

ORIGINAL

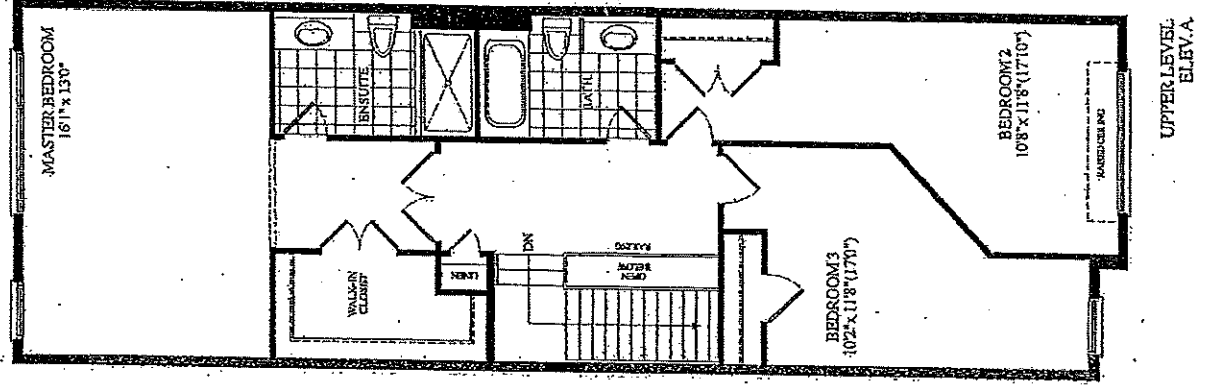
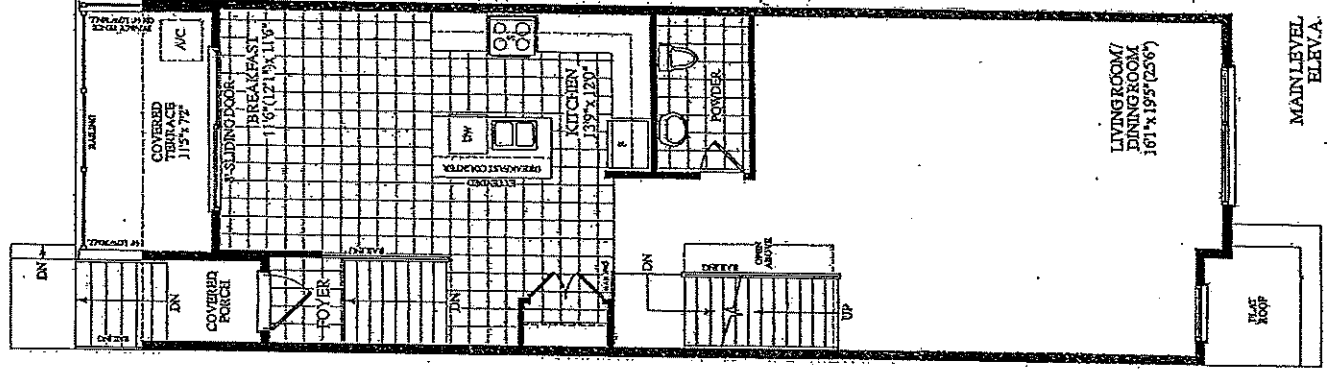
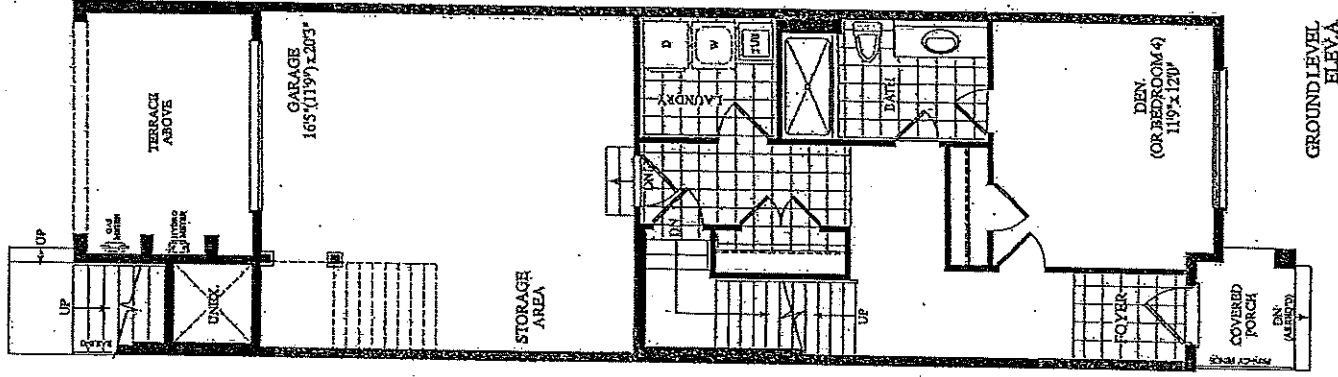
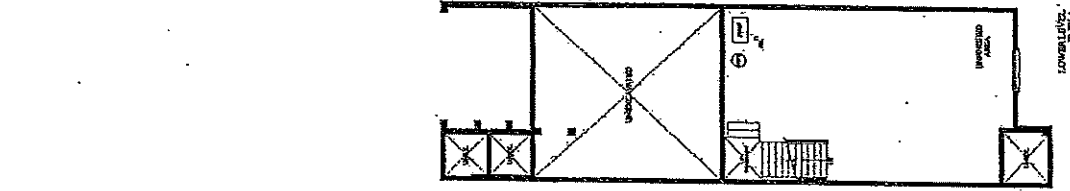
17' MODERN TOWNHOMES

LAVENDER

(17-02)

2515 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)



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.
- BUILDER TO SUPPLY AND INSTALL CENTRAL AIR CONDITIONING SYSTEM COMPLETE.



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

PURCHASER: KATHARINE S TICKNOVICH

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #
070 Block 4	6	THE LAVENDER	

Item	Qty	Description
------	-----	-------------

1	1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Separate 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

This is a request to price the above extras/upgrades in accordance with the following terms and conditions:

- 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 payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary	Amount Detail
Paid By	
Amendment	
Total Payment:	

Bonus Package From Agreement of Purchase and Sale dated June 04, 2019
Bonus Total
PE# 7363 - Dec 09, 19
Remaining Balance

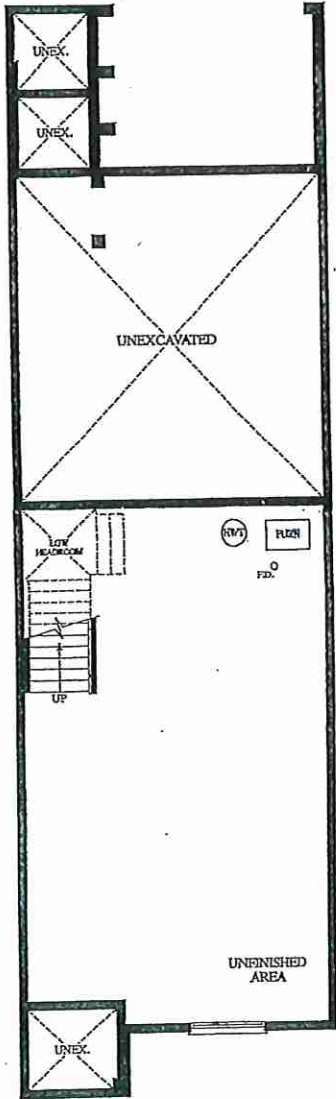
PURCHASER: KATHARINE S TICKNOVICH
CONSULTANT: Laura Di Pede
DATE: 15-Jan-20
VENDOR: PER: Forestside Estates Inc.

17' MODERN TOWNHOMES

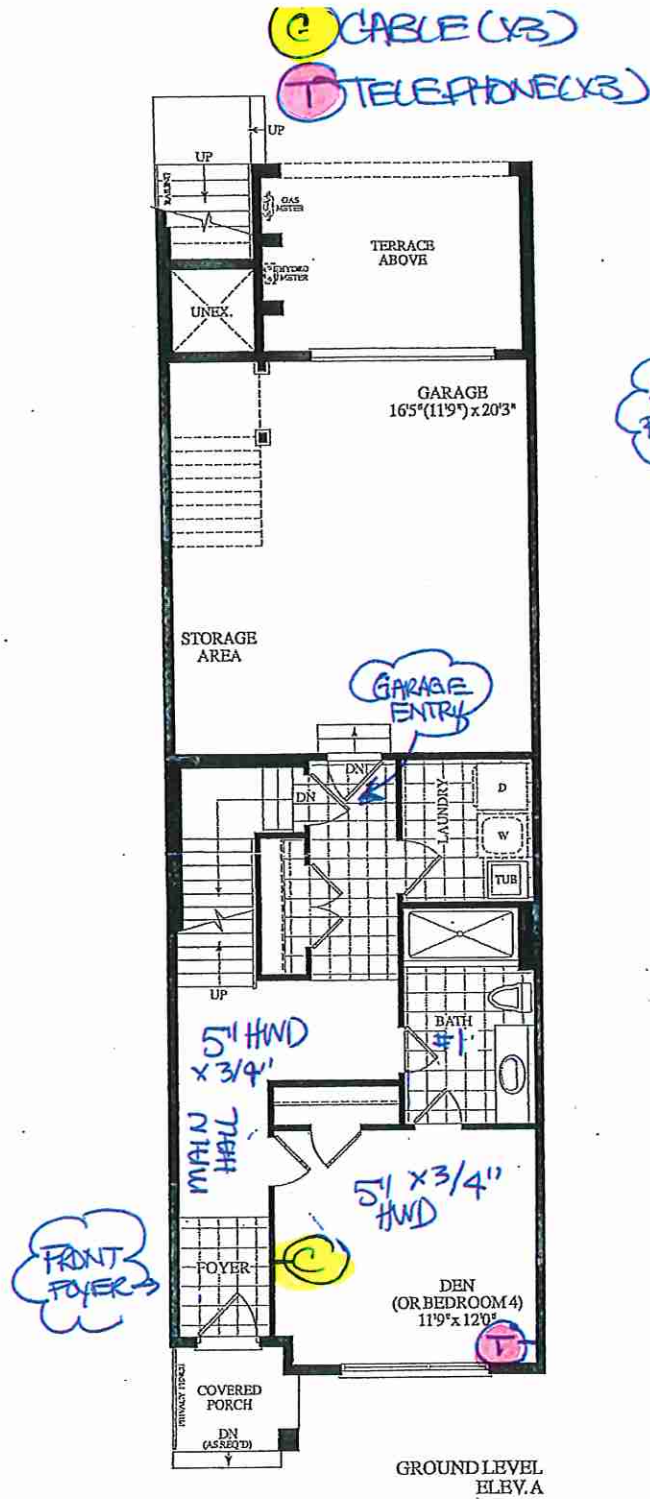
BLK. 4 LOT 20 EL.A
LAVENDER
(17-02)

2515 SQ. FT.
(INCLUDES 12 SQ. FT. OF OPEN AREA)

STO FLOOR LEVELS



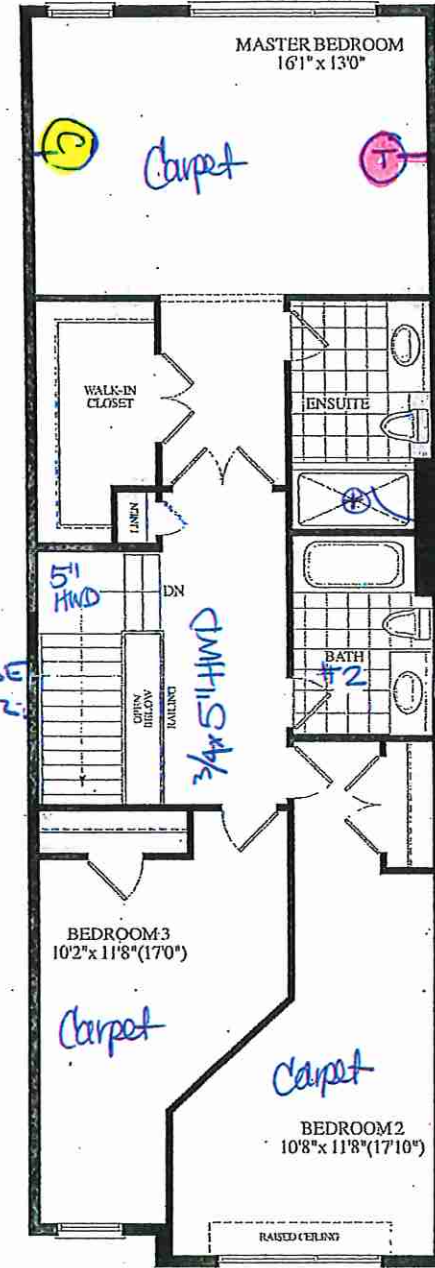
LOWER LEVEL ELEV.A



GROUND LEVEL ELEV.A



MAIN LEVEL ELEV.A



UPPER LEVEL ELEV.A

RECEIVED
SEP 6 '19

ROYALPINEHOMES.COM



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: KATHARINE S TICKNOVICH

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020 Block 4	6	THE LAVENDER	01-Oct-20

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$15,000 (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:		
Offer	BUILDER TO SUPPLY AND INSTALL CENTRAL AIR CONDITIONING SYSTEM COMPLETE.		
Workshee	Note:		



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: KATHARINE S TICKNOVICH

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020 Block 4	6	THE LAVENDER	01-Oct-20

Date Added: 09-Dec-19 Invoice Number: 7363

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 Accommodate the fridge opening for a future 36" wide fridge. Note: Purchaser accepts and acknowledges that the builders standard fridge will be 30" wide.
1 - KITCHEN- Install an Upper Bi-Fold door in the kitchen (See Sketch) Note:
1 - KITCHEN- Install an Base Bi-Fold door in the kitchen (See Sketch) Note:
1 - KITCHEN- Install a 1st Upgrade counter top , throughout the kitchen, where applicable, 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 a Blanco Undermount sink Quatrus R15 U Super Single Model # 401518, in lieu of the builders standard Top Mount sink 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 - 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:
35 - KITCHEN- Install a 1st upgrade kitchen backspalsh 3x12 Ice Glass Sunbway. Installed Staright/Stacked Note:
157 - GROUND FLOOR- Install an Upgrade #2 20x20 PULPIS GRIS floor tile, in lieu of teh buildesr standard floor tile. To be installed on the Front Foyer, Garage landing and Laundry room. Note:
55 - BATH #1- Install an Upgrade #2 20x20 PULPIS GRIS floor tile, in lieu of the buildesr standard floor tile. To be installed on the Bath #1 floor area ONLY Note:
397 - MAIN LEVEL- Install an Upgrade #2 20x20 PULPIS GRIS floor tile, in lieu of the builders standard floor tile. To be installed on the Rear Foyer, Kichen/Breakfast area, and Powder Room Note:
45 - BATH #2- Install an Upgrade #2 20x20 PULPIS GRIS floor tile, in lieu of the builders standard floor tile. To be installed throughout the Bath #2 floor Note:



W. N. B. O. U. J.
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: KATHARINE S TICKNOVICH

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020 Block 4	6	THE LAVENDER	01-Oct-20

Date Added: 09-Dec-19 Invoice Number: 7363

52 - MASTER ENSUITE- Install an Upgrade #2 20x20 PULPIS GRIS floor tile, in lieu of the builders standard floor tile. To be installed throughout the Master Ensuite floor ONLY
Note:

246 - GROUND LEVEL- Install the Vintage Solid Sawn Wire Brushed Red Oak 5" "TITAN", throughout the Ground Level, in lieu of the builders standard Laminate floor. To be installed on the Main Hall area, Bedroom #4
Note:

473 - MAIN LEVEL- Install the Vintage Solid Sawn Wire Brushed Red Oak 5" "TITAN", throughout the Main Level, in lieu of the builders standard Laminate floor. To be installed on the Living / Dining Room area and applicable landings
Note:

89 - UPPER HALL- Install the Vintage Solid Sawn Wire Brushed Red Oak 5" "TITAN", throughout the Upper Hall ONLY in lieu of the builders standard carpet.
Note:

2 - STAIRS- Stain the Staircase to Vintage Red Oak TITAN, (X2) TWO staircases, throughout, where applicable from Ground Level to Main Level, and 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.
Note: This difference may result in a stain colour variance.
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 - STAIRS- Install Upgrade Railing package-UPGRADE PACKAGE #2-To be installed throughout the staircase, where applicable (X2 Flights)
To Include:
HANDRAIL- Oak #12
PICKETS- Single Collar/ Double Collar Alt.Steel
POST- Oak Chamfered
Note:

1 - KITCHEN- In addition to the builders standard ceiling light in the kitchen area, Install an additional ceiling light above the island, centred to be on its own switch (See Sketch)
Note:

1 - BREAKFAST- Purchaser's requests to have the builders standard ceiling light centred between the wall and teh end of the breakfast bar of the kitchen island (See Sketch)
Note:

1 - LIVING/ DINING ROOM- Relocate the builders standard ceiling light from the Dining Room, to be centred with in the Dining/Living Room (See Sketch)
Note:

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:



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
KATHARINE S TICKNOVICH	Laura Di Pede	THE LAVENDER	/	Forestside Estates Inc.	01/10/2020	020 Block 4

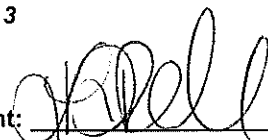
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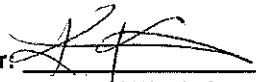
	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	20X20 PULPIS GRIS- UPGD	8x10 BBLUX WHITE (STD) N/A	WHITE
Bath #2	20X20 PULPIS GRIS- UPGD	8x10 BBLUX WHITE (STD) N/A	WHITE
Bath #1	20X20 PULPIS GRIS- UPGD	8x10 BBLUX WHITE (STD) N/A	WHITE
Powder Room	20X20 PULPIS GRIS- UPGD	N/A N/A	WHITE
Kitchen/Breakfast	20X20 PULPIS GRIS- UPGD	3X12 Ice Glass Subway- Stacked- (Upgd) N/A	UPGD
Laundry	20X20 PULPIS GRIS- UPGD	N/A N/A	STD
ARAGE GRND ENTRY	20X20 PULPIS GRIS- UPGD		
Front Foyer	20X20 PULPIS GRIS- UPGD		
Back Foyer	20X20 PULPIS GRIS- UPGD		
Main Hall	Vintage Red Oak 5" Titan WireBrush S.S (UPGD)		
Bedroom #4	Vintage Red Oak 5" Titan WireBrush S.S (UPGD)		
Living Room	Vintage Red Oak 5" Titan WireBrush S.S (UPGD)		
Dining Room	Vintage Red Oak 5" Titan WireBrush S.S (UPGD)		
Upper Hall	Vintage Red Oak 5" Titan WireBrush S.S (UPGD)		
Master Bedroom	40oz Mohawk Opening Night T20 (STD)		
Bedroom 2	40oz Mohawk Opening Night T20 (STD)		
Bedroom 3	40oz Mohawk Opening Night T20 (STD)		

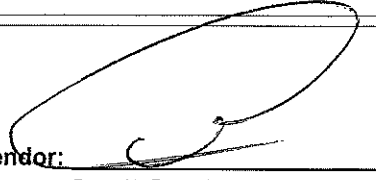
Railings and Stairs		Cornice Moulding / Medallion	
Railings	Vintage Oak Titan- #12 (UPGD)	Landing - Upper	VinatgeTitan WireBrush5"(Upgd)(x2)
Pickets	Single/Double Alt Black (UPGD)	Landing - Lower	N/A
Posts	Vintage Oak Titan Chamfered (UPGD)	Ledge - Upper	N/A
Stringers	Vintage Oak Titan (UPGD)	Ledge - Lower	N/A
Treads	Vintage Oak Titan (UPGD)		
Risers	Vintage Oak Titan (UPGD)		
Runner	N/A		
Trim			
Baseboard & Casing	STANDARD	Knobs	PEWTER STRAIGHT LEVERS -STD
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD- CARRARA	Grip Set	STANDARD

Notes
KITCHEN- Install the builders standard Faucet in the kitchen- Install the DELTA Chrome Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome
KITCHEN- Install a Blanco Undermount sink Quatrus R15 U Super Single Model # 401518

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
KATHARINE S TICKNOVICH

Vendor: 
Forestside Estates Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
KATHARINE S TICKNOVICH	Laura Di Pedo	THE LAVENDER	/	Forestside Estates Inc.	01/10/2020	020 Block 4

Page 2 of 3

Master Ensuite

Bath #2

Bath #1

Bedroom #4

Powder Room

Kitchen/Breakfast

Laundry

REAR GARDEN ENTRY

Front Foyer

Back Foyer

Main Hall GND LEVEL

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 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

COOL WHITE

Cabinet

Style

EURO MELAMINE WF- 392 LICORICE (STD)

EURO MELAMINE WF- 392 LICORICE (STD)

EURO MELAMINE WF- 392 LICORICE (STD)

NY THERMOFOIL WHITE (STD)

NY THERMOFOIL WHITE (STD)

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NY THERMOFOIL WHITE (STD)

Countertop

4783-60 WHITE TIGRIS (STD)

4783-60 WHITE TIGRIS (STD)

4783-60 WHITE TIGRIS (STD)

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4783-60 WHITE TIGRIS (STD)

Counter Edge

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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N/A

Handle / Knob

41296-140

41296-140

41296-140

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Appliance Opening/Dimension

Fridge Size SEE NOTES

Range Std 31in Opening

Built-Ins None

Microwave None

Hood Fan Std 30in

Exhaust Opening 6" 8"

Dishwasher Cabinet Std 24in Opening

Notes

✓ APPLIANCE PACKAGE- Install Standard Appliance Package

✓ **KITCHEN- Standard White Exhaust Fan

✓ **Accommodate the fridge opening for a future 36" wide fridge

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:

Laura Di Pedo

Purchaser:

KATHARINE S TICKNOVICH

Vendor:

Forestside Estates Inc.

Printed Nov 26, 2019 4:14 pm

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)-20 BLK 04
MODEL: LAVENDER 1702

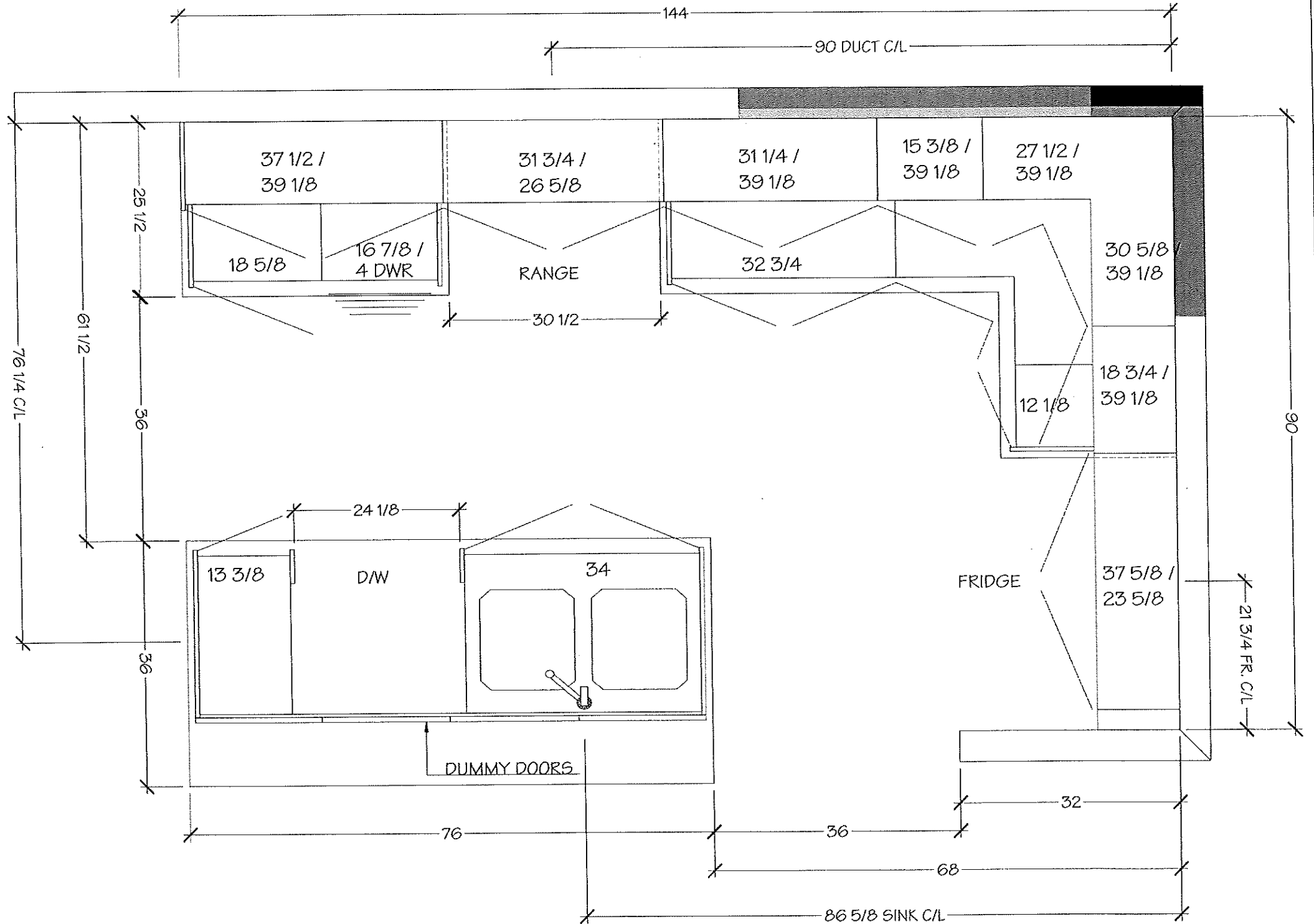
KITCHEN

Lot 20 Block 4
Dec 3, 2019



EXTRAS:
1. 36" FRIDGE ACCOMODATIONS
2. UPPER BI-FOLD CORNER
3. BASE BI-FOLD CORNER

DRAWN BY: DIDI
DATE: DECEMBER 02/2019
REVISION:
PAGE: 1 OF 7



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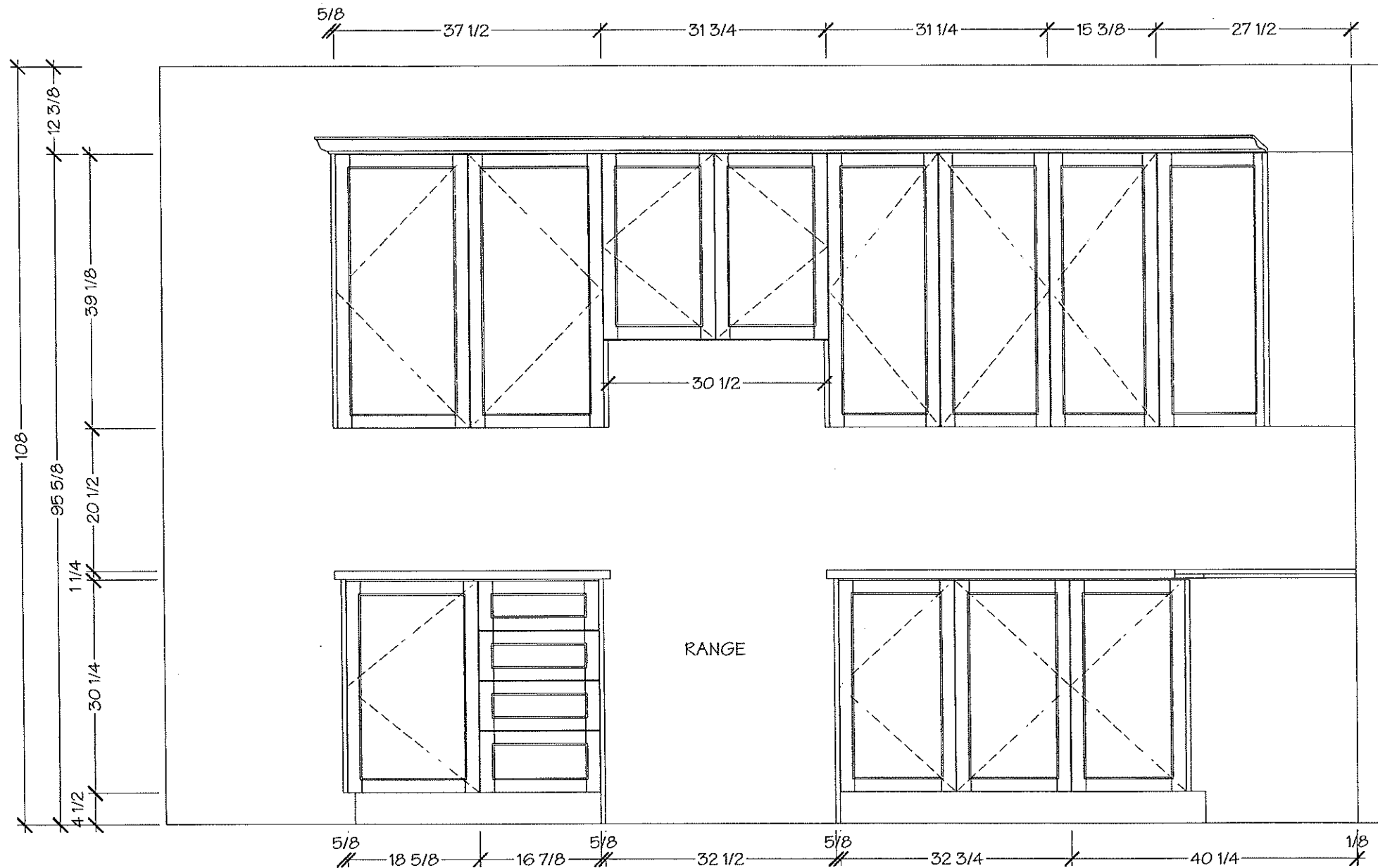
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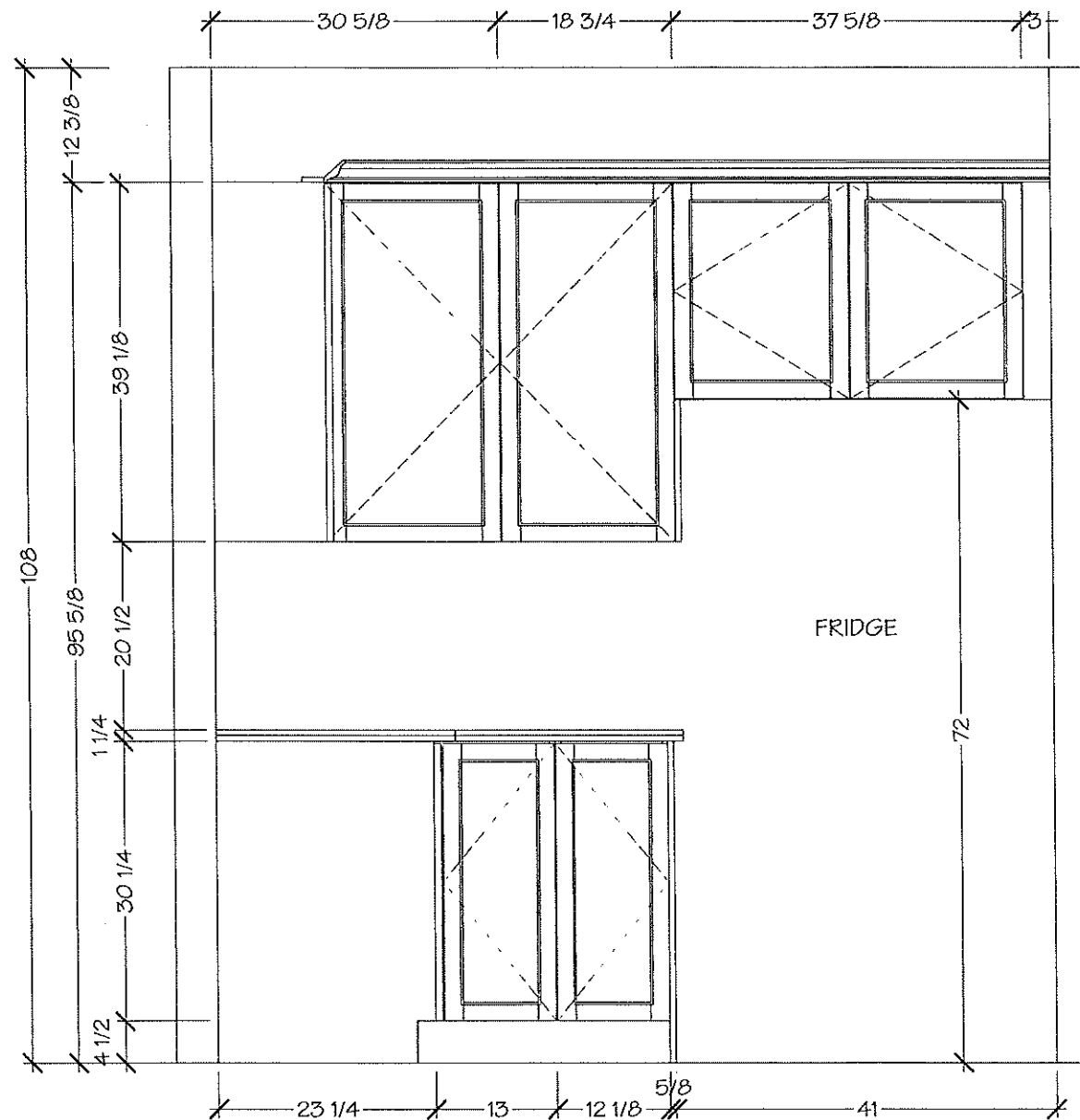
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KITCHEN

LOT 20 Block 4
Dec 3, 2019



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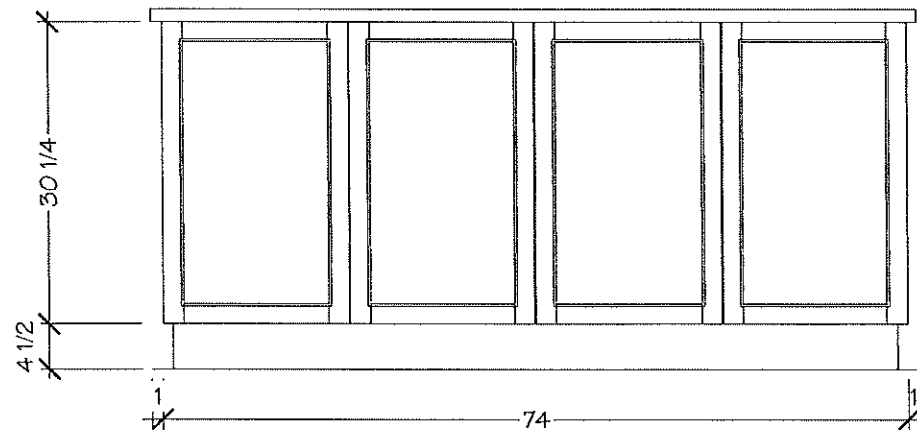
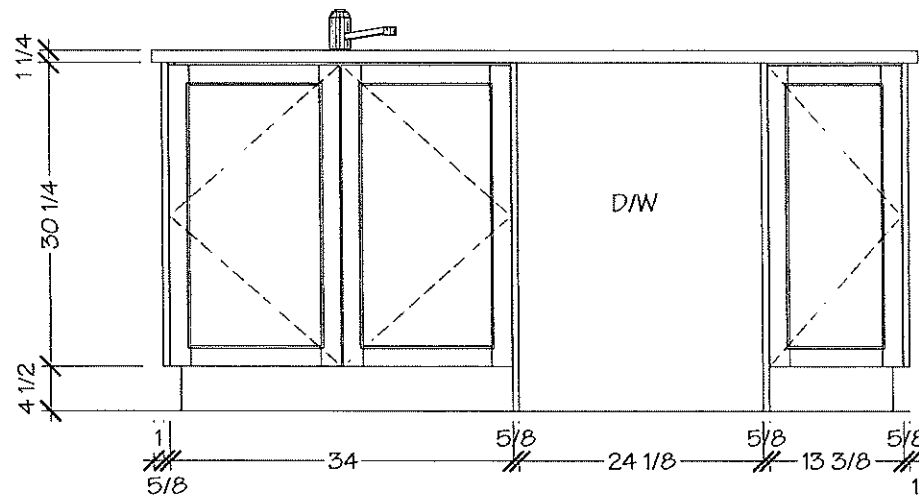
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DATE: DECEMBER 02/2019

REVISION:

PAGE: 4 OF 7



GROUND FL BATH

Lot 20 Block 4
Dec 3, 2019

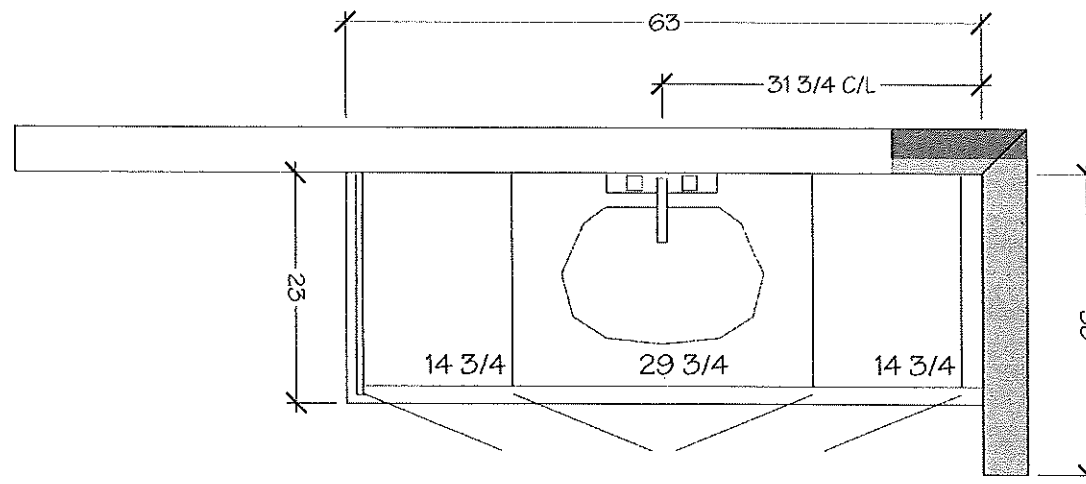


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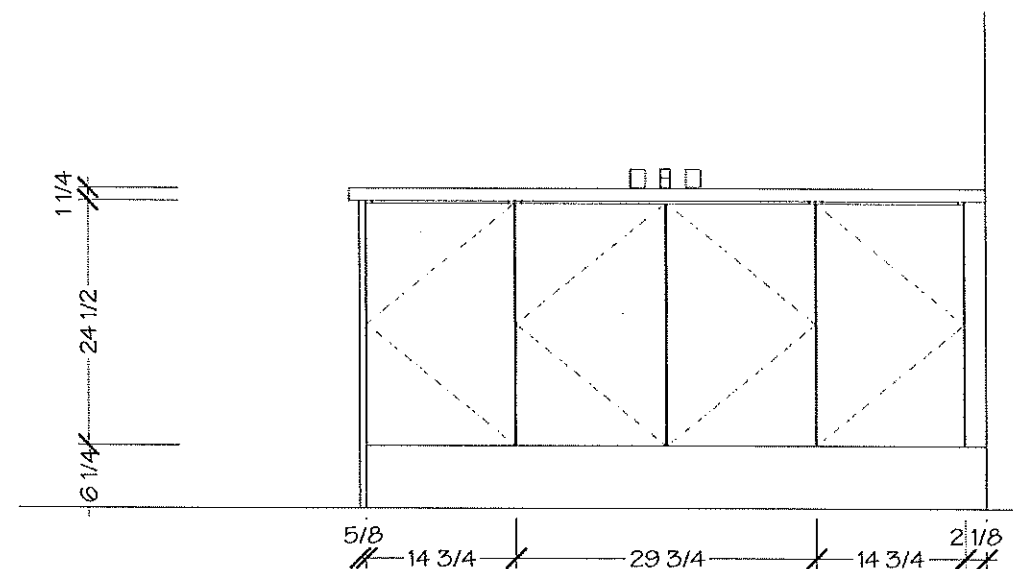
DATE: DECEMBER 02/2019

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GROUND FLOOR BATH



Villa

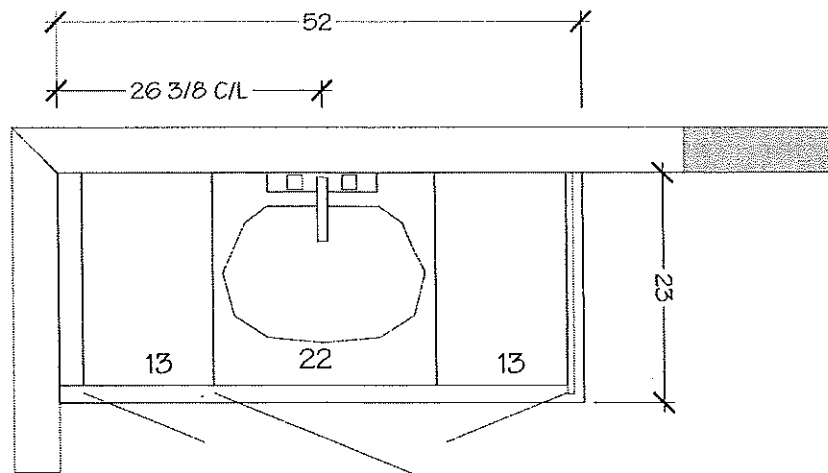
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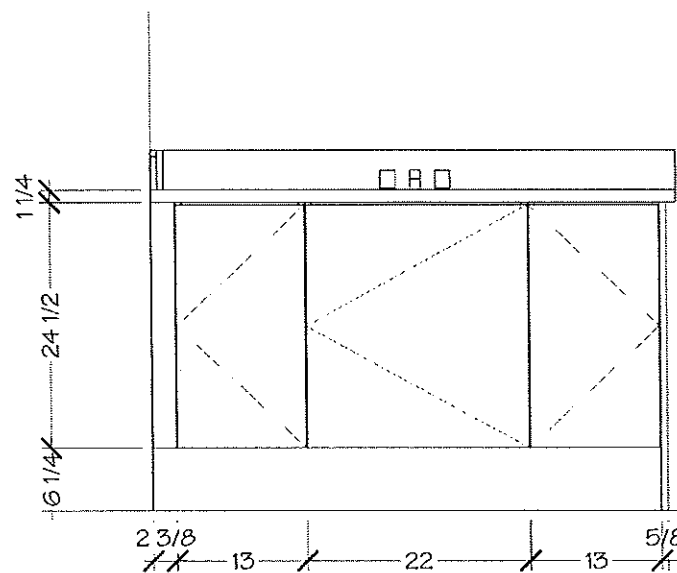
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MASTER ENSUITE

Lot 20 Block 4
Dec 3, 2019



MASTER ENSUITE



DRAWN BY: DIDI
DATE: DECEMBER 02/2019
REVISION:
PAGE: 6 OF 7

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

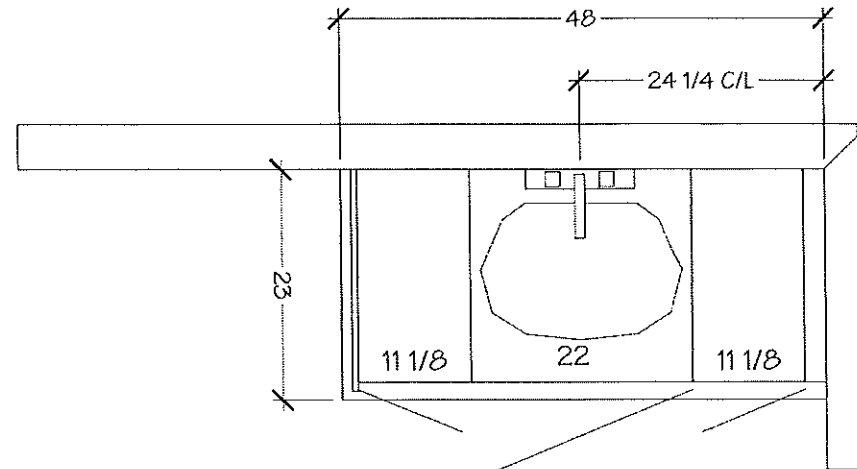
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)- 20 BLK 04
MODEL: LAVENDER 1702

MAIN BATH

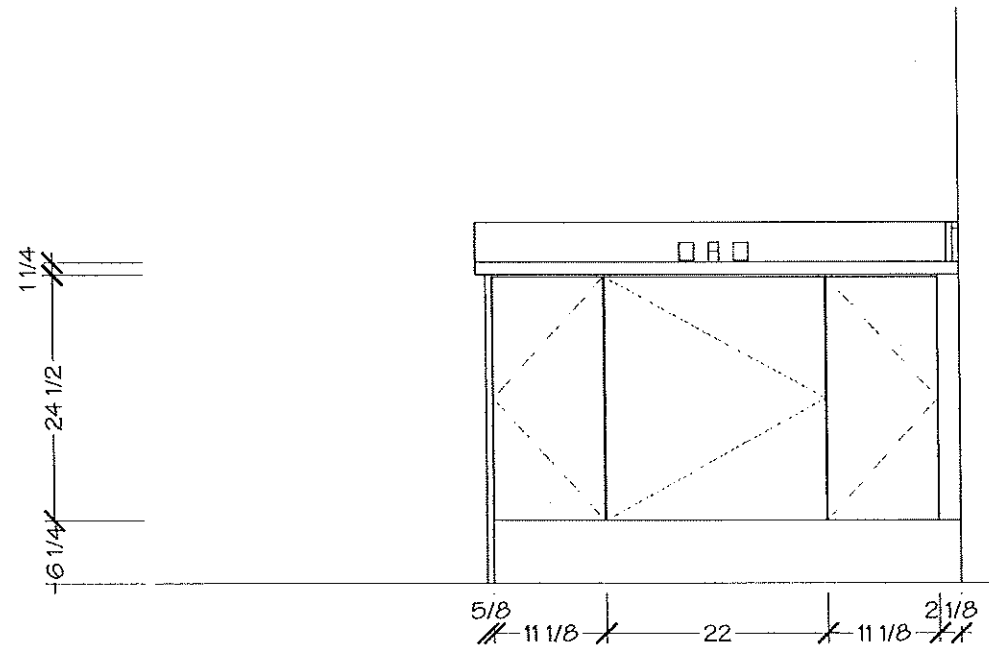
lot 20 Block 4
DEC 3, 2019



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DATE: DECEMBER 02/2019
REVISION:
PAGE: 7 OF 7

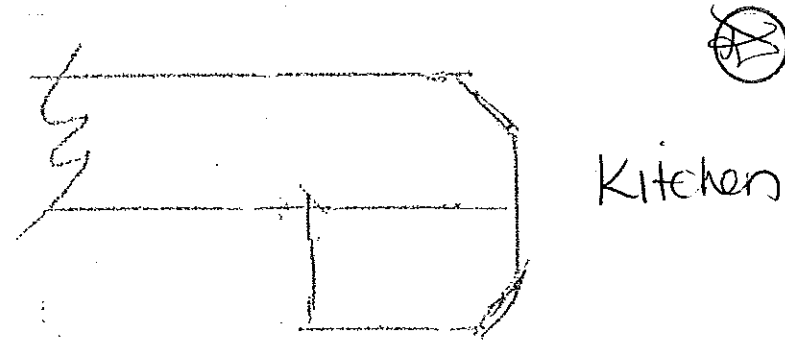
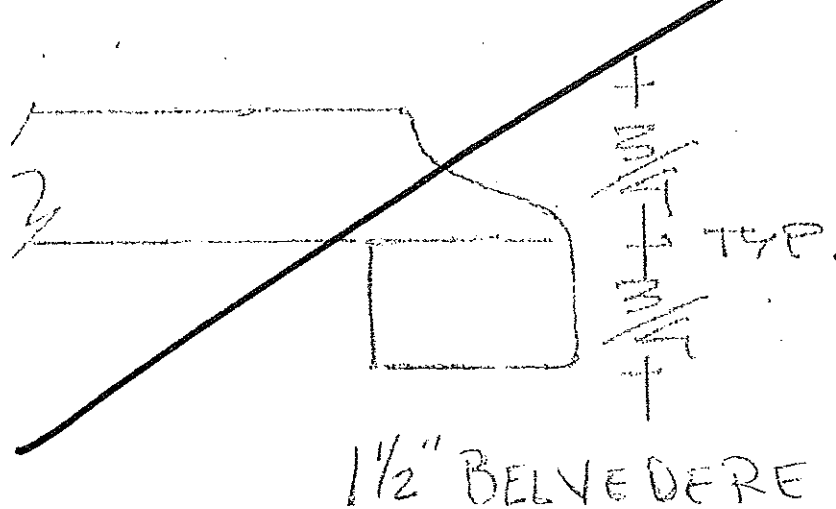


MAIN BATH

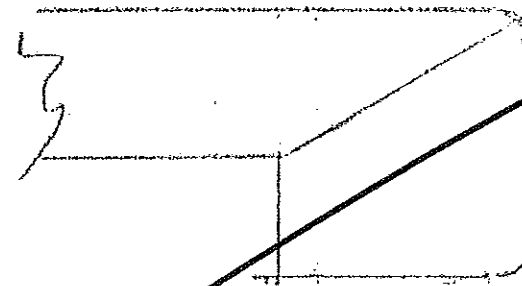


lot 020 Block 4.

ARISTON
MARBLE & GRANITE LTD.
119 WINCES RD.
WOODBRIDGE, ONTARIO L4L 6C2



1 1/2\" DBL. BEVEL

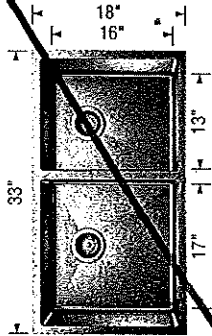


1 1/2\" SQUARE MITRE

QUATRUS® R15
Undermount

Lot 20 Block 4

QUATRUS® R15 U 1/4



Sink Specification

Model
#

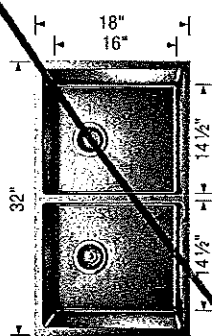
401520

Installed
Price**

Optional accessories

406451 Grid (LB)
406450 Grid (SB)
406345 Ash cutting
board
406344 Workstation
517666 CapFlow™
230694 Magnetic
Caddy

QUATRUS® R15 U 2



Sink Specification

Model
#

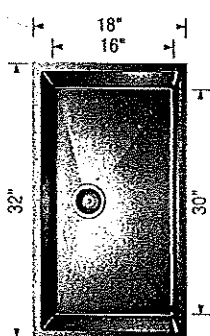
401519

Installed
Price**

Optional accessories

406454 Grid
406345 Ash cutting
board
406344 Workstation
517666 CapFlow™
230694 Magnetic
caddy

QUATRUS® R15 U SUPER SINGLE



Sink Specification

Model
#

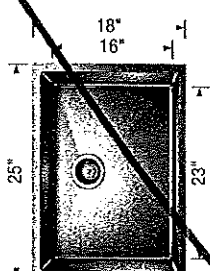
401518

Installed
Price**

Optional accessories

406347 Super single
grid
406346 Elevated grid
406345 Ash cutting
board
406344 Workstation
517666 CapFlow™
230694 Magnetic
caddy

QUATRUS® R15 U 1 MEDIUM



Sink Specification

Model
#

401517

Installed
Price**

Optional accessories

406452 Grid
406345 Ash cutting
board
406344 Workstation
517666 CapFlow™
230694 Magnetic
caddy

Install Standard Single
Hot Faucet

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