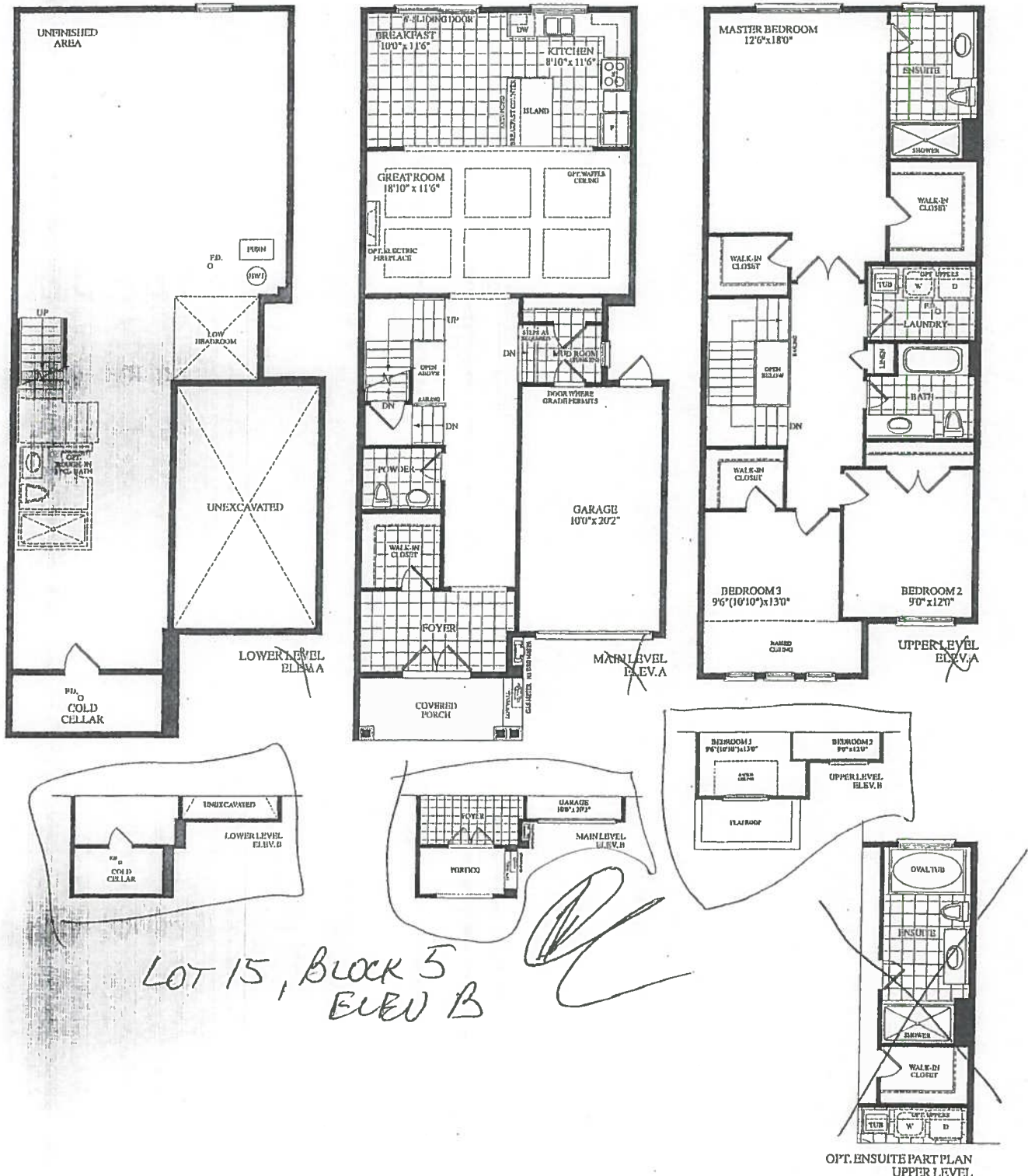


MORNING GLORY

(22-01)

2020 SQ. FT.
(INCLUDES 12 SQ. FT. OF OPEN AREA)

by the
claireville

1000 10th Ave. S.W. Unit 1000
Vancouver, B.C. V6Z 2G8

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.

22' SEMI-TOWNHOMES

BLK. 5 LOT 15 EL.B

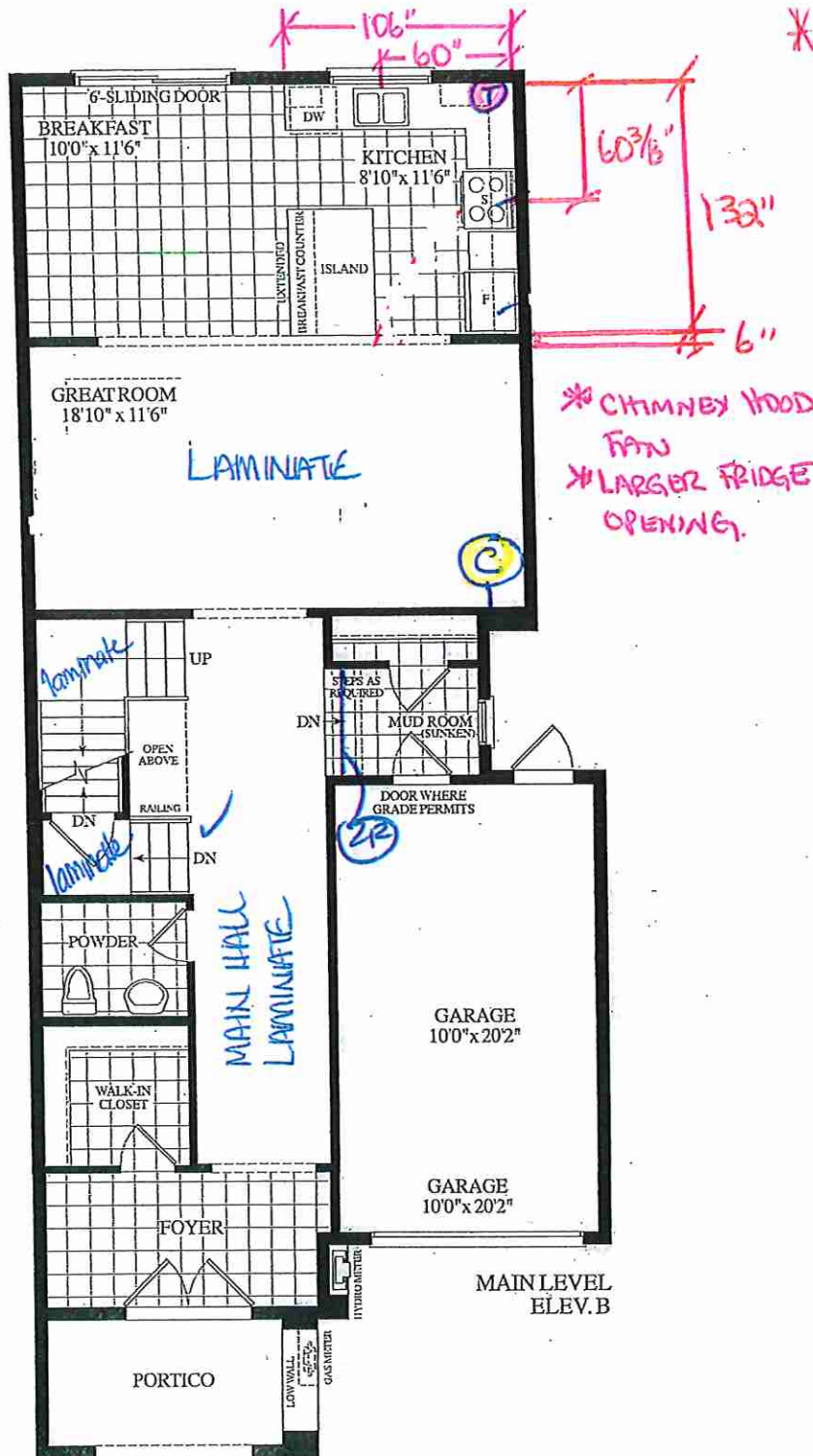
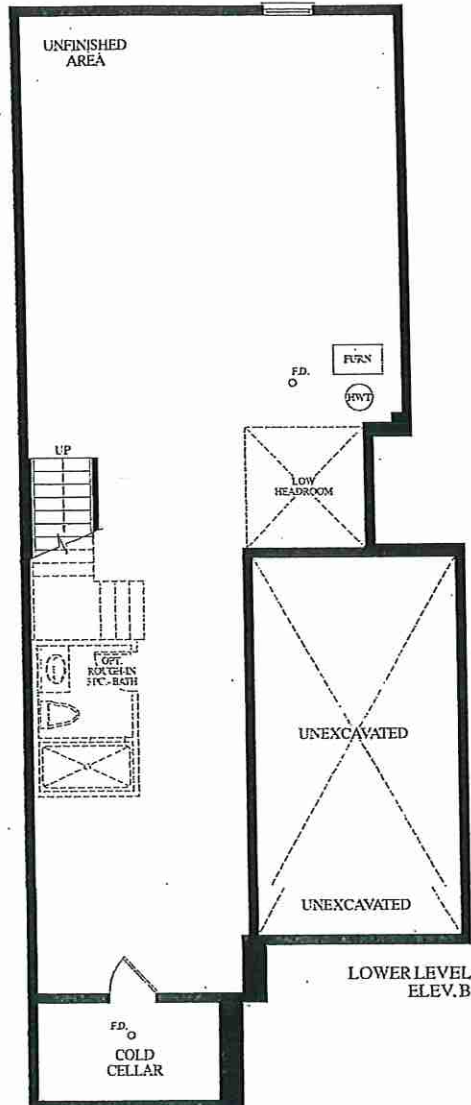
MORNING GLORY

(22-01)

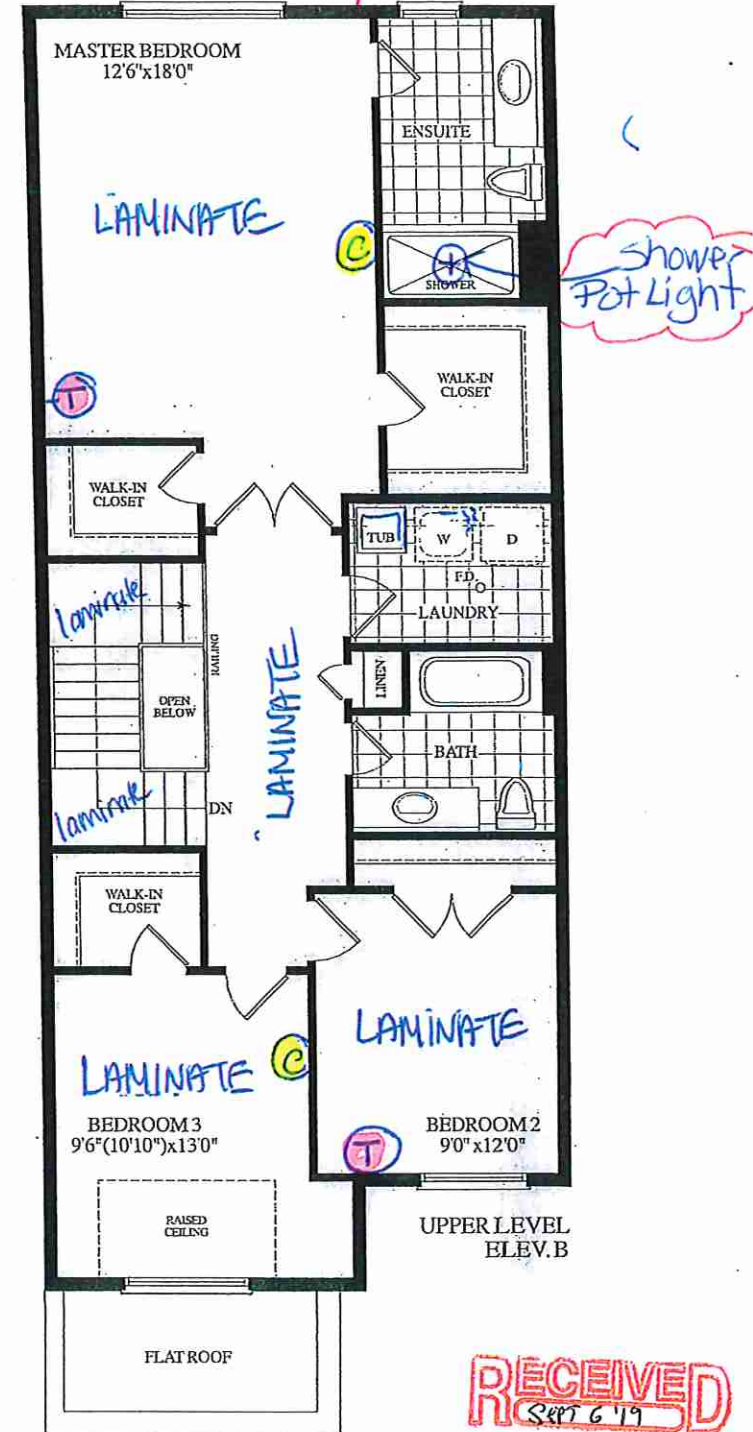
2020 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

Ⓢ - CABLE (x3)
Ⓣ - TELEPHONE (x3)
ⓕ - FURNITURE
ⓐ - AIR



*Revised: January 13, 2020



SITE w. New copy ADDITION



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

PURCHASERS: JOSE C ARTEAGA and IVONNE ARTEAGA

TEL:

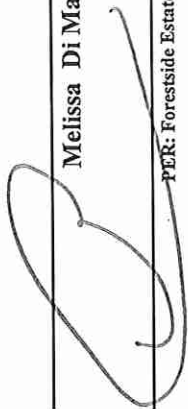
LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
15 Block 5	6	MORNING GLORY-ELEV B		
Item	QTY	Description		
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Separate Switch. To be installed at master ensuite shower stall. (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
---	--

- 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:	

PURCHASER: JOSE C ARTEAGA
DATE 21-Jan-20
CONSULTANT: Melissa Di Marino

PURCHASER: IVONNE ARTEAGA
DATE 21-Jan-20
VENDOR: 
PER: Forestside Estates Inc.



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JOSE C ARTEAGA and IVONNE ARTEAGA TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
15 Block 5	6	MORNING GLORY-ELEV B	16-Sep-19	

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:



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JOSE C ARTEAGA and IVONNE ARTEAGA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
15 Block 5	6	MORNING GLORY-ELEV B	16-Sep-19	

Date Added: 29-Oct-19

Invoice Number: 7301

1 - Standard Cable and Telephone Rough In (See Sketch) Note:
1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the house, where applicable (See Sketch) Note: **PLEASE NOTE** washer/Dryer to be side by side
1 - KITCHEN- Install an Upgrade #1 counter top, in lieu fo the builders standard Laminate. Install the "FROST" - 1 1/2" Belvedere Edge Note:
1 - KITCHEN- Install an upgraded undermount sink in teh kitchen, in lieu of teh builders standard top mount. Install the BLANCO Horizon U2 Model # 401234 Note:
1 - KITCHEN- Install a Delta Soap Dispenser Chrome Model # RP1001, To be installed on the left side of faucet, centred within the bowl (See Sketch for loaction) 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- Accommodate the fridge opening for 36" future fridge. (See Sketch) Note: Purchaser accepts & acknowledges that the builders standard fridge (included in teh standard pacakge) will be 31"
1 - KITCHEN- Delete the builders standard upper cabients above the stove, and the builders standard white hood fan. Install the Falmec "Vulcano" Chimney style exhaust fan. Note: **Includes applicable electrical** **Backsplash to be installed behind chimney exhaust fan up to top of cabinets**
45 - KITCHEN- Install a 1st upgrade kitchen backsplash, in lieu of the builders standard. Install the Iceland Carrara Glass/Stone Linear Mix, throughout, where applicable (Does not include behind the stove/or fridge) Note: Price includes above the stove (behind chimney exhaust fan)
425 - MAIN FLOOR- Install a 2nd Upgrade floor tile , 20x20 Calacatta Gris, To be installed on the Foyer, Powder Room, Walk In Closet, kitchen/breakfast area, Mud Room Note:
1 - MASTER ENSUITE- Install a 1st upgrade 10x13 wall tile throughout the master ensuite shower stall walls, in lieu of the builders standard wall tiles. Note:
860 - SECOND FLOOR- Install the Torleys Forest Laminate 7 1/2" Acadian EE-F-9743-P, throughout the second floor in lieu of the builders standard carpet. To be installed on the Upper Hall, Master Bedroom, Bedroom #2 and #3 Note:
1 - STAIRS- Install an UPGRADE 2 railing package, throughout the stairacse, where applicable. HANDRAIL- Oak #12 PICKET : SINGLE COLLAR ALT. DOUBLE COLLAR BLACK POST : Oak Chamfered Note:
1 - STAIRCASE- Purchaser's request to keep the builders standard staircase Oak natural where applicable Note: Purchaser was advised to stain their staircase, but has declined.



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JOSE C ARTEAGA and IVONNE ARTEAGA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
15 Block 5	6	MORNING GLORY-ELEV B	16-Sep-19	

Date Added: 29-Oct-19

Invoice Number: 7301

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 - BATHROOM ACCESSORIES
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:

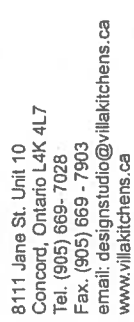
1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermo foil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.
Note:

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:

1 - KITCHEN- Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

This Document is Extremely Time Sensitive - Printed 29 Oct 19 at 15:24



KITCHEN

Sept. 24, 2019



DRAWN BY: ASHLEY
DATE: SEPTEMBER 24, 2019
REVISION:
PAGE: 1 OF 8

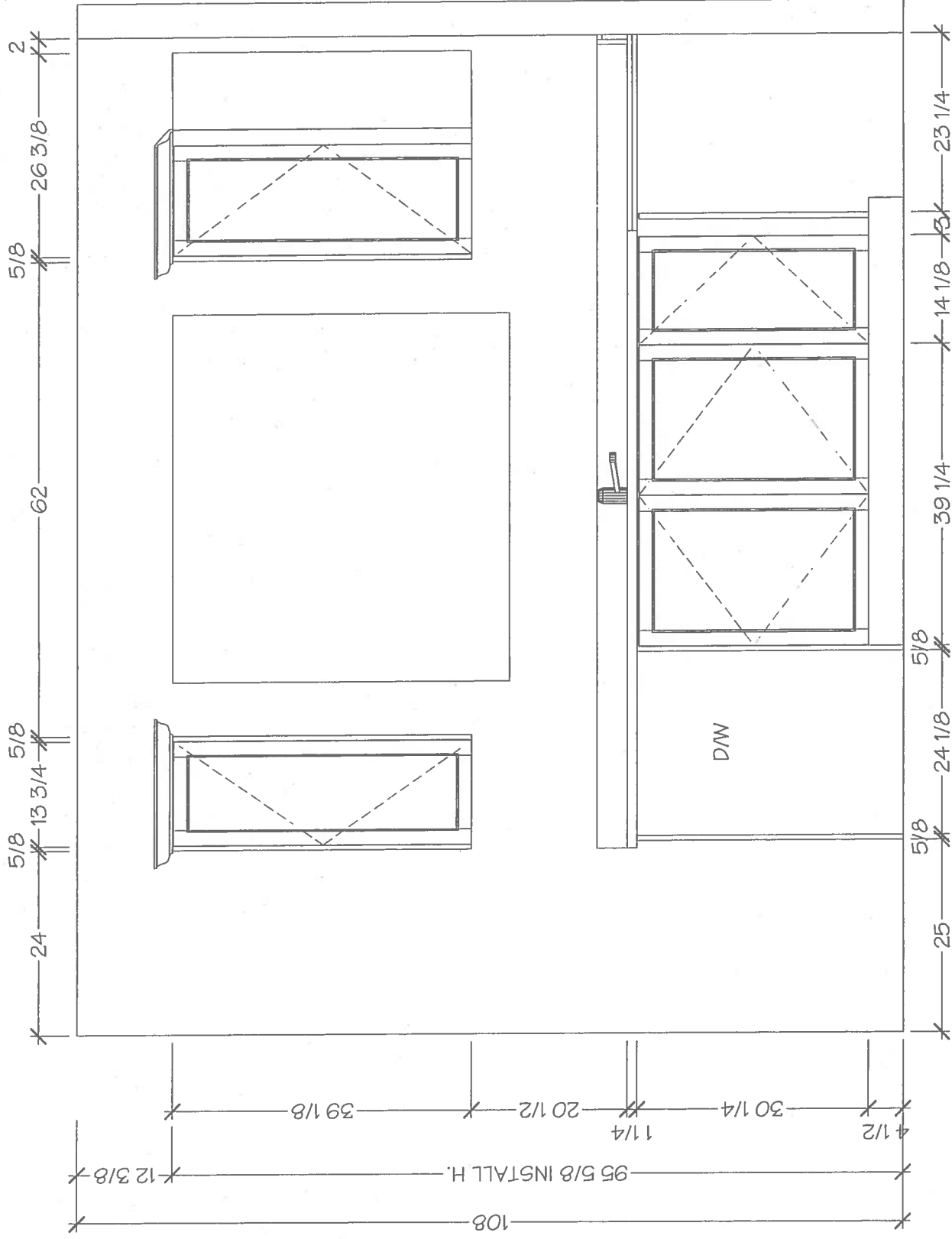


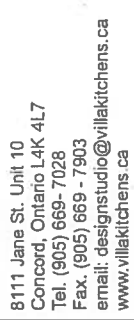
KITCHENS & FINE CABINETRY LTD
8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-15-BLK-5
MODEL: MORNING GLORY 2201 ELEV B • OPT SECOND FLOOR

KITCHEN

Sept 24, 2019
IA





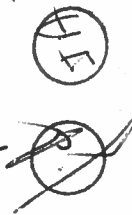
KITCHEN

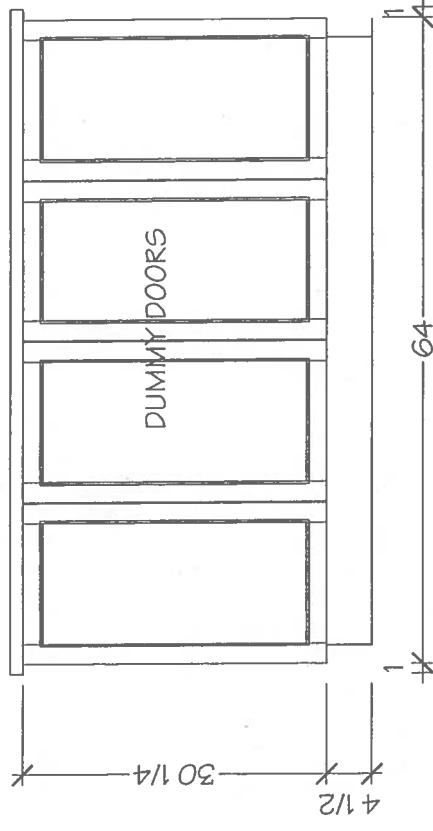
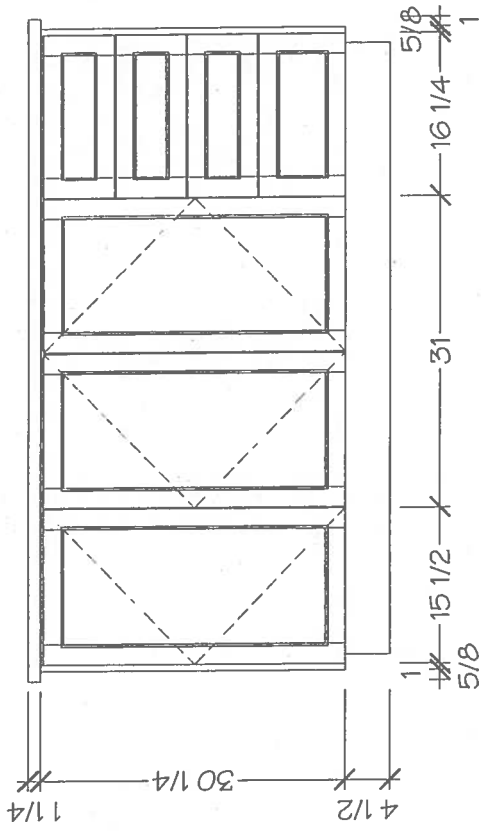
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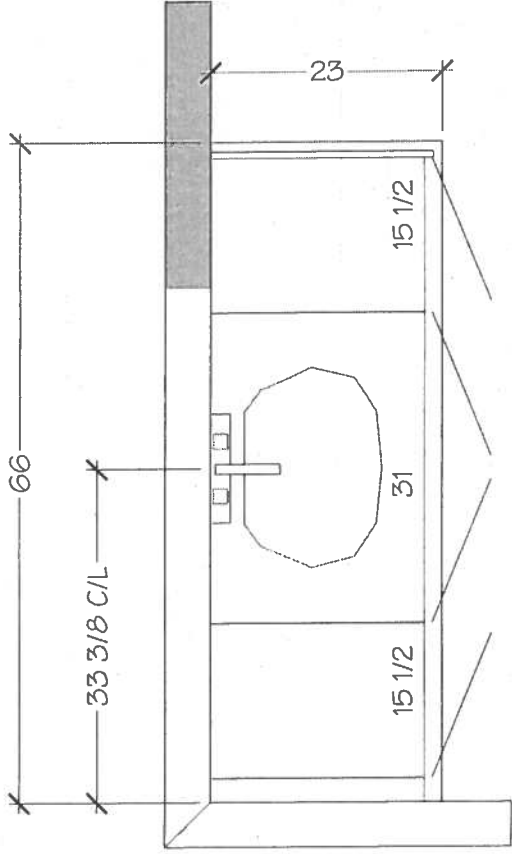
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DATE: SEPTEMBER 24, 2019
REVISION:
PAGE: 3 OF 8

KITCHEN

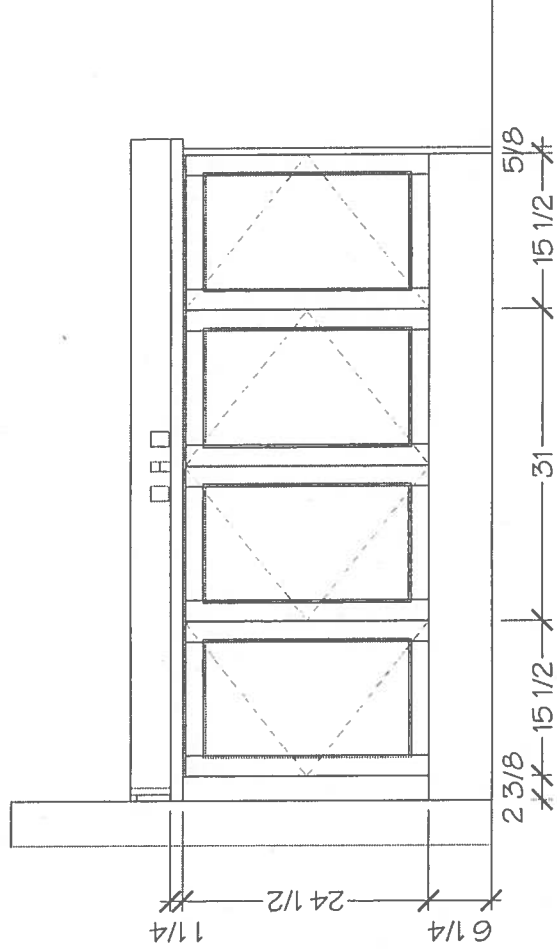
Sep 24, 2019




Sept 24, 2019

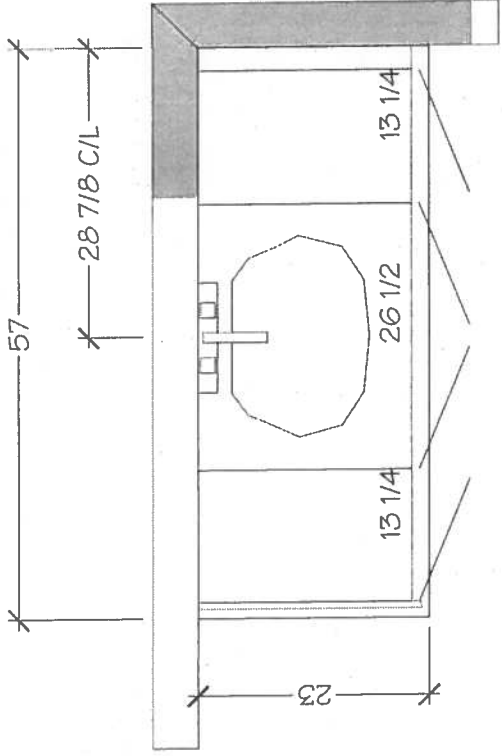


MASTER ENSUITE

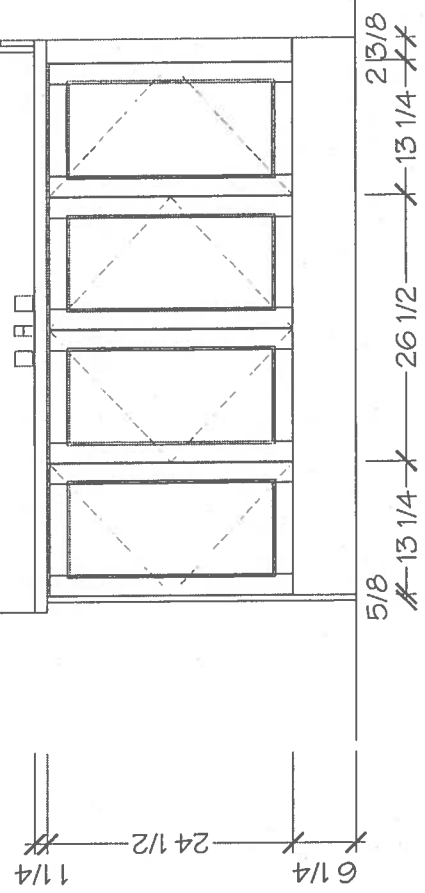


Sept 24, 2019

 (JA)



MAIN BATH



Upgrade 3

Lot 15 Block 5 Forestside PHL

falmec

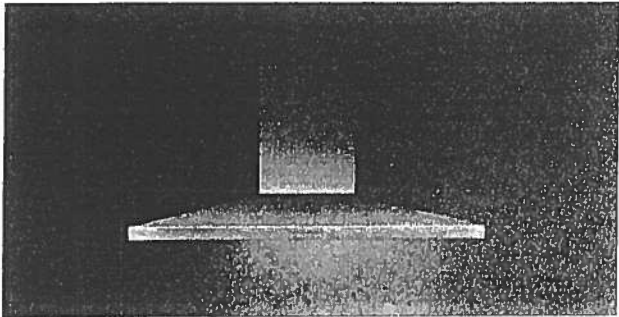


VULCANO

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

Collection
Potenza

EAN code
8034122344393



Photograph is for information purposes only
May not correspond to the selected version

FEATURES

Scotch brite stainless steel (AISI 304)
Electronic control
LED lighting
Optional charcoal filter
Labyrinth filter

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 FEATURES

Installation type
Wall

Dimensions
30 " / 76 "

Finish
Scotch brite stainless steel (AISI 304)

Motor
280 CFM

Type of control
Electronic control

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

PACKAGING:WEIGHTS AND VOLUMES

Gross weight
45 lbs

Net weight
34 lbs

Volume
11 ft³

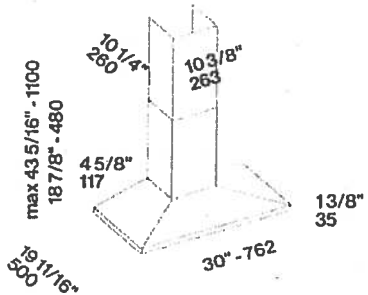
Packaging size
Length
40 in
Height
24 in
Depth
21 in

CONSUMPTION AND CONNECTION FEATURES

Maximum consumption
150 W

Voltage / Frequency
120V 60Hz

Plug type
standard

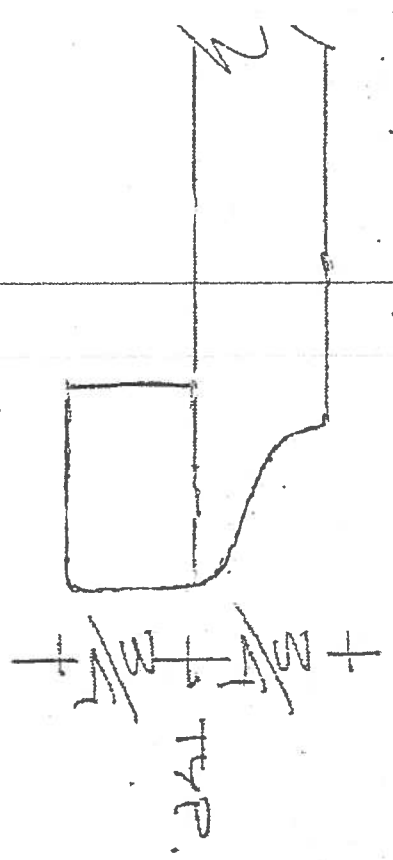


Lot 15 Block 5 Foreside PH

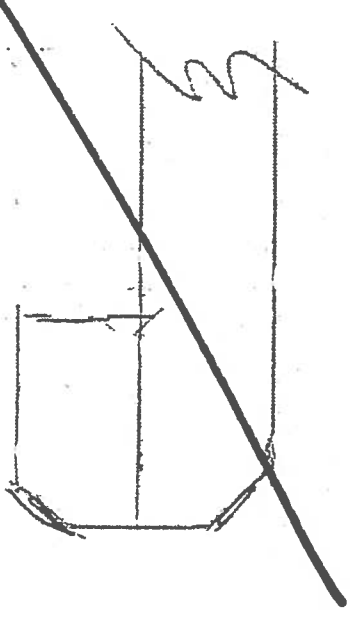
ARISTON
MARBLE & GRANITE LTD.
119 WINCHES RD.
WOODBIDGE, ONTARIO L4L 6C2

(18) (54)

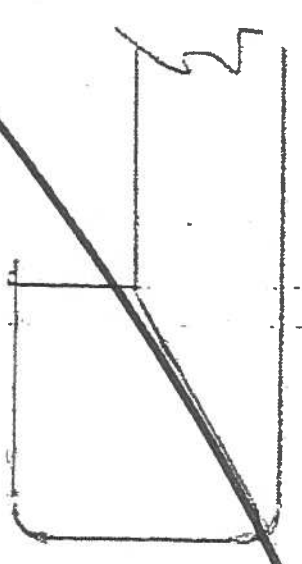
* Kitchen *



1 1/2" BELVEDERE

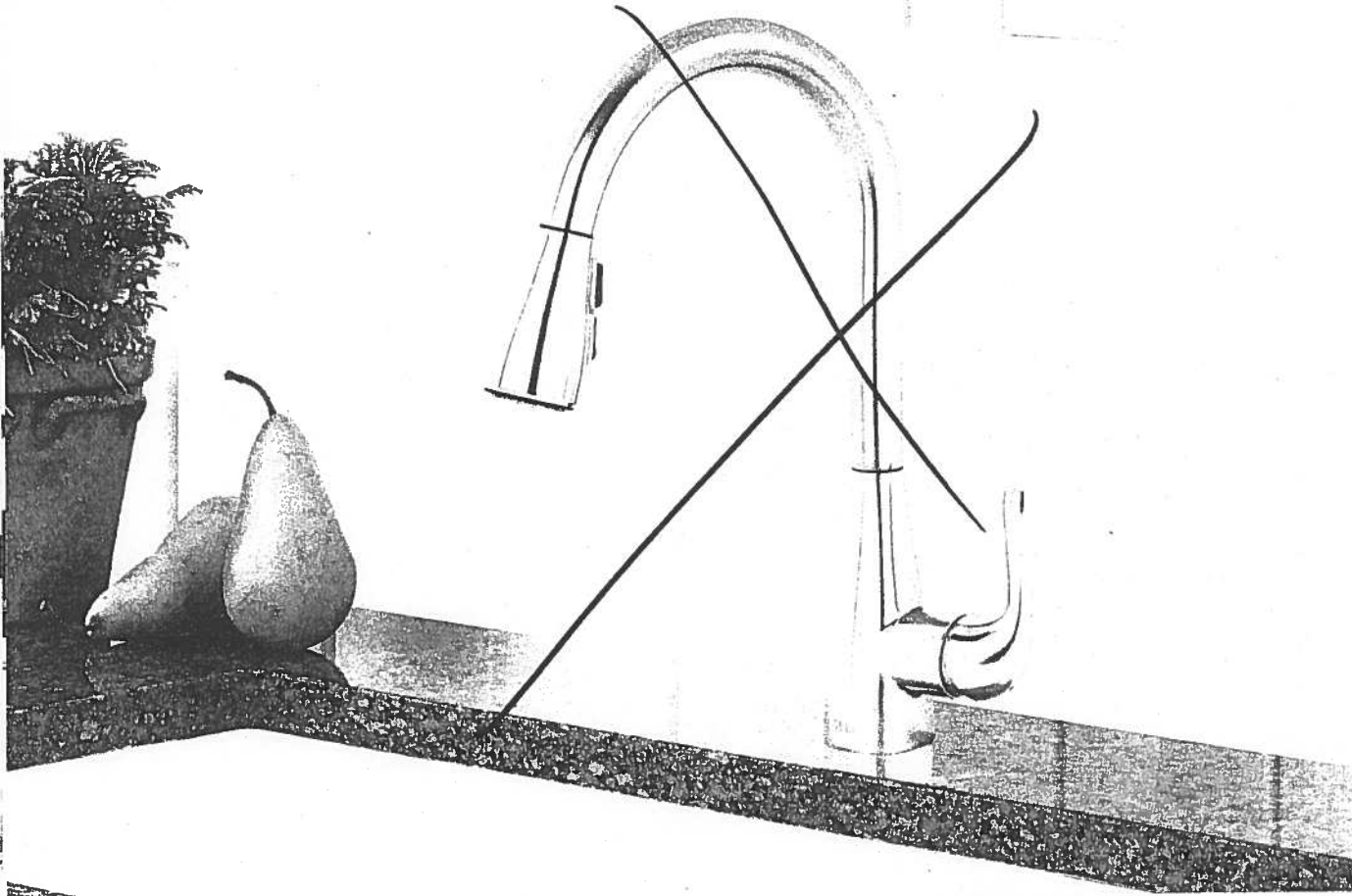


1 1/2" DBL. BEVEL



1 1/2" SQUARE MITRE

Lot 15 Block 5
Forest Side PHL

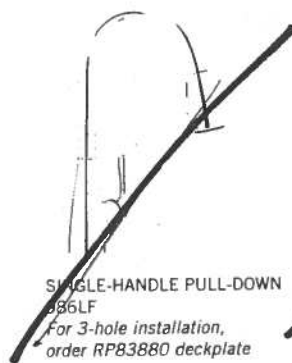


Chrome

Arctic®
Stainless
AR

Chrome

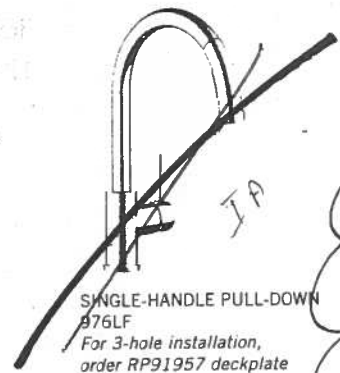
Brilliance®
Stainless
SS



SINGLE-HANDLE PULL-DOWN
866LF
For 3-hole installation,
order RP83880 deckplate



SOAP DISPENSER
RP80813



SINGLE-HANDLE PULL-DOWN
876LF
For 3-hole installation,
order RP91957 deckplate

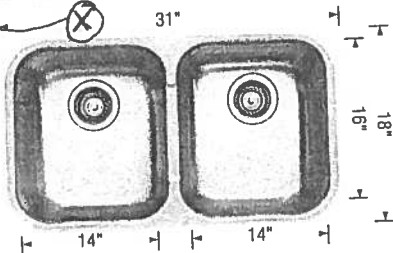


SOAP DISPENSER
RP1001

HORIZON™ Undermount

Lot 15 Block 5 Forest Side
Kitchen

SOAP DISPENSER
HORIZON™ U 2



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

Model
401234

Installed
Price**

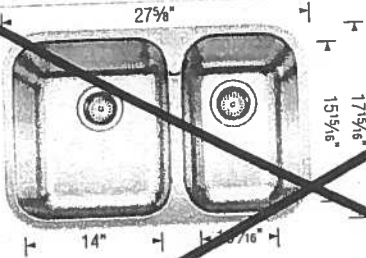
Optional accessories

Installed
Price**

Note: 18 gauge stainless steel

*Standard Single Hole
Faucet*

HORIZON™ U 1.5



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

Model
402718

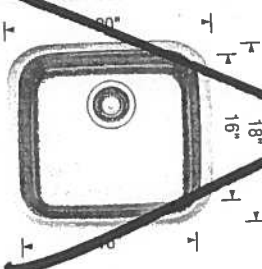
Installed
Price**

Optional accessories

Installed
Price**

Note: 18 gauge stainless steel

HORIZON™ U 1



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

Model
401718

Installed
Price**

Optional accessories

Installed
Price**

Note: 20 gauge stainless steel

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