

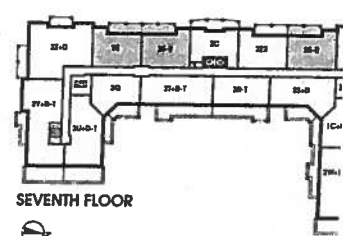
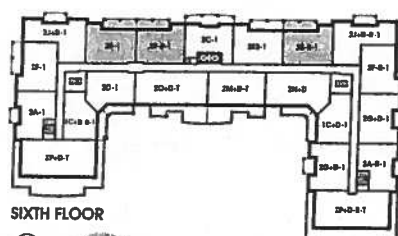
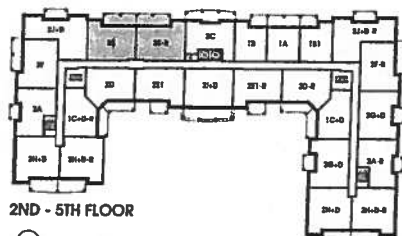
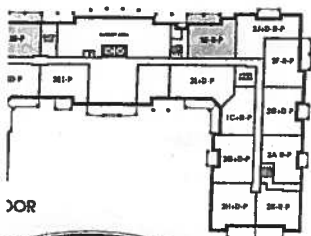
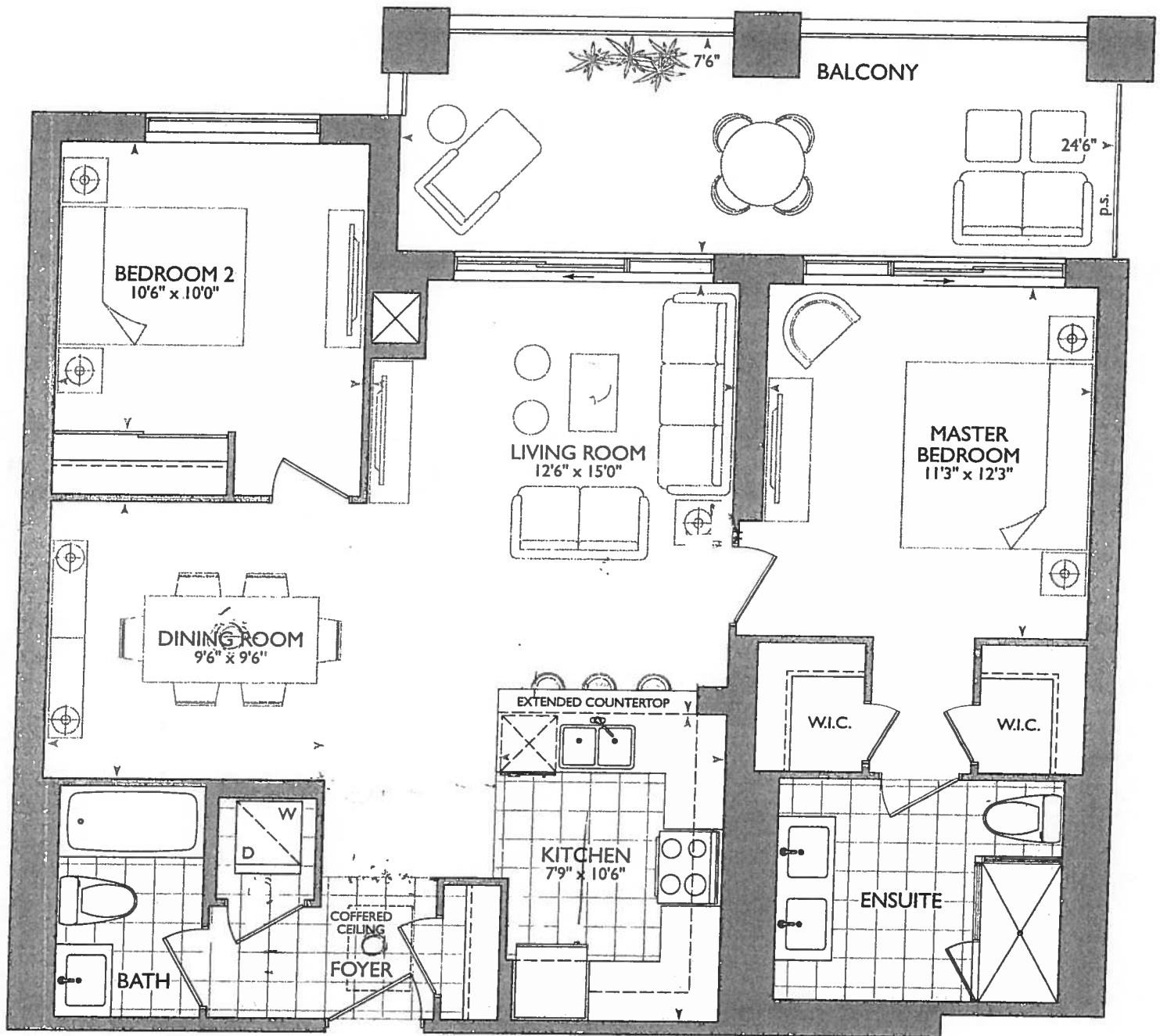


# Flanders

\*ORIGINAL LAYOUT\*

SUITE 324.

1,059 SQ FT *plus 180 sq. ft. of balcony area*



December 8, 2017

AN UN

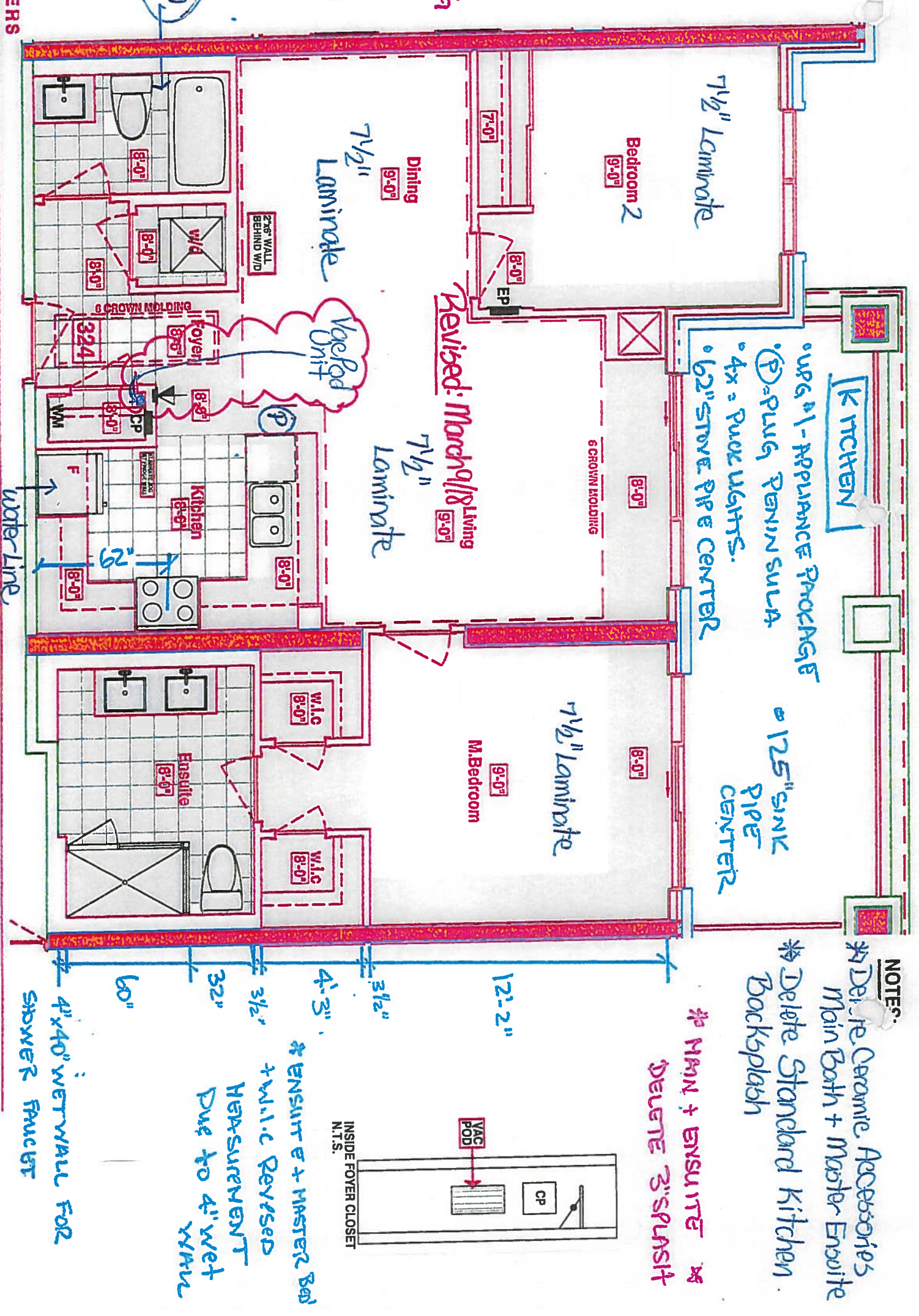
LEGEND:	
	SECURITY PANEL
	ELECTRICAL PANEL
	COMMUNICATION PANEL
	WATER METER
	FRIDGE
	DROPPED AREA
	CROWN MOLDING

\* Revised Foyer  
COFFERED CEILING  
AS PER THIS  
BRACKET,  
TILES TO REMAIN  
SAME AS  
ORIGINAL SUITE  
LAYOUT

RECEIVED  
DEC 8 2017

SUITE 324 - FLANDERS

Royal Fine Homes 25 Baker Hill Blvd - Scarborough, ON Dec 08, 2017







PURCHASER'S EXTRAS (PE)

Hampton Place - Hampton Place

PURCHASERS: VICTOR VELOCCI and LINA VELOCCI

TEL: RES.: 905-470-1587

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #		
324	1	FLANDERS(2E)			

Item	QTY	Description	Addition to Purchase Price
1		1 - FOYER CLOSET - Install VAC-POD at Foyer Closet (Includes 30ft. air hose package) (See Sketch) Note: **Please Note: Location of Vac-Pod Unit is Approximate**	
2		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:	



Sub Total  
HST  
Total

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
- It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of Hampton Place.
- The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
- For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By	Amount	Detail
Amendment		
Total Payment:		

Bonus Package From Agreement of Purchase and Sale dated January 29, 2017

Bonus Total  
PE# 7,051 - December  
08, 2017  
Remaining Balance

PURCHASER: VICTOR VELOCCI 12-Mar-18 DATE CONSULTANT: Melissa Di Marino  
PURCHASER: LINA VELOCCI 12-Mar-18 DATE VENDOR: PER: Hampton Place

☐ Decor ☐ Builder ☐ Purchaser

Printed: 12-Mar-18 at 10:28 am



Vince's  
SITE COPY

CONSTRUCTION SUMMARY

Hampton Place

PURCHASERS: VICTOR VELOCCI and LINA VELOCCI

TEL: RES.: 905-470-1587

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
324	1	FLANDERS(2E)	04-Oct-18

Offer	PURCHASER TO RECEIVE \$5,000(INCLUDES APPLICABLE TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Workshee	Note:

Offer	TANDEM PARKING SPACE IN LIEU OF SINGLE PARKING SPACE
Workshee	Note:



SITE COPY

CONSTRUCTION SUMMARY

Hampton Place

PURCHASERS: VICTOR VELOCCI and LINA VELOCCI

TEL: RES.: 905-470-1587

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
324	1	FLANDERS(2E)	04-Oct-18	

Date Added: 08-Dec-17

Invoice Number: 7051

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 Standard Granite Countertop - BIANCO ANTICO - To be installed throughout kitchen, where applicable (does not include granite backsplash) (See Sketch)  
Note:

1 - DISCLAIMER - GRANITE COUNTERTOP;  
KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, granite installed will not be identical to the samples displayed.  
Note: Every effort is made to provide granite 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 Standard Undermount Sink - BLANCO Horizon Plus U2 Undermount Sink - Model # 401234  
Note:

1 - KITCHEN - Kitchen Faucet - Install Standard Faucet - DELTA Chrome Pull-Out Kitchen Faucet (Single Hole) - Model # 469LF - Chrome  
Note:

1 - KITCHEN - Kitchen Backsplash - DELETE - Do Not Install / Supply / Credit Purchaser for builders standard kitchen backsplash (See Sketch)  
Note:

1 - APPLIANCE PACKAGE - Install Upgrade Appliance Package - UPGRADE PACKAGE #1 - To be installed throughout suite, where applicable (See Sketch)  
Note:

1 - KITCHEN - Istall WATER LINE ROUGH-IN ONLY To Fridge at Kitchen (See Sketch)  
Note:

30 - MAIN BATH - 1ST UPGRADE - PORCELAIN TILES - 20x20 CALACATA GRIS - To be installed throughout main bath floor. (To be Installed Straight) (See Sketch)  
Note: Includes Larger Size

1 - MASTER ENSUITE - Install Standard Granite Countertop - BIANCO ANTICO - To be installed throughout master ensuite vanity countertop where applicable (See Sketch)  
Note:

1 - DISCLAIMER - GRANITE COUNTERTOP;  
MASTER ENSUITE - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, granite installed will not be identical to the samples displayed.  
Note: Every effort is made to provide granite 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;  
MAIN BATH & MASTER ENSUITE - Purchaser Requested to DELETE Standard 3" Splash throughout Main Bath and Master Ensuite Vanity Countertop, 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:



SITE COPY

CONSTRUCTION SUMMARY

Hampton Place

PURCHASERS: VICTOR VELOCCI and LINA VELOCCI TEL: RES.: 905-470-1587

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
324	1	FLANDERS(2E)	04-Oct-18

Date Added: 08-Dec-17 Invoice Number: 7051

1 - CLARIFICATION;  
MAIN BATH & MASTER ENSUITE - Install Standard Plumbing Fixtures throughout Main Bath and Master Ensuite where applicable. (See Sketch)  
Note:

1 - CLARIFICATION;  
MASTER ENSUITE - Purchaser accepts & acknowledges the standard frameless glass enclosure at master ensuite shower stall will NOT touch the ceiling and will receive a Standard Chrome Header. (See Sketch)  
Note:

1 - CLARIFICATION;  
MAIN BATH & MASTER ENSUITE - DELETE Do Not Install / Supply / Credit Purchaser for builders standard ceramic bathroom accessories (toilet paper, towel bar & soap dish) throughout all bathrooms where applicable.  
Note: To Include; Main Bath & Master Ensuite (See Sketch)

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$5,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE.  
Note:

1 - 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 8,2017  
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:

This Document is Extremely Time Sensitive - Printed 21 Feb 18 at 12:39

Page 1 of 3

**LIVING ROOM**  
**DINING ROOM**

DEN

## MASTER BEDROOM

## BEDROOM 2

**BEDROOM 3**

Page 1 of 3

Purchaser: \_\_\_\_\_  
Vendor: \_\_\_\_\_

Lot: 324 Project: Hampton Place Model: FLANDERS(2E)

VICTOR VELOCCI

LINA VELOCCI

~~Hampton Place~~

~~Printed Dec 08, 2017 12:02 pm~~



Purchasers

VICTOR VELOCCI & LINA VELOCCI

Decor Consultant

Melissa Di Marino

Model Type

FLANDERS(2E)

Telephone Res. / Bus

(905) 470-1587 /

Project

Hampton Place

Closing Date

04/10/2018

Unit

324

Page 2 of 3

\* INTERIOR COLOUR SCHEME \*

CABINETRY, VANITIES AND COUNTERTOPS

Style	Countertop	Counter Edge	Handle / Knob
<input checked="" type="checkbox"/> CATEGORY 2 - MAPLE - CHESTNUT QT 2503 (STD)	<input checked="" type="checkbox"/> ASPEN TERRA WHITE (STD)	<input checked="" type="checkbox"/> A " EDGE (STD)	16338-195
<input checked="" type="checkbox"/> CATEGORY 1 - FIBERBOARD - WHITE QT 1203 (STD)	<input checked="" type="checkbox"/> BIANCO ANTICO GRANITE (STD)	<input checked="" type="checkbox"/> A " EDGE (STD)	16338-195
N/A	N/A	N/A	N/A
<input checked="" type="checkbox"/> CATEGORY 2 - MAPLE - PISTACHIO QT 2503 (STD)	<input checked="" type="checkbox"/> BIANCO ANTICO GRANITE (STD)	<input checked="" type="checkbox"/> A " EDGE (STD)	3487-128
N/A	N/A	N/A	N/A

APPLIANCE PACKAGE

Upgraded Package #1

Sid 31in Opening

PLUMBING FIXTURES

KITCHEN

Sink Model

Sink Faucet

TOILETS

Master Ensuite

Main Bathroom

Powder Room

VANITY FAUCETS

Master Ensuite

Main Bathroom

Powder Room

VANITY SINKS

Master Ensuite

Main Bathroom

Powder Room

SHOWER STALL / TUBS

Master Ensuite Shower Stall

Master Ensuite Tub

Main Bathroom Tub

Trim

Baseboard & Casing

Interior Doors

Cornice Moulding / Medallion

Foyer

Living Room

Dining Room

Den

Master Bedroom

Bedroom 2

Bedroom 3

Lever

Door Height

Fireplace

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

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 - BIRCH WHITE

Trim

STANDARD - WHITE

Page 2 of 3

Decor Consultant:

Melissa Di Marino

Purchaser:

VICTOR VELOCCI

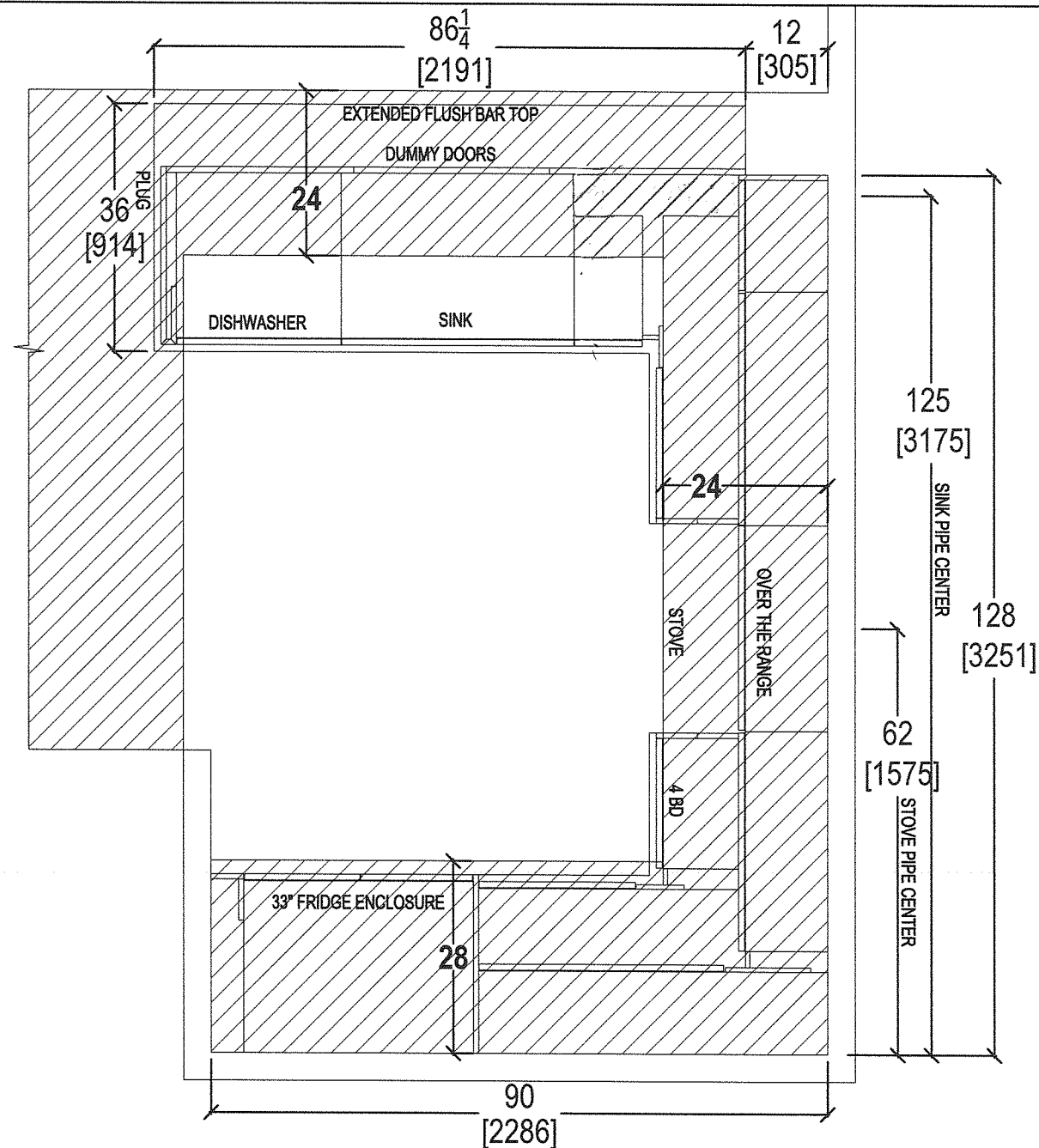
Purchaser:

LINA VELOCCI

Vendor:

Hampton Place



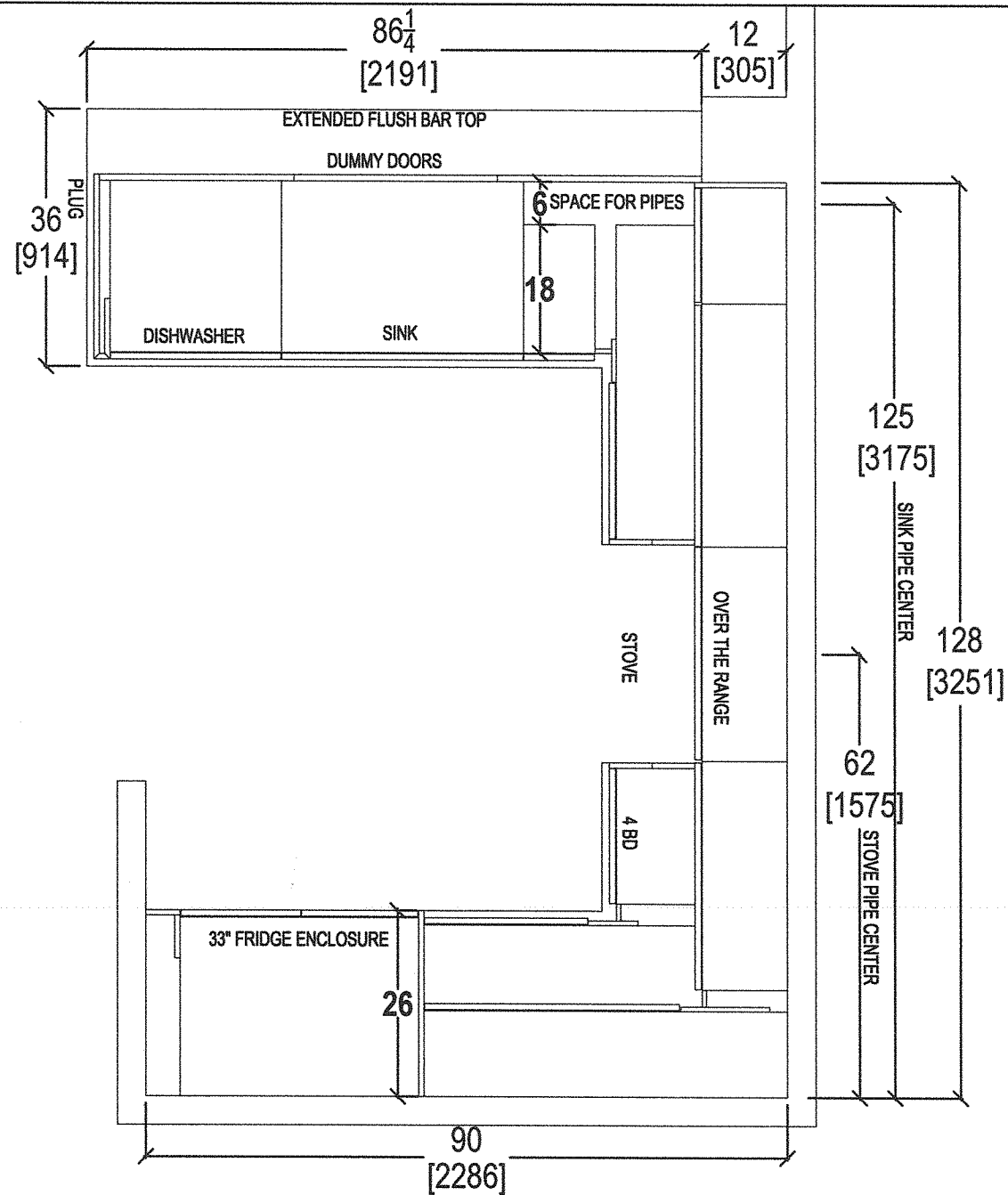


your kitchen. your taste.  
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES	JOB NAME: UNIT 324 HMP	ROOM: KITCHEN - BULKHEAD PLAN	DRAWN BY: SK
SITE: HAMPTON PLACE	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1' - 0"
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: APRIL 24, 2018
EMAIL: ____	SPECIES: ____	TOP: ____	PAGE: ____

COMMENTS:  
**PLEASE NOTE ALL DIMENSIONS  
ARE NOT FINAL AND ARE  
SUBJECT TO CHANGE UPON  
FINAL SITE MEASURE**

69



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80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES

SITE: HAMPTON PLACE

PHONE: —

EMAIL: —

JOB NAME: UNIT 324 HMP

DOOR STYLE: —

FINISH: —

SPECIES: —

ROOM: KITCHEN FLOOR PLAN

DOOR HANDLE: —

DRW HANDLE: —

TOP: —

DRAWN BY: SK

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

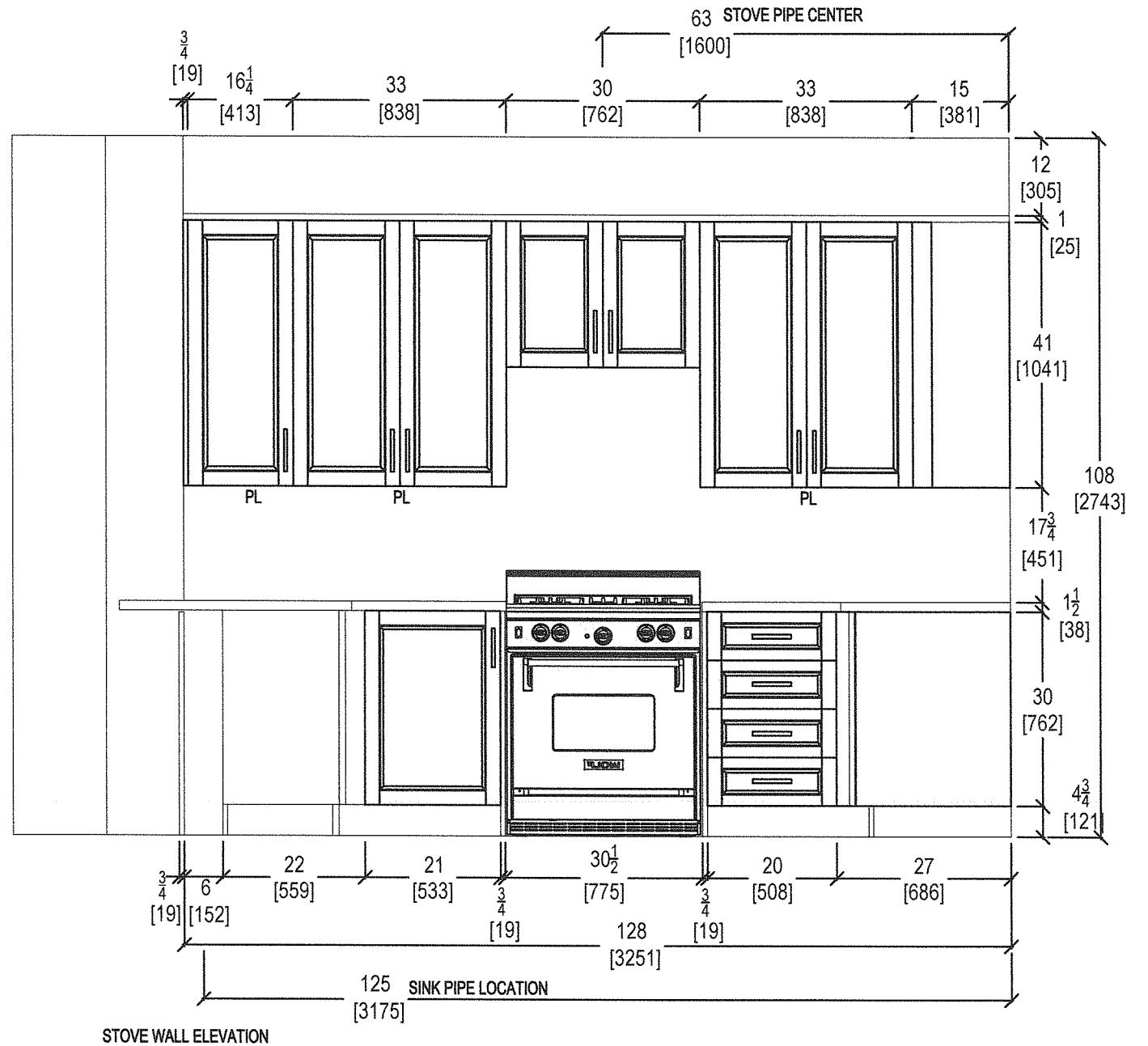
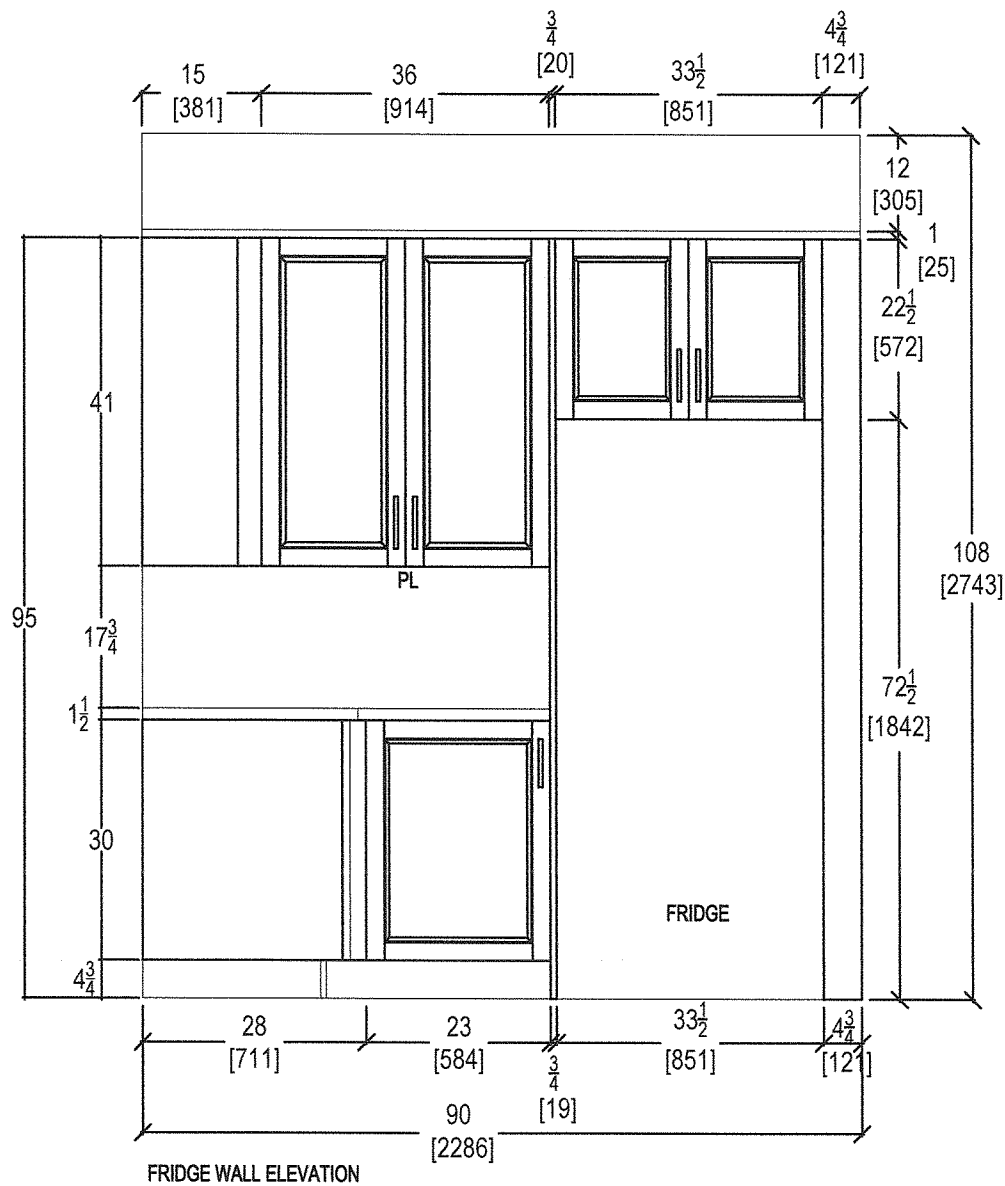
DATE: JAN 11, 2018

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COMMENTS:

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SUBJECT TO CHANGE UPON  
FINAL SITE MEASURE

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T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES

SITE: HAMPTON PLACE

PHONE: —

EMAIL: —

JOB NAME: UNIT 324 HMP

DOOR STYLE: —

FINISH: —

SPECIES: —

ROOM: KITCHEN

DOOR HANDLE: —

DRW HANDLE: —

TOP: —

DRAWN BY: SK

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

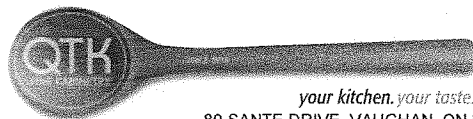
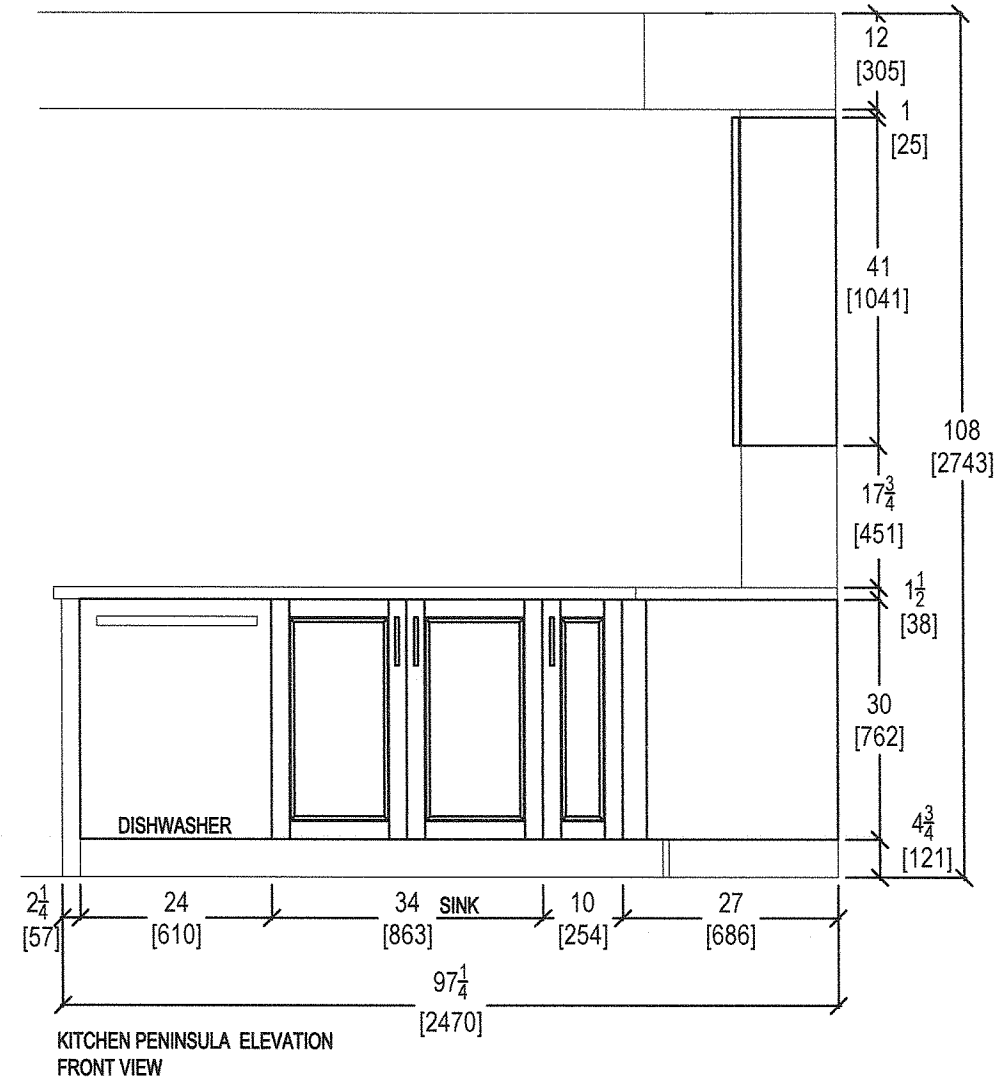
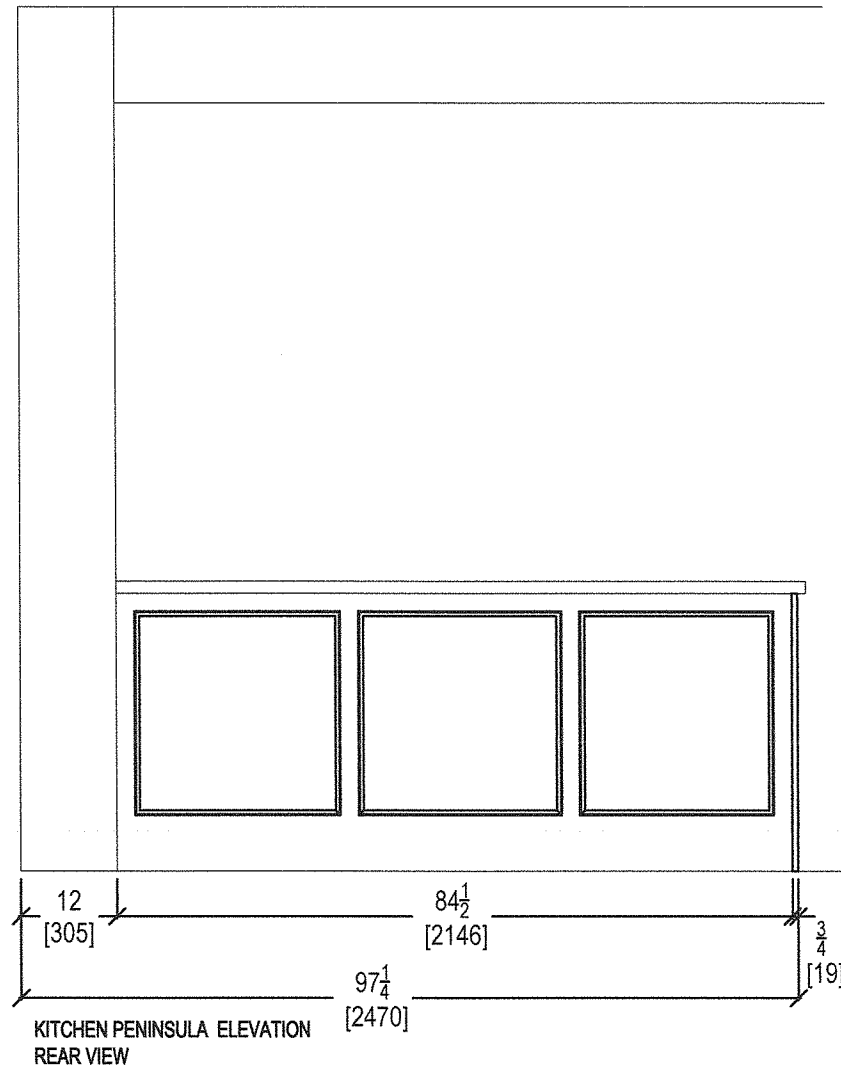
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COMMENTS:

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FINAL SITE MEASURE

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T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES

SITE: HAMPTON PLACE

PHONE: —

EMAIL: —

JOB NAME: UNIT 324 HMP

DOOR STYLE: —

FINISH: —

SPECIES: —

ROOM: KITCHEN

DOOR HANDLE: —

DRW HANDLE: —

TOP: —

DRAWN BY: SK

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

DATE: APRIL 24, 2018

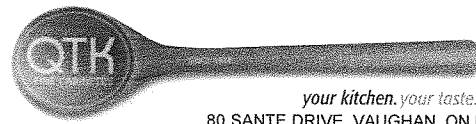
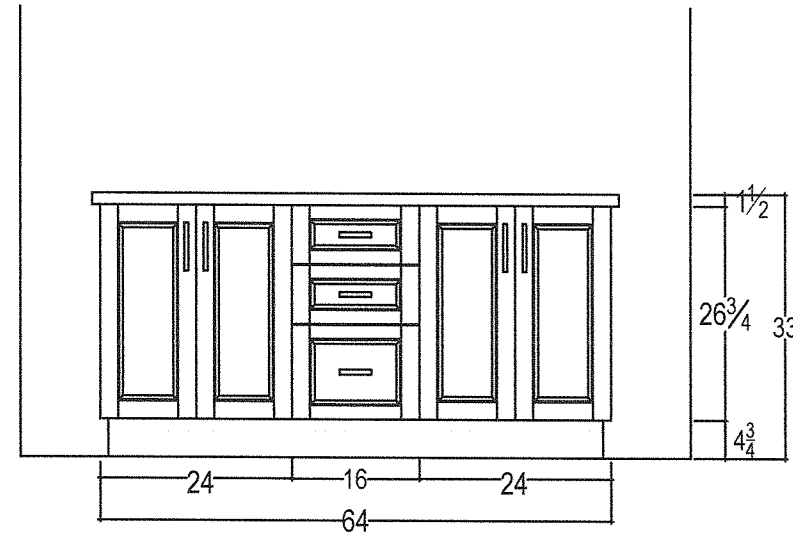
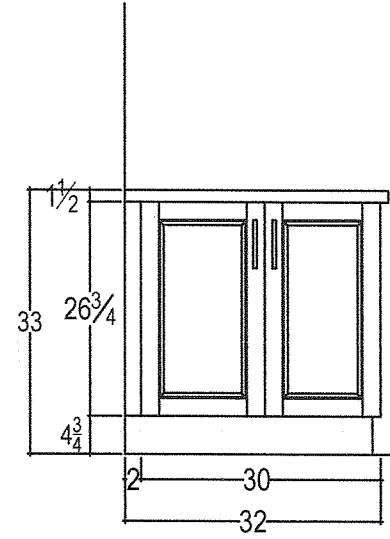
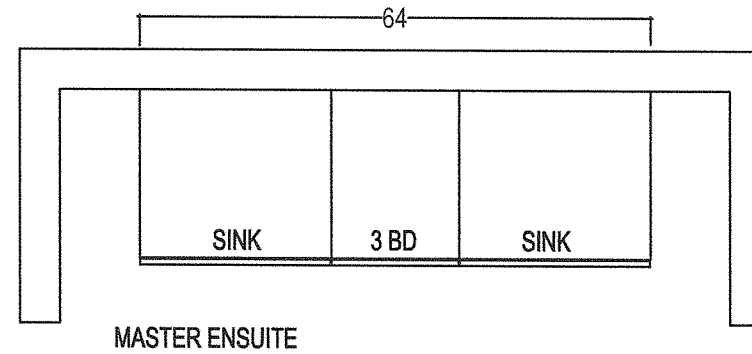
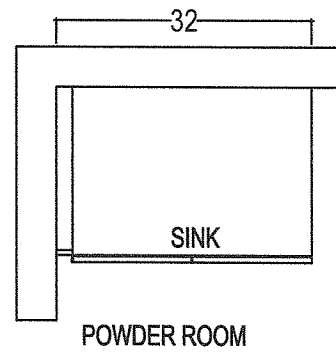
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COMMENTS:

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FINAL SITE MEASURE**

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your kitchen. your taste.  
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ROYAL PINE HOMES

SITE: HAMPTON PLACE

PHONE: —

EMAIL: —

JOB NAME: UNIT 324 HMP

DOOR STYLE: —

FINISH: —

SPECIES: —

ROOM: VANITIES

DOOR HANDLE: —

DRW HANDLE: —

TOP: —

DRAWN BY: SK

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

DATE: APRIL 24, 2018

PAGE: —

COMMENTS:

PLEASE NOTE ALL DIMENSIONS  
ARE NOT FINAL AND ARE  
SUBJECT TO CHANGE UPON  
FINAL SITE MEASURE

*Handwritten signature*

Suite 324  
Hampton

Upgrade  
Package I



WRB322DMBM

Whirlpool®

<http://www.whirlpool.com>

33-inches wide Bottom-Freezer Refrigerator with  
SpillGuard™ Glass Shelves - 22 cu. ft

Key Features:

- SpillGuard™ Glass Shelves
- Adaptive Defrost / *Factory Installed Icemaker*
- FreshFlow™ Produce Preserver
- LED Interior Lighting
- ENERGY STAR® Qualified

Product Dimensions:

Height: 70

Width: 32 5/8

Depth: 33 3/8

Electrical Requirements:

15

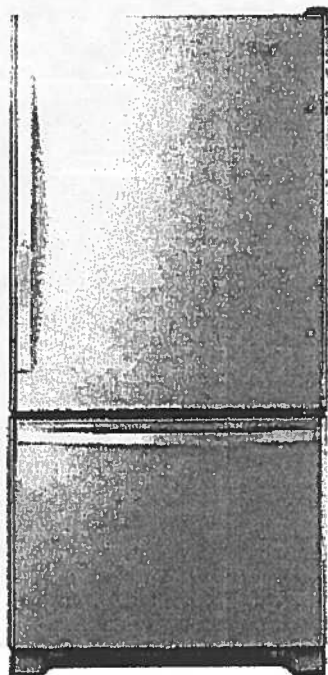
Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)



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IN  
AMERICA



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Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. We also reserve the right to discontinue or transition products without notice.

Manufacturer's Suggested Retail Price (MSRP) and Minimum Advertised Price (MAP) provided for reference purposes only. Dealer alone determines advertised and retail prices.

Created On: Tuesday, March 14, 2017 11:30:08

Suite 324  
Hampton

Upgrade  
Package 1



YWMH76719CS

1.9 cu. ft. Microwave Hood Combination with  
TimeSavor™ Plus True Convection



<http://www.whirlpool.com>

#### Key Features:

- TimeSavor™ Plus True Convection Cooking System
- Steam Cooking
- Sensor Cooking
- AccuPop™ Cycle
- CleanRelease® Non-Stick Interior
- SteamClean Option
- Integrated Hidden Vent and Console
- Auto Adapt Fan
- Recessed, Stoppable Glass Turntable
- Universal Microwave Steamer
- 1.9 cu. ft. Capacity
- 1,100 Watts Cooking Power

#### Product Dimensions:

Height: 17 1/8

Width: 29 15/16

Depth: 18 1/2

#### Electrical Requirements:

15 or 20. 120 V.

#### Additional Information:

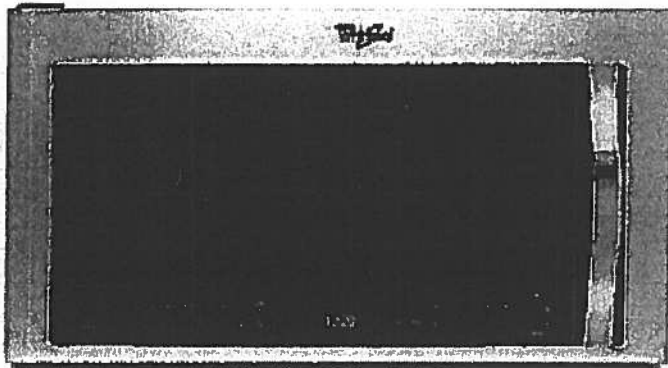
[Use And Care Guide](#)

[Installation Guide](#)

[Warranty Certificate](#)

Available in:

 Stainless Steel



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Created On: Monday, March 14, 2016 13:16:48

Suite 324  
Hampton

Upgrade  
Package 1



WDTA50SAHZ

Contemporary Design. Stainless Steel Tub  
Dishwasher with TotalCoverage Spray Arm

Whirlpool

<http://www.whirlpool.com>

Key Features:

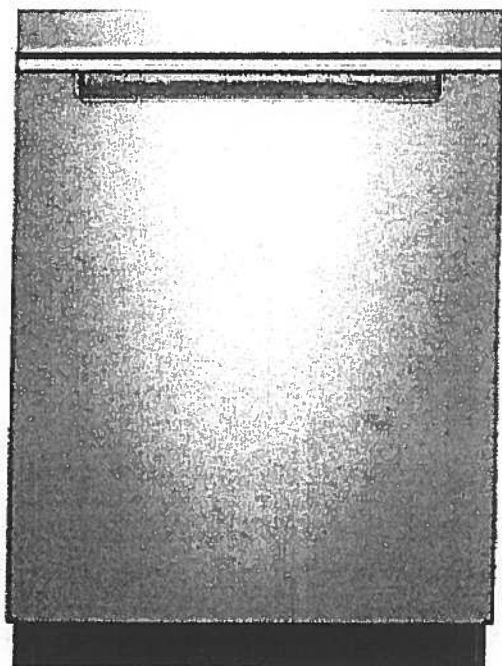
- Sensor Cycle
- TotalCoverage Spray Arm
- 1-Hour Wash Cycle
- Tap Touch Controls

Product Dimensions:

Height: 34 1/2  
Width: 23 7/8  
Depth: 24 1/2

Additional Information:

[Use And Care](#)  
[Dimension Guide](#)  
[Installation Guide](#)  
[Energy Guide](#)  
[Warranty](#)



Available in:

● Black

Fingerprint Resistant Sunset Bronze

Fingerprint Resistant Black Stainless

○ White

Fingerprint Resistant Stainless Steel

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IN  
AMERICA



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Suite 324  
Hampton

Upgrade  
Package I

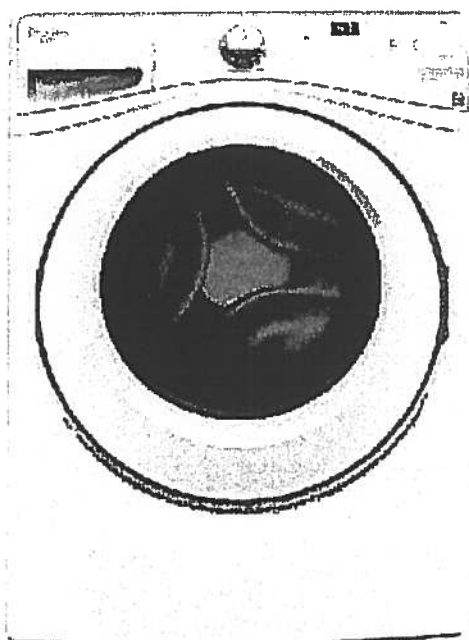


WFW75HEFW



<http://www.whirlpool.com>

4.5 cu. ft. Front Load Washer with Precision  
Dispense



**Key Features:**

- Precision Dispense
- Adaptive Wash Technology
- Smooth Wave Stainless Steel Wash Basket
- 4.5 cu. ft. Capacity
- ENERGY STAR® Qualified

**Product Dimensions:**

Height: 39 3/4

Width: 27

Depth: 33 5/16

**Electrical Requirements:**

15 or 20. 120 V.

**Additional Information:**

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Energy Guide](#)

[Warranty Certificate](#)

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IN  
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Manufacturer's Suggested Retail Price (MSRP) and Minimum Advertised Price (MAP) provided for reference purposes only. Dealer alone determines advertised and retail prices.  
Created On: Wednesday, March 23, 2016 11:51:03

Suite 324  
Hampton

Upgrade  
Package 1



YWED75HEFW

Whirlpool®

<http://www.whirlpool.com>

8.5 cu. ft. Duet® High Efficiency Front Load Electric  
Dryer with ENERGY STAR®

MSRP: \$0.00

Key Features:

- Advanced Moisture Sensing System
- Quad Baffles
- Tap Touch Controls with Memory
- EcoBoost™ Option
- Wrinkle Shield™ Plus Option
- Undercounter Installation
- 7.4 Cu. Ft. Capacity
- ENERGY STAR® Qualified

Product Dimensions:

Height: 39

Width: 27

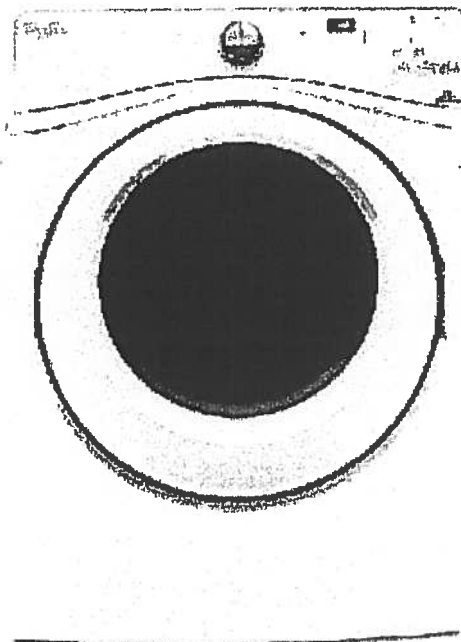
Depth: 31

Additional Information:

[Use And Care](#)

[Installation Guide](#)

[Warranty](#)



Available in:

☐ White

INVESTED  
IN  
AMERICA



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Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. We also reserve the right to discontinue or transition products without notice.

Manufacturer's Suggested Retail Price (MSRP) and Minimum Advertised Price (MAP) provided for reference purposes only. Dealer alone determines advertised and retail prices.

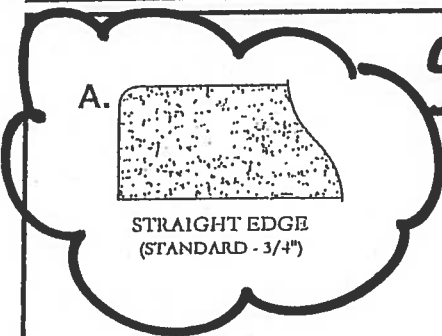
Countertop Edges  
Suite 324  
Hampton

Dec. 8, 2017

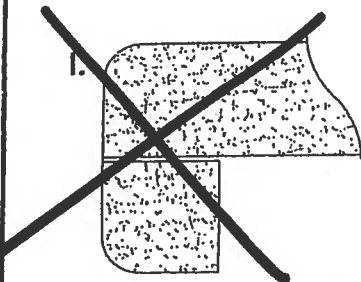
CONNOLLY Marble & Granite Ltd.

EDGE  
DETAILS

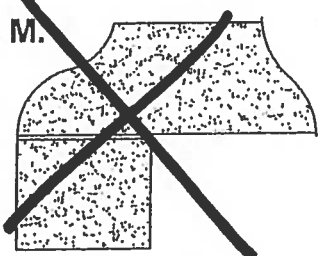
004



Standard:  
Kitchen  
Main Bath  
Master Ensuite



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



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

EDGING UP-GRADE OPTIONS