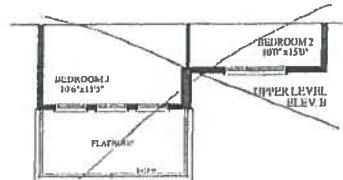
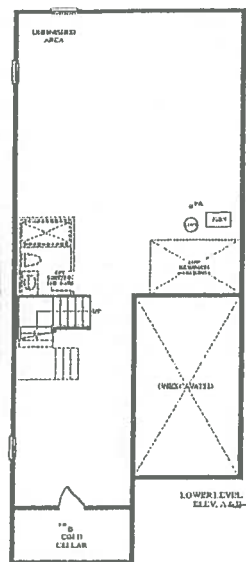
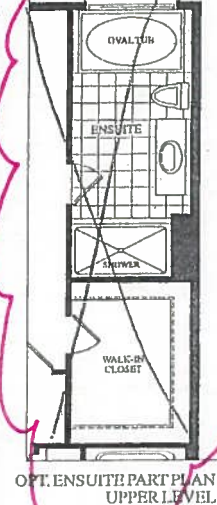
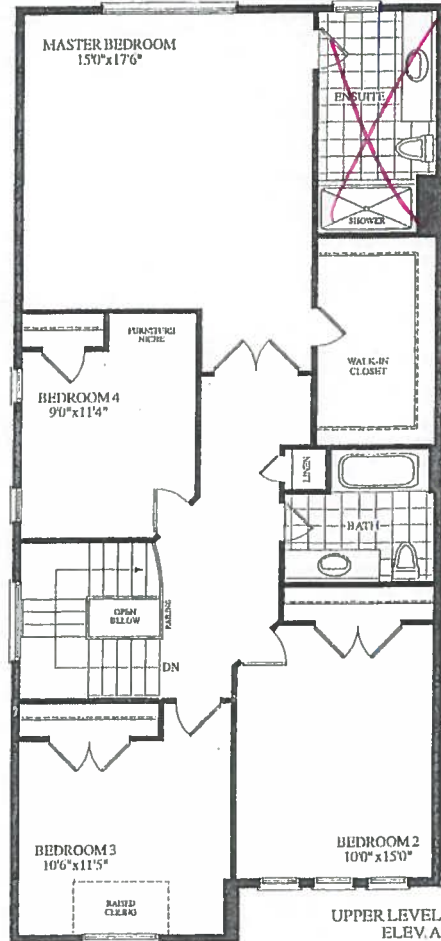
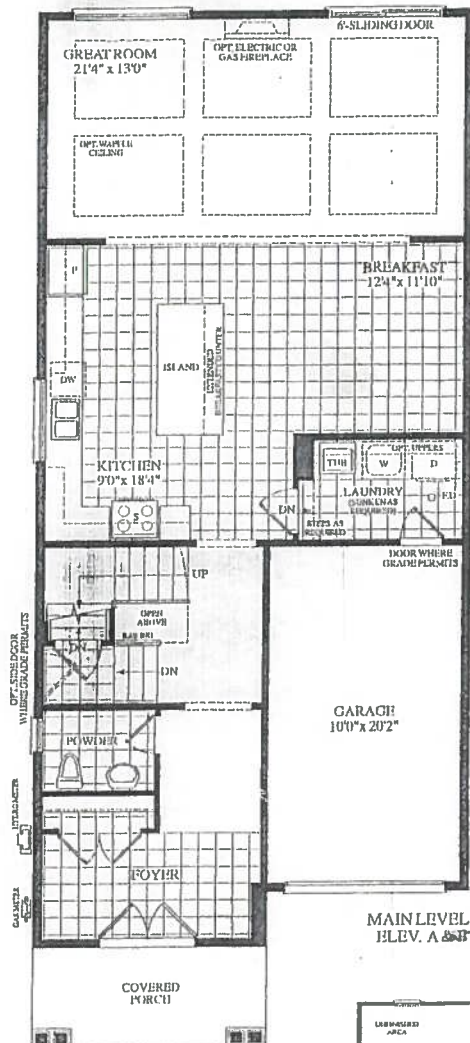


SAND CHERRY

(22-03 END)

2310 SQ. FT.

(INCLUDES 8 SQ. FT. OF OPEN AREA)



LOT# 12
BLOCK 4
ELEV. A



ROYALPINEHOMES.COM



Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
- BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
- CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN.
- VENDOR TO PROVIDE A SIDE DOOR, PROVIDED GRADE PERMITS

BLK. 4 LOT 12 EL.A

SAND CHERRY

(22-03 END)

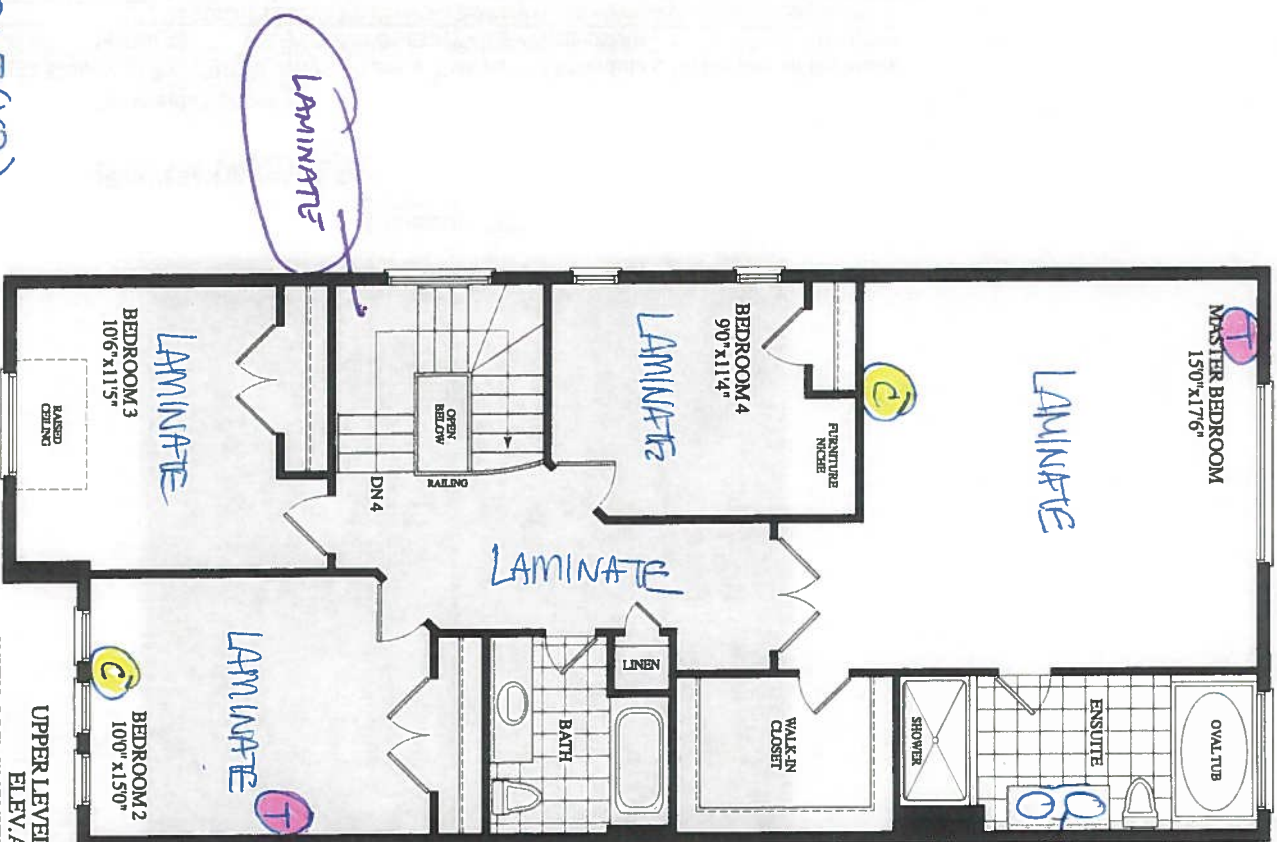
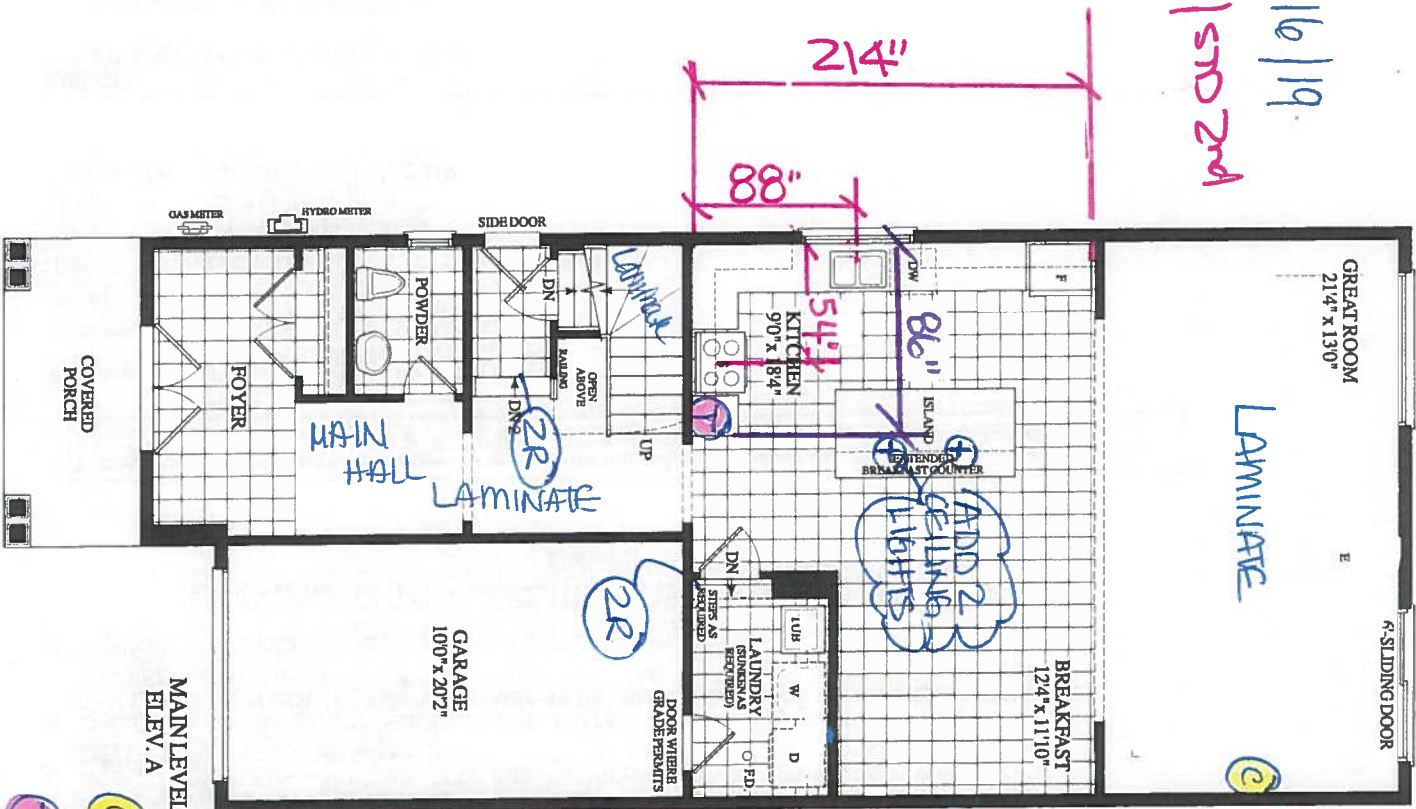
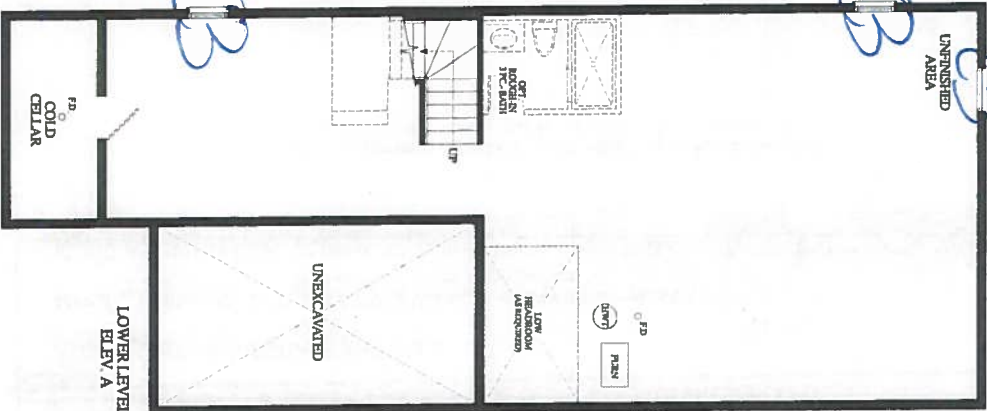
2310 SQ. FT.

(INCLUDES 8 SQ. FT. OF OPEN AREA)

Oct 16 / 19

STD Main / STD 2nd

CONSTRUCTION LAYOUT





CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	14-Feb-20	

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Offer	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
Workshee	Note:

Offer	CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN.
Workshee	Note:

Offer	VENDOR TO PROVIDE A SIDE DOOR, PROVIDED GRADE PERMITS
Workshee	Note:

DELETE:

AGREEMENT OF PURCHASE AND SALE

MODEL TYPE: SAND CHERRY-ELEV A

BONUS PACKAGE -PURCHASER TO RECEIIVE \$10,000.00(INCLUSIVE OF TAXES)...

INSERT:

AGREEMENT OF PURCHASE AND SALE

MODEL TYPE: SAND CHERRY-EVLEV A with optional ensuite plan upper level...

PURCHASER HAS USED \$3,000.00 OF BONUS PACKAGE AND HAS A REMAINING \$7,000.00 (INCLUSIVE OF TAXES)...



FONZIE'S
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	14-Feb-20	

Date Added: 10-Oct-19

Invoice Number: 7294

1 - Standard Cable and Telephone Rough in (See Sketch)
Note:

3 - BASEMENT- Install THREE (X3) 30"X24" windows in the basement, in lieu of the builders standard 30"x16" (See Sketch)
Note: **Purchaser accepts and acknowledges atht basement windows may have window wells**

1 - MASTER ENSUITE- Install an additional sink in the Master Ensuite Vanity (See Sketch)
Note:

1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home, where applicable
Note:

1 - KITCHEN- Install the builders standard Top mount sink in the kitchen- Install the BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124
Note:

1 - KITCHEN- Install the builders standard Faucet in the kitchen- Install the DELTA Chrome Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome
Note:

1 - KITCHEN- Accommodate the fridge opening to a 36" opening, for a future 36" Fridge.
Purchaser accepts & acknowledges that the builders standard fridge will be 30"
Note:

50 - KITCHEN- Install a 1st upgrade kitchen backsplash, throughout the kitchen, where applicable. Does not include behind the stove or fridge
Note:

1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.
Note:

1 - CLARIFICATION-
MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite and Main Bath
Note:

923 - SECOND FLOOR- Install the Torleys Forest 7 1/2" Laminate flooring, "Okanogan" EE-F9742-P , in lieu of the builders standard carpet, throughout the 2nd Flr, where applicable. To be installed in the follwoing areas: Upper Hall, Master Bdrm, Bdrm #2,#3 & #4
Note:

1 - STAIRCASE- Stain the staircase to Vintage Red Oak Titan, throughout the staircase, where applicable, with steele pickets
Note:

1 - STAIRS- Install an UPGRADE 1A ,Handrail, Pickets & Post, throughout the staircase, where applicable. To include the following:
Handrail- Oak CDR 3"
Pickets- Plain / Alt Collar Flat Black
Post: Oak TYPE 900-3 1/2"
Note:

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.



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	14-Feb-20	

Date Added: 10-Oct-19

Invoice Number: 7294

- 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.
- 2 - KITCHEN- In addition to the builders standard ceiling light in the kitchen area, Install TWO (X2) additional ceiling lights above the island for future hanging pendants. Both additional lights above the island to be on its own switch (See Sketch)
Note:
- 1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
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:
- 1 - BONUS PACKAGE -PURCHASER TO RECEIVE \$7,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Note:

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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: FORESTSIDE
ADDRESS: RP-FS(6)-12 BLK 4
MODEL: SAND CHERRY 2203 ELEV. A

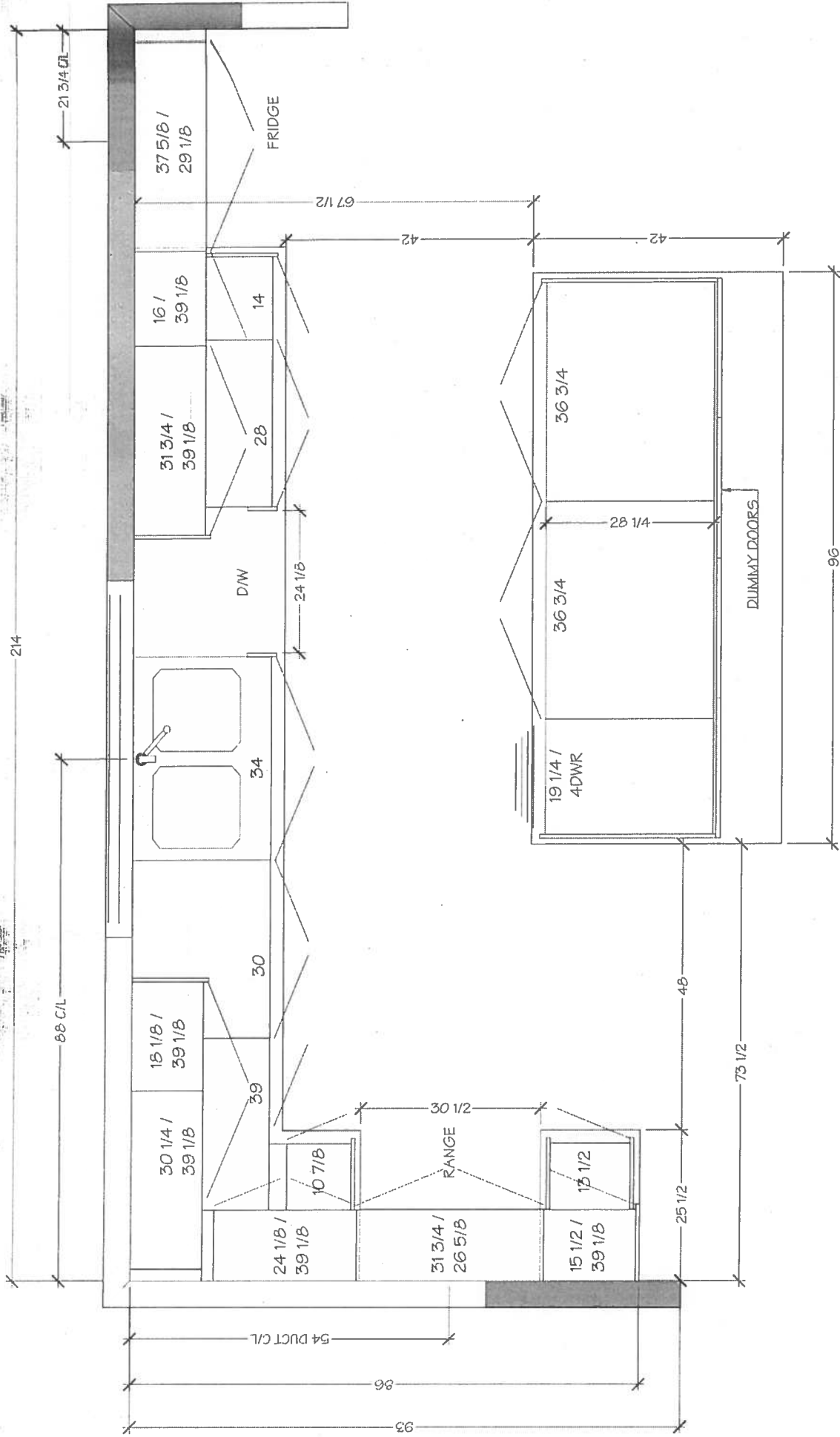
KITCHEN

Oct. 9, 2019



EXTRAS:
1. FUTURE 36" FRIDGE

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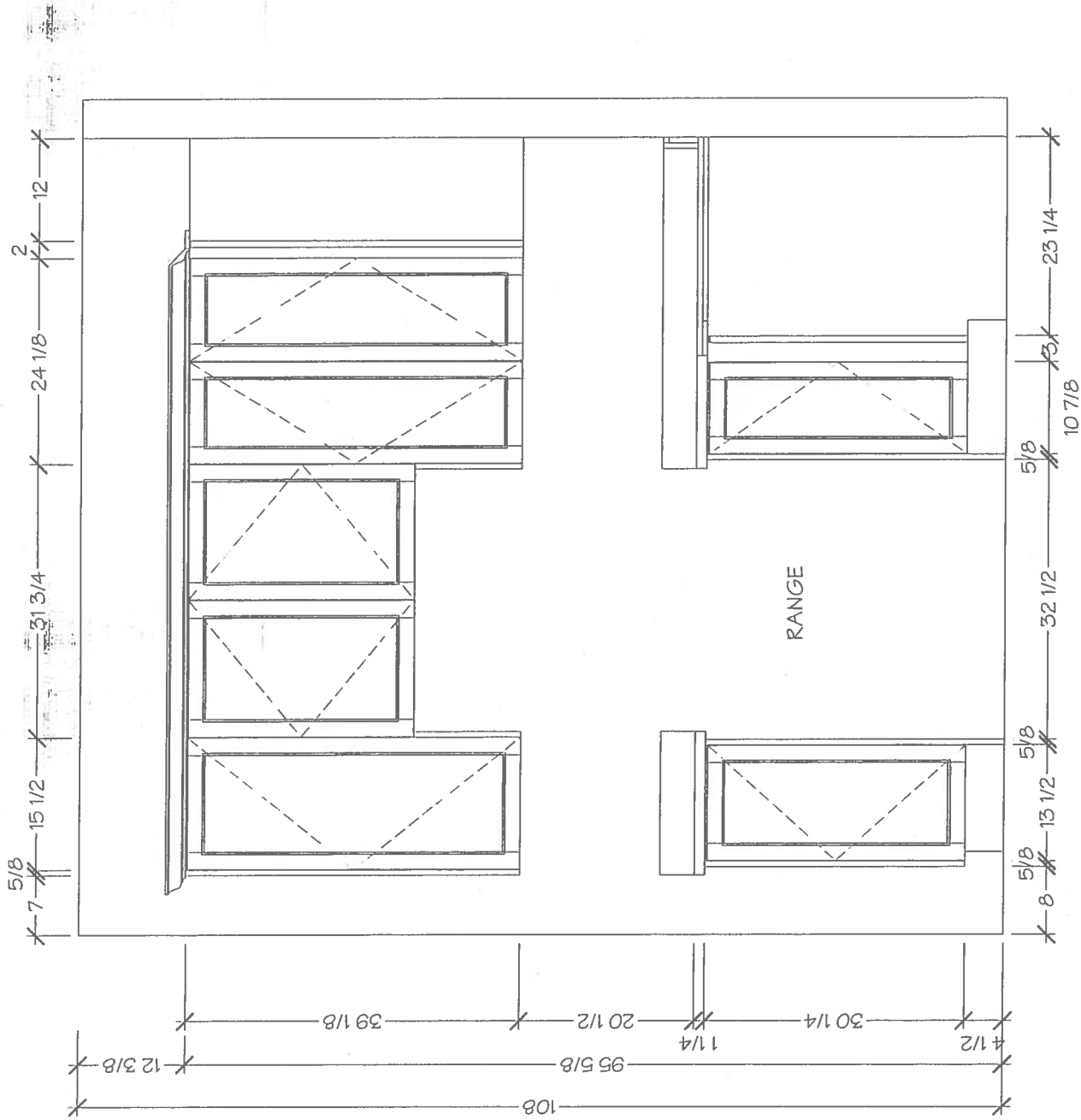
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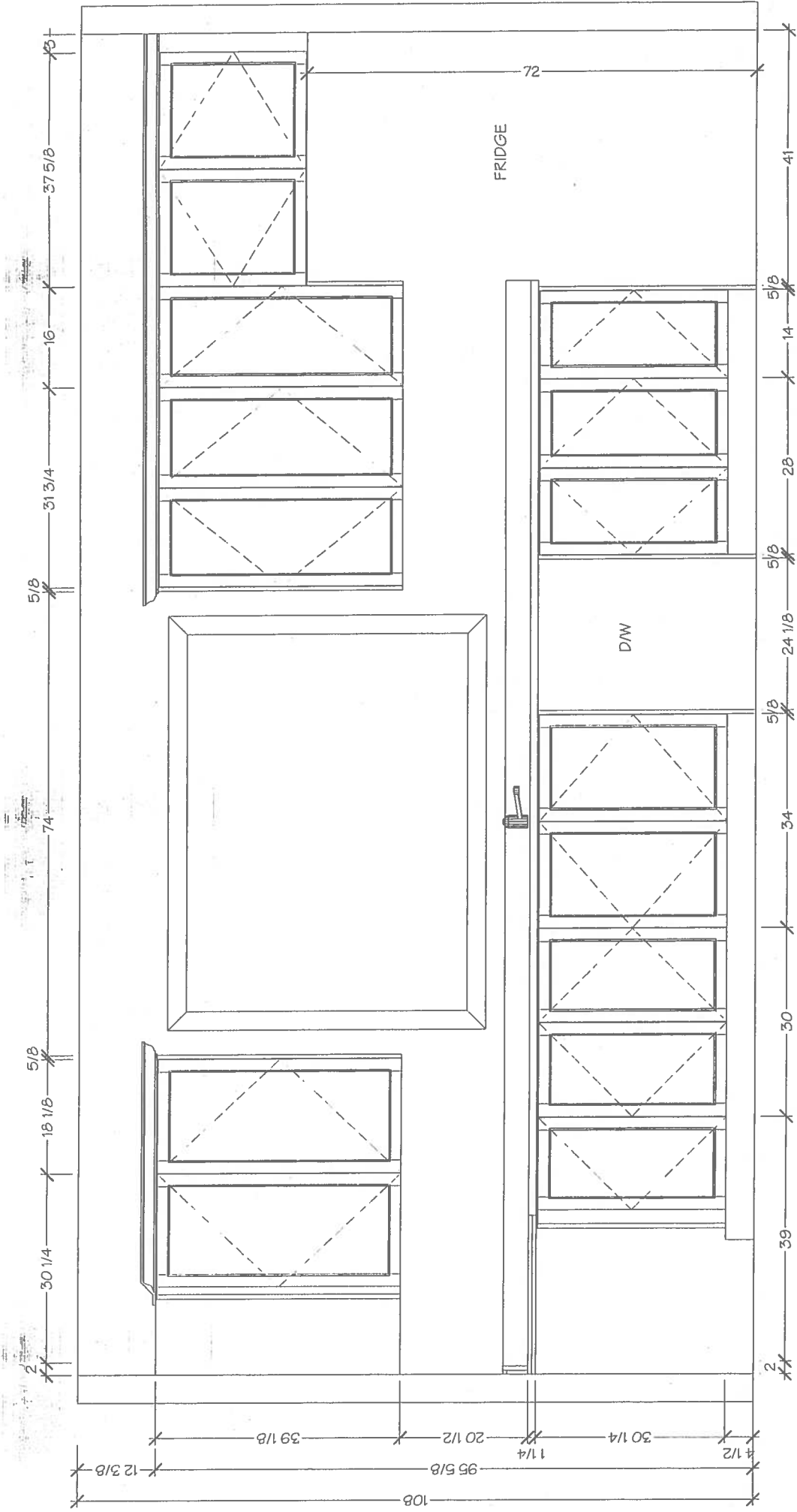
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KITCHEN

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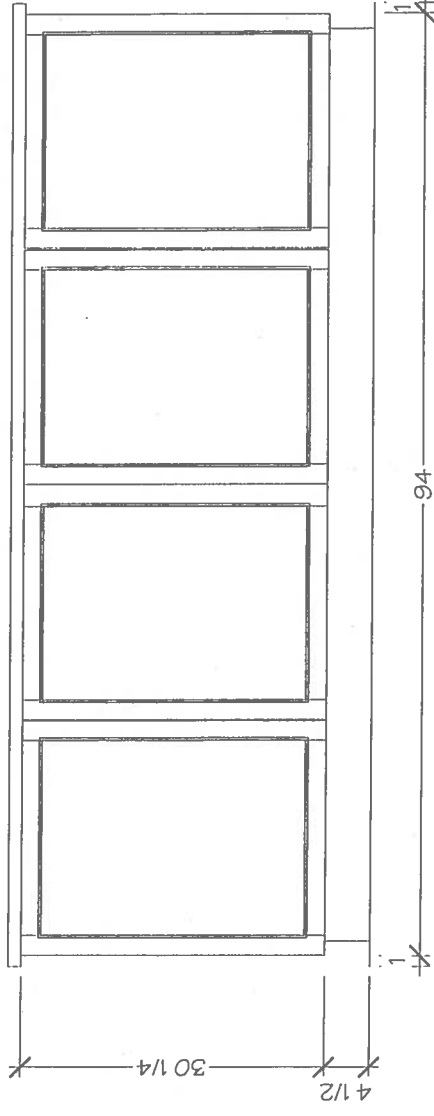
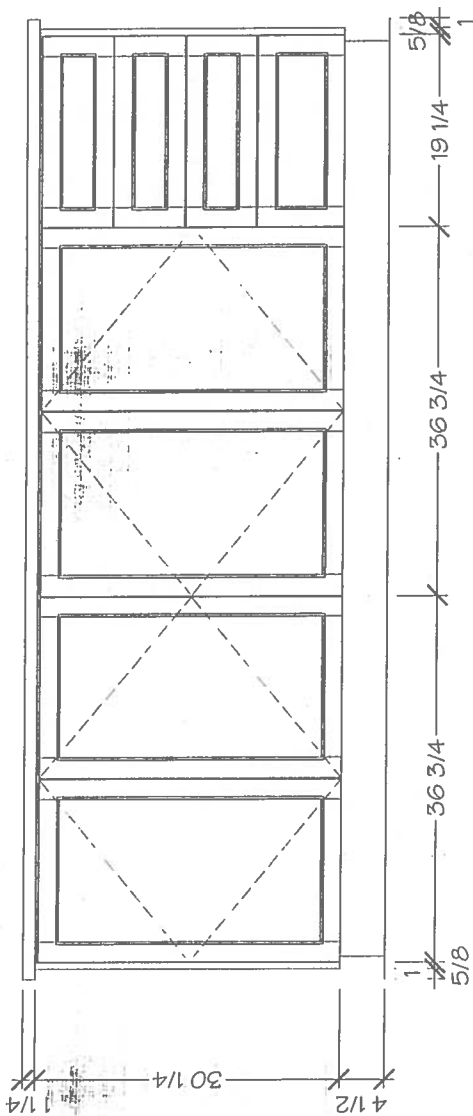
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KITCHEN

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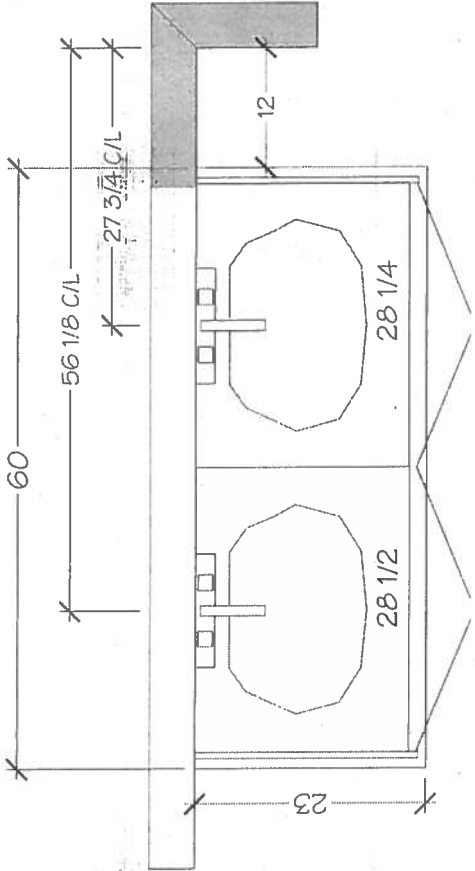
MASTER ENSUITE

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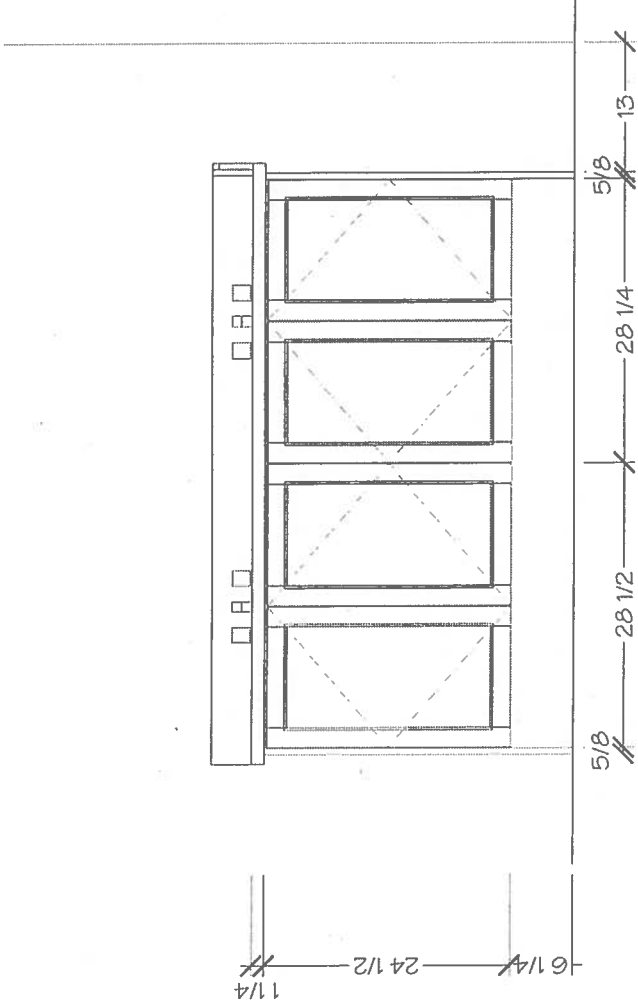


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PAGE: 6 OF 7



OPT. ENSUITE



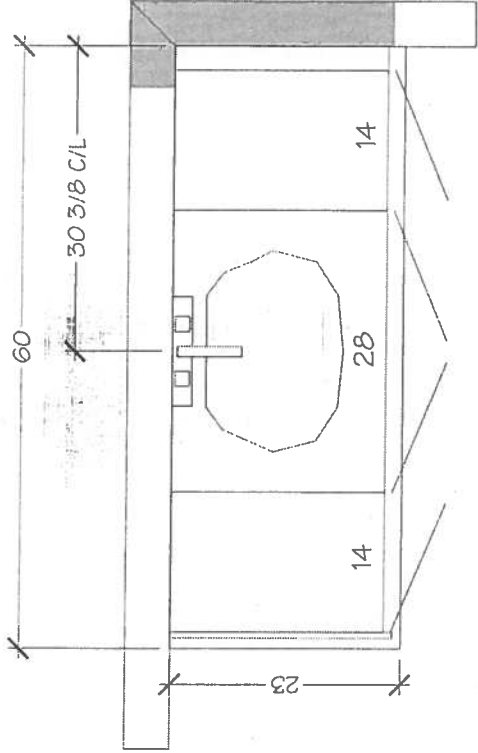
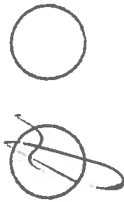


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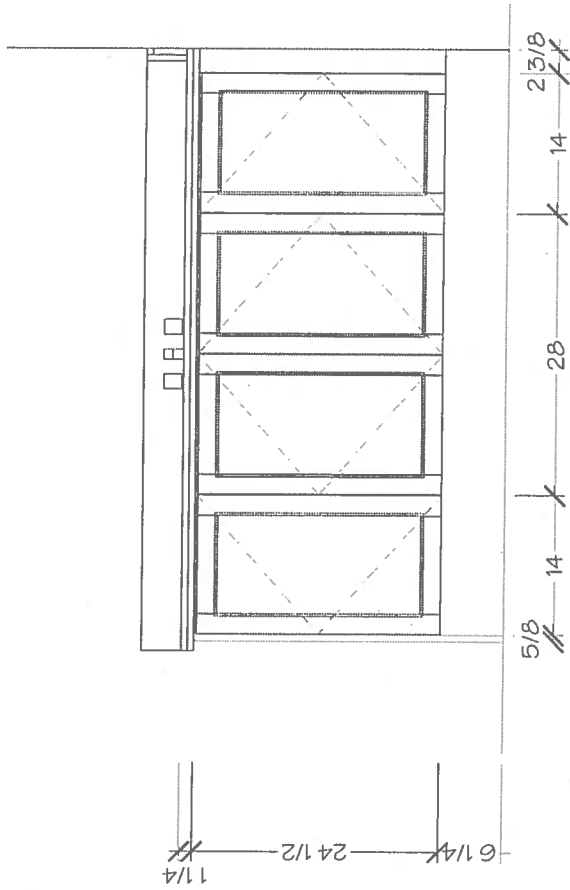
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MAIN BATH

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MAIN BATH



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