

# **RED PINE**

**2**D

2 BEDROOM | 2.5 BATH

**1060** SQ FT

PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA

Suite: 363

BUILDING D



\* STO KITCHEN PACKAGE

TILE DIRECTION 12×24.
ENSUITE SHOWED 48"×36

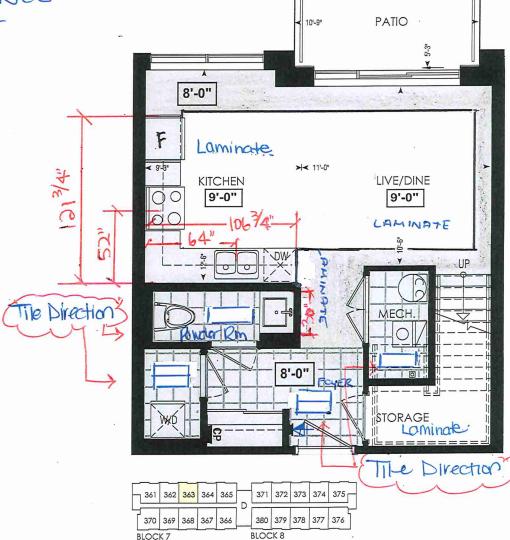
CARPET BEDROOM Z M. BEDROOM 9'-0" 9'-0" CARPET 8.-0.. FOR 24" DEEP 9'-0" Laminate DN W.I.C 8'-0" Laminate 8'-0" THE DIRECTION 13"x24 -WALL 391/2"

BALCONIES @ 3RD FL.

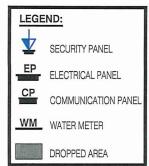
FOURTH FL.

THIRD FL.

\* STO APPLIANCE PACKAGE



LOCATION OF KITCHEN LIGHTS REFER TO KITCHEN DWG.





#### SITE COPY



### **CONSTRUCTION SUMMARY**

Forestside Estates Inc.

PURCHASERS: SAKEENA MAHMOOD and YAHYA BURHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
363 BLOCK 7	6-III	Red Pine 2D	10-May-23	

Date Added: 15-Jun-22 Invoice Number: 8294

- 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 COUNTERTOP Install Builders Standard Stone Countertop Emmerstone Glacier White with STANDARD " A " EDGE PROFILE To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

  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 KITCHEN- PLUMBING Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) Model # 976 LF Note:
- 1 POWDER ROOM COUNTERTOP Install Builders Standard Stone Countertop Emmerstone Gray Galaxy with STANDARD " A " EDGE PROFILE To be installed throughout the Powder Room where applicable. To include 3" Splash(See Sketch)

  Note:
- 1 STAIRCASE STAIN -Purchaser was advised and to stain the staircase to match the laminate as close as possible and has declined to stain the staircase.

Stringers and risers to remain painted white

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

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

  Note:
- 1 MASTER ENSUITE / MAIN BATH/ POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite, Main Bath, & Powder Room
  Note:
- 1 MASTER ENSUITE / MAIN BATH/ POWDER ROOM- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Room, Main Bath and the Master Ensuite Note:
- 1 MAIN BATH COUNTERTOP Install Builders Standard Stone Countertop Emmerstone Gray Galaxy 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 Gray Galaxy with STANDARD " A " EDGE PROFILE To be installed throughout the Master Ensuite where applicable. To include 3" Splash(See Sketch)

  Note:



## **SITE COPY**

## **CONSTRUCTION SUMMARY**

Forestside Estates Inc.

PURCHASERS: SAKEENA MAHMOOD and YAHYA BURHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
363 BLOCK 7	6-111	Red Pine 2D	10-May-23	

Date Added: 15-Jun-22 Invoice Number: 8294

1 - KITCHEN/MAIN BATH/ POWER ROOM/ 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 -  $\| \|$  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 -  $\parallel \parallel$  PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

Note:

This Document is Extremely Time Sensitive - Printed <u>27 Oct 22</u> at <u>11:26</u>

 $Sta Construction Suymmary SQL.rpt \ 09 May 22$ 

Plumbing 363 BLOCK 7 Property のからいかの ¥ NA Cornice Moulding / Medalion Pattern N/A Closing Date 10/05/2023 NA X XX N/A N. ¥. N N N/A ¥ \¥ 2nd Floor Hall Dining Room Family Room Living Room Main Hall Kitchen Forestside Estates Inc. Border / Listello NIA Landing - Upper Carlislie Natural Oak EE-H-287 MA ¥. MA N ¥. NA STANDARD STANDARD Grip Set STANDARD Telephone Res. / Bus Landing - Lower Ledge - Upper Ledge - Lower Knobs Hinges \* INTERIOR COLOUR SCHEME Accent/Insert N/A ¥. MA 3x6 BISCUT BONE GLOSSYCSTONIA \ N N MA Model and Elevation Oval Red Oak Natural (STD) Stringers Painted White (STANDARD) Painted White (STANDARD) STANDARD STANDARD 3 1/2" R.O W/ Cap (STD) (Red Oak Natural (STD) Red Pine 2D 8X10 Golf Grigio (STANDARD) 8X10 Golf Grigio (STANDARD) Baseboard & Casing - Railings and Stairs Front Door Glass Interior Doors -Wall Tile Railings Pickets Treads Runner Risers Posts -- Notes -Trim -Main **Decor Consultant** N₩ ¥ Denise Sue 12x24 Cementine Grigio Horizontal/Stacked (STD) 8" Carlislie Natural Oak EE-H-287 (STANDARD) Opening Night 4002-04 (STANDARD) Opening Night 4002-04 (STANDARD) SAKEENA MAHMOOD & YAHYA BURHAN Description - Flooring Purchasers 7 Master Bedroom Master Ensuite Main Bathroom Powder Room Storage Room 2nd Floor Hall Dining Room Living Room Wech. Room Page 1 of 3 Bedroom 2 Main Hall Kitchen Laundry Foyer

Lot: 363 BLOCK 7 Project: Forestside Estates Inc. Model: Red Pine 2D

Printed May 31, 2022 10:31 am

CHARLE L

YAHYA BURHAN

Purchaser:

SAKEENA MAHMOOD

Purchaser:

Denise Sue

Consultant:

Page 1 of 3

\* INTERIOR COLOUR SCHEME \*

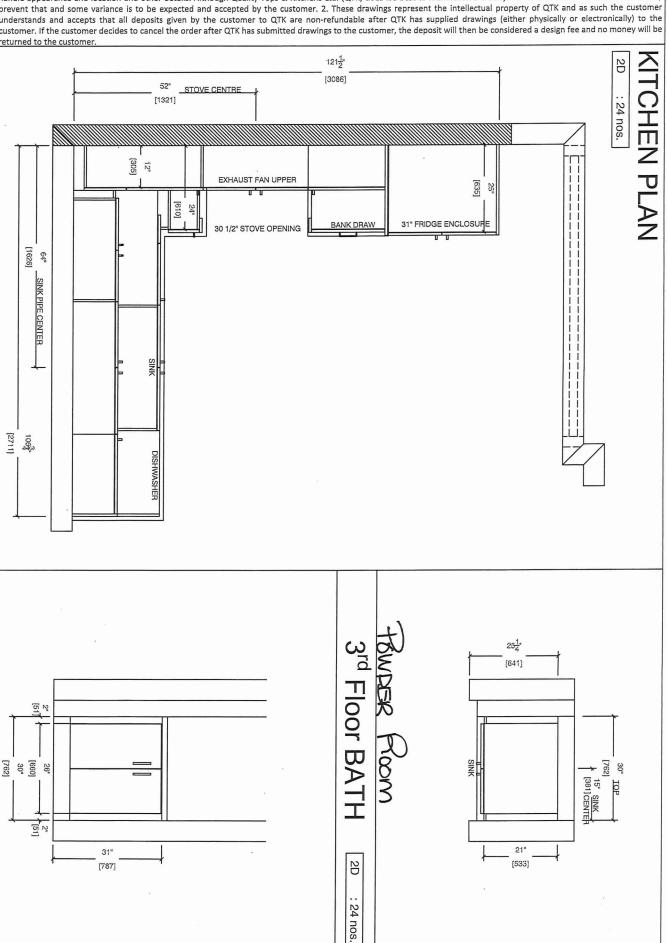
			* INTERIOR COLOU	OUR SCHEME *			BUILDING D
nd Printing	Purchasers	Decor Consultant	<b>Model and Elevation</b>	Telephone Res. / Bus	Project	Closing Date	Property
SAKEENA MAHM	SAKEENA MAHMOOD & YAHYA BURHAN	Denise Sue	Red Pine 2D	1	Forestside Estates Inc.	10/05/2023	363 BLOCK 7
Pade 2 of 3	- Interior Paint	Cabinet—					
	Description	<u>Style</u>			Countertop	Counter Edge	Handle / Knob
Master Ensuite	DISTANT GRAY (STANDARD)	CAT.1 QT103	CAT.1 QT1022 Willow Gray LP LAMINATE (STANDARD)	2	Emmerstone Gray Galaxy (STD)	[A" (STANDARD)	DH09160(Std)
Main Bathroom	DISTANT GRAY (STANDARD)	CAT.1 QT103	CAT.1 QT1022 Willow Gray LP LAMINATE (STANDARD)	2	Emmerstone Gray Galaxy (STD)	"A" (STANDARD)	DH09160(Std)
				***************************************			
Powder Room	DISTANT GRAY (STANDARD)	CAT.1 QT103	CAT.1 QT1022 Willow Gray LP LAMINATE (STANDARD)	•	- Émmerstone Gray Galaxy (STD)	'A' (STANDARD)	DH09160(Std)
Kitchen	DISTANT GRAY (STANDARD)	CAT.1 QT103	CAT.1 QT1022 Charcoal LP LAMINATE (STANDARD)	7	Emmerstone Glacier White (STD)	L 'A" (STANDARD)	DH09160(Std)
Laundry	DISTANT GRAY (STANDARD)	N/A			N/A	NIA	MA
Storage Room	DISTANT GRAY (STANDARD)	N/A			N/A	N/A	N/A
Mech. Room	DISTANT GRAY (STANDARD)	N/A			N/A	NIA	N/A
Foyer	DISTANT GRAY (STANDARD)	N/A			N/A	N/A	N/A
Main Hall	DISTANT GRAY (STANDARD)			And the second section of the section of t	Notes		
		Appliance	Appliance Opening/Dimension	an and the second secon	*STANDARD KITCHEN APPLIANCES	N APPLIANCES	
		Fridge Siz	Fridge Size STANDARD Range	STANDARD			
Living Room	DISTANT GRAY (STANDARD)	Built-Ins	None	vave O.T.R. MICRO (STANDARD)			
Dining Room	DISTANT GRAY (STANDARD)	Hood Fan Dishwashe	O.T.R. MICRO (STANDARD)  or Cabinet Std 24in Opening	Exhaust Opening 🕲 6" 🔾 8"			
2nd Floor Hall	DICTANT CDAY (CTANDADD)		1				
		Fireplace					
Master Bedroom	DISTANT GRAY (STANDARD)	Fireplace	Fireplace M/A Location Flooring N/A	Fireplace N/A Location Flooring N/A			
Bedroom 2	DISTANT GRAY (STANDARD)	Style	NIA	Style N/A Finish N/A			
		Marble Hearth	NIA				
		Page 2 of 3					
		Decor Consultant:		Purchaser:	Purchaser:	Vendor	
Lot: 363 BLOCK 7 Proje	Lot: 363 BLOCK 7 Project: Forestside Estates Inc. Model: Red Pine 2D	lel: Red Pine 2D	Denise Sue	SAKEENA MAHINOOD	YAHYA BURHAN		Forestsider Estates Inc. Printed May 31, 2022 10:31 am



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

The second secon	*		
CLIENT: ROYAL PINE HOMES	JOB NAME: 2D	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 05 <sup>th</sup> Oct 2021
EMAIL:	SPECIES:	TOP:	PAGE:
COMMENTS:	nab Suites	363 BV7	

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.

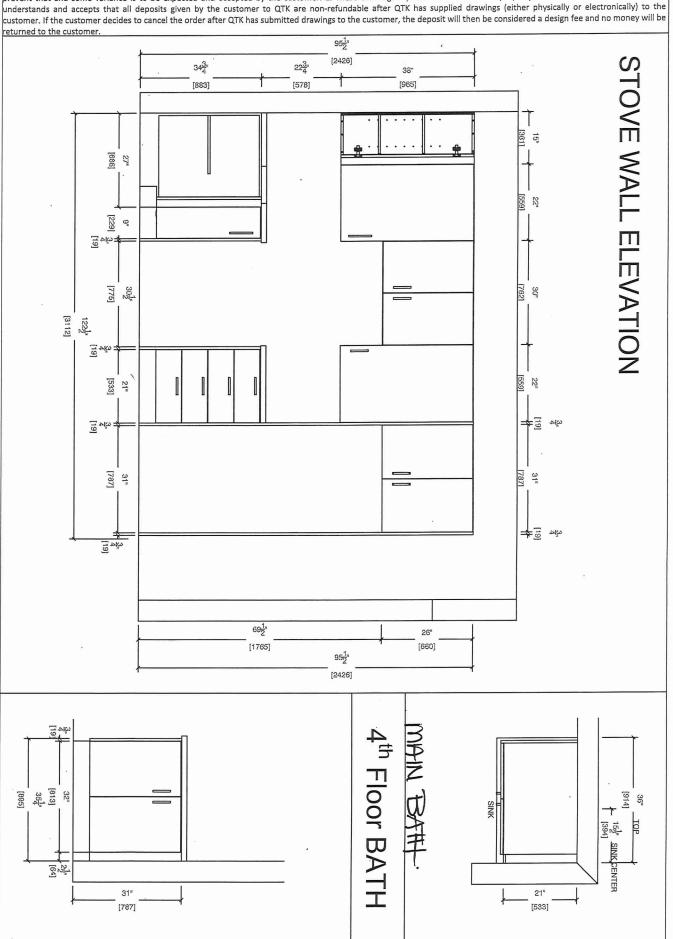




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COMMENTS:	adena D Silie	363 RIKI	

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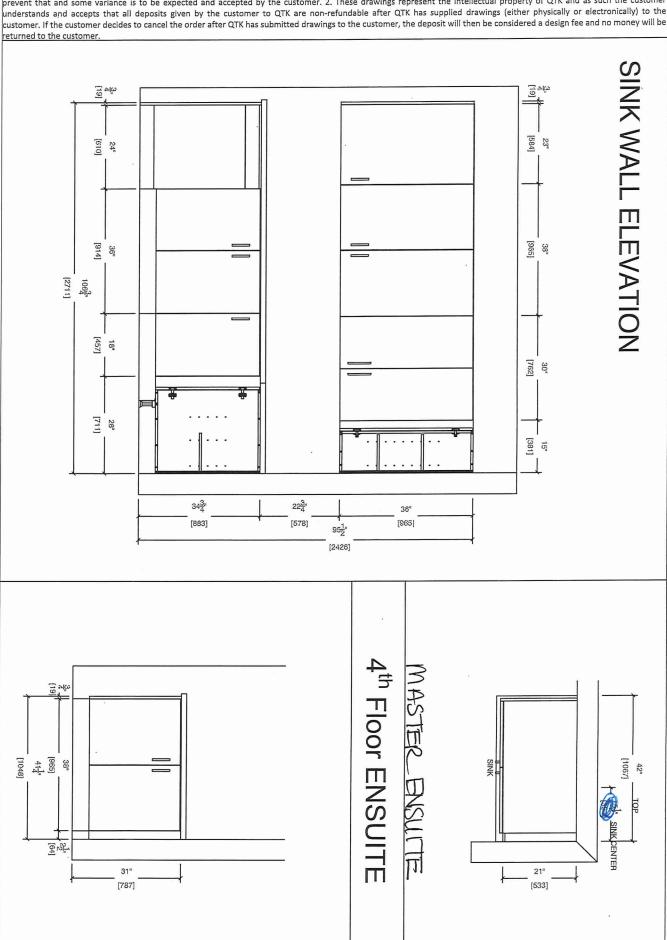




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