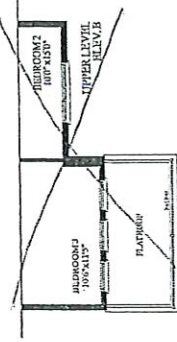
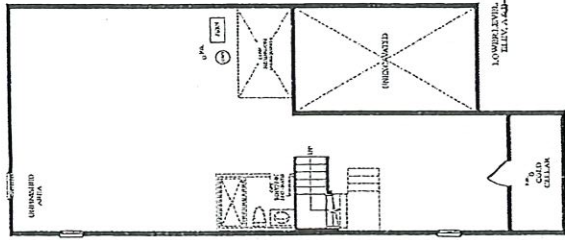
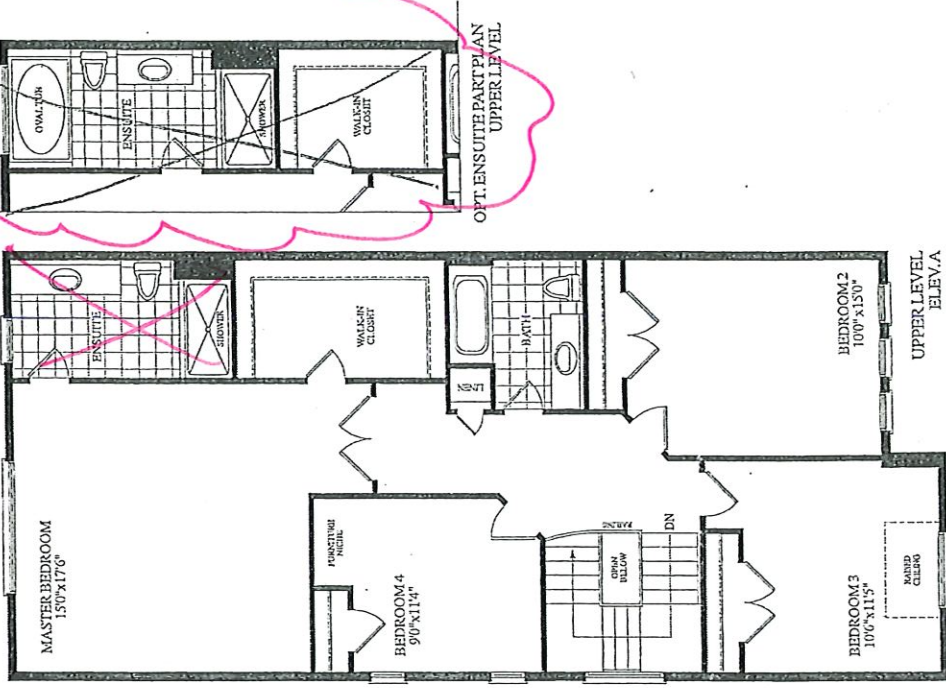
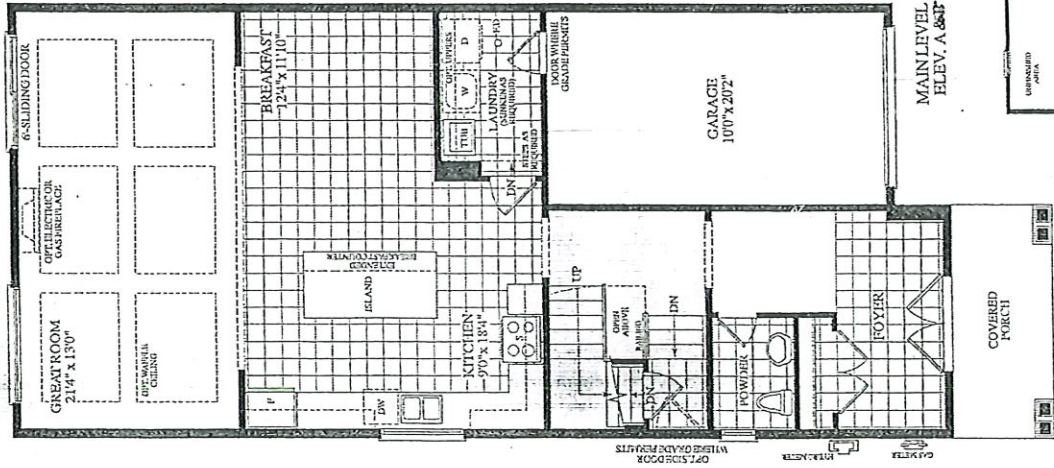


SAND CHERRY

(22-03 END)
2310 SQ. FT.
(INCLUDES 8 SQ. FT. OF OPEN AREA)



Lot # 12
Block 4
Elev. A



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.
- VENDOR TO PROVIDE A SIDE DOOR, PROVIDED GRADE PERMITS

22' SEMI-TOWNHOMES

BLK. 4 LOT 12 EL.A

SAND CHERRY

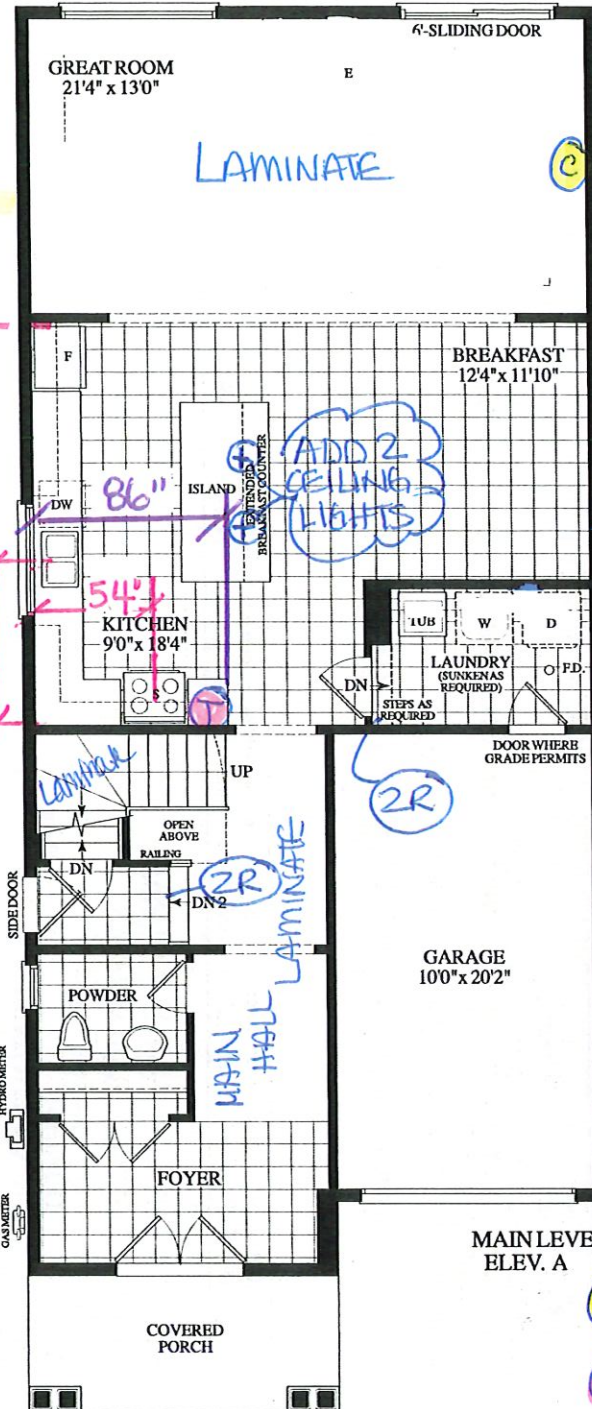
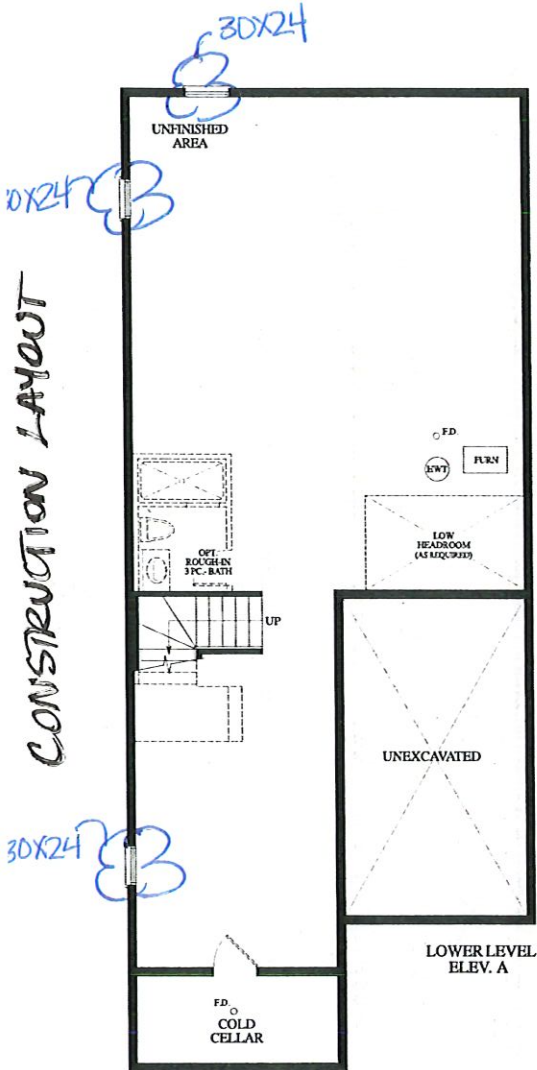
(22-03 END)

2310 SQ. FT.

(INCLUDES 8 SQ. FT. OF OPEN AREA)

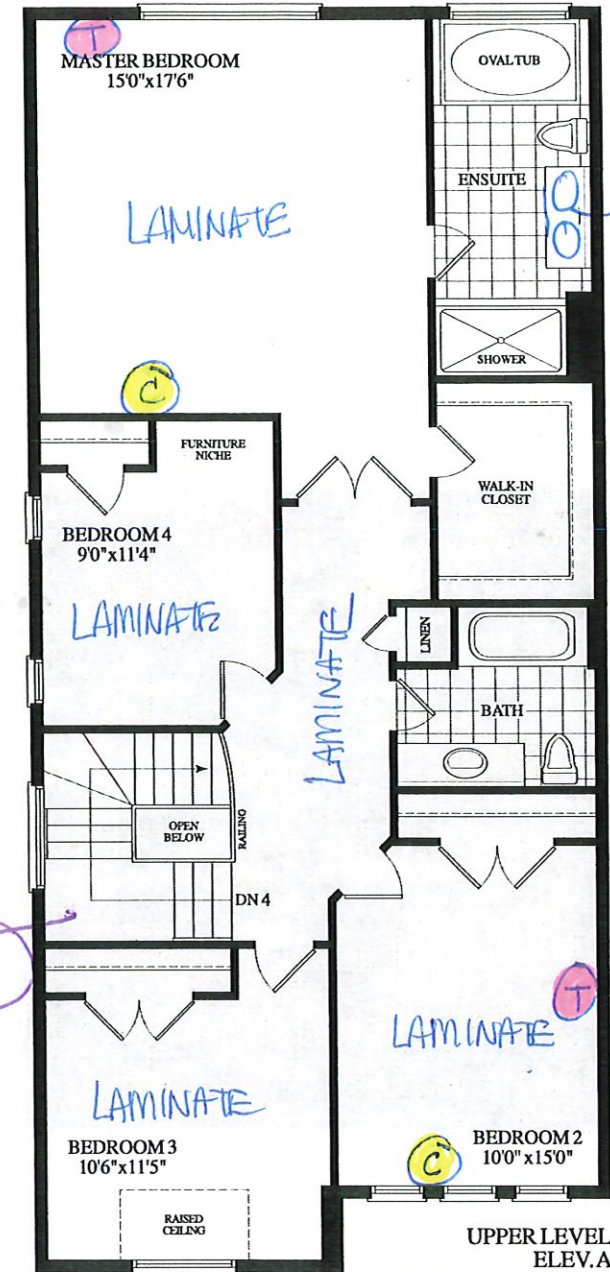
Oct 16/19.

STD MAIN | STD 2ND
w/optional suite
upper level



CABINET (X3)

TELEPHONE (X3)



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 & O E.

ROYALPINEHOMES.COM



U/N/DOW

SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	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:

Offer VENDOR TO PROVIDE A SIDE DOOR, PROVIDED GRADE PERMITS
Workshee Note:

DELETE: AGREEMENT OF PURCHASE AND SALE MODEL TYPE: SAND CHERRY-ELEV A BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000.00(INCLUSIVE OF TAXES)...	
INSERT: AGREEMENT OF PURCHASE AND SALE MODEL TYPE: SAND CHERRY-EVLEV A with optional ensuite plan upper level.. PURCHASER HAS USED \$3,000.00 OF BONUS PACKAGE AND HAS A REMAINING \$7,000.00 (INCLUSIVE OF TAXES)...	

Site window copy ADDITION



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

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite		
Item	QTY	Description		
1		1 - MASTER ENSUITE- In addition to the builders standard strip light above the vanity, Install a shower pot light, in the Master Ensuite shower stall. Shower stall pot light to be on its own switch (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	Amount
Amendment	
Total Payment:	

Bonus Package From Agreement of Purchase and Sale dated May 18, 2019	
Bonus Total	
PE# 7,294 - October 10, 2019	
Remaining Balance	

PURCHASER:

JEBANESAN MARIATHASAN

15-Jan-20

DATE

CONSULTANT:

Laura Di Pede

PURCHASER:

MARINA MARIATHASAN

15-Jan-20

DATE

VENDOR:

PER: Forestside Estates Inc.



Window
SITE COPY

CONSTRUCTION SUMMARY

Forestsde Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	14-Feb-20

Date Added: 10-Oct-19 Invoice Number: 7294

1 - Standard Cable and Telephone Rough in (See Sketch) Note:	
3 - BASEMENT- Install THREE (X3) 30"X24" windows in the basement, in lieu of the builders standard 30"x16" (See Sketch) Note: **Purchaser accepts and acknowledges atht basement windows may have window wells**	
1 - MASTER ENSUITE- Install an additional sink in the Master Ensuite Vanity (See Sketch) Note:	
1 - APPLIANCE PACKAGE- Install Standard Appliance Package To be installed throughout the home, where applicable Note:	
1 - KITCHEN- Install the builders standard Top mount sink in the kitchen- Install the BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124 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 to a 36" opening, for a future 36" Fridge. **Purchaser accepts & acknowledges that the builders standard fridge will be 30"*** Note:	
50 - KITCHEN- Install a 1st upgrade kitchen backsplash, throughout the kitchen, where applicable. Does not include behind the stove or fridge 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:	
1 - CLARIFICATION- MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite and Main Bath Note:	
923 - SECOND FLOOR- Install the Torleys Forest 7 1/2" Laminate flooring, "Okanogan" EE-F9742-P , in lieu of the builders standard carpet, throughout the 2nd Flr, where applicable. To be installed in the folloing areas: Upper Hall, Master Bdrm, Bdrm #2.#3 & #4 Note:	
1 - STAIRCASE- Stain the staircase to Vintage Red Oak Titan, throughout the staircase, where applicable, with steele pickets Note:	
1 - STAIRS- Install an UPGRADE 1A ,Handrail, Pickets & Post, throughout the staircase, where applicable. To include the following: Handrail- Oak CDR 3" Pickets- Plain / Alt Collar Flat Black Post: Oak TYPE 900-3 1/2" 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. 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.	



winbow
SITE COPY

CONSTRUCTION SUMMARY

Forestsides Estates Inc.

PURCHASERS: JEBANESAN MARIATHASAN and MARINA MARIATHASAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12 Block 4	6	SAND CHERRY-ELEV A-with optional ensuite	14-Feb-20

Date Added: 10-Oct-19 Invoice Number: 7294

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.

2 - KITCHEN- In addition to the builders standard ceiling light in the kitchen area. Install TWO (X2) additional ceiling lights above the island for future hanging pendants. Both additional lights above the island to be on its own switch (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

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 \$7,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

Note:

This Document is Extremely Time Sensitive - Printed 31 Oct 19 at 13:31



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
JEBANESAN MARIATHASAN & MARINA MARIATHASAN	Laura Di Pedé	SAND CHERRY-ELEV A-with optional ensuite	/	Forestside Estates Inc.	14/02/2020	12 Block 4

Page 2 of 3

Master Ensuite

Main Bathroom

Powder Room

Kitchen

Laundry

Foyer

Main Hall

Great Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

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

Cabinet

Style

EURO MELAMINE WF-392 LICORICE (STD)

NY THERMOFOIL CHOCH CHERRY (STD)

N/A

NY THERMOFOIL VERMONT (STD)

N/A

N/A

N/A

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

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

Notes

✓ INSTALL BUILDERS STANDARD APPLIANCES

✓ **INSTALL BUILDERS STANDARD WHITE EXHAUST FAN**

✓ **FRIDGE OPENING TO ACCOMMODATE A FUTURE 36" FRIDGE**

Page 2 of 3

Decor Consultant:

Laura Di Pedé

Purchaser:

JEBANESAN MARIATHASAN

Purchaser:

MARINA MARIATHASAN

Vendor:

Forestside Estates Inc

Printed Oct 09, 2019 10:42 am



* INTERIOR COLOUR SCHEME *

REVISED Feb 11/20

Purchasers

JEBANESAN MARIATHASAN & MARINA MARIATHASAN

Decor Consultant

Laura Di Pede

Model and Elevation

SAND CHERRY-ELEV A-with optional ensuite

Telephone Res. / Bus

/

Project

Forestside Estates Inc.

Closing Date

14/02/2020

Property

12 Block 4

Page 1 of 3

	Flooring	Wall Tile				Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	13X13 HELLO SILVER (STD)	8X10 TUSCANY GREY (STD)	N/A	N/A	N/A	WHITE
Main Bathroom	13X13 NATURALE CREMA (STD)	8X10 TUSCANY GREY (STD)	N/A	N/A	N/A	WHITE
Powder Room	13X13 RUSTIC LIGHT BROWN (STD)					WHITE
Kitchen/Breakfast	13X13 RUSTIC LIGHT BROWN (STD)	Iceland(Carrara) Stone Glass Linear Mix				STD
Laundry Room	13X13 RUSTIC LIGHT BROWN (STD)					STD
Foyer	13X13 RUSTIC LIGHT BROWN (STD)					
Main Hall	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Great Room	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Upper Hall	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Master Bedroom	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Bedroom 2	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Bedroom 3	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					
Bedroom 4	Forest Torleys 7 1/2" Okanogan EE-F-9742-P(STD)					

Railings and Stairs		Cornice Moulding / Medallion	
Railings	Vintage Oak Titan CDR 3" (UPGD)	Landing - Upper	7 1/2" Okanogan (STD)
Pickets	Single Collar/Plain Black Picket (UPGD)	Landing - Lower	13X13 Rustic Light Brown (STD)
Posts	Vintage Titan Oak Plain Square 3 1/2" (UPGD)	Ledge - Upper	N/A
Stringers	Vintage Titan Oak	Ledge - Lower	N/A
Treads	Vintage Titan Oak		
Risers	Vintage Titan Oak		
Runner	N/A		

Trim		Knobs	
Baseboard & Casing	STANDARD	Knobs	PEWTER STRAIGHT LEVER(STD)
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

Notes	

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

JEBANESAN MARIATHASAN

Purchaser:

MARINA MARIATHASAN

Vendor:

Forestside Estates Inc.

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)-12 BLK 4

MODEL: SAND CHERRY 2203 ELEV. A

KITCHEN

OCT. 9, 2019



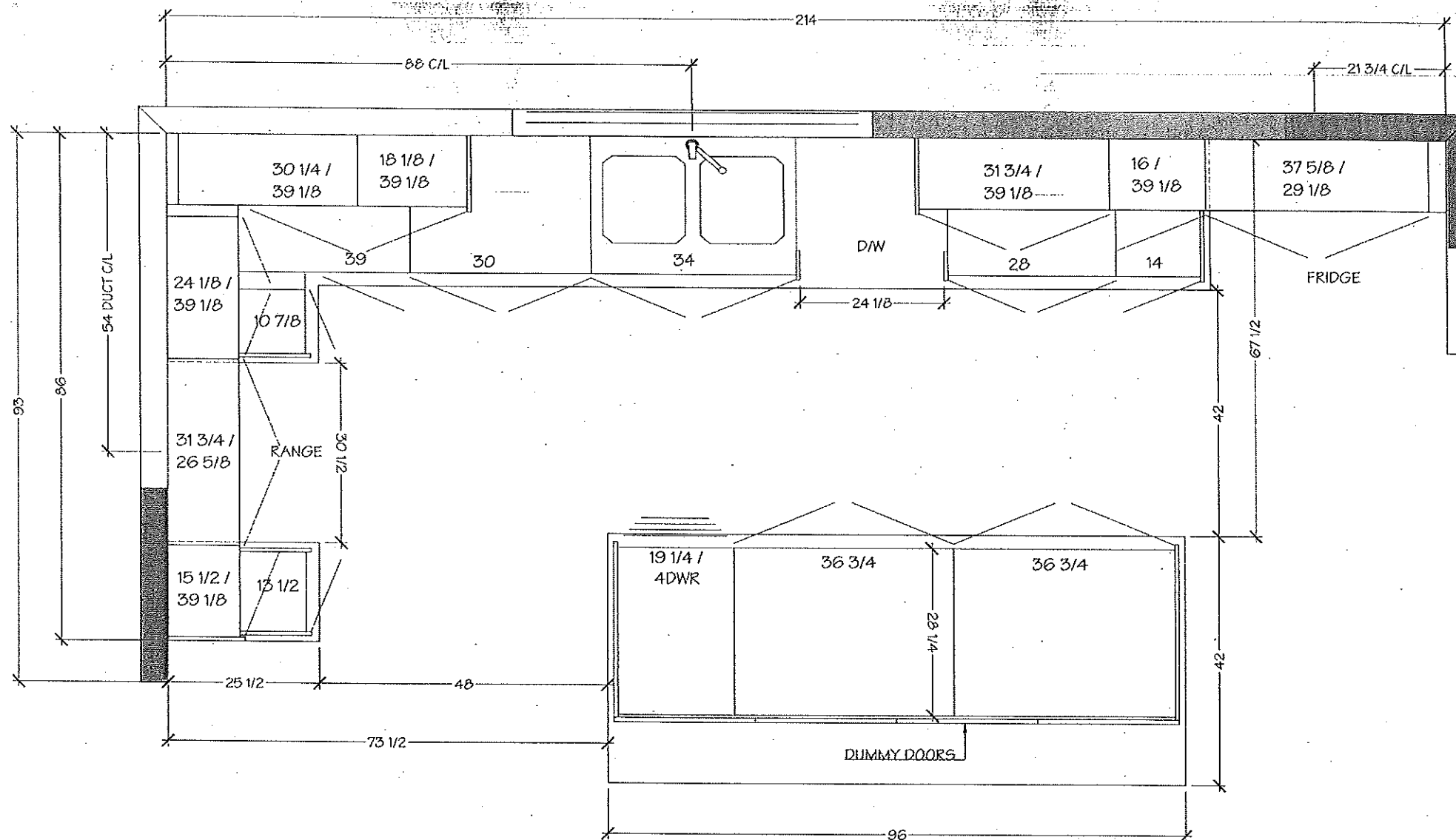
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1. FUTURE 36" FRIDGE

DRAWN BY: DIDI

DATE: OCTOBER 09/2019

REVISION:

PAGE: 1 OF 7



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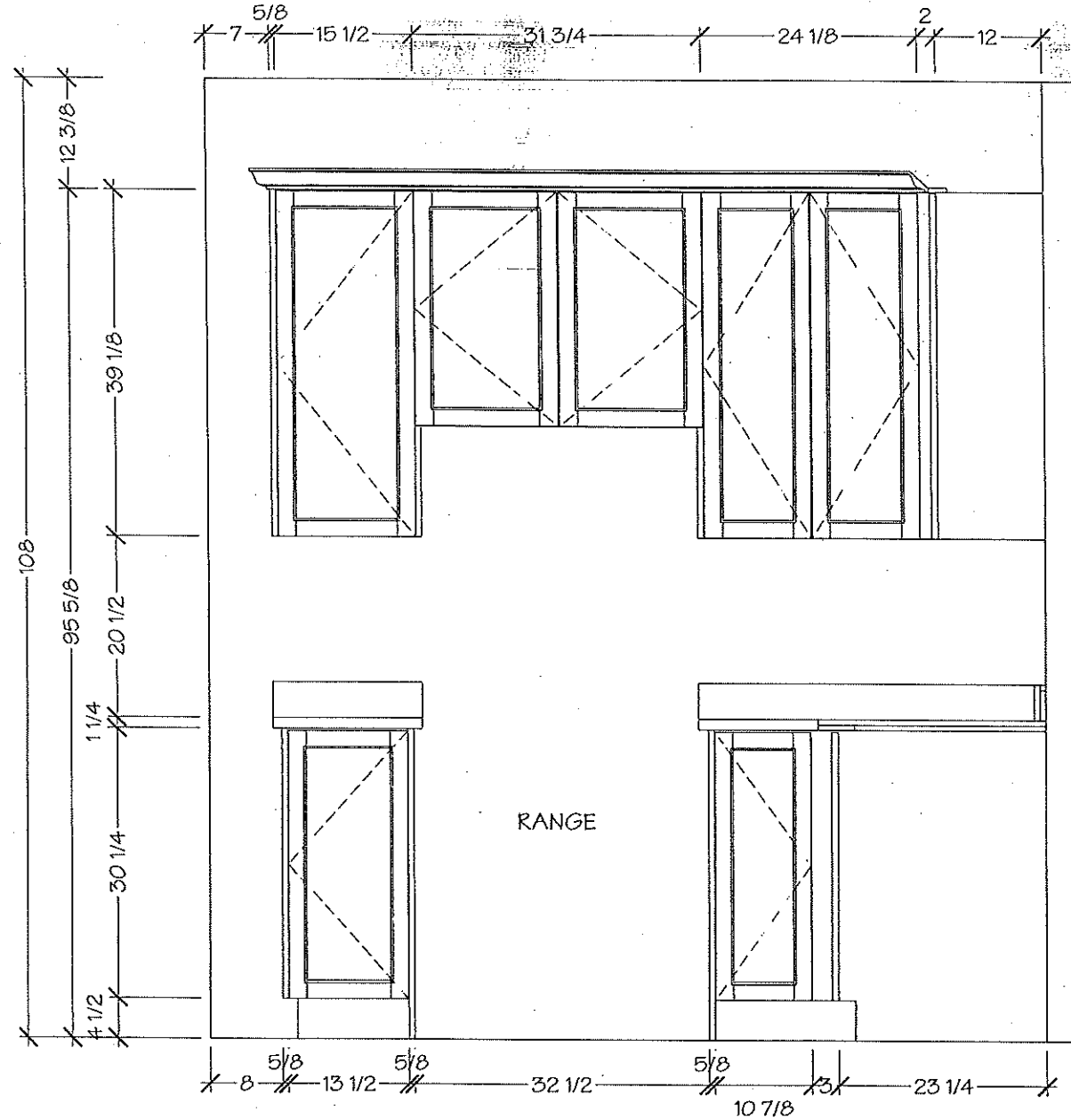
KITCHEN

Oct. 9, 2019



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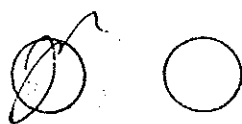


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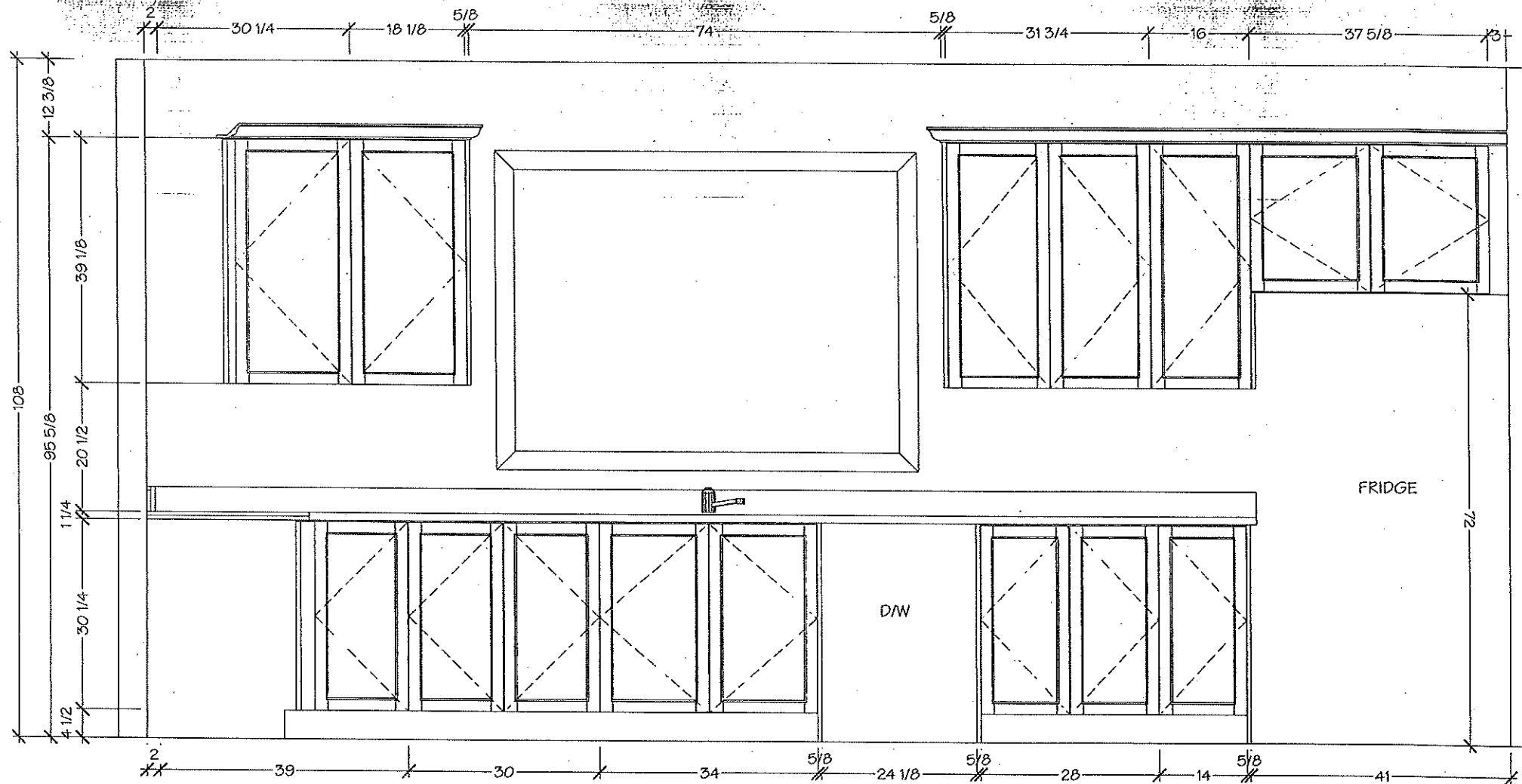
KITCHEN

OCT. 9, 2019



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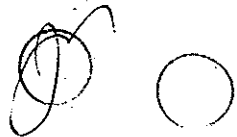
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ADDRESS: RP-FS(6)-12 BLK 4

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KITCHEN

Oct. 9, 2019



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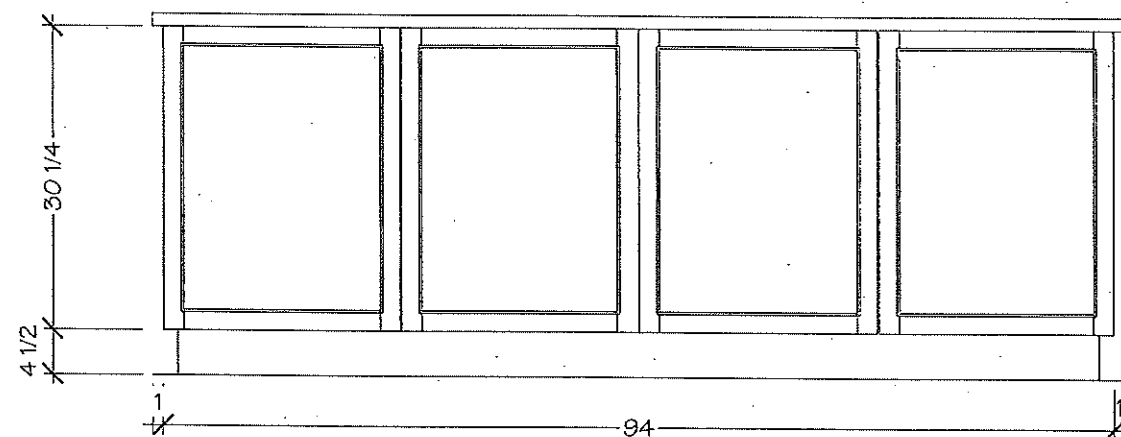
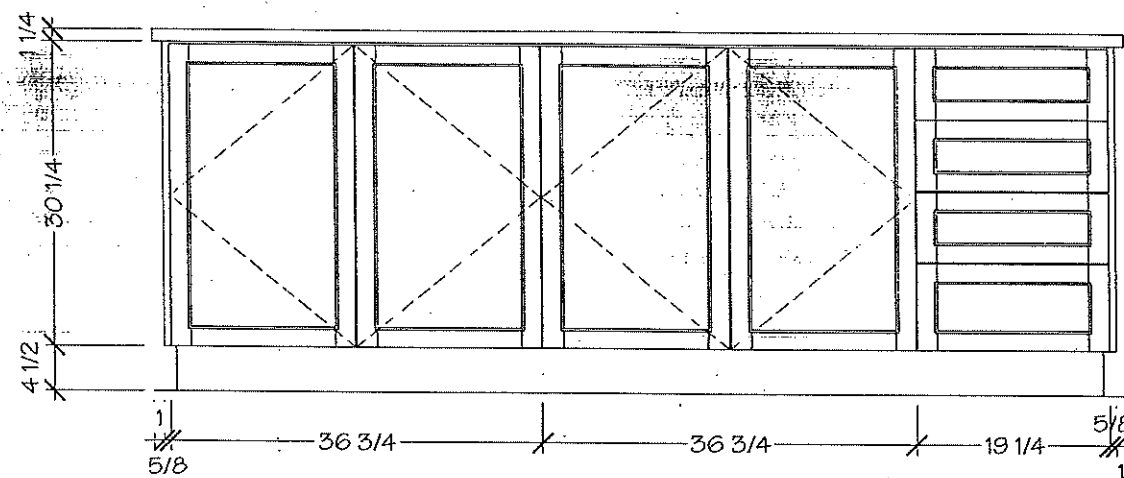
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Villa

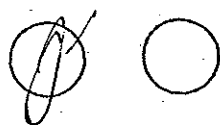
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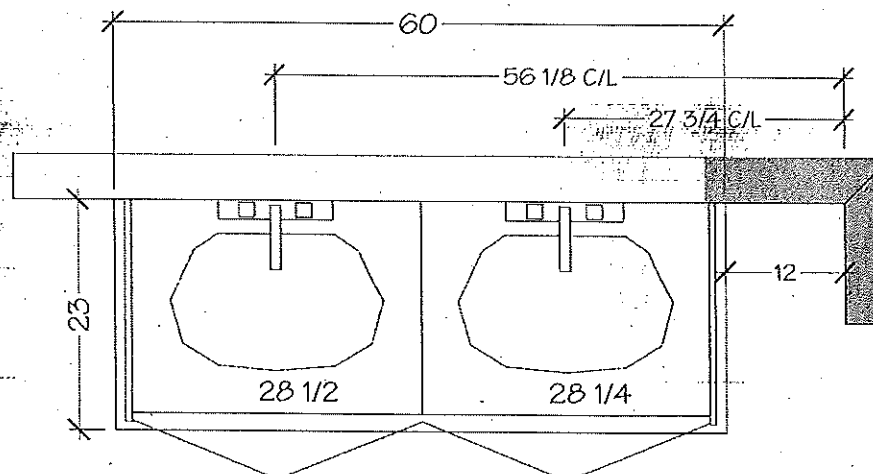
MASTER ENSUITE

Oct. 9, 2019

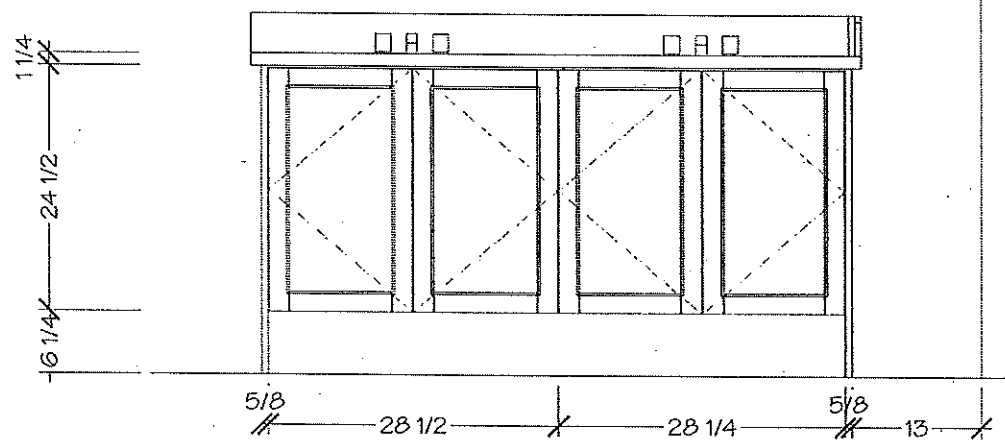


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REVISION:
PAGE: 6 OF 7

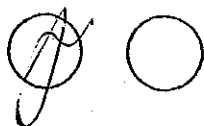


OPT. ENSUITE



MAIN BATH

Oct. 9, 2019

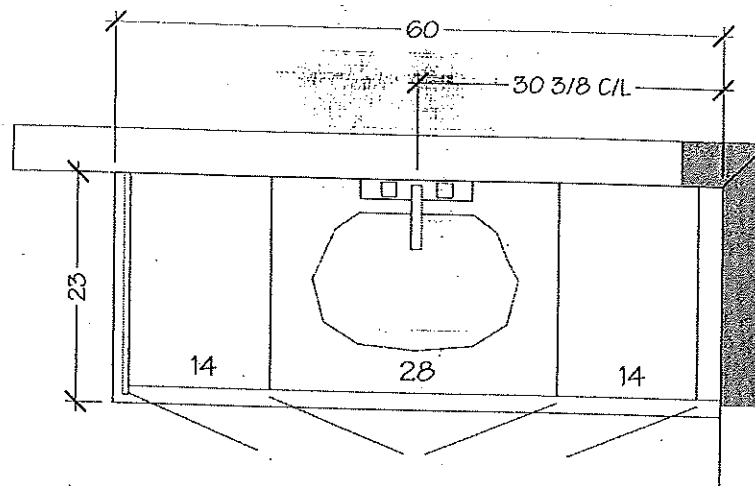


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PAGE: 7 OF 7



MAIN BATH

