



MAGNOLIA

2C1

2 BEDROOM | 2.5 BATH

1162 SQ FT

PLUS APPROXIMATELY
56 SQ FT
PATIO/BALCONY AREA

SUITE: 312

Building A

1/4

RS

Suite 312 BIK 1
Building A

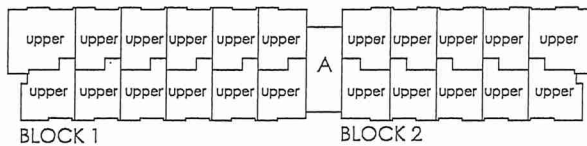
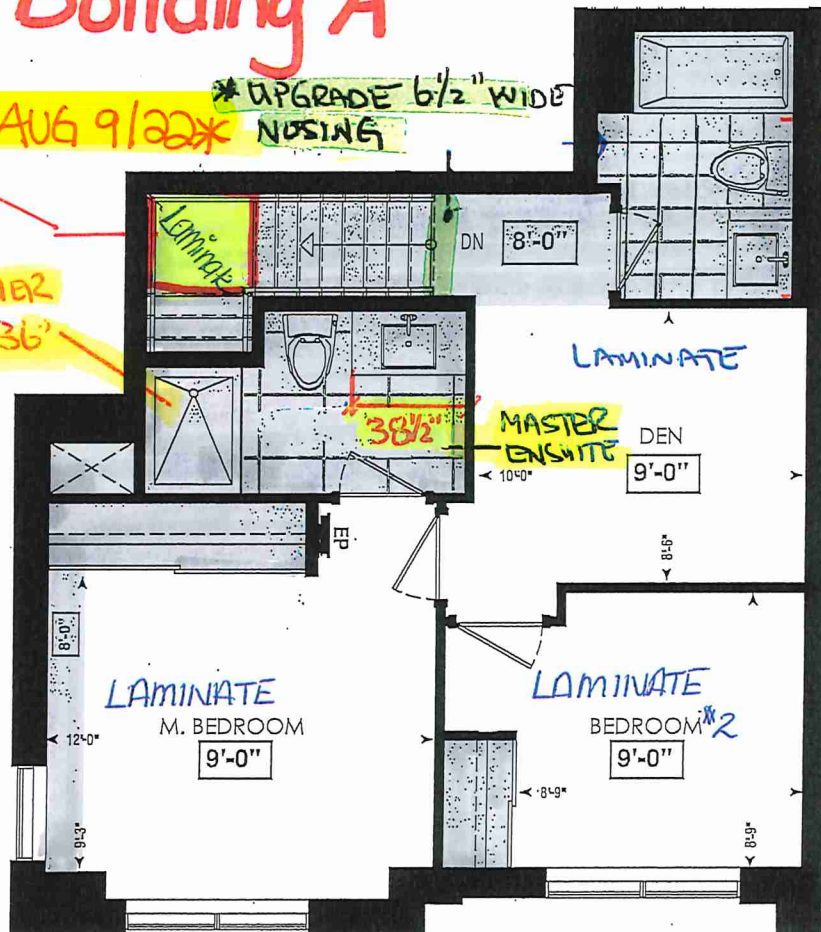
REVISED AUG 9/22

*UPGRADE 6 1/2" WIDE
NOSING

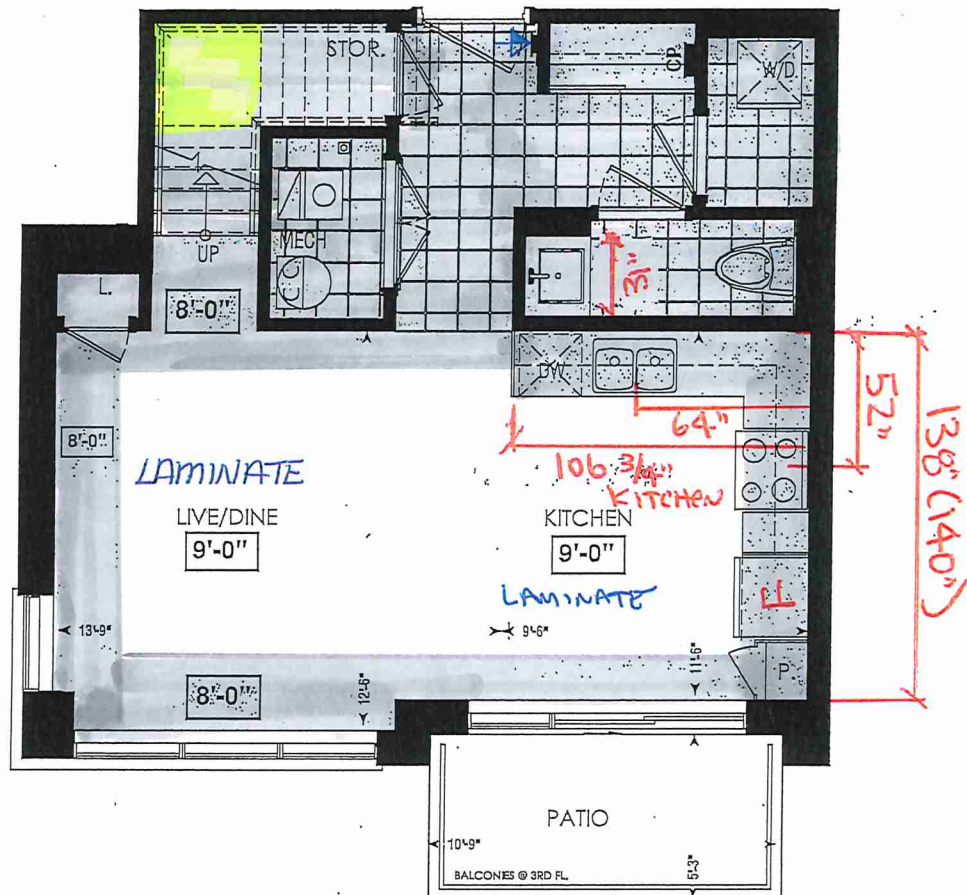
SHOWER
48" x 36"

MAIN
BATH

35 1/2"



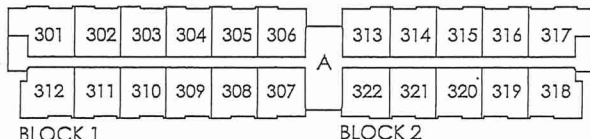
FOURTH FL.



LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

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



THIRD FL.

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.

RECEIVED
NOV 29/21



* INTERIOR COLOUR SCHEME *

Purchasers

MEHAR SINGH SANDHU & RAJINDER K SANDHU

Decor Consultant

Melissa Di Marino

Model and Elevation

Magnolia 2C1*

Telephone Res. / Bus

/

Project

Forestside Estates Inc.

Closing Date

11/04/2023

Property

312 BLOCK 1

Page 1 of 3

Flooring

Description

13x13 SEAL GREY (STD)

13x13 SEAL GREY (STD)

20x20 PULPIS GRIS (STRAIGHT) (UPG)

20x20 PULPIS GRIS (STRAIGHT) (UPG)

20x20 PULPIS GRIS (STRAIGHT) (UPG)

8" Torleys Highland Alderson Oak EEH-285 (STD)

20x20 PULPIS GRIS (STRAIGHT) (UPG)

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8" Torleys Highland Alderson Oak EEH-285 (STD)

8" Torleys Highland Alderson Oak EEH-285 (UPG)

8" Torleys Highland Alderson Oak EEH-285 (UPG)

Wall Tile

Main

8x10 NATURALE GRIGIO (STD)

8x10 NATURALE GRIGIO (STD)

N/A

N/A

N/A

3x6 C&D Arctic WhiteBright (Stacked)(Std)

Accent/Insert

N/A

N/A

N/A

N/A

N/A

N/A

Border / Listello

N/A

N/A

N/A

N/A

N/A

N/A

Pattern

NONE

NONE

NONE

NONE

NONE

NONE

Plumbing

WHITE

WHITE

N/A

WHITE

STD

STD

Railings and Stairs

Railings

Upg-Victorian Vintage Red Oak Pewter

Pickets

N/A

Posts

Upg-4" Paris with 5"Base - Vint.R.O.Pewter

Stringers

STD - PAINTED WHITE

Treads

UPG - Vintage Red Oak Pewter

Risers

STD - PAINTED WHITE

Runner

N/A

Landing - Upper 8" Torleys Alderson Oak EEH-285

Landing - Lower N/A

Ledge - Upper N/A

Ledge - Lower N/A

Cornice Moulding / Medallion

Foyer

N/A

Living Room

N/A

Dining Room

N/A

Family Room

N/A

Main Hall

N/A

Kitchen

N/A

2nd Floor Hall

N/A

Trim

Baseboard & Casing

STANDARD

Knobs

STANDARD

Front Door Glass

N/A

Hinges

STANDARD

Interior Doors

STANDARD

Grip Set

STANDARD

Notes

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

MEHAR SINGH SANDHU

Purchaser:

RAJINDER K SANDHU

Vendor:

Forestside Estates Inc.



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MEHAR SINGH SANDHU and RAJINDER K SANDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
312 BLOCK 1	6-III	Magnolia 2C1*	11-Apr-23	

Date Added: 28-Feb-22

Invoice Number: 7669

166 - MAIN FLOOR - FLOORING - TILES - Install UPGARE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout Foyer, Mech.Room, Laundry Room and Powder Room Floors, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note:

1 - SECOND FLOOR - FLOORING - BEDROOMS - Install LAMINATE FLOORING - 8" TORLEYS HIGHLAND ALDERSON OAK EEH-285 - To be installed throughout Master Bedroom and Bedroom#2, where applicable in lieu of builders standard broadloom (See Sketch)
Note:

1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To Be Stained - Vintage Red Oak Pewter - To Include; Treads, Handrail and Post, where applicable (See Sketch)
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.

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 - RAILING - Install UPGRADE PACKAGE #8 Railing - To be installed throughout staircase from main floor to second floor, where applicable.
To Include;
Handrail - Victorian
Post - 4" Paris with 5" Base
Note: **Includes 6.5" Nosings - To accommodate larger post**

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)
Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7944 COTTON KNIT - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)
Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (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 Builders Standard TopMount Sink - Blanco Horizon 2.0 (7" Deep) Topmount Double Bowl Sink - Model #401124
Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome
Note:

1 - APPLIANCES - Install STANDARD APPLIANCE PACKAGE - To be installed throughout suite, where applicable (See Sketch)
Note:



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MEHAR SINGH SANDHU and RAJINDER K SANDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
312 BLOCK 1	6-III	Magnolia 2C1*	11-Apr-23	

Date Added: 28-Feb-22

Invoice Number: 7669

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7945 FROST with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7907 SILVER SHADOW with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7907 SILVER SHADOW with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MAIN BATH & MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - CLARIFICATION - FLOOR TILES;
MAIN BATH - Purchaser Accepts and Acknowledges the Standard Floor Tiles - 13x13 Seal Grey - Will be installed STRAIGHT/STACKED throughout Main Bath floor, where applicable (See Sketch)
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL & COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further changes/additions/deletions to be made upon signing on JANUARY 3,2022
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:

This Document is Extremely Time Sensitive - Printed 28 Feb 22 at 15:23

Page 2 of 3

Lot: 312 BLOCK 1 Project: Forestside Estates Inc. Model: Magnolia 2C1*

Printed Jan 03, 2022 11:52 am



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

your kitchen, your taste.

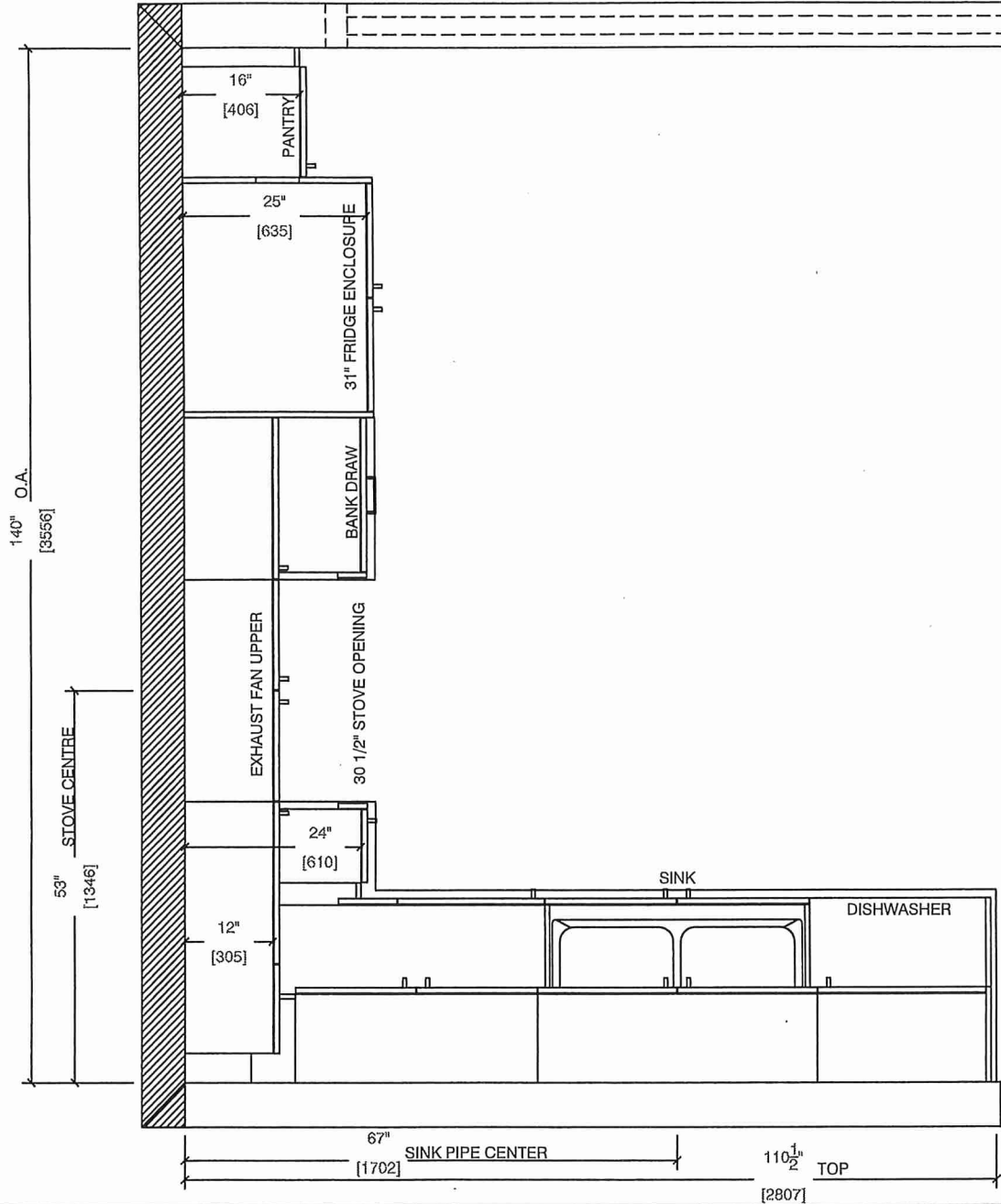
CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

Suite 312 Bldg 1 Building A

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.

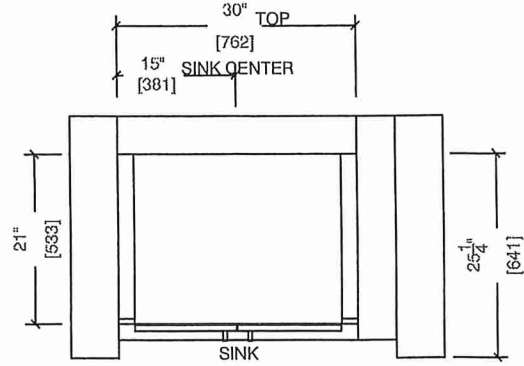
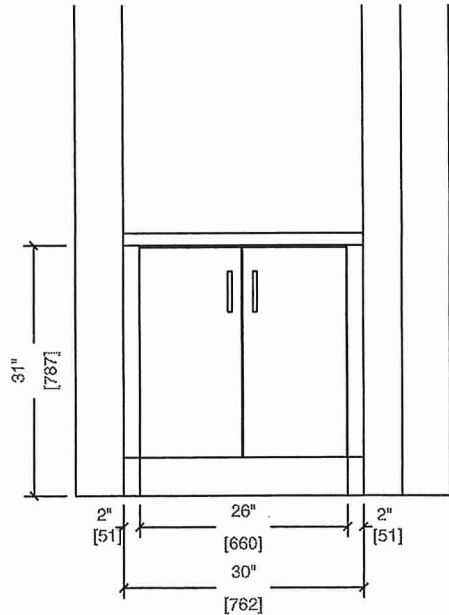
KITCHEN PLAN

2C1 : 08 nos.



Powder Room

2C1 : 08 nos.





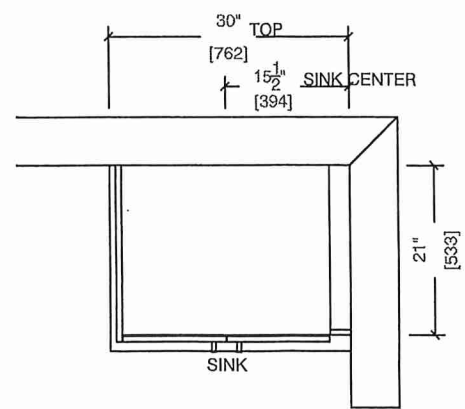
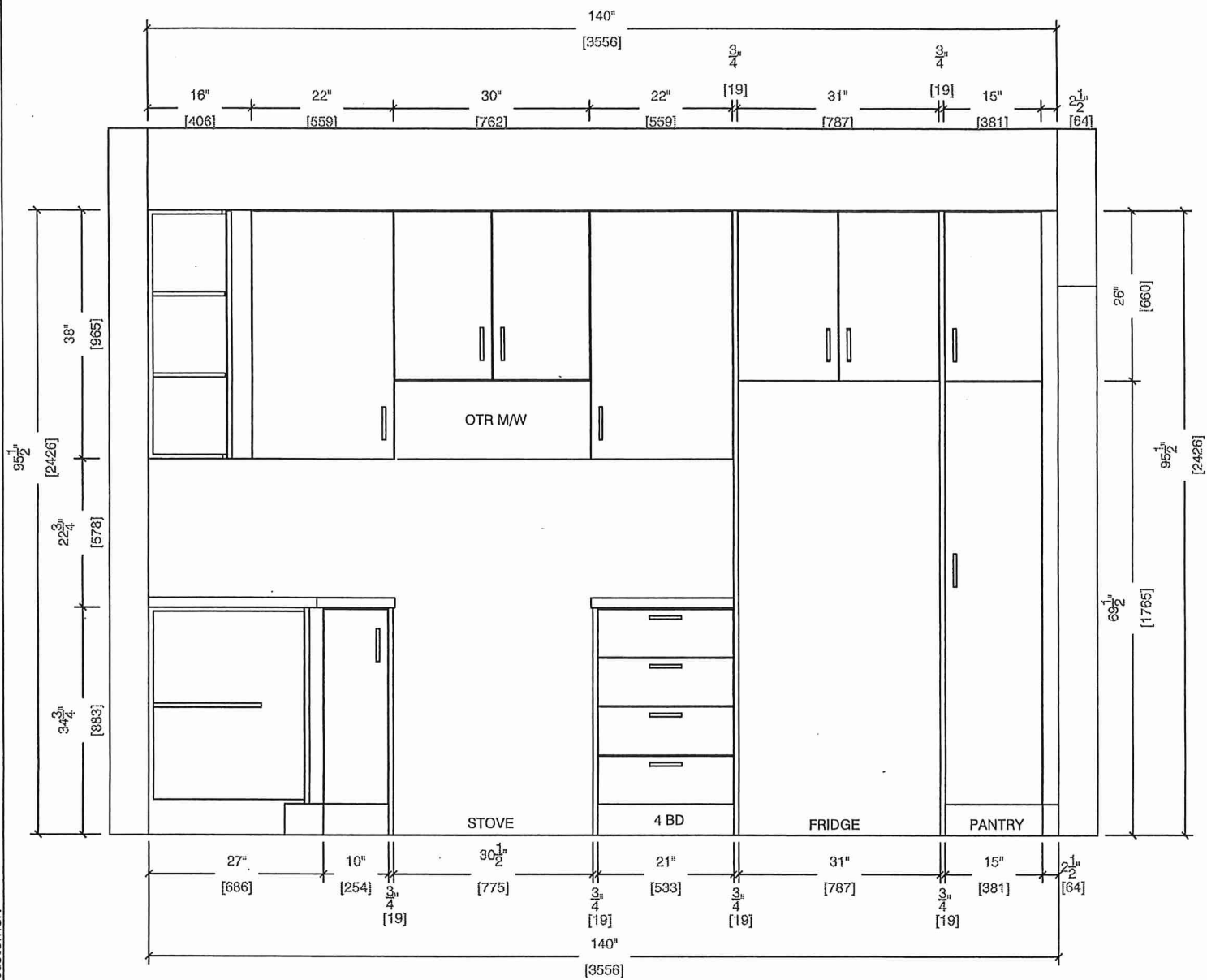
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

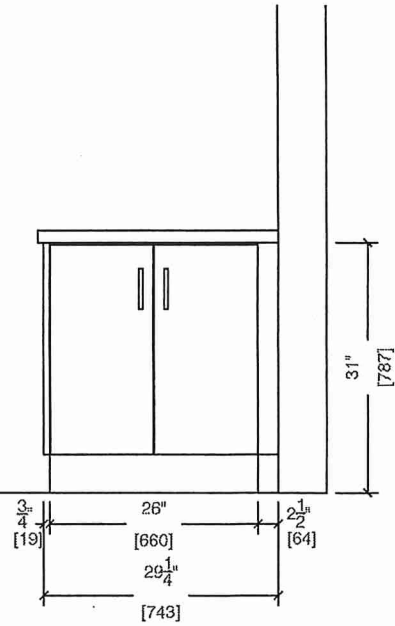
Suite 312 Bk1 Building A

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STOVE WALL ELEVATION



Main BATH





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

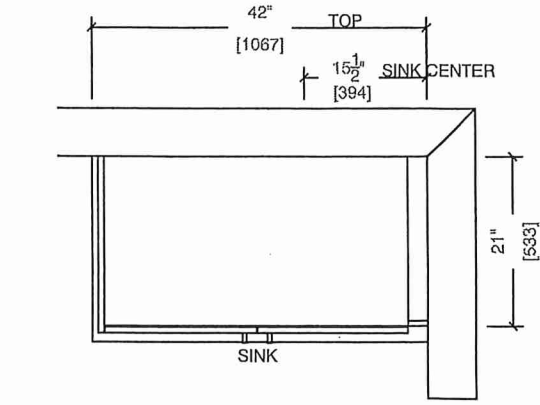
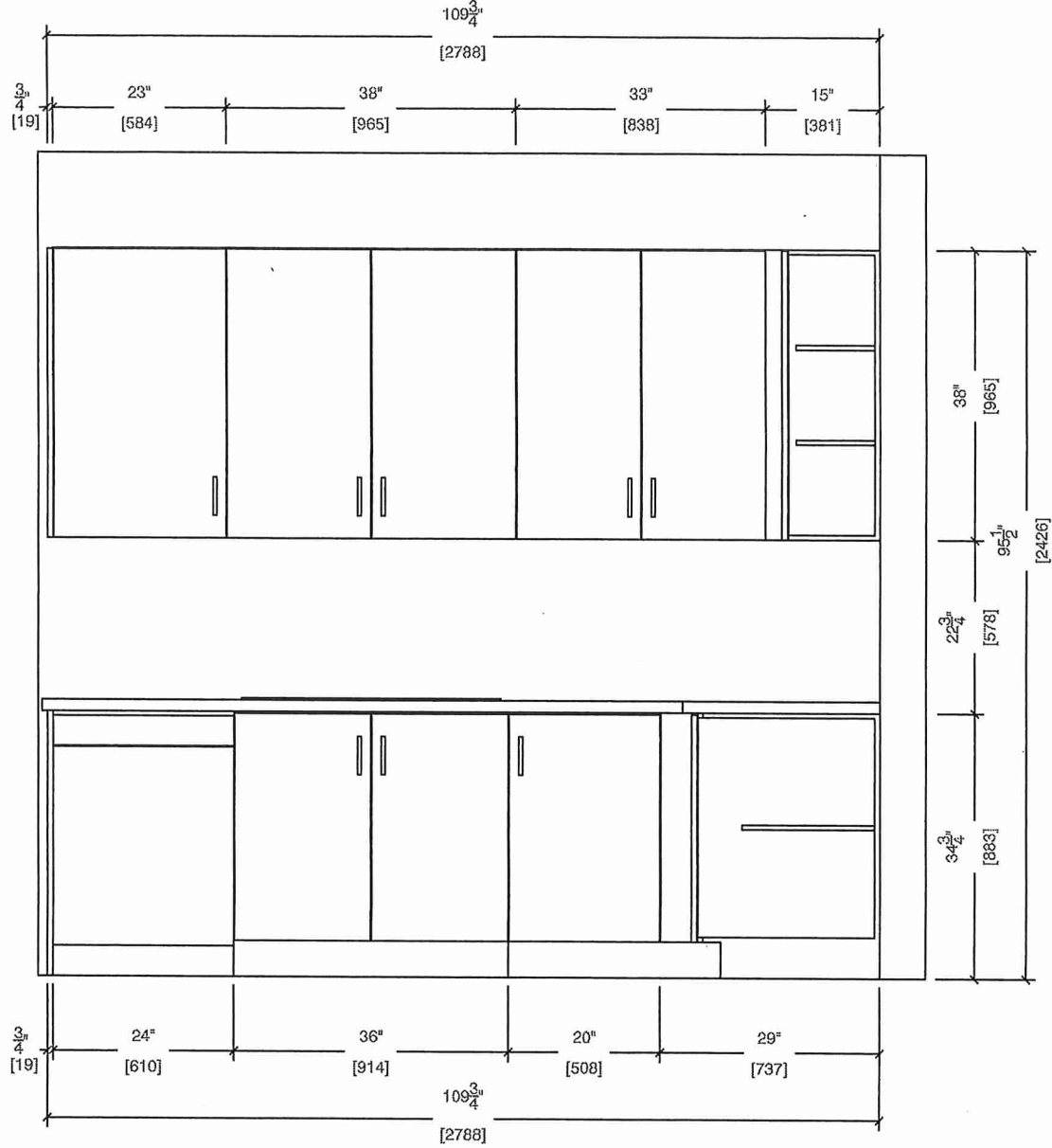
your kitchen, your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

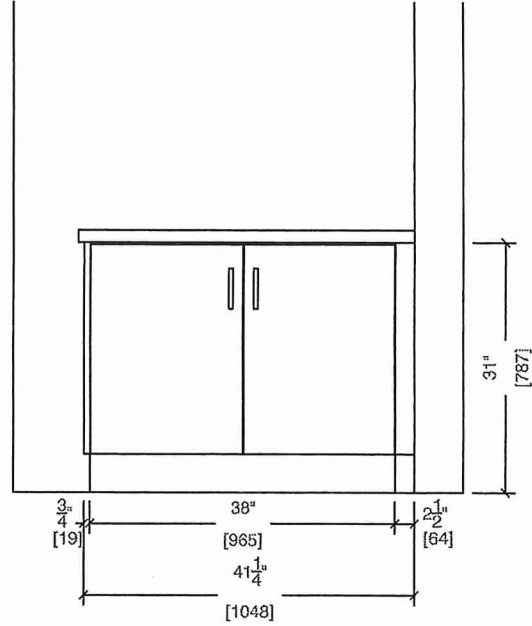
Suite 312 Bkl Building A

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SINK WALL ELEVATION



Master ENSUITE





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: 2C1	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS: Suite 312 Bk.1 Building A

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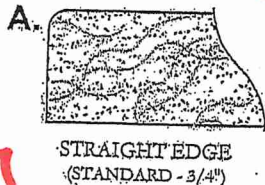


Suite 312 B1K.1 Building A

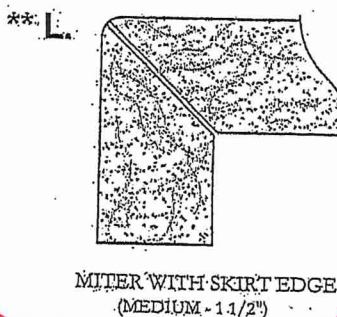
CONNOLLY Marble & Granite Ltd.

EDGE
DETAILS

004



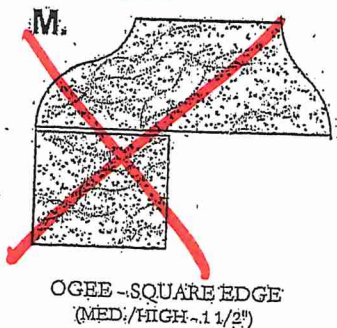
* Powder Room
* Main Room
* Master Ensuite



* Kitchen

W

RS



EDGING UP-GRADE OPTIONS

RECEIVED
CCT 5 17