



PURCHASER'S EXTRAS  
The Estates of West River - Phase 1 2185715 Ontario Inc.

PURCHASER: JANARTHAN THIYAGARASA TEL: RES.: 647-830-9243

LOT NUMBER		PHASE	HOUSE TYPE	
043		1	AURORA-ELEVATION A	
ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 215884	LAUNDRY / MUD ROOM - Relocate Man Door & Change Door Swing of Man Door from Garage to Laundry/Mud Room (See Sketch) As per Fonzie C.	1		
2 215886	CLARIFICATION; MAIN HALL - Delete Bulkhead at main hall area leading to powder room (See Sketch) As per Fonzie C.	1		
3 215887	CLARIFICATION; UPPER HALL - Delete 8" wall at upper hall area beside staircase railing (See Sketch) As per Fonzie C.	1		
*4 20080 215888	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.	1		



	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 2185715 Ontario 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	
<u>Paid By</u>	<u>Amount</u>
Bonus	
Total Payment:	

Bonus Summary		
Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.		
Any remaining balance(s) will be applied accordingly to extras purchased.		
Bonus Package Offering		
<u>Invoice Number</u>	<u>Date</u>	<u>Amount</u>
8361	29-Aug-22	
Total Bonus Used:		
8285	1-Jun-22	
Total Bonus Used:		
Remaining Balance:		

Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____





Authorized Signature \_\_\_\_\_





SITE **FILE COPY**

**Structural**

**CONSTRUCTION SUMMARY**  
**2185715 Ontario Inc.**

**PURCHASER:** JANARTHAN THIYAGARASA

**TEL:** RES.: 647-830-9243

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
<b>043</b>	<b>1</b>	<b>AURORA-ELEVATION A</b>	

Offer	<b>BONUS PACKAGE - PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.</b>
Worksheet	Note:

Offer	<b>PURCHASER HAS OPTED FOR BLACK WINDOWS FOR THE BRICK PACKAGE SELECTED.</b>
Upgrade	PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTURAL GUIDELINES AND
	Note:

Offer	<b>OPTIONAL WALK-UP BASEMENT STAIRS WITH WOOD DECK AND RAILINGS AS PER BUILDERS SAMPLES AS PER SKETCH</b>
Upgrade	Note:



SITE *FILE COPY*

CONSTRUCTION SUMMARY  
2185715 Ontario Inc.

PURCHASER: JANARTHAN THIYAGARASA

TEL: RES.: 647-830-9243

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
043	1	AURORA-ELEVATION A		

Date Added: 01-Jun-22      Invoice Number: 8285

<p>6 - BASEMENT- BASEMENT WINDOWS - Install larger basement windows, in lieu of the builders standard 30"x16". Install FIVE (x6) 36"x24" basement windows (With Possible Window Wells) (See Sketch)</p> <p>Note:</p>
<p>1 - BACK EXTERIOR DOORS- Delete the builders standard patio sliders and Install DOUBLE FRENCH DOORS with applicable sidelights (See Sketch)</p> <p>Note:</p>
<p>1 - FRONT EXTERIOR - Delete the builders standard Single Front Door, Sidelights &amp; Transom. Install DOUBLE EXTENDED HEIGHT Front Doors with Applicable Peep Hole (No Glass on Front Doors) (See Sketch)</p> <p>Note:</p>
<p>1 - SIDE EXTERIOR- Install Optional SIDE EXTERIOR DOOR with applicable coach light (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - Install the pot Filler Rough in plumbing ONLY (See Sketch)</p> <p>Note: **Purchaser accepts and acknowledges that the above price does not include the finished fixture **Purchaser to select the pot filler fixture at time of colour chart **QTK To Provide Rough-In Location</p>
<p>1 - KITCHEN - EXHAUST DUCTING - Install Upgrade 8" duct in lieu of the builders standard 6" (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - Install GAS LINE Rough-In to the stove area at kitchen (Includes Additional Applicable Electrical) (see Sketch)</p> <p>Note: ** Standard electrical to remain**</p>
<p>1 - SECOND FLOOR - BEDROOMS - Install Upgrade SMOOTH CEILINGS - To be installed throughout all second floor bedrooms, where applicable. To Include; Primary Bedroom, Bedroom #2, Bedroom #3 &amp; Bedroom #4 (See Sketch)</p> <p>Note:</p>
<p>1 - ENSUITE #2- Delete the builders standard tub shower and install SHOWER STALL at Ensuite #2. To include the 2x2 shower floor mosaic, curb, shower pot light, additional tile as needed, and FRAMELESS GLASS(See Sketch)</p> <p>Note:</p>
<p>1 - TWIN BATH 2/3- Delete the builders standard tub shower and install SHOWER STALL at Twin Bath 2/3. To include the 2x2 shower floor mosaic, curb, shower pot light, additional tile as needed, and FRAMELESS GLASS (See Sketch)</p> <p>Note:</p>
<p>17 - SECOND FLOOR - INTERIOR DOORS - Install Upgrade EXTENDED HEIGHT (8'-0" high) Interior Doors (Standard Door Style Only) throughout the 2nd floor, where applicable. To include SEVENTEEN (x17) interior doors</p> <p>Note:</p>
<p>1 - FRONT EXTERIOR- In addition to the builders standard Coach light, Install ONE (1) Additional EXTERIOR COACH LIGHT at front door. To be on the same switch as standard (See Sketch)</p> <p>Note: **Front Door Area to have TWO (2) Exterior Coach Lights on ONE (1) Switch</p>
<p>1 - BACK EXTERIOR- In addition to the builders standard Coach light, Install ONE (1) Additional EXTERIOR COACH LIGHT at patio door area. To be on the same switch as standard (See Sketch)</p> <p>Note: **Rear Patio Door Area to have TWO (2) Exterior Coach Lights on ONE (1) Switch</p>
<p>1 - FRONT EXTERIOR - Install a FESTIVE SOFIT PLUG on a single pole switch (See Sketch)</p> <p>Note:</p>
<p>1 - SIDE EXTERIOR - Install ONE (1) Additional EXTERIOR HOSE BIB on side of home (See Sketch)</p> <p>Note:</p>



SITE *FILE COPY*

**CONSTRUCTION SUMMARY**  
**2185715 Ontario Inc.**

**PURCHASER:** JANARTHAN THIYAGARASA

**TEL:** RES.: 647-830-9243

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
043	1	AURORA-ELEVATION A	

**Date Added:** 01-Jun-22      **Invoice Number:** 8285

<b>1 - FAMILY ROOM</b> - Delete the builders standard gas unit and standard Mantle in the Family Room, and install Upgrade MAJESTIC JADE 42IN-B Gas linear unit (See Sketch) Note: **Purchaser accepts and acknowledges that the mantle for the above linear upgarded gas unit will be chosen and charged at time of colour chart** **The above price is ONLY for the upgarded Gas linear unit
<b>1 - BONUS PACKAGE</b> - PURCHASER HAS APPLIED \$20,000.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note:
<b>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.</b> Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on MAY 30,2022 Note:
<b>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.</b> Note:

**This Document is Extremely Time Sensitive - Printed 6 Jun 22 at 11:23**



Specifications

JADE42IN-B

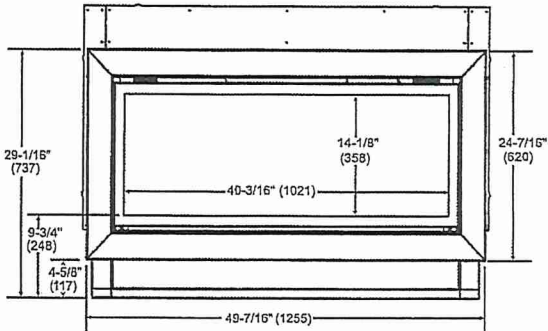
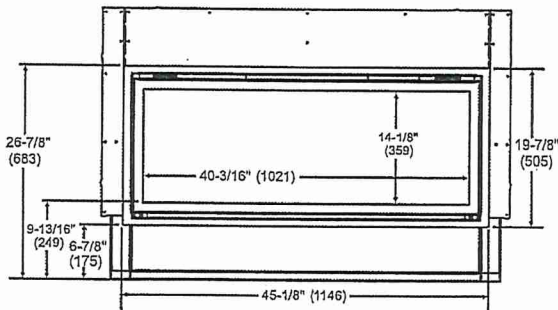
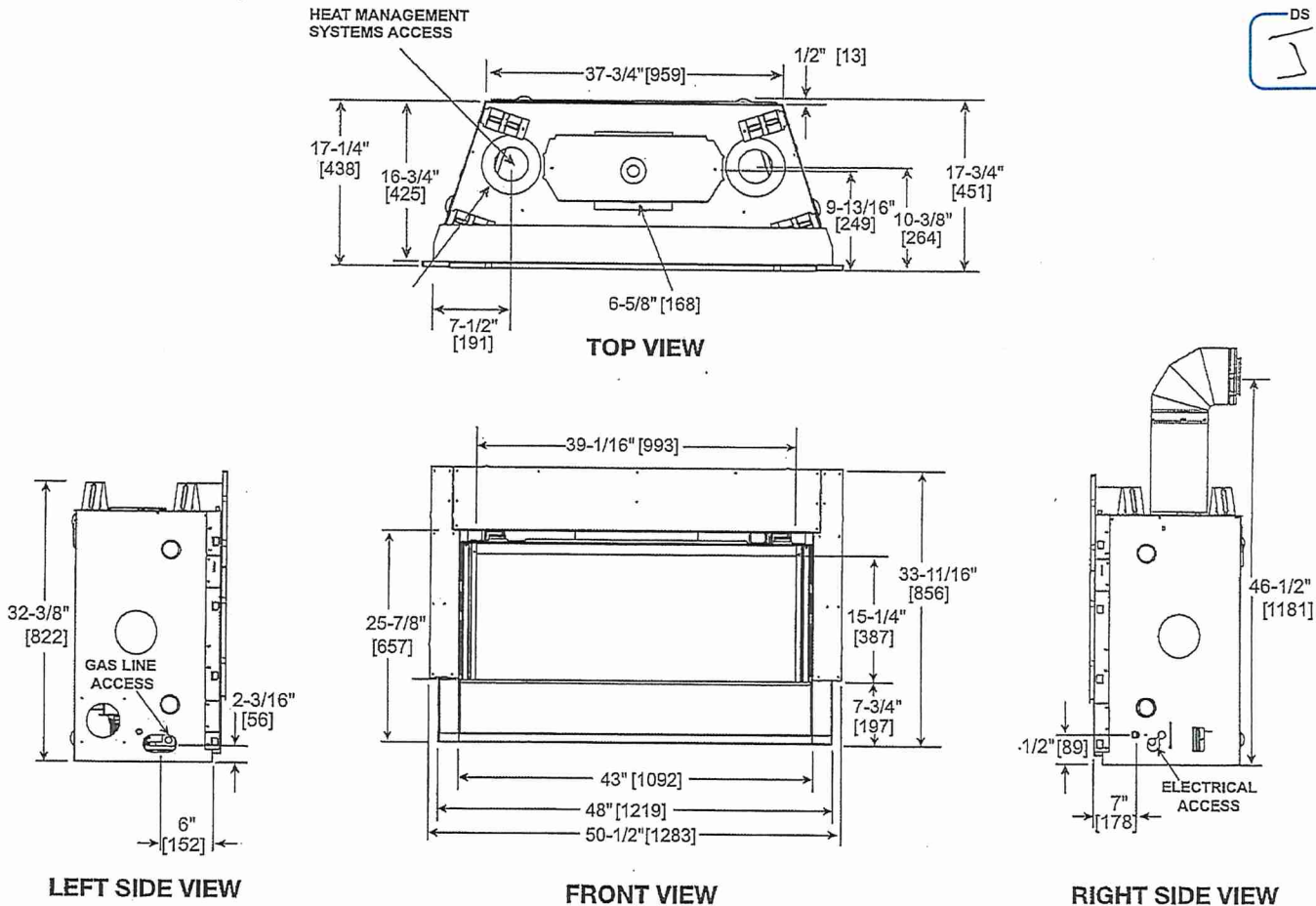
MAJESTIC

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

JADE 42  
Direct Vent Gas Fireplace

Lot 43 West River

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	
JADE42IN-B 25,250 BTU (NG) 23,500 BTU (LP)	48" (1219)	49" (1245)	37-3/4" (959)	49" (1245)	33-11/16" (856)	32-3/4" (832)	17-3/4" (451)	17-3/4" (451)	39-1/16" x 15-1/4" (992 x 387)



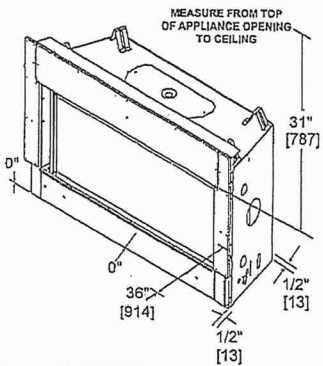
Family Room

Specifications

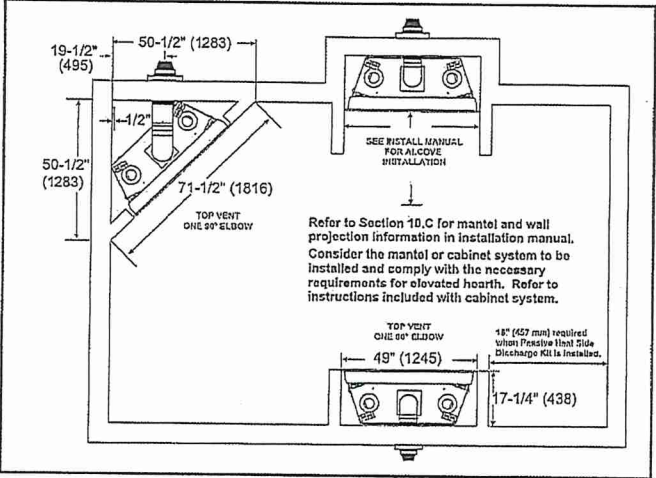
JADE42IN-B

MINIMUM FIREPLACE CLEARANCES /  
CLEARANCES TO COMBUSTIBLES

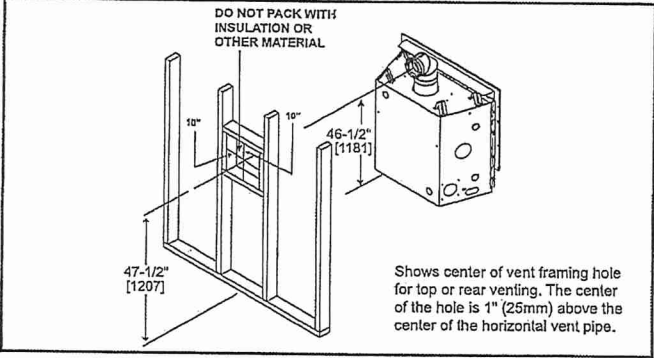
AREA	TO COMBUSTIBLES
CLEARANCE TO CEILING	31" [787]
NON-COMBUSTIBLE FLOOR	0" [0]
COMBUSTIBLE FLOORING	0" [0]
BEHIND APPLIANCE	1/2" [13]
SIDES OF APPLIANCE	1/2" [13]
FRONT OF APPLIANCE	36" [914]



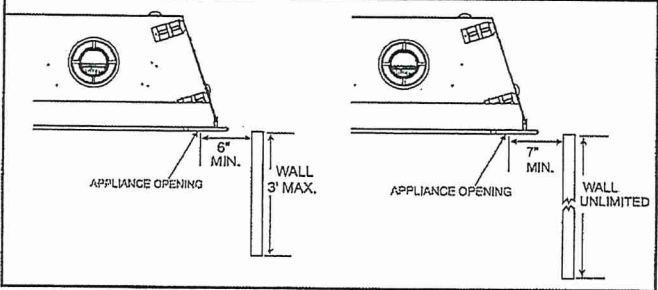
APPLIANCE LOCATION



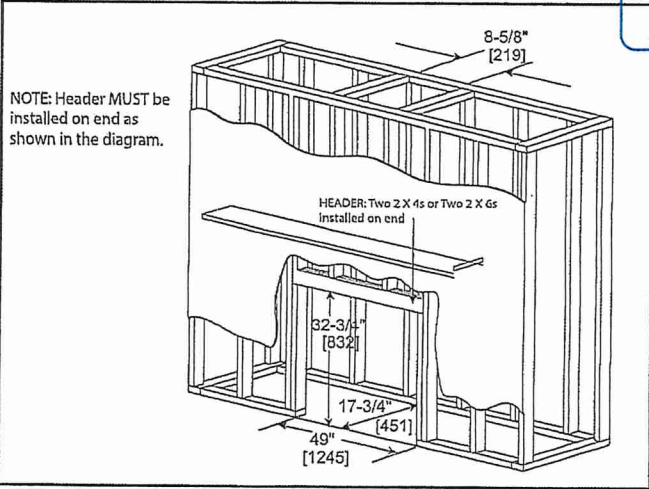
WALL PENETRATION



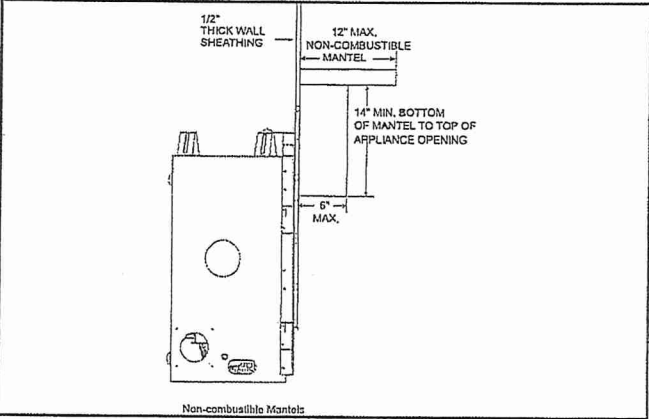
MANTEL LEG/WALL PROJECTIONS



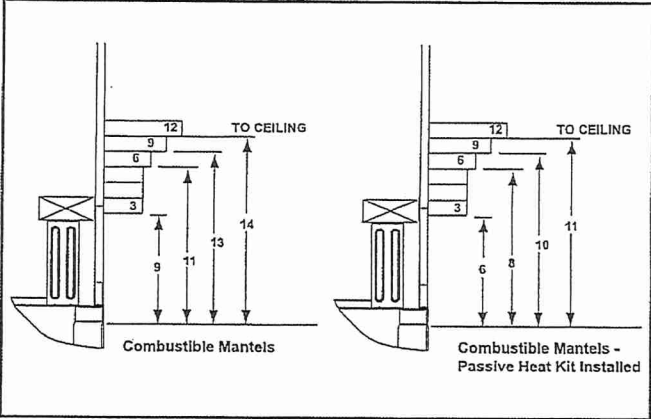
FRAMING DIMENSIONS



NON-COMBUSTIBLE MANTEL PROJECTIONS  
(or other materials above appliance)



MANTEL PROJECTIONS  
(or other materials above appliance)



PRODUCT LISTING CODES	
US	ANSI Z21.88-2017
CAN	CSA 2.33-2017
UL US LISTED	UL307B

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

MAJESTIC

Majestic — A Brand of Hearth & Home Technologies  
7571 215th Street West | Lakeville, MN 55044  
877-486-9123 | majesticproducts.com

UL US LISTED

MAJ\_JADE42IN-B\_0220

Lot 43 West River  
Family Room