

Original

(18-03)

[illegible]

ELEV. A & AI

UPPER LEVEL
ELEV. A & A!

MAIN LEVEL

UPPER LEVEL
ELGV. B

GROUND LEVEL
ELEV B



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.

18' TOWNHOMES

BLK. 3 LOT 15 EL.A

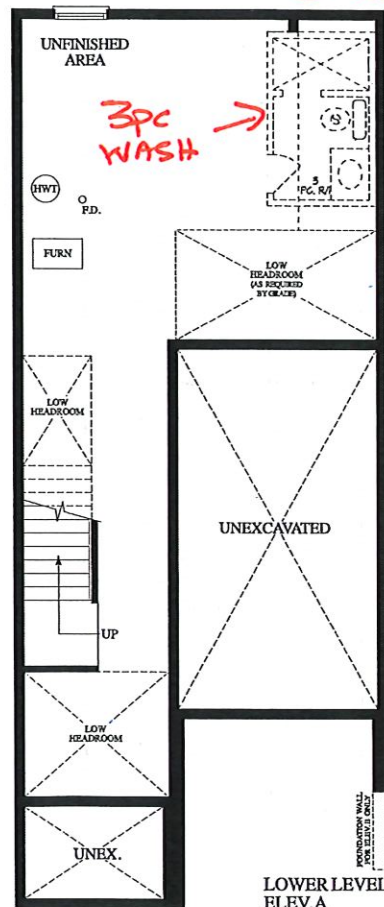
CHESTNUT

(18-03)

2140 SQ. FT.

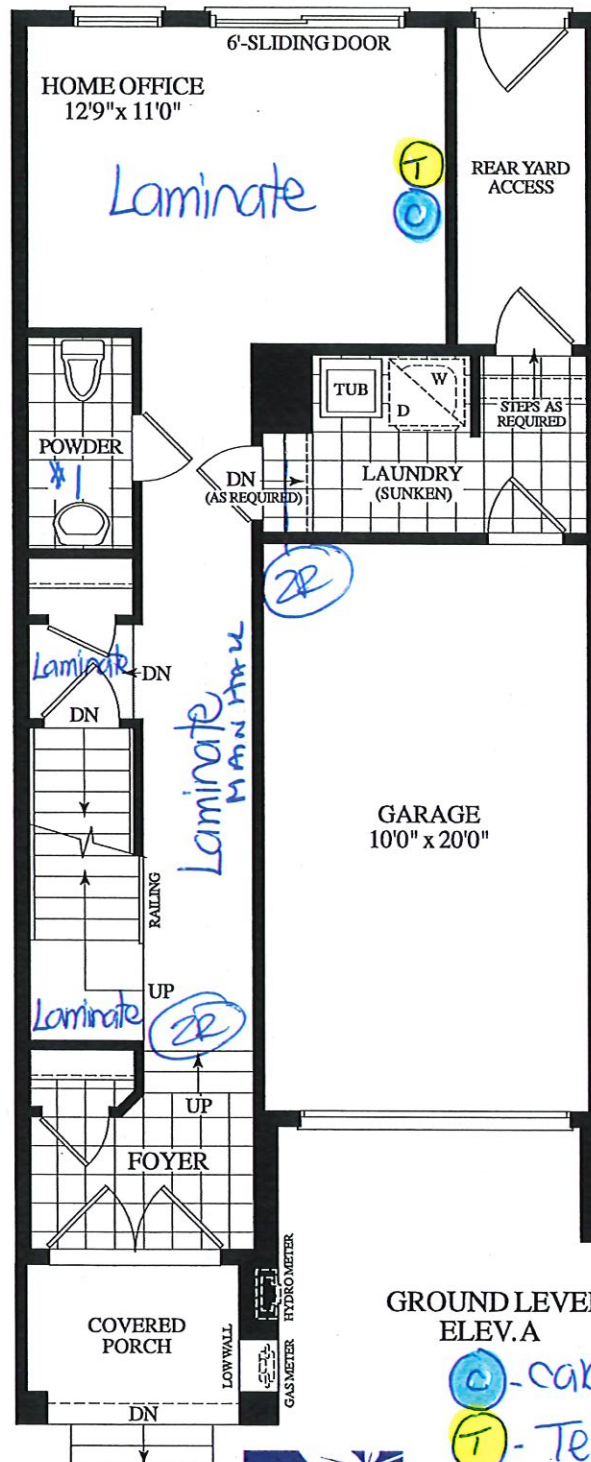
(INCLUDES 10 SQ. FT. OF OPEN AREA)

STD FLOOR LEVELS W
3PC WASH BSM +.



LOWER LEVEL
ELEV.A
WITH 3 PC. R/I.

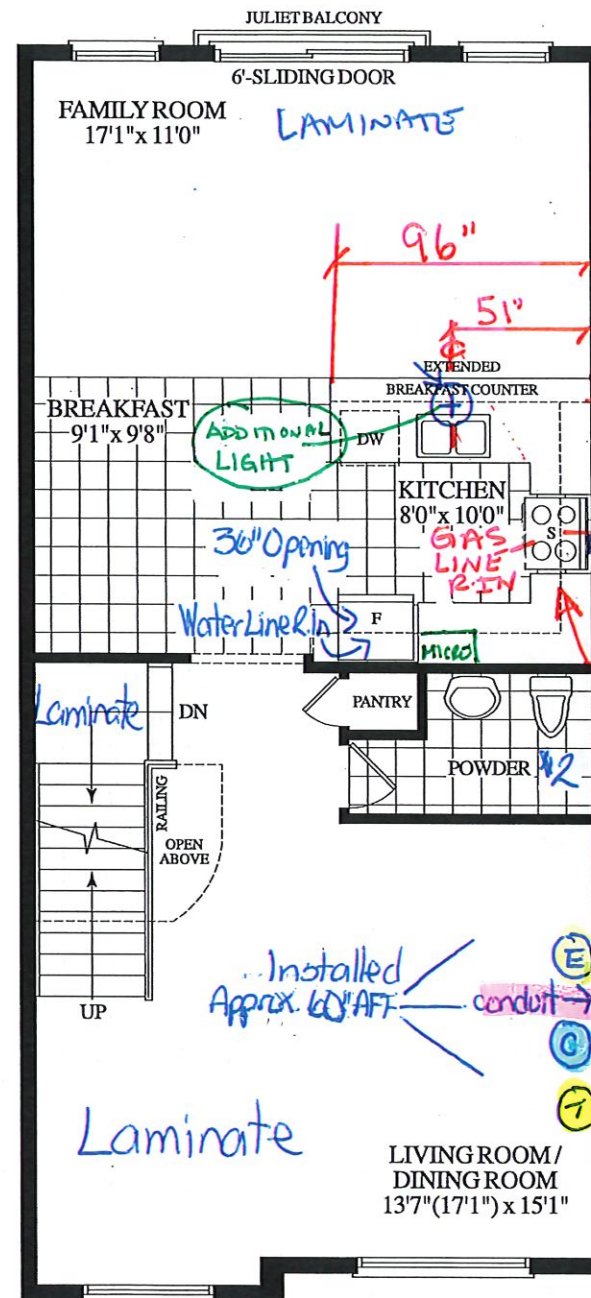
K16V25f19



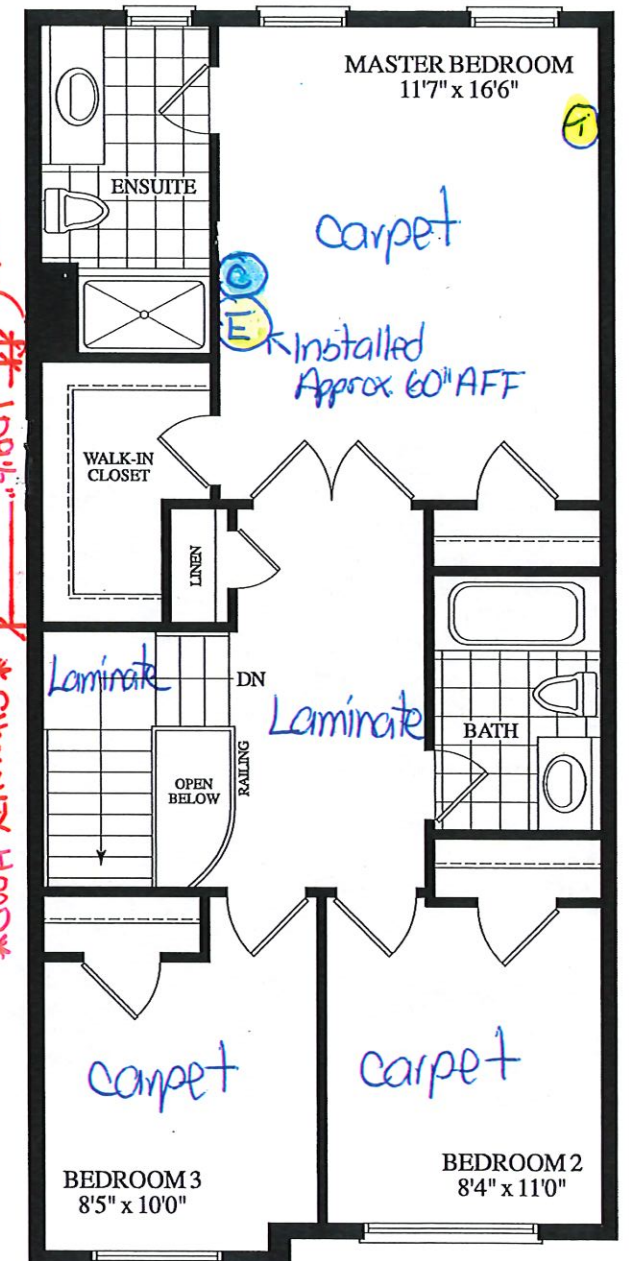
GROUND LEVEL
ELEV.A

 - cable (x3)
 - Telephone (x3)

(E) - Electrical (x2)
conduit Pipe (x1)



MAIN LEVEL
ELEV.A

UPPER LEVEL
ELEV.A

RECEIVED
NOV. 25/19



WJW
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: RUTH ANN TAYLOR-COX and RICARDO O COX

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15 Block 3	6	CHESTNUT-ELEV A	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:		

DELETE:	BONUS PACKAGE - PURCHASER TO RECEIVE \$10,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTER AT TIME OF COLOUR CHART
INSERT:	- WASHROOM - ROUGH-IN 3 PIECE IN BASEMENT - SEWAGE ONLY - NO WATER SUPPLY - PURCHASER HAS APPLIED PAYMENT AGAINST THE BONUS PACKAGE FROM THE AGREEMENT OF PURCHASE & SALE IN THE AMOUNT OF \$1,695.00 (INCLUSIVE OF HST) TOWARDS THE PURCHASE OF THE ATTACHED UPGRADES. PURCHASER IS NOW CURRENTLY ENTITLED TO SPEND THE BALANCE OF \$8,305.00 (INCLUSIVE OF HST) AT THE DECOR CENTER.



W/NDOW
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: RUTH ANN TAYLOR-COX and RICARDO O COX

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15 Block 3	6	CHESTNUT-ELEV A	14-Feb-20

Date Added: 25-Nov-19 Invoice Number: 7359

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch) Note:
1 - LIVING ROOM / DINING ROOM - Install CONDUIT PIPE ROUGH-IN FROM BASEMENT TO LIVING ROOM / DINING ROOM - To be installed Approx. 60" Above Finished Floor. To accommodate future installation of wall-mount TV (See Sketch) Note:
1 - LIVING ROOM / DINING ROOM - In addition to builders standard electrical outlets, Install ONE (1) ADDITIONAL INTERIOR PLUG - RECEPTACLE at living room / dining room. To be installed Approx. 60" above finished floor, Note: To accommodate future installation of wall mount TV (See Sketch)
1 - MASTER BEDROOM - In addition to builders standard electrical outlets, Install ONE (1) ADDITIONAL INTERIOR PLUG - RECEPTACLE at master bedroom. To be installed Approx. 60" above finished floor. To accommodate future wall mount TV (See Sketch) Note: **Cable Rough-In to be Installed at Standard Height**
1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL LIGHT WITH SWITCH, at kitchen. To be installed centred above kitchen sink (See Sketch) Note:
1 - GROUND FLOOR / MAIN FLOOR / UPPER LEVEL - Install Upgrade Baseboard and Trim - UPGRADE PACKAGE #3 (Step Bevel 2 3/4" - 5 1/4") - To be installed throughout house, where applicable (See Sketch) Note:
50 - FOYER FLOORING - UPGRADE #2 - PORCELAIN TILES - 20x20 SPIRIT MOKA - To be installed throughout Foyer Only, where applicable. (To be Installed Straight) (See Sketch) Note: Includes Rectified
2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINTAGE RED OAK COBAL.T, throughout staircase where applicable (x2 Flights) To Include: Staircase from Ground Floor to Main Floor, and Main Floor to 2nd Floor Note: In Lieu of Builders Standard Natural Oak (See Sketch)
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 - STAIRCASE - Install Upgrade Railing Package - UPGRADE PACKAGE #3 - To be installed throughout staircase, where applicable (x2 Flights) (See Sketch) To Include: HANDRAIL- Modern Rec. PICKETS - Steel-ModernSq./Alt.Plain - Black POST - ModernSq. 3 1/2" Note:
97 - UPPER LEVEL FLOORING - UPPER HALL - Install LAMINATE FLOORING - TORLEYS FOREST OKANOGAN 9742-P - To be installed throughout Upper Hall Only, where applicable (See Sketch) Note: In Lieu of Builders Standard Broadloom
1 - UPPER LEVEL - FLOORING - BEDROOMS - Install UPGRADE #1 CARPET - MOHAWK - ALADDIN 738 AMISH LINEN - To be installed throughout Master Bedroom, Bedroom #2 and Bedroom #3, where applicable. (See Sketch) Note: In Lieu of Builders Standard Broadloom
1 - KITCHEN - CABINETRY - Accommodate the fridge opening for a future 36" wide fridge. (See Sketch) Note: Purchaser Accepts and Acknowledges that the Builders Standard Fridge will be 30" wide.



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Forestside Estates Inc.

PURCHASERS: RUTH ANN TAYLOR-COX and RICARDO O COX

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15 Block 3	6	CHESTNUT-ELEV A	14-Feb-20

Date Added: 25-Nov-19 Invoice Number: 7359

1 - KITCHEN - CABINETRY - Install FRIDGE ENCLOSURE (with Applicable Gables) at Kitchen (See Sketch) Note:
1 - KITCHEN - CABINETRY - Install ONE (1) BASE PIE CUT CORNER CABINET with SHELF at Kitchen. To be installed at corner between fridge and stove (See Sketch) Note:
1 - KITCHEN - CABINETRY - Install MICROWAVE SHELF (NO Deeper Uppers Above) at Kitchen. To be installed beside fridge (See Sketch) Note:
1 - KITCHEN - Install ONE (1) ADDITIONAL INTERIOR SEPARATE CIRCUIT 15A / 120V FEED - MICROWAVE ETC - To be installed at microwave shelf at kitchen (See Sketch) Note:
1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE at Kitchen (See Sketch) Note: Purchaser Accepts and Acknowledges that the Builders Standard Stove will be Electric
1 - KITCHEN - Install WATER LINE ROUGH IN ONLY to Fridge at Kitchen (See Sketch) Note: Purchaser Accepts and Acknowledges that the Builders Standard Fridge Does NOT Include a Water Dispenser or Ice Maker
1 - KITCHEN - Delete Builders Standard White Exhaust Fan above Stove. Install CHIMNEY HOOD FAN - FALMEC VULCANO Chimney Hood Fan - Model # FPVUL30W3SS (Stainless Steel) (See Sketch) Note: Includes Applicable Electrical
1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Bone Backsplash Tile in STRAUGHT/STACKED throughout kitchen, where applicable. (Does not include behind the fridge or stove) (See Sketch) Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Install ADDITIONAL STANDARD 3x6 SUBWAY BONE (Straight/Stacked) Backsplash Tile. To be installed above stove behind chimney hood fan. To be installed till crown moulding (See Sketch) Note:
1 - KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124 Note:
1 - KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome Note:
1 - MASTER ENSUITE - CABINETRY - Install ONE (1) SET OF VANITY BANK OF DRWERS (3 Drawers) at Master Ensuite Vanity (See Sketch) Note:
1 - CLARIFICATION: POWDER ROOM #1, POWDER ROOM #2, MASTER ENSUITE & MAIN BATH - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include: Powder Room #1, Powder Room #2, Master Ensuite & Main Bath (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED REMAINING \$8,305.00 (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 November 25, 2019 Note:



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
RUTH ANN TAYLOR-COX & RICARDO O COX	Melissa Di Marino	CHESTNUT-ELEV A	/	Forestside Estates Inc.	14/02/2020	15 Block 3

Page 1 of 3

	Flooring		Wall Tile				Plumbing
	Description		Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13x13 RUSTIC LIGHT BROWN (STD)	✓	8x10 CARRARA MATTE (STD)	NONE	NONE	NONE	WHITE
Main Bathroom	✓ 13x13 RUSTIC LIGHT BROWN (STD)	✓	8x10 GOLF GRIGIO (STD)	NONE	NONE	NONE	WHITE
Powder Room #1	✓ 13x13 ACROPOLIS BEIGE (STD)		N/A	N/A	N/A	NONE	WHITE
Powder Room #2	13x13 ACROPOLIS BEIGE (STD)		N/A	N/A	N/A	NONE	WHITE
Kitchen/Breakfast	✓ 13x13 ACROPOLIS BEIGE (STD)	✓	3x6 SUBWAY BONE (STACKED) (STD)	NONE	NONE	NONE	STD
Laundry	✓ 13x13 ACROPOLIS BEIGE (STD)		N/A	N/A	N/A	NONE	STD

Foyer	✓ 20x20 SPIRIT MOKA (STRAIGHT) (UPG)	Railings and Stairs				Cornice Moulding / Medallion	
Main Hall	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)	Railings	✓ UPG - Modern Rec. Vintage RedOak Cobalt	Landing - Upper	✓ 7 1/2" Okanogan 9742P (STD) (✓)	Foyer	NO
Home Office	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)	Pickets	✓ UPG - Steel - ModernSq./Alt.Plain - Black	Landing - Lower	7 1/2" Okanogan 9742P (STD)	Living Room	NO
Family Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)	Posts	✓ UPG-ModernSq. 3 1/2" Vint.Oak Cobalt	Ledge - Upper	N/A	Dining Room	NO
Living Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)	Stringers	✓ UPG - VINTAGE RED OAK COBALT	Ledge - Lower	N/A	Family Room	NO
Dining Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)	Treads	✓ UPG - VINTAGE RED OAK COBALT			Main Hall	NO
		Risers	✓ UPG - VINTAGE RED OAK COBALT			Kitchen	NO
		Runner	NO			2nd Floor Hall	NO
		Trim					

Upper Hall	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (UPG)	Baseboard & Casing	✓ UPG - Upg Pkg #3 - 2 3/4" / 5 1/4"	Knobs	STANDARD
		Front Door Glass	✓ STANDARD	Hinges	STANDARD
		Interior Doors	✓ STANDARD - CARRARA	Grip Set	STANDARD

Master Bedroom	✓ MOHAWK - ALADDIN - AMISH LINEN 738 (Upg)	Notes			
Bedroom	✓ MOHAWK - ALADDIN - AMISH LINEN 738 (Upg)	KITCHEN SINK: Install the Builders Standard Top Mount Sink in the kitchen - DELTA Chrome 20" (8") Top mount Sink- Model # 401124			
Bedroom	✓ MOHAWK - ALADDIN - AMISH LINEN 738 (Upg)	KITCHEN FAUCET: Install the Builders Standard Faucet in the kitchen - DELTA Chrome 1-1/2" High Arc Kitchen Faucet (Single Hole) - Model # 976 LF Chrome			

Rear Yard Access	✓ STANDARD	Page 1 of 3	Consultant:	Purchaser:	Purchaser:	Vendor:
			Melissa Di Marino	RUTH ANN TAYLOR-COX	RICARDO O COX	Forestside Estates Inc.



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Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
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Page 2 of 3

Master Ensuite

Main Bathroom

Powder Room #1

Powder Room #2

Kitchen/Breakfast

Laundry

Foyer

Mar Hall

Home Office

Family Room

Living Room

Dining Room

Master Bedroom

Bedroom 2

Bedroom 3

Rear Yard Access

Interior Paint

Description

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

Cabinet

Style

EURO - THERMOFOIL - LICORICE WF-392 (STD)

EURO - THERMOFOIL - LICORICE WF-392 (STD)

N/A

N/A

EURO - THERMOFOIL - ARCTIC WF-394 (STD)

N/A

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

Countertop

7735-58 PORTICO MARBLE (STD)

7735-58 PORTICO MARBLE (STD)

N/A

N/A

3456-58 MOCHA TRAVERTINE(STD)

N/A

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

Counter Edge

STD

STD

N/A

N/A

STD

N/A

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

Handle / Knob

8632-142

8632-142

N/A

N/A

9041-195

N/A

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

COOL WHITE

Notes

✓ **KITCHEN - Install STANDARD APPLIANCE PACKAGE - To be installed throughout house, where applicable.

✓ **KITCHEN - Install Upgrade Chimney Hood Fan

✓ **KITCHEN - Accommodate Fridge Opening for Future 36" Wide Fridge

Appliance Opening/Dimension

✓ Fridge Size SEE NOTES

Range Std 31in Opening

Built-Ins None

Microwave None

✓ Hood Fan SEE NOTES

Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Fireplace

Fireplace

N/A

Location Flooring

N/A

Style

N/A

Finish

N/A

Marble

N/A

Hearth

N/A

Fireplace

N/A

Location Flooring

N/A

Style

N/A

Finish

N/A

Marble

N/A

Hearth

N/A

Page 2 of 3

Decor Consultant

Melissa Di Marino

Purchaser:

RUTH ANN TAYLOR-COX

Purchaser:

RICARDO O COX

Vendor:

Forestside Estates Inc.

Printed Nov 25, 2019 2:23 pm

Lot: 15 Block 3 Project: Forestside Estates Inc. Model: CHESTNUT-ELEV A

Lot 15/BLK 3 Forestside

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-FS(6)-15-BLK-3
MODEL: CHESTNUT 1803 ELEV. A/A1/B

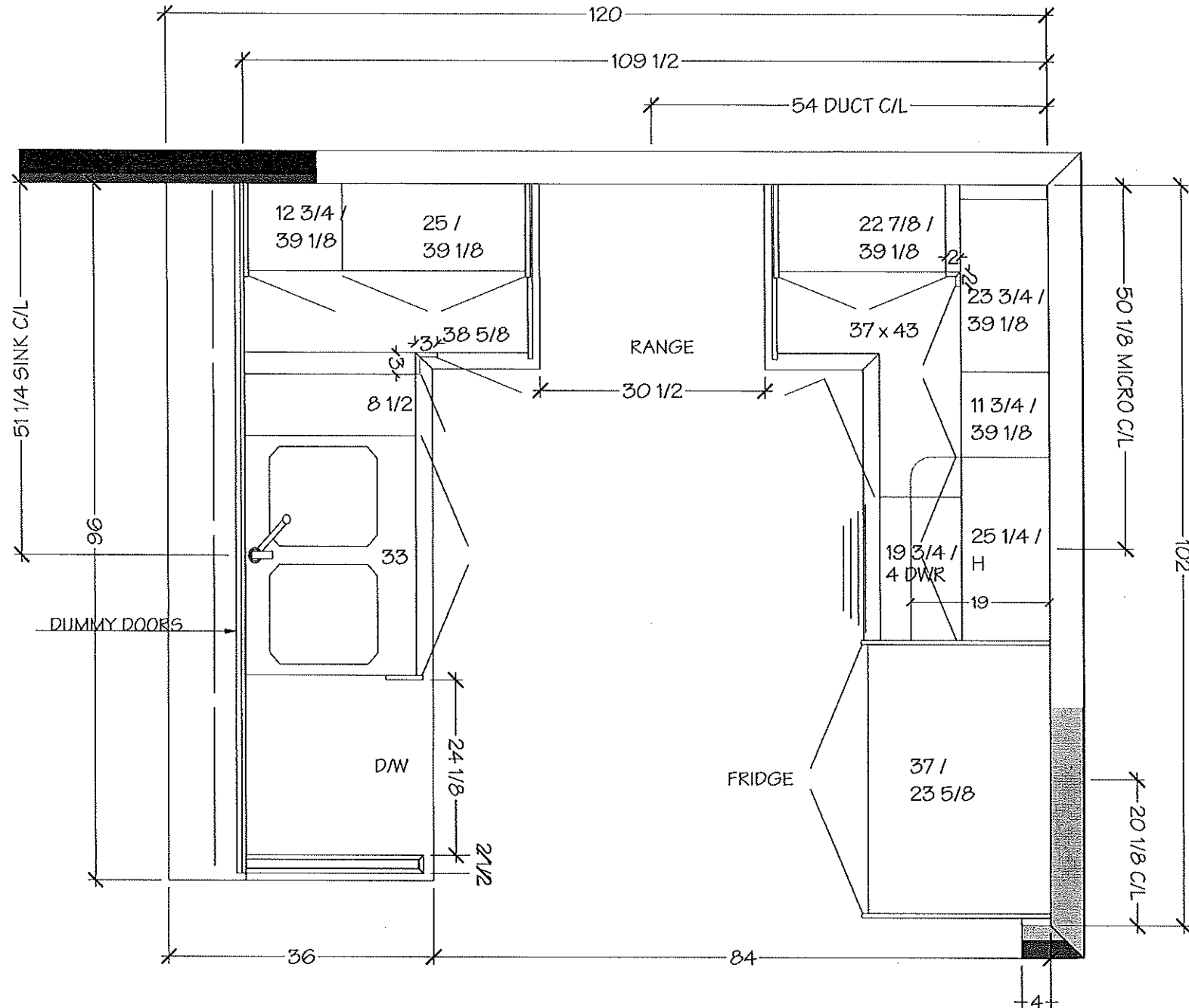
KITCHEN

December 4, 2019



EXTRAS:
1. 36" FRIDGE
2. DEEP FRIDGE ENCLOSURE
3. MICROWAVE SHELF
4. DELETE STD HOOD FAN CABINET
5. BASE PIE CUT CORNER CABINET

DRAWN BY: ASHLEY
DATE: NOVEMBER 28, 2019
REVISION:
PAGE: 1 OF 6



Lot 15 / B1K3 Forestside

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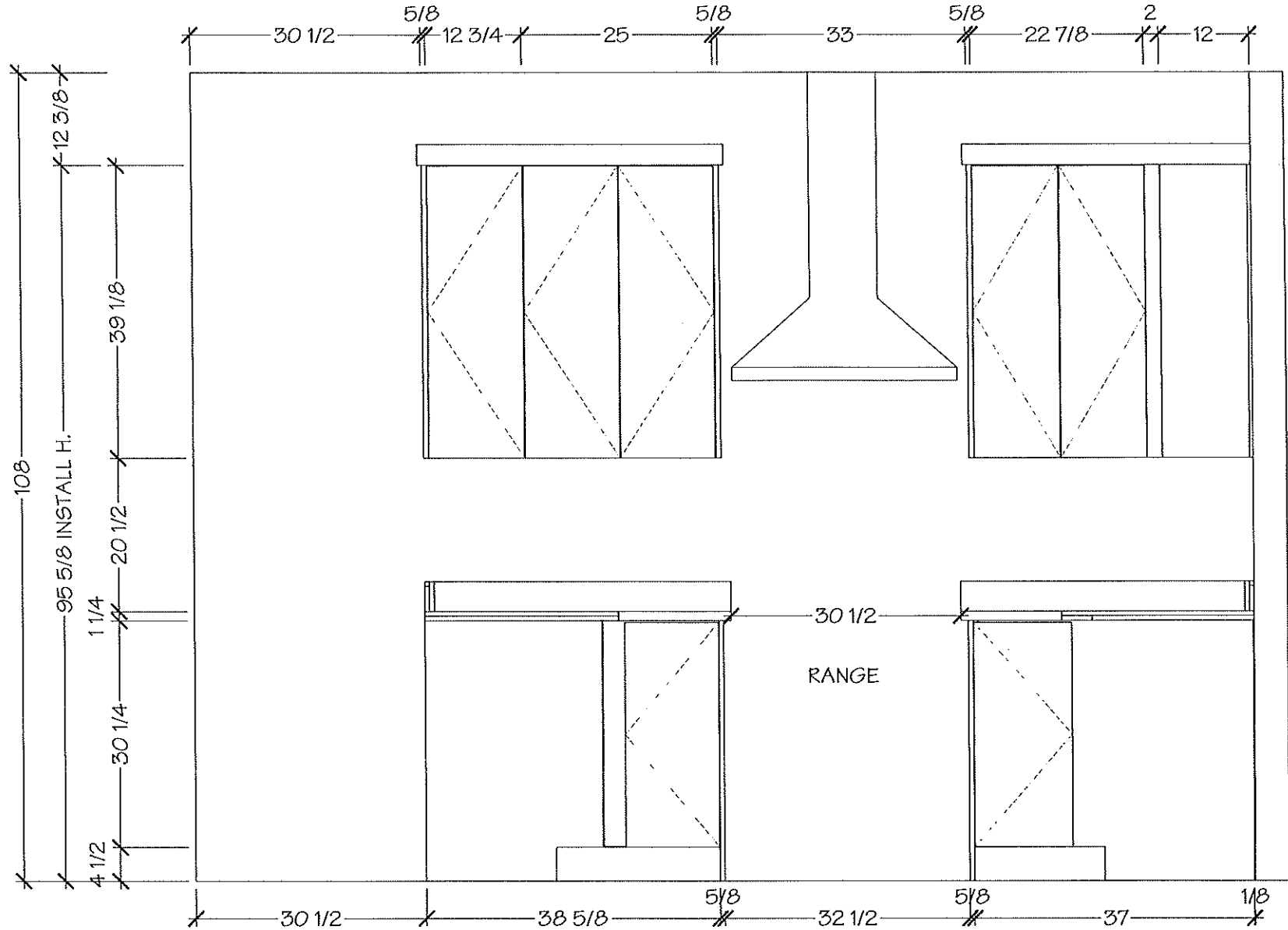
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KITCHEN

December 4, 2019



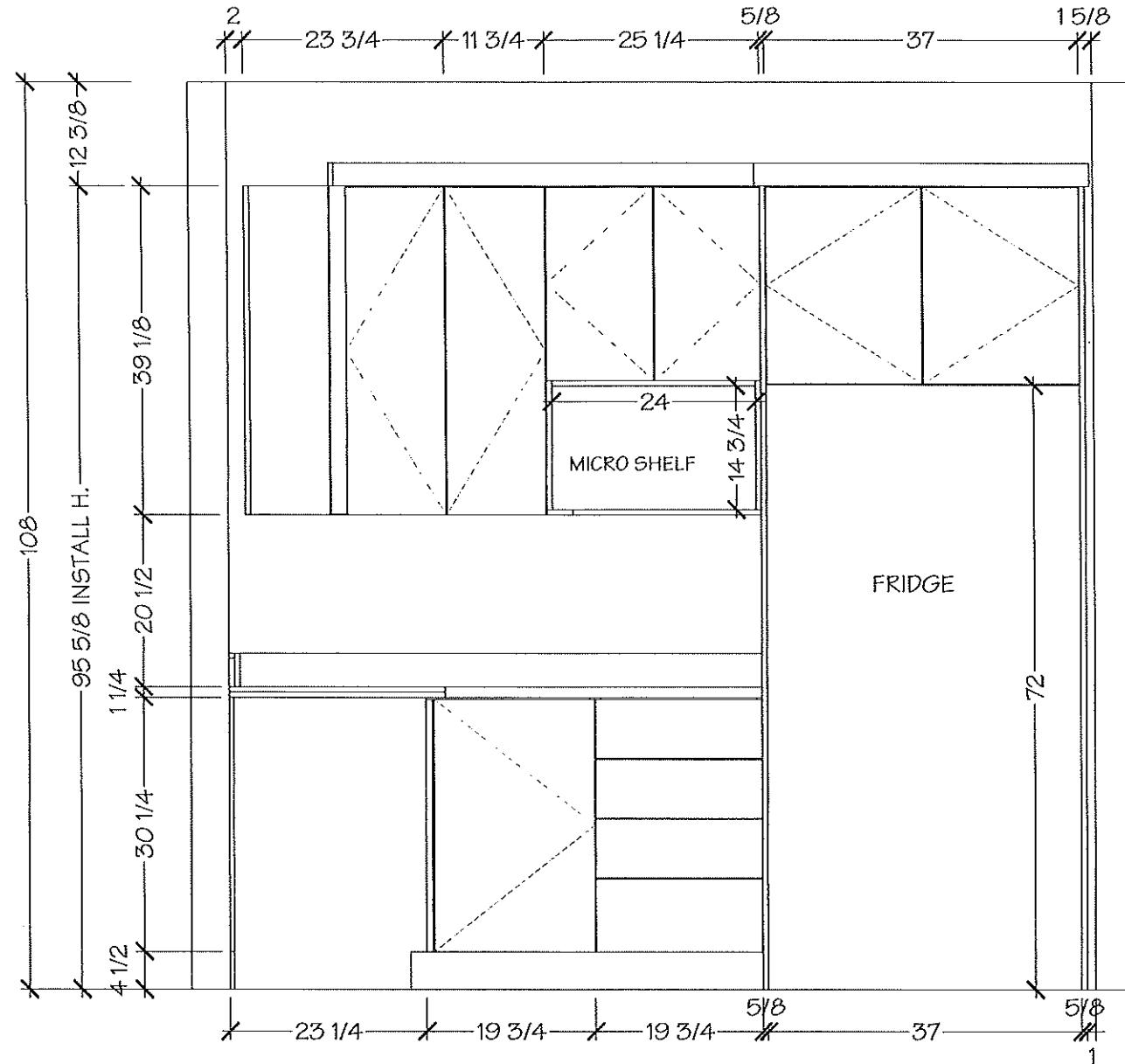
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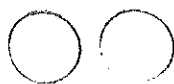


Villa
KITCHENS & FINE CABINETRY LTD

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KITCHEN

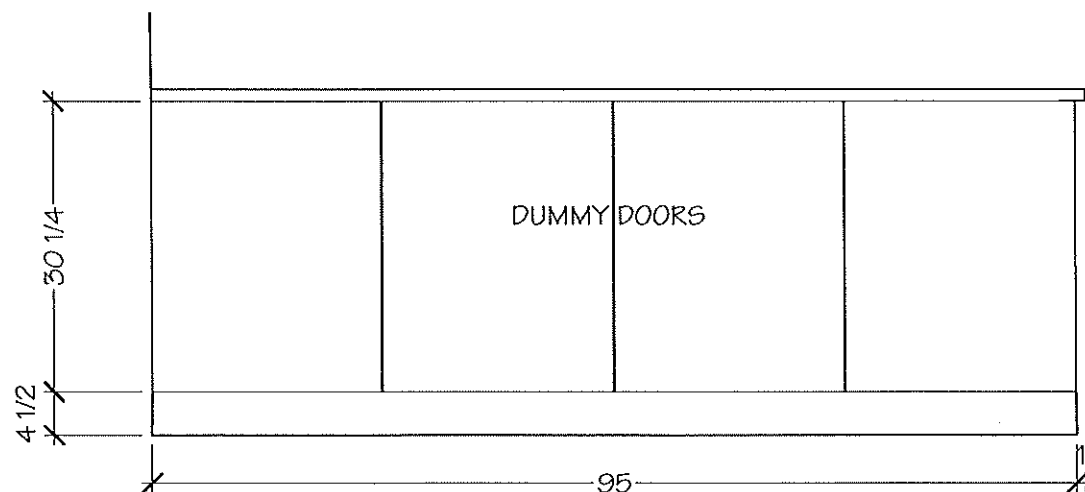
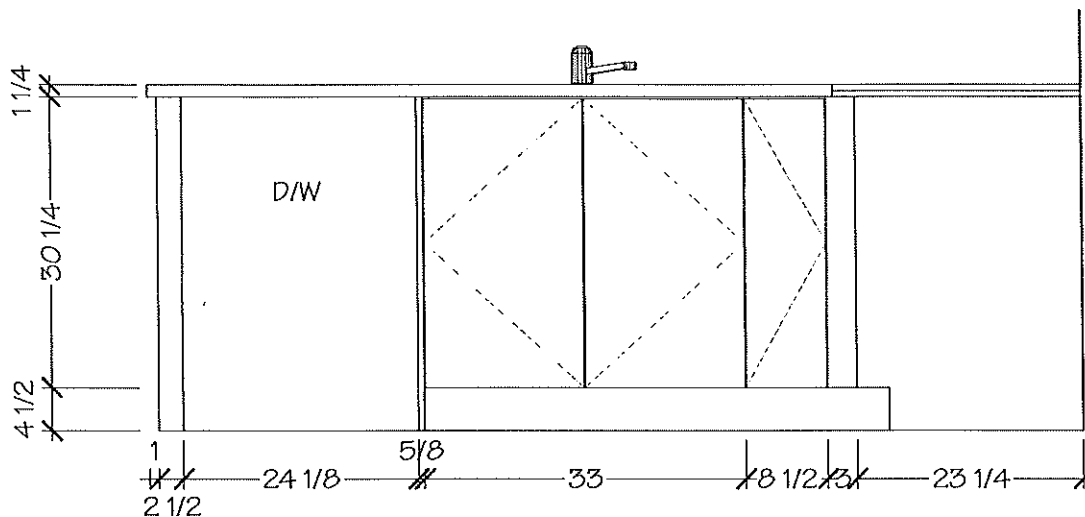
December 4, 2019



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PAGE: 4 OF 6



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CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-15-BLK-3

MODEL: CHESTNUT 1803 ELEV. A/A1/B

MASTER

December 4, 2019



EXTRAS:

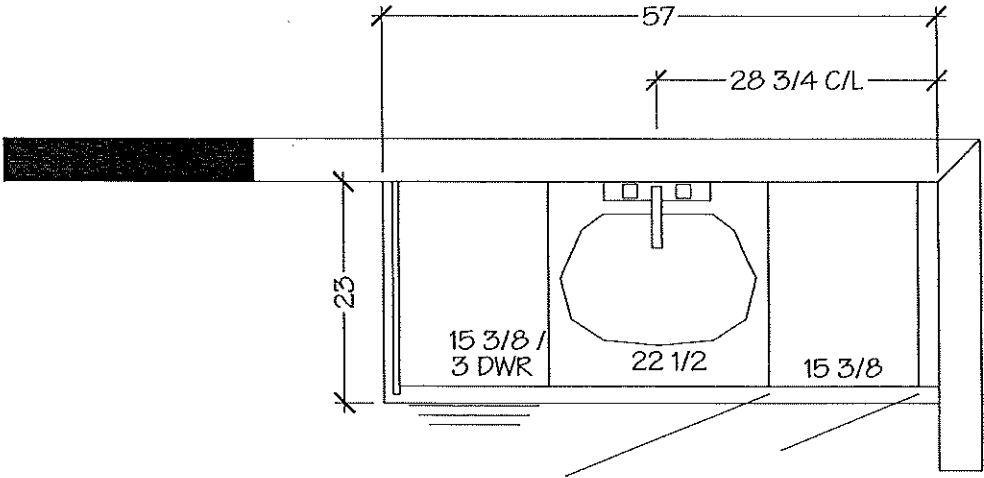
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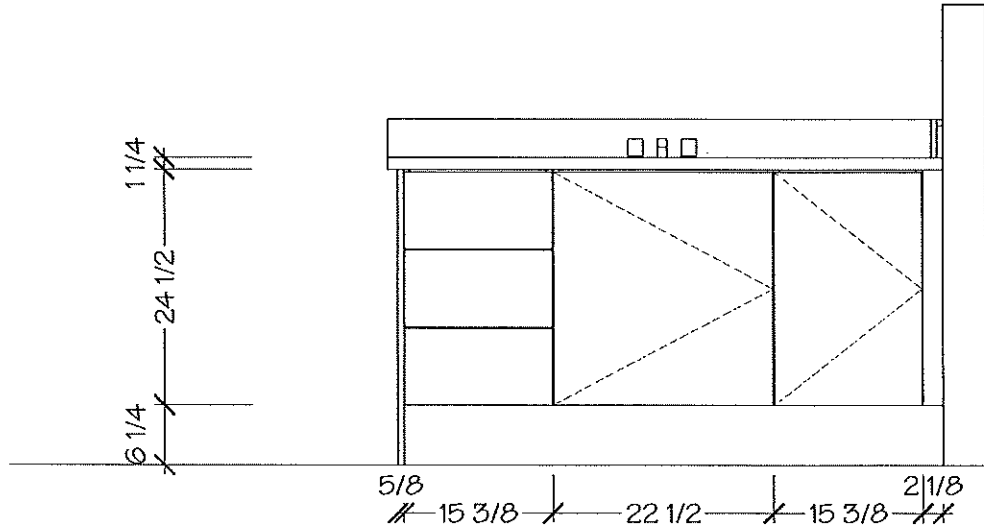
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PAGE: 5 OF 6



MASTER ENSUITE



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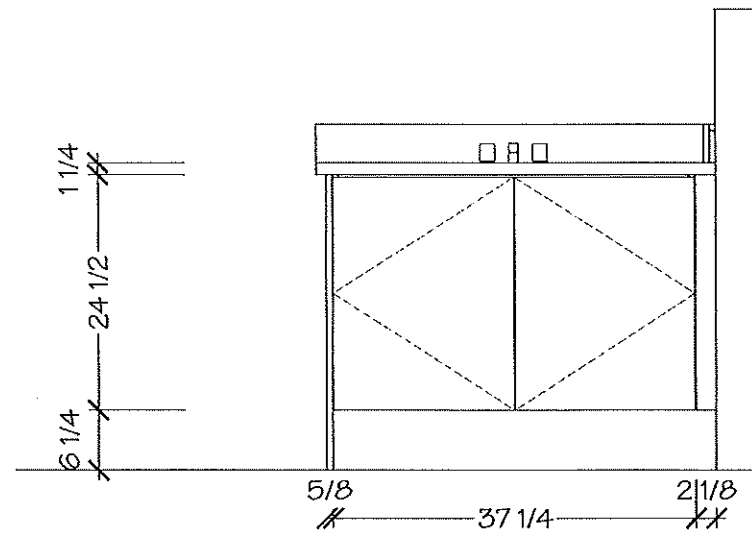
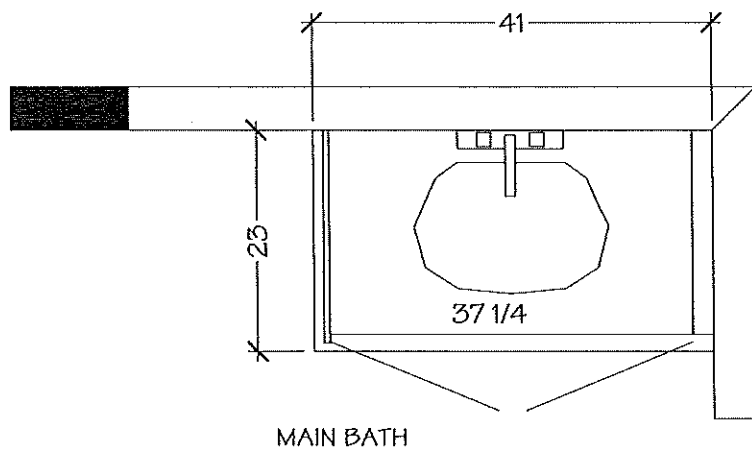
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-15-BLK-3
MODEL: CHESTNUT 1803 ELEV. A/A1/B

MAIN

December 4, 2019



DRAWN BY: ASHLEY
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PAGE: 6 OF 6



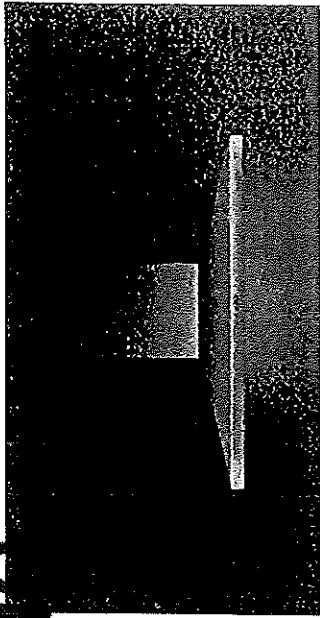
upgrade 3

Lot 15 / BIK 3
falmec
Forestsider

VULCANO

Version
FPVUL30W3SS / Vulcano Wall
30" (76 cm) 280 CFM

Collection
Potenza
EAN code
8034122344393

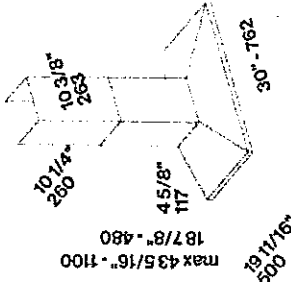


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FEATURES	TECHNICAL FEATURES	PACKAGING:WEIGHTS AND VOLUMES	CONSUMPTION AND CONNECTION FEATURES
Scotch brite stainless steel (AISI 304)	Installation type Wall	Gross weight 45 lbs	Maximum consumption 150 W
Electronic control	Dimensions 30 " / 76 "	Net weight 34 lbs	Voltage / Frequency 120V 60Hz
LED lighting	Finish Scotch brite stainless steel (AISI 304)	Volume 11 ft³	
Optional charcoal filter		Packaging size	Plug type standard
Labyrinth filter		Length 40 in	
	Motor 280 CFM	Height 24 in	
	Type of control Electronic control	Depth 21 in	
	Speed settings 3		
	Lighting Led 2x1,2 W - 3200 K		
	Charcoal filter Square charcoal filter - Type 3		
	Minimum distance Gas hob: 24 in Electric hob: 21 in		

OPTIONAL ACCESSORIES

KACL.510#I
Extension H700 - Wall
KACL.512#I
Extension H960 - Wall
KACL.815
Protective cleaning cloths for stainless steel (box 10 pcs)
103050107
Square charcoal filter - Type 3



Technical sheet - 27/05/2019

November 25, 2019
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