

ORIGINAL BROCHURE

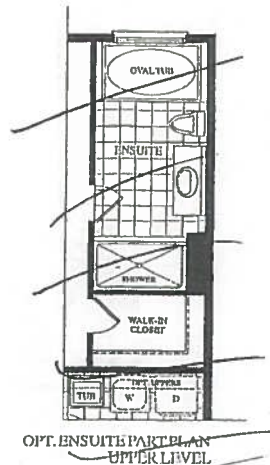
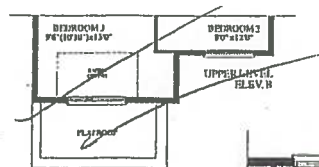
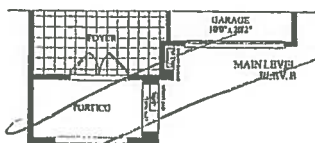
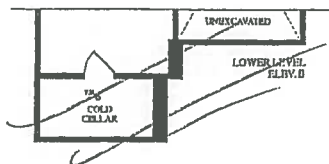
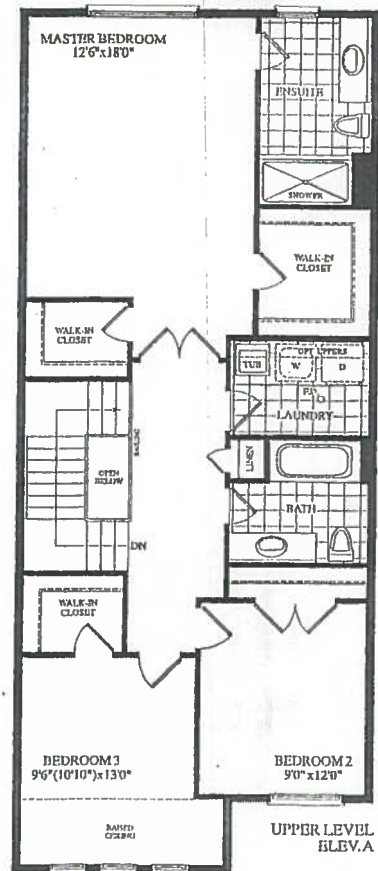
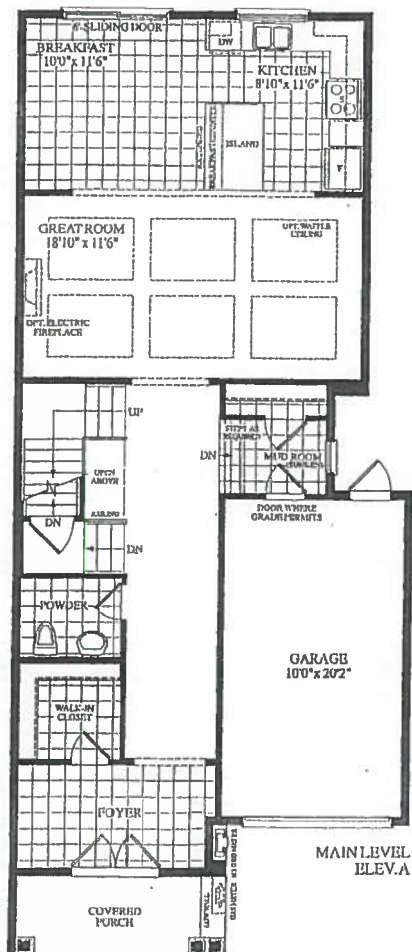
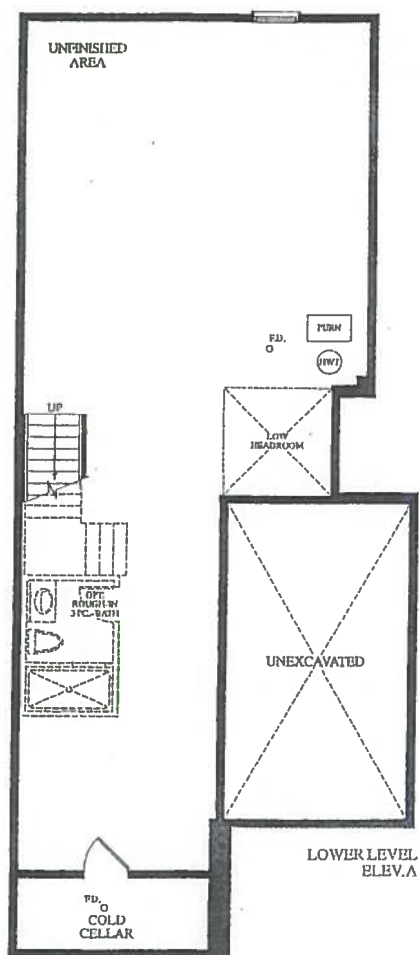
MORNING GLORY

(22-01)

2020 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

LOT 9
BLK 4
K-L
2W



BLK. 4 LOT 9 ELA

MORNING GLORY

(22-01)

2020 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

Sept 26 / 19



CABLE (X3)



TELEPHONE (X3)

STD MAN + 2nd Floor.

*UPPER BI-FOLD
*BASE BI-FOLD
→ SPICE DRAWER
→ OTR. MICRO
→ **DEEP UPERS
64" STOVE center.

← 108" →
← 60" →
64" →
810" x 116"
ADD CENTRAL LIGHTING
MID ROOM SINKEN
DOOR WHERE GRADE PERMITS

LAMINATE

MAIN HALL LAMINATE

POWDER

WALK-IN CLOSET

FOYER

COVERED PORCH

UP

DN

6-SLIDING DOOR
BREAKFAST
100" x 116"
810" x 116"
ENSUITE
SHOWER
WALK-IN CLOSET
TUB
W
D
LAUNDRY
BATH
OPEN BELOW
WALK-IN CLOSET
BEDROOM 3
96" (10'10") x 13'0"
BEDROOM 2
90" x 12'0"
RAISED CEILING
UPPER LEVEL
ELEV. A

UNFINISHED AREA
UP
DOWN
LOW HEADROOM
UNEXCAVATED
COLD CELLAR
LOWER LEVEL
ELEV. A

MAIN HALL LAMINATE
POWDER
WALK-IN CLOSET
FOYER
COVERED PORCH
UP
DN
MID ROOM SINKEN
DOOR WHERE GRADE PERMITS
GARAGE
100" x 20'2"

6-SLIDING DOOR
BREAKFAST
100" x 116"
810" x 116"
ENSUITE
SHOWER
WALK-IN CLOSET
TUB
W
D
LAUNDRY
BATH
OPEN BELOW
WALK-IN CLOSET
BEDROOM 3
96" (10'10") x 13'0"
BEDROOM 2
90" x 12'0"
RAISED CEILING
UPPER LEVEL
ELEV. A

UNFINISHED AREA
UP
DOWN
LOW HEADROOM
UNEXCAVATED
COLD CELLAR
LOWER LEVEL
ELEV. A

CONSTRUCTION LAYOUT

RECEIVED
Sept 6 2019



FORESTSIDE
SITE COPY

CONSTRUCTION SUMMARY Forestside Estates Inc.	
PURCHASER: LINDA OPOKU NYARKO	
TEL:	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
9 Block 4	6	MORNING GLORY-ELEV A	16-Sep-19	

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:	



CONSTRUCTION SUMMARY Forestside Estates Inc.			
PURCHASER: LINDA OPOKU NYARKO			TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
9 Block 4	6	MORNING GLORY-ELEV A	16-Sep-19	

Date Added: 02-Oct-19 **Invoice Number: 7293**

1 - Standard Cable and Telephone rough in (See Sketch) Note:
1 - KITCHEN- Install a 1st upgrade kitchen cabinet , throughout the kitchen, where applicable Note:
1 - KITCHEN- Install 1st upgrade Handles, throughout the kitchen cabinetry, where applicable Note:
1 - KITCHEN- Install deep upper cabinets, above the fridge, with applicable gables (See Kitchen Sketch) Note:
1 - KITCHEN- Install BASE - POT AND PAN DRAWERS - SET OF 3 - UPGRADE 1. To be installed in the kitchen island, (See Kitchen Sketch) Note:
1 - KITCHEN- Install a Spice pull out Cabinet with soft close next to the stove (Between the stove and base pie cut corner) (See Kitchen Sketch) Note:
1 - KITCHEN- Install a BASE BI-FOLD CORNER , in the kitchen (See Kitchen Sketch) Note:
1 - KITCHEN- Install an Upper Bi-Fold door in the Upper Corner cabinet of the kitchen (See Kitchen Sketch) Note:
1 - KITCHEN- Install a 2ND upgrade counter top, Quorastone "Calacatta Taj", with an 1 1/2" Edge, throughout the kitchen, where applicable, to include the island Note: ** See attached Colour Chart for the 1 1/2" Edge profile- Price included above**
1 - KITCHEN- Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN- Install the Blanco Quatrus U2 undermount sink, Model # 401247, in lieu of the builders standard Top Mount sink Note:
1 - KITCHEN- Install the builders standard single hole kitchen faucet , Install the DELTA Osler Chrome Pull Down Model # 976 LF Note:
1 - APPLIANCES- Install the builders standard Appliance Package throughout, the home (Kitchen/Laundry Room) , where applicable Note:
1 - KITCHEN- Delete the builders standard exhaust fan above the stove. Install the 1st upgrade Micro/Exhasut Fan Combo (from package #1) above the stove. (See Attached for the Spec) Note:
1 - STAIRS- Stain the Oak stairacse to Vintage Red Oak "Berkshire" , in lieu of the builders standard Oak Natural, throughout the staircase, where applicable Note:



Foxley's
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: LINDA OPOKU NYARKO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
9 Block 4	6	MORNING GLORY-ELEV A	16-Sep-19	

Date Added: 02-Oct-19

Invoice Number: 7293

1 - STAIRS- Install the upgraded Railing Package UPGRADE 1B , throughout the stairacse, where applicable

RAILING- 3" CDR Oak
PICKET- Oak Square 1 3/4" Oak
POST- Oak Square 3 1/2" Oak
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.

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.

1 - KITCHEN- In addition to the builders standard ceiling light in the kitchen area, Install an ADDITIONAL LIGHT WITH SWITCH above the island, centred (See Sketch)
Note:

1 - PURCHASER IS AWARE & 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 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
Note:

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

This Document is Extremely Time Sensitive - Printed 31 Oct 19 at 13:33



	Interior Paint			Cabinet		
	Description	Style	Countertop	Counter Edge	Handle / Knob	
Master Ensuite	OYSTER WHITE	NY THERMOFOIL VERMONT (STANDARD)	7732-58 Butternut Granite (STD)	N/A	9041-AF (Std)	
Main Bathroom	OYSTER WHITE	NY THERMOFOIL VERMONT (STANDARD)	7732-58 Butternut Granite (STD)	N/A	9041-AF (Std)	
Powder Room	OYSTER WHITE	N/A	N/A	N/A	N/A	
Kitchen/Breakfast	OYSTER WHITE	TEXTURED THERMOFOIL GREY OAK -(1ST UPGRADE)	Calacatta Taj-Quorastone (UPGD)	1 1/2" SQUARE MITRE	305128-195 upg	
Laundry(2nd Floor)	OYSTER WHITE					
Foyer	OYSTER WHITE					

Page 2 of 3

Decor Consultant:  _____
Laura Di Pede

Purchaser:  _____
LINDA OPOKU NYARKO

Vendor:  _____
Forestside Estates Inc.

Lot: 9 Block 4 Project: Forestside Estates Inc. Model: MORNING GLORY-ELEVA

Printed Sep 26, 2019 9:15 a



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)-09 BLK 04

MODEL: MORNING GLORY 2201 ELEV A

KITCHEN

Lot 9 / BIK 4
Forestside



OCT 1 2019

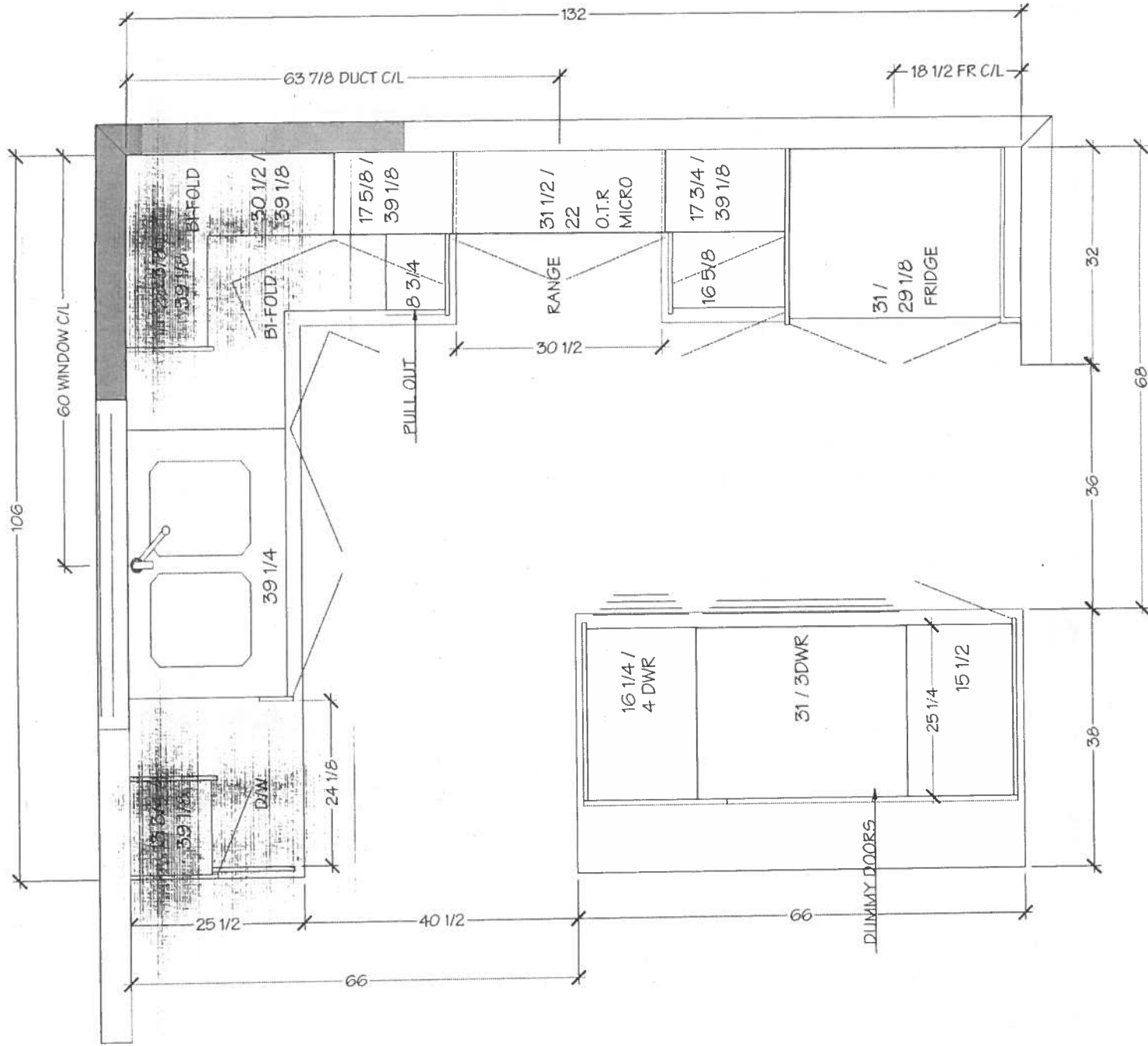
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1. DEEP FRIDGE UPPER
 2. POTS & PANS DWR IN ISLAND
 3. PULL OUT SPICE CABINET
 4. BASE BI-FOLD
 5. UPPER BI-FOLD
 6. OVER THE RANGE MICRO

DRAWN BY: DIDI

DATE: SEPTEMBER 26/2019

REVISION: OCT 25/2019

PAGE: 1 OF 7



Villa
KITCHENS & FINE CABINETRY LTD
8411 Jane St. Unit 10
Edmonton, Alberta T6K 4L7
Tel: (905) 884-7928
Fax: (912) 778-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RPF-S(6)-09 BLK 04
MODEL: MORNING GLORY 2201 ELEV A

KITCHEN

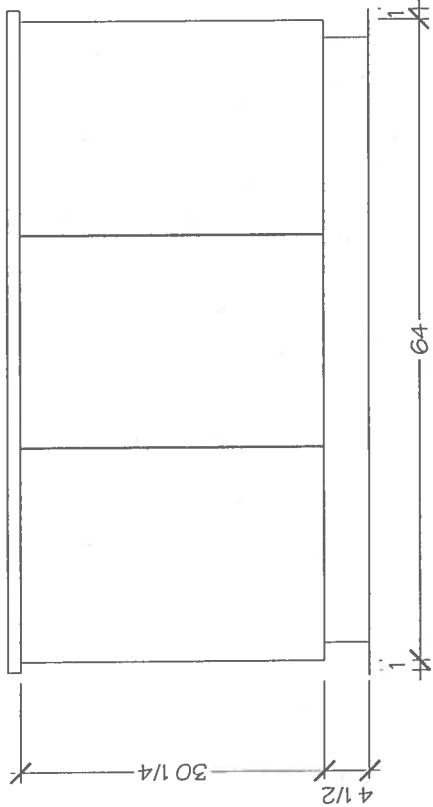
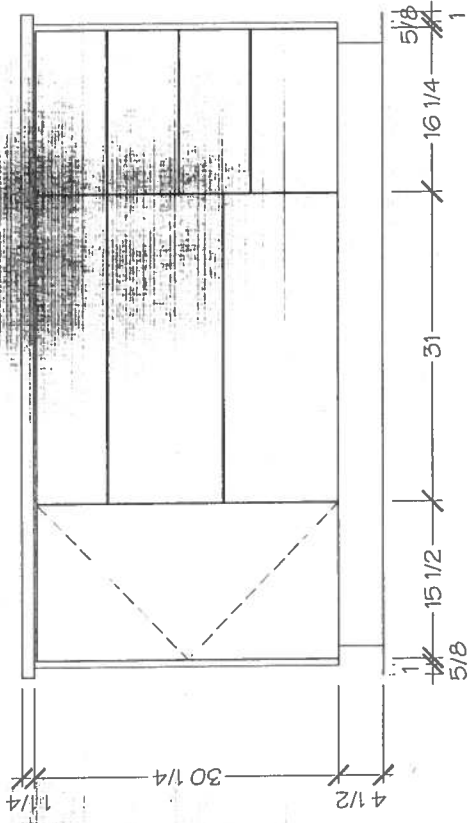
Lot 9/BLK 4
Forestside

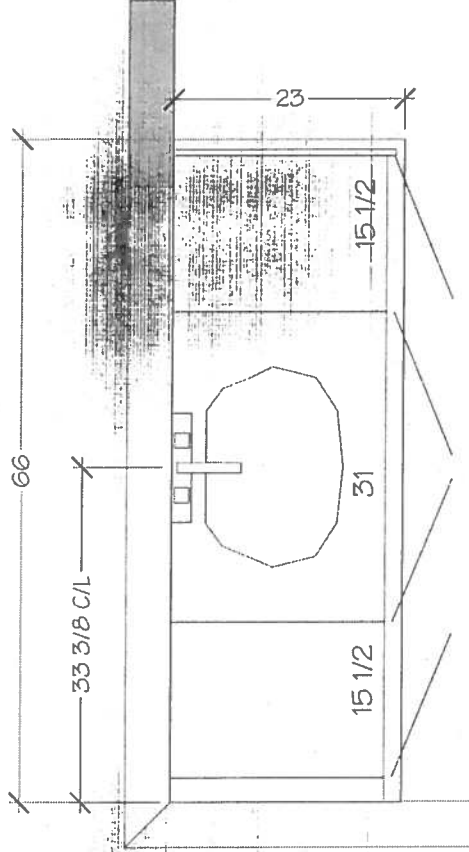


Oct 1, 2019

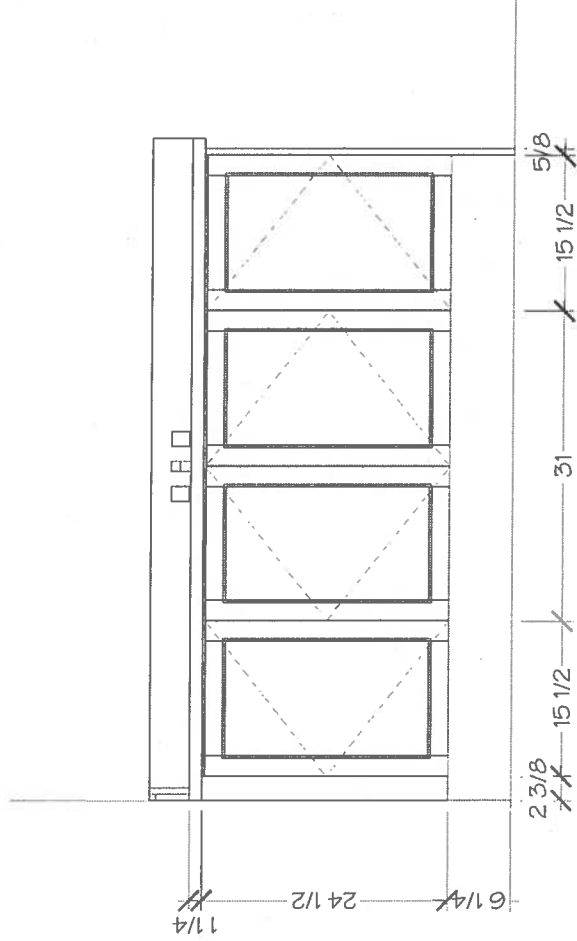
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DRAWN BY: DIDI
DATE: SEPTEMBER 26/2019
REVISION: OCT 25/2019
PAGE: 4 OF 7





MASTER ENSUITE



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: FORESTSIDE
ADDRESS: RP-5(6)-09 BLK 04
MODEL: MORNING GLORY 2201 ELEV A

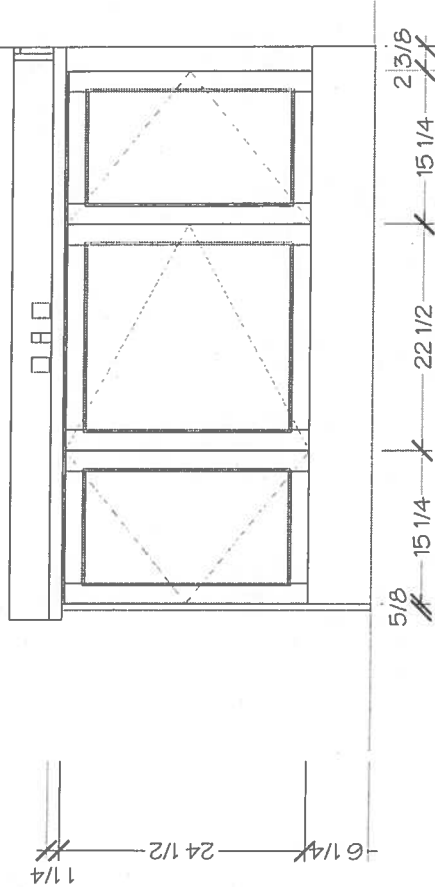
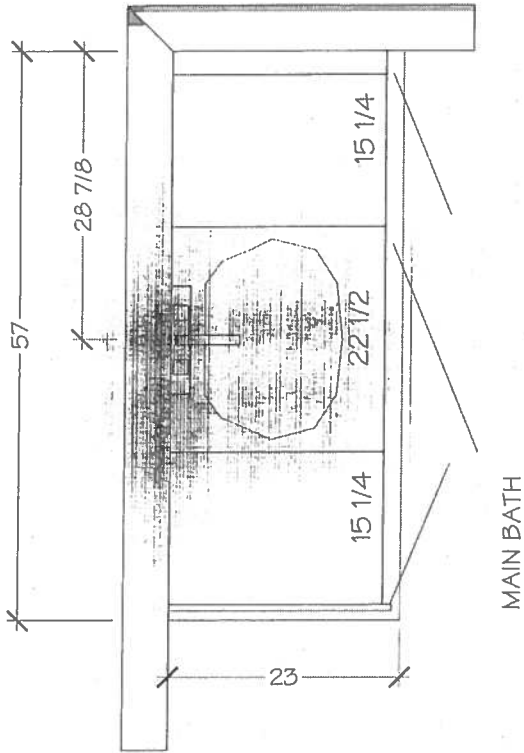
MAIN BATH

Lot 9 / Blk 4
Forestside



Oct 1, 2019

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REVISION: OCT 25/2019
PAGE: 7 OF 7



* Lot 9 Block 4 * Forest Side AHO



ARISTON

MARBLE & GRANITE LTD.

119 WINGES RD.

WOODBIDGE, ONTARIO L4L 6C2



DBL. BEVEL STND.



STND. DBL. BEVEL

* Kitchen *

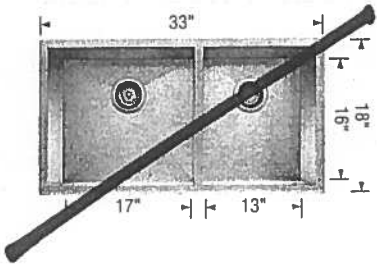


1/2" SQUARE MITRE-STND

QUATRUS® Undermount

* Lot 9 Block 4 * ForestSide PHL

QUATRUS® U 1 1/4



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
56 lb. (25.4 kg)

Model N°

401244

Installed Price**

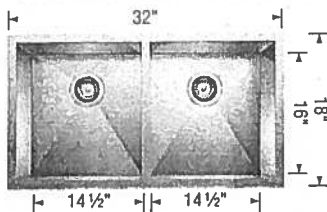
~~\$ 1126.00~~

Optional accessories

402123 Grid (LB)
402124 Grid (SB)
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

QUATRUS® U 2



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
55 lb. (25 kg)

Model N°

401247

Installed Price**

~~\$ 1004.00~~

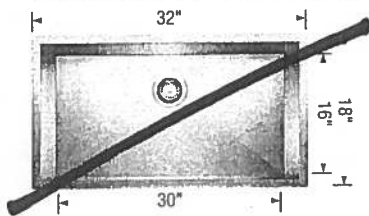
Optional accessories

402123 Grid (LB)
402124 Grid (SB)
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

* Kitchen *
Standard Single Hole
Faucet.

QUATRUS® U SUPER SINGLE



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
55 lb. (25 kg)

Model N°

401248

Installed Price**

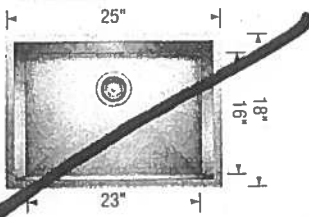
~~\$ 1004.00~~

Optional accessories

402125 Grid
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

QUATRUS® U 1 MEDIUM



Sink Specification

Undermount
Minimum Cabinet Size*
27" (685 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
43 lb. (19.5 kg)

Model N°

401246

Installed Price**

~~\$ 1004.00~~

Optional accessories

406348 Grid
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer. | ** Installed price subject to change.

Upgrade 1

* Lot 9 Block 4* Forest Side #1

Whirlpool®

Whirlpool® Smart 1.9 cu. ft. Over the Range Microwave with Multi-step cooking¹¹

YWMHA9019HZ

Make multi-step meals more simple by using your smartphone or tablet to send multiple cooking instructions to the oven all at once. Your smart microwave remembers family favorites when you use the touchscreen, and bakes food right in the microwave with our convection microwave's True convection cooking setting. Plus, this over the range microwave is fingerprint-resistant so smudges don't happen.



Available Finishes/Colours



YWMHA9019HN
FingerPrint
Resistant Sunset
Bronze



YWMHA9019HV
Black Stainless



YWMHA9019HZ
FingerPrint
Resistant Stainless
Steel



Manuals & Literature:



Installation Instructions

Top Features

Touchscreen

Get instant access to the settings you use most with an intuitive touchscreen that learns, adapts and suggests customized presets based on your family's routines.

Smart Appliance

Care for your family from your smartphone or tablet.²

Multi-Step Cooking¹¹

Make multi-step meals more simple. Use your smartphone or tablet to send multiple cooking instructions to the oven all at once. The temperature automatically adjusts based on the recipe you enter for great results without having to monitor your meal.

Proximity Sensor

Easily read your display while you cook no matter where you are in the kitchen with a sensor that knows when you're close and adjusts the display text size based on your distance.

Guided Service

Keep track of scheduled appointments and make sure issues are known using the Whirlpool® app. I send data from the appliance directly to Whirlpool brand customer service.⁴³

Dimensions

Depth	16
Height	17 1/8
Width	29 15/16

Configuration and Overview

Fan CFM	400
Venting Type	Exterior or Recirculating

Ventilation Features

Odor Removal Filter (charcoal)	Charcoal Odor Removing Filter
-----------------------------------	----------------------------------

Controls

Number of Speeds	4
------------------	---

APPLIANCE CANADA LTD
Nadia Lalomia
nlalomia@appliancecanada.com

91 Caldari Road
Concord, ON L4K 3Z9
(905) 660-2424 x 2325

Page 5 of 8



Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.

Upgrade 1

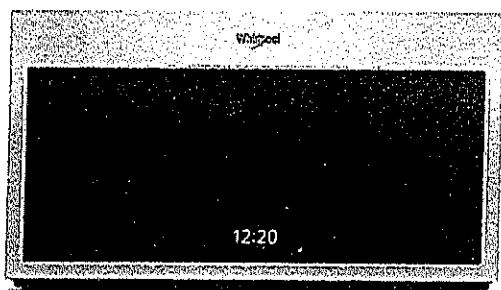
* Lot 4 Block 4* Forest Side Plk

Whirlpool®

Whirlpool® Smart 1.9 cu. ft. Over the Range
Microwave with Multi-step cooking¹¹

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