

Original

17' MODERN TOWNHOMES

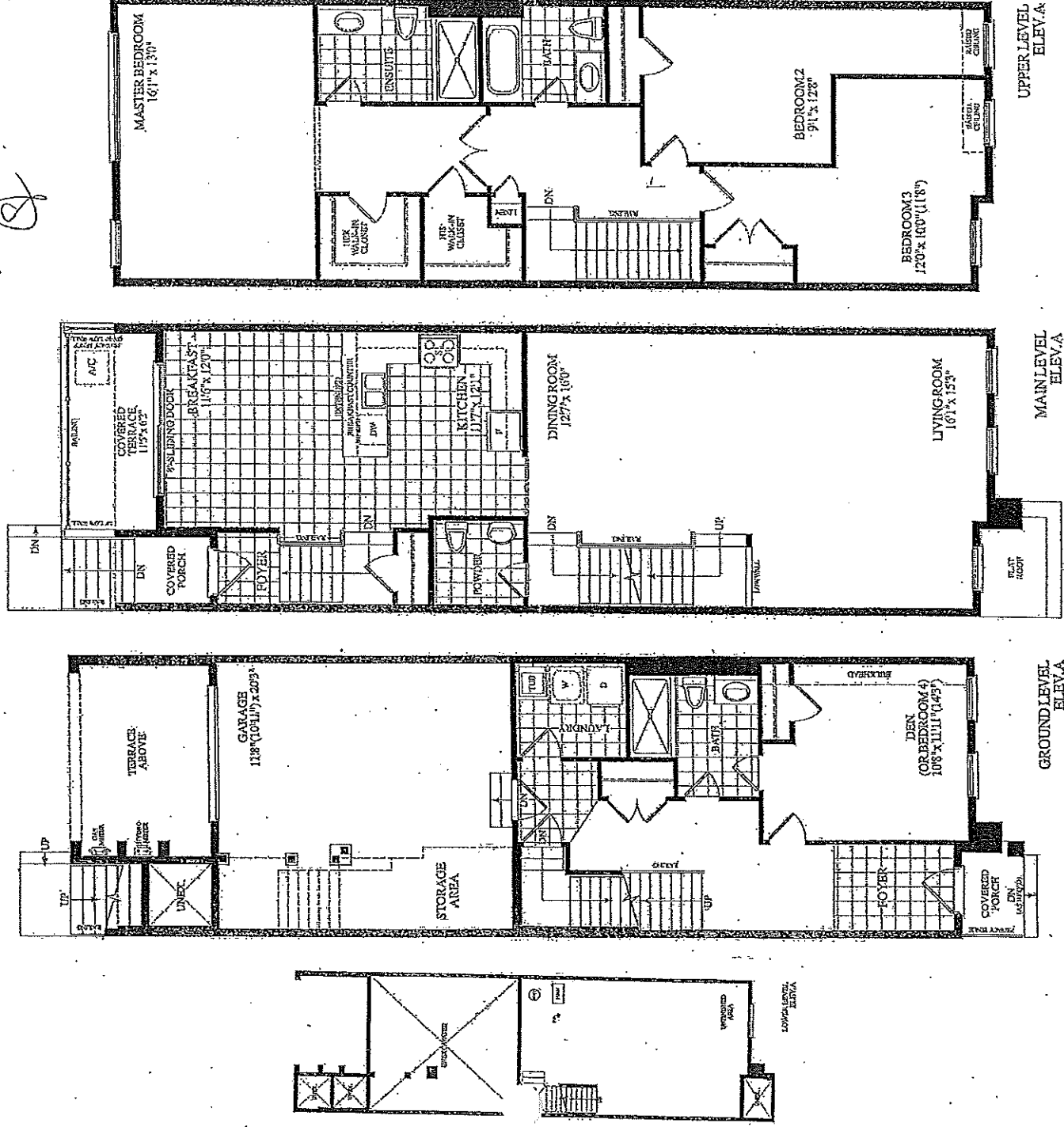
LOT #24
BLK 4

MAGNOLIA

(17-03)

2535 SQ. FT.

By M.M.
Q



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

- COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS
- BONUS PACKAGE -PURCHASER TO RECEIVE \$20,000 (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.



PURCHASER'S EXTRAS (PE)
The Manors Of Claireville - Forestside Estates Inc.

PURCHASERS:INDERJEET S CHOPRA and MANDIP K MANGAT

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
024 Block 4	6	THE MAGNOLIA		
Item	QTY	Description		
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:	

PURCHASER: INDERJEET S CHOPRA 20-Jan-20 CONSULTANT: Melissa Di Marino
DATE
PURCHASER: MANDIP K MANGAT 20-Jan-20 VENDOR: PER: Forestside Estates Inc.
DATE

17' MODERN TOWNHOMES

BLK. 4 LOT 24 EL.A

MAGNOLIA

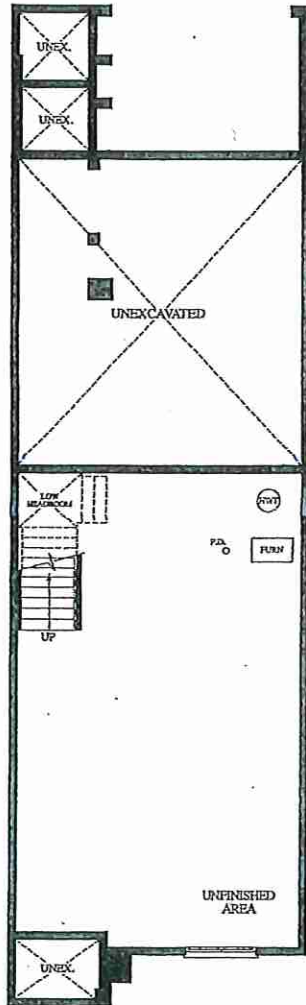
(17-03)

2535 SQ. FT.

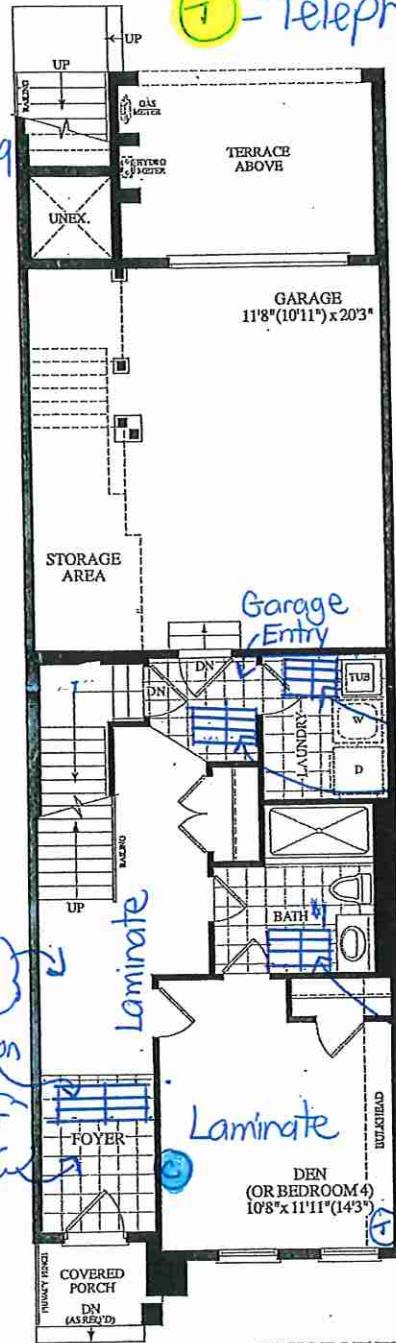
December 19, 2019

B

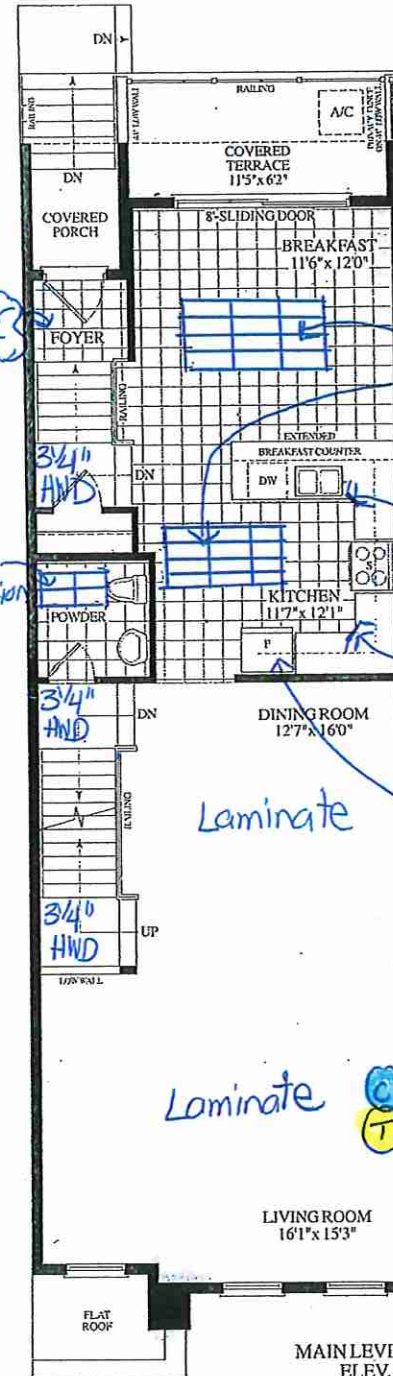
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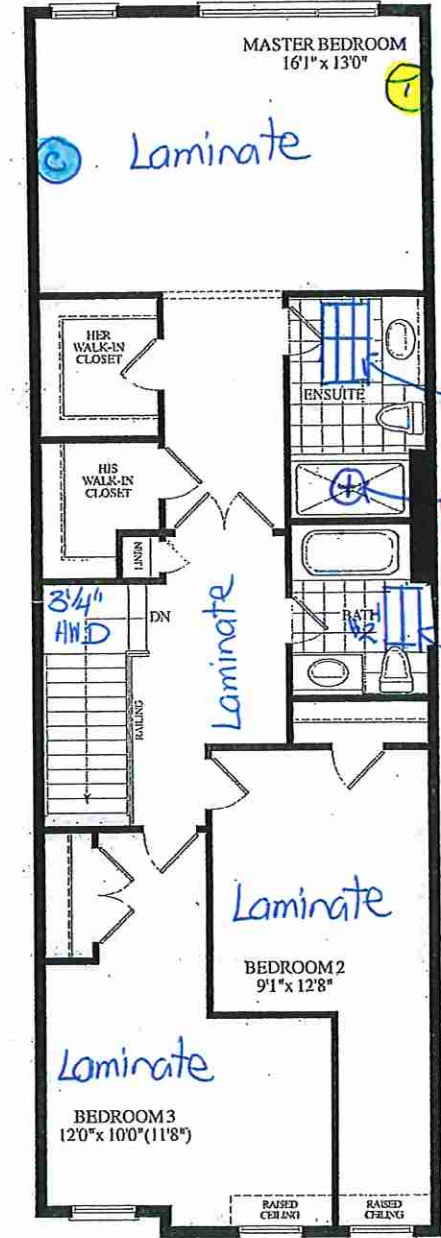
LOWER LEVEL ELEV. A



GROUND LEVEL ELEV. A



MAIN LEVEL ELEV. A



UPPER LEVEL ELEV. A

*Revised: January 14, 2020

© - cable (x3)
T - Telephone (x3)

Rear Foyer

Tile Direction

Tile Direction

Base Pig Cut w Shelf

36" Opening

Tile Direction

Shower Pot Light

Tile Direction

Main Hall
Tile Direction

Front Foyer

Tile Direction

Laminate

Laminate

Laminate

Laminate

Tile Direction

RECEIVED
6-19

ROYALPINEHOMES.COM



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS:INDERJEET S CHOPRA and MANDIP K MANGAT

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
024 Block 4	6	THE MAGNOLIA	01-Oct-20

Offer	COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES AND SPECIFICATIONS		
Workshee	Note:		
Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$20,000 (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:		



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PURCHASERS:INDERJEET S CHOPRA and MANDIP K MANGAT

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
024 Block 4	6	THE MAGNOLIA	01-Oct-20

Date Added: 20-Jan-20 Invoice Number: 7391

1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Seperate Switch. To be installed at master ensuite shower stall (See Sketch)
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:

Date Added: 14-Jan-20 Invoice Number: 7377

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch)
Note:

792 - UPPER LEVEL FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLEYS FOREST OKANOGAN 9742-P - To be installed throughout upper level, where applicable. To Include: Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)
Note: In Lieu of Builders Standard Broadloom

13 - STAIRCASE LANDINGS - Install Upgrade Hardwood - 3 1/4" x 3/4" VINTAGE RED OAK NATURAL - To be installed throughout staircase landings, where applicable. (See Sketch)
Note: In Lieu of Builders Standard Laminate Flooring

1 - STAIRCASE - Purchaser has DECLINED Upgrade to Stain Staircase and any applicable railings. Purchaser accepts and acknowledges that the staircase and any applicable railing will not match the laminate flooring.
Note: Vendor is Exempt

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 #2 - To be installed throughout staircase, where applicable(x2 Flights)(See Sketch)
To Include:
HANDRAIL-#12
PICKETS-Steel-SingleCollar/Alt.DoubleCollar-Black
POST-Chamfered(Type900) 3 1/2"
Note:

134 - GROUND FLOOR TILES - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout ground floor, where applicable. To Include: Front Foyer, Garage Entry and Laundry Room (To be Installed Straight/Stacked) (See Sketch)
Note: Includes Rectified

52 - GROUND FLOOR BATH #1 - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout ground floor bath #1 floor, where applicable. (To be Installed Straight/Stacked) (See Sketch)
Note: Includes Rectified

125 - GROUND FLOOR BATH #1 - 1ST UPGRADE - 10x14 LENS VERDE - To be installed throughout ground floor bath #1 shower walls, where applicable (To be Installed Straight) (See Sketch)
Note:

366 - MAIN FLOOR TILES - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout main floor, where applicable. To Include: Rear Foyer, Powder Room, and Kitchen/Breakfast Area (To be Installed Straight/Stacked) (See Sketch)
Note: Includes Rectified



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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
024 Block 4	6	THE MAGNOLIA	01-Oct-20

Date Added: 14-Jan-20

Invoice Number: 7377

52 - MASTER ENSUITE - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout master ensuite floor, where applicable. (To be Installed Straight/Stacked) (See Sketch) Note: Includes Rectified
115 - MASTER ENSUITE - 1ST UPGRADE - 10x14 LENS VERDE - To be installed throughout master ensuite shower walls, where applicable (To be Installed Straight) (See Sketch) Note:
42 - MAIN BATH #2 - 3RD UPGRADE - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout main bath #2 floor, where applicable. (To be Installed Straight/Stacked) (See Sketch) Note: Includes Rectified
80 - MAIN BATH #2 - 1ST UPGRADE - 10x14 LENS VERDE - To be installed throughout main bath #2 tub/shower enclosure walls, where applicable (To be Installed Straight) (See Sketch) Note:
1 - KITCHEN - CABINETRY - Install Upgrade Cabinetry - UPGRADE #3 - MDF - ORLEANS WIDE RAIL (NO TRIM) - ESCARPMENT - To be installed throughout kitchen, where applicable. (See Sketch) Note:
1 - 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.
1 - KITCHEN - CABINETRY - Install ONE (1) BASE PIE CUT CORNER CABINET (with SHELF) at Kitchen (See Sketch) Note:
1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout the home, where applicable (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 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway White Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) (See Sketch) Note:
1 - CLARIFICATION: GROUND FLOOR BATH #1, POWDER ROOM, MASTER ENSUITE & MAIN BATH #2 - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note: To Include; Ground Floor Bath #1, Powder Room, Master Ensuite & Main Bath #2 (See Sketch)
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (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 December 19, 2019 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:



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
INDERJEET S CHOPRA & MANDIP K MANGAT	Laura Di Pede	THE MAGNOLIA	/	Forestside Estates Inc.	01/10/2020	024 Block 4

Page 1 of 3

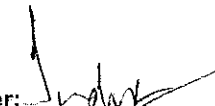
	Flooring		Wall Tile				Plumbing
	Description		Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)	✓	10x14 LENS VERDE (UPG)	N/A	N/A	WHITE
Main Bath #2	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)	✓	10x14 LENS VERDE (UPG)	N/A	N/A	WHITE
Ground Floor Bath#1	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)	✓	10x14 LENS VERDE (UPG)	N/A	N/A	WHITE
Powder Room	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)		N/A	N/A	N/A	WHITE
Kitchen/Breakfast	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)	✓	3x6 SUBWAY WHITE (BrickPattern)(Upg)	N/A	✓	BRICK
Laundry	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)		N/A	N/A	N/A	STD
Garage Entry	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)		N/A	N/A	N/A	N/A
Front Foyer	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)		N/A	N/A	N/A	N/A
Den/Bedroom #4	✓	7 1/2" Torleys Forest - Okanogan 9742P (STD)	Railings and Stairs Railings ✓ UPG - #12 - Vintage Red Oak Natural Pickets ✓ UPG - Steel SingleCollar/Alt.DblCollar-Black Posts ✓ Upg-Chamfered(Type900) Vint.Oak Natural Stringers ✓ STD - VINTAGE RED OAK NATURAL Treads ✓ STD - VINTAGE RED OAK NATURAL Risers ✓ STD - VINTAGE RED OAK NATURAL Runner NO Trim Baseboard & Casing ✓ STANDARD Front Door Glass ✓ STANDARD Interior Doors ✓ STANDARD - CARRARA Knobs ✓ STANDARD Hinges ✓ STANDARD Grip Set STANDARD				
Main Hall-GrndLevel	✓	7 1/2" Torleys Forest - Okanogan 9742P (STD)					
Rear Foyer	✓	12x24 DREAM WHITE (STRAIGHT) (UPG)					
Living Room	✓	7 1/2" Torleys Forest - Okanogan 9742P (STD)	Cornice Moulding / Medallion Foyer NO Living Room NO Dining Room NO Family Room NO Main Hall NO Kitchen NO 2nd Floor Hall NO				
Dining Room	✓	7 1/2" Torleys Forest - Okanogan 9742P (STD)					
Upper Hall	✓	7 1/2" Torleys Forest - Okanogan 9742P (UPG)					
Master Bedroom	✓	7 1/2" Torleys Forest - Okanogan 9742P (UPG)					
Bedroom 2	✓	7 1/2" Torleys Forest - Okanogan 9742P (UPG)					
Bedroom 3	✓	7 1/2" Torleys Forest - Okanogan 9742P (UPG)					

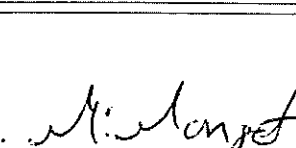
Notes

KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124

KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome

Consultant: 
Laura Di Pede

Purchaser: 
INDERJEET S CHOPRA

Purchaser: 
MANDIP K MANGAT

Vendor: 
Forestside Estates Inc.
Printed Dec 19, 2019 11:00 am



* INTERIOR COLOR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
INDERJEET S CHOPRA & MANDIP K MANGAT	Laura Di Pedo	THE MAGNOLIA	/	Forestside Estates Inc.	01/10/2020	024 Block 4

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	COOL WHITE	NY THERMOFOIL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Main Bath #2	COOL WHITE	NY THERMOFOIL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Ground Floor Bath#1	COOL WHITE	NY THERMOFOIL - WHITE (STD)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Powder Room	COOL WHITE	N/A	N/A	N/A	N/A
Kitchen/Breakfast	COOL WHITE	MDF - ORLEANS - WIDE RAIL (NO TRIM) - ESCARPMENT (UPG)	P-394-CA ARCTIC SNOW (STD)	STD	5923-195
Laundry	COOL WHITE	N/A	N/A	N/A	N/A
Garage Entry	COOL WHITE	N/A	N/A	N/A	N/A
Front Foyer	COOL WHITE	N/A	N/A	N/A	N/A
Den/Bedroom #4	COOL WHITE	N/A	N/A	N/A	N/A
Main HallGrnd Level	COOL WHITE				
Rear Foyer	COOL WHITE				
Living Room	COOL WHITE				
Dining Room	COOL WHITE				
Upper Hall	COOL WHITE				
Master Bedroom	COOL WHITE				
Bedroom 2	COOL WHITE				
Bedroom 3	COOL WHITE				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

- * KITCHEN - INSTALL STANDARD APPLIANCE PACKAGE TO BE INSTALLED THROUGHOUT HOUSE, WHERE APPLICABLE
- * KITCHEN - ACCOMMODATE FRIDGE OPENING FOR FUTURE 36" WIDE FRIDGE
- * KITCHEN - INSTALL BUILDERS STANDARD WHITE EXHAUST FAN.

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)-24 BLK 04

MODEL: MAGNOLIA 1703

KITCHEN

Jan 7th 20



EXTRAS:
1. 36" FRIDGE ACCOMODATIONS

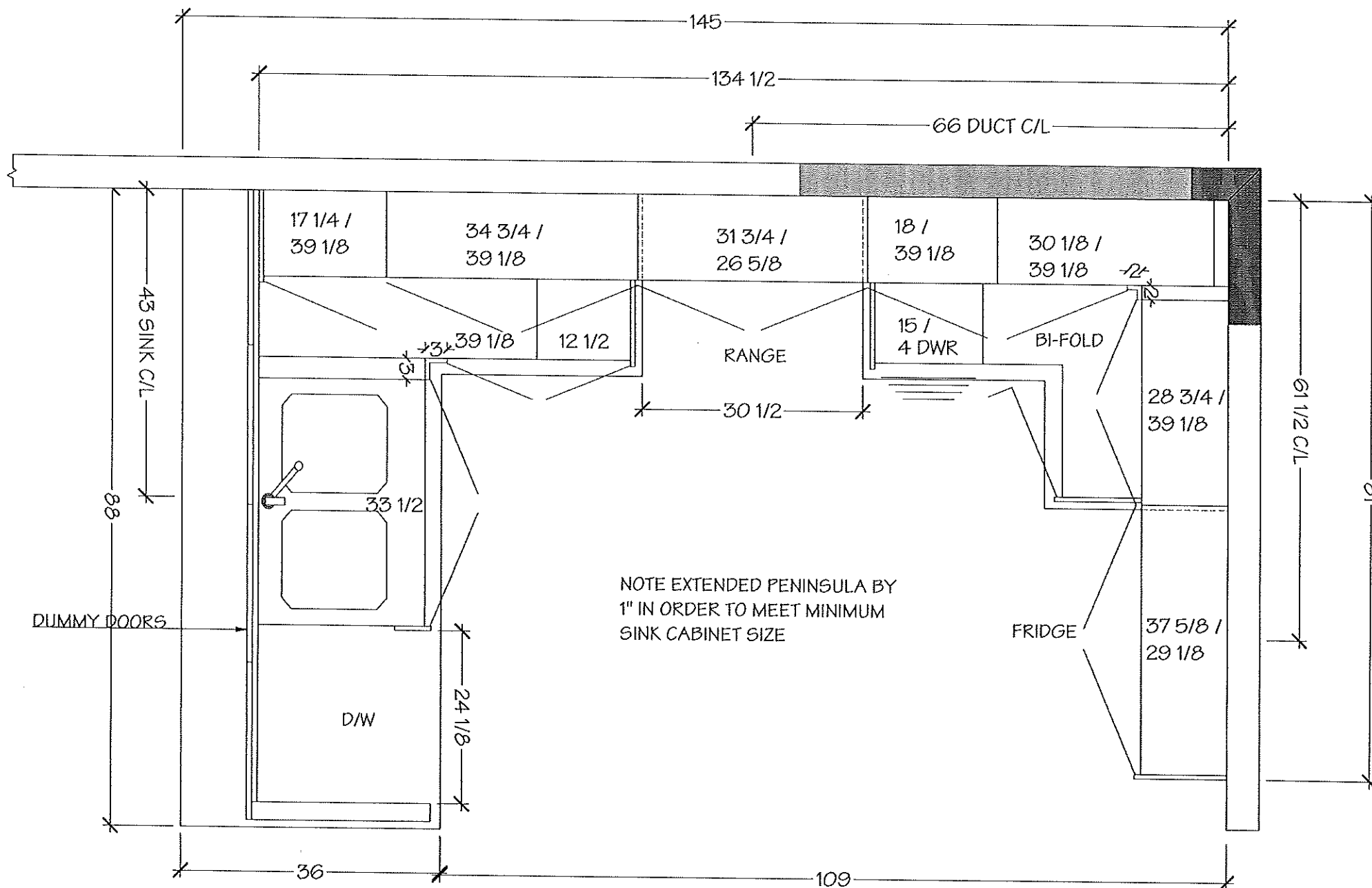
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DATE: DECEMBER 20/2019

REVISION: JANUARY 06/2020

PAGE: 1 OF 7

Lot 24 / BIK 4 Forest Side



NOTE EXTENDED PENINSULA BY 1" IN ORDER TO MEET MINIMUM SINK CABINET SIZE

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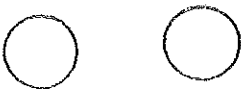
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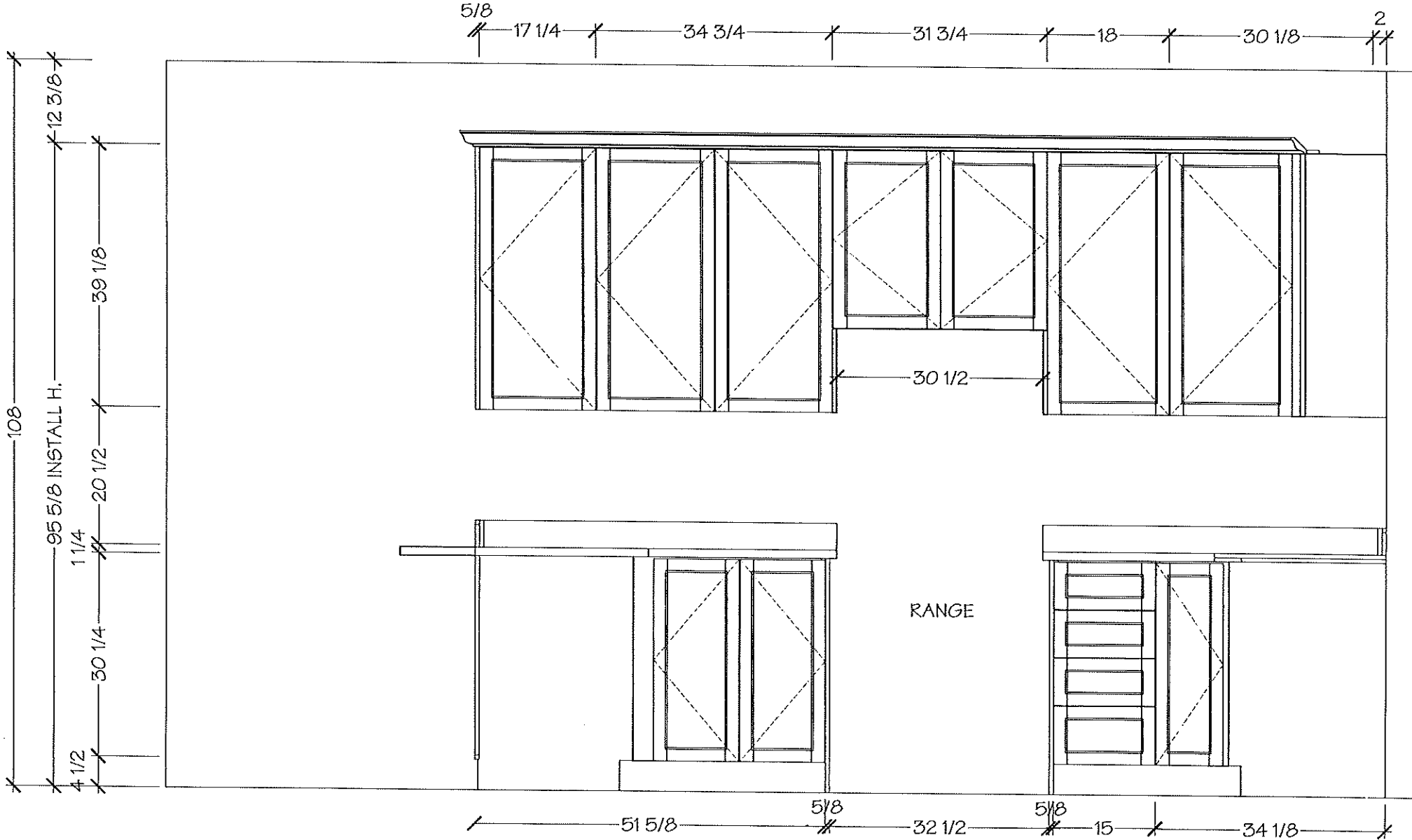
KITCHEN

January 7, 2020



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 1. 36" FRIDGE ACCOMODATIONS

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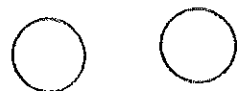
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KITCHEN

January 7, 2020



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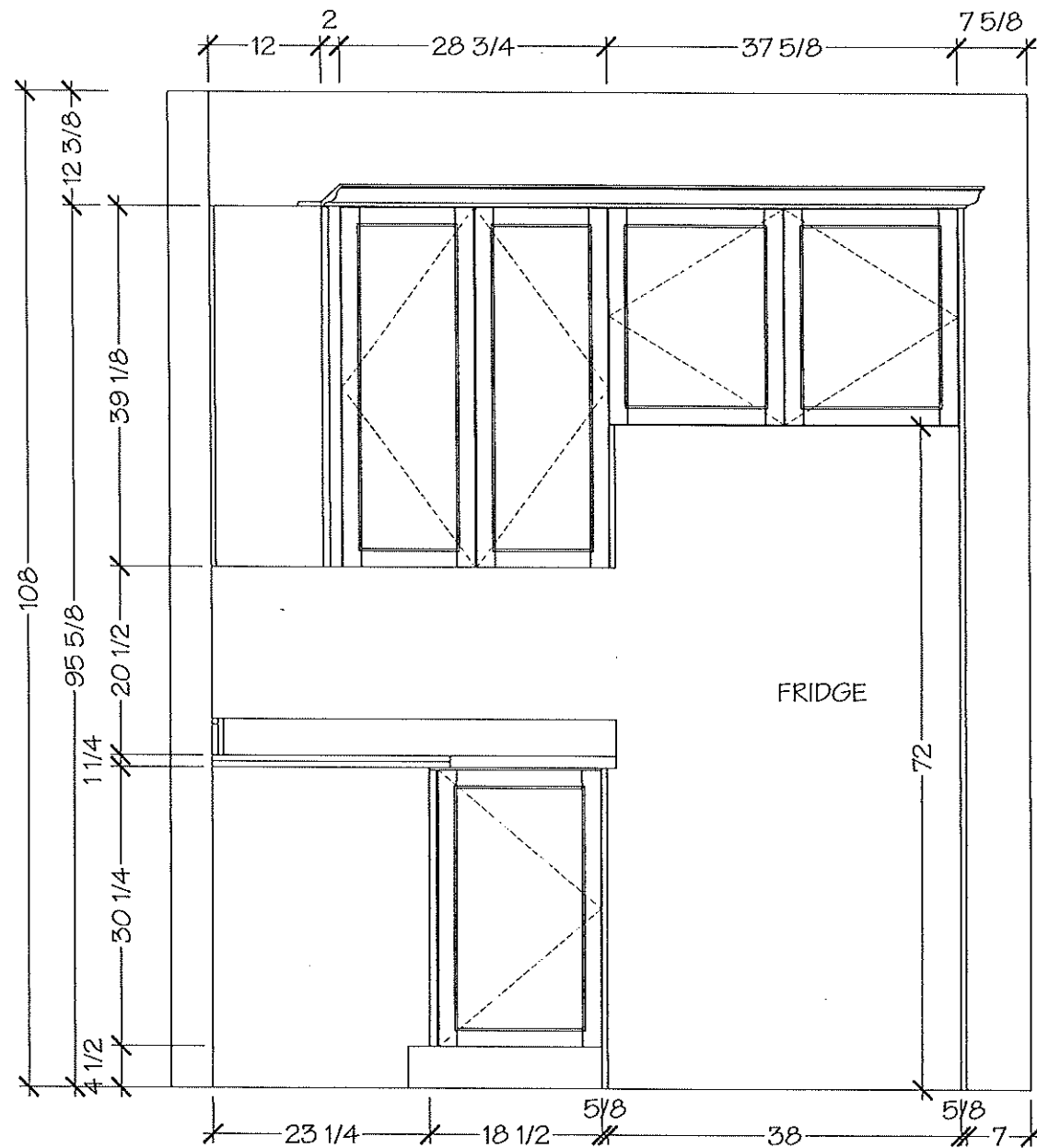
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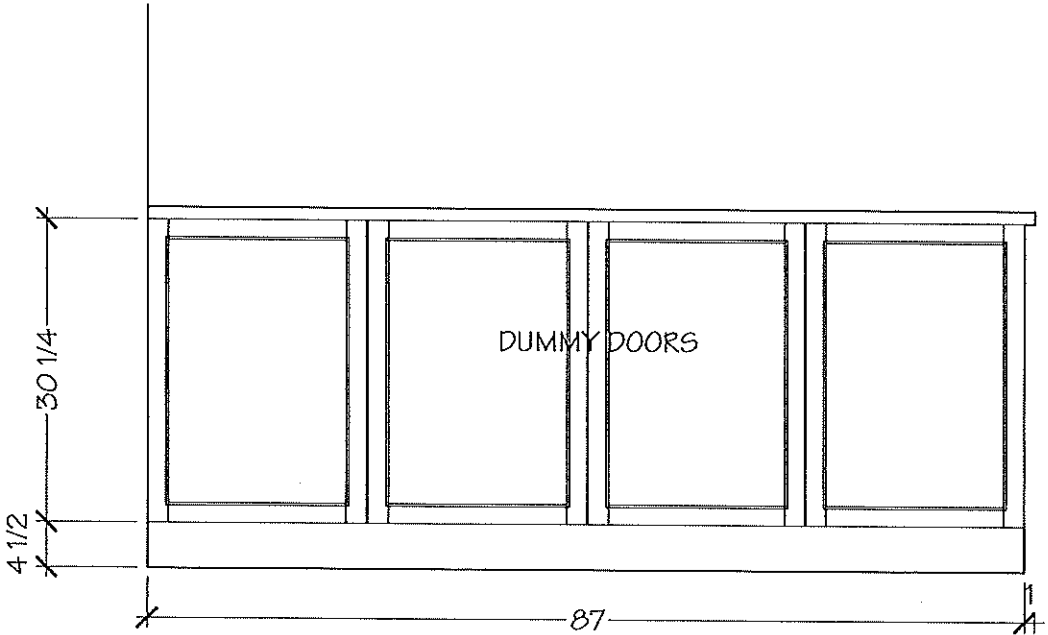
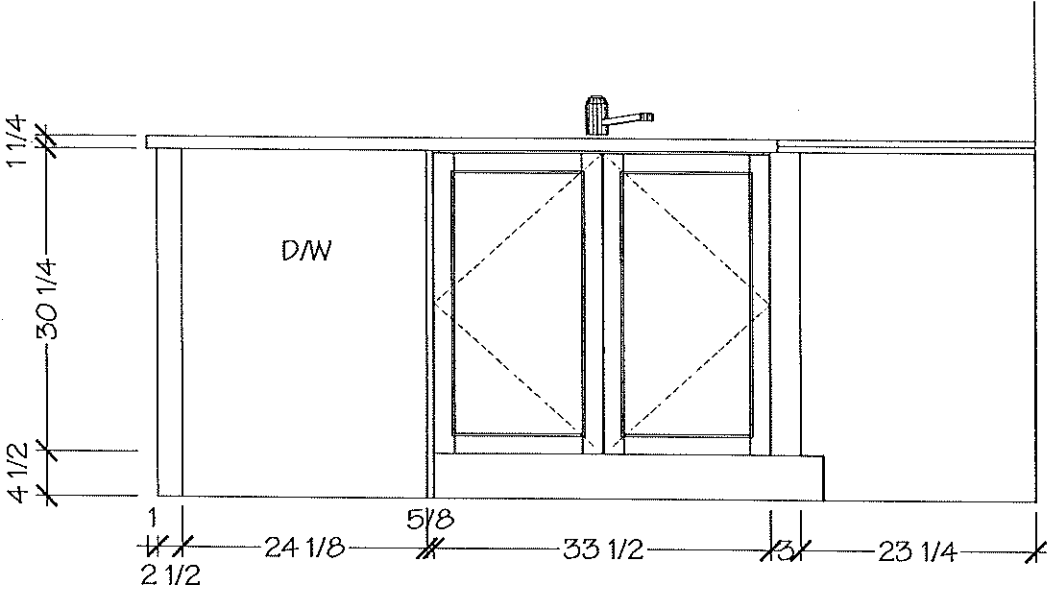
KITCHEN

January 7, 2020

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EXTRAS:
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 PAGE: 4 OF 7



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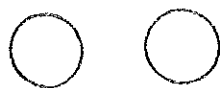
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ADDRESS: RP-FS(6)-24 BLK 04

MODEL: MAGNOLIA 1703

GROUND FL BATH

January 7, 2020

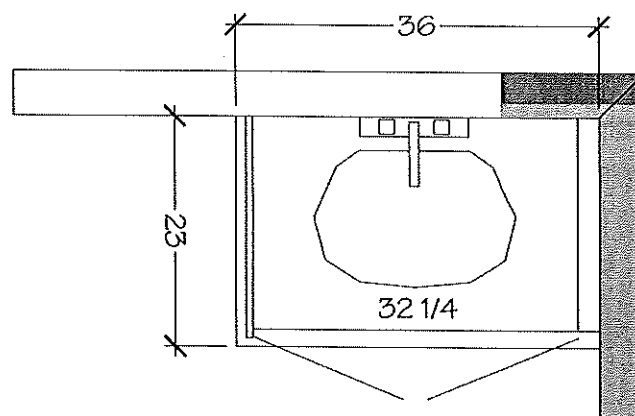


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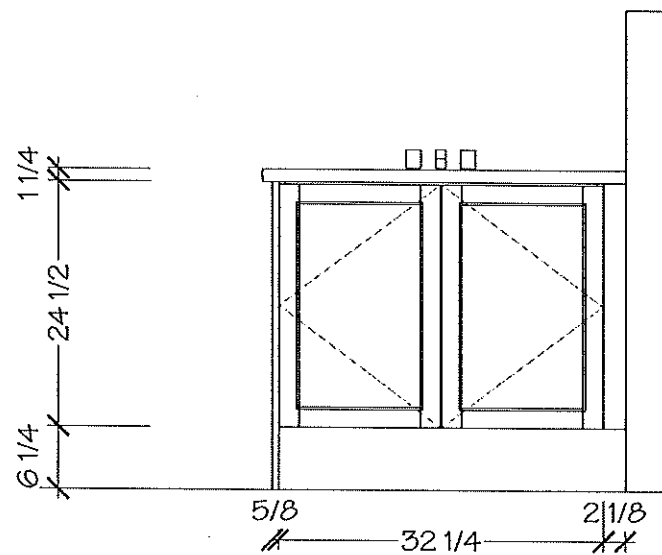
REVISION: JANUARY 06/2020

PAGE: 7 OF 7



GROUND FL BATH

BATH #1.

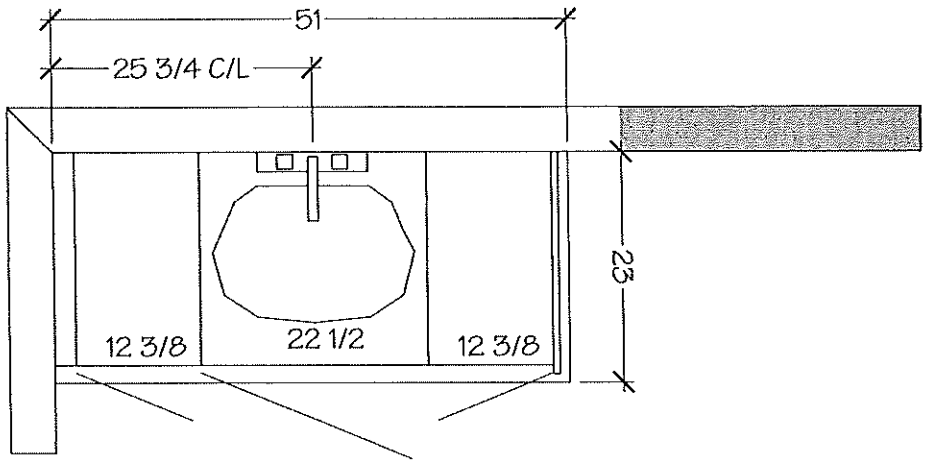


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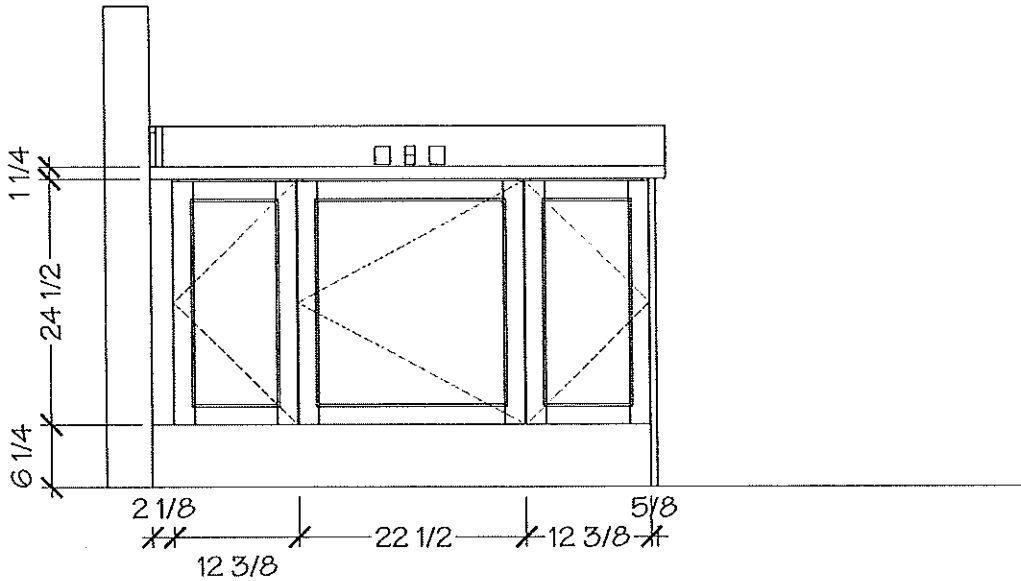
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-24 BLK 04
MODEL: MAGNOLIA 1703

MASTER ENSUITE

January 7, 2020
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MASTER ENSUITE

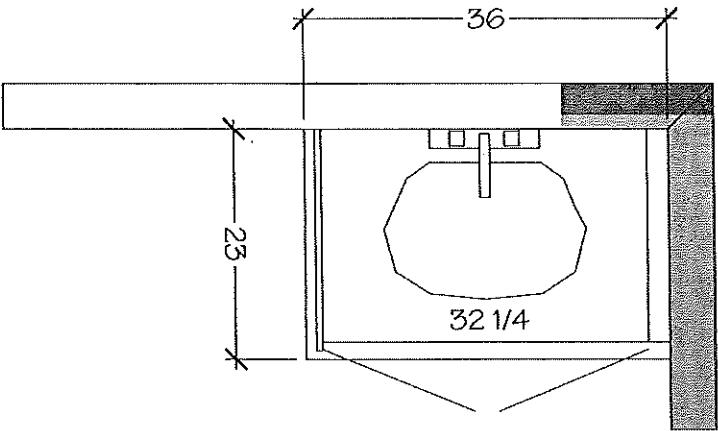


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MAIN BATH

January 7, 2020



MAIN BATH
(BATH #2)

