

SITE WINDOW COPY ADDITION



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

PURCHASER: LINO GIULIANI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price	
3 Block 1	6	CHESTNUT-ELEV A			
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:
LINO GIULIANI

CONSULTANT:
Melissa Di Marino

DATE
04-Feb-20

VENDOR:

PER: Forestside Estates Inc.



PURCHASER: LINO GIULIANI				TEL:	
CONSTRUCTION SUMMARY					
Forestsides Estates Inc.					
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE		
3 Block 1	6	CHESTNUT-ELEV A	15-Oct-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.

PURCHASER: LINO GIULIANI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3 Block 1	6	CHESTNUT-ELEV A	15-Oct-19

Date Added: 03-Dec-19 Invoice Number: 7367

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch) Note:
1 - GROUND FLOOR / MAIN FLOOR / UPPER LEVEL - Install Upgrade Baseboard and Trim - UPGRADE PACKAGE #1 (3" Backband and 5 1/4" Baseboard) - To be installed throughout house, where applicable (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.
1 - STAIRCASE - Install Upgrade Railing Package - UPGRADE PACKAGE #3 - To be installed throughout staircase, where applicable (x2 Flights) (See Sketch) To Include: HANDRAIL- Modern Rec. PICKETS-Steel- ModernSq./Alt.Plain-Black POST-Modern Rec. 3 1/2" Note:
573 - UPPER LEVEL FLOORING - Install Laminate Flooring - 7 1/2" TORLEYS FOREST OKANOGAN 9742P - 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
150 - GROUND FLOOR FLOORING - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout ground floor areas, where applicable. To Include; Foyer, Powder Room #1 and Laundry Room (To be Installed Straight) (See Sketch) Note: Includes Larger Size
225 - MAIN FLOOR FLOORING - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main floor areas, where applicable. To Include; Kitchen/Breakfast Area, and Powder Room #2 (To be Installed Straight) (See Sketch) Note: Includes Larger Size
52 - MASTER ENSUITE FLOOR - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout master ensuite floor, where applicable. (To be Installed Straight) (See Sketch) Note: Includes Larger Size
42 - MAIN BATH FLOOR - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main bath floor, where applicable. (To be Installed Straight) (See Sketch) Note: Includes Larger Size
1 - KITCHEN - COUNTERTOP - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE COTTON KNIT with 1 1/2" DOUBLE BEVEL EDGE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (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 U2 Undermount Sink - Model # 401234 (See Sketch) Note:



WINDOW
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: LINO GIULIANI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3 Block 1	6	CHESTNUT-ELEV A	15-Oct-19

Date Added: 03-Dec-19 Invoice Number: 7367

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:
35 - KITCHEN - KITCHEN BACKSPLASH - UPGRADE #1 - 12x12 TWILIGHT OYSTER GLASS MOSAICS - To be installed throughout kitchen, where applicable. (does not include behind the fridge or stove) (See Sketch) Note:
1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout house, where applicable. (See Sketch) Note:
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 - KITCHEN - Delete Builders Standard White Exhaust Fan above the stove. Install UPGRADE STAINLESS STEEL EXHAUST FAN above stove at kitchen (See Sketch) Note:
1 - MASTER ENSUITE- COUNTERTOP - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE COTTON KNIT with 1 1/2" DOUBLE BEVEL EDGE - To be installed throughout master ensuite vanity where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MAIN BATH - COUNTERTOP - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE COTTON KNIT with 1 1/2" DOUBLE BEVEL EDGE - To be installed throughout main bath vanity where applicable (Includes 3" Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; MASTER ENSUITE / MAIN BATH - 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 - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model # 4210-CHY - WHITE (x1 Sink) (See Sketch) Note: **To be Installed with Builders Standard Vanity Faucet**
1 - MAIN BATH - VANITY - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model # 4210-CHY - WHITE (x1 Sink) (See Sketch) Note: **To be Installed with Builders Standard Vanity Faucet**
1 - CLARIFICATION; POWDER ROOM #1 & POWDER ROOM #2- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include; Powder Room #1 and Powder Room #2 (See Sketch) Note:
1 - PURCHASER TO RECEIVE A FURTHER DISCOUNT OF; \$1,000.00 (Before Taxes) - Approved as per Steve C. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (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 3, 2019 Note:



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LINO GIULIANI	Melissa Di Marino	CHESTNUT-ELEV A	/	Forestside Estates Inc.	15/10/2019	3 Block 1

Page 1 of 3

	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	8x10 CARRARA MATTE (STD) NONE	WHITE
Main Bathroom	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	8x10 CARRARA MATTE (STD) NONE	WHITE
Powder Room #1	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A N/A	WHITE
Powder Room #2	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A N/A	WHITE
Kitchen/Breakfast	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	12x12 Twilight Oyster Glass Mosaics(Upg) NONE	UPG
Laundry	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A N/A	STD
Foyer	✓ 20x20 PULPIS GRIS (STRAIGHT) (UPG)		
Main Hall	✓ 7 1/2" Torleys Forest - Okanogan 9742P (STD)		
Home Office	✓ 7 1/2" Torleys Forest - Okanogan 9742P (STD)		
Family Room	✓ 7 1/2" Torleys Forest - Okanogan 9742P (STD)		
Living Room	✓ 7 1/2" Torleys Forest - Okanogan 9742P (STD)		
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)		
Rear Yard Access	✓ STANDARD		

Railings and Stairs		Cornice Moulding / Medallion	
Railings	✓ UPG - Modern Rec. Vintage RedOak Cobalt	Landing - Upper	7 1/2" Okanogan 9742P (STD) (x2)
Pickets	✓ UPG - Steel - ModernSq./Alt.Plain - Black	Landing - Lower	7 1/2" Okanogan 9742P (STD)
Posts	✓ UPG-ModernSq.3 1/2" Vint.RedOakCobalt	Ledge - Upper	N/A
Stringers	✓ UPG - VINTAGE RED OAK COBALT	Ledge - Lower	N/A
Treads	✓ UPG - VINTAGE RED OAK COBALT		
Risers	✓ UPG - VINTAGE RED OAK COBALT		
Runner	NO		

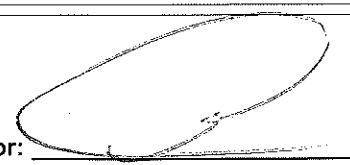
Trim	
Baseboard & Casing	✓ UPG - 3" Backbend / 5 1/4" Baseboard
Front Door Glass	✓ STANDARD
Interior Doors	✓ STANDARD - CARRARA
Knobs	STANDARD
Hinges	STANDARD
Grip Set	STANDARD

Notes
✓ KITCHEN - KITCHEN SINK - Install Upgrade Undermount Sink - BLANCO HORIZON U2 Undermount Sink - Model # 401234
✓ KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome

Page 1 of 3

Consultant: 
Melissa Di Marino

Purchaser: 
LINO GIULIANI

Vendor: 
Forestside Estates Inc.
Printed Dec 03, 2019 10:09 am



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LINO GIULIANI	Melissa Di Marino	CHESTNUT-ELEV A	/	Forestside Estates Inc.	15/10/2019	3 Block 1

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Master Ensuite	COOL WHITE	EURO - MELAMINE - LICORICE WF-392 (STD)	✓ Quorastone Cotton Knit (UPG)	✓ 1 1/2" DOUBLE BEVEL (STD)	65017-195
Main Bathroom	COOL WHITE	EURO - MELAMINE - LICORICE WF-392 (STD)	✓ Quorastone Cotton Knit (UPG)	✓ 1 1/2" DOUBLE BEVEL (STD)	65017-195
Powder Room #1	COOL WHITE	N/A	N/A	N/A	N/A
Powder Room #2	COOL WHITE	N/A	N/A	N/A	N/A
Kitchen/Breakfast	COOL WHITE	EURO - MELAMINE - ARCTIC WF-394 (STD)	✓ Quorastone Cotton Knit (UPG)	✓ 1 1/2" DOUBLE BEVEL (STD)	65017-195
Laundry	COOL WHITE	N/A	N/A	N/A	N/A
Foyer	COOL WHITE				
Main Hall	COOL WHITE				
Home Office	COOL WHITE				
Family Room	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				
Rear Yard Access	COOL WHITE				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan ☒ SEE NOTES 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 UPGRADE STAINLESS STEEL EXHAUST FAN

Lot 3 / BIKI Forestside

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-FS(6)-03
MODEL: CHESTNUT 1803 ELEV. A

KITCHEN

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: ARCTIC WF-394
DOOR MATERIAL: MELAMINE

EXTRAS:

ENLARGED FRIDGE OPENING TO
ACCOMMODATE 36" FRIDGE.

December 9, 2019

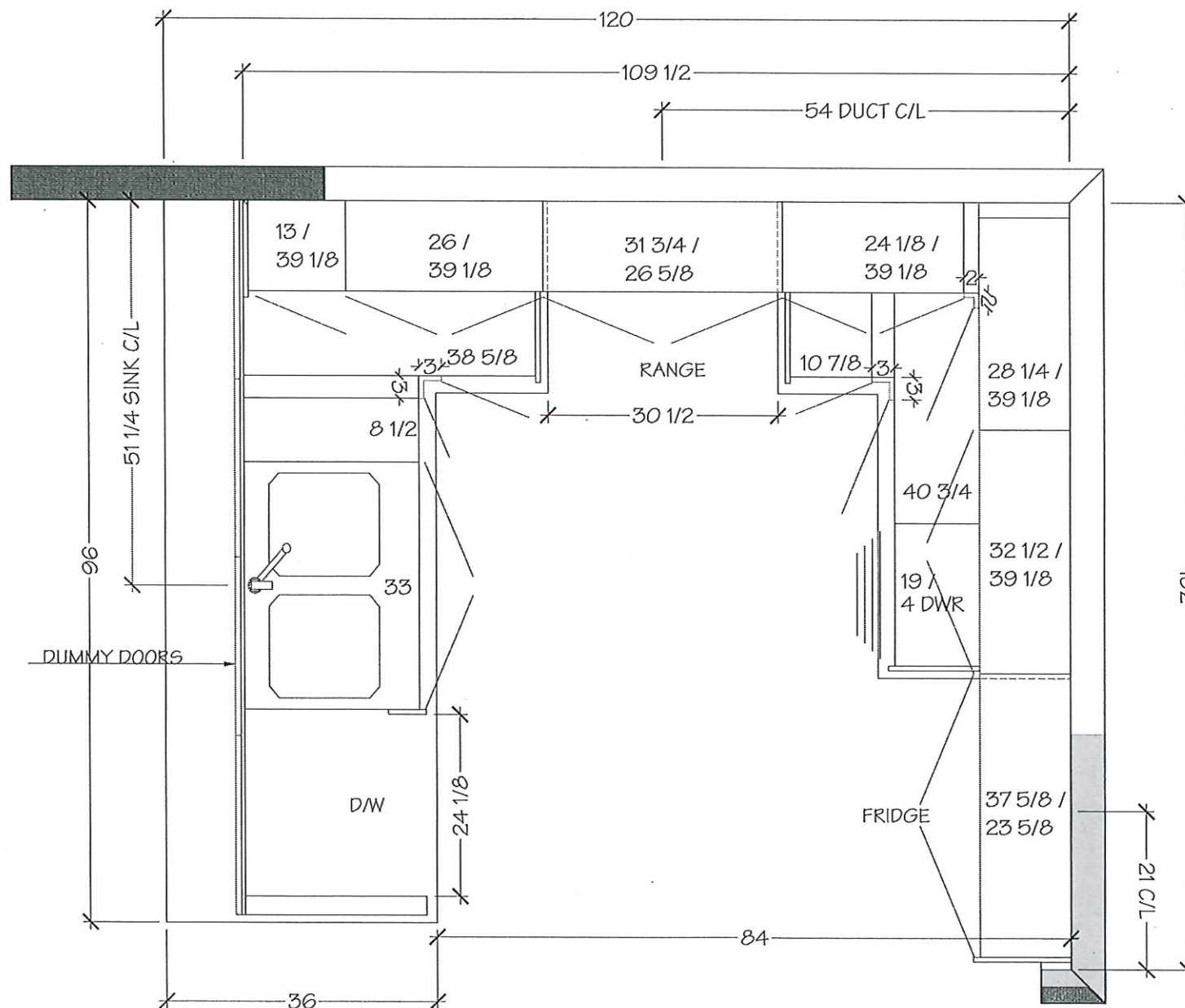


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DATE: 4 DEC, 19

REVISION:

PAGE: 1 OF 6



Lot 3 / Blk 1 Forestside

Villa

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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-03
MODEL: CHESTNUT 1803 ELEV. A

KITCHEN

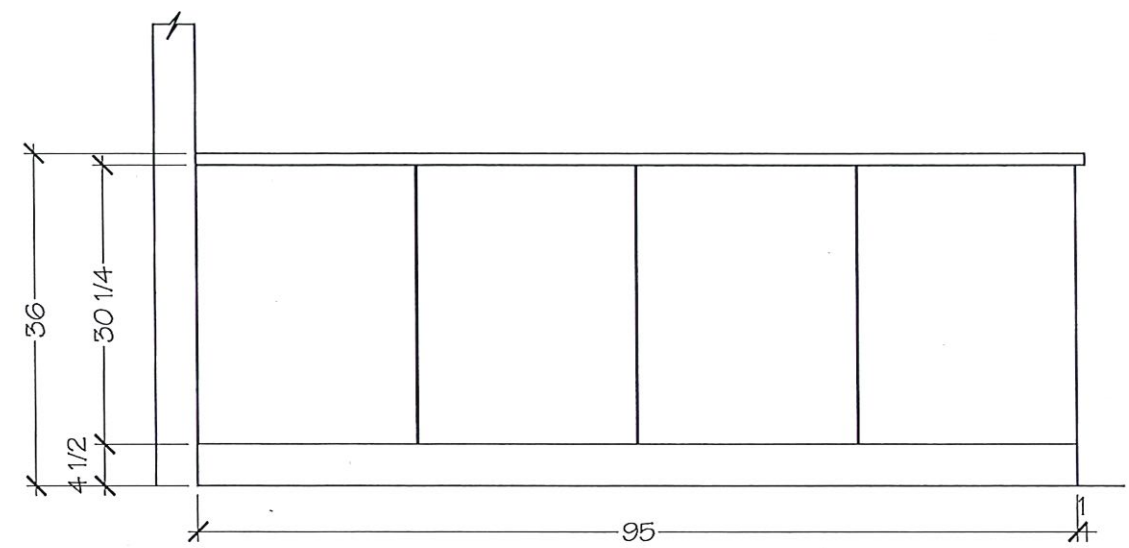
DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: ARCTIC WF-394
DOOR MATERIAL: MELAMINE

EXTRAS:
ENLARGED FRIDGE OPENING TO
ACCOMMODATE 36" FRIDGE.

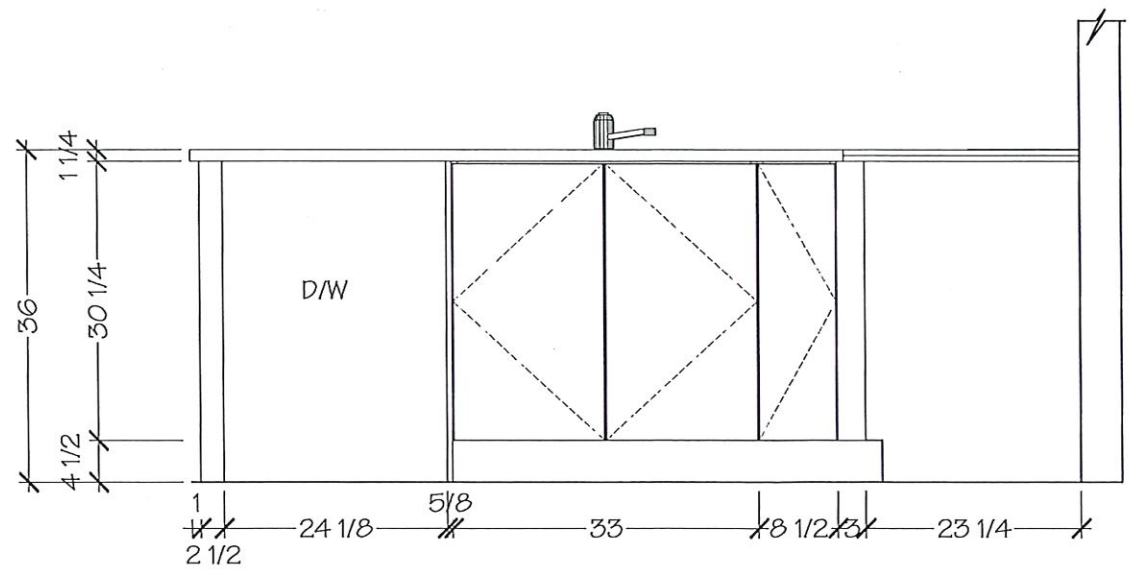
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BACK ELEVATION



FRONT ELEVATION

LOT 51 BIK1 Forestside

Villa

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CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-03

MODEL: CHESTNUT 1803 ELEV. A

KITCHEN

DOOR STYLE: EURO

DOOR PROFILE: N/A

FINISH COLOUR: ARCTIC WF-394

DOOR MATERIAL: MELAMINE

EXTRAS:

ENLARGED FRIDGE OPENING TO
ACCOMMODATE 36" FRIDGE.

December 9, 2019

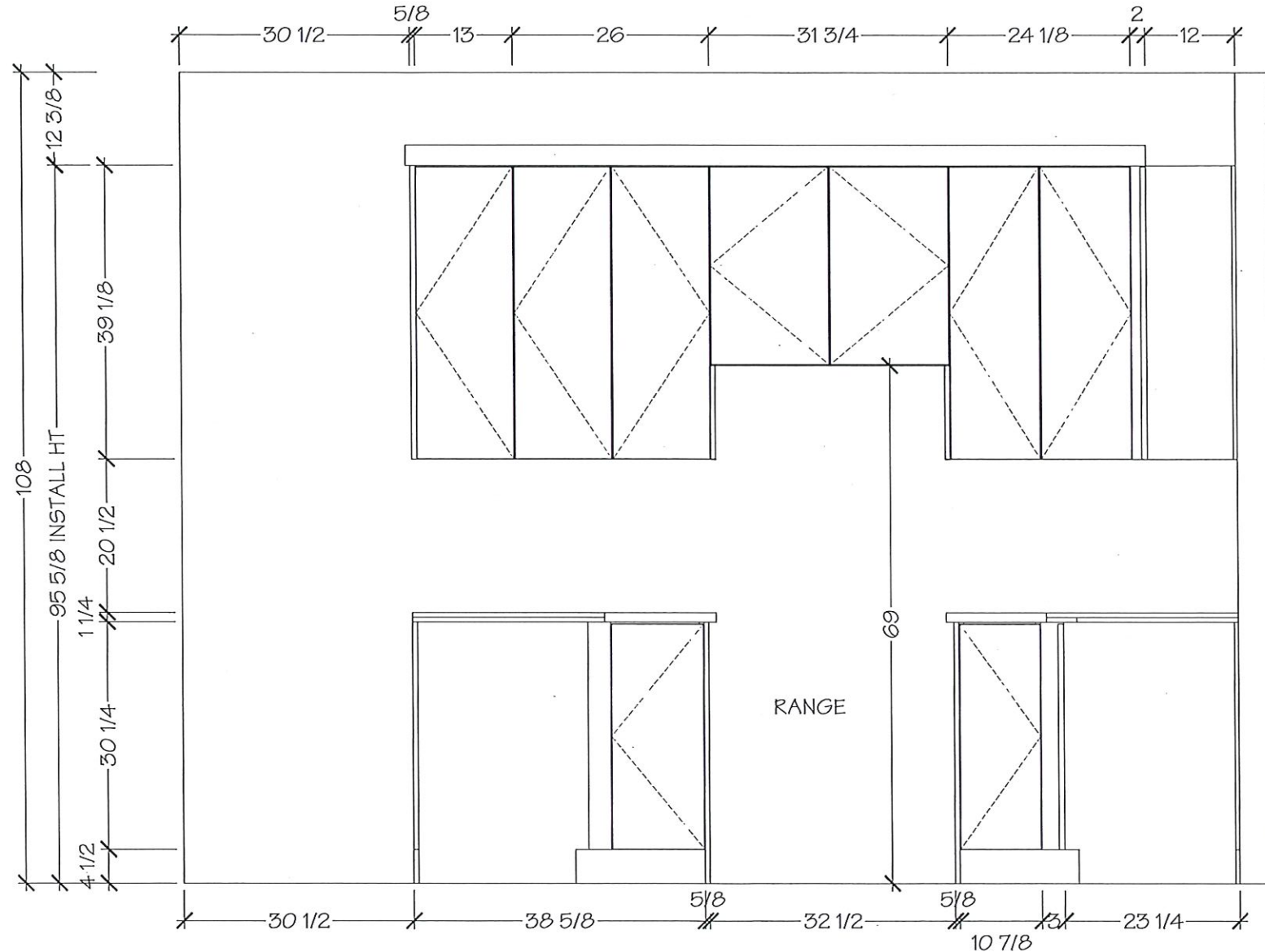


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PAGE: 3 OF 6



LOT 31 BIRK FORESTSIDE

Villa

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CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-03
MODEL: CHESTNUT 1803 ELEV. A

KITCHEN

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: ARCTIC WF-394
DOOR MATERIAL: MELAMINE

EXTRAS:

ENLARGED FRIDGE OPENING TO
ACCOMMODATE 36" FRIDGE.

December 9, 2019

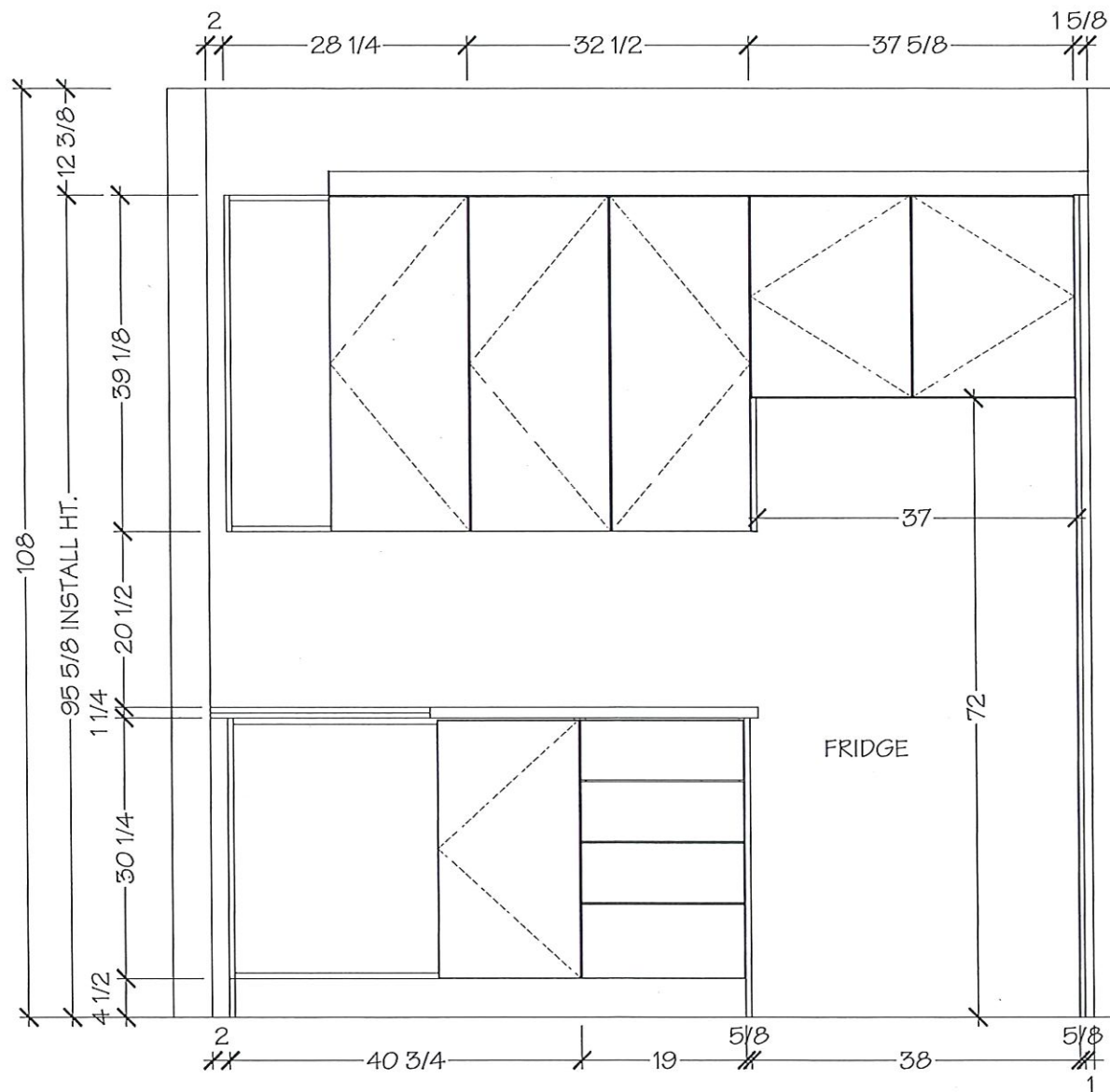


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DATE: 4 DEC, 19

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PAGE: 4 OF 6



Lot 51 BIKI Forestside

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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-03
MODEL: CHESTNUT 1803 ELEV. A

MASTER ENSUITE

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: LICORICE WF-392
DOOR MATERIAL: MELAMINE

December 9, 2019

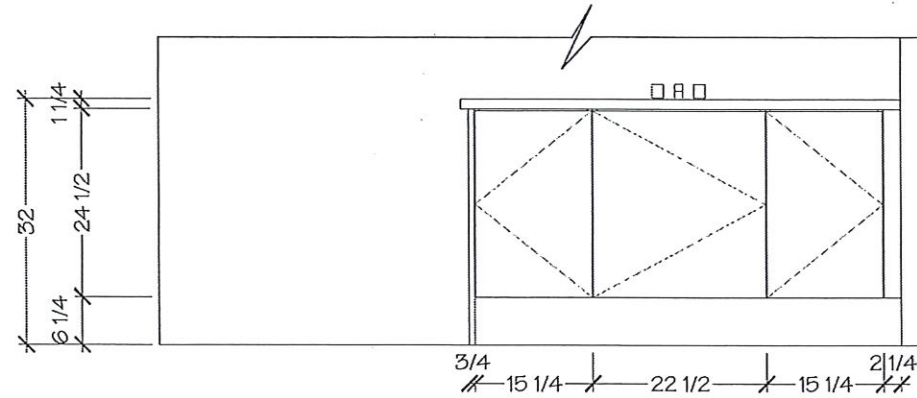


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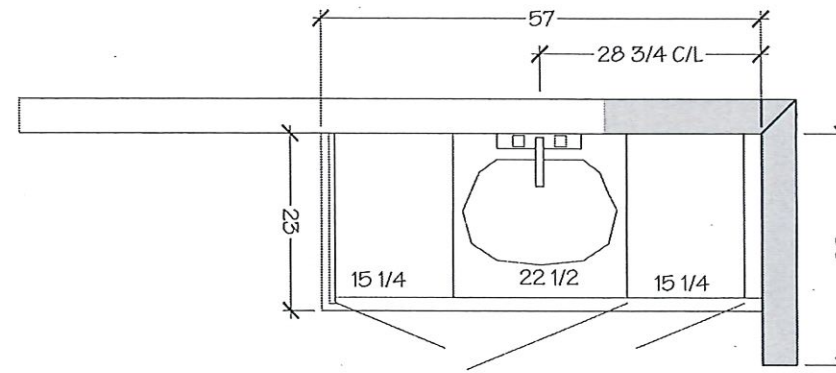
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FRONT ELEVATION



MASTER ENSUITE-PLAN

LOT 51 BIK 1 Forestside



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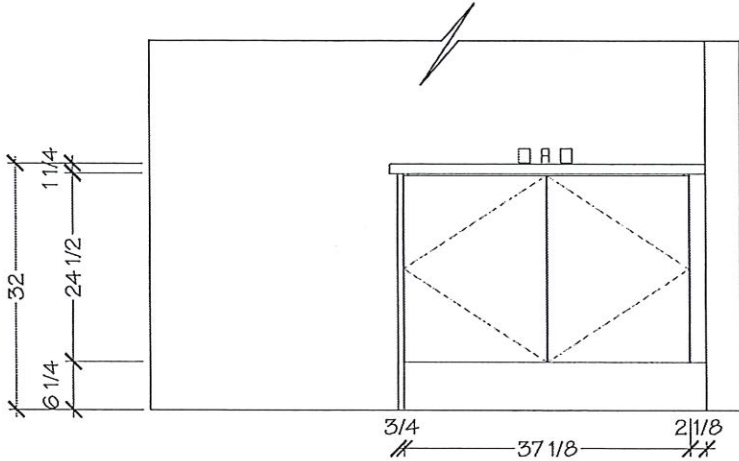
MAIN BATH

DOOR STYLE: EURO
DOOR PROFILE: N/A
FINISH COLOUR: LICORICE WF-392
DOOR MATERIAL: MELAMINE

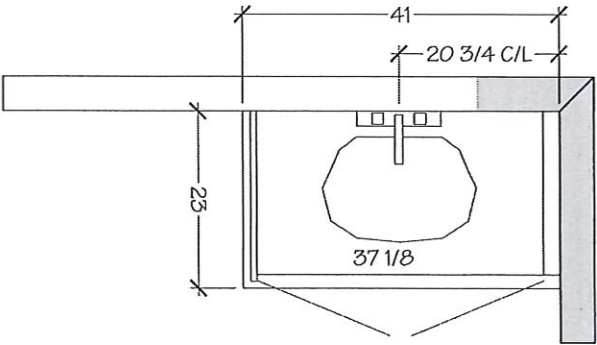
December 9, 2019



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FRONT ELEVATION

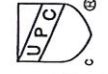


MAIN BATH-PLAN

SINK | UNDERMOUNT



*Builder Standard Single
for faucet *



Lot 3 / Blk 1 Forestside

CAMDEN

ITEM DETAILS

OUTER DIMENSIONS 16" W x 16" D x 7 1/2" H

INNER DIMENSIONS 14" W x 14" D x 5 1/2" H

MATERIAL: Vitreous china

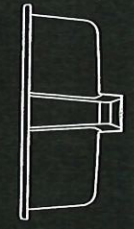
COLOR: Soft white

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

CERTIFICATIONS

| IAPMO cUPC

| ASME A112.19.2 / CSA B45.1



Main Bath (x1)
Master Ensuite (x1)

December 3, 2019



16" SINK
4210CHY

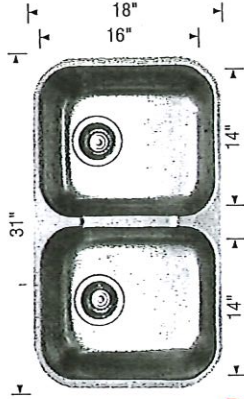
2019

ISSUED MAY 2019

HORIZON™
Undermount

Lot 3 / BIK1 Forestside

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

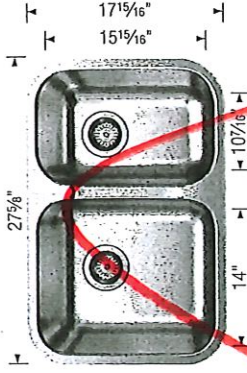
406406 Grid

517666 CapFlow™

Kitchen

Buildas Standard 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)

Note: 18 gauge stainless steel

Model No.

402148

Installed Price**

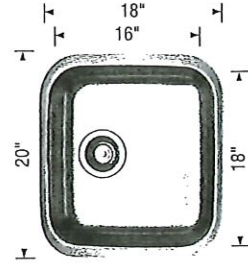
Optional accessories

406409 Grid (LB)

406407 Grid (SB)

517666 CapFlow™

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™

December 3, 2019



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

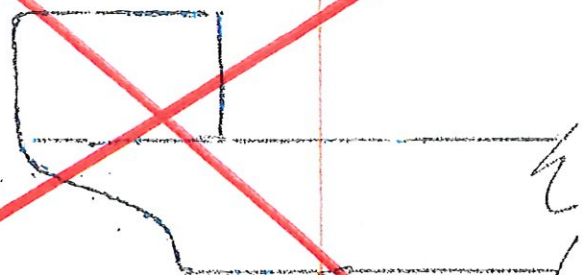
Lot 3 / Blk 1 Forestside

December 3, 2019

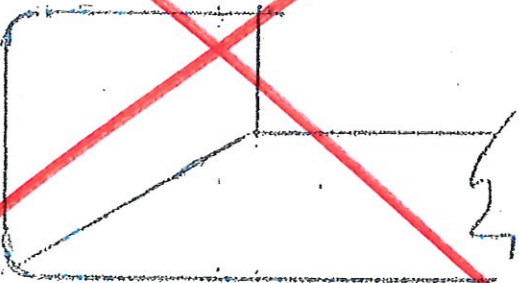


1 1/2" BELVEDERE

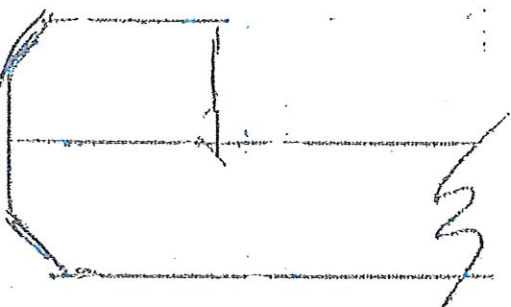
1 1/2" BELVEDERE



1 1/2" SQUARE MIRE



1 1/2" DBL. BEVEL



Kitchen
Main Bath
Master Ensuite

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