A	N/A	N/A
KITCHEN / DINETTE	CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	✓ ASPEN TERRA WHITE (STD)	✓ 1" EDGE (UPG)	3487-128
LAUNDRY ROOM	N/A	N/A	N/A	N/A

APPLIANCE PACKAGE

Standard Package

Std 31in Opening

PLUMBING FIXTURES

KITCHEN	
Sink Model	✓ STANDARD
Sink Faucet	✓ STANDARD
TOILETS	
Master Ensuite	✓ STANDARD
Main Bathroom	✓ STANDARD
Powder Room	N/A
VANITY FAUCETS	
Master Ensuite	✓ STANDARD
Main Bathroom	✓ STANDARD
Powder Room	N/A
VANITY SINKS	
Master Ensuite	✓ STANDARD
Main Bathroom	✓ STANDARD
Powder Room	N/A
SHOWER STALL / TUBS	
Master Ensuite Shower Stall	✓ STANDARD
Master Ensuite Tub	✓ N/A
Main Bathroom Tub	✓ STANDARD

Trim

Baseboard & Casing	✓ STANDARD
Interior Doors	✓ STANDARD - CARRARA, SMOOTH

Levers

Door Height	✓ STANDARD
-------------	------------

Cornice Moulding / Medallion

Foyer	✓ STANDARD - #CTR-611
Living Room	✓ STANDARD - #CTR-611
Dining Room	✓ STANDARD - #CTR-611
Den	N/A
Master Bedroom	NONE
Bedroom 2	NONE
Bedroom 3	N/A

Fireplace

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

MISC. INSTALLATIONS

Ceramic Accessories
(installed by Vendor)
☒ Yes ☐ No

Bathroom Mirrors
(installed by Vendor)
☒ Yes ☐ No

Wire Shelving - Closet
(installed by Vendor)
☒ Yes ☐ No

Paint Throughout

Walls	STANDARD - OYSTER WHITE
Trim	STANDARD - WHITE

Page 2 of 3

SHOWER STALL / TUBS

Master Ensuite Shower Stall	✓ STANDARD
Master Ensuite Tub	✓ N/A
Main Bathroom Tub	✓ STANDARD

Decor Consultant:

Melissa Di Marino

Purchaser:

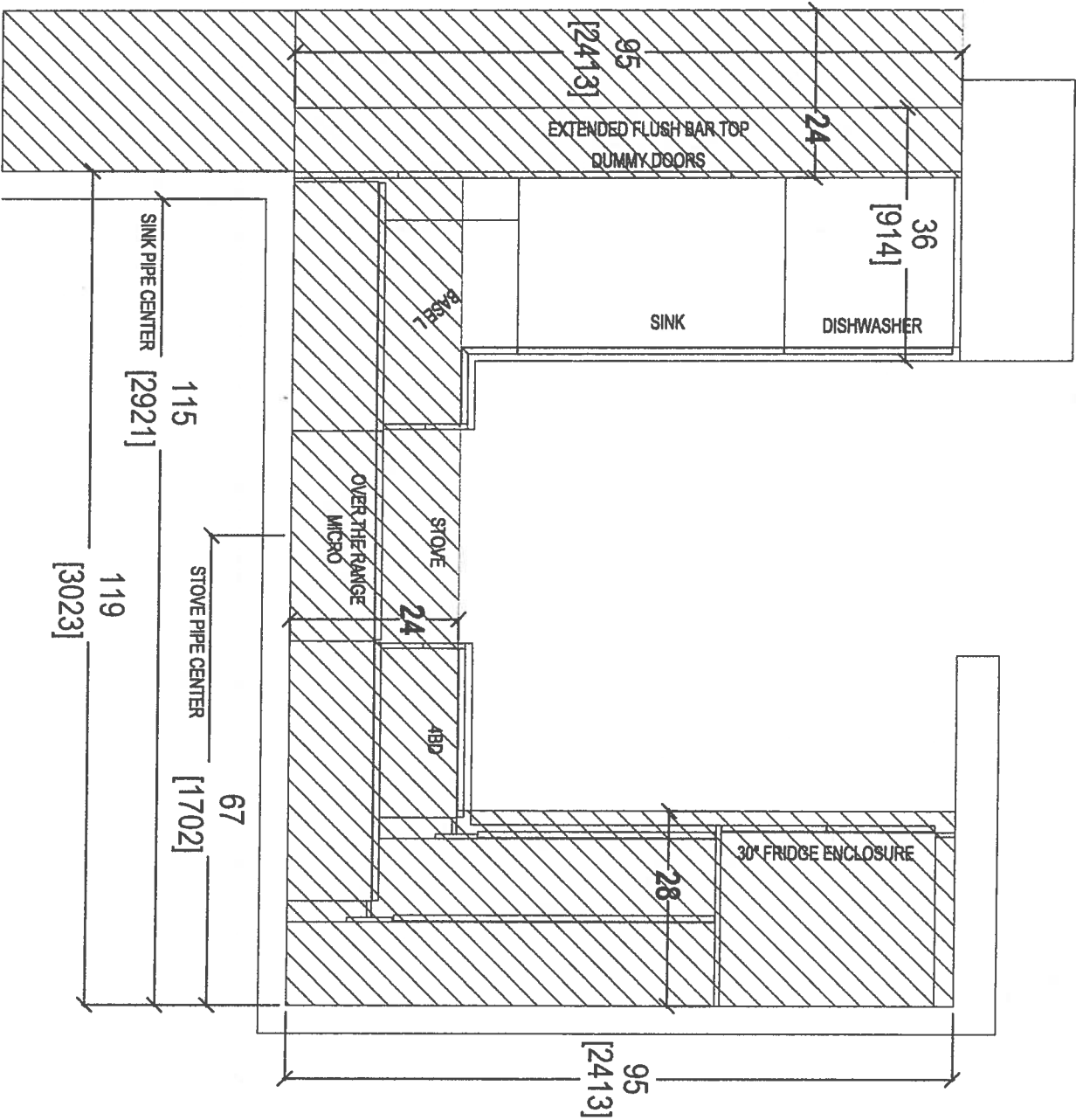
MARI OIKAWA

Purchaser:

HIROTAKA OIKAWA

Vendor:

Hampton Place



your kitchen, your taste.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.781.5801

CLIENT: ROYAL PINE HOMES

JOB NAME: UNIT 521 HMP

ROOM: KITCHEN - BULKHEAD PLAN

DRAWN BY: SK

COMMENTS:

SITE: HAMPTON PLACE

DOOR STYLE: —

DOOR HANDLE: —

SCALE: 1/2" = 1' - 0"

PHONE: —

FINISH: —

DRW HANDLE: —

DATE: MAY 1, 2018

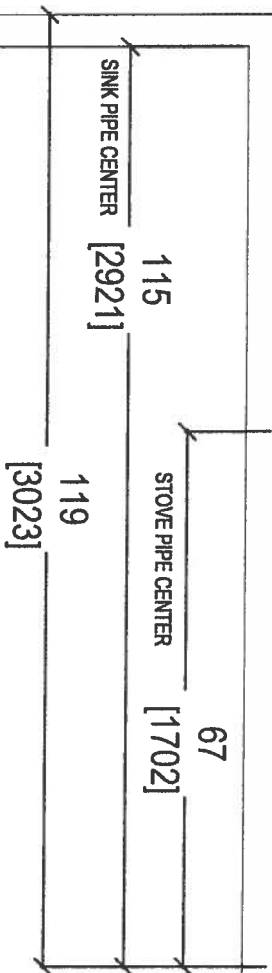
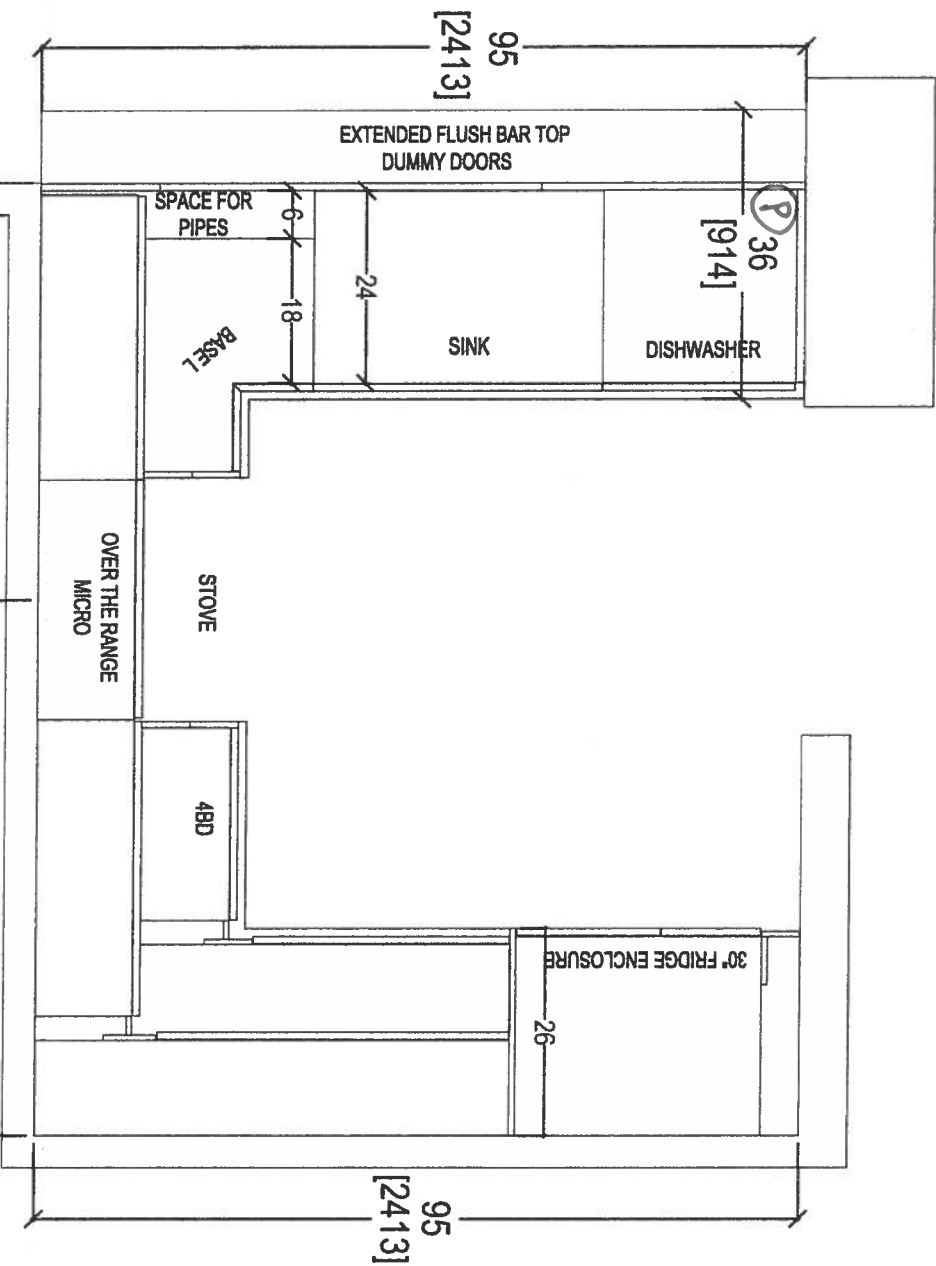
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61

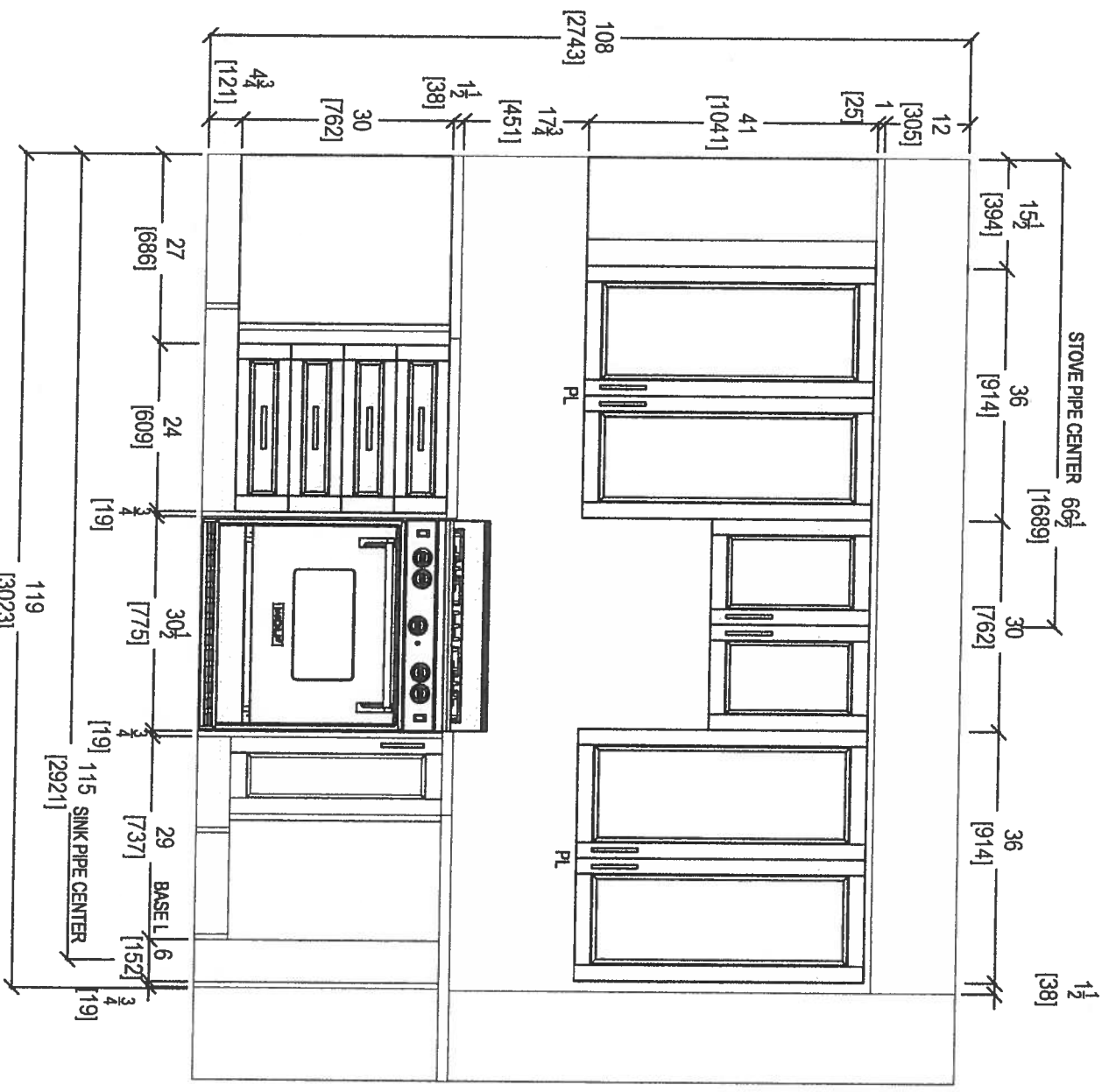
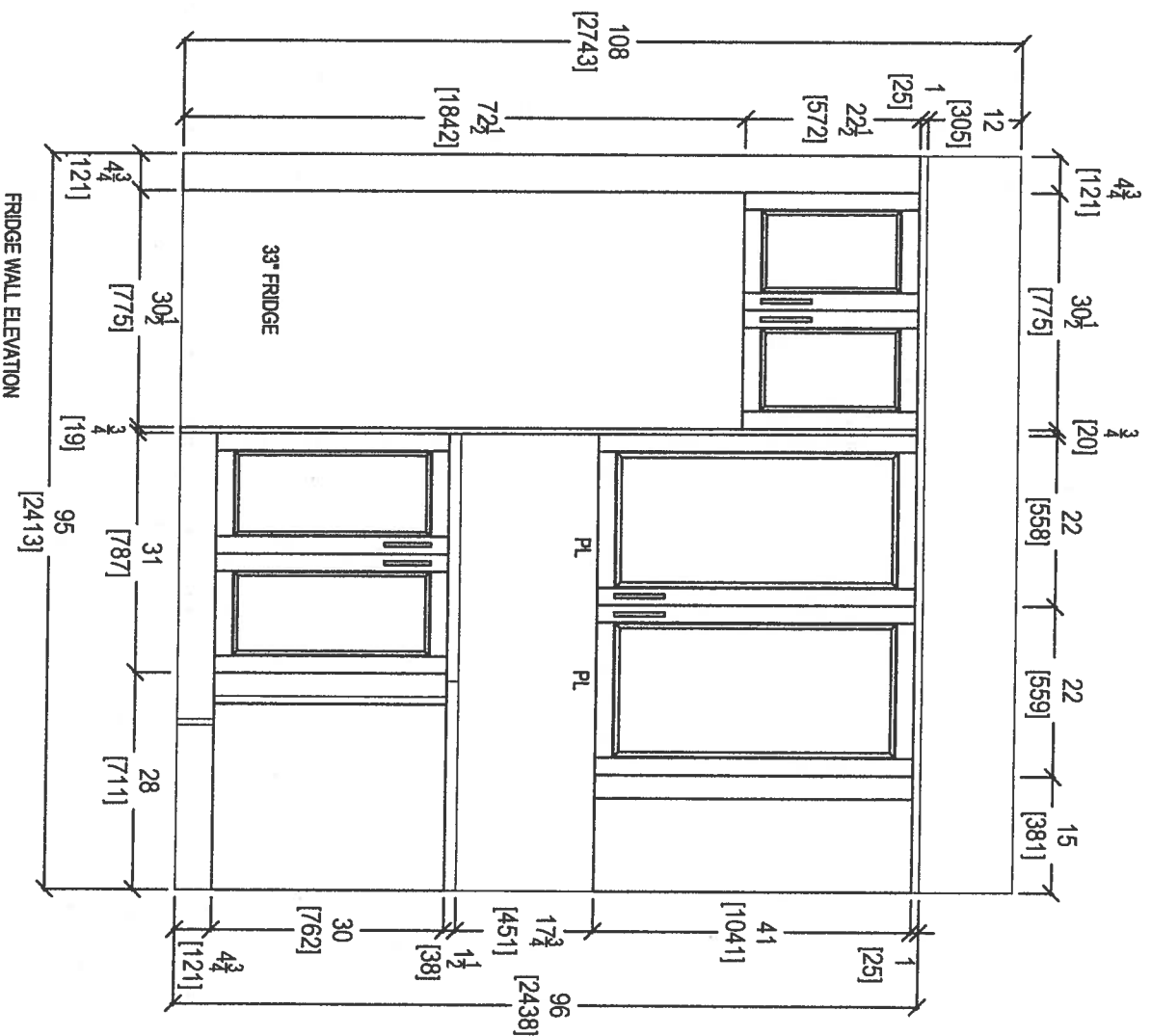


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T: 416.748.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES	JOB NAME: UNIT 521 HMP	ROOM: KITCHEN FLOOR PLAN	DRAWN BY: SK
SITE: HAMPTON PLACE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1' - 0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 1, 2018
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

COMMENTS:

5



STOVE WALL ELEVATION

FRIDGE WALL ELEVATION

CLIENT: ROYAL PINE HOMES

JOB NAME: UNIT 521 HMP

SITE: HAMPTON PLACE

DOOR STYLE: —

PHONE: —

FINISH: —

EMAIL: —

SPECIES: —

ROOM: KITCHEN

DRAWN BY: SK

DOOR HANDLE: —

SCALE: 1/2" = 1'-0"

DRW HANDLE: —

DATE: MAY 1, 2018

TOP: —

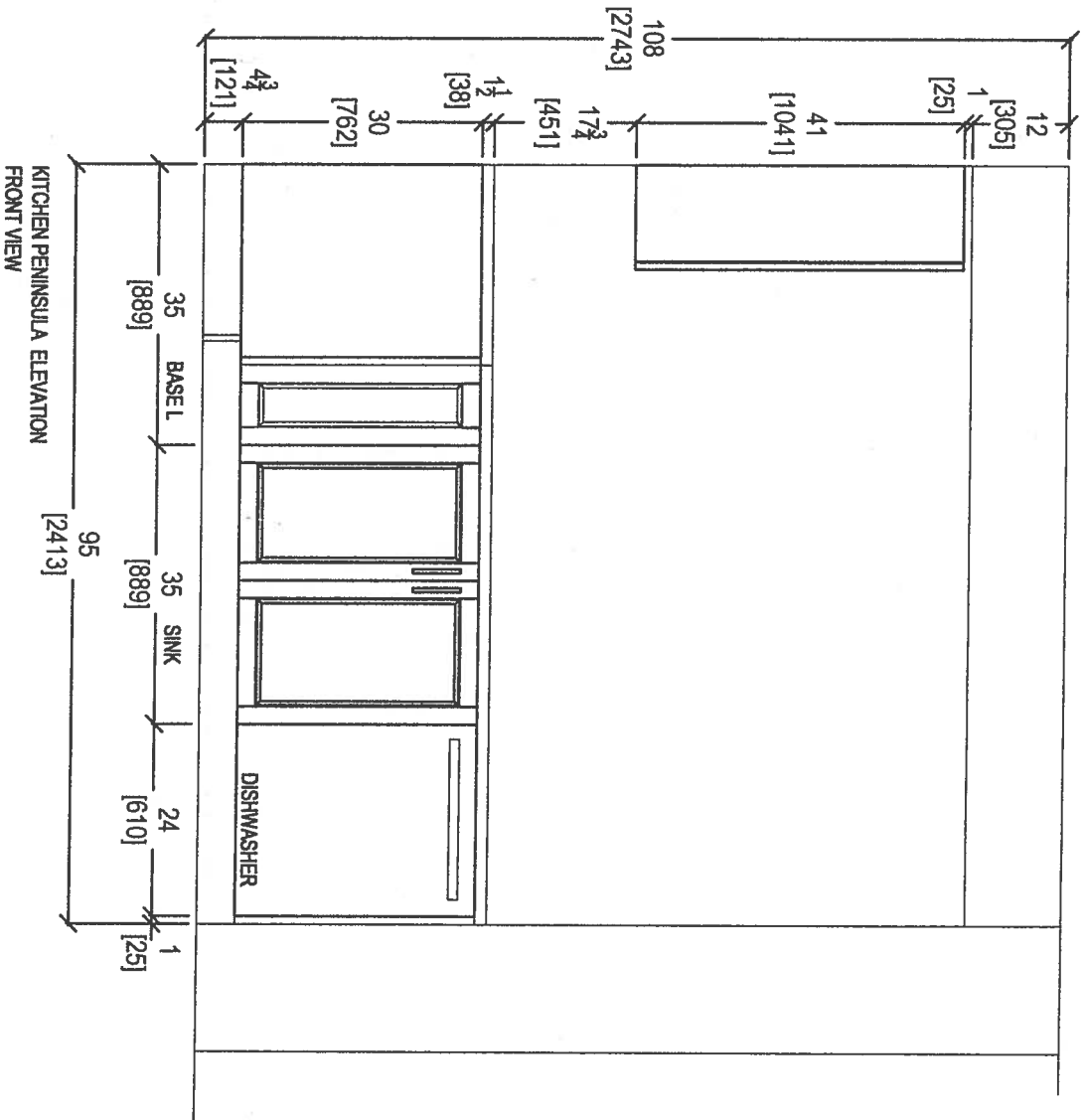
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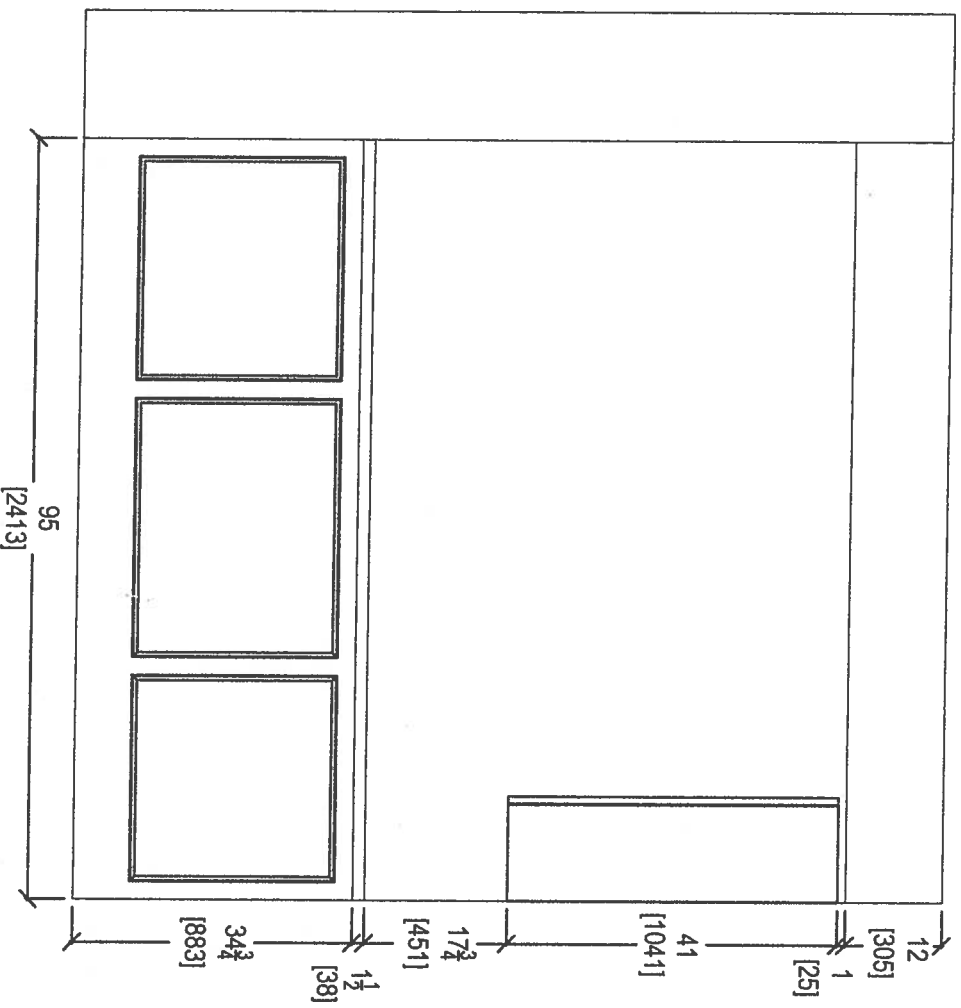
your kitchen, your taste

80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5801

QTH



KITCHEN PENINSULA ELEVATION
FRONT VIEW



KITCHEN PENINSULA ELEVATION
REAR VIEW

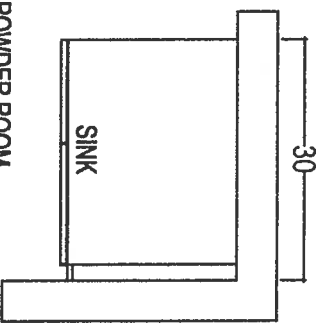


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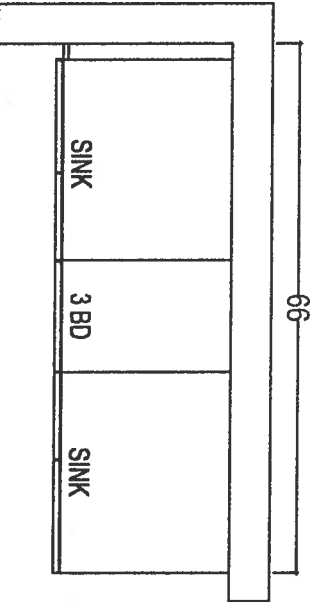
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SITE: HAMPTON PLACE	DOOR STYLE: --	DOOR HANDLE: --	SCALE: 1/2" = 1' - 0"
PHONE: --	FINISH: --	DRW HANDLE: --	DATE: MAY 1, 2018
EMAIL: --	SPECIES: --	TOP: --	PAGE: --

COMMENTS:

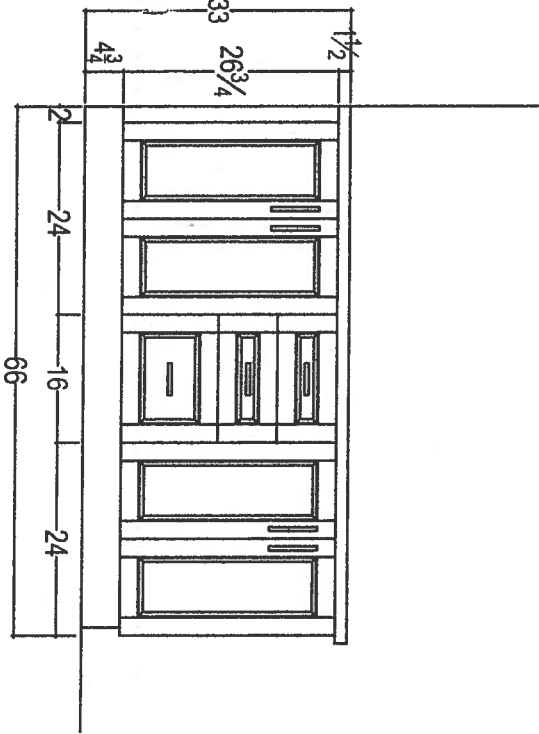
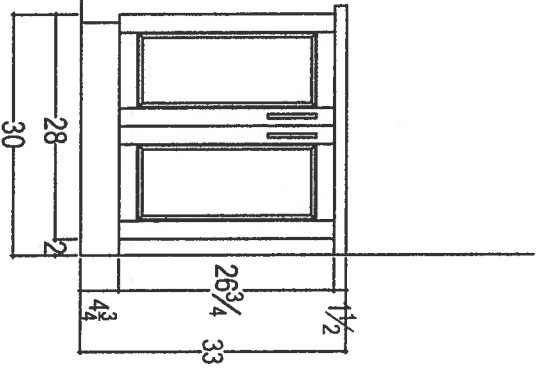
GA



POWDER ROOM



MASTER ENSUITE



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T: 416.746.1811 F: 905.761.5801

CLIENT: ROYAL PINE HOMES	JOB NAME: UNIT 521 HMP	ROOM: VANITIES	DRAWN BY: SK
SITE: HAMPTON PLACE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1' - 0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 1, 2018
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

COMMENTS:

69

Suite 521 Hampton

40 10

WRT318FZDM

Standard



<http://www.whirlpool.com>

30-inch Wide Top-Freezer Refrigerator with
Flexi-Slide™ Bin - 18.2 cu. ft.

Key Features:

- Flexi-Slide™ Bin
- Frameless Glass Shelves
- Electronic Temperature Control
- Clear, Humidity Controlled Crispers

Product Dimensions:

Height: 65 7/8

Width: 29 3/4

Depth: 33 1/2

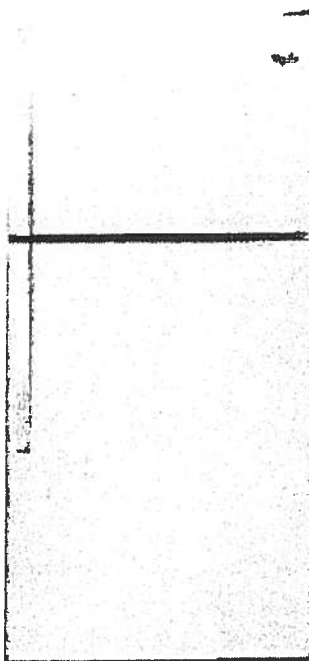
Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)



Available in:

- Black
- Monochromatic
- Stainless Steel
- White



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Created On: Monday, March 14, 2016 12:09:07

Suite 521 Hampton Standard

42

H0



WEE510S0FS

Whirlpool® 4.8 cu. ft. Guided Electric Front Control Range
With The Easy-Wipe Ceramic Glass Cooktop

MSRP: \$1,149.00

Available Colors	
☒	Black Model: WEE510S0FB MAJOR APPLIANCE
☒	Black-on-Stainless Model: WEE510S0FS MAJOR APPLIANCE
☐	White Model: WEE510S0FW MAJOR APPLIANCE

Dimensions	
Depth	28 15/16 Inches
Width	29 7/8 Inches
Gross Weight	172 LB
Dimensions shown are for planning purposes only. For complete information, see Installation Instructions packed with product.	

Specifications	
Cooktop Features	
Cooktop Element Style	Smoothtop
Cooktop Surface Color	Color Coordinated Black on Stainless
Cooktop Surface Material	Glass
Number of Cooking Element-Burners	4
Left Front Element-Burner Power	3000W
Left Front Element-Burner Size	9"6"
Left Front Element-Burner Type	Dual
Left Rear Element-Burner Power	1200W
Left Rear Element-Burner Size	6"
Left Rear Element-Burner Type	Radiant
Right Front Element-Burner Power	3000W
Right Front Element-Burner Size	9"6"
Right Front Element-Burner Type	Dual
Right Rear Element-Burner Power	1200W
Right Rear Element-Burner Size	6"
Right Rear Element-Burner Type	Radiant
Oven Features	
Number of Oven Lights	1
Hot Surface Indicator Light	Yes
Power On Indicator Light	Yes
Light Type	Incandescent
Oven Rack Type	Standard (Both)
Controls	
Drawer Type	Storage Drawer
Selections	Clock; Timer; Warm Hold; Delay Start; Cook Time Indicator; Control Lock; Automatic Door Latch; Audible Signal; Sabbath Mode; Frozen Bake
ADA Compliant	ADA Height and Operation Compliant
Dimensions	
Depth	28 15/16 Inches
Width	29 7/8 Inches
General	
ADA Compliant	ADA Height and Operation Compliant

Key Features
Frozen Bake™ Technology
Guided Cooktop Controls
FlexHeat™ Dual Radiant Elements
Adjustable Self-Cleaning
Easy-Wipe Ceramic Glass Cooktop
Temperature Sensor
4.8 Cu. Ft. Capacity
Keep Warm Option
Closed Door Broiling
Delay Cook
Sabbath Mode
Star-K Certified
ADA Compliant
#1 Selling Appliance Brand in the U.S.A.

Product Literature
Warranty(33.12 KB)
Owners Manual(502.10 KB)
Installation Instructions(995.40 KB)
Dimension Guide(124.36 KB)
You may need to install Adobe Acrobat Reader to view these documents.

UPC Listing
Model "WEE510S0FB" UPC: 883049391939
Model "WEE510S0FS" UPC: 883049391946
Model "WEE510S0FW" UPC: 883049391922

Suite 521 Standard Hampton



WMH31017FS

Whirlpool®

1.7 cu. ft. Microwave Hood Combination with
Electronic Controls

<http://www.whirlpool.com>

Key Features:

- Microwave Presets
- Electronic Touch Controls
- Dishwasher-Safe Turntable Plate
- 2-Speed, 300 CFM Vent Fan
- Add 30 Seconds Option
- Adjustable Cooktop Lighting
- #1 Selling Appliance Brand in the U.S.A.

Product Dimensions:

Height: 17 1/4

Width: 29 15/16

Depth: 17 7/8

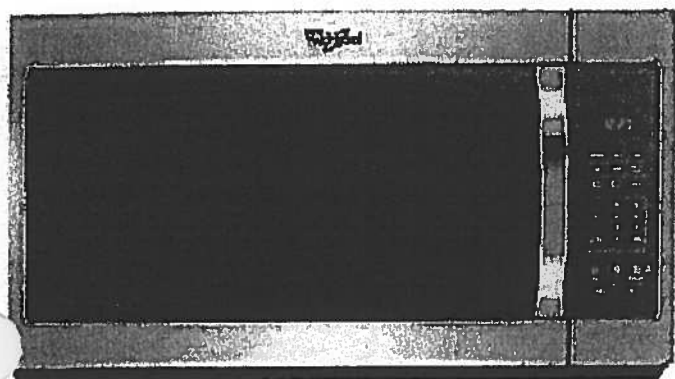
Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Warranty Certificate](#)



Available in:

- Black
- Silver
- Stainless Steel
- White

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Hampton

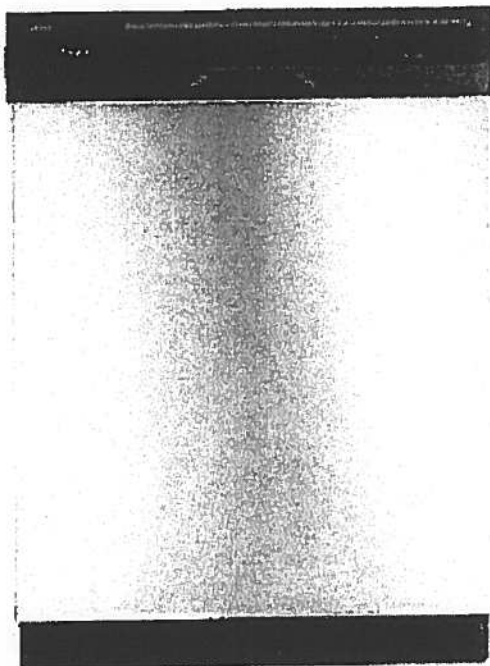


WDF330PAHS

Whirlpool®

<http://www.whirlpool.com>

Heavy-Duty Dishwasher with 1-hour Wash Cycle



Key Features:

- 1-Hour Wash Cycle
- No One Has Fewer Repairs 20 Years in a Row
- Soil Sensor
- Normal Cycle
- Heavy Cycle
- High Temperature Wash Option
- Heated Dry Option
- Designed, Engineered and Assembled in the U.S.A. with American Pride

Product Dimensions:

Height: 34 1/2

Width: 23 7/8

Depth: 24 1/2

Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)

INVESTED
IN
AMERICA



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Suite 521 Standard Hampton



WET4027EW



<http://www.whirlpool.com>

Combination Washer/Electric Dryer

Key Features:

- HE Agitator with Fabric Softener Cap
- White Porcelain Basket
- AutoDry™ Drying System
- 3 Drying Temperatures
- 2.5 Cu. Ft. Washer Capacity
- 5.9 Cu. Ft. Dryer Capacity
- Fabric Softener Dispenser
- Bleach Dispenser

Product Dimensions:

Height: 71 3/4

Width: 27 1/2

Depth: 32

Electrical Requirements:

30.

Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)

Available in:

☐ White

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Countertop Edges
Suite 521
Hampton

(H.O.) (M.O.)

CONNOLLY

Marble & Granite Ltd.

EDGE
DETAILS

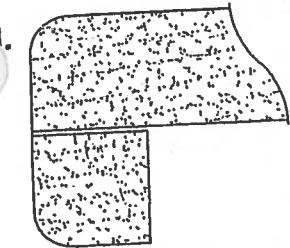
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A.



STRAIGHT EDGE
(STANDARD - 3/4")

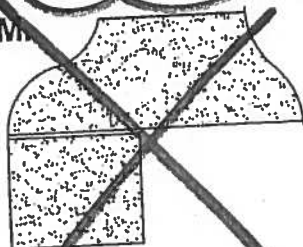
Standard:
Main Bath
Master Ensuite



DOUBLE TOP "D" EDGE
(STANDARD - 1 1/2")

Upgrade:
Kitchen

M.



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

EDGING UP-GRADE OPTIONS