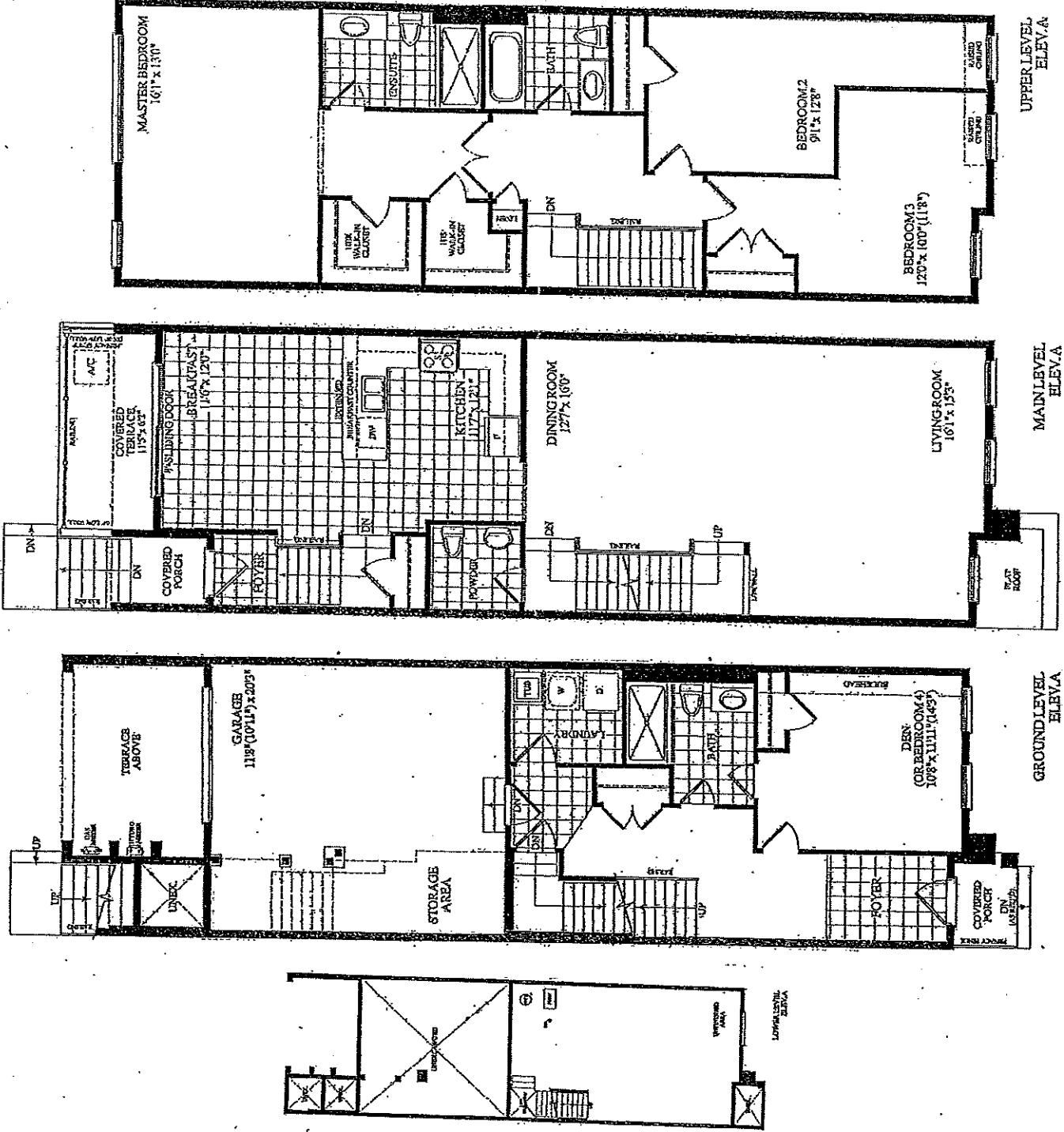


17' MODERN TOWNHOMES

MAGNOLIA
(17-03)

2535 SQ. FT.

ORIGINAL



PK 8
LOT #19 block 4

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.
- COMPLETE AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS

17" MODERN TOWNHOMES

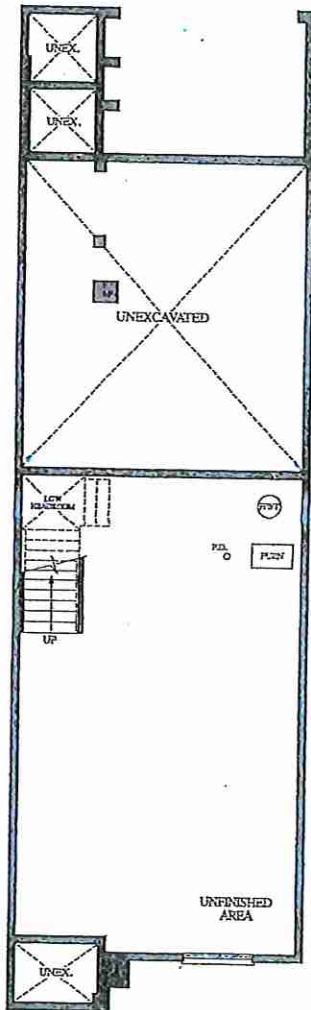
BLK. 4 LOT 19 EL.A

MAGNOLIA

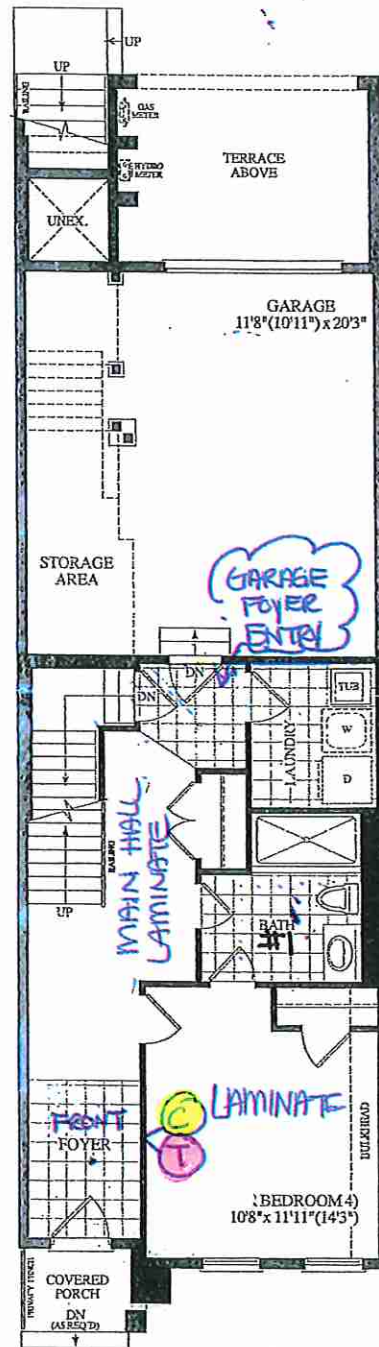
(17-03)

2535 SQ. FT.

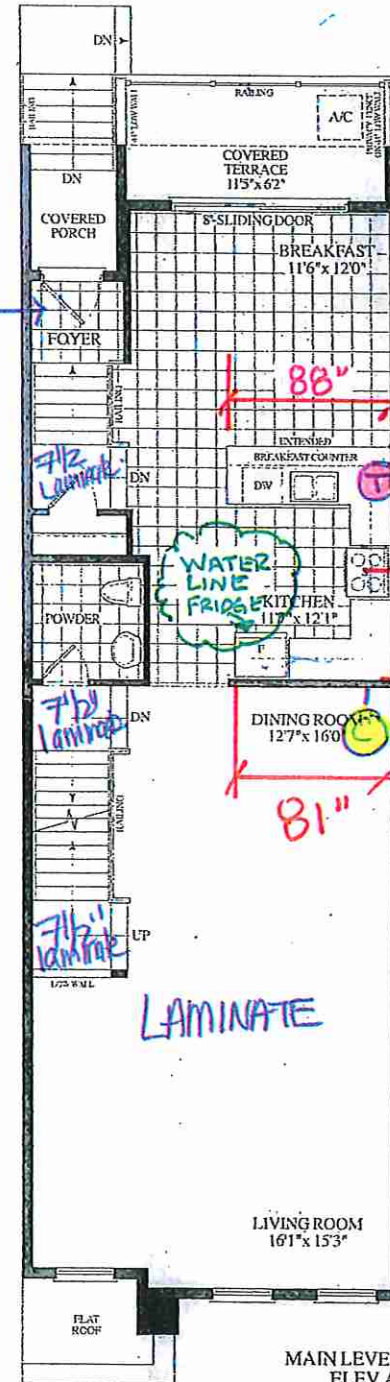
(STD FLOOR LEVELS.)



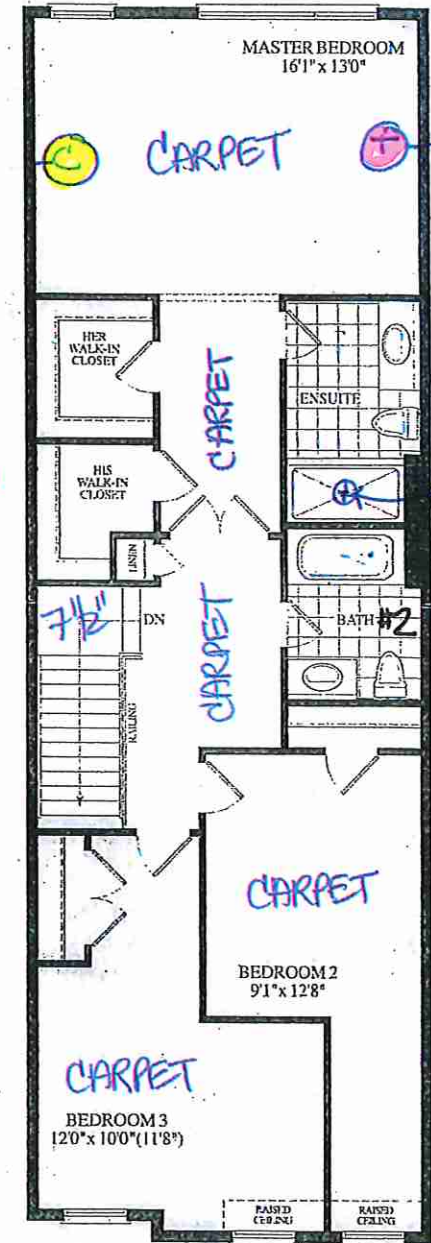
LOWER LEVEL ELEV. A



GROUND LEVEL ELEV. A



MAIN LEVEL ELEV. A



UPPER LEVEL ELEV. A

(CABLE(X3))

(TELEPHONE(X3))

* Revised: January 13, 2020



PURCHASER'S EXTRAS (PE)

The Manors Of Claireville - Forestside Estates Inc.

PURCHASER: RAVINDER S KANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #
019 Block 4	6	THE MAGNOLIA	

Item	QTY	Description	Addition to Purchase Price
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Sperate Switch. To be installed at master ensuite shower stall. (See Sketch) Note:	
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 FORESTSIDE ESTATES INC..
- 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 paments, 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 May 18, 2019

Bonus Total
PE# 7,351 - November
21, 2019
Remaining Balance

PURCHASER:

RAVINDER S KANG

14-Jan-20

CONSULTANT:

DATE

Melissa Di Marino

VENDOR:

PER: Forestside Estates Inc.

☐ Decor

☐ Builder

☐ Purchaser

Printed: 14-Jan-20 at 1:47 pm



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: RAVINDER S KANG

TEL:

LOT NUMBER 019 Block 4	PHASE 6	HOUSE TYPE THE MAGNOLIA	CLOSING DATE 20-Feb-20
---------------------------	------------	----------------------------	---------------------------

Offer Workshee	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:		
Offer Workshee	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES Note:		
Offer Workshee	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. Note:		
Offer Workshee	COMPLETE AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS Note:		



W/NDOW

SITE COPY

CONSTRUCTION SUMMARY

Forestsides Estates Inc.

PURCHASER: RAVINDER S KANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
019 Block 4	6	THE MAGNOLIA	20-Feb-20

Date Added: 21-Nov-19 Invoice Number: 7351

1 - Standard Cable and Telephone Rough in (See Sketch) Note:
1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home, where applicable Note:
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 - 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 - KITCHEN- Purchaser accepts & acknowledges that the builders Standard White Exhaust Fan will be installed Note:
1 - KITCHEN- Install a Water line Rough in , in the kitchen Note: Purchaser Accepts & Acknowledges the Standard Fridge DOES Not include any water dispenser or ice maker
1 - KITCHEN- Install a 1st Upgrade counter top in the kitchen, in lieu of the builders standard counter top. Install the Quarastone "FROST" , throughout the kitchen, where applicable (does not include stone backsplash) (See Sketch) 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 the builders standard Top Mount. Install the BLANCO HORIZON U2 Undermount Sink - Model # 401234 (See Sketch) 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 builders standard 3x6 Subway White tile in a Brick Pattern, throughout the kitchen, where applicable. Does not include behind the stove or the fridge Note:
134 - GROUND LEVEL- Install a 2nd Upgrade floor tile , 20x20 Calacatta Gris, in lieu of the builders standard floor tile. To be installed on the Front Foyer, Garage Landing, and Laundry Room floor (To be Installed Straight) (See Sketch0 Note: Includes Larger Size
60 - BATH #1- Install a 2nd Upgrade floor tile , 20x20 Calacatta Gris, in lieu of the builders standard floor tile. To be installed on the Bath #1 floor ONLY (To be Installed Straight) (See Sketch) Note: **PLEASE NOTE**Intsall builders standard 8x10 wall tile in Bath #1 shower stall walls Includes Larger Size
366 - MAIN LEVEL- Install a 2nd Upgrade floor tile , 20x20 Calacatta Gris, in lieu of the builders standard floor tile. To be installed on the Back Foyer, Kitchen/Breakfast area, and Powder Room Floor (To be Installed Straight) (See Sketch) Note: Includes Larger Size
2 - STAIRS- Stain the staircase to Vintage Red Oak Graphite , throughout the staircase, where applicable, with Iron Pickets. (X2) Flights of Staircase, To be stained from Ground Level to Main Level, and Main Level to Upper Level. Note: In Lieu of Builders Standard Natural Oak



W/NDoc
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: RAVINDER S KANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
019 Block 4	6	THE MAGNOLIA	20-Feb-20

Date Added: 21-Nov-19

Invoice Number: 7351

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 - 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 \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

Note:

This Document is Extremely Time Sensitive - Printed 28 Nov 19 at 14:29



* INTERIOR COLOUR SCHEME *

Purchaser
RAVINDER S KANG

Decor Consultant
Laura Di Pede

Model and Elevation
THE MAGNOLIA

Telephone Res. / Bus
/

Project
Forestside Estates Inc.

Closing Date
20/02/2020

Property
019 Block 4

Page 1 of 3

Flooring

Description

Master Ensuite ✓ 13X13 RUSTIC CHARCOAL (STD)

Bath #1 (GRND LEVEL) ✓ 20X20 CALACATTA GRIS (UPGD)

Bath #2 ✓ 13X13 RUSTIC LIGHT BEIGE (STD)

Powder Room ✓ 20X20 CALACATTA GRIS (UPGD)

Kitchen/Breakfast ✓ 20X20 CALACATTA GRIS (UPGD)

Laundry ✓ 20X20 CALACATTA GRIS (UPGD)

Back Grand Floor Entry ✓ 20X20 CALACATTA GRIS (UPGD)

Front Foyer ✓ 20X20 CALACATTA GRIS (UPGD)

Rear Foyer ✓ 20X20 CALACATTA GRIS (UPGD)

Main Hall (Ground Level) ✓ Torelys Forest 7 1/2" Acadian EE-F-9743-P (STD)

Bedroom #4 (Ground Level) ✓ Torelys Forest 7 1/2" Acadian EE-F-9743-P (STD)

Living Room ✓ Torelys Forest 7 1/2" Acadian EE-F-9743-P (STD)

Dining Room ✓ Torelys Forest 7 1/2" Acadian EE-F-9743-P (STD)

Upper Hall ✓ Mohawk 40 OZ Opening Night T03 (STD)

Master Bedroom ✓ Mohawk 40 OZ Opening Night T03 (STD)

Bedroom 2 ✓ Mohawk 40 OZ Opening Night T03 (STD)

Bedroom 3 ✓ Mohawk 40 OZ Opening Night T03 (STD)

Wall Tile

Main

✓ 8X10 TUSCANY GREY (STD)

✓ 8X10 NATURALE GRIGIO (STD)

8X10 NATURALE BEIGE (STD)

N/A

✓ 3X6 SUBWAY WHITE (Brick Pattern)

N/A

Accent/Insert

N/A

N/A

N/A

N/A

N/A

N/A

Border / Listello

N/A

N/A

N/A

N/A

N/A

N/A

Pattern

N/A

N/A

N/A

N/A

✓ Brick Pattern

N/A

Plumbing

WHITE

WHITE

WHITE

WHITE

UPGD

STD

Railings and Stairs

Railings

Vintage Oak Graphite STD

Pickets

Single Plain Flat Black STD

Posts

Vintage Oak Graphite STD

Stringers

✓ Vintage Oak Graphite UPGD

Treads

✓ Vintage Oak Graphite UPGD

Risers

✓ Vintage Oak Graphite UPGD

Runner

NO

Landing - Upper

✓ Acadian 7 1/2" EE-F-9743-P (X2)

Landing - Lower

N/A

Ledge - Upper

N/A

Ledge - Lower

N/A

Cornice Moulding / Medallion

Foyer

NO

Living Room

NO

Dining Room

NO

Family Room

NO

Main Hall

NO

Kitchen

NO

2nd Floor Hall

NO

Trim

Baseboard & Casing ✓ STANDARD

Front Door Glass ✓ STANDARD

Interior Doors ✓ STANDARD

Knobs

✓ PEWTER STRAIGHT LEVERS-STD

Hinges

✓ STANDARD

Grip Set

STANDARD

Notes

KITCHEN - Kitchen Faucet STANDARD - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome
KITCHEN - Install the BLANCO HORIZON U2 Undermount Sink - Model # 401234

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

RAVINDER S KANG

Vendor:

Forestside Estates Inc

Printed Nov 19, 2019 12:32 pm



* INTERIOR COLOUR SCHEME *

Purchaser
RAVINDER S KANG

Decor Consultant
Laura Di Pede

Model and Elevation
THE MAGNOLIA

Telephone Res. / Bus
/

Project
Forestside Estates Inc.

Closing Date
20/02/2020

Property
019 Block 4

Page 2 of 3

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

NY THERMOFOIL VERMONT (STD)

EURO MELAMINE LICORICE WF-392 (STD)

EURO MELAMINE ARCTICCCWF-394 (STD)

N/A

NY THERMOFOIL VERMONT (STD)

N/A

Appliance Opening/Dimension

Fridge Size STANDARD

Built-Ins None

Hood Fan Std 30in

Dishwasher Cabinet Std 24in Opening

Range Std 31in Opening

Microwave None

Exhaust Opening 6" 8"

Fireplace

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

N/A

N/A

N/A

N/A

N/A

N/A

Fireplace

Location Flooring

Style

Finish

Marble

Hearth

N/A

N/A

N/A

N/A

N/A

N/A

Countertop

7734-58 JAMOCHA GRANITE (STD)

P-394CA Arctic Snow (STD)

7267-58 CONCRETE STONE (STD)

N/A

Quarastone - FROST (UPGD)

N/A

Counter Edge

N/A

N/A

N/A

N/A

BELVEDERE 1 1/2"

N/A

Handle / Knob

2920-BORB

7814-BORB

9041-195

N/A

9041-142

N/A

Notes

*APPLIANCE PACKAGE- Install Standard Appliance Package
**KITCHEN- Standard White Exhaust Fan

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

RAVINDER S KANG

Vendor:

Forestside Estates Inc.

Printed Nov 19 2019 12:22

Villa

KITCHENS & FINE CABINETS 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-FS6-19-BLK-4

MODEL: MAGNOLIA 1703

KITCHEN

lot 19 Block 4
Nov 26, 2019

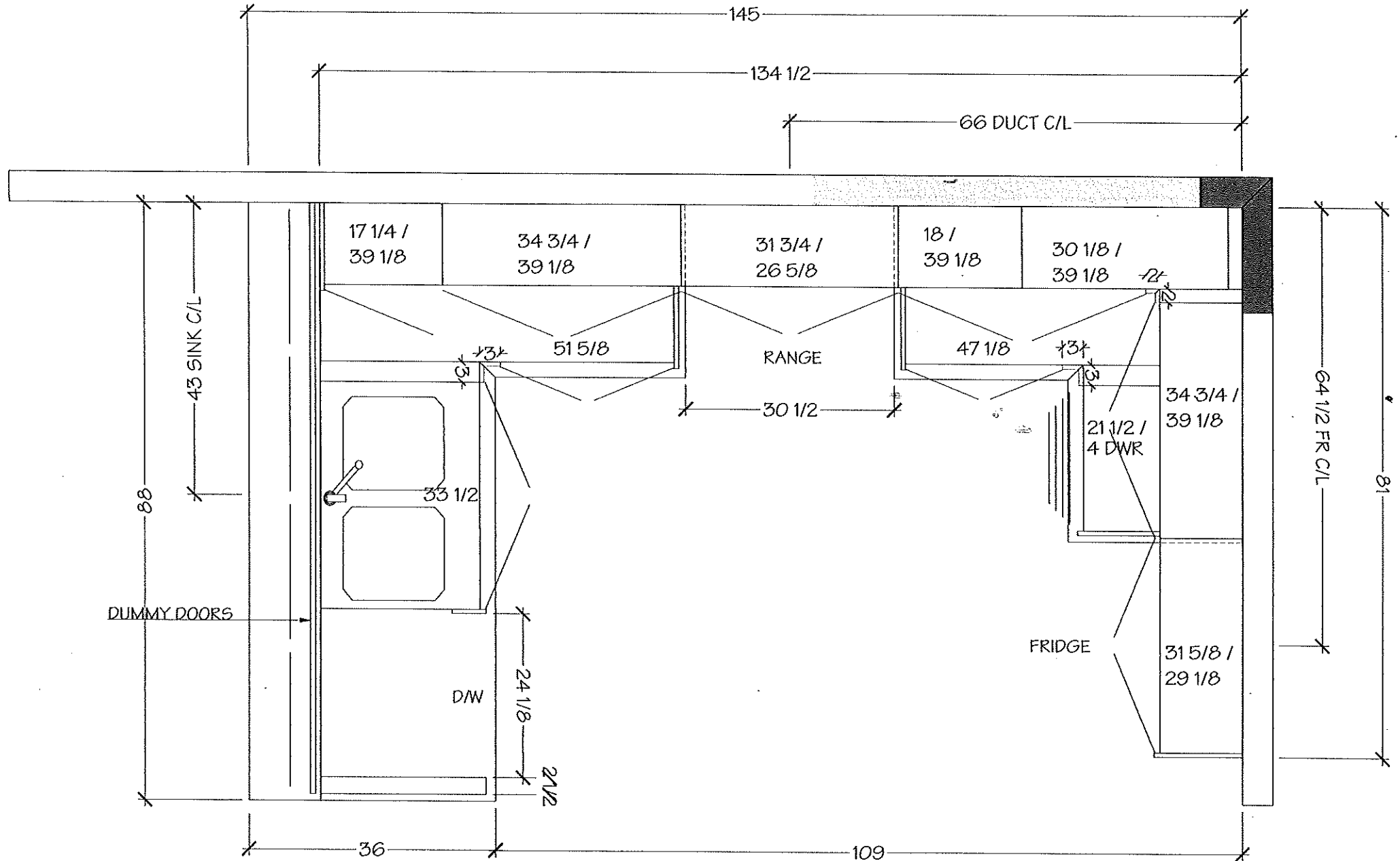


DRAWN BY: ASHLEY

DATE: NOVEMBER 22, 2019

REVISION:

PAGE: 1 OF 7



Villa

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ADDRESS: RP-FS6-19-BLK-4

MODEL: MAGNOLIA 1703

KITCHEN

lot 19 BLK 4

NOV 26, 2019

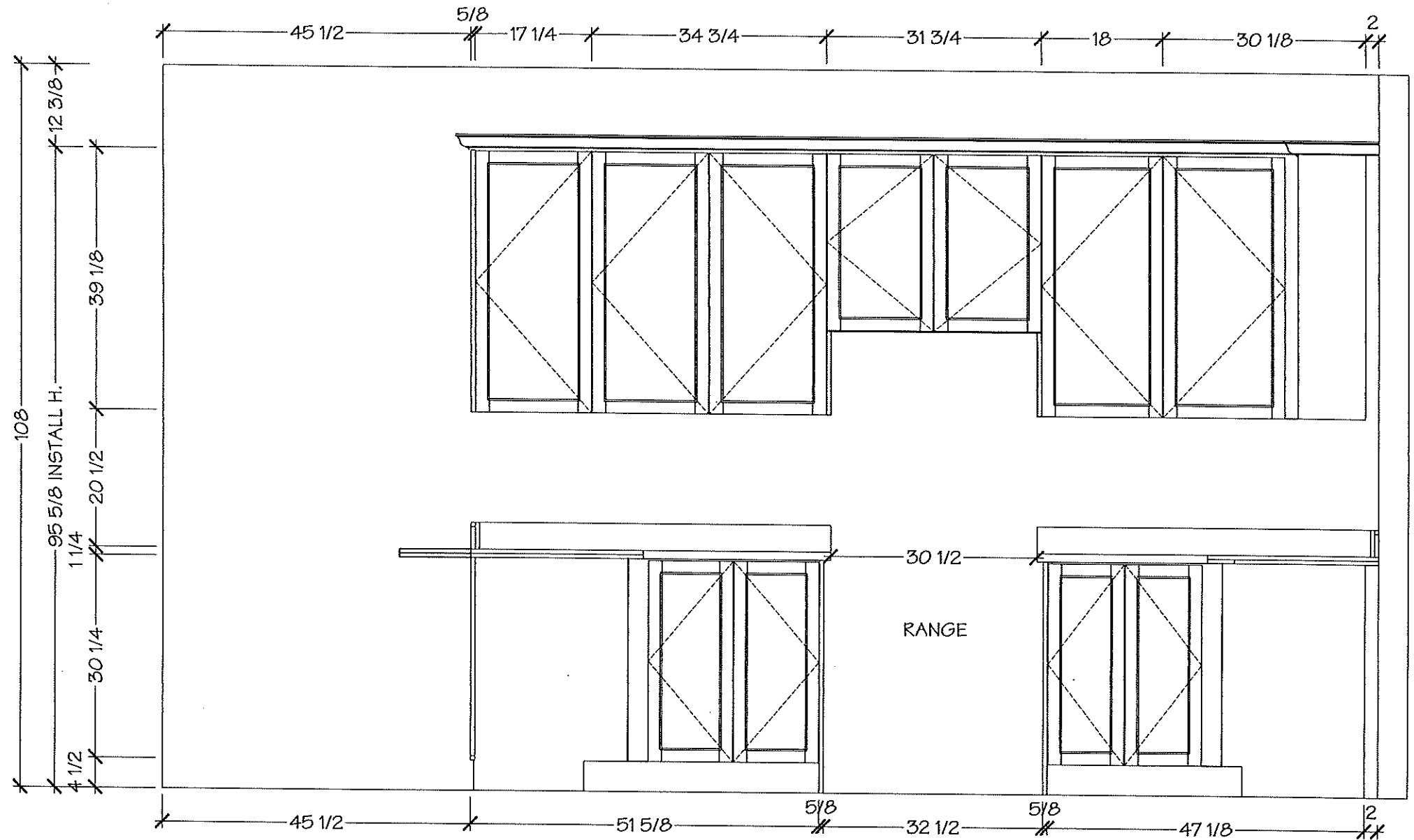


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PAGE: 2 OF 7



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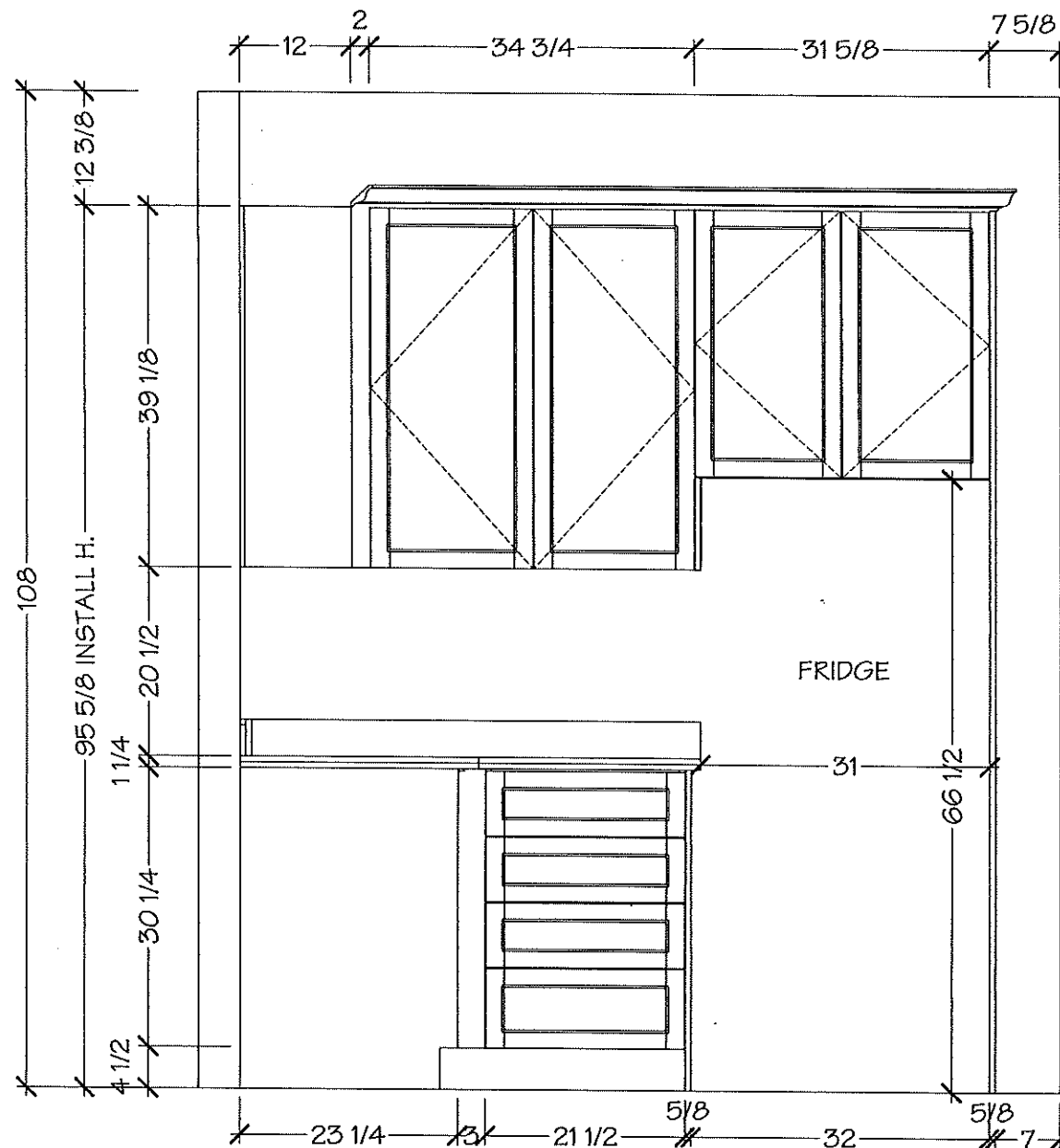
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS6-19-BLK-4
MODEL: MAGNOLIA 1703

KITCHEN

NOV 26, 2019
lot 19 Block 4



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DATE: NOVEMBER 22, 2019
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PAGE: 3 OF 7



Villa

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CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS6-19-BLK-4

MODEL: MAGNOLIA 1703

KITCHEN

lot 19 Block

NOV 26, 2019

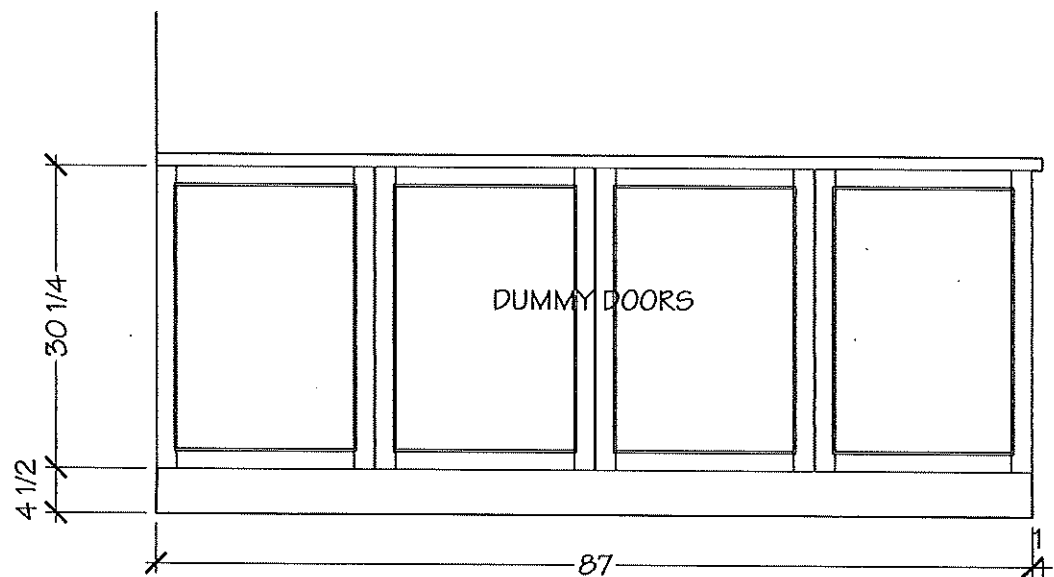
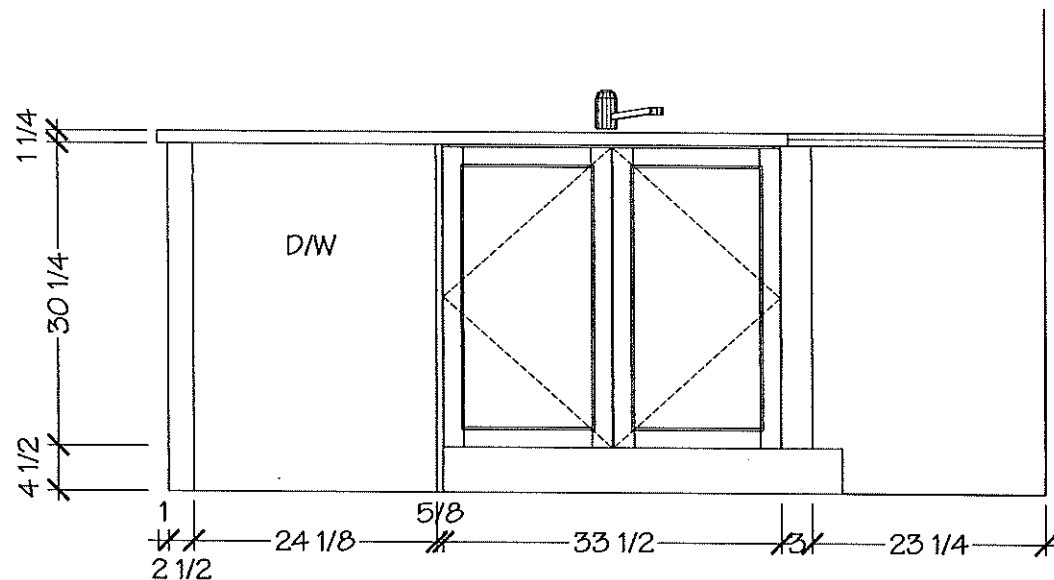


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REVISION:

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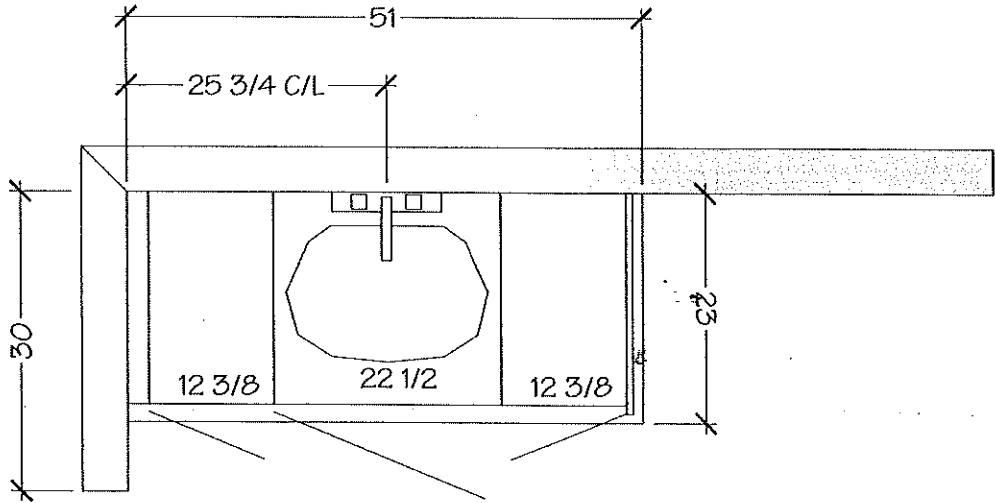


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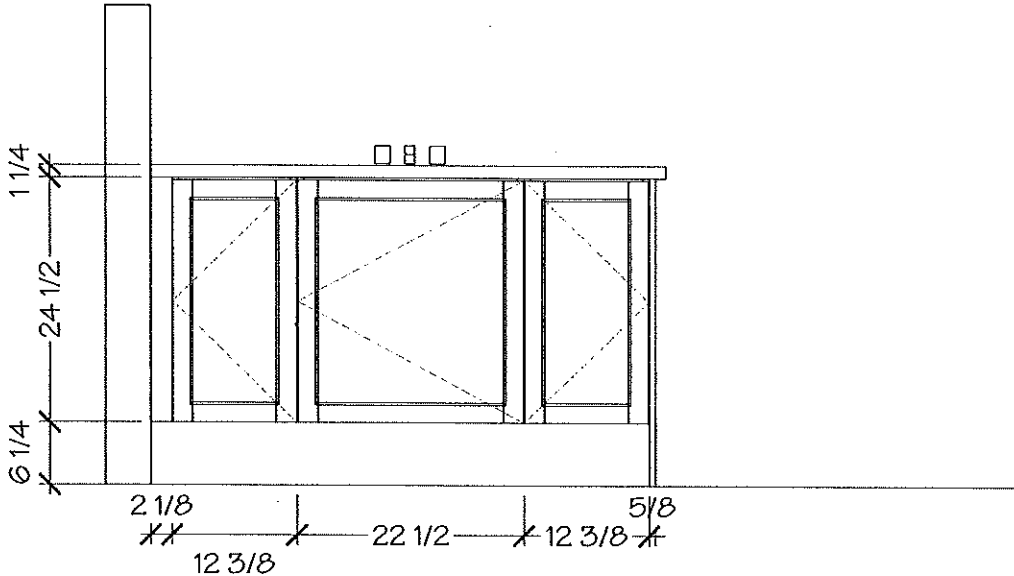
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS6-19-BLK-4
MODEL: MAGNOLIA 1703

MASTER
lot 19 Block 4
Nov 26, 2019

○



MASTER ENSUITE

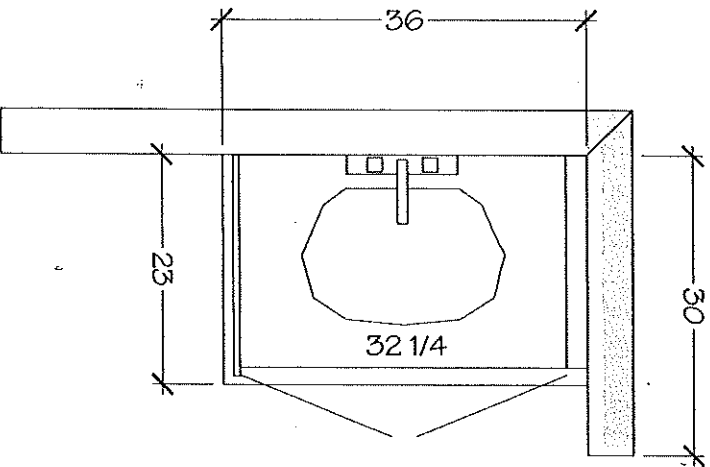


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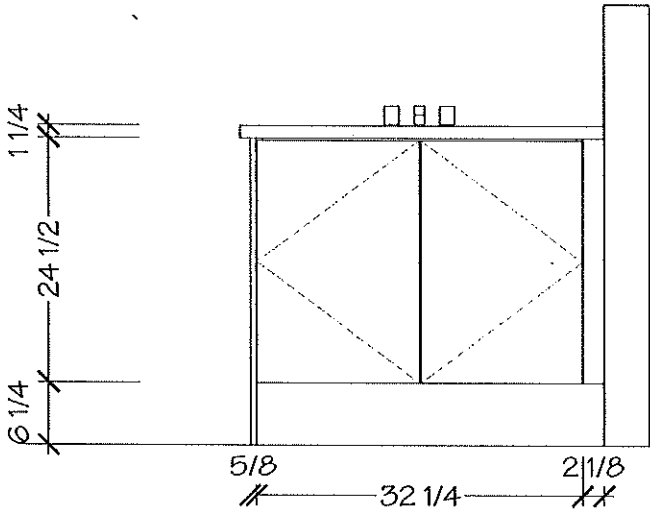
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS6-19-BLK-4
MODEL: MAGNOLIA 1703

BATH #1 - GROUND FLOOR

lot 19 Block 4
Nov 26, 2019



BATH #1 - GROUND FLOOR

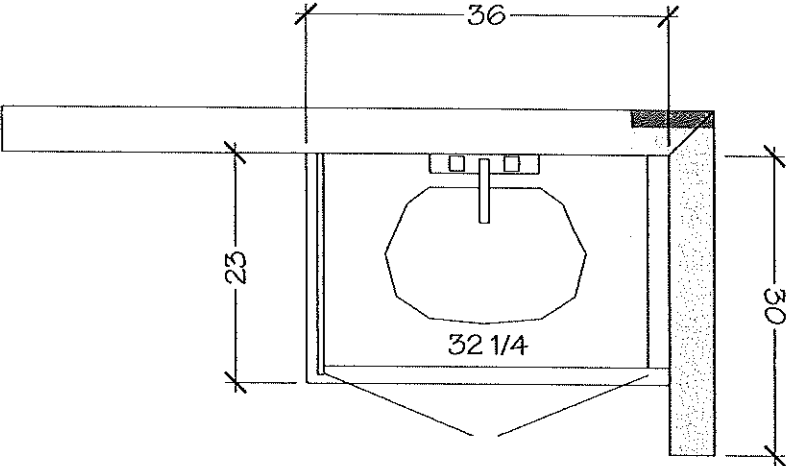


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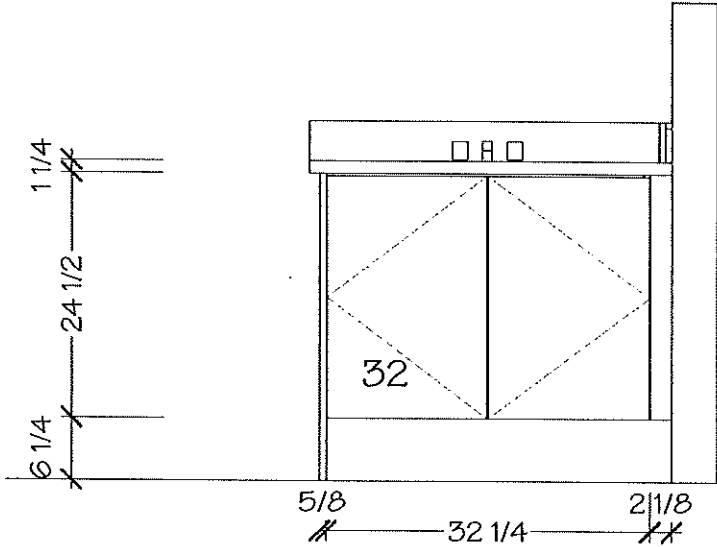
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PROJECT: FORESTSIDE
ADDRESS: RP-FS6-19-BLK-4
MODEL: MAGNOLIA 1703

BATH #2
lot 19 Block 4
NOV 26, 2019

DRAWN BY: ASHLEY
DATE: NOVEMBER 22, 2019
REVISION:
PAGE: 7 OF 7



BATH #2

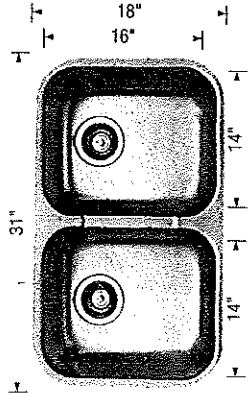


HORIZON™
Undermount

Nov 19, 2019.

R.K

HORIZON™ U 2



Sink Specification:

Undermount
Minimum Cabinet Size*
33" (840 mm)
Bowl Depth
8" (205 mm)
Cubed Weight
49 lb. (22 kg)

Note: 18 gauge stainless steel

Model
N°

401234

Installed
Price**

\$ 442.75

Optional accessories

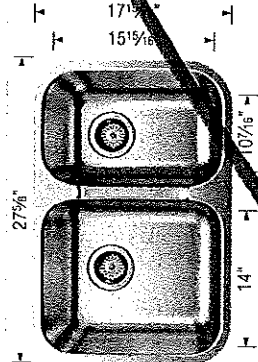
406406 Grid
517666 CapFlow™

Installed
Price**

[REDACTED]

*Builders Standard Single
Hole Faucet *

HORIZON™ U 1.5



Sink Specification:

Undermount
Minimum Cabinet Size*
30" (760 mm)
Bowl Depth
8" (205 mm)
Cubed Weight
61lb. (28 kg)

Note: 18 gauge stainless steel

Model
N°

402148

Installed
Price**

[REDACTED]

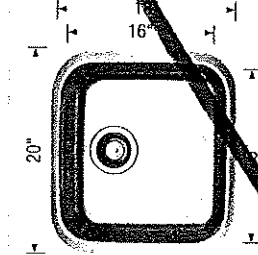
Optional accessories

406409 Grid (U.B.)
406407 Grid (SB)
517666 CapFlow™

Installed
Price**

[REDACTED]

HORIZON™ U 1



Sink Specification:

Undermount
Minimum Cabinet Size*
24" (610 mm)
Bowl Depth
8" (205 mm)
Cubed Weight
20 lb. (9 kg)

Note: 20 gauge stainless steel

Model
N°

401251

Installed
Price**

[REDACTED]

Optional accessories

517666 CapFlow™

Installed
Price**

[REDACTED]

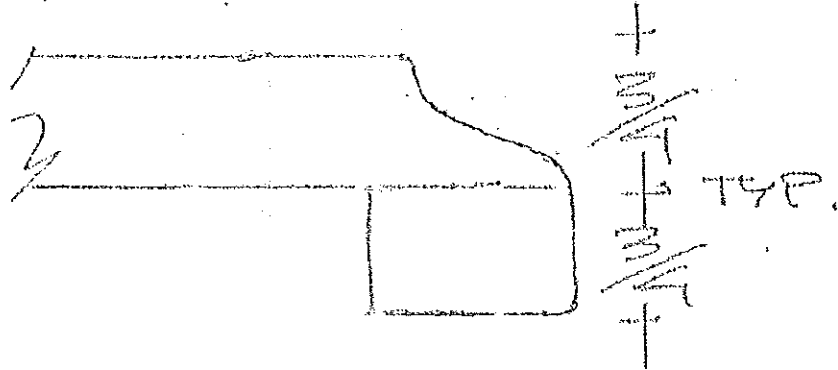
* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer. | ** Installed price subject to change.

Lot 19 Block 4

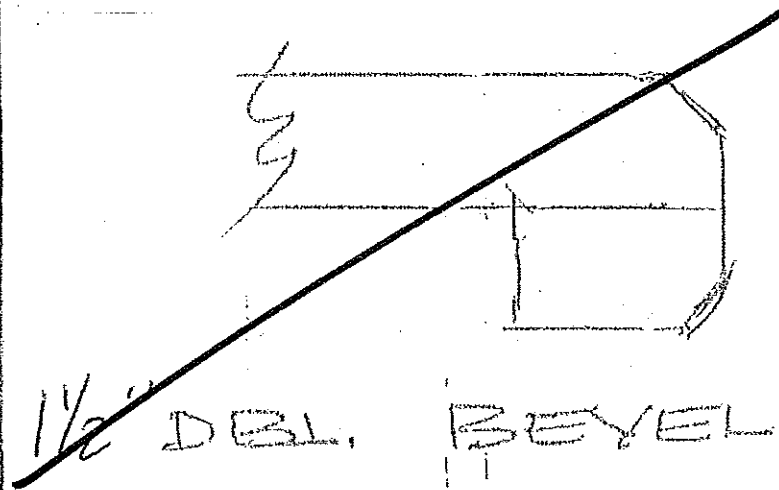
ARISTON
MARBLE & GRANITE LTD.
119 WINCELS RD.
WOODBRIIDGE, ONTARIO L4L 6C2

(P.14)

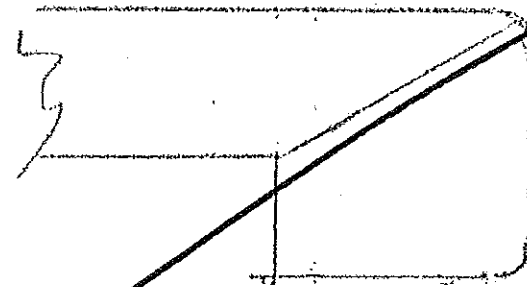
Kitchen



1 1/2" BELVEDERE



1 1/2" DBL. BEVEL



1 1/2" SQUARE MITRE