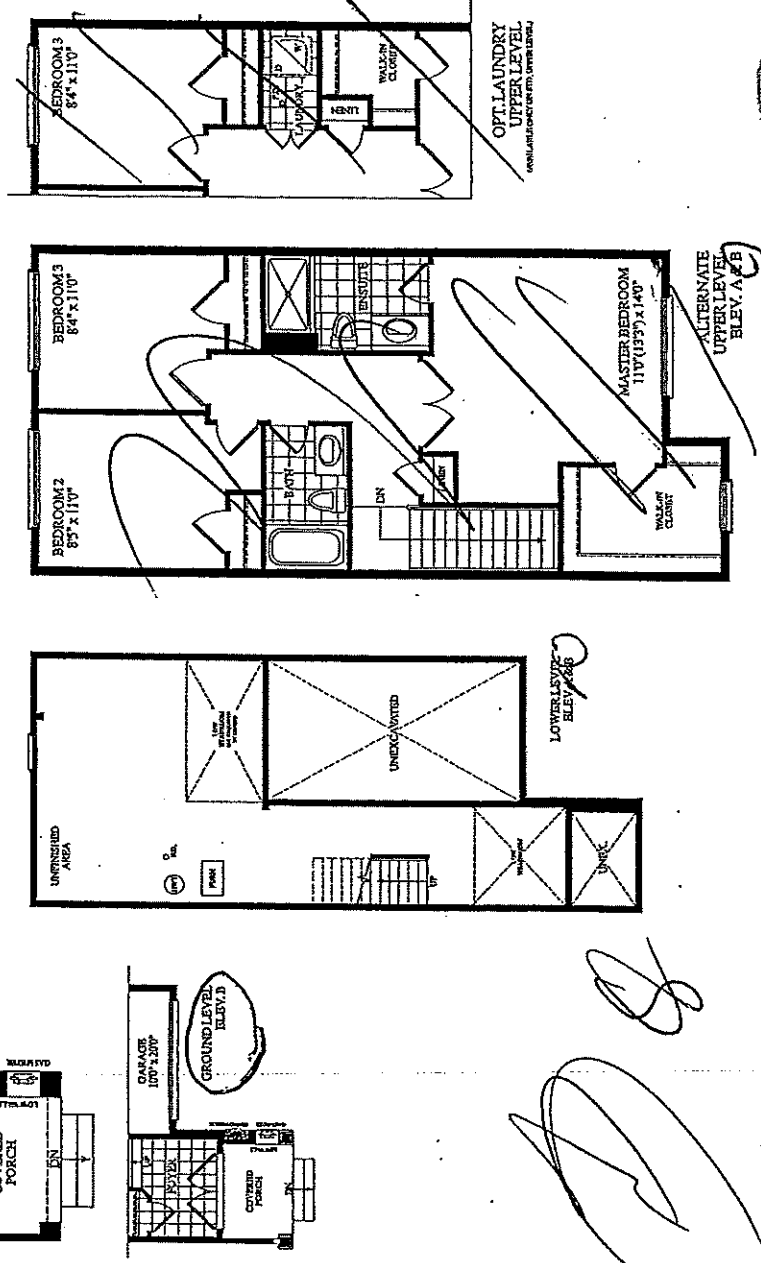
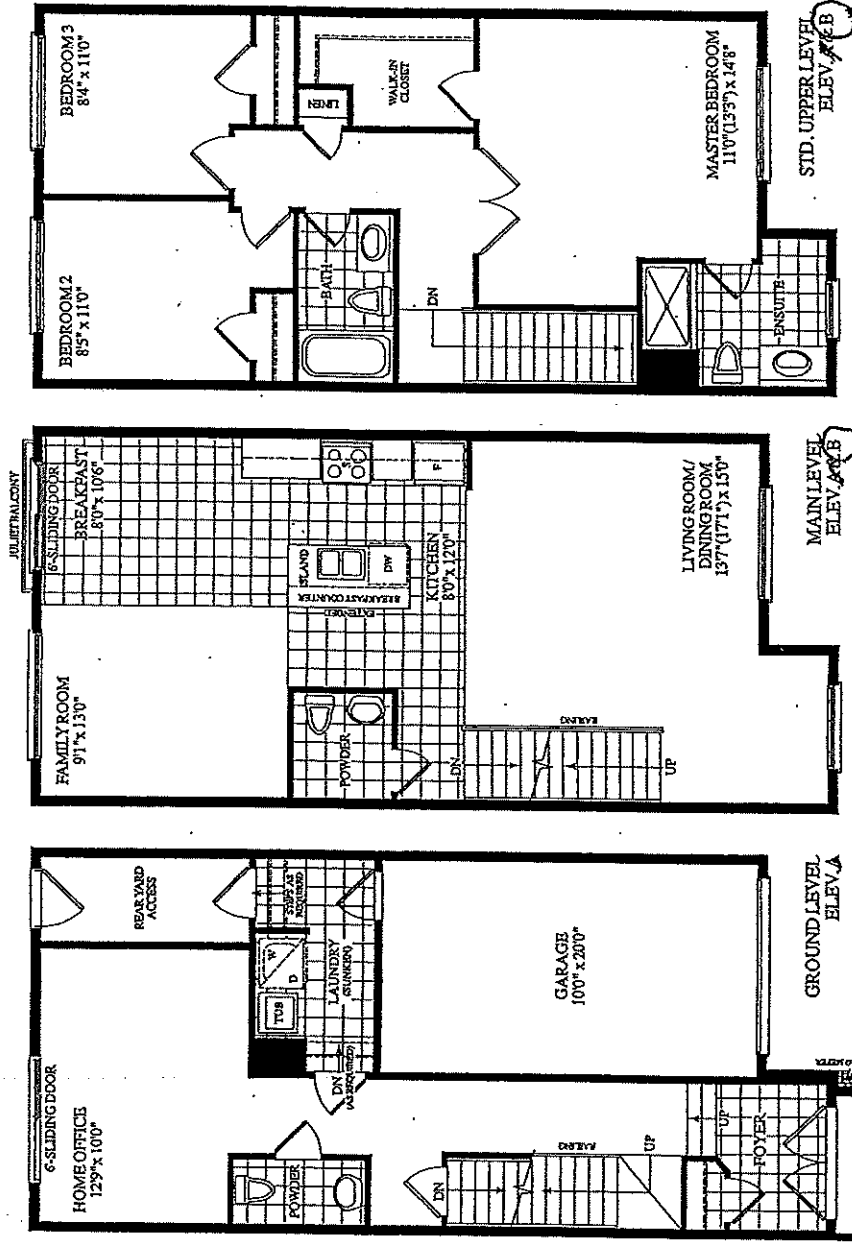


(18-02)

2035 SQ. FT.



ROYALTYNEHOMES.COM



18' TOWNHOMES

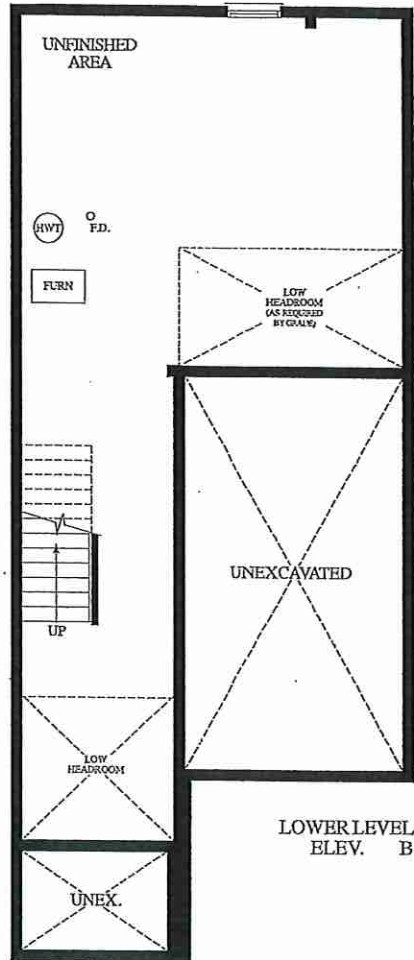
BLK. 7 LOT43 EL.B

AZALEA

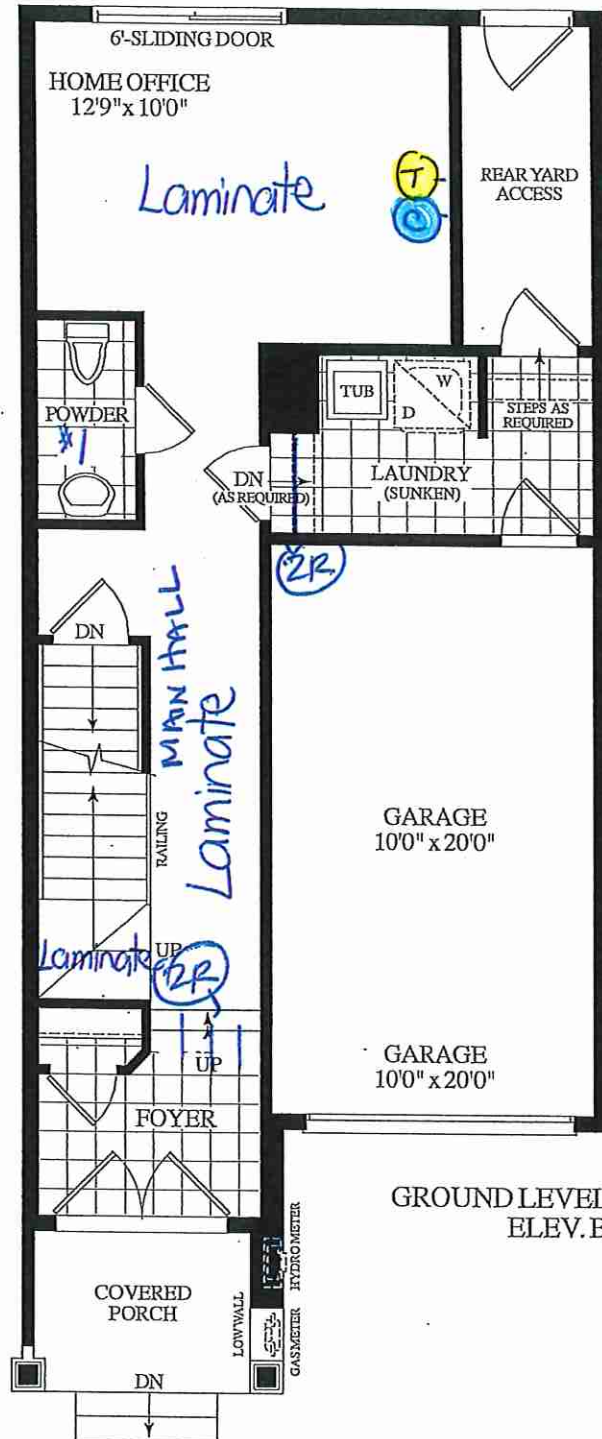
(18-02)

2035 SQ. FT.

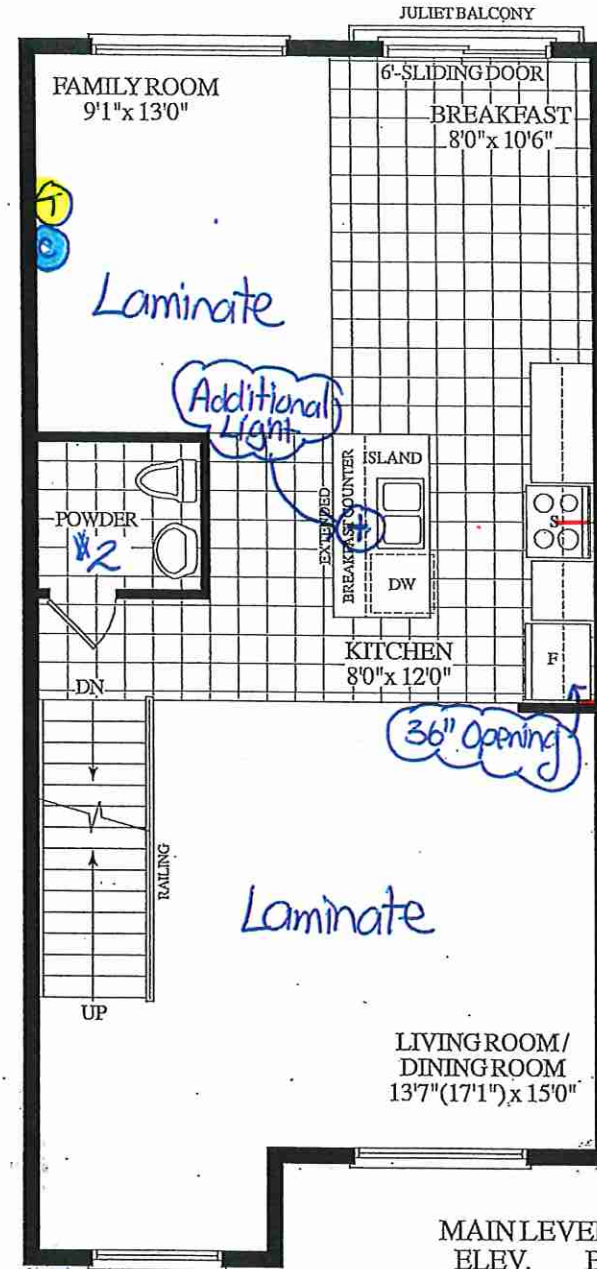
STANDARD FLOOR LEVELS



LOWER LEVEL
ELEV. B

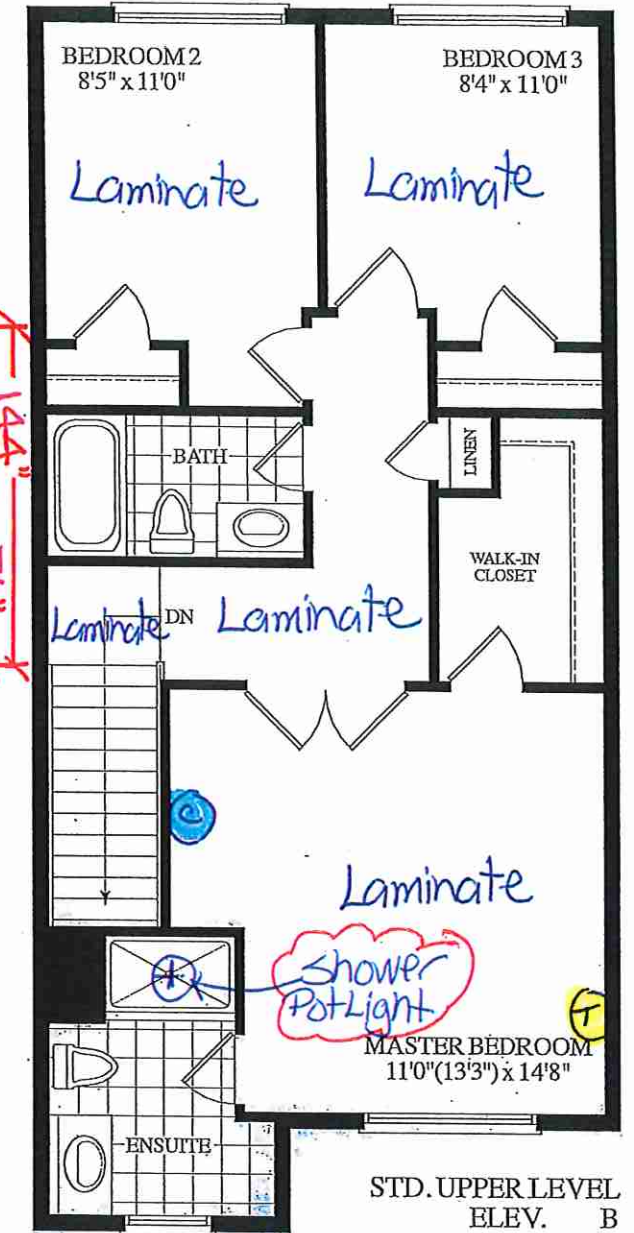


GROUND LEVEL
ELEV. B



MAIN LEVEL
ELEV. B

*Revised: January 21, 2020



STD. UPPER LEVEL
ELEV. B

© - cable (x3)
T - Telephone (x3)

November 21, 2019



RECEIVED
SEPT 6 '19

SITE WINDOW COPY

ADDITION



PURCHASER'S EXTRAS (PE)

The Manors Of Claireville - Forestside Estates Inc.

PURCHASER: FADORO CORPORATION

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
43 Block 7	6	AZALEA-ELEV B-std ground with std upper level		
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 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:

Amount Detail

PURCHASER:

FADORO CORPORATION

04-Feb-20

DATE

CONSULTANT:

Melissa Di Marino

VENDOR:

PER: Forestside Estates Inc.

☐ Decor

☐ Builder

☐ Purchaser



CONSTRUCTION SUMMARY

Forestsides Estates Inc.

PURCHASER: FADORO CORPORATION

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
43 Block 7	6	AZALEA-ELEV B-std ground with std upper level	30-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

Forestsides Estates Inc.

PURCHASER: FADORO CORPORATION

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
43 Block 7	6	AZALEA-ELEV B-std ground with std upper level	30-Oct-19

Date Added: 21-Nov-19 Invoice Number: 7356

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light, Install ONE (1) ADDITIONAL CEILING LIGHT with Sepeate Switch - To be installed centred above kitchen island (See Sketch) Note:
1 - GROUND FLOOR / MAIN FLOOR / UPPER LEVEL - Install Upgrade Baseboard and Trim - UPGRADE PACKAGE #1 (3" Backbend 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-Modern Sq./Alt.Plain-Black POST- Modern Sq. 3 1/2" Note:
531 - 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
146 - 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
1 - MAIN FLOOR FLOORING - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main floor areas, where applicable. To Include; Powder Room #2 and Kitchen/Breakfast Area (To be Installed Straight) (See Sketch) Note: Includes Larger Size
1 - KITCHEN - KITCHEN COUNTERTOP - Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE GRIS with 1 1/2" DOUBLE BEVEL - To be installed throughout kitchen, where applicable. (does not include stome 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 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

Forestsides Estates Inc.

PURCHASER: FADORO CORPORATION

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
43 Block 7	6	AZALEA-ELEV B-std ground with std upper level	30-Oct-19

Date Added: 21-Nov-19 Invoice Number: 7356

1 - KITCHEN - CABINETS - 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 - Install UPGRADE STAINLESS STEEL EXHAUST FAN in Lieu of Builders Standard White Exhaust Fan, above stove at kitchen (See Sketch) Note:
1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Bone Backsplash Tile in STRAIGHT/STACKED. 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:
50 - MASTER ENSUITE - 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
105 - MASTER ENSUITE - UPGRADE #3 - PORCELAIN TILES - 12x24 DREAM WHITE - To be installed throughout master ensuite shower walls, where applicable. (To be Installed Horizontally / Stacked) (See Sketch) Note: Includes Rectified
34 - MAIN BATH - 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 - MASTER ENSUITE- Install Upgrade Stone Countertop - UPGRADE #1 - QUORASTONE SNOW WHITE with 1 1/2" DOUBLE BEVEL 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 Undermount Sink - Model # 4220-CFY White (x1 Sink) (See Sketch) Note: **To be Installed with Builders Standard Vanity Faucet**
1 - CLARIFICATION: POWDER ROOM #1, POWDER ROOM #2, MASTER ENSUITE & MAIN BATH - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include; Powder Room #1, Powder Room #2, Master Ensuite & Main Bath (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 November 21, 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 \$500. PLUS A 10% HOLDBACK FEE. Note:



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
FADORO CORPORATION	Melissa Di Marino	AZALEA-ELEV B-std ground with std upper level	/	Forestside Estates Inc.	30/10/2019	43 Block 7

Page 2 of 3

Interior Paint		Cabinet			
	Description	Style	Countertop	Counter Edge	Handle / Knob
Master Ensuite	COOL WHITE	EURO - MELAMINE - LICORICE WF-392 (STD)	Quorastone Snow White (UPG)	1 1/2" DOUBLE BEVEL (STD)	541-140
Main Bathroom	COOL WHITE	EURO - MELAMINE - LICORICE WF-392 (STD)	7735-58 PORTICO MARBLE	STD	541-140
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 GRIS (UPG)	1 1/2" DOUBLE BEVEL (STD)	5017-195
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	SEE NOTES	Range	Std 31in Opening
Built-Ins	None	Microwave	None
Hood Fan	SEE NOTES	Exhaust Opening	6" 8"
Dishwasher Cabinet	Std 24in Opening		

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

Page 2 of 3

Decor Consultant: Melissa Di Marino

Purchaser: FADORO CORPORATION

Vendor: Forestside Estates Inc.
Printed Nov 21, 2019 2:39 pm

Lot: 43 Block 7 Project: Forestside Estates Inc. Model: AZALEA-ELEV B-std ground with std upper level

Lot 43 / BLK 7 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)-43-BLK-7

MODEL: AZALEA 1802 ELEV A/B & ALT THIRD FLOOR

KITCHEN

November 28, 2019

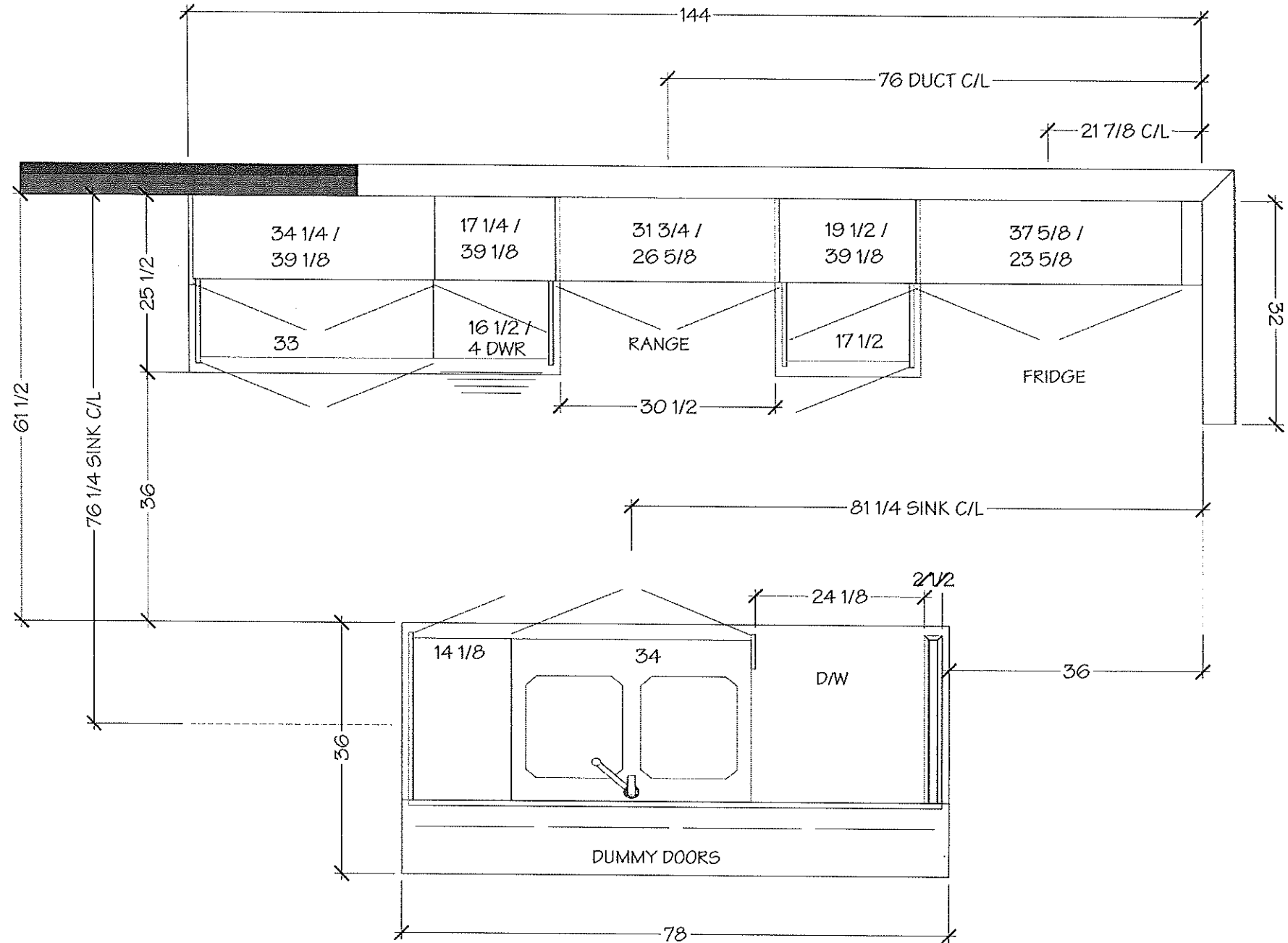
EXTRAS:
1. 36" FRIDGE

DRAWN BY: ASHLEY

DATE: NOVEMBER 28, 2019

REVISION:

PAGE: 1 OF 5



Lot 43 / BLK 7 Forestside

Villa

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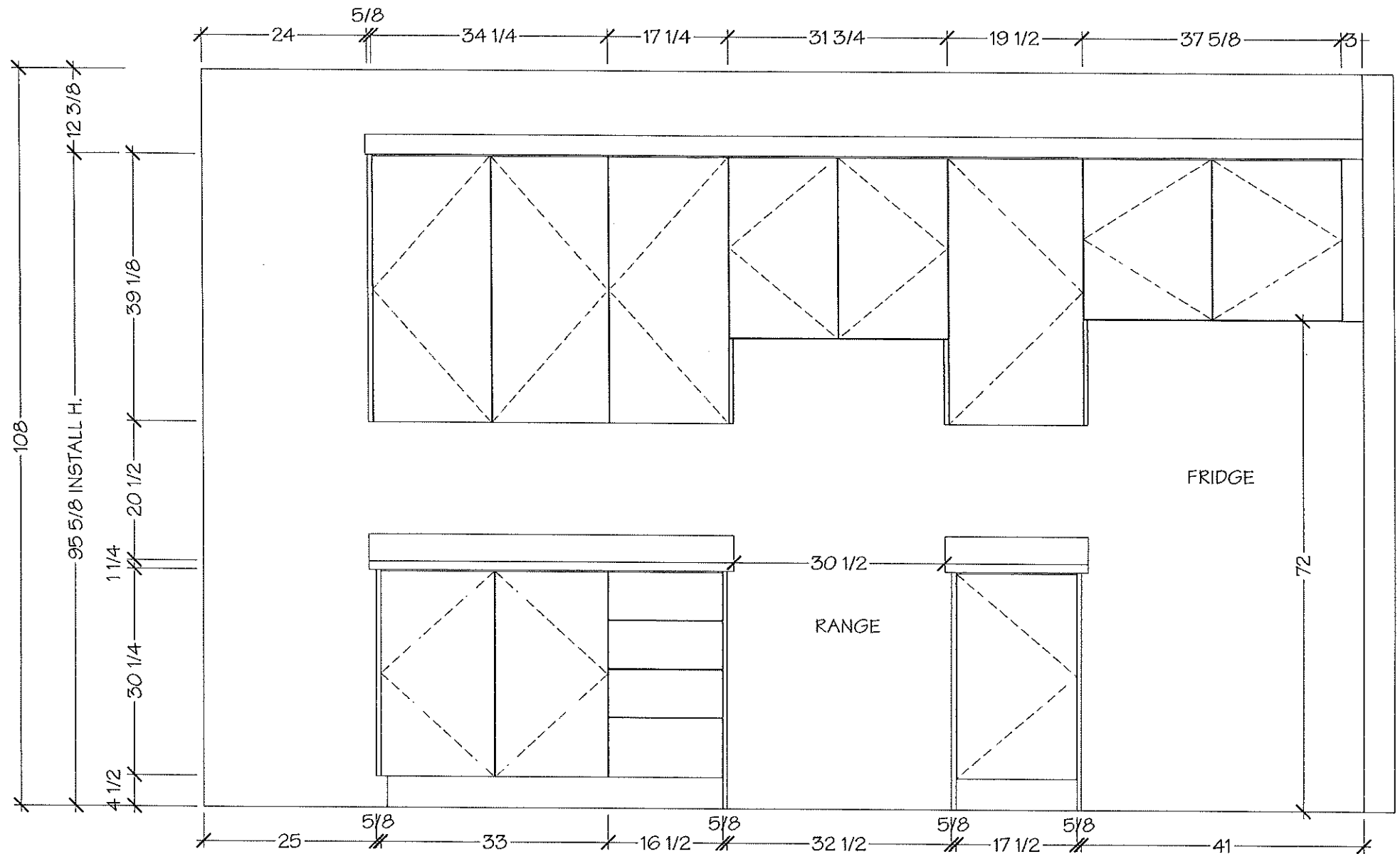
KITCHEN

November 28, 2019



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DRAWN BY: ASHLEY
DATE: NOVEMBER 28, 2019
REVISION:
PAGE: 2 OF 5



Lot 43/ Blk 7 Forestside

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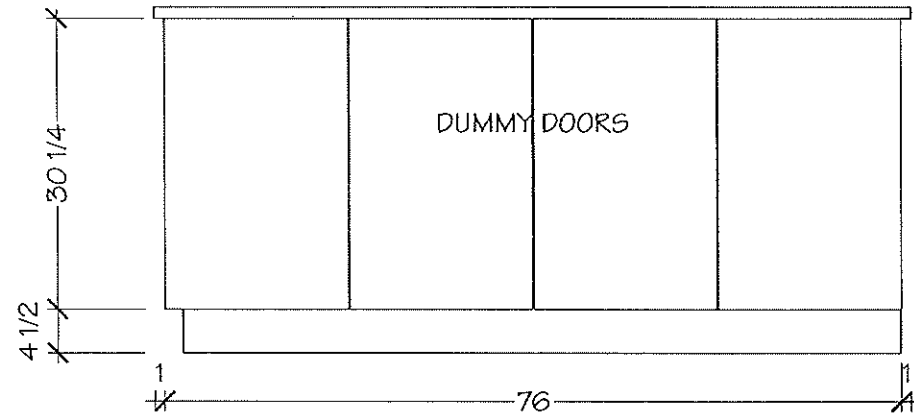
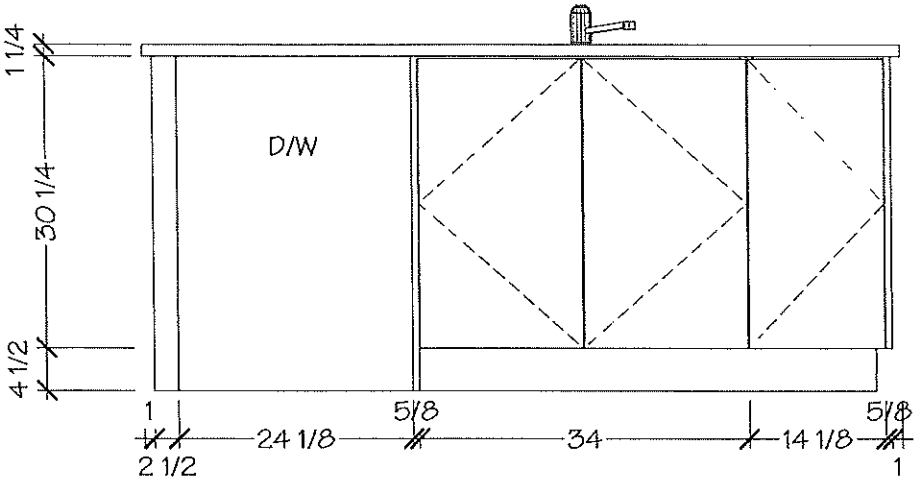
KITCHEN

November 28, 2019



EXTRAS:
1. 36" FRIDGE

DRAWN BY: ASHLEY
DATE: NOVEMBER 28, 2019
REVISION:
PAGE: 3 OF 5



Villa

Technical drawing of a rectangular box with a lid. The drawing shows the box from a top-down perspective. The lid is hinged on the left side. The dimensions are: width 42, height 23, and an internal width of $38 \frac{1}{4}$. The lid has a central octagonal cutout with a handle.

Technical drawing of a window frame. The drawing shows a rectangular frame with a central pane divided into four quadrants by a vertical and a horizontal muntin. The frame is shown in a perspective view. Dimensions are provided in feet and inches:

- Overall height: $24 \frac{1}{2}$
- Overall width: $38 \frac{1}{4}$
- Top frame thickness: $1 \frac{1}{4}$
- Bottom frame thickness: $6 \frac{1}{4}$
- Side frame thickness: $2 \frac{1}{8}$ (left) and $5 \frac{1}{8}$ (right)

Lot 43/ Blk 7 Forestside

Villa
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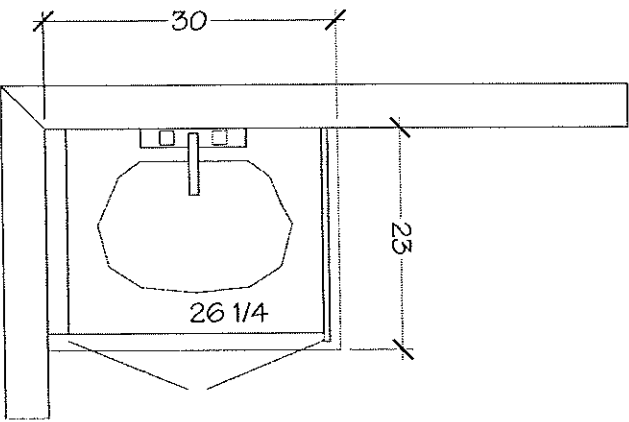
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-43-BLK-7
MODEL: AZALEA 1802 ELEV A/B & ALT THIRD FLOOR

MAIN

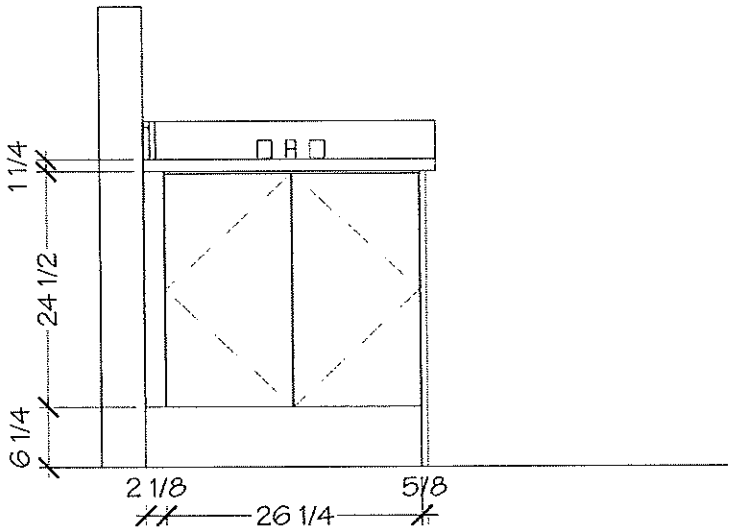
November 28, 2019



DRAWN BY: ASHLEY
DATE: NOVEMBER 28, 2019
REVISION:
PAGE: 5 OF 5



MAIN BATH

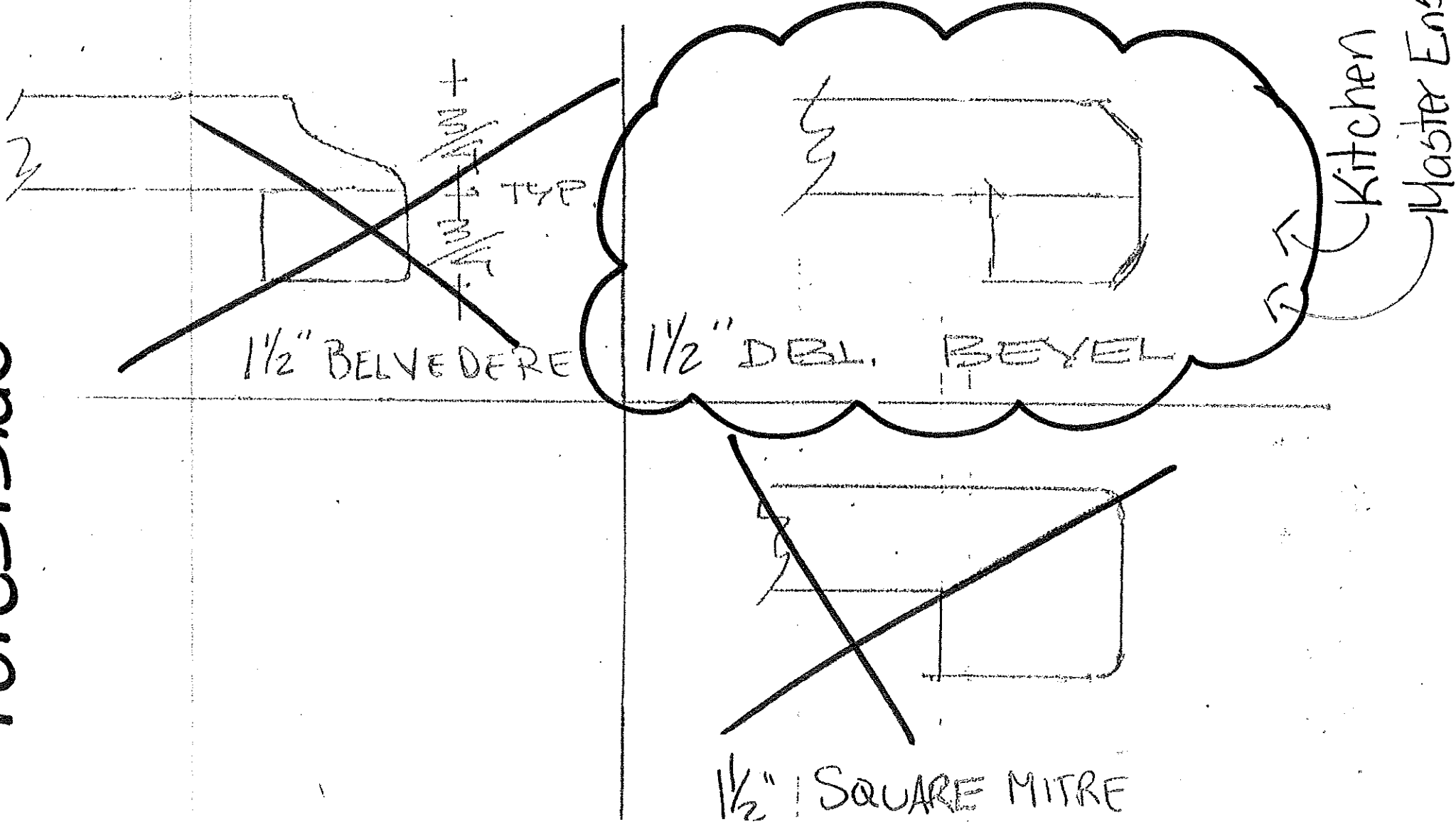


Lot 43 / BIK 7 Forestside

November 19, 2019



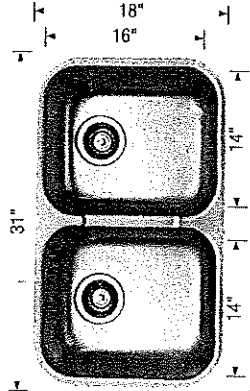
ARISTON
MARBLE & GRANITE LTD.
119 WINGES RD.
WOODBIDGE, ONTARIO L4L 6C2



HORIZON™
Undermount

Lot 43/Blk 7 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

Optional accessories

406406 Grid
517666 CapFlow™

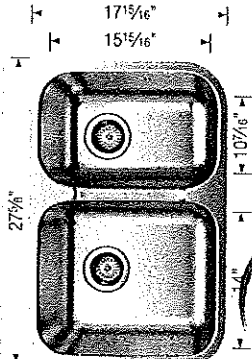
Installed Price**

Model N°

401234

Kitchen

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

Optional accessories

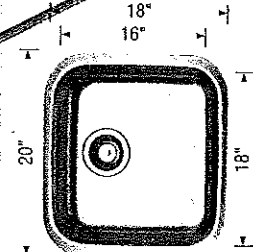
406409 Grid (LB)
406407 Grid (SB)
517666 CapFlow™

Installed Price**

Model N°

402148

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

Optional accessories

517666 CapFlow™

Installed Price**

Model N°

401251

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



CALVIN

ITEM DETAILS

Lot 43/BIK7
Forestside

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

CERTIFICATIONS

IAPMO cUPC

ASME A112.19.2 / CSA B45.1



Master Ensuite



19¼" SINK
4220CFY

4220
CFY.

ISSUED MA