



WINTER GREEN

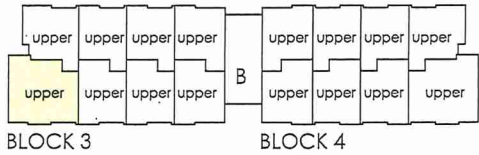
2D2

3 BEDROOM | 2.5 BATH

1480 SQ FT

PLUS APPROXIMATELY
56 SQ FT BALCONY AREA

SUITE: 330
Building B

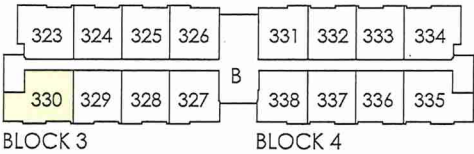
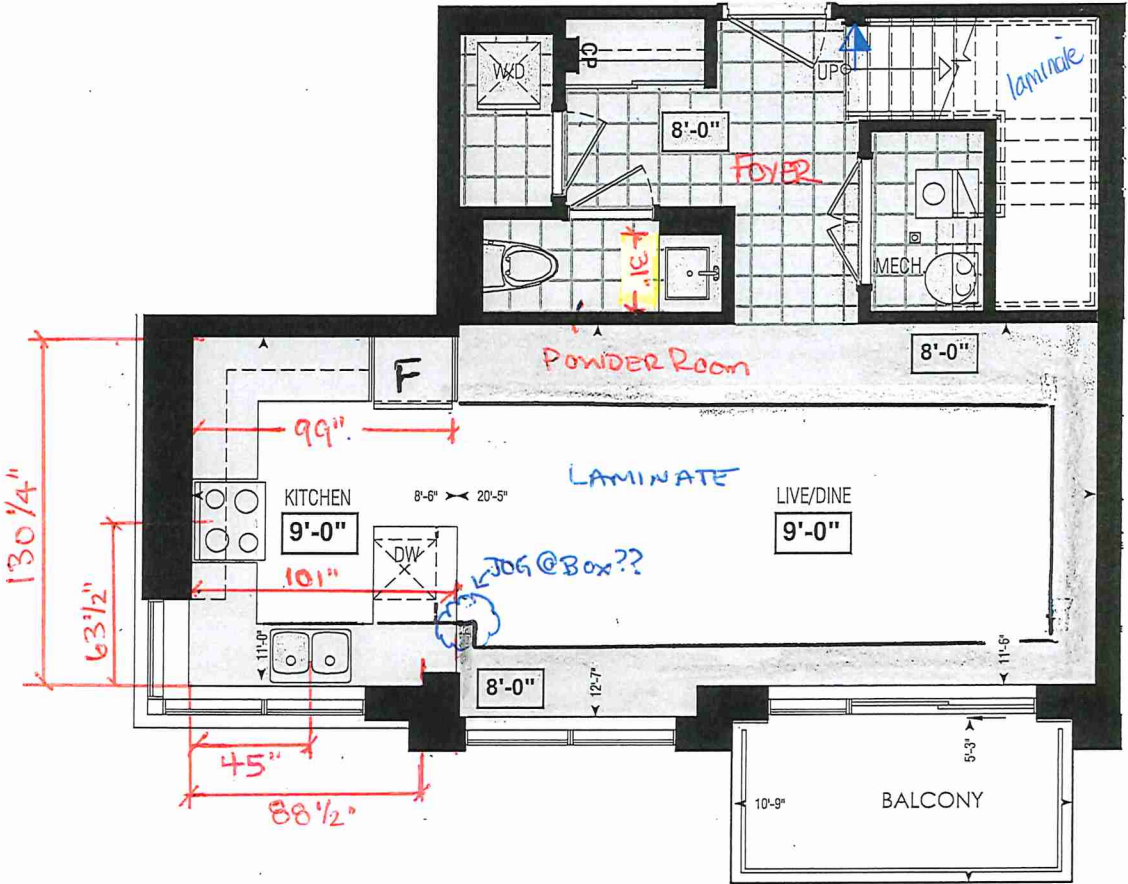


FOURTH FL.

LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

- ↓ SECURITY PANEL
- EP ELECTRICAL PANEL
- CP COMMUNICATION PANEL
- WM WATER METER
- DROPPED AREA



THIRD FL.

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Jan 20 2020

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.



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: CARLO DEFRANCESCA TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
330 BLOCK 3	6-III	Winter Green 2D2*	25-Apr-23

Date Added: 08-Apr-22 Invoice Number: 7785

<p>1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)</p> <p>Note:</p>
<p>1 - APPLIANCE PACKAGE- Install the Standard Appliance Package To be installed throughout the suite, where applicable</p> <p>Note:</p>
<p>50 - KITCHEN- Install an upgrade #1 kitchen backsaplsh, throughout the kitchen , where applicable. does not include ebhind the stove/fridge. Install the TWILIGHT PEWTER/SMOKE</p> <p>Note:</p>
<p>1 - KITCHEN- Install an upgrade undermount kitchen sink, in lieu of the builders standard top mount sink. Install the Blanco Quatrus U1 Super Single Model # 401248</p> <p>Note: **Install the builders standard single hole faucet**</p>
<p>1 - BEDROOMS- Install Laminate flooring throughout all applicable bedroom, in lieu of the builders standard carpet. Install the Highland Watson Natural Oak in the Master Bedroom, Bedroom #2 and #3</p> <p>Note:</p>
<p>1 - STAIRS- Stain the staircase from Main level to upper level, to be stained to MIRAGE DRIFTWOOD, Stain the Handrail, Step, and any applicable posts</p> <p>Note:</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>WOOD SPECIES DIFFERENCE:</p> <p>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.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>STAINING DIFFERENCE:</p> <p>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</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - POWDER ROOM- Install an upgrade #1 cabinet in the powder Room, in lieu of teh builders standard. Install the QTS 1022 SOFT WHITE (SM) L.P LAMINATE</p> <p>Note:</p>
<p>1 - MASTER ENSUITE- Install an upgrade #1 cabinet in the Master Ensuite in lieu of the builders standard. Install the QTS 1022 SOFT WHITE (SM) L.P LAMINATE</p> <p>Note:</p>
<p>105 - MASTER ENSUITE- Install a 1st upgrade wall tile for the Master Ensuite shower stall walls, in lieu of the builders standard wall tile. Install the 8X10 CINQUE GREY</p> <p>Note: **Please note** the Master Ensuite floor tile to be standard</p>
<p>1 - MAIN BATH- Install an upgrade #1 cabinet in the Main Bath in lieu of the builders standard. Install the QTS 1022 SOFT WHITE (SM) L.P LAMINATE</p> <p>Note:</p>
<p>80 - MAIN BATH- Install a 1st upgrade wall tile for the Main Bath shower stall walls, in lieu of the builders standard wall tile. Install the 8X10 CINQUE GREY</p> <p>Note: **Please note** the Main Bath floor tile to be standard</p>
<p>1 - CLARIFICATION-POWDER RM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.</p> <p>Note:</p>



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CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: CARLO DEFRANCESCA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
330 BLOCK 3	6-III	Winter Green 2D2*	25-Apr-23	

Date Added: 08-Apr-22

Invoice Number: 7785

1 - CLARIFICATION- POWDER RM/ MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable.
Note:

1 - MAIN BATH- Purchaser accepts & acknowledges that the floor tiles on the Main Bath will be installed stacked NOT brick pattern.
Note:


1 - Purchaser has received an additional discount of 5% as per Frank C in the amount of \$581 (Before Taxes)
Note:

1 - PURCHASER HAS ATTENDED A 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:

This Document is Extremely Time Sensitive - Printed 18 Apr 22 at 9:38

* INTERIOR COLOUR SCHEME *

 Purchaser CARLO DEFRANCESCA	Decor Consultant Laura Di Pede	Model and Elevation Winter Green 2D2*	Telephone Res. / Bus /	Project Forestside Estates Inc.	Closing Date 25/04/2023	Property 330 BLOCK 3
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Page 1 of 3

	Flooring	Wall Tile	Plumbing
	Description	MainAccent/InsertBorder / ListelloPattern	
Master Ensuite	✓ 13X13 LONDON BRONCO (STD)	✓ 8X10 CINQUE GREY (UPGD)N/A	WHITE
Main Bathroom	✓ 13X13 LONDON BRONCO (STD)	✓ 8X10 CINQUE GREY (UPGD)N/A	WHITE
Powder Room	✓ 13X13 LONDON BRONCO (STD)	N/AN/A	WHITE
Kitchen	✓ Highland Watson Natural Oak EE-H-292 (STD)	Twilight Pewter/Smoke Glass Mosaic(Upgd)N/A	See Notes
Laundry	✓ 13X13 LONDON BRONCO (STD)	N/AN/A	N/A
Mech. Room	✓ 13X13 LONDON BRONCO (STD)	N/AN/A	N/A
Foyer	✓ 13X13 LONDON BRONCO (STD)		
Living Room	✓ Highland Watson Natural Oak EE-H-292 (STD)		
Dining Room	✓ Highland Watson Natural Oak EE-H-292 (STD)		
Upper Hall	✓ Highland Watson Natural Oak EE-H-292 (STD)		
Master Bedroom	✓ Highland Watson Natural Oak EE-H-292 (UPGD)		
Bedroom 2	✓ Highland Watson Natural Oak EE-H-292 (UPGD)		
Bedroom 3	✓ Highland Watson Natural Oak EE-H-292 (UPGD)		

Railings and Stairs

Railings	✓ (Std) Red Oak Mirage Driftwood (Upgd)	Landing - Upper	N/A
Pickets	✓ 1/2" Steel Plain Square Flat Black (STD)	Landing - Lower	N/A
Posts	✓ (Std) 3 1/2" Oak Square W/Cap Driftwood (Upgd)	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	STD - PAINTED WHITE		
Treads	✓ Red Oak Mirage Driftwood (Upgd)		
Risers	STD - PAINTED WHITE		
Runner	NO		

Cornice Moulding / Medallion

Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Trim

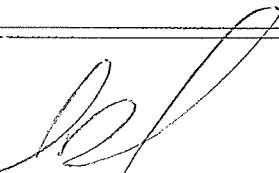
Baseboard & Casing	STANDARD	Knobs	STANDARD
Front Door Glass	N/A	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

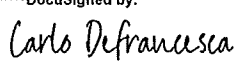
Notes


✓ KITCHEN- STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF

✓ KITCHEN- Install Upgrade undermount Blanco QUATRUS U1 SUPER SINGLE MODEL # 401248

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
CDB3944D90C5468...
CARLO DEFRANCESCA

Vendor: 
Forestside Estates Inc.
Printed Apr 07, 2022 10:01 am

* INTERIOR COLOUR SCHEME *

 Purchaser CARLO DEFRANCESCA	Decor Consultant Laura Di Pede	Model and Elevation Winter Green 2D2*	Telephone Res. / Bus /	Project Forestside Estates Inc.	Closing Date 25/04/2023	Property 330 BLOCK 3
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Page 2 of 3

Master Ensuite

Main Bathroom

Powder Room

Kitchen

Laundry

Mech.Room

Foyer

Living Room

Dining Room

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Interior Paint
Description
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY
(STD) DISTANT GREY

Cabinet	Countertop	Counter Edge	Handle / Knob
Style			
QTS 1022 SOFT WHITE (SM) L.P LAMINATE (UPGD)	Emmerstone Vanilla White (STD)	"A" EDGE (STD)	DH00010(Std)
QTS 1022 SOFT WHITE (SM) L.P LAMINATE (UPGD)	Emmerstone Vanilla White (STD)	"A" EDGE (STD)	DH00010(Std)
QTS 1022 SOFT WHITE (SM) L.P LAMINATE (UPGD)	Emmerstone Vanilla White (STD)	"A" EDGE (STD)	DH00010(Std)
CATEGORY 1 QT1022 BIANCO L.P LAMINATE (STD)	Emmerstone Gray Galaxy (STD)	"A" EDGE (STD)	DH00010(Std)
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	<input type="text" value="N/A"/>	Fireplace	<input type="text" value="N/A"/>
Location Flooring	<input type="text" value="N/A"/>	Location Flooring	<input type="text" value="N/A"/>
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Marble	<input type="text" value="N/A"/>	Marble	<input type="text" value="N/A"/>
Hearth	<input type="text" value="N/A"/>	Hearth	<input type="text" value="N/A"/>

Notes

INSTALL BUILDERS STANDARD APPLIANCES

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

DocuSigned by:

Carlo DeFrancesca

6DB3944D99065463
CARLO DEFRANCESCA

Vendor:

Forestside Estates Inc

Printed Apr 07, 2022 10:01 am



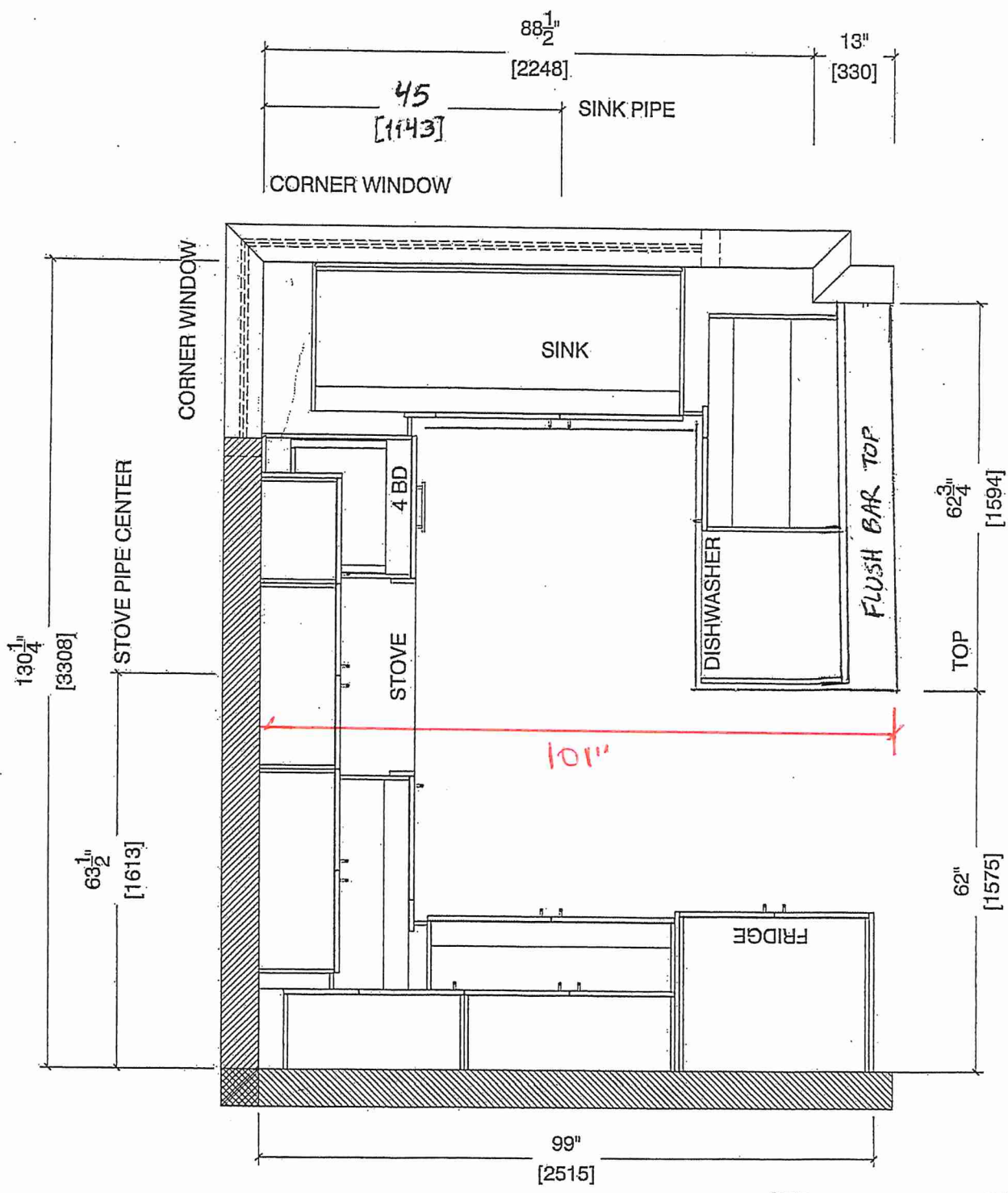
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2D2 WINTERGREEN	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: JUNE 12, 2020
EMAIL: _	SPECIES: LAMINATE	TOP: _	PAGE:

COMMENTS:
BUILDING B SUITE 330, - BLK 3
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location, and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN 2D2

2D2 : 6 nos.



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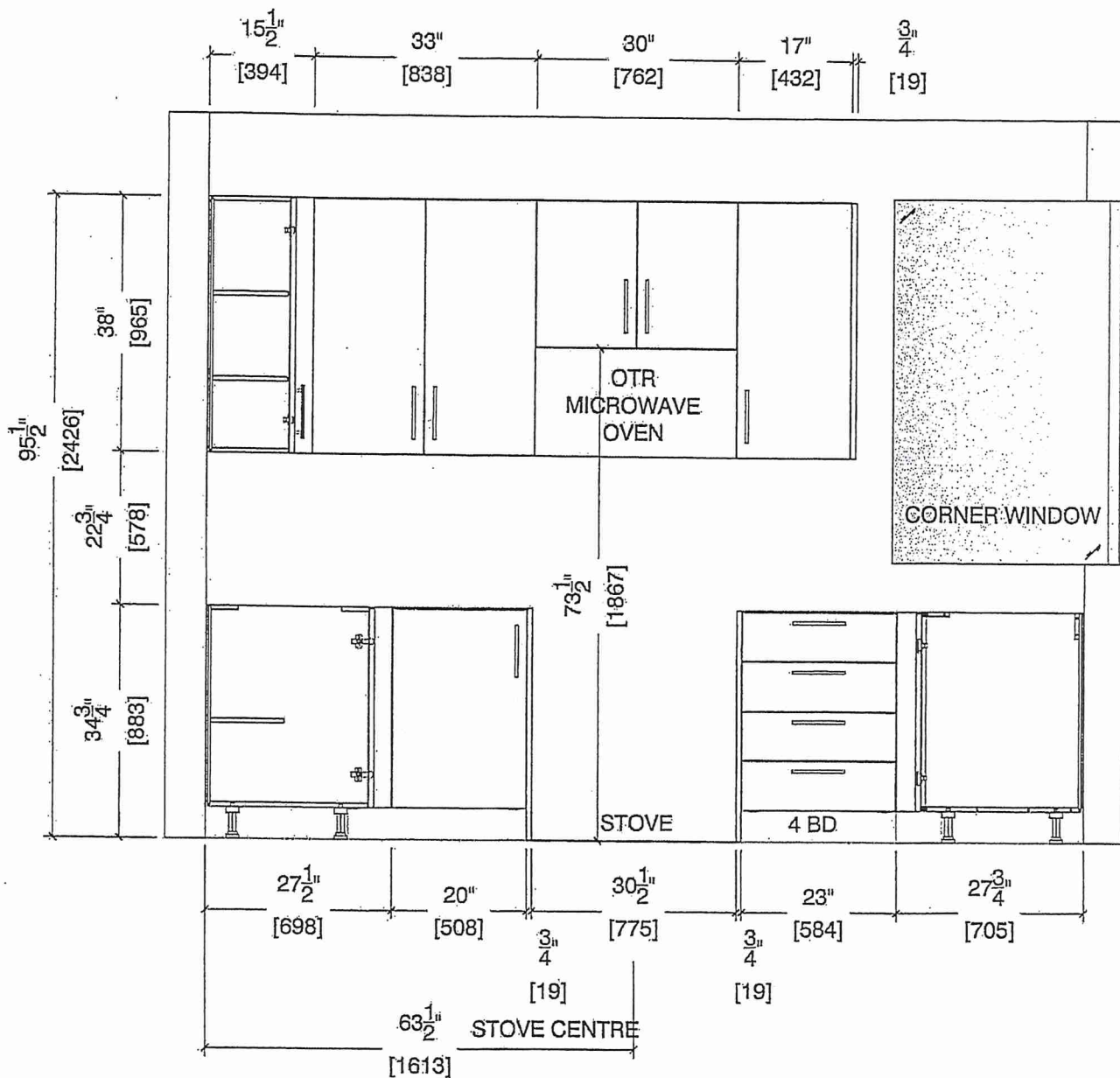
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

COMMENTS:

BUILDING B¹ SUITE 330 BLK 3

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STOVE WALL ELEVATION 2D2



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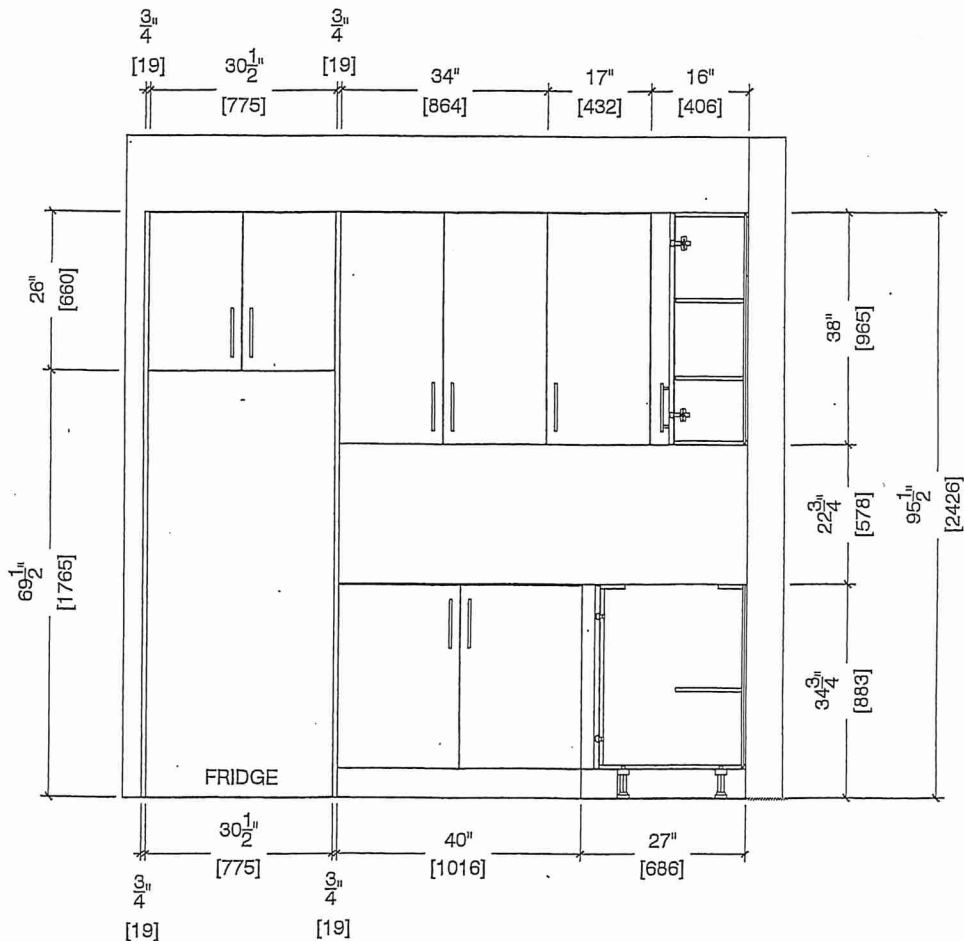
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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2D2 WINTERGREEN	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: JUNE 12, 2020
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COMMENTS:

BUILDING B SUITE 330, BLK 3
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FRIDGE WALL ELEVATION 2D2



✓ok



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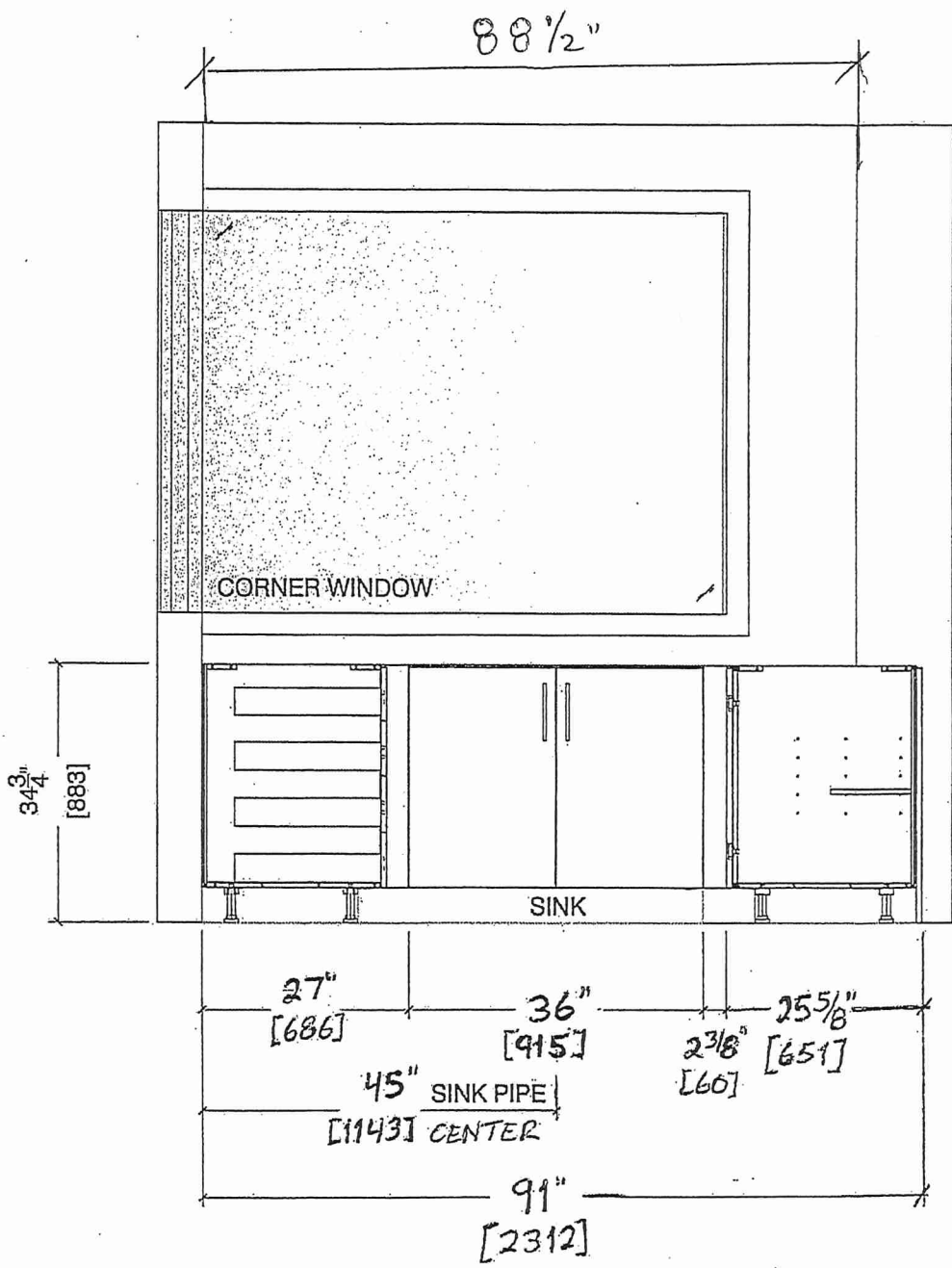
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SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

COMMENTS:

BUILDING B, SUITE 330, BLK 3

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SINK WALL ELEVATION 2D2



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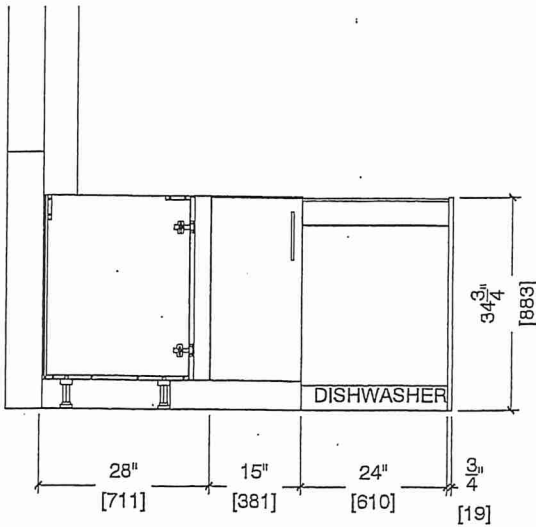
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
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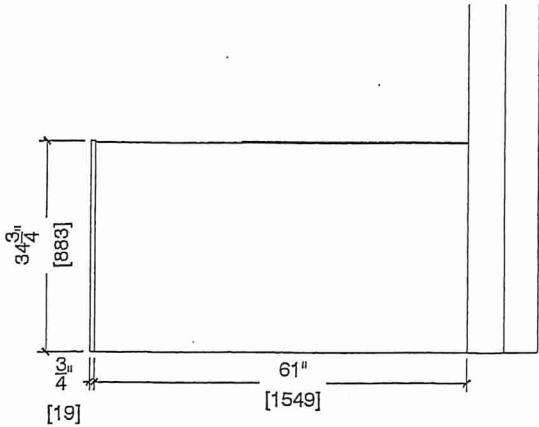
Building B Suite 330 BLK 3

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PENINSULA FRONT ELEVATION 2D2



PENINSULA BACK ELEVATION 2D2





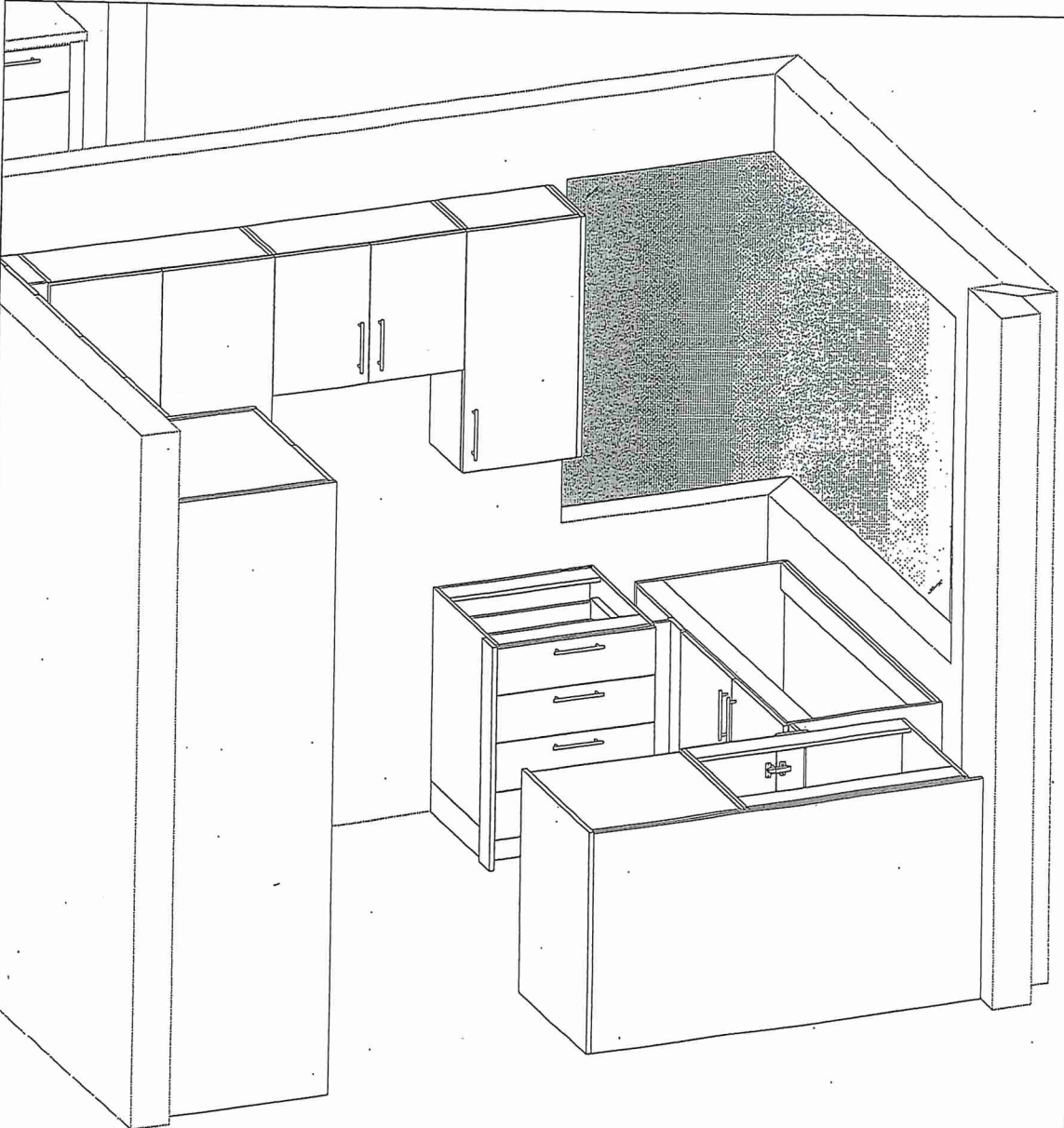
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CLIENT: ROYAL PINE HOMES	JOB NAME: 2D2 WINTERGREEN,	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
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COMMENTS:

Building B Suite 330 BLK 3

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CLIENT: ROYAL PINE HOMES	MODEL : 2C, 2Ca HOLLY, 2C1 MAGNOLIA 2D RED PINE, 2C1 WINTERGREEN	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: JUNE 12, 2020
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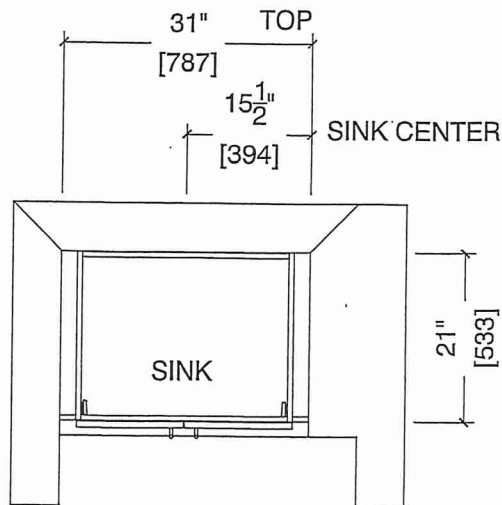
COMMENTS:

Building B Suite 330 BLK 3

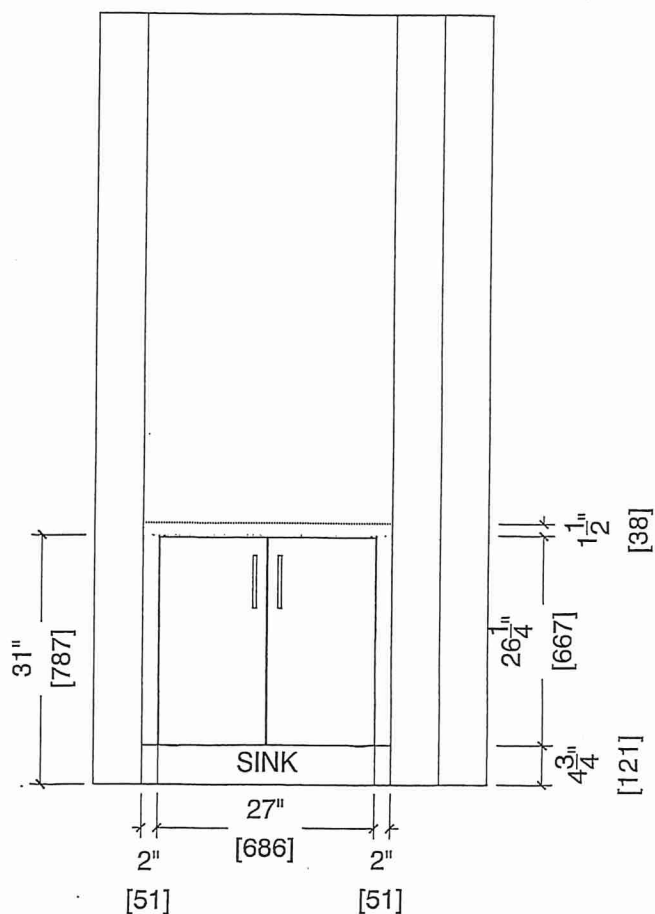
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POWDER ROOM PLAN (2C, 2Ca, 2C1, 2D, 2D2)

2C : 24 nos.
2Ca : 4 nos.
2C1 : 18 nos.
2D : 24 nos.
2D2 : 6 nos.



POWDER ROOM ELEVATION (2C, 2Ca, 2C1, 2D, 2D2)





80 Sante Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	MODEL : 2D2 WINTERGREEN	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
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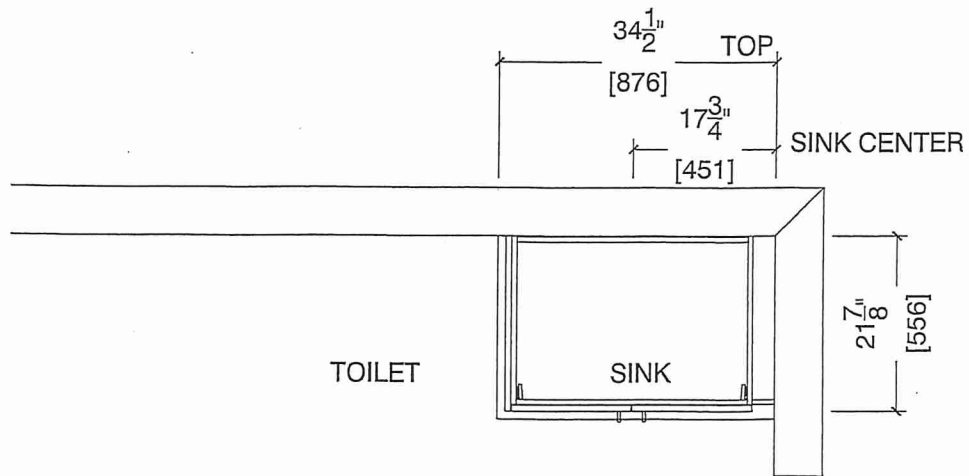
COMMENTS:

Building B Suite 330 Bk3

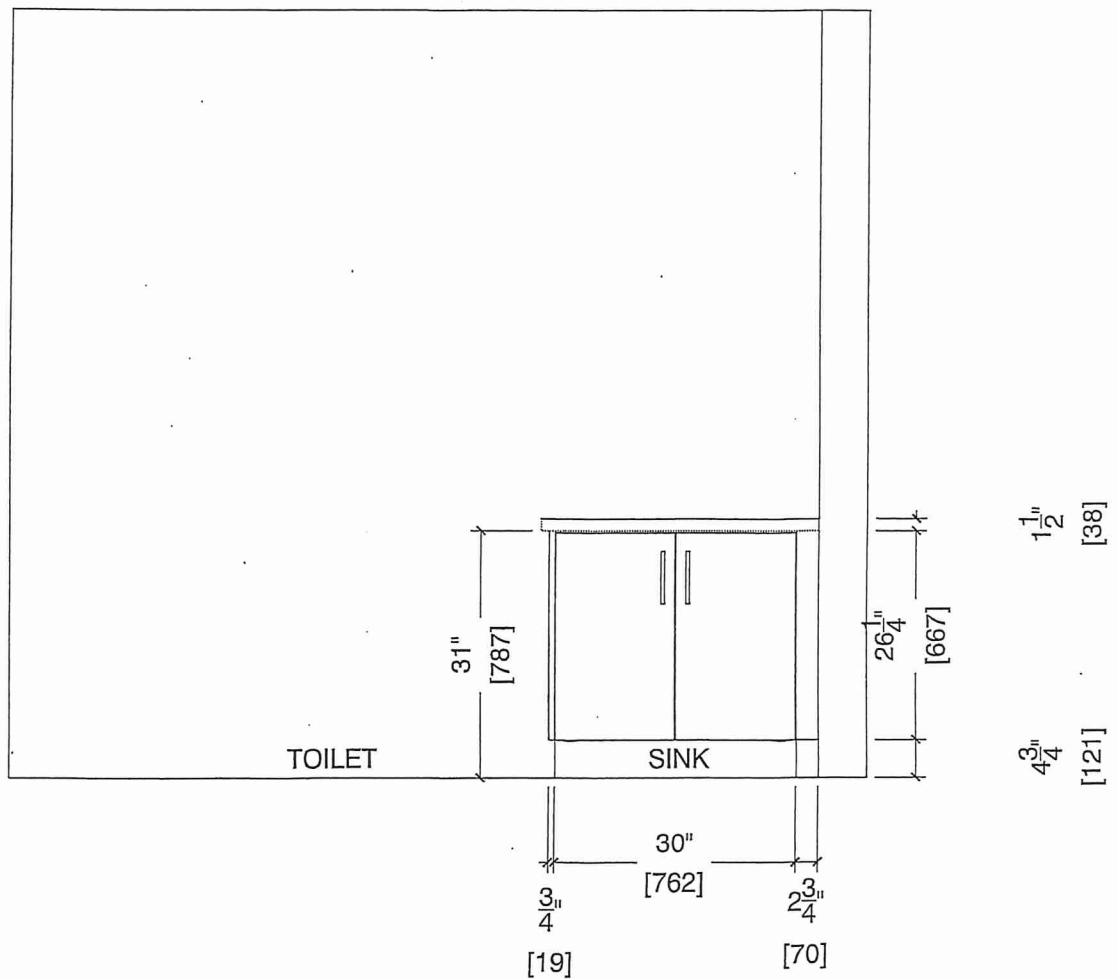
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BATH PLAN (2D2, 2D2a)

2D2 : 6 nos.
~~2D2a : 2 nos.~~



BATH ELEVATION (2D2, 2D2a)





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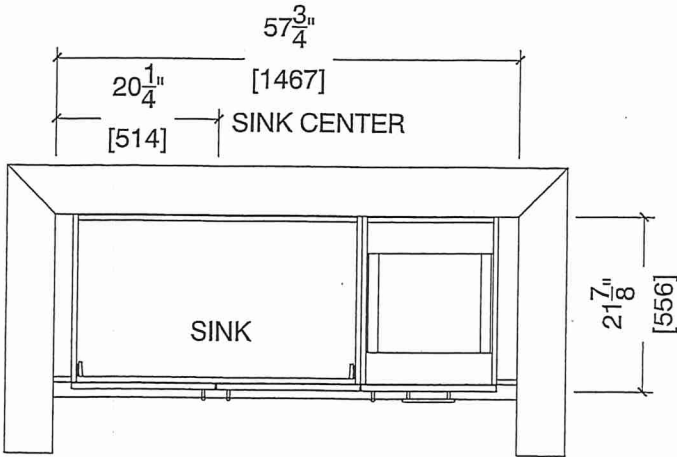
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SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: JUNE 12, 2020
EMAIL: __	SPECIES: LAMINATE	TOP: __	PAGE:

COMMENTS:
Building B Suite 330 BLK 3

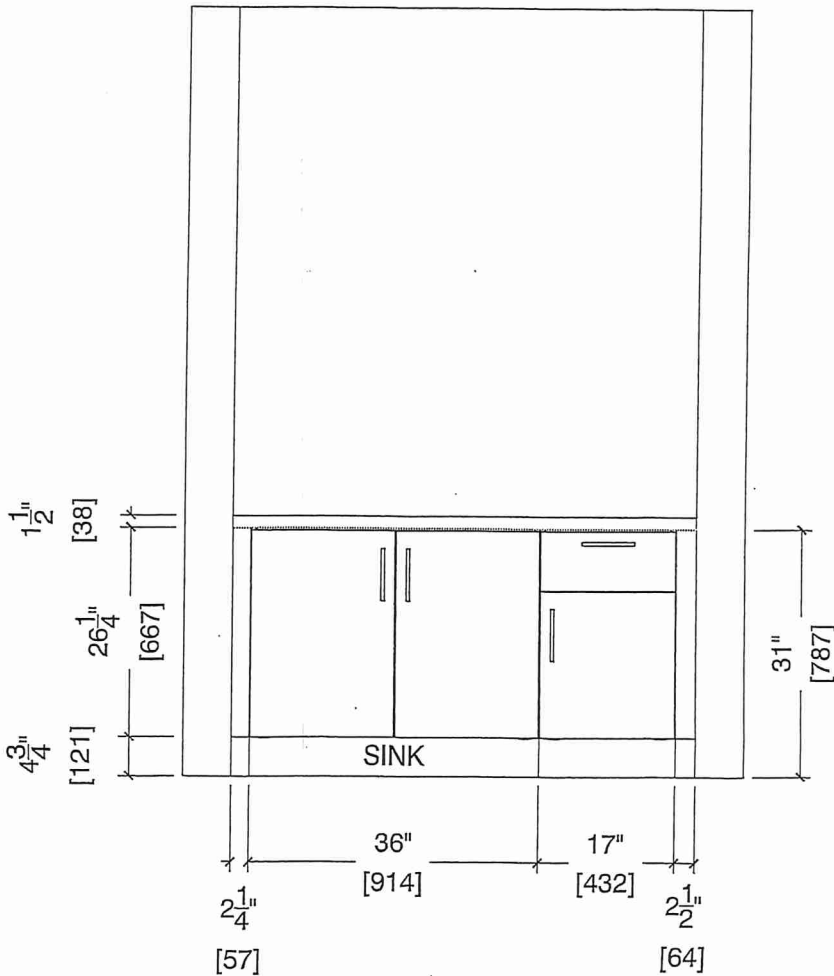
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

MASTER ENSUITE PLAN (2D2, 2D2a)

2D2 : 6 nos.
~~2D2a : 2 nos.~~



MASTER ENSUITE ELEVATION (2D2, 2D2a)



running D Jute 330 BLK 3

BLANCO

Sink Specifications

Colour SKU
brushed finish 401248

QUATRUS U 1 SUPER SINGLE

Stainless steel brushed finish

Design and planning tips

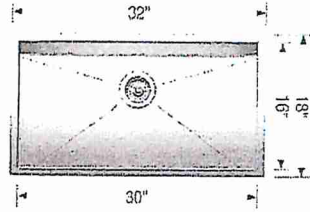
- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:

Installation clips, Sink template, Installation instructions, 3 ½" (90 mm) stainless steel strainer

Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.

Codes/Standards: ASME A112.19.3-2017/ CSA B45.4-17



~~*Install Standard Faucet*~~

Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap dispensers.

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.



Need support? Learn more by watching our sink & faucet How-to videos:

<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



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