



VINCE
NOV 8.21

ROYAL PINE HOMES - FORESTSIDE ESTATES - MIDRISE PROJECT (Stacked Towns)

DÉCOR CENTER UPGRADES

TRIMWORK – STANDARD ONLY				sq ftgs dated may 17.21
ITEM	SPEC	SIZE	SUPPLIER	
Baseboard	Primed MDF Step-Bevel baseboard	5 1/4" x 5/8"	Exclusive	
Casing	Primed MDF Step-Bevel casing	2 1/4" x 1/4"	Exclusive	
Shoemould	Primed MDF Step-Bevel doorstop	1 5/8" x 3/8"	Exclusive	
NOTE: do not offer backband				
: Wood base at Laundry, Washrooms & Kitchen				

DOORS *NOTE:all doors 1 3/8" thick (NO HEIGHT UPGRADES)			
ITEM	SPEC	HEIGHTS	SUPPLIER
Standard Door	Masonite Primed white hollow core: Carrara Smooth two panel square door	6' 8" H standard	Exclusive
1 st Upgrade Modern Door	Masonite Primed white hollow core: Lincoln Park single flat panel, smooth door	6' 8" Standard	Exclusive
Standard Bedroom closets	Metal framed white hardboard panel slider doors		Exclusive
1st Upgrade	replace hardboard with mirror sliders	6' 8" Standard	JJ Home Products
2nd Upgrade	replace hardboard with swing doors (standard door OR upgrade again to Lincoln park)	6' 8" Standard	Exclusive
Bedroom WIC's	Carrara Smooth two panel square door	As above	Exclusive
1st Upgrade	Lincoln park single flat panel	As above	Exclusive
Front entry closet door	Mirrored Glass sliding double doors	As above	Exclusive
1st upgrade	replace mirror sliders with swing doors (standard door OR upgrade again to Lincoln park)	As above	Exclusive

HARDWARE			
ITEM	SPEC		SUPPLIER

Standard Lever	Morgan Hardware Collection, Vaughan 100 Series, Satin nickel		Exclusive/Citywide
1 st Upgrade Traditional lever	Morgan Hardware, Kleingburg Lever, Satin Nickel US15		Exclusive/Citywide
1 st Upgrade Modern lever	Morgan Hardware, Oakville Lever, Satin Nickel US15		Exclusive/Citywide
NOTE: 3" hinges to match standard			

SHOWER ENCLOSURES: (note suites 2C-b and 2D-b show a swing door this is an optional upgrade)			
Master Ensuite:			
ITEM	SPEC	SIZE	SUPPLIER
Standard	As per plan: Framed glass shower enclosure with glass slider doors, chrome frame (Cordoba model)	As per plan	JJ Home Products
1 st Upgrade	Frameless glass enclosure with glass to ceiling and clip system		
NOTE: ALL SHOWER FLOORS SHOWER PAN ONLY			
Main Bath at Bathtubs:			
Standard	Rod (shower curtain by purchaser)	As per plan	JJ Home Products
1 st Upgrade	Slider with chrome bar		
Main Bath at Showers: (OR where purchaser has changed a tub to a shower)			
1 st Upgrade	Framed glass slider doors with chrome frame (Cordoba model)	As per plan	JJ Home Products
2 nd Upgrade	Frameless glass enclosure with glass to ceiling and clip system		

VANITY MIRRORS – STANDARD ONLY			
ITEM	SPEC	SIZE	SUPPLIER
Standard	Plate mirrors over vanity	As per plan	jj Home Products
	There are no cut outs for lights		
NOTE: YES or NO to installation of plate mirrors			

WASHROOM ACCESSORIES – STANDARD ONLY			
ITEM	SPEC	SIZE	SUPPLIER
Standard	chrome plated towel bar and TP holder, Delta 18" Towel bar 75918 & TP 75950	standard (yes or no, no credit to be provided)	Citywide/Exclusive installation

CLOSET MILLWORK – STANDARD ONLY			
ITEM	SPEC	SIZE	SUPPLIER
Standard	Wire shelf	As per plan	Exclusive
NOTE: YES or NO to installation of wire shelving			

PAINT COLOURS			
ITEM	SPEC	PAINT CO.	SUPPLIER
Standard	OC-68 DISTANT GRAY	BEN MOORE	Miranda
Standard Opt 1	OC-68 DISTANT GRAY	BEN MOORE	Miranda
	AS PER SCOPE OF WORK		

*Note: Wood base at Laundry, Washrooms & Kitchen

***NOTE FOR LAUNDRY RMS & POWDER ROOMS IN UNITS 2C, 2D, 2C1, 2D1, & 2D2: CHOICE OF LAUNDRY AND POWDER TILE WILL BE RESTRICTED TO THE FRONT ENTRY TILE SELECTION**

LAUNDRY FLOOR TILE (white 13x13 is in Sched A)			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Ceramic tile, Seal Grey – Grout: Iron 107	13 x 13	Selective
Standard OPT2	Ceramic tile, Rustic Light Brown – Grout: Straw 94	13 x 13	Selective
Standard OPT3	Labrador Sands - Grout: straw 94	13 x 13	Selective
Standard OPT4	Rustic Gray (AV alternate London Branco 13x13)	13 x 13	Selective 2000sf & then spec AV tile

4300

7800

8900

2000

*NOTE: ALL TILE PATTERNS WILL BE LAYED STAIGHT (STACKED). BRICK PATTERN WILL NOT BE OFFERED. PURCHASERS CAN CHOOSE TO LAY THEM VERTICAL OR HORIZONTAL

BATH FLOOR TILE/ENTRY FOYER			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Ceramic tile, Seal Grey – Grout: Iron 107	13 x 13	Selective
Standard OPT2	Ceramic tile, Rustic Light Brown – Grout: Alabaster 01	13 x 13	Selective
Standard OPT3	Labrador Sands - Grout: straw 94	13 x 13	Selective
Standard OPT4	Rustic Gray (AV alternate London Branco 13x13)	13 x 13	Selective 2000sf & then spec AV tile
1ST UPGRADE			
OPT 1	MALENA: ICE OR CARBON	13 x 13	ANATOLIA
OPT2	KEATON: ICE, CARBON OR IVORY	13 x 13	ANATOLIA
OPT3	SERPENTINE: BEYAZ (WHITE), SYRAK (CHARCOAL), TAUPE	13 x 13	OLYMPIA
OPT 4	COSTA: WHITE OR GREY	13 x 13	OLYMPIA
OPT 5	NEW REEDS: SILVER, GREY OR TAUPE	13 x 13	OLYMPIA
OPT 6	CINQ: GREY, BLACK OR WHITE	13 x 13	ANATOLIA
2ND UPGRADE			
OPT 1	Park Gris - Grout: warm gray 93	20 x 20	Selective
OPT 2	Pulpis Gris - Grout: frost 77	20 x 20	Selective
OPT 3	Pulpis Beige - Grout: frost 77	20 x 20	Selective
OPT 4	Lirica Scuro Dark	19 x 19	Selective
OPT 5	Calacutta Gris - Grout: frost 77 (*note does not match the wall tile 13x18)	20 x 20	Selective
OPT 6 - removed no stock	Hello Silver	20 x 20	Selective
OPT 7	Livorno Gris	18 x 18	Interstone
OPT 8	Versaille Gris	18 x 18	Interstone

4300

7800

8900

2000

4300

6500

3700

1700

no stock

OPT 9	Cementina Grigio - Grout: iron 107	12 x 24	Selective	3300
OPT 10	Cementina Bianco - Grout: frost 77	12 x 24	Selective	1300
OPT 11	Porcelain tile, H Stone Light Beige – Grout: Straw 94	12 x 24	Selective	5000
OPT 12	Concept Mocha	12 x 24	Selective	
OPT 13	Scottish Stone	12 x 24 RECTIFIED	Selective	
OPT 14	Bamboo Black	12 x 24 RECTIFIED	Selective	2000
OPT 15	Bamboo Toffee	12 x 24 RECTIFIED	Selective	900
OPT 16	Acropolis Ivory	20 x 20	Selective	
3RD UPGRADE				
OPT 1	LOFT: WHITE, GREY, ASH & ANTHRACITE	12 x 24	Interstone	
OPT 2	NEW BYZANTINE: PENTELIC (GREY) & AZZURO (BLUE)	12 x 24	Olympia	
OPT 3	IROKO: GRIS, BLANC, ANTRACITE	12 x 24	Interstone	
OPT 4	Geology Stone Ivory - Grout: alabaster 01	12 x 24 RECTIFIED	Selective	2000
OPT 5	Verona Stone Golden Beige - Grout: ivory 39	12 x 24 RECTIFIED	Selective	1000
OPT 6	Skytech Ivory - Grout: alabaster 01	12 x 24 RECTIFIED	Selective	2400
OPT 7	Trend Almond	12 x 24 RECTIFIED	Selective	9000
OPT 8	Venetian Stone Beige - Grout: straw 94	12 x 24 RECTIFIED	Selective	3100
OPT 9	Bedrock BEIGE/GREY/CHARCOAL	12 x 24 RECTIFIED	Selective	BEIGE 1800 GREY 1800
4TH UPGRADE				
OPT 1	ETERNA; CALACATTA TAUPE POL., MEDIUM GREY POL, NERO MARQUINA POL, VOLAKAS WHITE POL, CALACATTA GREY POL	12 x 24	Olympia	
OPT 2	TIMELESS: LIGHT BEIGE POL, WHITE POL, LIGHT GRAY POL, DARK GREY POL	12 x 24	Olympia	
OPT 3	UNICOLOUR; LIGHT GREY POL., DARK GREY POL, BEIGE POL	12 x 24	Olympia	
OPT 4	PURE WHITE POL	12 x 24	SELECTIVE	4500
OPT 5	PURE BLACK POL	12 x 24	SELECTIVE	950
OPT 6	NEW TECH GEORGIA POL	12 x 24	SELECTIVE	
OPT 7	NEW TECH ALASKA POL	12 x 24	SELECTIVE	
OPT 8	SIMPLICITY WHITE #36110 POL	12 X 24	Interstone	
OPT 9	SIMPLICITY BLACK #36123 POL	12 x 24	Interstone	
OPT 10	Skytech Ivory - Grout: alabaster 01	24 X 24	SELECTIVE	
OPT 11	Geology Stone Ivory - Grout: alabaster 01	24 X 24	SELECTIVE	
OPT 12	Verona Stone Golden Beige - Grout: ivory 39	24 X 24	SELECTIVE	
OPT 13	Marfil Stone Crema	24 X 24	SELECTIVE	
OPT 14	Marfil Stone Gray	24 X 24	SELECTIVE	
OPT 15	Dream white	12 X 24	SELECTIVE	
5TH UPGRADE FLOOR TILES				

OPT 1	J WOOD BIANCO	16 X 32	SELECTIVE
OPT 2	WOODEN SAND STONE BEIGE/IVORY	16 X 32	SELECTIVE
6TH UPGRADE FLOOR TILES			
OPT 1	ZEBRINO GRIGIO/BIANCO	18 X 36	SELECTIVE
*please note all grout specified are Mapei			
BATH SHOWER/TUB WALL TILE (tiles go to ceilings)			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Ceramic tile, Golf Grigio – Grout: Frost 77	8 X 10	Selective
Standard OPT2	Ceramic tile, Tuscany Almond – Grout:	8 X 10	Selective
Standard OPT3	Ceramic tile, Carrara Matt – Grout: Frost 77 (AV alternate: Alpes Gray 8x10)	8 X 10	Selective
Standard OPT4	Ceramic tile, Tuscan Grey – Grout: Alabaster 01	8 X 10	Selective
Standard OPT5	Ceramic Tile, Natural Grigio – Grout: Frost 77	8 X 10	Selective
Standard OPT6	Ceramic tile, Natural Beige	8 X 10	Selective
Standard OPT7 (removed no stock)	Ceramic tile, Natural Beige Scuro	8 x 10	Selective
OPT 1	MALENA: ICE OR CARBON	8 X 10	ANATOLIA
OPT2	KEATON: ICE, CARBON OR IVORY	8 X 10	ANATOLIA
OPT3	SERPENTINE: BEYAZ (WHITE), SYRAK (CHARCOAL), TAUPE	8 X 10	OLYMPIA
OPT 4	UNIWALL: (ALL GLOSSY) WHITE, IVORY, TENDER GREY, OR TAUPE	8 X 10	OLYMPIA
OPT 5	NEW REEDS: SILVER, GREY OR TAUPE	8 X 10	OLYMPIA
OPT 6	CINQ: GREY, BLACK OR WHITE	8 X 10	ANATOLIA
OPT 7	SELECTIVE TILES: SEAL GRAY, RUSTIC LIGHT BROWN,	13 X 13	Selective
2ND UPGRADE			
OPT 1	SERENITY WHITE (GLOSSY OR MATTE)	8 X 16	OLYMPIA
OPT 2	TWILL WHITE MATTE	8 X 12	OLYMPIA
OPT 3	WEAVE GLOSSY: WHITE, IVORY, TENDER GRAY OR TAUPE	8 X 10	OLYMPIA
OPT 4	MALENA: ICE OR CARBON	13 x 13	ANATOLIA
OPT 5	KEATON: ICE, CARBON OR IVORY	13 x 13	ANATOLIA
OPT 6	SERPENTINE: BEYAZ (WHITE), SYRAK (CHARCOAL), TAUPE	13 x 13	OLYMPIA
OPT 7	COSTA: WHITE OR GREY	13 x 13	OLYMPIA
OPT 8	NEW REEDS: SILVER, GREY OR TAUPE	13 x 13	OLYMPIA
OPT 9	CINQ: GREY, BLACK OR WHITE	13 x 13	ANATOLIA
3RD UPGRADE			
OPT 1	Park Gris - Grout: warm gray 93	20 x 20	Selective

4500

2300

2400

5500

7600

3400

800

4300

OPT 2	Pulpis Gris - Grout: frost 77	20 x 20	Selective	6500
OPT 3	Pulpis Beige - Grout: frost 77	20 x 20	Selective	3700
OPT 4	Lirica Scuro Dark	19 x 19	Selective	
OPT 5	Calacutta Gris - Grout: frost 77 (*note does not match the wall tile 13x18)	20 x 20	Selective	1700
OPT 6	Hello Silver	20 x 20	Selective	
OPT 7	Livorno Gris	18 x 18	Interstone	
OPT 8	Versaille Gris	18 x 18	Interstone	
OPT 9	Cementina Grigio - Grout: Iron 107	12 x 24	Selective	3300
OPT 10	Cementina Bianco - Grout: frost 77	12 x 24	Selective	1400
OPT 11	Porcelain tile, H Stone Light Beige – Grout: Straw 94	12 x 24	Selective	5000
OPT 12	Concept Mocha or Beige	12 x 24	Selective	
OPT 13 (removed no stock)	Scottish Stone	12 x 24 RECTIFIED	Selective	no stock removed
OPT 14	Bamboo Black	12 x 24 RECTIFIED	Selective	2000
OPT 15	Bamboo Toffee	12 x 24 RECTIFIED	Selective	900
OPT 16	ACROPOLIS IVORY	20 X 20	SELECTIVE	
4TH UPGRADE				
OPT 1	LOFT: WHITE, GREY, ASH & ANTHRACITE	12 x 24	Interstone	
OPT 2	NEW BYZANTINE: PENTELIC (GREY) & AZZURO (BLUE)	12 x 24	Olympia	
OPT 3	IROKO: GRIS, BLANC, ANTRACITE	12 x 24	Interstone	
OPT 4	Geology Stone Ivory - Grout: alabaster 01	12 x 24 RECTIFIED	Selective	2000
OPT 5	Verona Stone Golden Beige - Grout: ivory 39	12 x 24 RECTIFIED	Selective	1000
OPT 6	Skytech Ivory - Grout: alabaster 01	12 x 24 RECTIFIED	Selective	2400
OPT 7	Trend Almond	12 x 24 RECTIFIED	Selective	9000
OPT 8	Venetian Stone Beige - Grout: straw 94	12 x 24 RECTIFIED	Selective	3100
OPT 9	Bedrock BEIGE/GREY/CHARCOAL	12 x 24 RECTIFIED	Selective	BEIGE 1800 GREY 1800
**There are no tiles on ceiling in showers or tubs – if requested the answer is no				
5TH UPGRADE				
OPT 1	ETERNA; CALACATTA TAUPE POL., MEDIUM GREY POL, NERO MARQUINA POL, VOLAKAS	12 x 24	Olympia	
OPT 2	TIMELESS: LIGHT BEIGE POL, WHITE POL, LIGHT GRAY POL, DARK GREY POL	12 x 24	Olympia	
OPT 3	UNICOLOUR; LIGHT GREY POL., DARK GREY POL, BEIGE POL	12 x 24	Olympia	
OPT 4	PURE WHITE POL	12 x 24	SELECTIVE	4500
OPT 5	PURE BLACK POL	12 x 24	SELECTIVE	950
OPT 6	NEW TECH GEORGIA POL	12 x 24	SELECTIVE	
OPT 7	NEW TECH ALASKA POL	12 x 24	SELECTIVE	
OPT 8	SIMPLICITY WHITE #36110 POL	12 X 24	Interstone	

OPT 9	SIMPLICITY BLACK #36123 POL	12 x 24	Interstone
OPT 10	Skytech Ivory - Grout: alabaster 01	24 X 24	SELECTIVE
OPT 11	Geology Stone Ivory - Grout: alabaster 01	24 X 24	SELECTIVE
OPT 12	Verona Stone Golden Beige - Grout: ivory 39	24 X 24	SELECTIVE
OPT 13	Marfil Stone Crema	24 X 24	SELECTIVE
OPT 14	Marfil Stone Gray	24 X 24	SELECTIVE
OPT 15	DREAM WHITE	12 X 24	SELECTIVE
6TH UPGRADE WALL TILES			
OPT 1	J WOOD BIANCO	16 X 32	SELECTIVE
OPT 2	WOODEN SAND STONE BEIGE/IVORY	16 X 32	SELECTIVE
7TH UPGRADE WALL TILES			
OPT 1	ZEBRINO BRIGIO/BIANCO	18 X 36	SELECTIVE

KITCHEN BACKSPLASH			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Ceramic tile, Subway white – Grout: avalance 38	3 x 6	Selective
Standard OPT2	Ceramic tile, Subway bone – Grout: light almond 49	3 x 6	Selective
Standard OPT3	Ceramic tile, Subway black-Grout: black 10	3 x 6	Selective
Standard OPT4	Ceramic tile, Subway black/brown-Grout: Black 10	3 x 6	Selective
1 st Upgrade OPT 1	Glass tile, Twilight Mist/Ice (white) – Grout: avalanche 38	Mosaic sheets	Selective
1 st Upgrade OPT 2	Glass tile, Twilight Tan/Oyster – Grout: ivory 39	Mosaic sheets	Selective
1st Upgrade OPT 3	Glass tile, Twilight Pewter/smoke – Grout: iron 107	Mosaic sheets	Selective
1st Upgrade OPT 4	Glass tile, Twilight Black – Grout: black 10	Mosaic sheets	Selective
1st Upgrade OPT 5	Glass tile, Coffee/mocha – Grout:	Mosaic sheets	Selective
WE ARE NOT OFFERING SLAB BACKSPLASH			

STONE COUNTERTOPS KITCHEN & BATH (NOTE ALL EDGE PROFILES STANDARD SQ EDGE)			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	SNOW WHITE -QUARTZ-QS 7947	Single square	Connolly/Quarstone
Standard OPT2	COTTON KNIT -QUARTZ-QS 7944	Single square	Connolly/Quarstone
Standard OPT3	SILVER SHADOW-QUARTZ QS 7907	Single Square	Connolly/Quarstone
Standard OPT4	FROST - QUARTZ QS 7945	Single square	Connolly/Quarstone
THE FOLLOWING HAVE BEEN CHOSEN DUE TO IN STOCK QUANTITIES CONFIRMED WITH INTERSTONE Sept.9.2021			
1 st Upgrade OPT1 (2nd upgrade price for emmerstone)	BORGHINI CLASSIC	Single square	Emmerstone
1 st Upgrade OPT2 (2nd upg price)	CONCRETO HONED	Single square	Emmerstone

2 nd Upgrade OPT1 (3rd upg price)	BORGHINI EXTRA	Single square	Emmerstone
2 nd Upgrade OPT2 (3rd upg price)	CALACATTA VAGLI	Single square	Emmerstone
3 rd Upgrade OPT1 (4th upg price)	NERO BORGHINI HONED & POLISHED	Single square	Emmerstone
3 rd Upgrade OPT2 (4th upg price)	BORGHINI LINCOLN	Single square	Emmerstone
3 rd Upgrade OPT3 (4th upg price)	BORGHINI GOLD	Single square	Emmerstone
3 rd Upgrade OPT4 (4th upg price)	CALACATTA OCEANA	Single square	Emmerstone
EDGE PROFILE:			
Standard	Square edge	Single	
1 st Upgrade	L Mitre	Double edge	
NOTE: 3" stone backsplash on all vanities and at sides where walls exist			

LAMINATE/HARDWOOD FLOORING			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Torleys, Highland, Carlisle Natural Oak	5/16" thick x 8" wide x 47 5/8" long	Weston
Standard OPT2	Torleys, Highland, Sutton Oak	5/16" thick x 8" wide x 47 5/8" long	Weston
Standard OPT3	Torleys, Highland, Watson Natural Oak	5/16" thick x 8" wide x 47 5/8" long	Weston
Standard OPT4	Torleys, Highland, Alderson Oak	5/16" thick x 8" wide x 47 5/8" long	Weston
1ST UPG	Torleys, Vinyl, Everwood Premier 4 colours; Oyster Bay EW23005, Shelbourne EW23025, Siera EW23024, Avalon EW23010)	4 7/8" wide x 5/16" thick, 48 3/8" lengths	Weston
2nd UPG	Mirage, Lock Floating Floor in Admiration Colours (maple or red oak only)	4 5/16" wide x 7/16" thick x varying lengths (3/8" plus foam padding brings to 13/16 thickness)	Weston
3rd UPG	Mirage, Engineered Floor in Dream Ville colours (all Oak)	5" wide x 1/2" thick x varying lengths (plus cork with glue is 2.5 mm or 1/8", total thickness is 5/8")	Weston
4th UPG	Mirage, Engineered Floor in Admiration colours/Sweet Memories (red oak, white oak, maple varieties only)	5" wide x 1/2" thick x varying lengths (plus cork with glue is 2.5 mm or 1/8", total thickness is 5/8")	Weston
4th UPG	Mirage, Engineered Floor in Flair or Imagine colours (red oak and maple only)	5" wide x 1/2" thick x varying lengths (plus cork with glue is 2.5 mm or 1/8", total thickness is 5/8")	Weston
5th UPG	Mirage, Engineered Floor in Flair or Imagine colours (white oak)	5" wide x 1/2" thick x varying lengths (plus cork with glue is 2.5 mm or 1/8", total thickness is 5/8")	Weston
we are not offering the 6 1/2" material or herringbone			

BROADLOOM FOR BEDROOMS -5 COLOURS ONLY			
ITEM	SPEC	SIZE	SUPPLIER
Standard OPT1	Mohawk, Alladin, Opening Night, 4002-3	40 oz poly	Weston

Standard OPT2	Mohawk, Alladin, Opening Night, 4002-04	40 oz poly	Weston
Standard OPT3	Mohawk, Alladin, Opening Night, 4002-20	40 oz poly	Weston
Standard OPT4	Mohawk, Alladin, Opening Night, 4002-21	40 oz poly	Weston
Standard OPT5	Mohawk, Alladin, Opening Night, 4002-01	40 oz poly	Weston
1st UPG	Mohawk, Cozy Classic (5 colours); 977 Classic Silver, 965 Ice Gray, 879 Heathy Tint, 829 Taupe Whisper, 732 Natural	100% Mohawk Everstrand Solution Dyed BCF PET	Weston
2nd UPG	Mohawk, Aladdin Stylish Effect (5 Colours); bedrock; longhorn, sand dollar, artisan hue, cape mist	Ever strand BCF PET	Weston
3rd UPG	Mohawk, Aladdin Stylish Edge (5 Colours); bedrock, longhorn, sand dollar, artisan hue, cape mist	Tryesse Pro: BCF solution dyed poly	Weston
4th UPG etc	to Laminate and so on...		
STANDARD UNDERPAD	Enviro Step carpet cushion technology		
U.PAD UPG 1	Satin Step		Weston
U.PAD UPG 2	Stain Master		Weston

STAIRCASE - wood treads and handrail, painted white risers/stringers(same colour as trim), metal pickets

ITEM	SPEC	SIZE	SUPPLIER
Standard Stain	natural		MIRANDA
Upgrade 1	stain to match laminate floor colours		MIRANDA
Upgrade 1	stain to match HARDWOOD FLOORS		MIRANDA

RAILING

ITEM	SPEC	SIZE	SUPPLIER
Standard	straight metal picket		
1st Upgrade	SEE Railing Display Combos in showroom	must narrow down to couple of options*	

KITCHEN/VANITY CUPBOARDS

ITEM	SPEC	SPECIES	SUPPLIER
Standard OPT1	802 Willow Gray	Laminate	QTK
Standard OPT2	QT 1022 Chiostro	Laminate	QTK
Standard OPT3	QT 1022 Olmo Carisma	Laminate	QTK
Standard OPT4	113 Frosting	Laminate	QTK
Standard OPT5	QT 1022 Charcoal	Laminate	QTK
Standard OPT6	QT 1022 Lago K41	Laminate	QTK
1 st UPGRADE: Uniboard Nobella 4 colours			
1 st Upgrade OPT1	k66 Whisper	Laminate	QTK
1 st Upgrade OPT2	K61 Silk	Laminate	QTK

1 st Upgrade OPT3	K65 Americana	Laminate	QTK
1 st Upgrade OPT4	K66 Ombre	Laminate	QTK
1st UPGRADE: AGT SOFT TOUCH 4 COLOURS			
1st Upgrade OPT5	ONYX BLACK SUPERMAT 3010	Laminate	QTK
1st Upgrade OPT6	WHITE SOFT TOUCH 734	Laminate	QTK
1st Upgrade OPT7	ARCTIC GRAY SOFT TOUCH 313	Laminate	QTK
1st Upgrade OPT8	HIGH SEAS SUPERMAT 3029	Laminate	QTK
2ND UPGRADE: CHOICE OF TWO DOOR STYLES, SHAKER AND DOUBLE SHAKER : IN THE FOLLOWING COLOURS;			
2 nd Upgrade OPT1	Ben Moore, Classic Grey OC-23	MDF	QTK
2 nd Upgrade OPT2	Ben Moore, Chantilly Lace OC-65	MDF	QTK
2 ND Upgrade OPT3	Ben Moore, Balboa Mist OC-27	MDF	QTK
2 nd Upgrade OPT4	Ben Moore, Museum Piece CSP-40	MDF	QTK
KITCHEN/VANITY KNOBS & PULLS			
ITEM	SPEC	FINISH	SUPPLIER
CATEGORY 1	DH00010/DH0132	BRUSHED NICKEL	QTK
CATEGORY 1	DH01010/DH00990	BRUSHED NICKEL	QTK
CATEGORY 1	DH01680/DH01190	CHROME	QTK
CATEGORY 1	DH09130/DH09160	MATTE BLACK	QTK
CATEGORY 1	DH09140/DH01380	PEWTER	QTK
CATEGORY 1	DH09150/DH00770	BRUSHED NICKEL	QTK
CATEGORY 2	DH02250/DH09270	ORB	QTK
CATEGORY 2	DH01980/DH06420	BRUSHED NICKEL	QTK
CATEGORY 2	DH09180/DH09240	BRUSHED NICKEL	QTK
CATEGORY 2	DH9190/DH09230	Chrome	QTK
CATEGORY 2	DH09200/DH09210	BRONZE	QTK
CATEGORY 2	DH09250/DH09260	BRUSHED NICKEL	QTK
CATEGORY 2	DH09220	CHROME	QTK
CATEGORY 2	DH07680	BRUSHED NICKEL	QTK
CATEGORY 2	DH00040	BRUSHED NICKEL	QTK
CATEGORY 2	DH00020	BRUSHED NICKEL	QTK
CATEGORY 3	DH09320/DH09360	MATTE BLACK	QTK
CATEGORY 3	DH09330/DH09370	CHROME	QTK
CATEGORY 3	DH09340/DH0930	BRUSHED NICKEL	QTK
CATEGORY 3	DH09350/DH09390	CHAMPAGNE BRONZE	QTK
CATEGORY 3	DH13020/DH13030	MATTE BLACK	QTK

CATEGORY 3	DH09110/DH09420	CHROME	QTK
CATEGORY 3	DH08640/DH09400	BRUSHED NICKEL	QTK
CATEGORY 3	DH07870/DH07880	CHAMPAGNE BRONZE	QTK

*DÉCOR TO ATTACH SHOWER PLUMBING ELEVATION TYPE WITH COLOUR CHARTS PER BATHROOM. PURCHASERS CAN UPGRADE FROM TUB TO SHOWER.

(tiles, pan, plumbing, glass enclosure, as per plan

PLUMBING FIXTURES			
TOILETS			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Carlaw one piece regular height #4710BHVU	Contrac	Centon
1 st Upgrade	Cali 4.8L Elongated One Piece 4710BOVU	Contrac	Centon
VANITY SINKS			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Collette 4220CIY Undermount Sink	Contrac	Centon
Upgrade	as per showroom		
SHOWER BASE			
ITEM	SPEC	MAKE	SUPPLIER
Standard	60x36" (6036LD) or 48x36" (4836LD)	Mirolin	Centon
Upgrade	NOT AVAILABLE		
*Shower mosaic for floor not required as we are using pans			
TUB			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Phoenix Skirted Tub 60 x 30 x 20, PA6030L/R	Mirolin	Centon
Upgrade	NOT AVAILABLE		
WASHROOM FAUCET: chrome only			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Wynne Chrome single lever 534LF, chrome	Delta	Centon
1 st Upgrade Package	Cassidy (traditional) single hole, chrome 597LF-MPU		Centon
2 nd Upgrade Package	Trinsic (transitional) single hole, 559LF-MPU		Centon
3 rd Upgrade Package	Vero (contemporary) single hole 553-LF		Centon
WASHROOM TUB & SHOWER: chrome only			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Wynne Tub & Shower Chrome #T14434-LC/R10000	Delta	Centon
1 st Upgrade Package	Cassidy Chrome pressure balance tub & shower R10000/T14497-LHP-H797 OR Delta	Delta	Centon
2 nd Upgrade Package	Trinsic PB Tub & shower R1000/T14459 OR Delta slide bar 51549 in lieu of shower head	Delta	Centon
3 rd Upgrade Package	Vero Tub & shower R10000/T14453-H20 OR Delta slide bar 51549 in lieu of shower head	Delta	Centon
4 th Upgrade Package	Delta Contemporary Square 14 Series Pressure Balance Kit Integrated diverter	Delta	Centon

- MANNING

✓ OK

Upgrade Package	DF-KIT19	Delta	Centon
*toe testers for bath tubs or showers without slide bar.			
KITCHEN SINK			
ITEM	SPEC	MAKE	SUPPLIER
Standard Dbl	Horizon 2.0 overmount 401124 (double sink with ledgeback)	Blanco	Centon
Standard Single	horizon 1.0 401249 overmount	Blanco	Centon
upgrade for double sinks as per brochure/plan			
1 st Upgrade	Quatrus U Super single undermount 9 inch deep 401248 (Single sink)	Blanco	Centon
2 nd Upgrade	Quatrus R15 Two Bowl undermount 9 inch deep 401519	Blanco	Centon
KITCHEN FAUCET			
ITEM	SPEC	MAKE	SUPPLIER
Standard	Osler chrome pull down #976LF with plate	Delta	Centon
*we are offering kitchen faucets in chrome or brushed nickel only;			
1 st Upgrade	Cassidy pull down (traditional) 9997-DST	Delta	Centon
2 nd Upgrade	Trinsic pull down (transitional) 9159-DST	Delta	Centon
3 rd Upgrade	Mateo pull down 9183-DST	Delta	Centon

→ NEED UPGRADE?

850.⁰⁰
800.⁰⁰
900.⁰⁰

LIGHTING/ELECTRICAL			
ITEM	SPEC	MAKE	SUPPLIER
Pot light	Upgrade if possible	SLIMLINE ONLY IN EXISTING BULKHEADS	
Pendant box	Pendant box only, capped	ONLY IN EXISTING BULKHEADS	
Puck light	In millwork at an upgrade package	package quantities by QTK - light S&I by electrician/hole by QTK	

AMENITIES			
ITEM	SPEC	MAKE/COLOUR	SUPPLIER
LOBBY			
BASEBOARD	CERAMIC BASEBOARD WITH METAL STRIP	CLEMENTINA NEBBIA	SELECTIVE
FLOORS	ANTI-SLIP PORCELAIN TILES WITH CERAMIC BASEBOARD FINISHED WITH METAL STRIP	12 X 24 CLEMENTINA NEBBIA	SELECTIVE
GARBAGE CHUTE AREA			
FLOOR TILE	CERAMIC TILES WITH CERAMIC BASEBOARD FINISHED WITH METAL STRIP	8" X 8" - VULCANO	SELECTIVE
WALL TILE	CERAMIC WALL TILE(5FT HIGH) AROUND CHUTE	8" X 8" - VULCANO	SELECTIVE

TBC

CORRIDORS			SELECTIVE
FRONT DOOR TO UNIT		DULUX ZOMBIE 1010-7	
FRONT DOOR CASING		DULUX 1010-4 STEPPING STONE	
FLOORS	CARPET TILES	ALLADIN-go forward tile-brick ashler pattern-IRON WORKS 879	WESTON FLOORING
	BASEBOARD PAINTED	5 1/2" DULUX 1010-4 STEPPING STONE	PENEGAL
WALLS	PAINTED	DULUX FOG 1010-2	
2 WASHROOMS ON P-1	FOR USE OF JANITOR ALONE-NOT PUBLIC		
FLOORS	PAINTED CEMENT FLOORS WITH RUBBER BASEBOARD		
WALLS	DRYWALLED		DRYWALL COMPANY
WALLS	PAINTED		
	TOILET & SINK		PLUMBER
	VANITY		KITCHEN COMPANY
3 JANITORS MAINTENANCE ROOM			
FLOORS	PAINTED CEMENT FLOORS WITH RUBBER BASEBOARD		
WALLS	DRYWALLED		DRYWALL COMPANY
	PAINTED		
PLUMBING	LAUNDRY TUB WITH HOT & COLD RUNNING WATER		
SERVICE STAIRS	PAINTED		