

ORIGINAL

17 MODERN TOWNHOMES

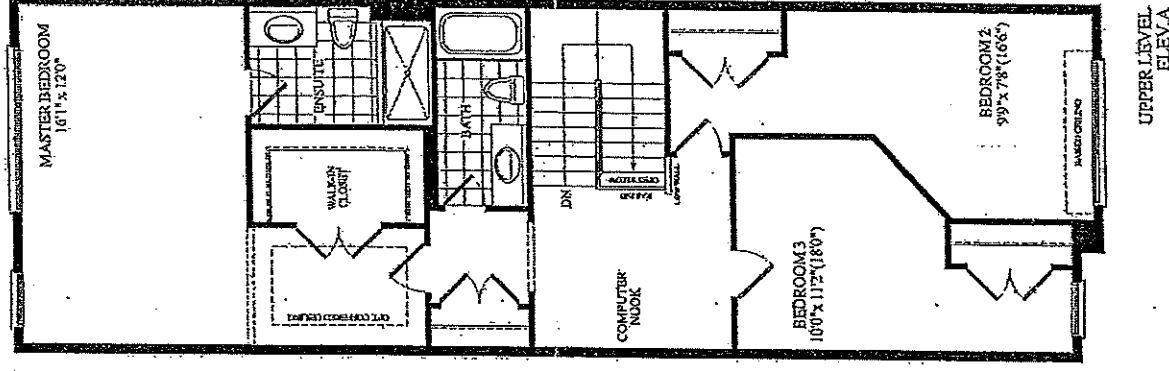
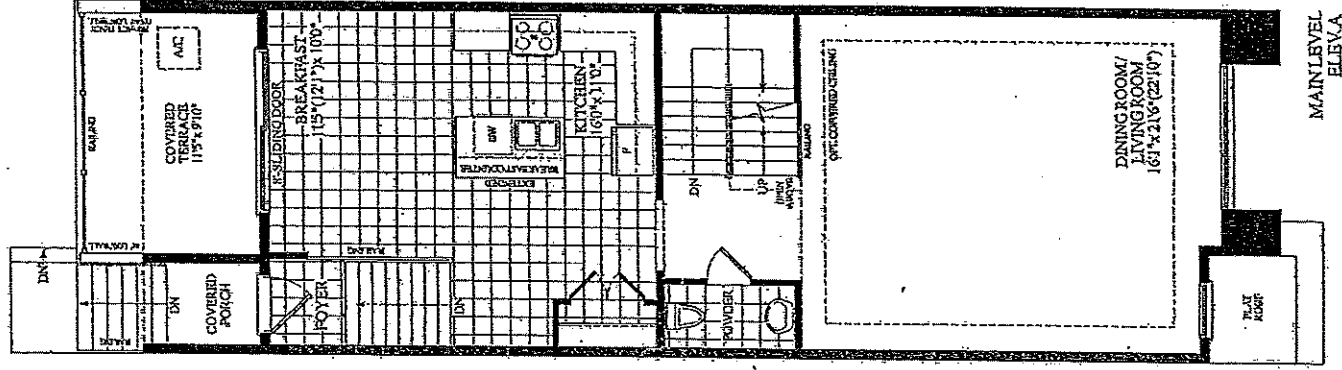
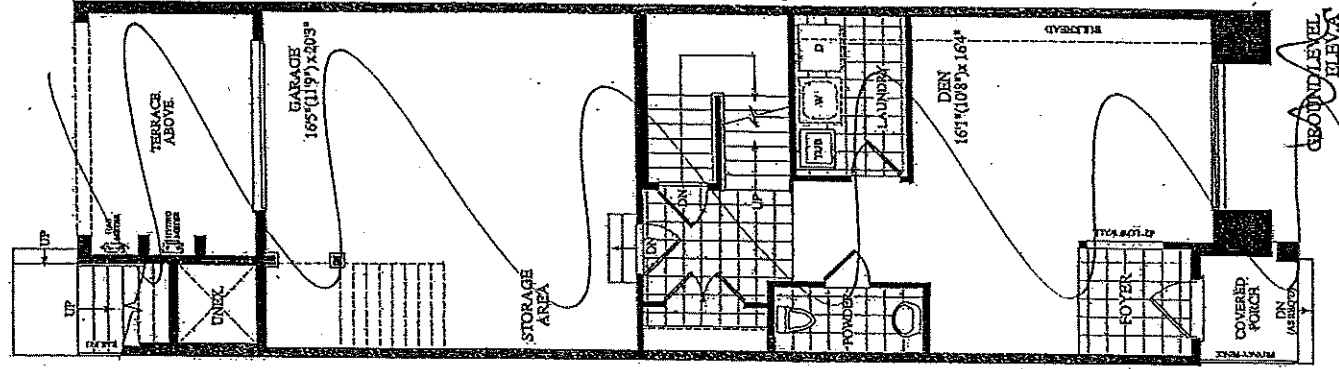
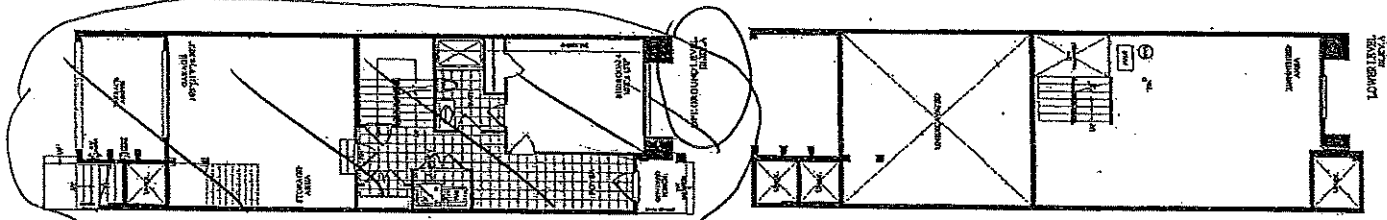
DAFFODIL
(17-01)

2475 SQ. FT.

LOT 21 Bk4

Q

Opt Ground



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

- BONUS PACKAGE -PURCHASER TO RECEIVE \$15,000 (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.
- COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS.

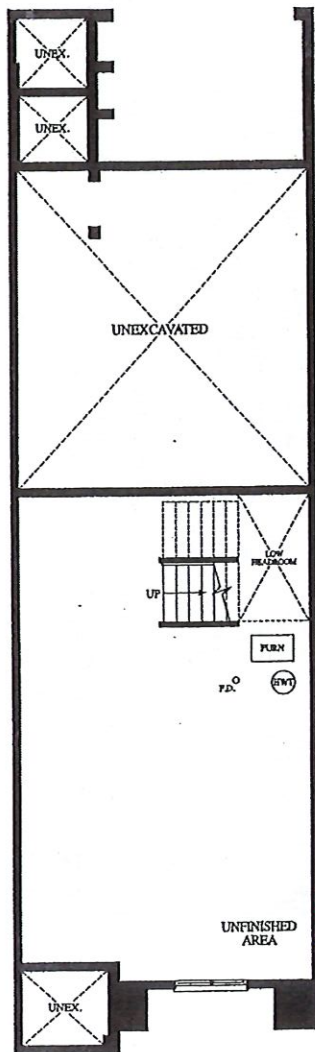
BLK. 4 LOT 21 EL.A

DAFFODIL • OPTIONAL

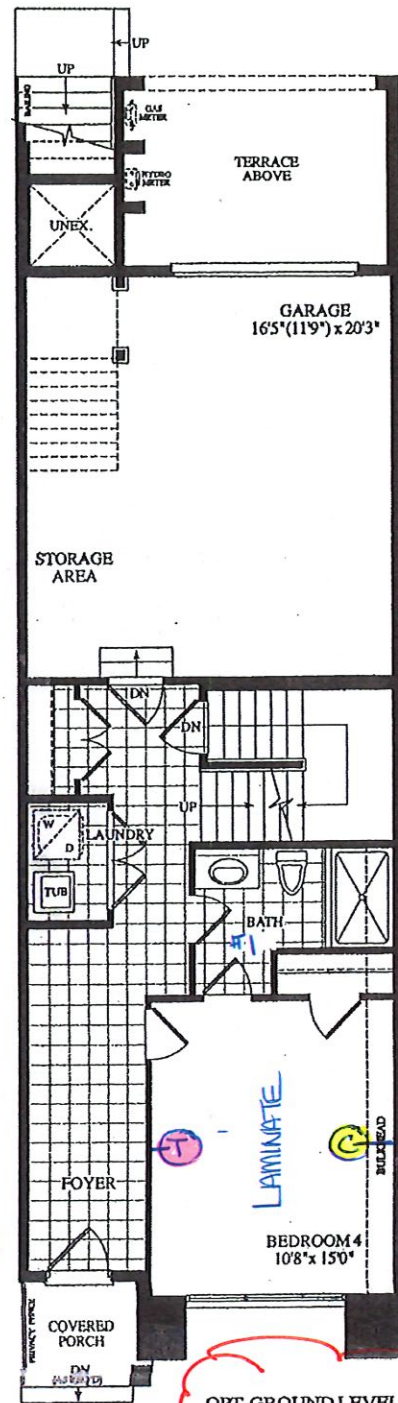
(17-01)

2475 SQ. FT.

OPTIONAL
GROUND
LEVEL



LOWER LEVEL
ELEV.A



OPT. GROUND LEVEL
ELEV. A

REAR
FOYER
LAMINATE

LAMINATE

Floor plan of the center showing a rectangular layout with a central area labeled "CENTER".

A 5x5 grid with columns labeled A through E at the top. The bottom row (row 5) is highlighted with a thick black border. The grid is currently empty.

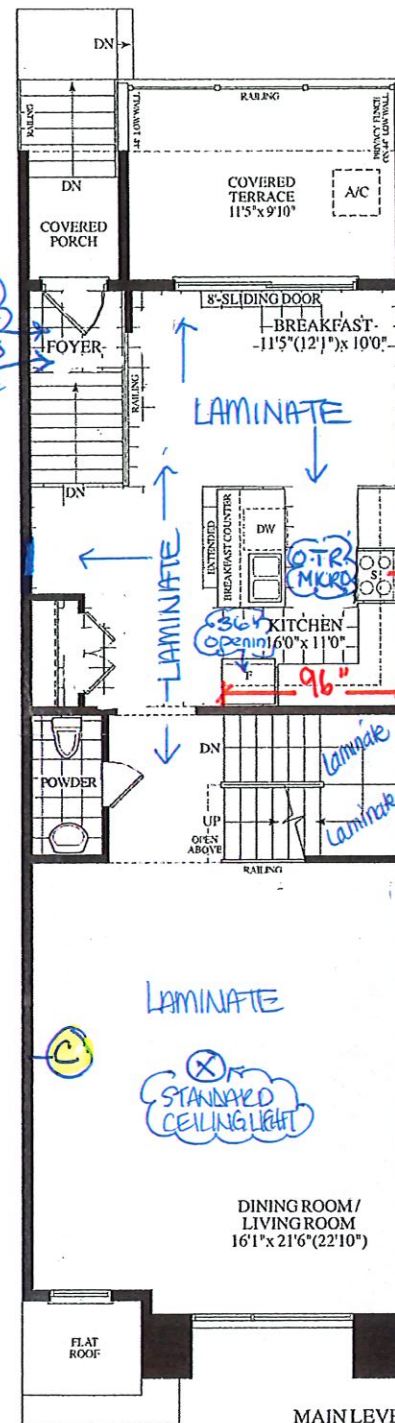
OVER ABOVE

RAILING

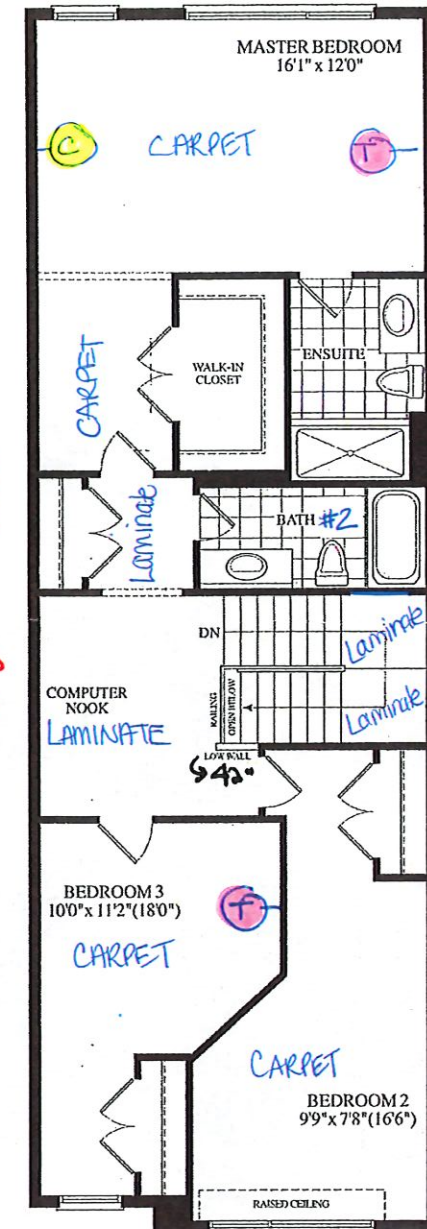
CEILING LIGHT

DINING ROOM
LIVING ROOM
1-800-231-6522

MAIR



MAIN LEVEL
ELEV. A

UPPER LEVEL
ELEV.A

* DELETE BATHROOM ACCESSORIES

* DELETE ALL MIRROR

RECEIVED
NOV 22-19

NOV. 22. LAURA

ROYALPINEHOMES.COM

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E&O E.

Purchaser **LEONA NATASHA HYLTON**
 And
 Vendor **Forestside Estates Inc.**
 Lot Number **021 Block 4 at STREET "C"** Phase 6 Plan As Per Schedule C In the City of Brampton
 Dated Required: **1-Oct-20** Model: **THE DAFFODIL (17-01)**

Description - Vendor to Supply and Install the Following as Per Purchase Price
■ BONUS PACKAGE - PURCHASER TO RECEIVE \$15,000 (INCLUSIVE OF TAXES) WORTH OF UPDATES 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.
■ COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

I, the undersigned Purchaser hereby agree to amend the heretofore signed Vendor's Offer of Acquisition and Agreement of Purchase and Sale (Any other terms as set forth here) and I have paid the balance of Cash Consideration.

PURCHASER
LEONA NATASHA HAYTON

VENDOR
KWAME NOSEI

Vendor
Forestate Estates Inc.

Lot No.
(021 Block 6)

Street No.
STREET NO.

City or Township
City of Brampton

Date of Offer
Saturday May 18, 2019

DRAFTS
Agreement of Purchase and Sale

Made Type
THIS DRAFT IS (1-41)

SCHEDULED BY

BONUS PACKAGE PURCHASER TO RECEIVE \$15,000 IN (INCLUSIVE OF TAXES) WORTH OF UPGRADES AND DECOR CENTRE ATTAINS OR COLOUR CHART

THE PART
As proposed by Purchaser and Seller

Made Type
TIED AFFORDITIONAL GROUND LEVEL (17m)

SCHEDULE IN
PITCHING HAS SPENT \$3,000.00 OF THE BONUS PACKAGE AND HAS REMAINING BONUS PACKAGE PURCHASER TO RECEIVE \$12,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTRE TIME OR COLOUR CHART

125

11

Drafts & Documents - Ontario and / Alta Law firm / December 2019



CONSTRUCTION SUMMARY
Forestside Estates Inc.

PURCHASERS: LEONA NATASHA HYLTON and KWAME N OSEI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
021 Block 4	6	THE DAFFODIL	01-Oct-20

Date Added: 04-Dec-19 Invoice Number: 7357

1 - Standard Cable and Telephone Rough in (See Sketeh) Note:
1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home, where applicable Note:
1 - KITCHEN- Install the Over The Range Micro, in lieu of the builders standard white exhaust fan, and accommodate the cabinets accordingly. Note: **Delete the builders standard cabinets and white exhaust fan above the stove. **Price includes applicable electrical
1 - KITCHEN Accommodate the fridge opening for a future 36" wide fridge. Purchaser accepts and acknowledges that the builders standard fridge will be 30" wide. Note:
1 - KITCHEN- Install a 1st upgrade counter top throughout the kitchen, where applicable. Install the Quarastone, "FROST", in lieu of the builders standard counter top Note:
1 - KITCHEN- Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN- Install an undermount sink in the kitchen, in lieu of teh builders standard Top Mount. Install teh Blanco "Quatrus U Super Single" Model # 401248 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- Install the 3x6 Subway White , builders standard kitchen backsplash , in a Brick Pattern, throughout the kitchen, where applicable. (Does not include behind the stove or the fridge) Note:
334 - KITCHEN- Install the Torley's Forest 7 1/2" Okanogan Laminate flooring, throughout the Kitchen/ Breakfast area, and the back Foyer area, in lieu of the builders standard 13x13 floor tile Note:
136 - UPPER HALL/ COMPUTER NOOK- Install the Torley's Forest 7 1/2" Okanogan Laminate flooring, throughout the Upper Hall & Computer Nook , in lieu of the builders standard 40 oz Carpet Note:
2 - STAIRS- Stain the staircase to Vintage Oak "COBALT", with Steel Pickets, throughout the staircase, where applicable, (X2) Staircases, from Ground Level to Main Level & Main Level to Upper Level 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.



Window
SITE COPY

CONSTRUCTION SUMMARY

Forestsides Estates Inc.

PURCHASERS: LEONA NATASHA HYLTON and KWAME N OSEI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
021 Block 4	6	THE DAFFODIL	01-Oct-20

Date Added: 04-Dec-19 Invoice Number: 7357

1 - CLARIFICATION- Do not install or supply or credit the purchaser with the builders standard bathroom accessories, throughout ALL bathrooms. Includes: Toilet paper holder, soap dishes and towel racks Note:
1 - CLARIFICATION- Do not install or supply or credit the purchaser with the builders standard mirrors throughout ALL bathrooms Note:
1 - LIVING / DINING ROOM- Relocate the builders standard Dining Room light, to be centred with in the Living / Dining Room (See Sketch) Note:
1 - PURCHASER HAS ATTENDED A 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 \$12,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:

This Document is Extremely Time Sensitive - Printed 9 Dec 19 at 11:21



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LEONA NATASHA HYLTON & KWAME N OSEI	Laura Di Pede	THE DAFFODIL	/	Forestside Estates Inc.	01/10/2020	021 Block 4

Page 1 of 3

Flooring

Description

Wall Tile

Main

Accent/Insert

Border / Listello

Pattern

Plumbing

Master Ensuite	✓ 13X13 NORDIQUE ICE- STD	✓ 8X10 CARRARA MATT (STD)	N/A	N/A	N/A	WHITE
Bath #2	✓ 13X13 SEAL GREY - STD	✓ 8X10 GOLF GRIGIO -STD	N/A	N/A	N/A	WHITE
Bath #1	✓ 13X13 SEAL GREY - STD	✓ 8X10 GOLF GRIGIO -STD	N/A	N/A	N/A	WHITE
Powder Room	✓ 13X13 NORDIQUE ICE- STD	N/A	N/A	N/A	N/A	WHITE
Kitchen/Breakfast	✓ Torelys Forest 7 1/2" Okanogan- STD	✓ 3X6 Subway White - Brick Pattern (Upgd)	N/A	N/A	N/A	WHITE
Back Foyer	✓ Torelys Forest 7 1/2" Okanogan- UPGD	N/A	N/A	N/A	✓ BrickPattern	UPGD
Laundry	✓ 13X13 NORDIQUE ICE- STD			N/A	N/A	STD
FRONT ENTRY	✓ 13X13 NORDIQUE ICE- STD					
Front Foyer	✓ 13X13 NORDIQUE ICE- STD					

Main Hall (GRND LEVEL)

13X13 NORDIQUE ICE- STD

Railings and Stairs

Railings

Vintage Red Oak "COBALT" (STD)

Landing - Upper

Forest 7 1/2" Okanogan (Std) (X2)

Pickets

Plain Square Black (STD)

Landing - Lower

N/A

Posts

Vintage Red Oak "COBALT" Plain Square (STD)

Ledge - Upper

N/A

Stringers

✓ Vintage Red Oak "COBALT" UPGD

Ledge - Lower

N/A

Treads

✓ Vintage Red Oak "COBALT" UPGD

Risers

✓ Vintage Red Oak "COBALT" UPGD

Runner

NO

Trim

Baseboard & Casing

✓ STANDARD

Knobs

✓ PEWTER STRAIGHT LEVERS- STD

Front Door Glass

✓ STANDARD

Hinges

✓ STANDARD

Interior Doors

✓ STANDARD- CARRARA

Grip Set

✓ STANDARD

Notes

✓ KITCHEN - Kitchen faucet STANDARD- DELTA Chrome Pull Down Kitchen Faucet (Single Hole) Model # 976 LF Chrome
✓ KITCHEN - Kitchen undermount upgraded sink BLANCO QUATRUS U SUPER SINGLE Model # 401248

Cornice Moulding / Medallion

Foyer

NO

Living Room

NO

Dining Room

NO

Family Room

NO

Main Hall

NO

Kitchen

NO

2nd Floor Hall

NO

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

LEONA NATASHA HYLTON

Purchaser:

KWAME N OSEI

Vendor:

Forestside Estates Inc.

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* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LEONA NATASHA HYLTON & KWAME N OSEI	Laura Di Pede	THE DAFFODIL	/	Forestside Estates Inc.	01/10/2020	021 Block 4

Page 2 of 3

Master Ensuite

Bath #2

Bath #1

Powder Room

Kitchen/Breakfast

Laundry

RAGE ENTRY

RONT FOYER

EAR FOYER

Main Hall (GND LEVEL)

Living Room

Dining Room

Upper Hall

Computer Nook

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

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

COOL WHITE

COOL WHITE

Cabinet

Style

NY THERMOFOIL WHITE (STD)

NY THERMOFOIL WHITE (STD)

NY THERMOFOIL WHITE (STD)

N/A

NY THERMOFOIL WHITE (STD)

N/A

N/A

N/A

Appliance Opening/Dimension

Fridge Size SEE NOTES

Range Std 31in Opening

Built-Ins None

Microwave MICRO/EXHAUST FAN COMBO

Hood Fan DELETE

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

Countertop

7264-58 LIMESTONE (STD)

7735-58 Portico Marble (STD)

7735-58 Portico Marble (STD)

N/A

Quarastone "FROST" (UPGD)

N/A

Counter Edge

N/A

N/A

N/A

N/A

Double Bevel 1 1/2"

N/A

Handle / Knob

65017-195

65017-195

65017-195

N/A

5923-195

N/A

N/A

N/A

N/A

Notes

✓ APPLIANCE PACKAGE- Install Standard Appliance Package

✓ INSTALL A MICRO/EXHAUST FAN COMBO

✓ KITCHEN- Accommodate the fridge opening for a future 36" wide fridge.

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

LEONA NATASHA HYLTON

Purchaser:

KWAME N OSEI

Vendor:

Forestside Estates Inc.

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8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
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Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

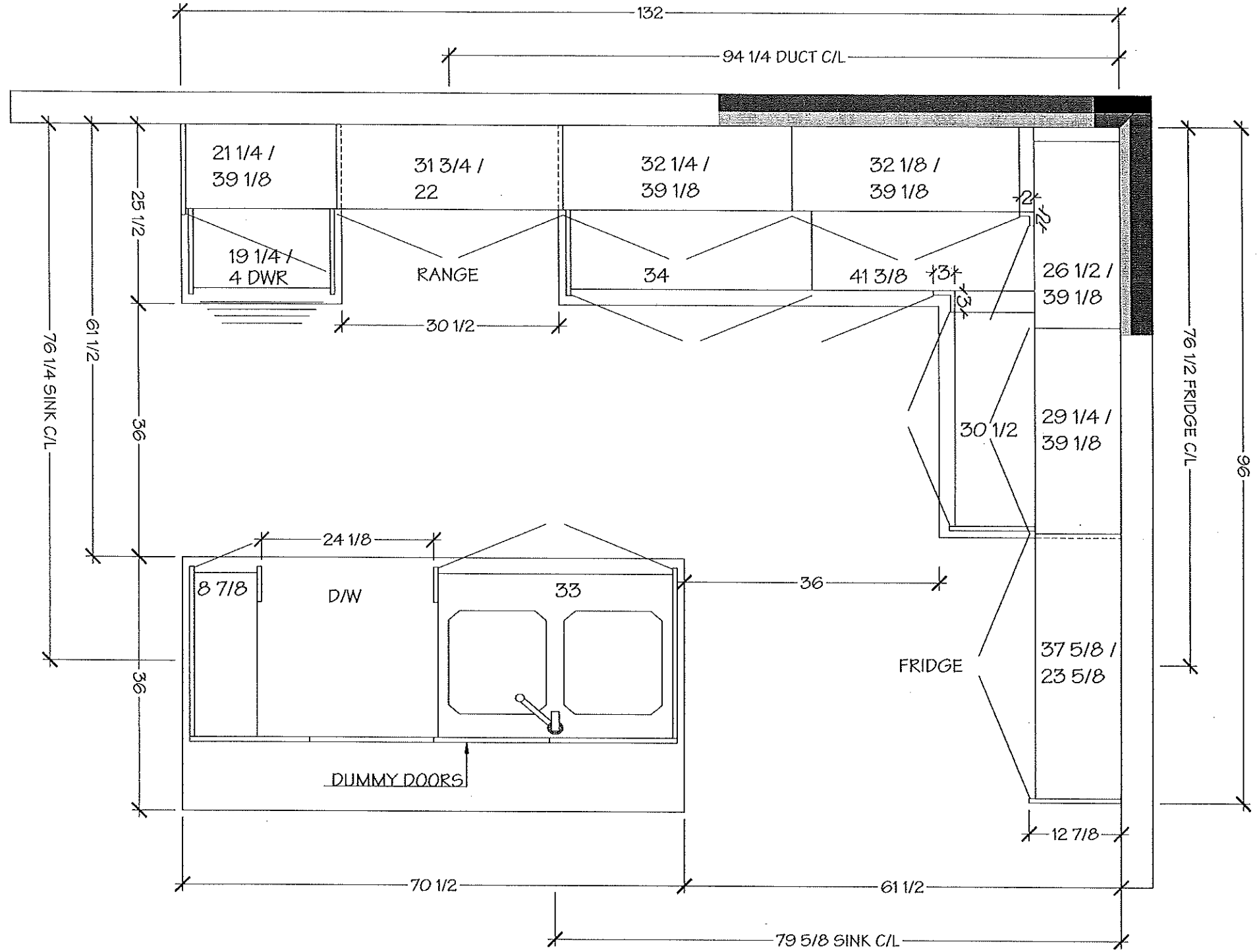
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-21 BLK 04
MODEL: DAFFODIL 1701 ELEVA & OPT. 4 BEDROOM

KITCHEN
Lot 021 B1K4
DEC 3, 2019



EXTRAS:
1. 36" FRIDGE ACCOMMODATIONS
2. O.T.R. MICRO - SPECS REQUIRED

DRAWN BY: DIDI
DATE: DECEMBER 03/2019
REVISION:
PAGE: 1 OF 7



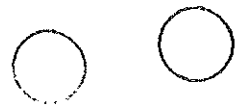
Villa

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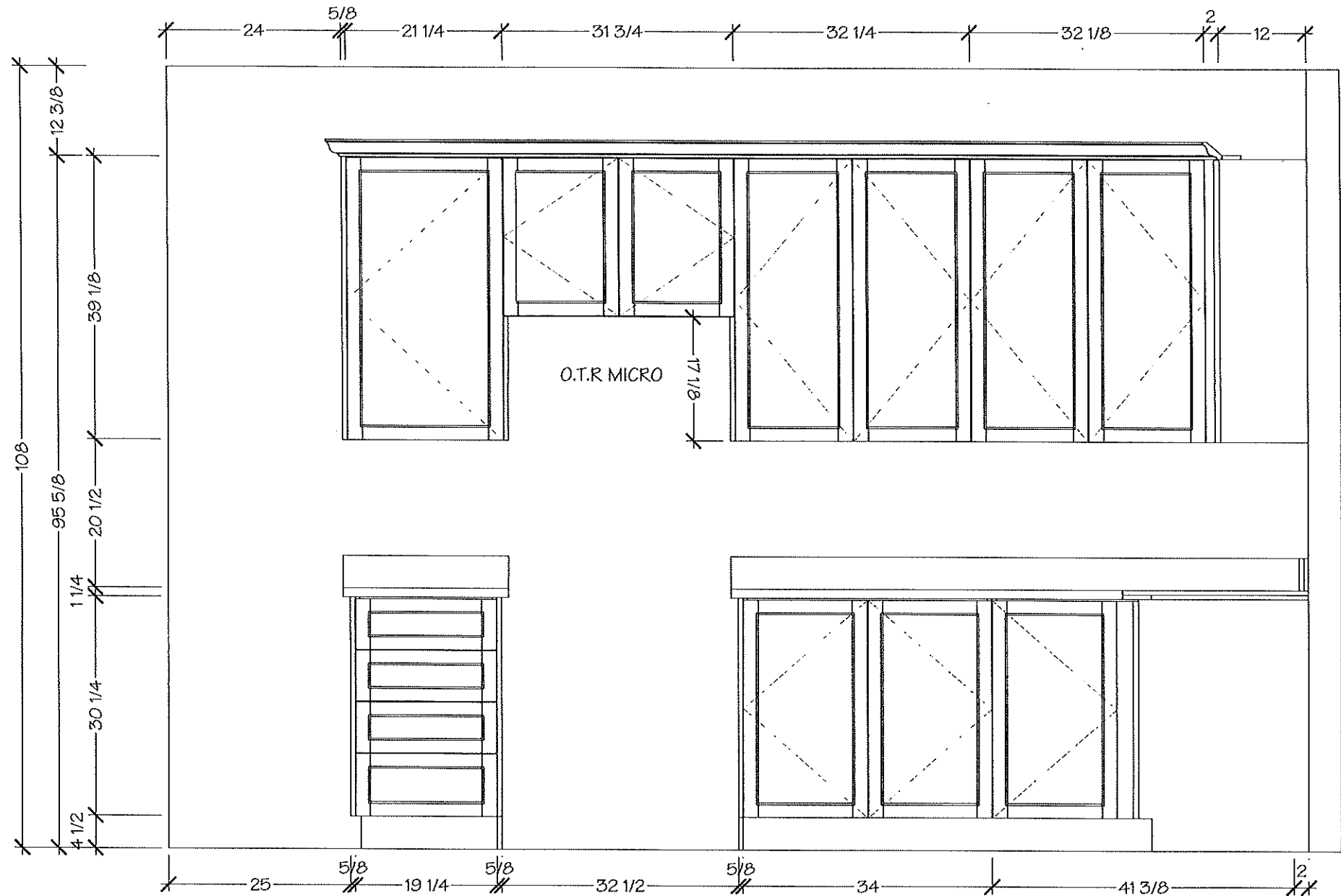
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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-21 BLK 04
MODEL: DAFFODIL 1701 ELEV.A & OPT. 4 BEDROOM

KITCHEN
lot 021 BLK 4
Dec 3, 2019



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PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-21 BLK 04

MODEL: DAFFODIL 1701 ELEVA & OPT. 4 BEDROOM

KITCHEN

Lot 021 Block 4

Dec 3, 2019



EXTRAS:

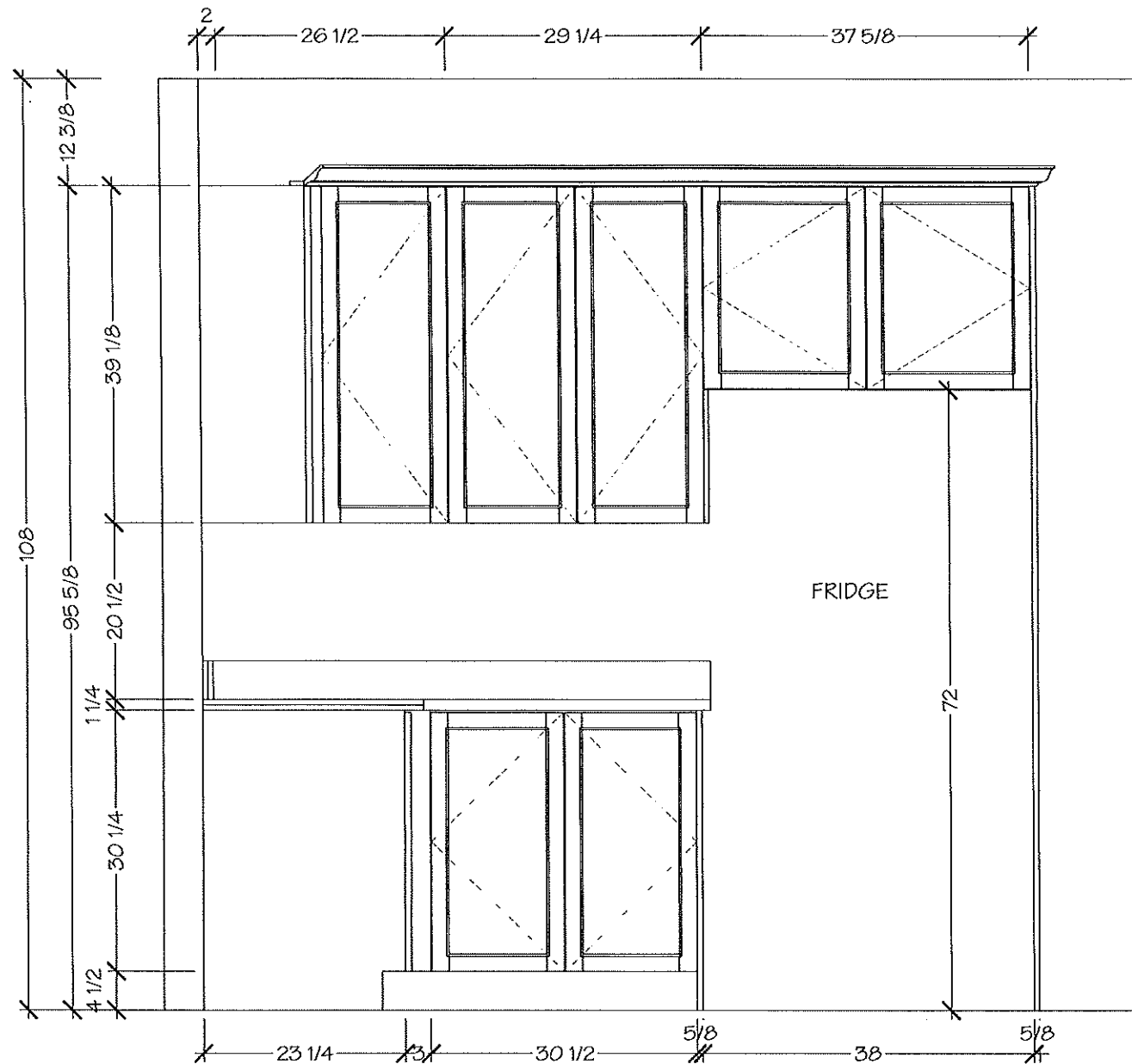
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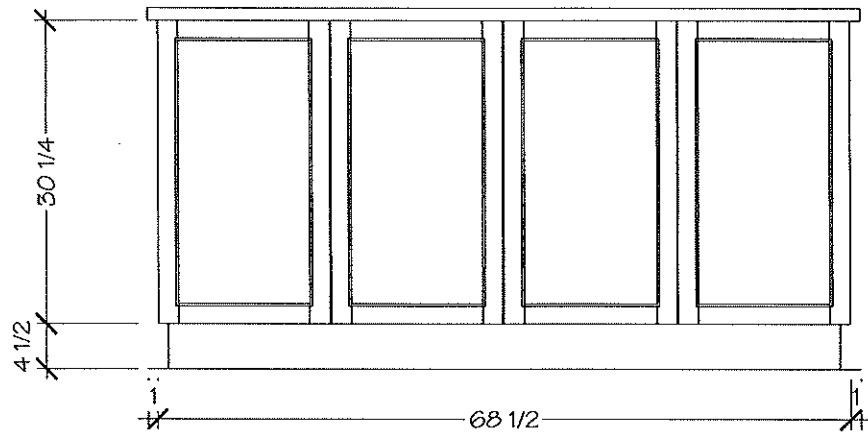
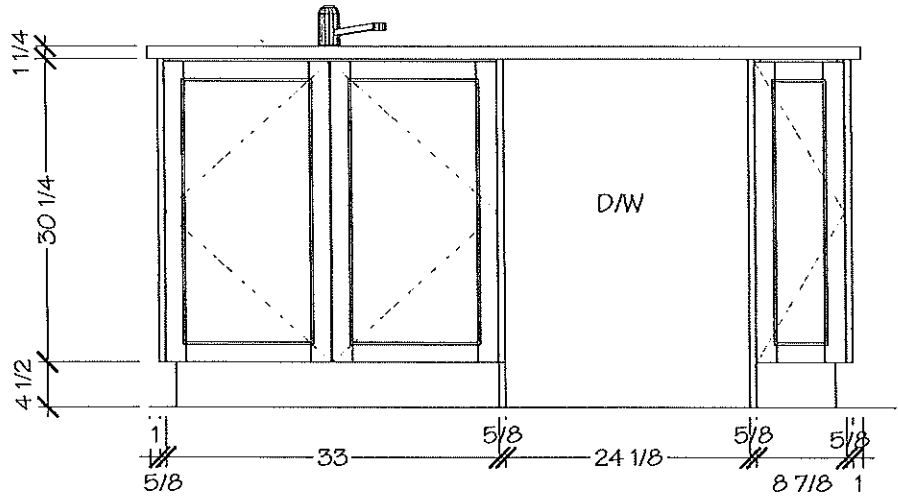
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 ADDRESS: RP-FS(6)-21 BLK 04
 MODEL: DAFFODIL 1701 ELEV.A & OPT. 4 BEDROOM

KITCHEN
 Lot 021 Block 4
 Dec 3, 2019
 ○ ○

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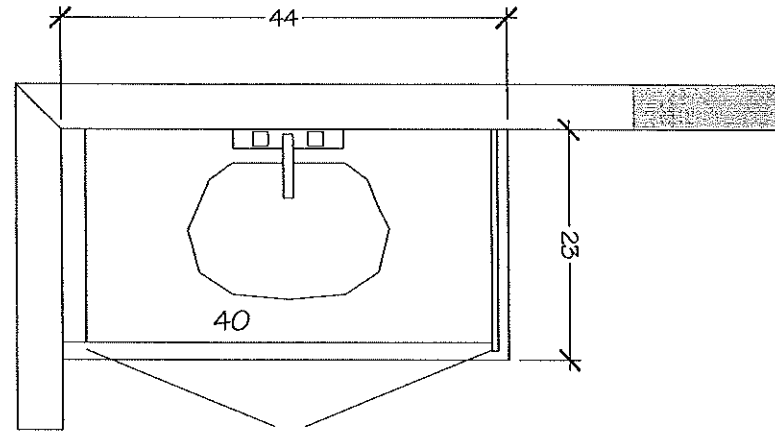
MASTER ENSUITE

60+021 Block 4

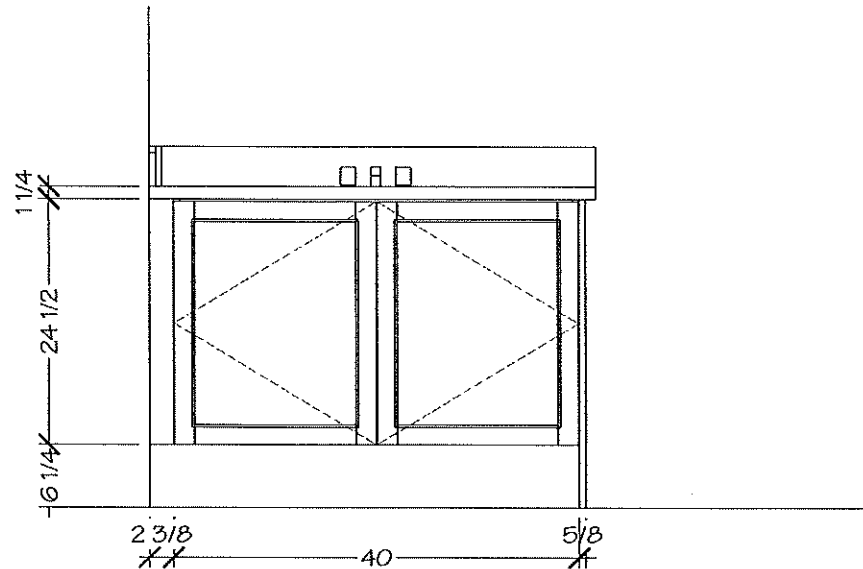
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PAGE: 5 OF 7



MASTER ENSUITE



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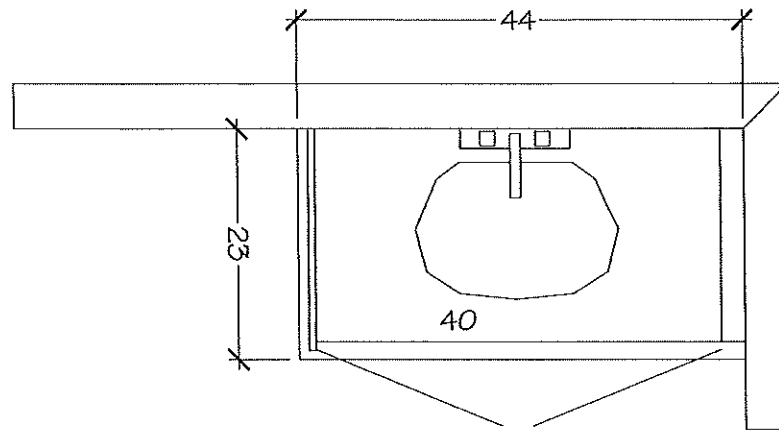
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MODEL: DAFFODIL 1701 ELEVA & OPT. 4 BEDROOM

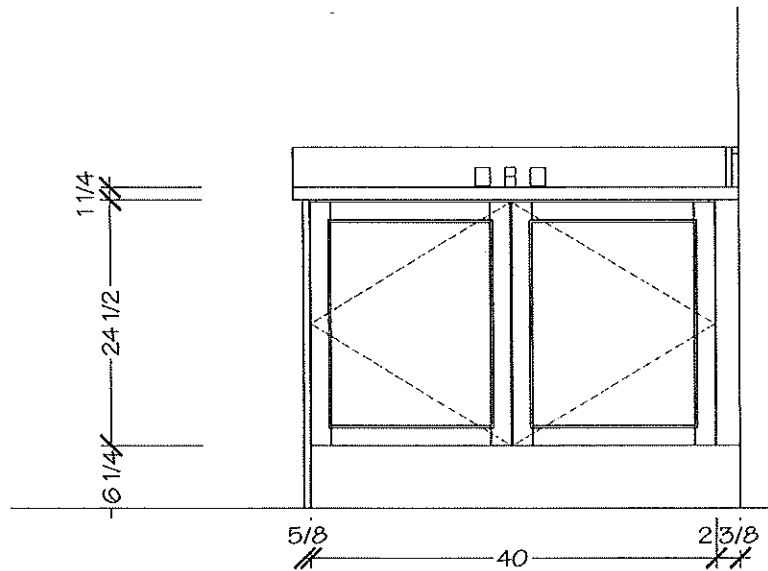
MAIN BATH

lot 021 Block 4

Dec 3, 2019



MAIN BATH



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DATE: DECEMBER 03/2019

REVISION:

PAGE: 6 OF 7

Villa

KITCHENS & FINE CABINETS LTD

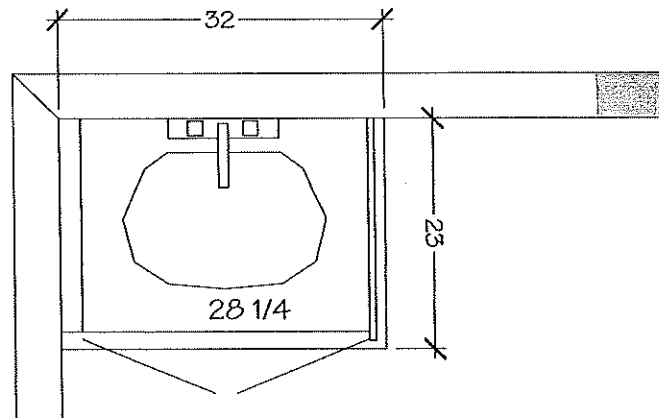
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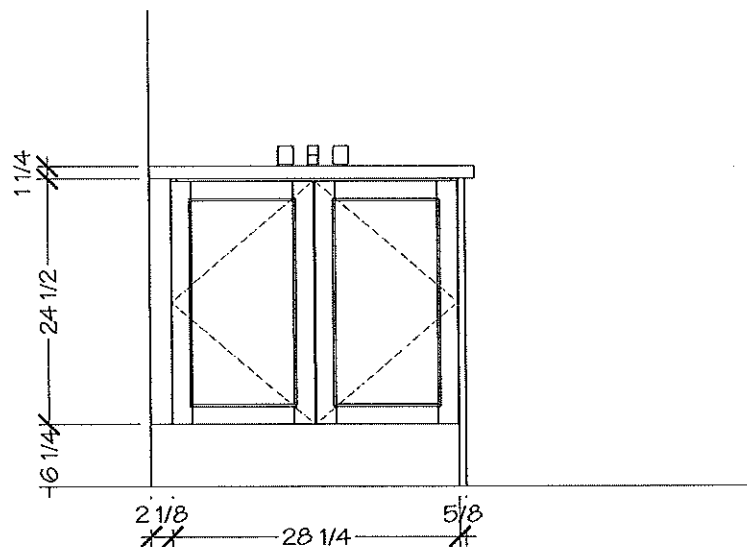
OPT GROUND FL BATH

Lot 021 Block 4

Dec 4, 2019



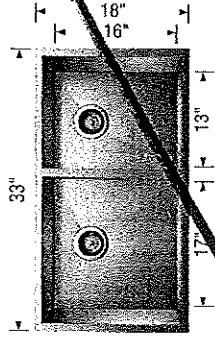
OPT. GROUND FLOOR BATH



DRAWN BY: DIDI
DATE: DECEMBER 03/2019
REVISION:
PAGE: 7 OF 7

QUATRUS® Undermount

QUATRUS® U 1 3/4



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

Model
N°

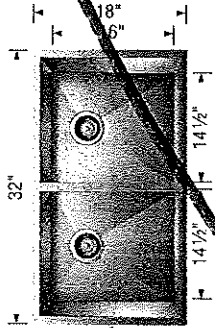
Installed
Price**

Optional accessories

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

Installed
Price**

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°

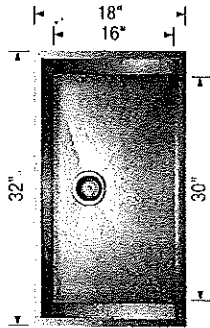
Installed
Price**

Optional accessories

406349 Grid
406345 Ash Cutting
Board
406344 Workstation
517666 CapFlow™
230694 Magnetic
caddy

Installed
Price**

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°

Installed
Price**

Optional accessories

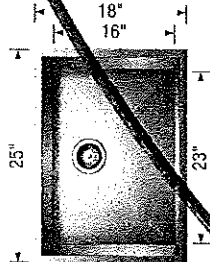
402125 Grid
406345 Ash cutting
board
406344 Workstation
517666 CapFlow™
230694 Magnetic
caddy

Installed
Price**

401248

*Standard Single
Hot Faucet.

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°

Installed
Price**

Optional accessories

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

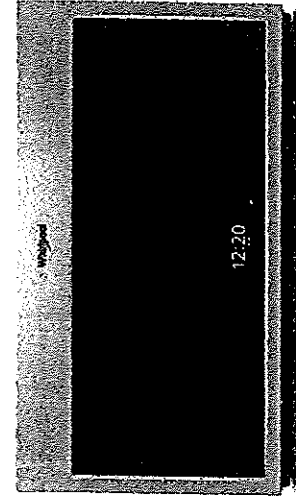
Installed
Price**

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



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.

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 to send data from the appliance directly to Whirlpool brand customer service.⁴³

YWMHA9019HV
Fingerprint
Resistant Sunset
Bronze

YWMHA9019HZ
Fingerprint
Resistant Stainless
Steel

Available Finishes/Colours

Manuals & Literature:

Installation Instructions

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
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Controls

Number of Speeds	4
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APPLIANCE CANADA LTD
Nadia Lalomia
nlalomia@appliancecanada.com

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

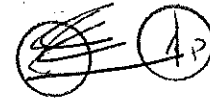
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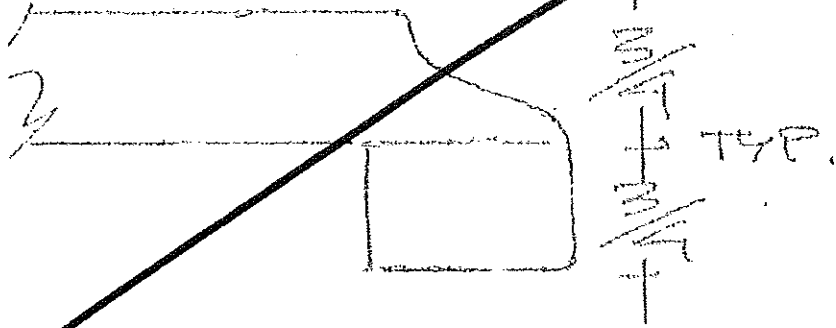
Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications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

* LOT 21 BLOCK 4 *

ARISTON
MARBLE & GRANITE LTD.
119 WINCES RD.
WOODBRIDGE, ONTARIO L4L 6C3

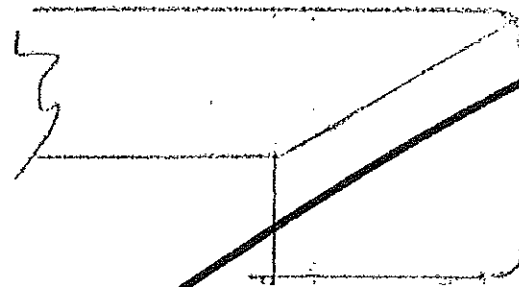


* Kitchen *



1 1/2" BELVEDERE

1 1/2" DEBL. BEVEL



1 1/2" SQUARE MITRE