

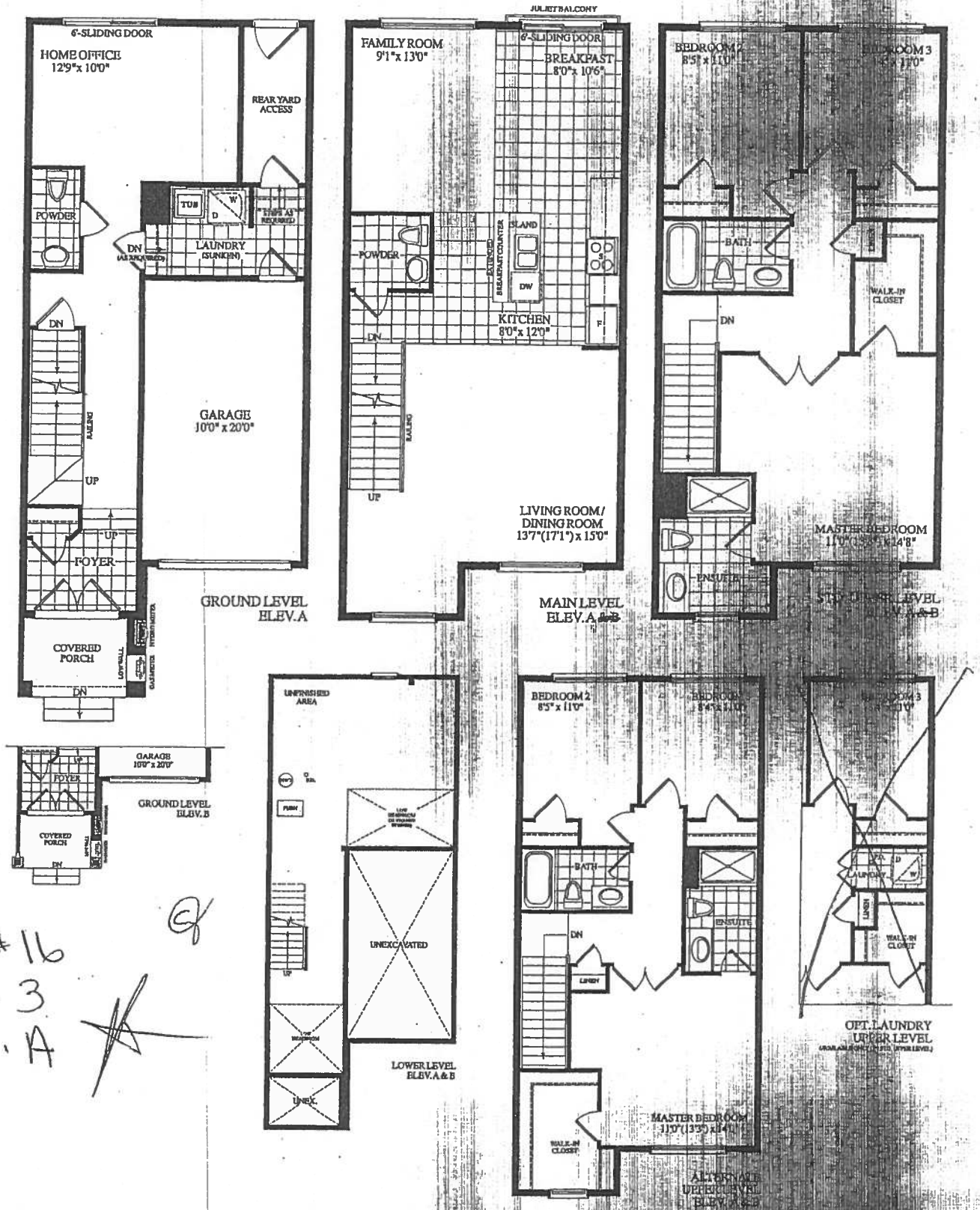
Original

18 TOWNHOMES

AZALEA

(18-02)

2035 SQ. FT.



LOT# 16
BLK 3
ELV. A



ROYAL PINE HOMES INC.



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.

SITE WINDOW COPY ADDITION



PURCHASER'S EXTRAS (PE)

The Manors Of Claireville - Forestside Estates Inc.

PURCHASER: JACQUELINE S HERON

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	
16 Block 3	6	AZALEA-ELEV A-std ground with std upper level		
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	

1. 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.
2. 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.
3. 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).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of FORESTSIDE ESTATES INC..
6. 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.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. 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.
10. 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	
Paid By	
Amendment	
Total Payment:	

PURCHASER: JACQUELINE S HERON 28-Jan-20 CONSULTANT: Melissa Di Marino
DATE
VENDOR: PER: Forestside Estates Inc.

18' TOWNHOMES

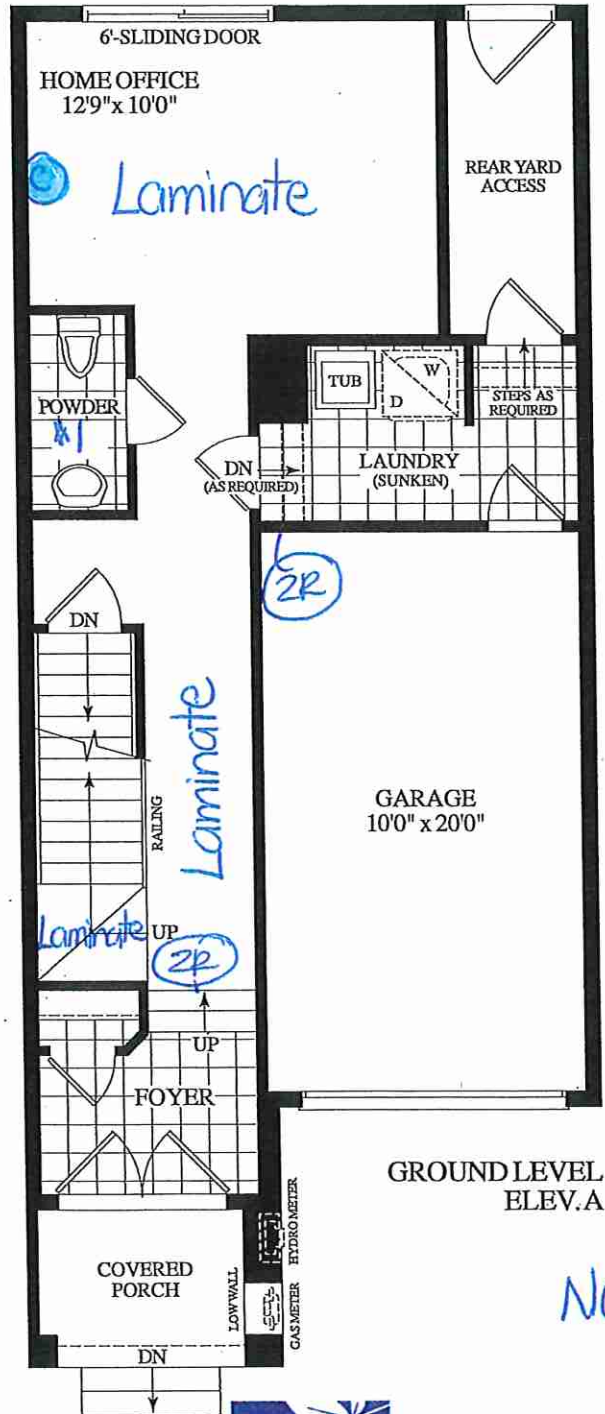
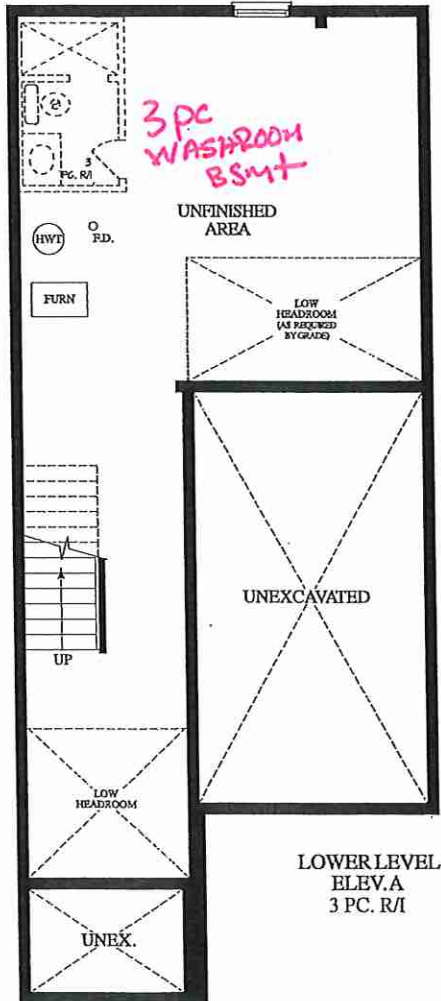
BLK. 3 LOT 16 EL.A

AZALEA

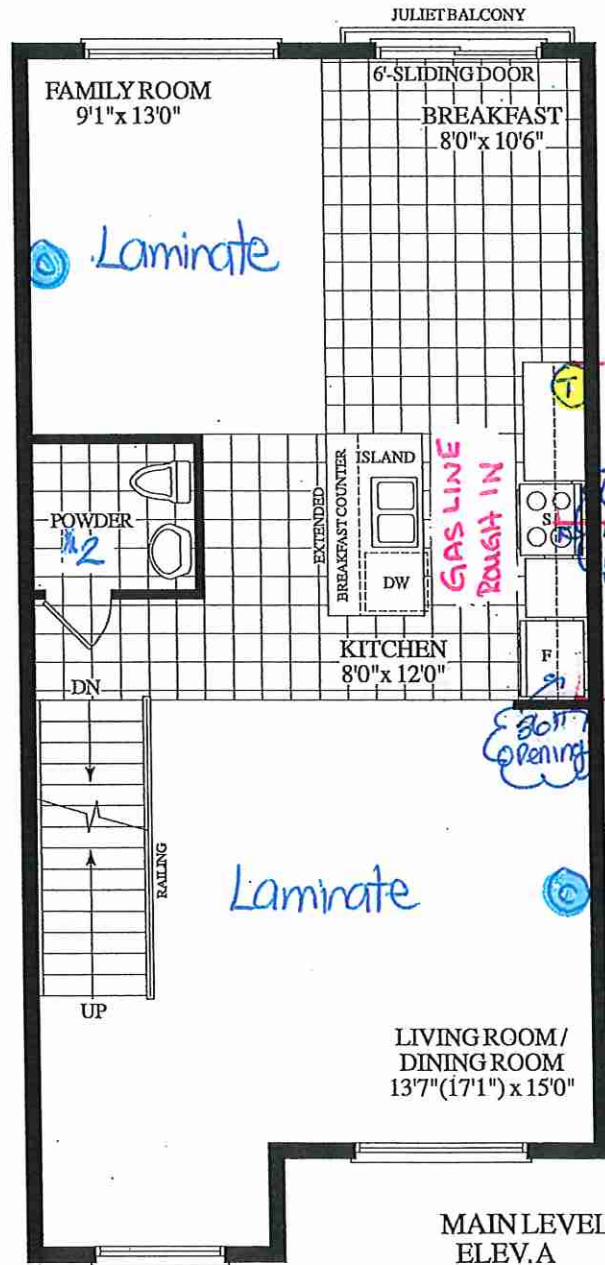
(18-02)

2035 SQ. FT.

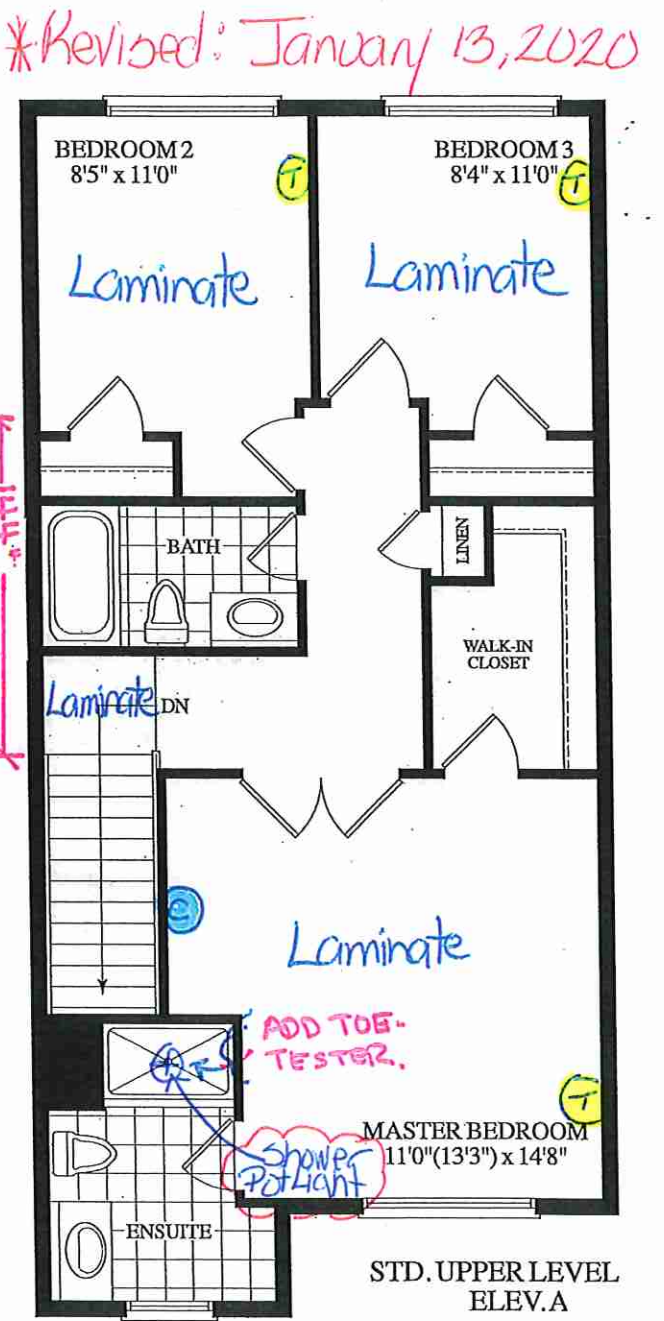
STANDARD FLOOR LEVELS



GROUND LEVEL ELEV.A



MAIN LEVEL ELEV.A



November 14, 2019

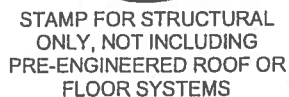
⊙ - cable (x4)
Ⓣ - Telephone (x4)



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 80 E

ROYALPINEHOMES.COM

LOCATION OF
ROCKET IN 3 pgs
Both in Base



REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS
FOR LAYOUT, SPACING,
BLOCKING & STRAPPING
REQUIREMENTS, INSTALLATION
DETAILS AND HANGER SIZES, &
SUBFLOOR THICKNESS



MIN. 4" CONCRETE SLAB ON GRADE ON 4"
COARSE GRANULAR FILL, REINFORCED WITH
6x6x42.9x42.9 MESH PLACED NEAR
MID-DEPTH OF SLAB. CONC. STRENGTH
32MPa (4640psi) WITH 5-8% AIR
ENTRAPMENT ON COMPACTED SUB-GRADE.



This is stated by the fact these plans comply with 1994, 2000 and the Architectural Design Guide and is approved by the City of BRAMPTON.

DATE: MAY 22 2019
This stamp certifies compliance with the official
Design Guidelines only and bears no further
liability.

ROYAL PINE HOMES-FORESTSIDE ESTATES PH1 - 214042 'AZALEA' - 1802
'MANOR OF CLAIREVILLE', BRAMPTON, ONT. REV.2019.05.17

REV.2019.05.17

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO REG. (1990) CODE TO BE A DESIGNER.

BCIN

19695

As designers, specifications related documents and design are the mainstay

www.huntclinton.org

Page Number
of 16

1

total number of

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CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: JACQUELINE S HERON TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
16 Block 3	6	AZALEA-ELEV A-std ground with std upper level	14-Feb-20

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:

DELETE:
BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

INSERT:
- WASHROOM - ROUGH-IN 3 PIECE IN BASEMENT - SEWAGE ONLY - NO WATER SUPPLY
- PURCHASER HAS APPLIED PAYMENT AGAINST THE BONUS PACKAGE FROM THE AOREEMENT OF PURCHASE & SALE IN THE AMOUNT OF \$1,695.00(INCLUSIVE OF HST)TOWARDS THE PURCHASE OF THE ATTACHED UPGRADES. PURCHASER IS NOW CURRENTLY ENTITLED TO SPEND THE BALANCE OF \$8,305.00(INCLUSIVE OF HST) AT THE DECOR CENTER.



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: JACQUELINE S HERON

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
16 Block 3	6	AZALEA-ELEV A-std ground with std upper level	14-Feb-20	

Date Added: 14-Nov-19

Invoice Number: 7346

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

1 - BEDROOM #3 - Install ONE (1) ADDITIONAL Telephone ROUGH-IN - To be installed at Bedroom #3 (See Sketch)
Note:

1 - MASTER BEDROOM - Install ONE (1) ADDITIONAL Cable ROUGH-IN - To be installed at Master Bedroom (See Sketch)
Note:

2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINTAGE RED OAK COBALT, throughout staircase where applicable (x2 Flights) To Include; Staircase from Ground Floor to Main Floor, and Main Floor to 2nd Floor
Note: In Lieu of Builders Standard Natural Oak (See Sketch)

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.

531 - UPPER LEVEL FLOORING - Install LAMINATE FLOORING - 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

1 - KITCHEN - Install GAS LINE ROUGH-IN for stove at kitchen (See Sketch)
Note: Purchaser Accepts and Acknowledges that the Builders Standard Stove will be Electric

1 - KITCHEN - CABINETRY - 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 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout house, where applicable. (See Sketch)
Note:

1 - KITCHEN - Instal UPGRADE STAINLESS STEEL EXHAUST FAN in lieu of builders standard White Exhaust Fan at Kitchen. (See Sketch)
Note:

1 - KITCHEN - STONE COUNTERTOP - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE FROST with 1 1/2" Square Mitre Edge - To be installed throughout kitchen, where applicable (See Sketch)
Note:

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

1 - KITCHEN - KITCHEN SINK - Install Upgrade Undermount Sink - BLANCO HORIZON U 2 Undermount Sink - Model # 401234 (See Sketch)
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:



Window
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: JACQUELINE S HERON

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
16 Block 3	6	AZALEA-ELEV A-std ground with std upper level	14-Feb-20	

Date Added: 14-Nov-19

Invoice Number: 7346

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Bone 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 - MASTER ENSUITE - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE COTTON KNIT with 1 1/2" Square Mitre Edge - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - MASTER ENSUITE - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CALVIN Oval Undermount Sink - Model #4220-CFY (White) (x1 Sink) (See Sketch)
Note: **To be Install with Builders Standard Vanity Faucet**

1 - MASTER ENSUITE - Install TOE TESTER to the Standard Shower Stall in the Master Ensuite. Model #T14434-LC/R10000 (See Sketch)
Note:

1 - CLARIFICATION;
POWDER ROOM #1, POWDER ROOM #2 & MAIN BATH - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include; Powder Room #1, Powder Room #2, and Main Bath (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED REMAINING \$8,305.00 (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 November 14,2019
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:

This Document is Extremely Time Sensitive - Printed 25 Nov 19 at 16:17



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
JACQUELINE S HERON	Melissa Di Manno	AZALEA-ELEV A-std ground with std upper level	/	Forestside Estates Inc.	14/02/2020	16 Block 3

Page 1 of 3

	Flooring		Wall Tile		Plumbing	
	Description		Main	Accent/Insert	Border / Listello	Pattern
Master Ensuite	✓ 13x13 NORDIQUE ICE (STD)	✓	8x10 NATURALE GRIGIO (STD)	NONE	NONE	WHITE
Main Bathroom	✓ 13x13 NORDIQUE ICE (STD)	✓	8x10 NEW GLOSSY WHITE (STD)	NONE	NONE	WHITE
Powder Room #1	✓ 13x13 NORDIQUE ICE (STD)		N/A	N/A	N/A	WHITE
Powder Room #2	✓ 13x13 SPIRIT SAND (STD)		N/A	N/A	N/A	WHITE
Kitchen/Breakfast	✓ 13x13 SPIRIT SAND (STD)		3x6 SUBWAY BONE (BrickPattern) (Upg)	NONE	NONE	Brick
Laundry	✓ 13x13 NORDIQUE ICE (STD)		N/A	N/A	N/A	STD
Foyer	✓ 13x13 NORDIQUE ICE (STD)					
Main Hall	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)					
Home Office	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)					
Family Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)					
Living Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)					
Dining Room	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (STD)					
Upper Hall	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (UPG)					
Master Bedroom	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (UPG)					
Bedroom 2	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (UPG)					
Bedroom 3	✓ 7 1/2" Torleys Forest - Okanogan 9742-P (UPG)					
Rear Yard Access	✓ STANDARD					

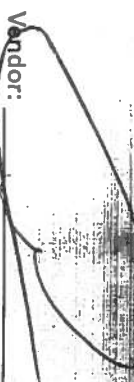
Railings and Stairs		Cornice Moulding / Medalion	
Railings	- VINTAGE RED OAK COBALT UPd	Foyer	NO
Pickets	- 3 1/2" STEEL PLAIN - BLACK	Living Room	NO
Poles	- VINTAGE RED OAK COBALT UPd	Dining Room	NO
Stringers	✓ - VINTAGE RED OAK COBALT UPd	Family Room	NO
Treads	✓ - VINTAGE RED OAK COBALT UPd	Main Hall	NO
Risers	✓ - VINTAGE RED OAK COBALT UPd	Kitchen	NO
Runnel	NO	2nd Floor Hall	NO
Trim			
Baseboard/Casing	STANDARD		
Front Door Glass	✓ STANDARD		
Interior Doors	✓ STANDARD - CARRARA		

Notes:	
KITCHEN SINK - Install Upgrade Undermount Sink - Blanco Horizon 6742-2P (UPG) and Faucet - Model # 401234	
KITCHEN FAUCET - Install the Builders Standard Faucet in the Kitchen - Model # 976 LF-676	

Page 1 of 3

Consultant: 

Purchaser: 

Vendor: 



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
JACQUELINE S HERON	Melissa Di Marino	AZALEA-ELEV A-std ground with std upper level	/	Forestside Estates Inc.	14/02/2020	16 Block 3

Page 2 of 3

Interior Paint	Cabinet
Description	Style
Master Ensuite	NY THERMOFOIL - VERMONT (STD)
Main Bathroom	NY THERMOFOIL - WHITE (STD)
Powder Room #1	N/A
Powder Room #2	N/A
Kitchen/Breakfast	NY THERMOFOIL - VERMONT (STD)
Laundry	N/A
Foyer	
Main Hall	
Home Office	
Family Room	
Living Room	
Dining Room	
Master Bedroom	
Bedroom 2	
Bedroom 3	

Appliance Opening/Dimension	Range	Std 31in Opening
Fridge Size SEE NOTES		
Built-ins None	Microwave	None
Hood Fan SEE NOTES	Exhaust Opening	6" 8"
Dishwasher Cabinet	Std 24in Opening	

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

Notes

**KITCHEN - INSTALL STANDARD APPLIANCE PACKAGE THROUGHOUT HOUSE WHERE APPLICABLE

**KITCHEN - INSTALL UPGRADE STAINLESS STEEL EXHAUST FAN

**KITCHEN - ACCOMMODATE FOR FUTURE 36" WIDE FRIDGE

Page 2 of 3

Lot 16/151K3 Forestside

Villika

KITCHENS & FINE CABINETRY LTD

8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669-7028
Fax. (905) 669-7933
email: designstudio@villikitchens.ca
www.villikitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-16 BLK 03
MODEL: AZALEA 1802 ELEVA

KITCHEN

November 19, 2019



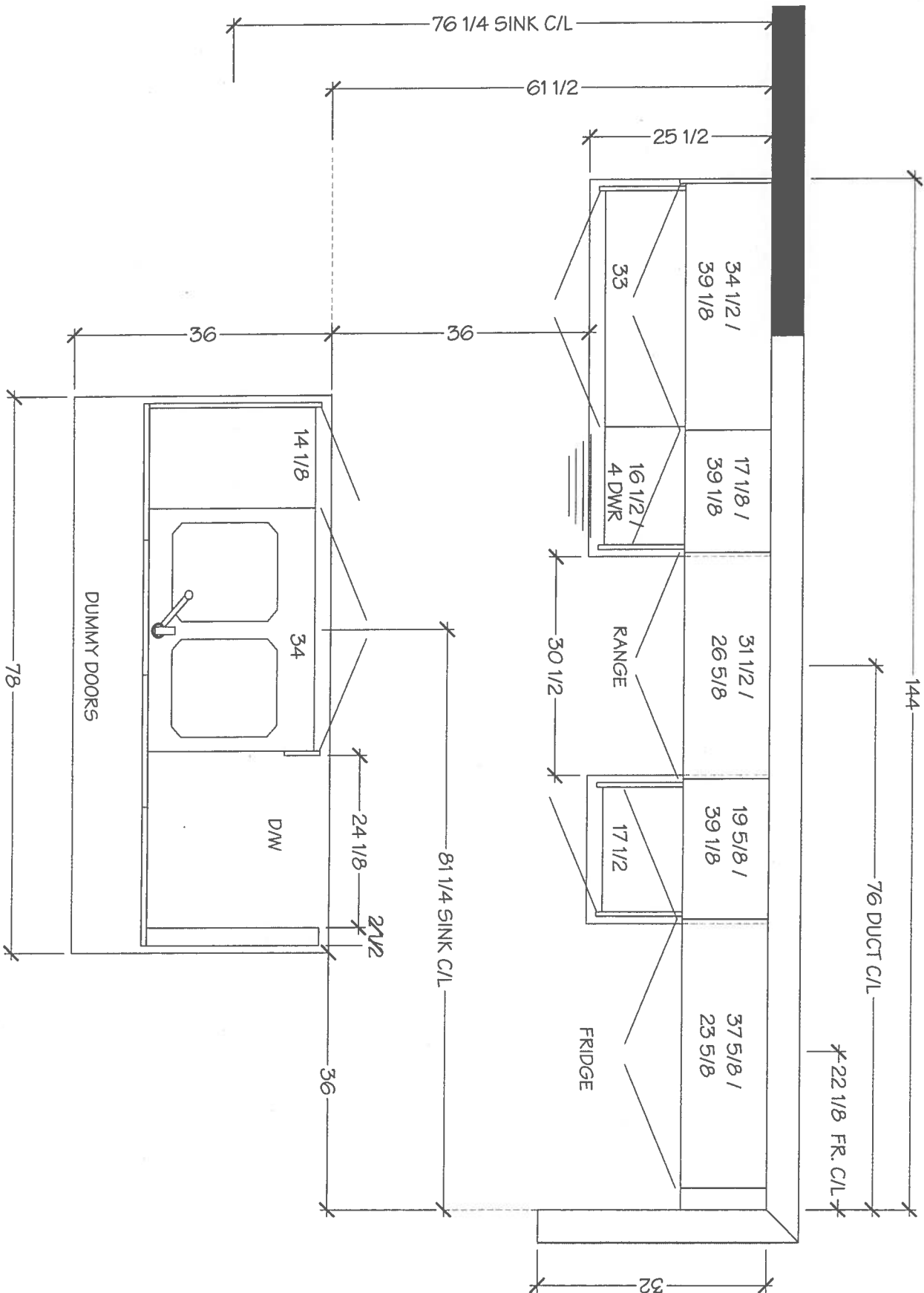
EXTRAS:
1. 36" FRIDGE

DRAWN BY: DDI

DATE: NOV 18/2019

REVISION:

PAGE: 1 OF 5



Lot 16 / BIK'S Forestside



KITCHENS & FINE CABINETRY LTD

8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 889-7028
Fax. (905) 889-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-16 BLK 03
MODEL: AZALEA 1802 ELEVA

KITCHEN

November 19, 2019



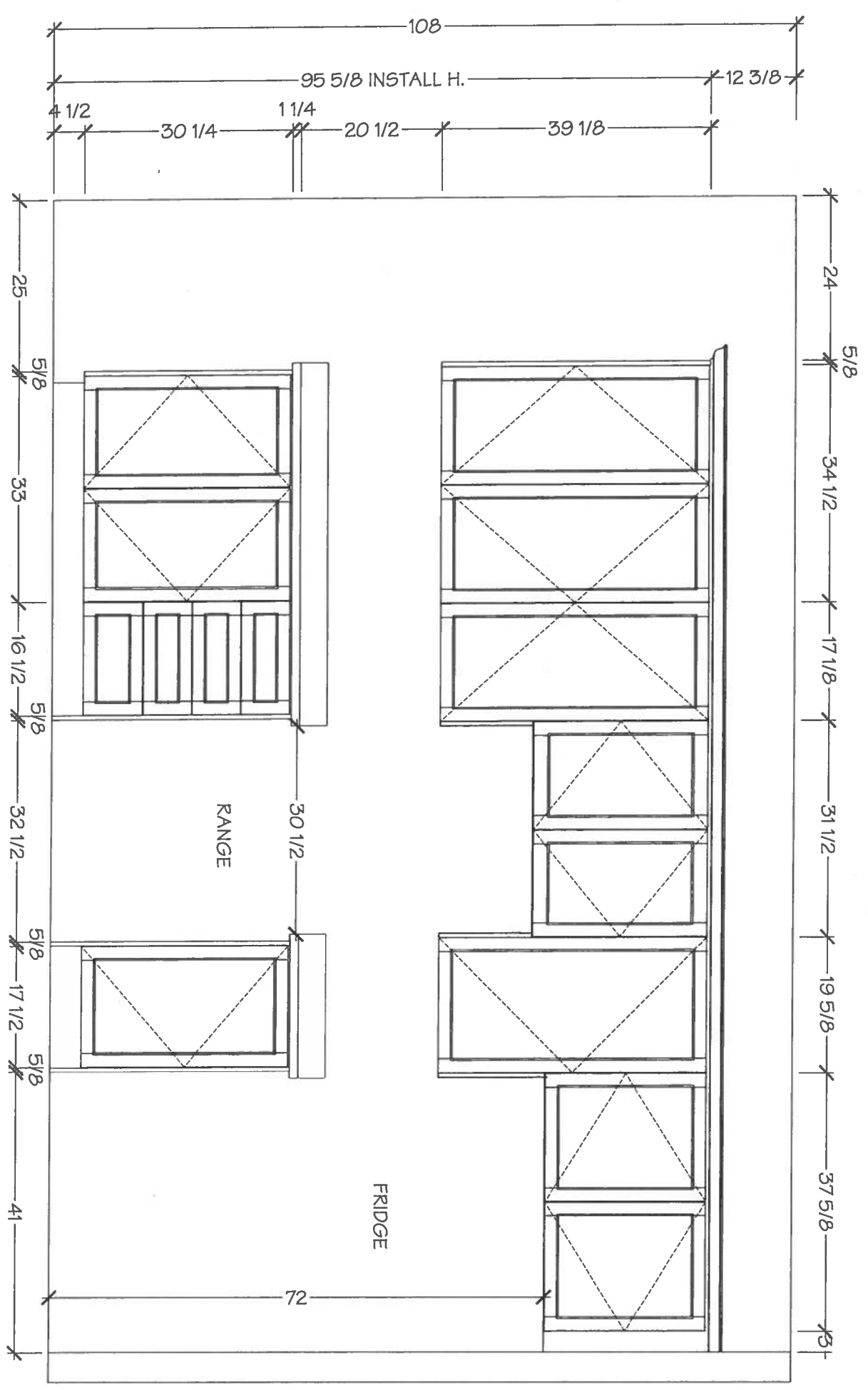
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LOT 10 / DIK'S FORESTSIDE

Villa

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www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-16 BLK 03
MODEL: AZALEA 1802 ELEVA

ISLAND

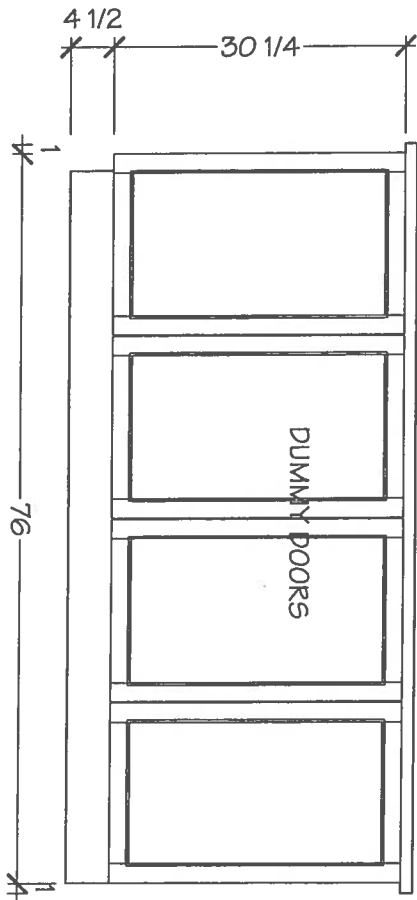
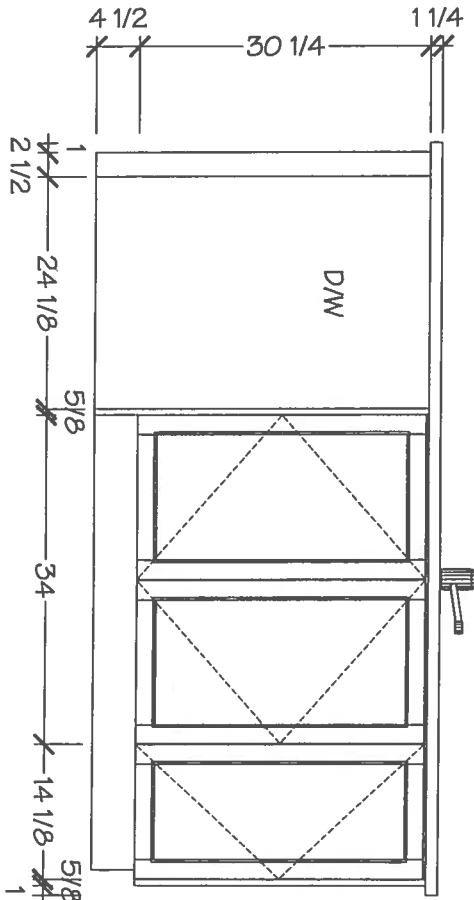
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EXTRAS:
1. 36" FRIDGE

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DATE: NOV 18/2019
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PAGE: 3 OF 5



Lot 16 / Blk 3 Forestside

Villika

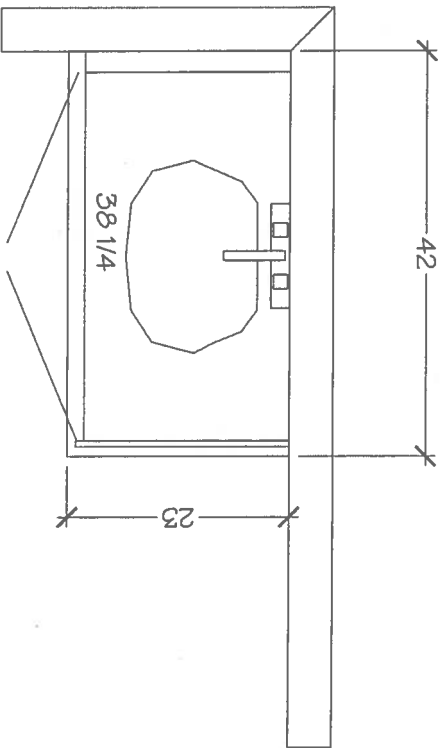
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Concord, Ontario L4K 4L7
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email: designstudio@villakitchens.ca
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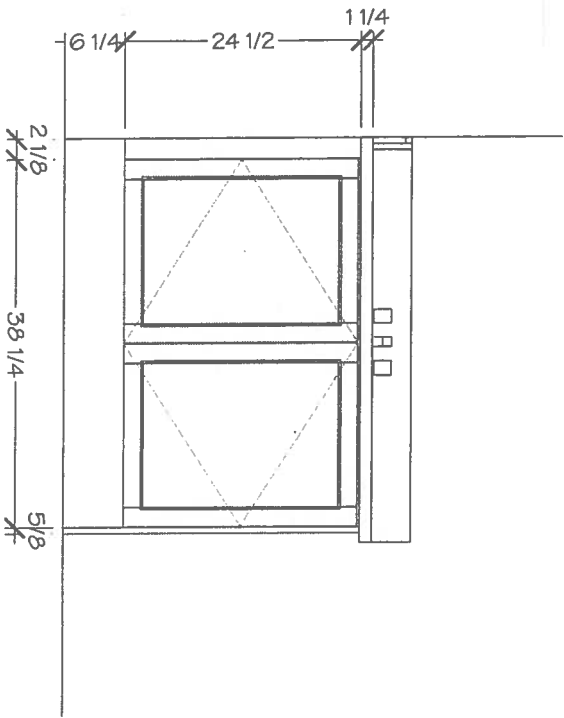
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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-16 BLK 03
MODEL: AZALEA 1802 ELEVA

MASTER

November 19, 2019



MASTER ENSUITE



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DATE: NOV 18/2019

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PAGE: 4 OF 5



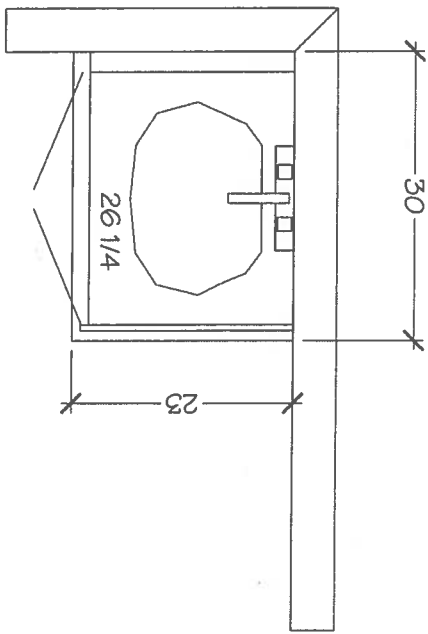
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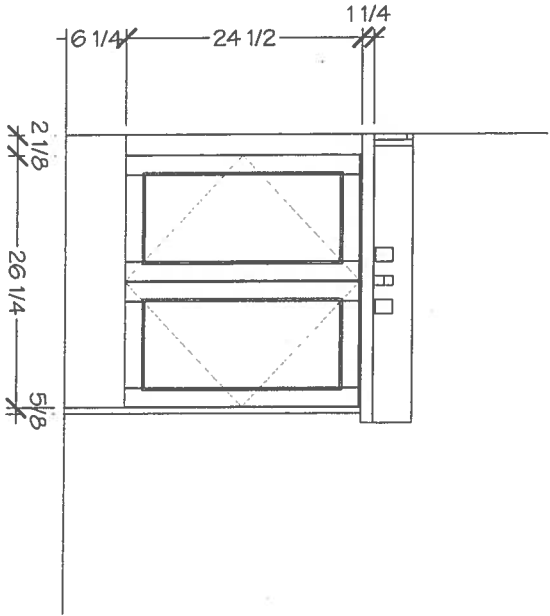
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(0)-16 BLK 03
MODEL: AZALEA 1802 ELEVA

MAIN

November 19, 2019



MAIN BATH



DRAWN BY: DIDI

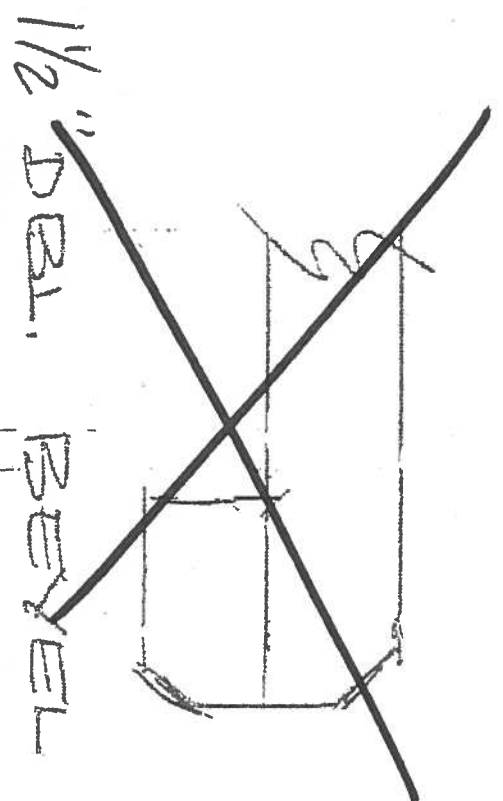
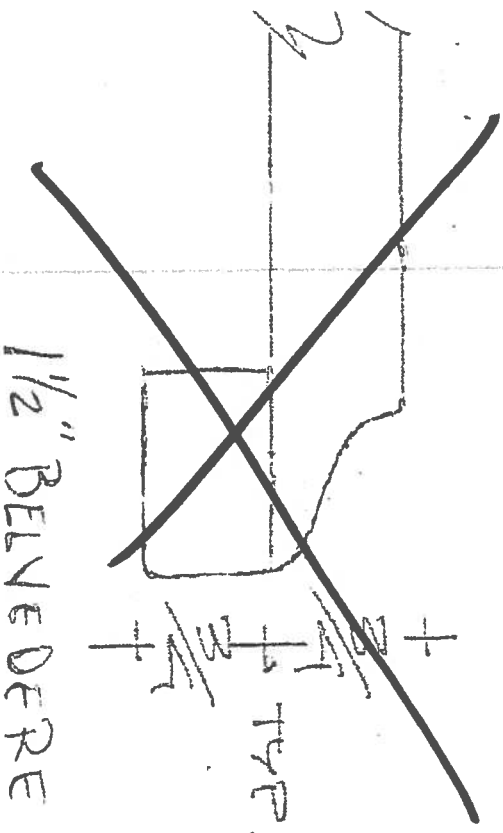
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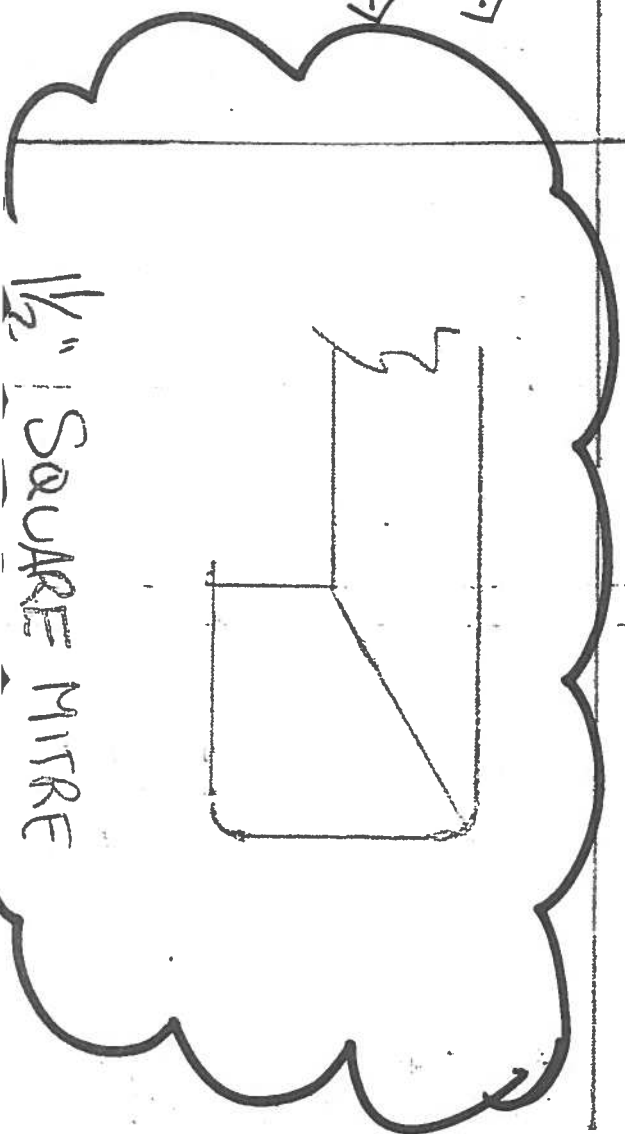
Lot 16 / BIK 3 Forestside

November 14, 2019

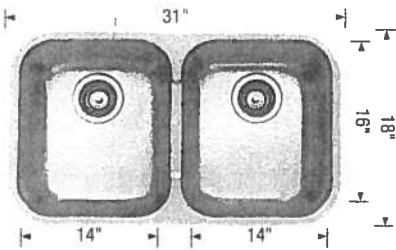


ARISTON
 MARBLE & GRANITE LTD.
 119 WINCES RD.
 WOODBRIDGE, ONTARIO L4L 6C2

* Kitchen —→
 * Master Ensuite —→



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
No.

401234

Installed
Price**

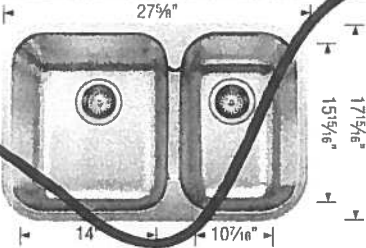
Optional accessories

406406 Grid
517666 CapFlow™

Installed
Price**

Kitchen

HORIZON™ U 1.5



Sink Specification

Undermount
Minimum Cabinet Size*
30" (762 mm)
Bowl Depth
8" (205 mm)
Cubed Weight
61 lb. (28 kg)

Note: 18 gauge stainless steel

Model
No.

402148

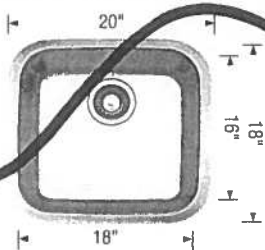
Installed
Price**

Optional accessories

406409 Grid (LB)
406407 Grid (SB)
517666 CapFlow™

Installed
Price**

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
No.

401251

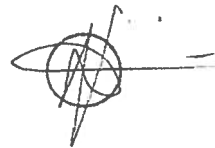
Installed
Price**

Optional accessories

517666 CapFlow™

Installed
Price**

November 14, 2019



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

SINK | UNDERMOUNT



CALVIN

ITEM DETAILS

OUTER DIMENSIONS 19¼" W x 16⅞" D x 7⅝" H

INNER DIMENSIONS 17" W x 13¾" D x 5¾" H

MATERIAL Vitreous china

COLOUR Soft white

Oval undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included

* Master Ensuite
(x1 Sink)

19¼" SINK
4220CFY

CERTIFICATIONS

IAPMO cUPC

ASME A112.19.2 / CSA B45.1



Lot 16 / BIK3 Forestside

November 14, 2019.

ISSUED MAY

Lot 16 / BIK3 Forestside

STANDARD SHOWER



→ Add Toe Tester
Master Ensuite Shower