



BLUE ASH

2A-R-BF.

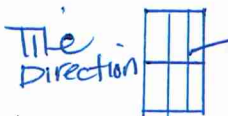
2 BEDROOM | 2 BATH

1057-1095 SQ FT

PLUS APPROXIMATELY
56 SQ FT PATIO AREA

Suite: 150

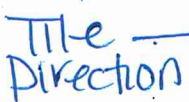
Building D



* MAIN BATH
RAISED VANITY



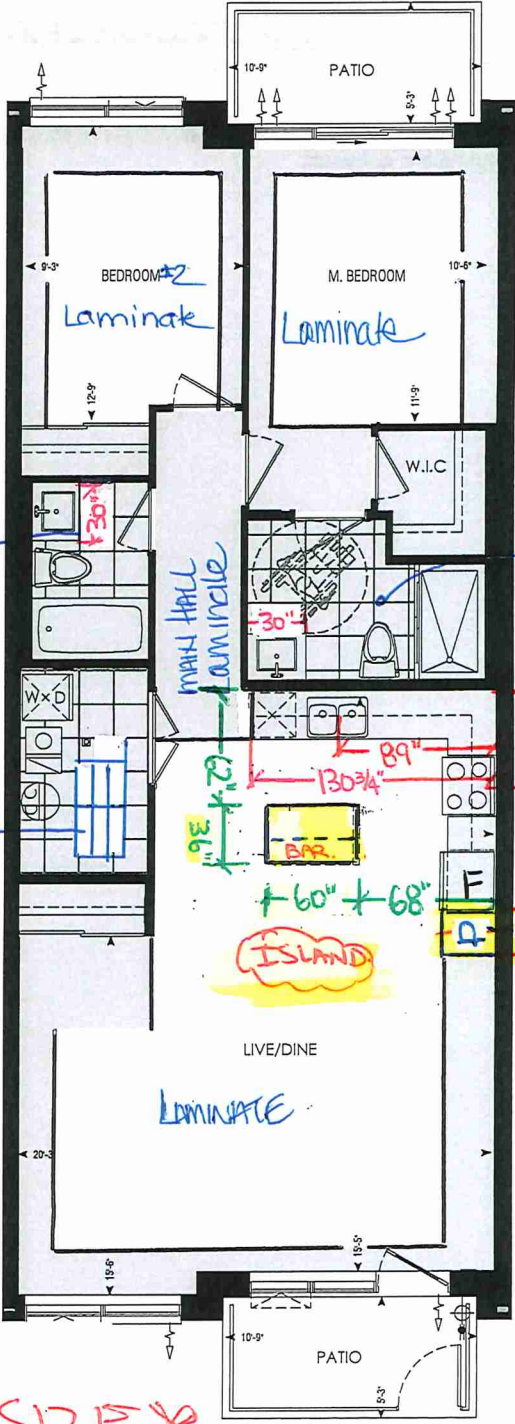
* STANDARD
APPLIANCE
PKG



* UPGRADED KITCHEN & BATH
PACKAGE
W/ ISLAND & 30"x26" DEEP
PANTRY

* W/ DEEPER UPPER
CABINETS

* WATCH BULKHEAD SIZE *



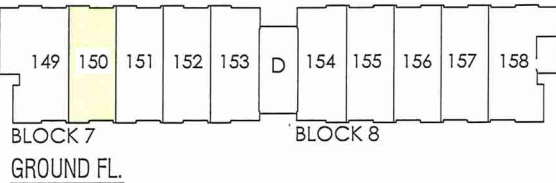
53"
14' 7 1/4"
30" x 26" DEEP PANTRY

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.

LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

- SECURITY PANEL
- ELECTRICAL PANEL
- COMMUNICATION PANEL
- WATER METER
- DROPPED AREA





CONSTRUCTION SUMMARY
Forestside Estates Inc.

PURCHASERS: BHARAT PAUL and SIMMI PAUL TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
150 BLOCK 7	6-III	Blue Ash 2A-R	05-Jul-23

Date Added: 08-Jun-22 Invoice Number: 7892

<p>1 - CLARIFICATION - Purchaser has been made aware and accepts that their suite 150 Blk 7 is a barrier free unit.</p> <p>Note:</p>
<p>1 - APPLIANCE PACKAGE- Install the Standard Appliance Package. To be installed throughout the suite, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package)</p> <p>Note: INSTALL KITCHEN/BATH PACKAGE #1</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE 2 CABINET (QTF3101 - Rivere Pewter) throughout where applicable in lieu of the builder's standard cabinet. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY- Install OPTIONAL ISLAND at the kitchen. To include pot and pan drawer. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE 2 CABINET (QTF3101 - Rivere Pewter) throughout the OPTIONAL ISLAND. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - Emmerstone Vanilla White - To be installed throughout the Standard kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTER - Install Stone countertop (Emmerstone Vanilla White) throughout the OPTIONAL ISLAND where applicable. To be installed with the Upgraded "L" edge. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTER - Install UPGRADED "L" EDGE throughout the Standard kitchen where applicable. (see sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETY- Install FOUR (X4) DUMMY DOORS at the optional kitchen where applicable. (See sketch)</p> <p>Two(x2) - Back of island One (x1) - Side of island One (x1) - Side of island</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install ADDITIONAL PANTRY CABINETRY (Double door, approx. 26" deep) at the kitchen. To be installed in the upgrade 2 cabinet. (See sketch)</p> <p>Note: Priced as per QTK</p>
<p>1 - KITCHEN - WALL TILE - Install UPGRADE 1 BACKSPLASH (Twilight Pewter/Smoke) throughout the kitchen where applicable in lieu of the builder's standard backsplash. Does not include behind stove or fridge. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- PLUMBING - Install the UPGRADED UNDERMOUNT sink in the kitchen- Install the BLANCO QUATRUS R15 U2- Model # 401519. To include cut and polish. (See sketch)</p> <p>Note: To be installed with standard kitchen faucet.</p>
<p>1 - MAIN FLOOR - TILES - Install 12X24 STANDARD FLOOR TILES (12x24 H-Stone Beige) throughout the Laundry/Mech.Rm, Main and Master Ensuite Floor ONLY. Install Straight/Stacked(See sketch)</p> <p>Note: Master and Main bath to be installed with standard shower wall tiles.</p>
<p>1 - MASTER ENSUITE - CABINETRY - Install UPGRADE 2 CABINETS (QTF 3101 Chanitilly Lace) throughout the master ensuite where applicable. (See sketch)</p> <p>Note:</p>



SITE COPY

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150 BLOCK 7	6-III	Blue Ash 2A-R	05-Jul-23	

Date Added: 08-Jun-22 Invoice Number: 7892

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - Emmerstone Maple White with STANDARD " A " EDGE PROFILE
- To be installed throughout the main bath where applicable. To include 3" Splash(See Sketch)
Note:

1 - MASTER ENSUITE- COUNTERTOP - Install Builders Standard Stone Countertop - Emmerstone Maple White with STANDARD " A " EDGE PROFILE
- To be installed throughout the Master Ensuite where applicable. To include 3" Splash(See Sketch)
Note:

1 - MAIN BATH - CABINETRY - Install UPGRADE 2 CABINETS (QTF 3101 Chantilly Lace) throughout the Main bath where applicable. (See sketch)
Note:

1 - MASTER BEDROOM - FLOORING - Install UPGRADED LAMINATE throughout the master bedroom where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND WATSON NATURAL OAK EE-H-292. To include applicable shoe moulding (See sketch)
Note:

1 - BEDROOM 2 - FLOORING - Install UPGRADED LAMINATE throughout bedroom 2 where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND WATSON NATURAL OAK EE-H-292. To include applicable shoe moulding (See sketch)
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 \$1000 PLUS A 10% HOLDBACK FEE.
Note:

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

Date Added: Invoice Number: 8220

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* INTERIOR COLOUR SCHEME *

BUILDING D

Purchasers BHARAT PAUL & SIMMI PAUL		Decor Consultant Denise Sue	Model and Elevation Blue Ash 2A-R	Telephone Res. / Bus /	Project Forestside Estates Inc.	Closing Date 05/07/2023	Property 150 BLOCK 7
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Page 1 of 3

Flooring		Wall Tile		Plumbing	
Description		Main	Accent/Insert	Border / Listello	Pattern
12x24 H-Stone Beige (STD) (Stacked/Staright)	✓	8x10 Natural Beige (STD)	N/A	N/A	WHITE
12x24 H-Stone Beige (STD) (Stacked/Staright)	✓	8x10 Natural Beige (STD)	N/A	N/A	WHITE
8" Highland Watson Natural Oak EE-H-292(STD)	✓	Glass Tile Twilight Pewter/Smoke (UPG)	N/A	N/A	See Notes
12x24 H-Stone Beige (STD) (Stacked/Staright)	✓	N/A	N/A	N/A	N/A
8" Highland Watson Natural Oak EE-H-292(STD)	✓				
8" Highland Watson Natural Oak EE-H-292(STD)	✓				
8" Highland Watson Natural Oak EE-H-292(STD)	✓				
8" Highland Watson Natural Oak EE-H-292(STD)	✓				
8" Highland Watson Natural Oak EE-H-292(UPG)	✓				
8" Highland Watson Natural Oak EE-H-292(UPG)	✓				

Railings and Stairs

Railings	N/A	Landing - Upper	N/A
Pickets	N/A	Landing - Lower	N/A
Posts	N/A	Ledge - Upper	N/A
Stringers	N/A	Ledge - Lower	N/A
Treads	N/A		
Risers	N/A		
Runner	N/A		
Trim			
Baseboard & Casing	STANDARD	Knobs	STANDARD
Front Door Glass	N/A	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

Notes

KITCHEN- PLUMBING - Install the UPGRADED UNDERMOUNT sink in the kitchen- Install the BLANCO QUATRUS R15 U2- Model # 401519.
KITCHEN- PLUMBING - Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF

Cornice Moulding / Medalion

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



* INTERIOR COLOUR SCHEME *

BUILDING

Purchasers		Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
BHARAT PAUL & SIMMI PAUL		Denise Sue	Blue Ash 2A-R	/	Forestside Estates Inc.	05/07/2023	150 BLOCK 7

Page 2 of 3

Master Ensuite

Main Bathroom

Kitchen

Laundry/Mech. Rm

Main Hall

Living Room

Dining Room

Master Bedroom

Bedroom 2

Interior Paint		Cabinet		
Description	Style	Countertop	Counter Edge	Handle / Knob
DISTANT GRAY (STANDARD)	<input checked="" type="checkbox"/>	CAT.3 QTF3101 Chantilly Lace (Fiberboard) (UPRADE)	<input checked="" type="checkbox"/> A" (STANDARD)	DH00010(Sid)
DISTANT GRAY (STANDARD)	<input checked="" type="checkbox"/>	CAT.3 QTF3101 Chantilly Lace (Fiberboard) (UPRADE)	<input checked="" type="checkbox"/> A" (STANDARD)	DH00010(Sid)
DISTANT GRAY (STANDARD)	<input checked="" type="checkbox"/>	CAT.3 QTF3101 Rivere Pewter (Fiberboard) (UPRADE)	<input checked="" type="checkbox"/> L" (UPGRADE)	DH00010(Sid)
DISTANT GRAY (STANDARD)		N/A	N/A	N/A
DISTANT GRAY (STANDARD)				

Appliance Opening/Dimension

Fridge Size

STANDARD

Range

STANDARD

Built-Ins

None

Microwave

O.T.R MICRO (STANDARD)

Hood Fan

O.T.R MICRO (STANDARD)

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

Notes

*STANDARD KITCHEN APPLIANCE

Page 2 of 3

Decor Consultant:

Denise Sue

Purchaser:

BHARAT PAUL

Purchaser:

SIMMI PAUL

Vendor:

Forestside Estates Inc.



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

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	Forestside Estates Inc. PH6
ADDRESS:		SITE:	2A, 2Aa, 2Ab, 2A2, 2Ar, 2Aar UPGRD PKG 1
EMAIL:		MODEL TYPE:	2A, 2Aa, 2Ab, 2A2, 2Ar, 2Aar
PHONE #:		LOT #:	2A, 2Aa, 2Ab, 2A2, 2Ar, 2Aar UPGRD PKG 1
PHONE #:		DATE:	Oct 14, 2021 Q8325

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION		CATEGORY
KITCHEN		DOOR STYLE: QT 1022 FINISH: CARIBE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	NONE	Category 1
ITEM #	QTY	DESCRIPTION		PRICE
ULCC-14	1	UPPER L-SHAPE CORNER CABINET 26" x 26"- 13-3/4" DEEP		
BSPICE2	1	PULL-OUT SPICE UNIT - 2 BASKETS 6" W, 8" W, 12" W or 15-1/2" W		
BCR-MC1	1	MAGIC CORNER 1 PULL-OUT UNIT w/ 4 S.S. ANTI-SLIP BASKETS		
UC-14WK	1	INCREASE DEPTH OF UPPER CABINET TO 13-3/4" DEEP (WHOLE KITCHEN) - 113 WHITE LP INTERIOR		
CUST-3	1	1 SET OF POT DRAWER (1SMALL, 2 DEEP) w/ PREMIUM SOFT CLOSE MOTION SLIDES		
ROOM SUMMARY:				
ROOM		DESCRIPTION		CATEGORY
ENSUITE VANITY		DOOR STYLE: QT 1022 FINISH: CARIBE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	NONE	Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34 3/4" H		
CUST-2	1	1 SET OF BANK DRAWERS w/ PREMIUM WHITE FULL EXTENSION DRAWER SLIDES INCL. SOFT CLOSE MOTION		
ROOM SUMMARY:				
ROOM		DESCRIPTION		CATEGORY
MAIN VANITY		DOOR STYLE: QT 1022 FINISH: CARIBE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	NONE	Category 1
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	RAISE VANITY HEIGHT TO 34 3/4" H AND BOTTOM DRAWER w/ PREMIUM WHITE FULL EXTENSION DRAWER SLIDES INCL. SOFT CLOSE MOTION		
ROOM SUMMARY:				

DS

DS

BUILDING D SUITE 100 ISLAKI



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

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	Forestside Estates Inc. PH6
ADDRESS:		SITE:	2A, 2Ab, 2Ab, 2A2, 2Ar, 2A2r UPGRD PKG 1
EMAIL:		MODEL TYPE:	2A, 2Aa, 2Ab, 2A2, 2Ar, 2A2r
PHONE #:		LOT #:	2A, 2Aa, 2Ab, 2A2, 2Ar, 2A2r UPGRD PKG 1
PHONE #:		DATE:	Oct 14, 2021 Q8325

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	8,724. ⁰⁰
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST	
		GRAND TOTAL:	
DEPOSIT 1 DATE: _____		DEPOSIT 1:	
DEPOSIT 2 DATE: _____		DEPOSIT 2:	

BALANCE TO BE PAID IN FULL BY DUE DATE: _____ DocuSigned by: _____ CUSTOMER INITIAL(S): _____

CUSTOMER SIGNATURE: _____ DocuSigned by: _____ DATE: _____
CUSTOMER SIGNATURE: _____ T02FC0FE953F4B7... DATE: _____

SALES REP NAME: Giovanni Toto QTK AUTHORIZED SIGNATURE: _____



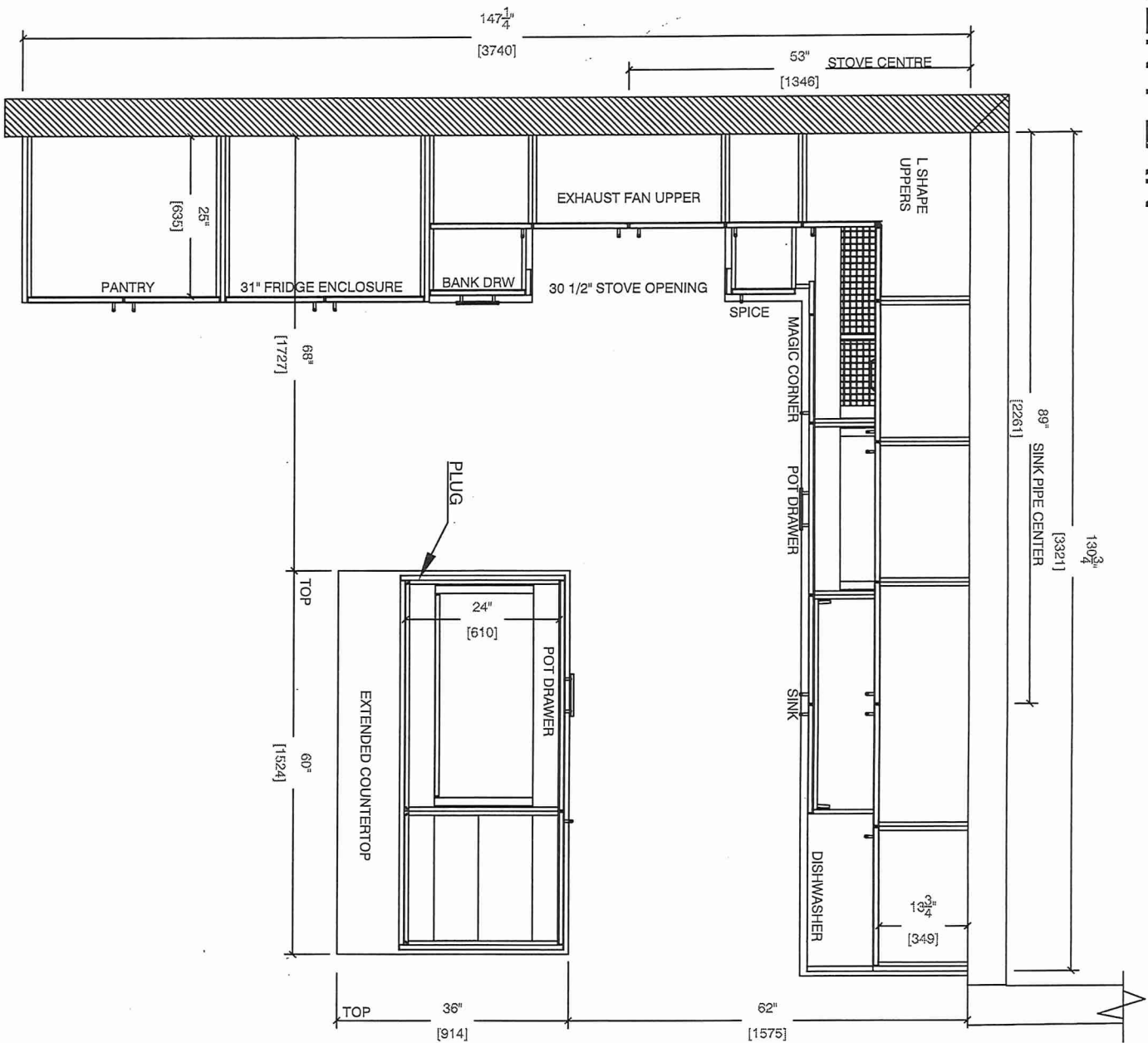
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: SUITE 150 BLK 7	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: JUNE 7, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS: *Building D Suite 150 BLK 7*

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





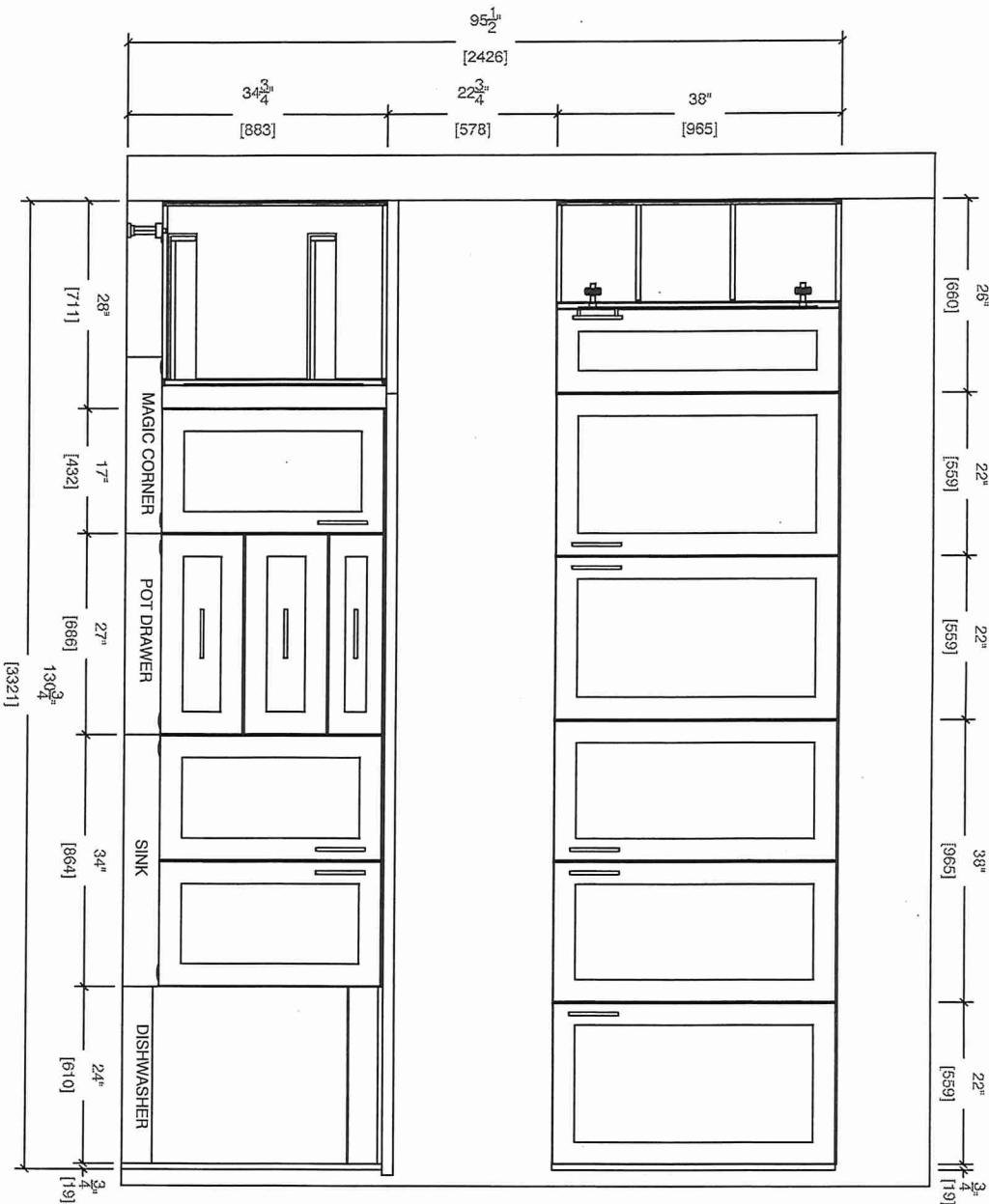
80 Sante Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: SUITE 150 BLK 7	ROOM: KITCHEN	DRAWN BY: VGP
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SINK WALL ELEVATION



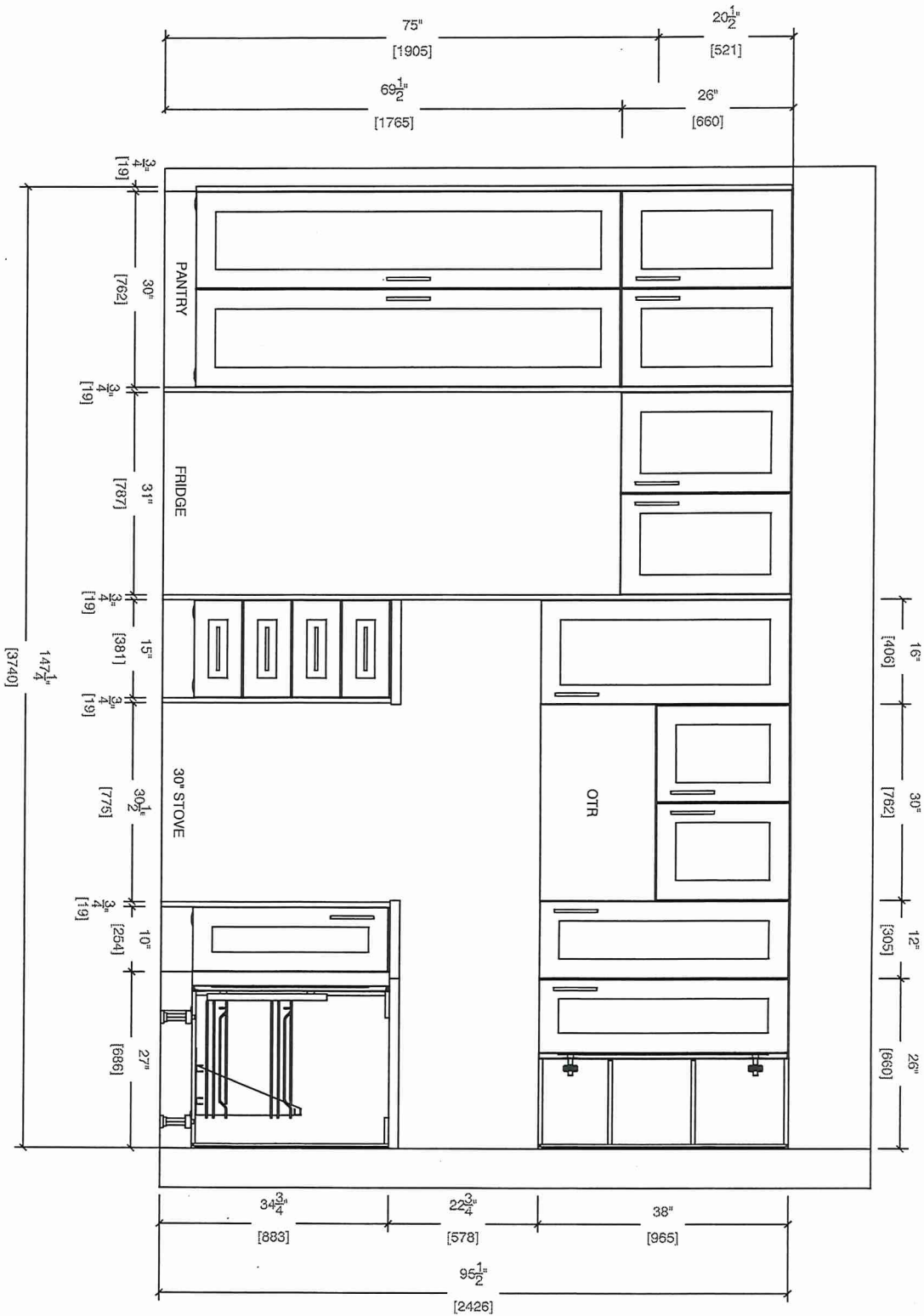
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SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
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STOVE WALL ELEVATION



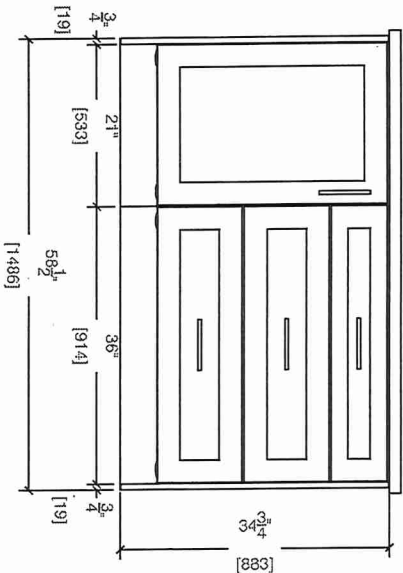


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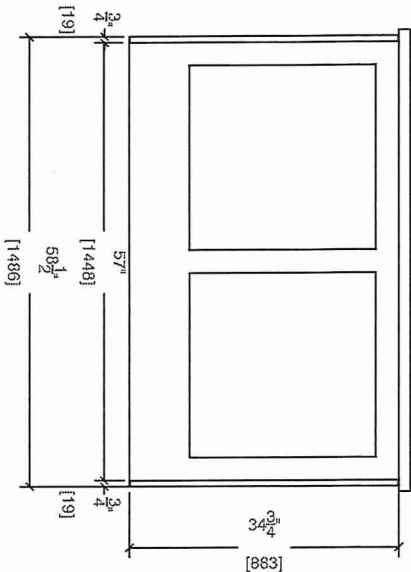
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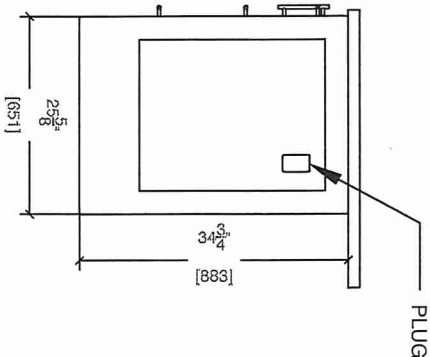
ISLAND FRONT - ELEVATION



ISLAND REAR - ELEVATION



ISLAND SIDE - ELEVATION



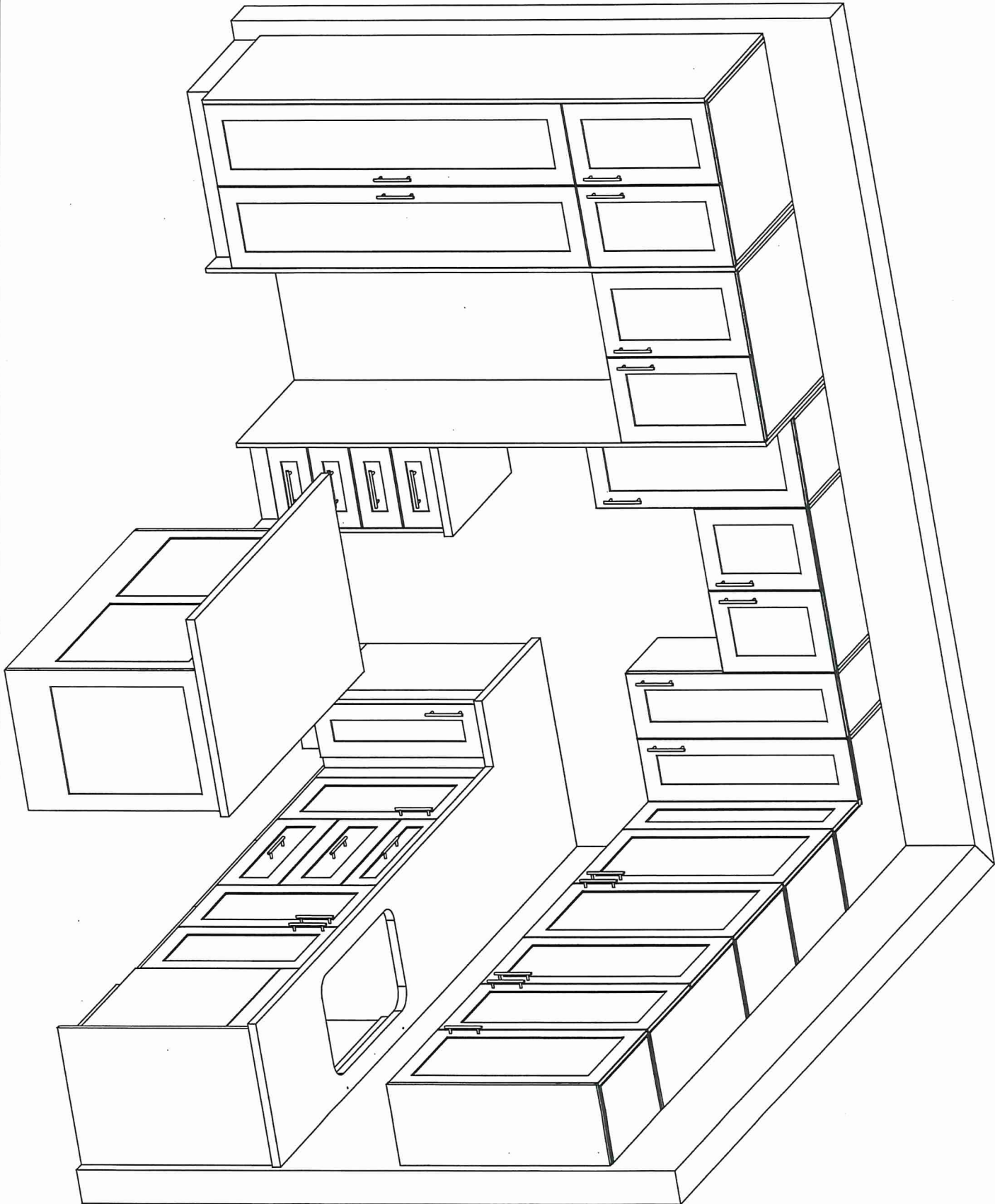


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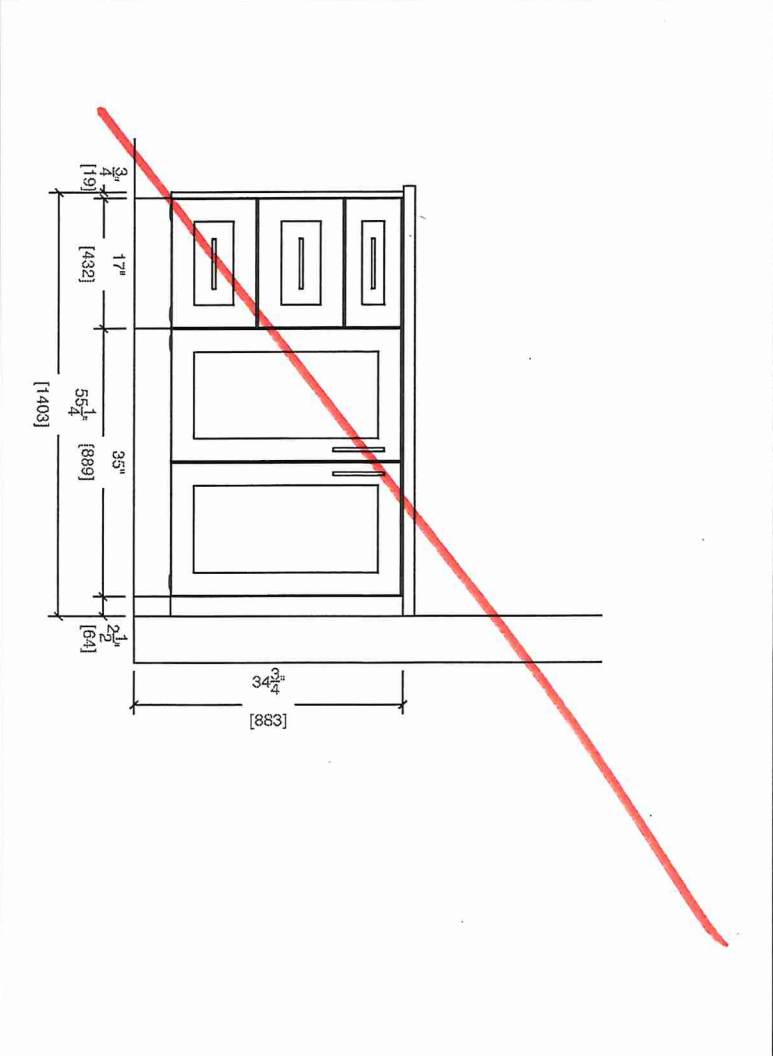


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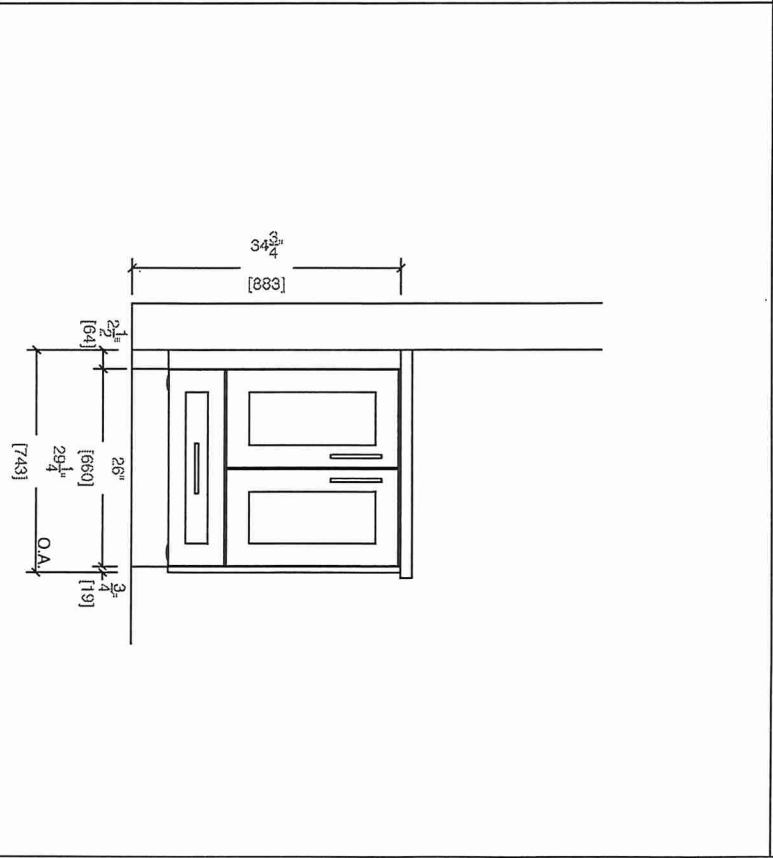
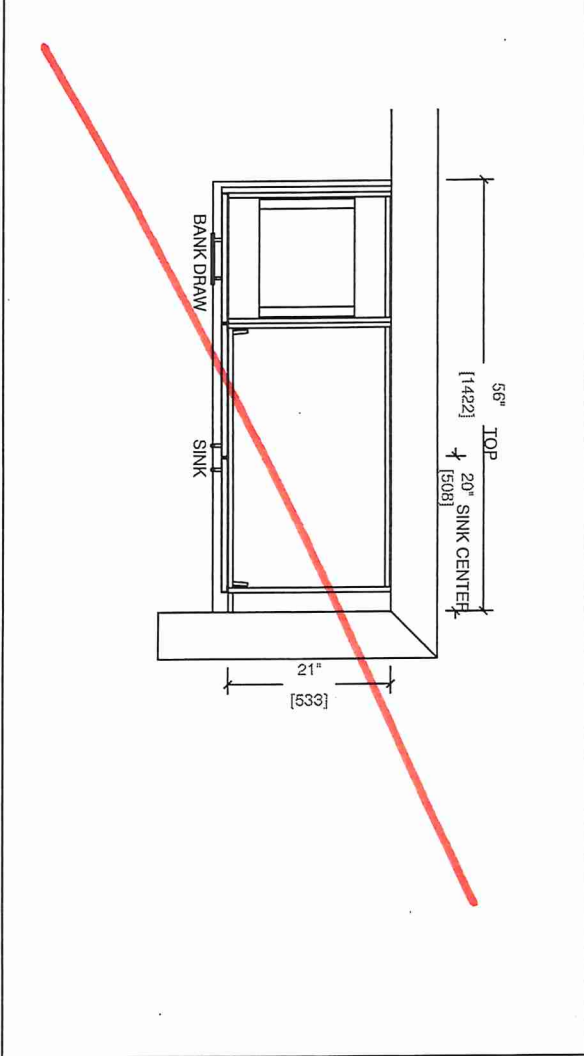
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COMMENTS: Building D Suite 150 BLK 7

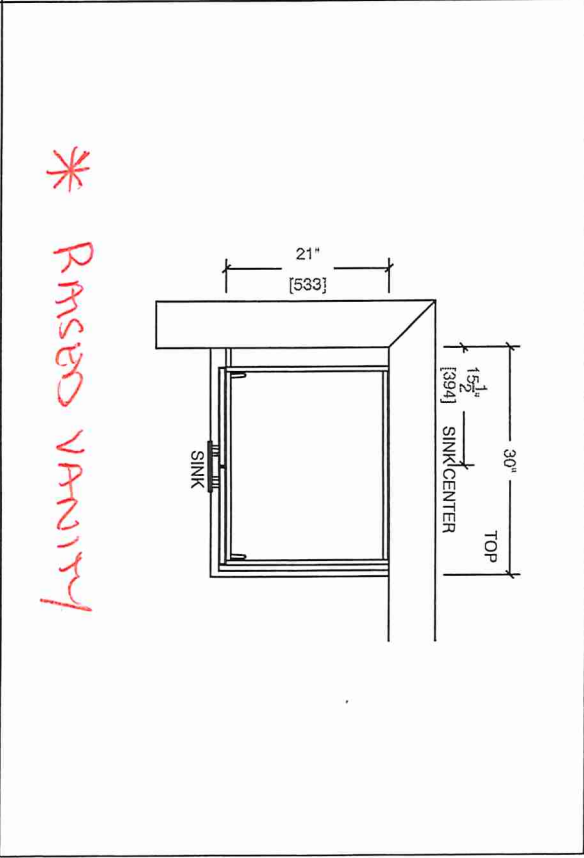
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly 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~~



MAIN BATH





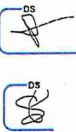
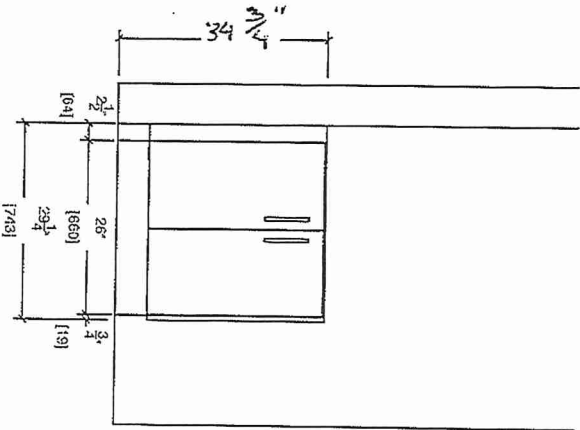
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: VANITY BUILDING C	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 17th May 2021
EMAIL: _	SPECIES: _	TOP: _	PAGE:

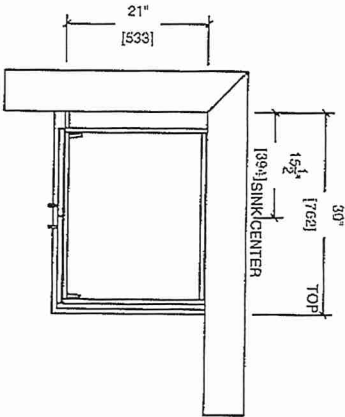
COMMENTS:

BUILDING ID SUITE 150 BLK 7

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MASTER ENSUITE (BARRIER FREE UNIT)



* RAISED VANITY.

BUILDING D SUITE 150 BUK 7

BLANCO

Sink Specifications

Colour SKU
brushed finish 401519

Design and planning tips

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

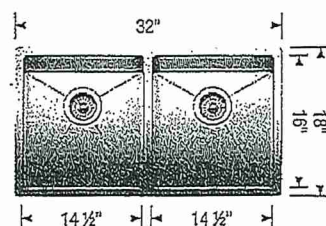
Specifications:

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

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

QUATRUS R15 U 2  
Stainless steel brushed finish



*** UPGRADE ***

STANDARD KITCHEN 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/>



BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

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Fax: 905-494-2425 Toll free: 1-877-825-2626

While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for the use of superseded or voided specifications.

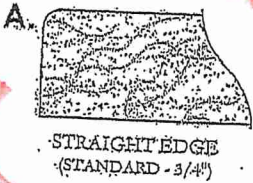
*** BUILDING D SUITE 150 BLK 7**

CONNOLLY

Marble & Granite Ltd.

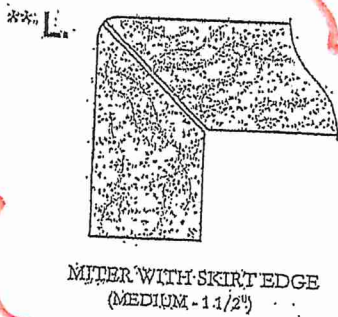
EDGE
DETAILS

004

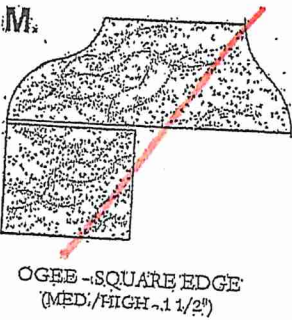


*** MAIN BATH**

*** MASTER ENSUITE**



*** KITCHEN**



EDGING UP-GRADE OPTIONS

RECEIVED