



BLUE ASH

# 2Aa-R-BF.

2 BEDROOM | 2 BATH

1057-1095 SQ FT

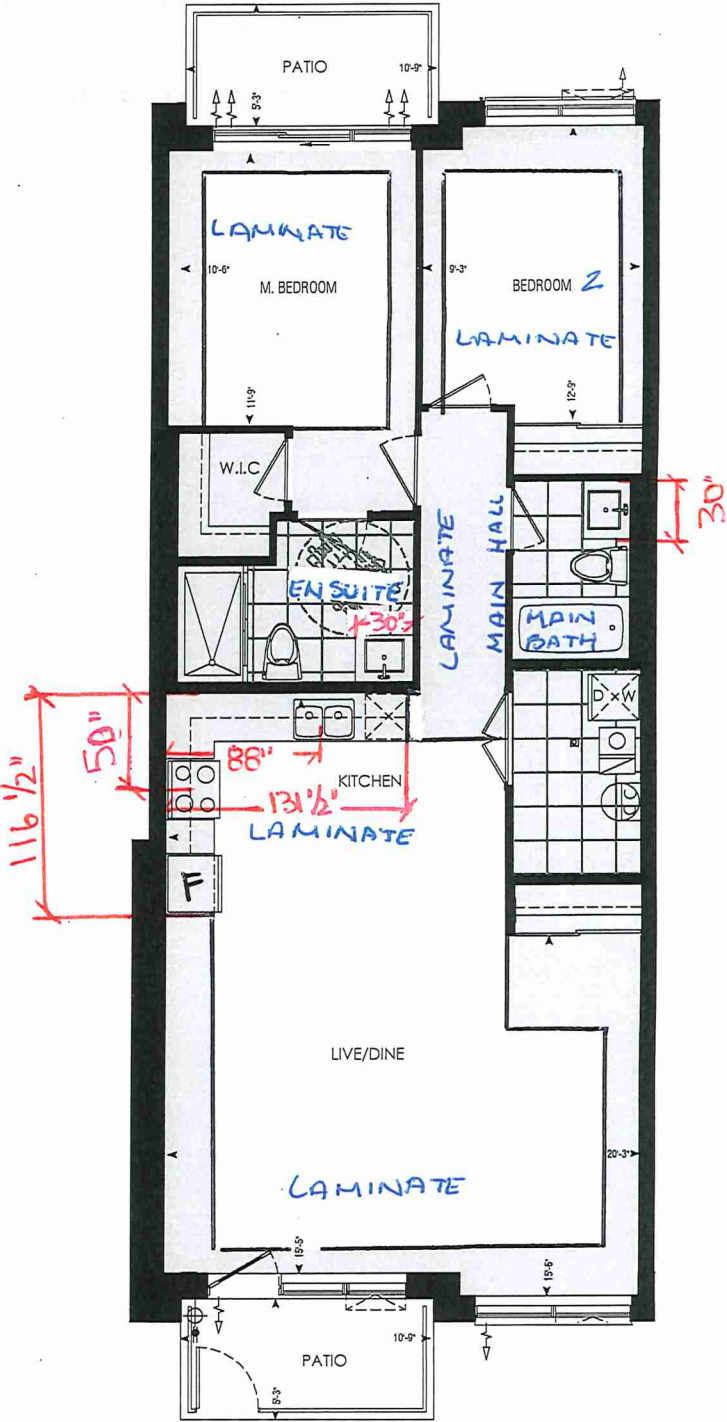
PLUS APPROXIMATELY  
56 SQ FT PATIO AREA

Suite: 154  
BUILDING D

D.J. J.M.

\* STANDARD  
KITCHEN PACKAGE

\* STD APPLIANCE  
PKG.

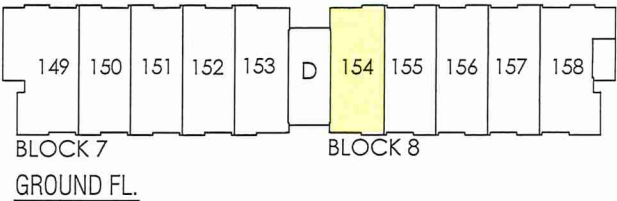


Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.

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: DEANNA JEBANESAN and JORDAN MELHADO

TEL: RES.: 647-283-7602

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
154 BLOCK 8	6-III	Blue Ash 2Aa-R	11-Jul-23

Offer	PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE.
Worksheet	

Date Added: 18-Apr-22 Invoice Number: 7869

1 - Purchaser has been made aware and accepts that their suite 154 Blk 8 is a barrier free unit.

Note:

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package. To be installed throughout the suite, where applicable (See Sketch)

Note:

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

Note:

1 - KITCHEN-PLUMBING - Install the builders standard Top mount sink in the kitchen- Install the BLANCO HORIZON 2.0 (7") Top mount Sink- Model # 401124 (see sketch)

Note:

1 - MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite & Main Bath

Note:

1 - MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Main Bath and the Master Ensuite

Note:

1 - KITCHEN/MAIN BATH/ MASTER ENSUITE - COUNTER-Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

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-1760. To include shoe moulding (See sketch)

Note:

1 - BEDROOM 2 - FLOORING - Install UPGRADED LAMINATE throughout the bedroom 2 where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND WATSON NATURAL OAK EE-H-1760. To include 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:



**\* INTERIOR COLOUR SCHEME \***

# Project

**Forestside Estates Inc.**

Telephone Res. / Bus

# Project

**Closing Date**

## Property

154 BLOCK 8

**Wahl III**

13x13 Rustic Light Brown (STANDARD)

13x13 Seal Gray (STANDARD)

8" Highland Watson Natural Oak EE-H-292 (STD)

13x13 Seal Gray (STANDARD)

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)

Page 1 of 3

**Consultant:**

Lot: 154 BLOCK 8 Project: Forestside Estates Inc. Model: Blue Ash 2Aa-R

Denise Sue

**Purchaser:**

DEANNA JEBANESAN

**Purchaser:**

JORDAN MELHADO

**Vendor:**

Forestsides Estates Inc.

Printed Apr 13, 2022 4:38 pm

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\* INTERIOR COLOUR SCHEME \*

BUILDING D

Purchasers		Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
DEANNA JEBANESAN & JORDAN MELHADO		Denise Sue	Blue Ash 2Aa-R	(647) 283-7602 /	Forestside Estates Inc.	11/07/2023	154 BLOCK 8

Page 2 of 3

Interior Paint

Description

Master Ensuite

Main Bathroom

Kitchen

Laundry/Mech. Rm

Main Hall

Living Room

Dining Room

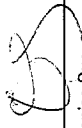
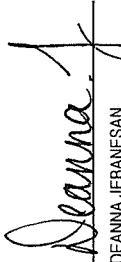

Master Bedroom

Bedroom 2

Interior Paint		Cabinet		Countertop		Counter Edge	Handle / Knob
Description		Style					
DISTANT GRAY (STANDARD)		CAT.1 QT1022 Chiotro LP LAMINATE (STANDARD)		Emmerstone Glacier White (STD)		"A" (STANDARD)	DH01010(Std)
DISTANT GRAY (STANDARD)		CAT.1 QT1022 Charcoal LP LAMINATE (STANDARD)		Emmerstone Glacier White (STD)		"A" (STANDARD)	DH01010(Std)
DISTANT GRAY (STANDARD)		CAT. 1 QT1022 Bianco LP LAMINATE (STANDARD)		Emmerstone Maple White (STD)		"A" (STANDARD)	DH00010(Std)
DISTANT GRAY (STANDARD)		N/A		N/A		N/A	N/A
DISTANT GRAY (STANDARD)							

Appliance Opening/Dimension		Notes	
Fridge Size	STANDARD	Range	STANDARD
Built-Ins	None	Microwave	O.T.R MICRO (STANDARD)
Hood Fan	O.T.R MICRO (STANDARD)	Exhaust Opening	6" <input checked="" type="radio"/> 8" <input type="radio"/>
Dishwasher Cabinet	Std 24in Opening		
Fireplace		Fireplace	
Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Page 2 of 3

Decor Consultant:	Purchaser:	Vendor:
 Denise Sue	 DEANNA JEBANESAN	 JORDAN MELHADO



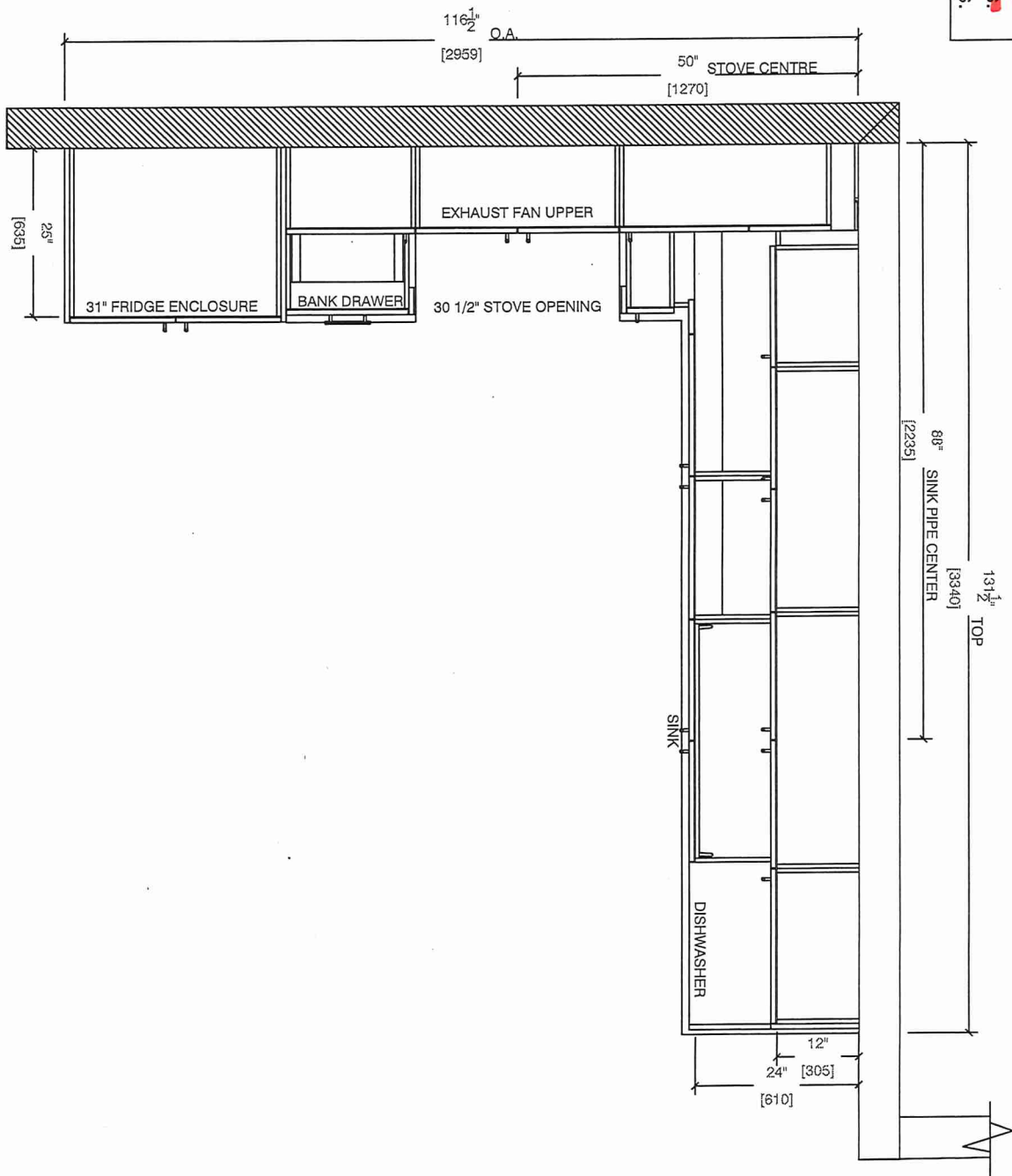


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: KITCHEN	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 D SUITE 154 BLK 8**

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.



- 2A : 6 nos.
- 2Aa : 2 nos.
- 2Ab : 1 nos.
- 2A2 : 7 nos.
- 2A2a : 2 nos.
- 2A2r : 6 nos.
- 2 Aair : 2 nos.

KITCHEN PLAN



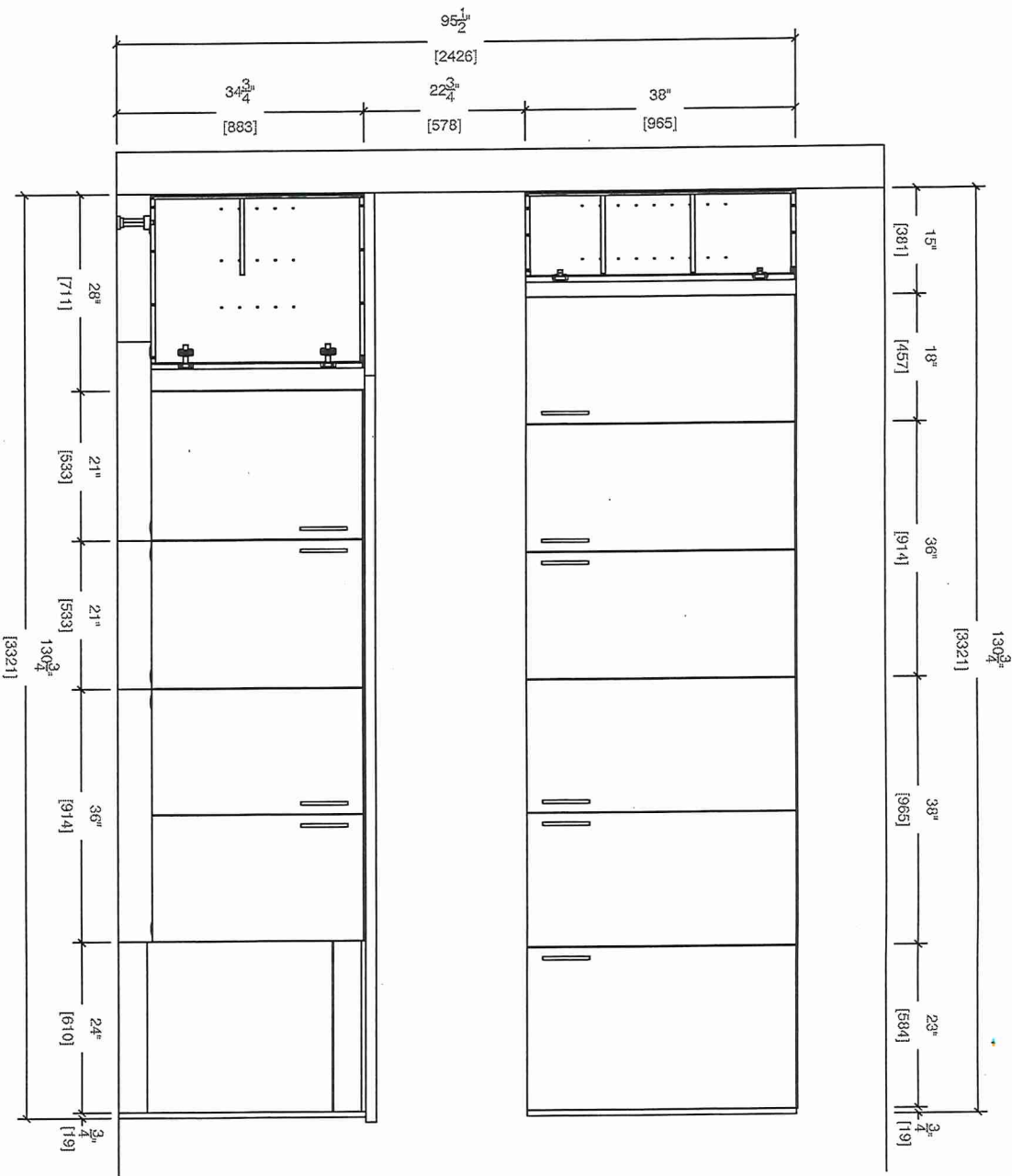
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DJ JM

SINK WALL ELEVATION



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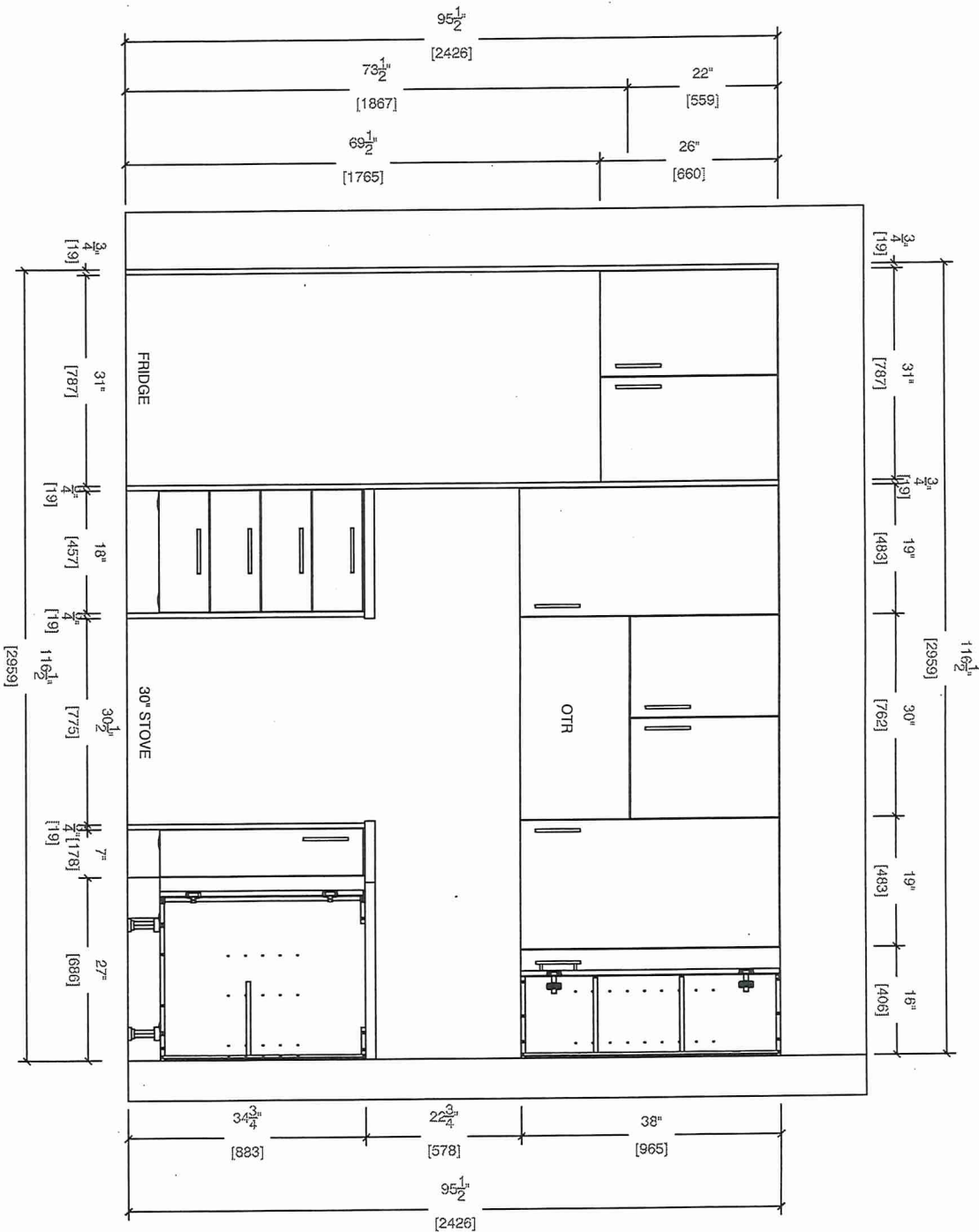
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STOVE WALL ELEVATION

DJ J.M





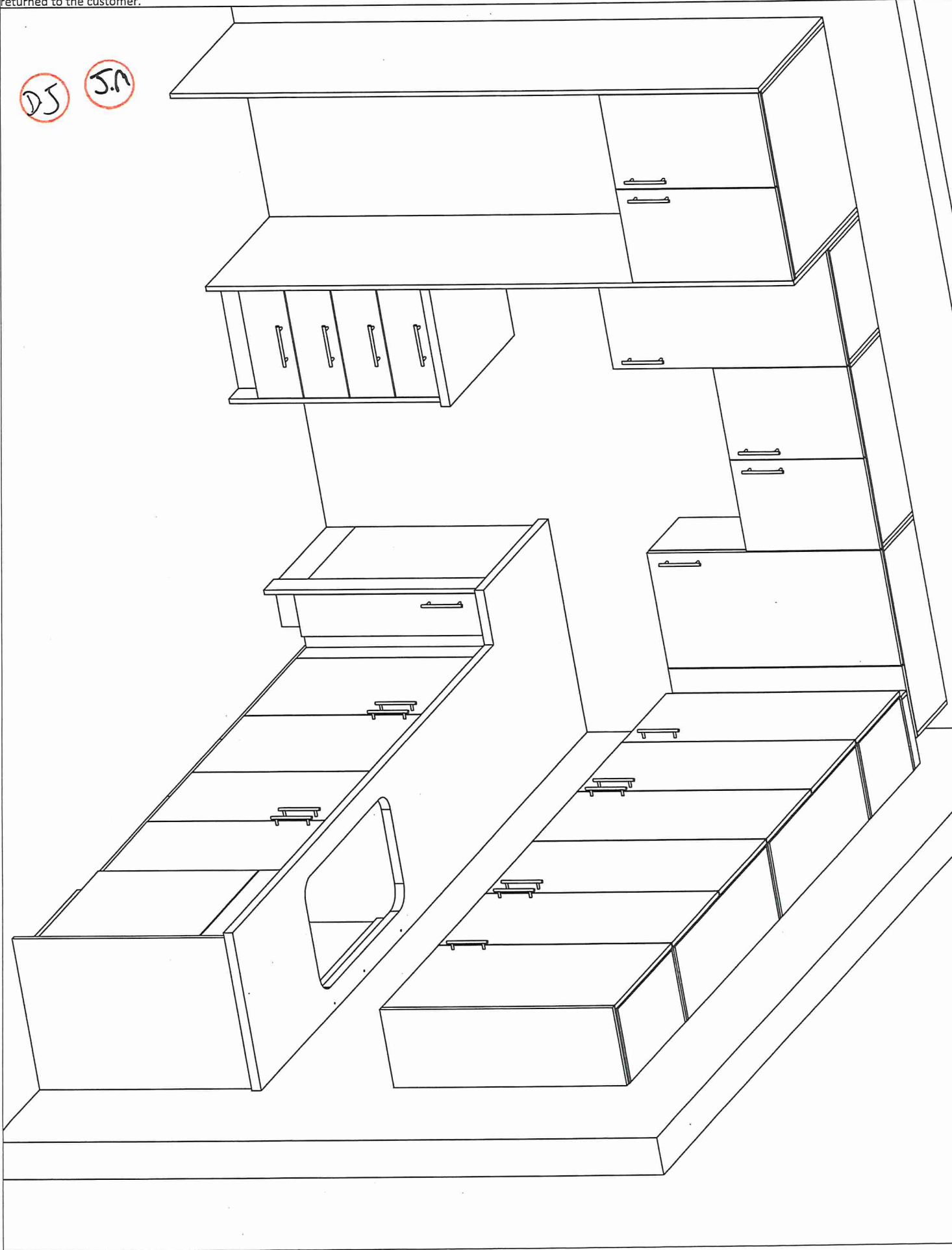


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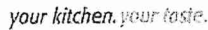
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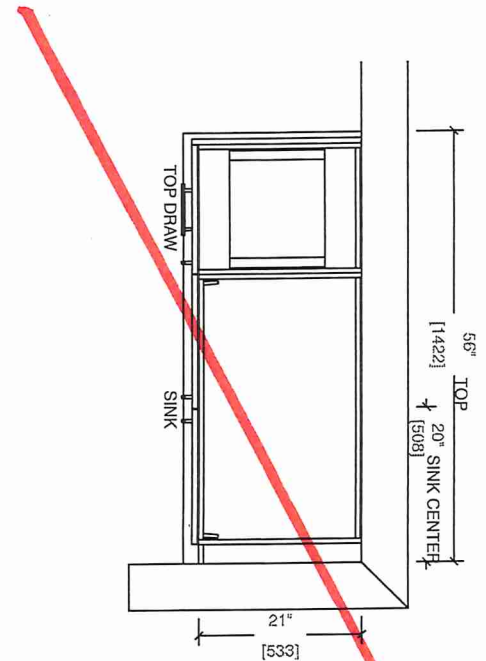
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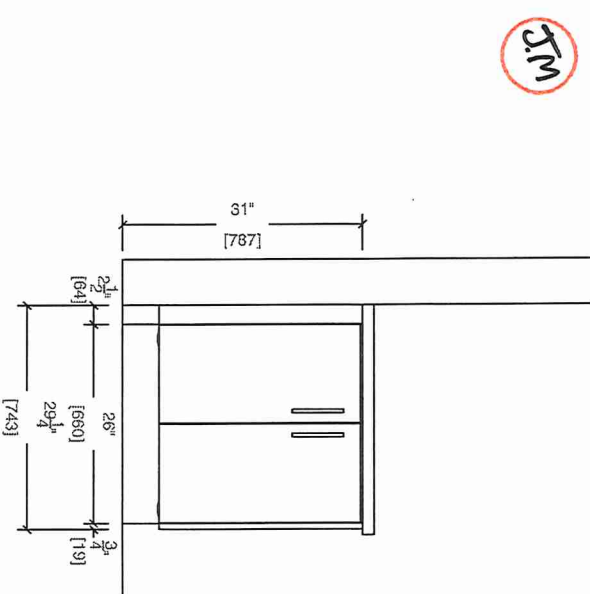
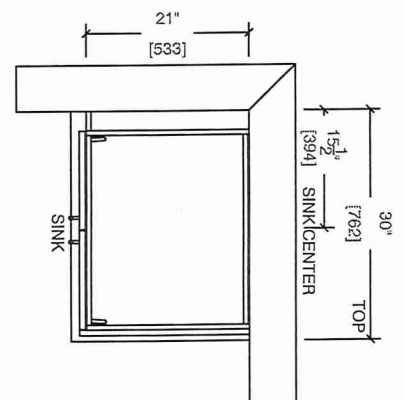
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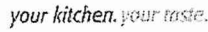


# MASTER ENSUITE



## BATH



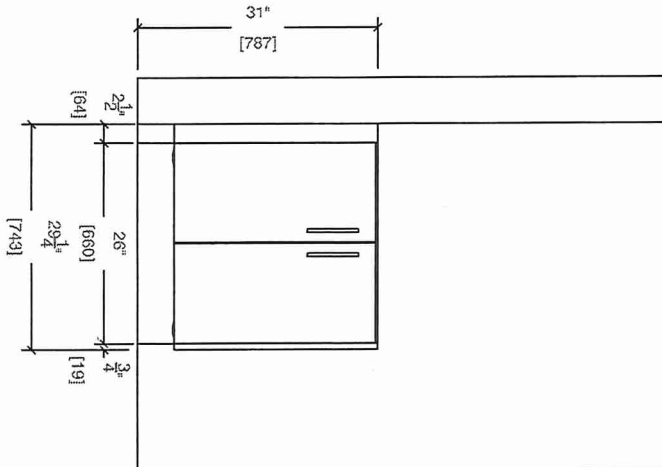


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## MASTER ENSUITE (BARRIER FREE UNIT)

