

# LOT 15 MASTER BEDROOM (PRIMARY ROOM)



## Quick Reference Guide

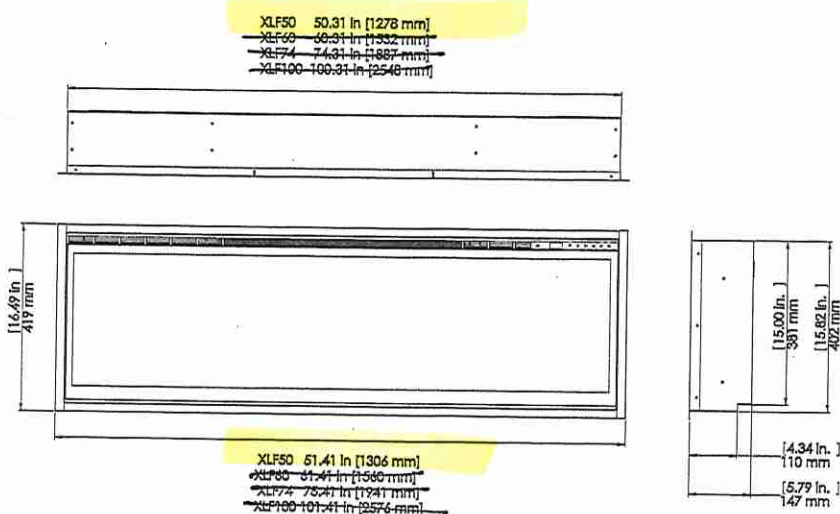
**XLF50**

1. The electrical information regarding your electric fireplace can be found on the rating label located on the top of the unit.
2. If you have any technical questions or concerns regarding the operation of your electric fireplace, or require service contact customer service at 1-888-346-7539.
3. For dimensions of your fireplace, refer to Figure 1.

Please use our convenient online registration page to record your model and serial numbers for future reference at

[www.dimplex.com/register](http://www.dimplex.com/register)

Figure 1



West River  
LOT 15  
MASTER BEDROOM  
(PRIMARY ROOM)

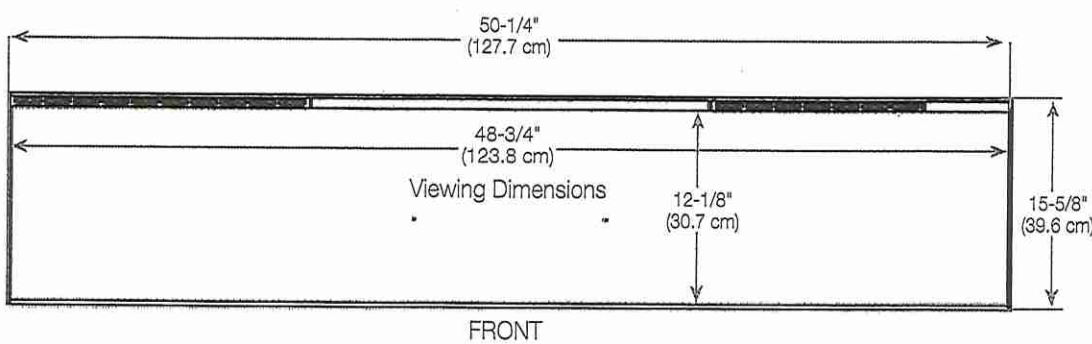
**Dimplex®**

**IGNITE XL®**

**IgniteXL®**  
50" Linear Electric Fireplace

**XLF50**

**Product Dimensions:**

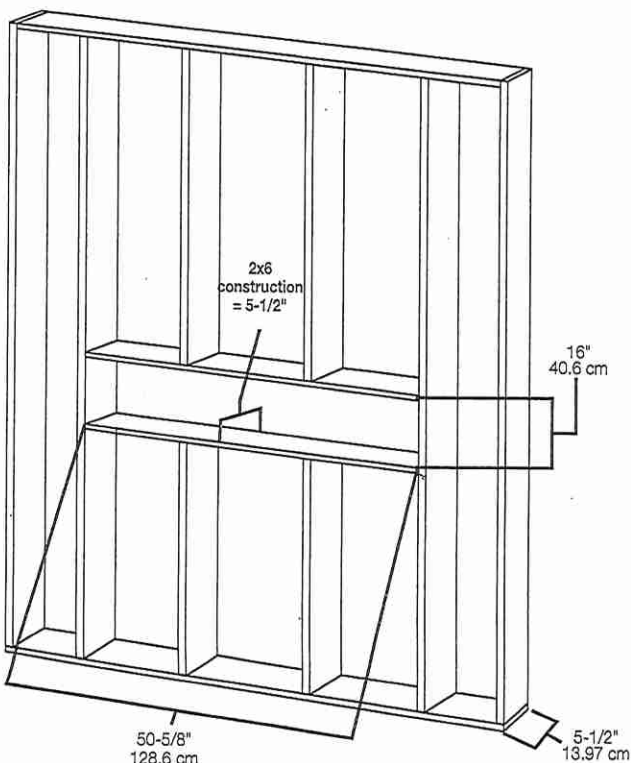


**Framing Dimensions**

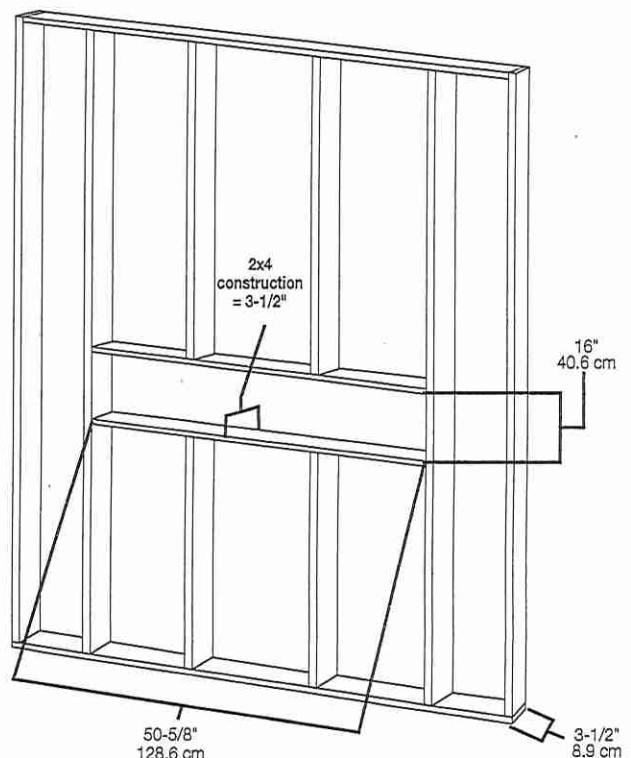
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

**2x6 framing**



**2x4 framing**



WEST RIVER  
LOT 15 (x4)

BZ SK

ORTECH

LED Step Light

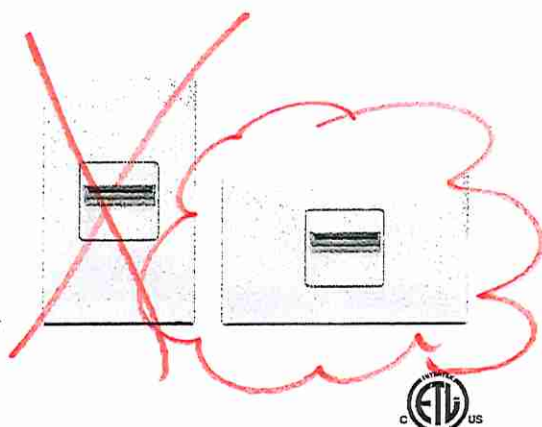
## MODEL ST-1025

### HIGHLIGHTS

- Vertical or Horizontal mounting
- Type IC for direct contact with insulation
- Wet location rated
- Indoor or outdoor application

### SPECIFICATIONS

- **Wattage:** 2.5W
- **Voltage:** 120V AC
- **Lumens:** 125 lmn
- **Lifetime:** 35000 hours
- **CRI:** 80
- **Dimmable:** No
- **Grade of Protection:** IP67
- **Colour Finish:** ~~Satin Nickel (SN)~~  
White (WH)  
~~Black (BK)~~
- **Colour Temp.:** 3000K (Warm White)  
5000K (Cool White)
- **Dimensions:** 115 mm x 70 mm x 52 mm



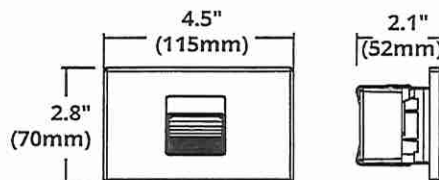
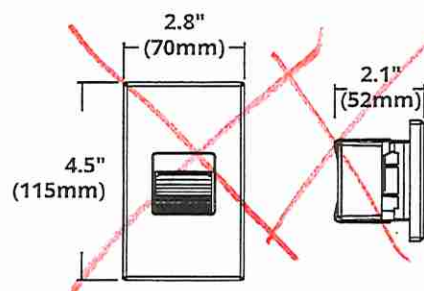
#### Ordering Guide:



Colour Temp.:  
3K (Warm White)  
5K (Cool White)



Colour Finish:  
SN (Satin Nickel)  
WH (White)  
BK (Black)



Reference	QTY.	Remarks	Project:
			Location:
			Architect:
			Engineer:
			Contractor:
			Submitted by:
			Date:





Reselection

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 1

PURCHASERS: BIPLAVJIT,SINGH KAHLON and HARDEEP,KAUR KAHLON

TEL: RES.: 905-781-0074

LOT NUMBER	PHASE	HOUSE TYPE
015	1	NATASHA-5 BEDROOM-ELEVATION A

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 218579	MASTER ENSUITE - WALL TILE - Install UPGRADE 1 WALL TILE ( 8X12 Twill White Matte) throughout the master ensuite walk in shower in lieu of the builder's standard wall tiles. To be installed straight/stacked (See Sketch)	1		
2 218580	MASTER ENSUITE - FLOORING - Install UPGRADE 2 FLOOR TILES (12X24 Loft Ash) throughout the master ensuite floor where applicable in lieu of the builder's standard floor tiles. To be installed stacked/straight. (See Sketch)	1		
*3 20080 218581	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.	1		
*4 20081 218582	PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.	1		



	Sub Total
	TST
	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 paments, 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>
Amendment	
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		
Invoice Number	Date	Amount
7795	26-Apr-22	
Total Bonus Used:		
Remaining Balance:		

TAX#:1

PREPARED BY: Denise Sue  
PRINTED: 21-Oct-22 at 12:37 pm  
GolfInvoiceSQL.rpt 07aug20

Initials: *AK* *BK*

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	





\* INTERIOR COLOUR SCHEME \*

**REF-SELECTION: OCT. 31 '22**

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
BIPLAVJIT, SINGH KAHLON & HARDEEP, KAUR KAHLON	Laura Di Pede	NATASHA-5 BEDROOM-ELEVATION A	(905) 781-0074 /	2185715 Ontario Inc.		015

Page 1 of 3

Page 1 of 3		Flooring		Wall Tile		Accent/Insert		Border / Listello		Pattern		Plumbing									
Description		Main																			
Master Ensuite		12x24 COFT ASH		2x12 TWILL WHITE MATTE		NONE		NONE		NONE		WHITE									
Twin Bath 2/3		13x3 NEW REEDS SILVER		8x10 NEW REEDS SILVER		NONE		NONE		NONE		WHITE									
Twin Bath 4/5		13x13 COSTA WHITE (STD)		8x10 UNIWALL TENDER GREY (STD)		NONE		NONE		NONE		WHITE									
Laundry (2nd Floor)		13x13 COSTA WHITE (STD)		N/A		N/A		N/A		NONE		STD									
Powder Room		24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)		N/A		N/A		N/A		NONE		WHITE									
Mud Room/ W.I.C		24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)		N/A		N/A		N/A		NONE		N/A									
Kitchen/Dinette		24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)		NONE		N/A		N/A		NONE		STD									
Foyer		24x24 ALABASTRO BIANCO (STRAIGHT) (UPG)		<div><div>Railings and Stairs</div><div><div>Railings</div><div>STD-OVAL - VINTAGE RED OAK PEWTER</div></div><div><div>Pickets</div><div>STD-Steel 1/2" Sqaure Plain - Flat Black</div></div><div><div>Posts</div><div>STD-3 1/2" Squarew/Cap-Vint.Oak Pewter</div></div><div><div>Stringers</div><div>STD - VINTAGE RED OAK PEWTER</div></div><div><div>Treads</div><div>STD - VINTAGE RED OAK PEWTER</div></div><div><div>Risers</div><div>STD - VINTAGE RED OAK PEWTER</div></div><div><div>Runner</div><div>NONE</div></div><div><div>Trim</div><div><div>Baseboard &amp; Casing</div><div>STANDARD - MODERN (Step Bevel)</div></div><div><div>Front Door Glass</div><div>STANDARD</div></div><div><div>Interior Doors</div><div>STANDARD - CARRARA,SMOOTH</div></div><div><div>Knobs</div><div>STANDARD</div></div><div><div>Hinges</div><div>STANDARD</div></div><div><div>Grip Set</div><div>STANDARD</div></div></div></div> <div><div>Cornice Moulding / Medallion</div><div><div>Foyer</div><div>NONE</div></div><div><div>Living Room</div><div>NONE</div></div><div><div>Dining Room</div><div>NONE</div></div><div><div>Family Room</div><div>NONE</div></div><div><div>Main Hall</div><div>NONE</div></div><div><div>Kitchen</div><div>NONE</div></div><div><div>2nd Floor Hall</div><div>NONE</div></div></div>																	
Main Hall		3 1/4" x 3/4" Vintage Red Oak Pewter (Pearl) (UPG)																			
Home Office		3 1/4" x 3/4" Vintage Red Oak Pewter (Pearl) (UPG)																			
Family Room		3 1/4" x 3/4" Vintage Red Oak Pewter (Pearl) (UPG)																			
Dining Room		3 1/4" x 3/4" Vintage Red Oak Pewter (Pearl) (UPG)																			
Upper Hall		BROADLOOM - Opening Night - 4002-01 (STD)																			
Primary Bedroom		BROADLOOM - Opening Night - 4002-01 (STD)																			
Bedroom 2		BROADLOOM - Opening Night - 4002-01 (STD)																			
Bedroom 3		BROADLOOM - Opening Night - 4002-01 (STD)																			
Bedroom 4		BROADLOOM - Opening Night - 4002-01 (STD)																			
Bedroom 5		BROADLOOM - Opening Night - 4002-01 (STD)																			

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

BIPLAVJIT, SINGH KAHLON

Purchaser:

HARDEEP, KAUR KAHLON

Vendor:

2185715 Ontario Inc.



6 Pot Lights w  
1 switch

WA

BK

\* Extended  
HEIGHT FRENCH DOORS

Add New

HP lights in  
switch

LOWER LEVEL  
FLY, A

36x24

30X24

HYDRO  
PANEL

CAUTION  
DEON

4 foot lights in  
1 switch

FAMILY ROOM  
11'8"(16'0")x 18'0"(11'2")

STD Light

Ex condit  
D.V. GAS

DINING ROOM  
14'5" x 18'0"

STO Light

HOME OFFICE  
| 8'0" x 10'0"

3 1/4" HWD

**FURNITURE  
NICHE**

POWDER.

FOYER.  
(SUNKEN)

**COVERED**

✓

V

100

MAIN LEVEL  
ELEV. A

ADD COACH LIGHT  
(x2) = total

\*RE-SELECTION

000 01 '22

SHOWER 36"x54" INSIDE  
6" H x 4" W CURB

PRIMARY BEDROOM,  
18'8"x15'0"

Concept

DRESSING  
ROOM

BEDROOM5  
10'11"x11'0"

Carpe

Thin Bitter

Camper

BEDROOM4  
10'11"(12'0")x12'6"(15'0")

Carpet

1 AS100 5" H x 4" W

BEDROOM 3  
12'0"x11'0"

OPT. UPPER LEVEL  
(5 BEDROOM)  
ELEV. A

LOT 15, NABESHA, CORNER, 40-04, 5 BEDROOM



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CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: BIPLAVJIT,SINGH KAHLON and HARDEEP,KAUR KAHLON

TEL: RES.: 905-781-0074

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
015	1	NATASHA-5 BEDROOM-ELEVATION A	

Date Added: 15-Aug-22 Invoice Number: 8334

<p>1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - FAMILY ROOM - Install Standard Conduit Pipe at family room above fireplace mantle. To accommodate future installation of wall mount TV. Conduit installed beside electrical plug (See Sketch)</p> <p>Note:</p>
<p>1 - FAMILY ROOM - Install ONE (1) ADDITIONAL ELECTRICAL PLUG at family room. To be installed above fireplace, to accommodate wall mount TV. Plug to be installed Approx. 60" AFF (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - In addition to builders standard ceiling light at kitchen. Install ONE (1) ADDITIONAL CEILING LIGHT (Finished with Fixture) on ONE (1) Seperate Single Pole switch. To be installed centred above kitchen island (See Sketch)</p> <p>Note:</p>
<p>1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at Dinette area (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**</p>
<p>1 - FAMILY ROOM - In addition to builders standard ceiling light, Install SIX (6) LED POT LIGHTS with ONE (1) Seperate Switch at family room (See Sketch)</p> <p>Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only</p>
<p>1 - DINING ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at Dining Room (See Sketch)</p> <p>Note:</p>
<p>1 - CLARIFICATION; DINETTE - Delete BulkHead and applicable return wall between dining room and dinette area of kitchen (See Sketch)</p> <p>Note: As per Fonzie</p>
<p>1 - CLARIFICATION; UPPER HALL - Delete Bulkhead at Upper Hall beside staircase (See Sketch)</p> <p>Note: As per Fonzie</p>
<p>1 - PRIMARY BEDROOM - FIREPLACE - Install FLOATING WHITE PAINT GRADE BOX around Upgrade Electric Fireplace Unit at Primary Bedroom (See Sketch)</p> <p>Note: **Fireplace Unit and Floating Mantle to be Installed Approx 20" AFF**</p>
<p>1 - CLARIFICATION; EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors</p> <p>Note:</p>
<p>1 - MAIN FLOOR - FLOORING - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO BIANCO - To be installed throughout main floor, where applicable. To Include; Foyer, Powder Room, Mud Room/W.I.C, and Kitchen/Dinette (To be Installed Straight)</p> <p>Note: (See Sketch)</p>
<p>1 - MAIN FLOOR - FLOORING - HARDWOOD - Install Hardwood Flooring in UPGRADE Stain - 3 1/4" x 3/4" VINTAGE RED OAK PEWTER (Pearl) in lieu of standard hardwood. To be installed throughtout main floor, where applicable.</p> <p>Note: To Include: Main Hall, Home Office, Dining Room, Family Room and Applicable Landings (See Sketch)</p>
<p>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.</p>



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2185715 Ontario Inc.

PURCHASERS: BIPLAVJIT,SINGH KAHLON and HARDEEP,KAUR KAHLON

TEL: RES.: 905-781-0074

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
015	1	NATASHA-5 BEDROOM-ELEVATION A	

Date Added: 15-Aug-22 Invoice Number: 8334

<p>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.</p>
<p>1 - KITCHEN / BATHROOMS &amp; LAUNDRY ROOM - SEE QUALITY TOPS &amp; KITCHENS FOR ALL KITCHEN / BATHROOMS &amp; LAUDNRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork) Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install UPGRADE #1 Stone Countertop - CARRARA WHITE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:</p>
<p>1 - KITCHEN - COUNTERTOP - EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch) Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size &amp; all seams are visible &amp; the fabricator reserves the right to position the seams as necessary. Note:</p>
<p>1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:</p>
<p>1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:</p>
<p>1 - POWDER ROOM - COUNTERTOP - Install UPGRADE #1 Stone Countertop - BIANCO PURE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p>1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p>1 - TWIN BATH 2/3 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bathn 2/3 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p>1 - TWIN BATH 4/5 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 4/5 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP: POWDER ROOM, MASTER ENSUITE, TWIN BATH 2/3 &amp; TWIN BATH 4/5- Stone slabs vary in size &amp; all seams are visible &amp; the fabricator reserves the right to position the seams as necessary. Note:</p>
<p>2 - MASTER ENSUITE - VANITY SINKS - Install UPGRADE Undermount Sinks - CONTRAC CATENA Undermount Sink - Model #4210-CIY - White (x2 Sinks) (See Sketch) Note: **To be Installed with Builders Standard Faucets**</p>
<p>2 - TWIN BATH 2/3 - VANITY SINKS - Install UPGRADE Undermount Sinks - CONTRAC CATENA Undermount Sink - Model #4210-CIY - White (x2 Sinks) (See Sketch) Note: **To be Installed with Builders Standard Faucets**</p>





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CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: BIPLAVJIT,SINGH KAHLON and HARDEEP,KAUR KAHLON

TEL: RES.: 905-781-0074

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
015	1	NATASHA-5 BEDROOM-ELEVATION A	

Date Added: 15-Aug-22 Invoice Number: 8334

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 11,2022  
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 \$1,000 PLUS A 10% HOLDBACK FEE.  
Note:

Date Added: 26-Apr-22 Invoice Number: 7795

3 - BASEMENT- Install THREE (X3) Larger basement windows at basement. Install 30"x 24", in lieu of the builders standard 30" x 16" (See Sketch)  
Note: \*\*Purchaser accepts and acknowledges that window wells may be possible\*\*

1 - BASEMENT- Install ONE (X1) Larger basement window at basement. Install 36"x 24", in lieu of the builders standard 30" x 16" (See Sketch)  
Note: \*\*Purchaser accepts and acknowledges that window wells may be possible\*\*

1 - BASEMENT- Install ONE (X1) Additional Larger basement window at basement. Install 36"x 24" (See Sketch)  
Note: \*\*Purchaser accepts and acknowledges that window wells may be possible\*\*

1 - COLD CELLAR- Shift the cold cellar door in basement away from garage (See Sketch)  
Note: As per Fonzie

1 - FRONT EXTERIOR- Increase the height of the single front door and side light to 8'-0" \*\*Delete the transom above the door to accommodate the extended height.  
Note:

1 - DINING ROOM- Increase the height of the Dining Room double french doors Exterior Doors (See Sketch)  
Note: As per Newmar

1 - SIDE EXTERIOR- Install the optional Side Exterior Door, to include applicable coach light (See Sketch)  
Note:

1 - MASTER BEDROOM- Install the Ignite XLF50 Linear Electric Fireplace Unit ONLY in the Master Bedroom  
Note: \*\*Purchaser accepts and acknowledges that the above price is for the electrical fireplace unit ONLY\*\*Purchaser to select the surround for the fireplace at time of colour chart

1 - TWIN BATH 2/3- Delete the builders standard Tub/shower and install a shower stall in the Twin bath 2/3. Shower stall to include 2x2 shower stall floor mosaic, curb with stone top and shower pot light. \*\*To be Left open\*\* (See Sketch)  
Note:

1 - GARAGE- Relocate the Central Vac Trunk to the garage \*\*Location as per the Vendors discretion\*\* (See Sketch)  
Note:

1 - KICTHEN- Install a Water Line Rough In to the Fridge (See Sketch)  
Note:

1 - KITCHEN- Install a Gas Line Rough In to stove (See Sketch)  
Note:

1 - FRONT EXTERIOR COVERED PORCH- In addition to the builders standard Coach Light, Install an exterior porch ceiling light, centred (See Sketch)  
Note:



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CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: BIPLAVJIT,SINGH KAHLON and HARDEEP,KAUR KAHLON

TEL: RES.: 905-781-0074

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
015	1	NATASHA-5 BEDROOM-ELEVATION A		

Date Added: 26-Apr-22

Invoice Number: 7795

1 - SIDE EXTERIOR COVERED BALCONY- In addition to the builders standard Coach Light. Install an exterior portico ceiling light, centred (See Sketch)  
Note:

1 - SIDE EXTERIOR COVERED BALCONY-Install an exterior GFI Plug (See Sketch)  
Note:

1 - STAIRS AND UPPER HALL- Install TWO (X2) night lights on walls above the basebaord going up the stairs, Installed horisontal  
nstall TWO (X2) night lights on walls above the basebaord throughout the Upper Hall Installed Horizontal (See Sketch)  
Note: Night Lights as per the above to be installed all on ONE Timer Switch Price above refelct timer switch  
As per Campoli

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES  
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART  
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 \$1,000  
Note:

This Document is Extremely Time Sensitive - Printed 16 Aug 22 at 11:33





\* INTERIOR COLOUR SCHEME \*

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
BIPLAVJIT, SINGH KAHLON & HARDEEP, KAUR KAHLON	Laura Di Pedo	NATASHA-5 BEDROOM-ELEVATION A	(905) 781-0074 /	2185715 Ontario Inc.		015

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Master Ensuite

Twin Bath 2/3

Twin Bath 4/5

Laundry (2nd Floor)

Powder Room

Mud Room/W.I.C

Kitchen/Dinette

Foyer

Main Hall

Home Office

Family Room

Dining Room

Upper Hall

Primary Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Interior Paint

Description

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

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STANDARD - SILVER BIRCH

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STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

STANDARD - SILVER BIRCH

Cabinet

Style

\*\*SEE ATTACHED QTK PAPERWORK\*\*

\*\*SEE ATTACHED QTK PAPERWORK\*\*

\*\*SEE ATTACHED QTK PAPERWORK\*\*

\*\*SEE ATTACHED QTK PAPERWORK\*\*

\*\*SEE ATTACHED QTK PAPERWORK\*\*

N/A

\*\*SEE ATTACHED QTK PAPERWORK\*\*

Countertop

✓ Emmerstone Maple White (STD)

✓ Emmerstone Maple White (STD)

✓ Emmerstone Maple White (STD)

SEE QTK PAPERWORK

✓ BIANCO PURE (UPG)

N/A

✓ CARRARA WHITE (UPG)

Counter Edge

✓ " A " EDGE (STD)

✓ " A " EDGE (STD)

✓ " A " EDGE (STD)

SEE QTK PAPERWORK

✓ " A " EDGE (STD)

N/A

✓ " L " EDGE (UPG)

Handle / Knob

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

N/A

SEE QTK

Appliance Opening/Dimension

Fridge Size SEE QTK LAYOUT

Range SEE QTK LAYOUT

Built-Ins None

Microwave NONE

Hood Fan SEE QTK LAYOUT

Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet Std 24in Opening

Notes

\*\*KITCHEN - INSTALL BUILDERS STAINLESS STEEL EXHAUST FAN

Fireplace

✓ Fireplace FAMILY ROOM

✓ Location Flooring 3 1/4" HARDWOOD

✓ Style VILLA NOVA

✓ Finish STONE

Marble N/A

Hearth NONE

Fireplace PRIMARY BEDROOM

Location Flooring BROADLOOM

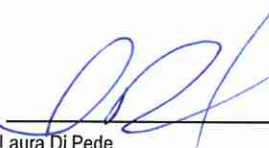
Style FLOATING BOX

Finish WHITE PAINT GRADE

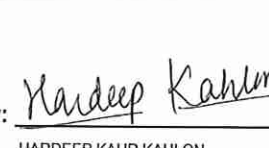
Marble N/A

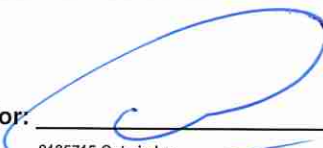
Hearth N/A

Page 2 of 3

Decor Consultant:   
Laura Di Pedo

Purchaser:   
BIPLAVJIT, SINGH KAHLON

Purchaser:   
HARDEEP, KAUR KAHLON

Vendor:   
2185715 Ontario 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:	BIPLAVJIT, SINGH KAHLOH   HARDEEP	CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:	oshei_luckcharm@yahoo.com   solutiongroupce	MODEL TYPE:	40-04
PHONE #:	647 975-4305	LOT #:	15 WRV
PHONE #:	905 781-0074	DATE:	Jul 11, 2022 Q9404

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 1203 NONE FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BSPICE2	1	PULL-OUT SPICE UNIT - 2 BASKETS 6" W, 8" W, 12" W or 15-1/2" W.	
CUST-1	1	25" DEEP FRIDGE ENCLOSURE w/ 2 GABLES (OPTION PAID FOR BY BUILDER)	
CUST-2	1	1 SET OF DRAWERS 48D / 4 EQUAL DRAWERS - OPTION PAID FOR BY BUILDER	
CUST-4	1	CATEGORY 1 DOOR STYLE AND FINISH: QTF 1201 WHITE (FIBERBOARD)	
CUST-5	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 1 DOOR STYLE	
VB-RAISE8	3	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	1 MAKE UP DESK w/ PREMIUM MOTION SLIDES (OPT, ENSUITE PLAN)	
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH - QTC 1622 WILLOW GREY (SM) - LAMINATE	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
TWIN BATH 2/3 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	3	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	CATEGORY 1 DOOR STYLE AND FINISH QTC 1622 WILLOW GREY (SM) - LAMINATE	
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

BS

JK





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:	BIPLAVJIT, SINGH KAHLOH   HARDEEP	CONTRACTOR:	2185715 ONTARIO INC.	
ADDRESS:		SITE:	WEST RIVER VALLEY	
EMAIL:	oshei_luckeharm@yahoo.com   solutiongroupc	MODEL TYPE:	40-04	
PHONE #:	647 975-4305	LOT #:	15 WRV	
PHONE #:	905 781-0074	DATE:	Jul 11, 2022	Q9404

ROOM	DESCRIPTION	CATEGORY
TWIN BATH 4/5 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISES:	3	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	1	CATEGORY 1 DOOR STYLE AND FINISH" QTC 1622 WILLOW GREY (SM) - LAMINATE	
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING (SM) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY w/ 1 BOTTOM DRAWER & FALSE PANEL ABOVE (10-1/2" FFL) - OPTION PAID FOR BY BUILDER	
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH" QTS 1022 - WHITE (LAMINATE)	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Laundry ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: CANVAS (TX) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 - CANVAS (TX) - LAMINATE	
CUST-3	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

BSK

DFK



Quality Tops & Kitchens Ltd.  
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PURCHASE AGREEMENT FORM

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ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:	oshei_luckcharm@yahoo.com   solutiongroupc	MODEL TYPE:	40-04
PHONE #:	647 975-4305	LOT #:	15 WRV
PHONE #:	905 781-0074	DATE:	Jul 11, 2022 Q9404

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
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:		CUSTOMER INITIAL(S):	KIC.

CUSTOMER SIGNATURE:

*[Signature]*

DATE:

7/25/2022

CUSTOMER SIGNATURE:

*[Signature]*

DATE:

7/25/2022

SALES REP NAME: Giovanni Tolo QTK AUTHORIZED SIGNATURE:



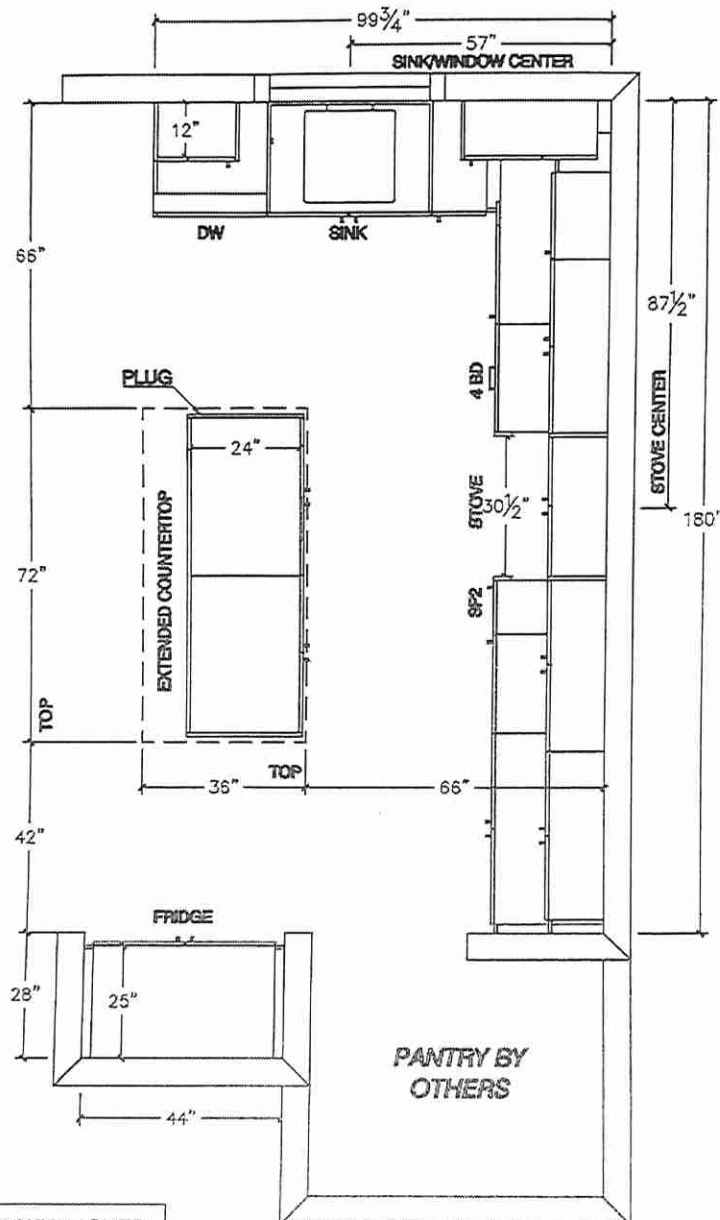


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRV (40-14) - SALES	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: JULY 12 2022
EMAIL: _	SPECIES: _	TOP: _	PAGE:
COMMENTS:			

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



NOTE: WINDOW CENTER MOVED AWAY FROM WALL BY 6"  
ORIGINAL WINDOW CENTER - 51"

TSK

AA

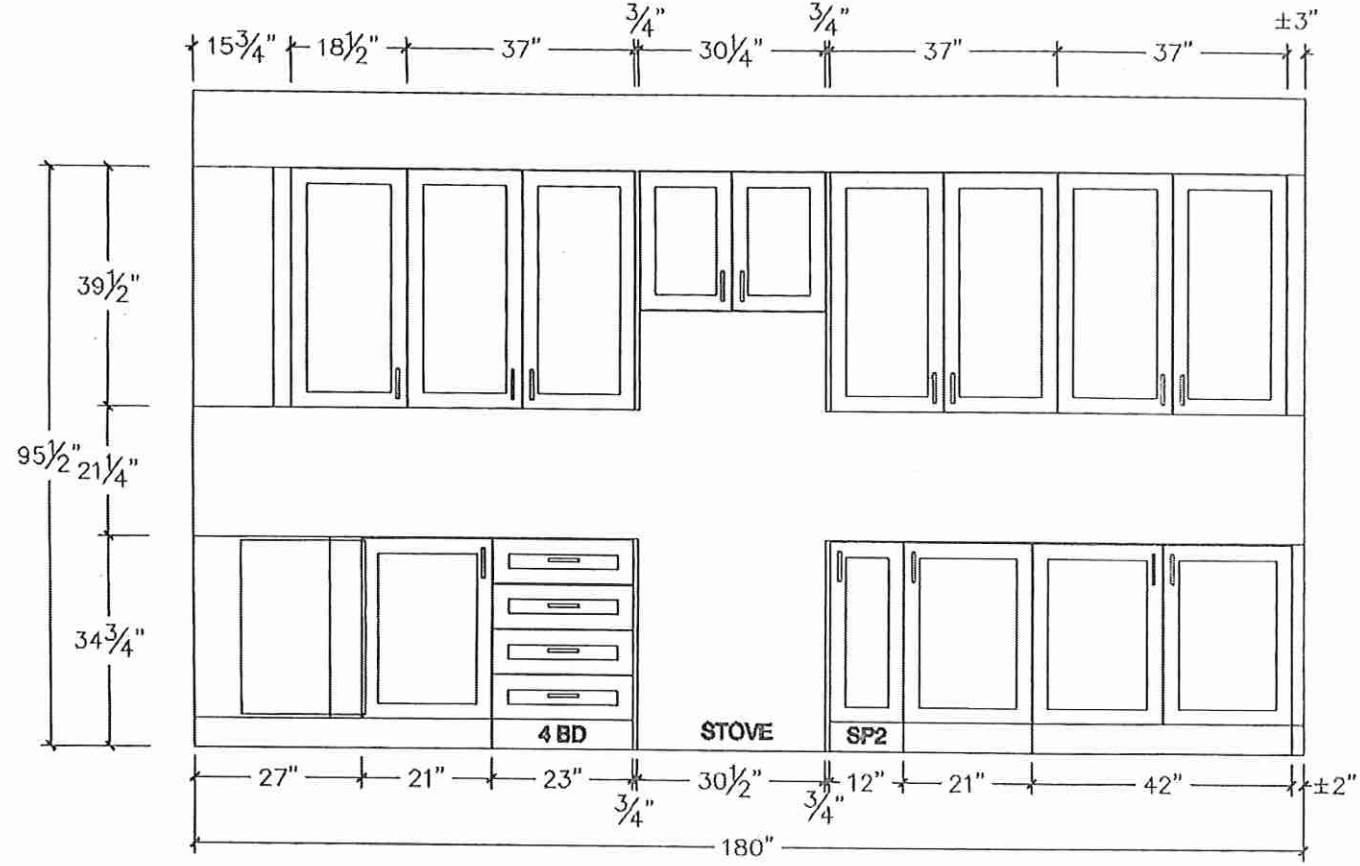


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1911 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRRV (M-04) - SALES	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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## STOVE WALL - ELEVATION



AK

AK

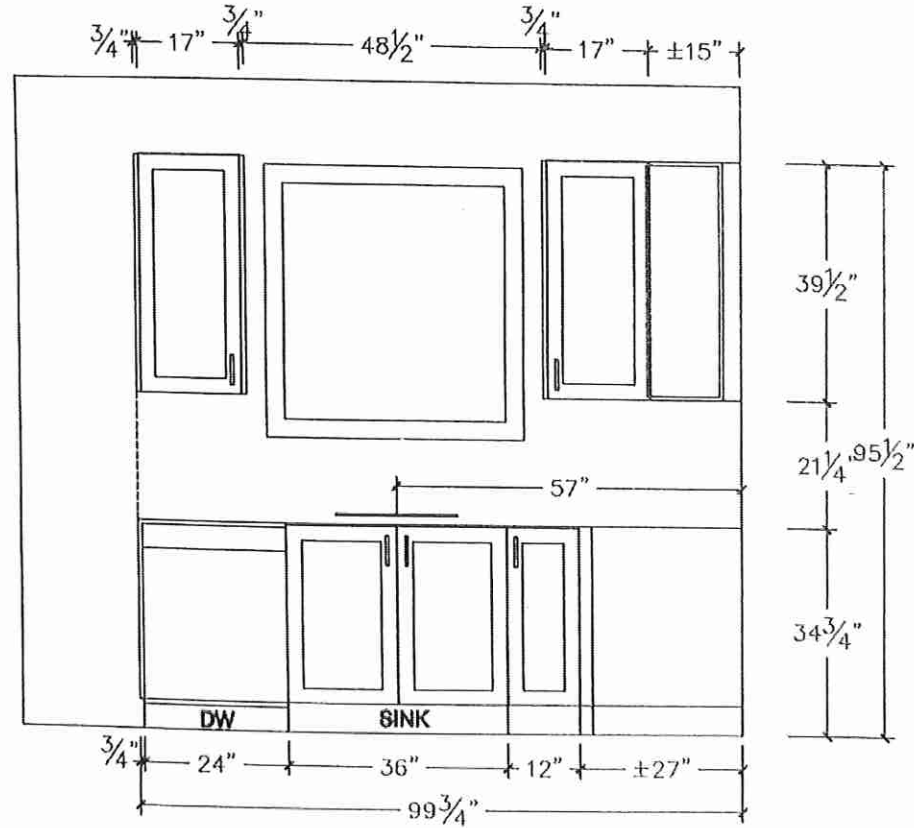


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 WWW.QTK.CA info@qtk.ca

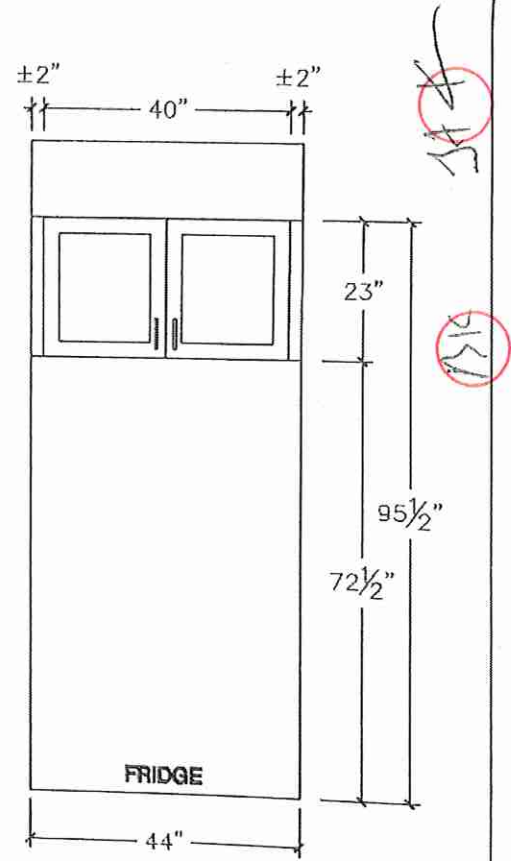
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRY (40.4M) SALES	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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 its 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.

## SINK WALL - ELEVATION



## FRIDGE WALL - ELEVATION







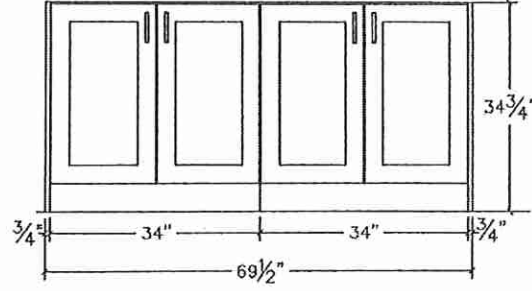
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

your kitchen, your taste.

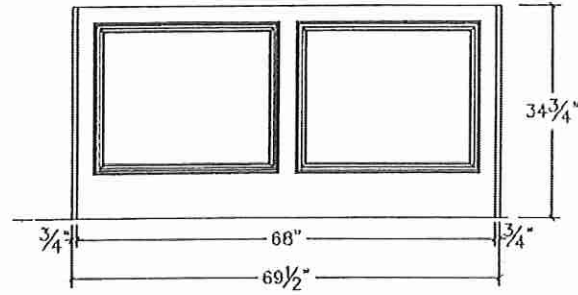
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRV (40x4) - SALES	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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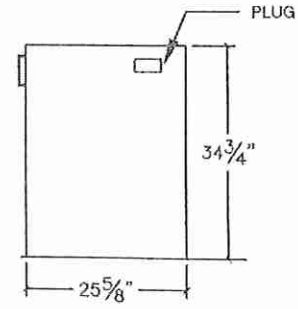
### ISLAND FRONT - ELEVATION



### ISLAND REAR - ELEVATION



### ISLAND SIDE - ELEVATION



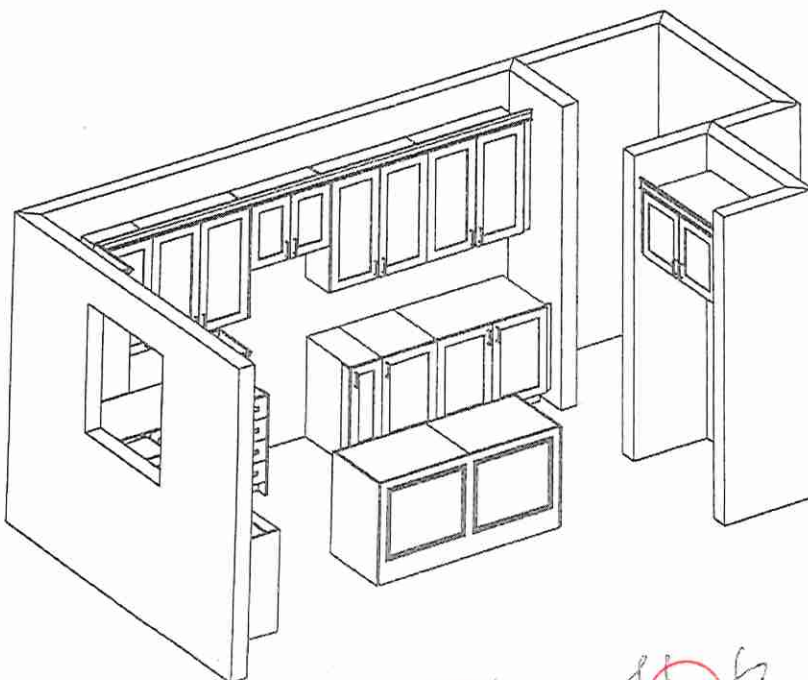
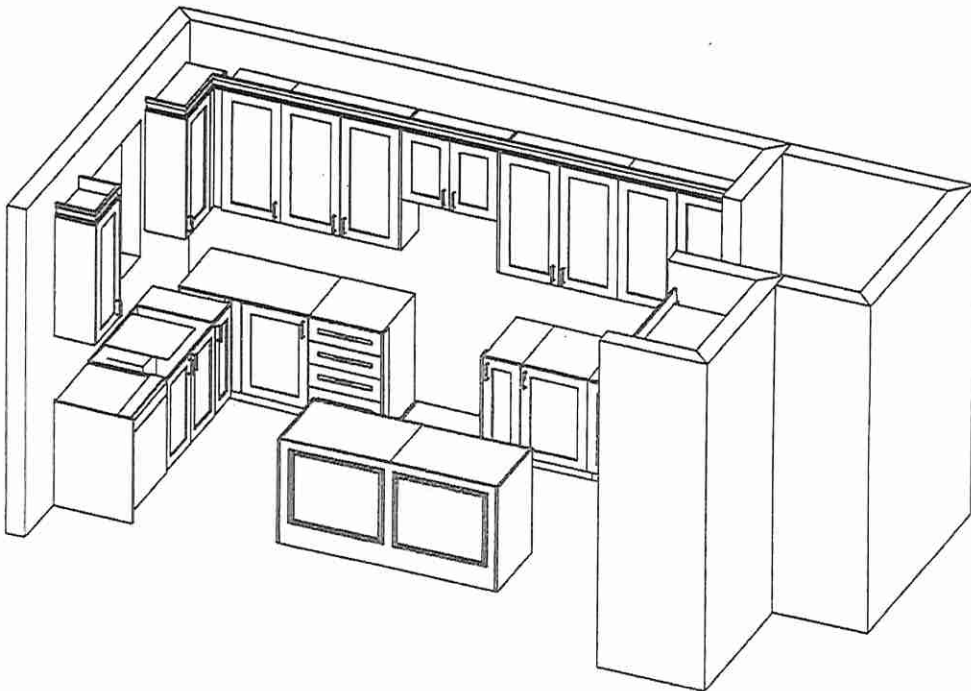
Handwritten signature and initials in red circles.



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: LOT 15 WRV (40-64) - SALES	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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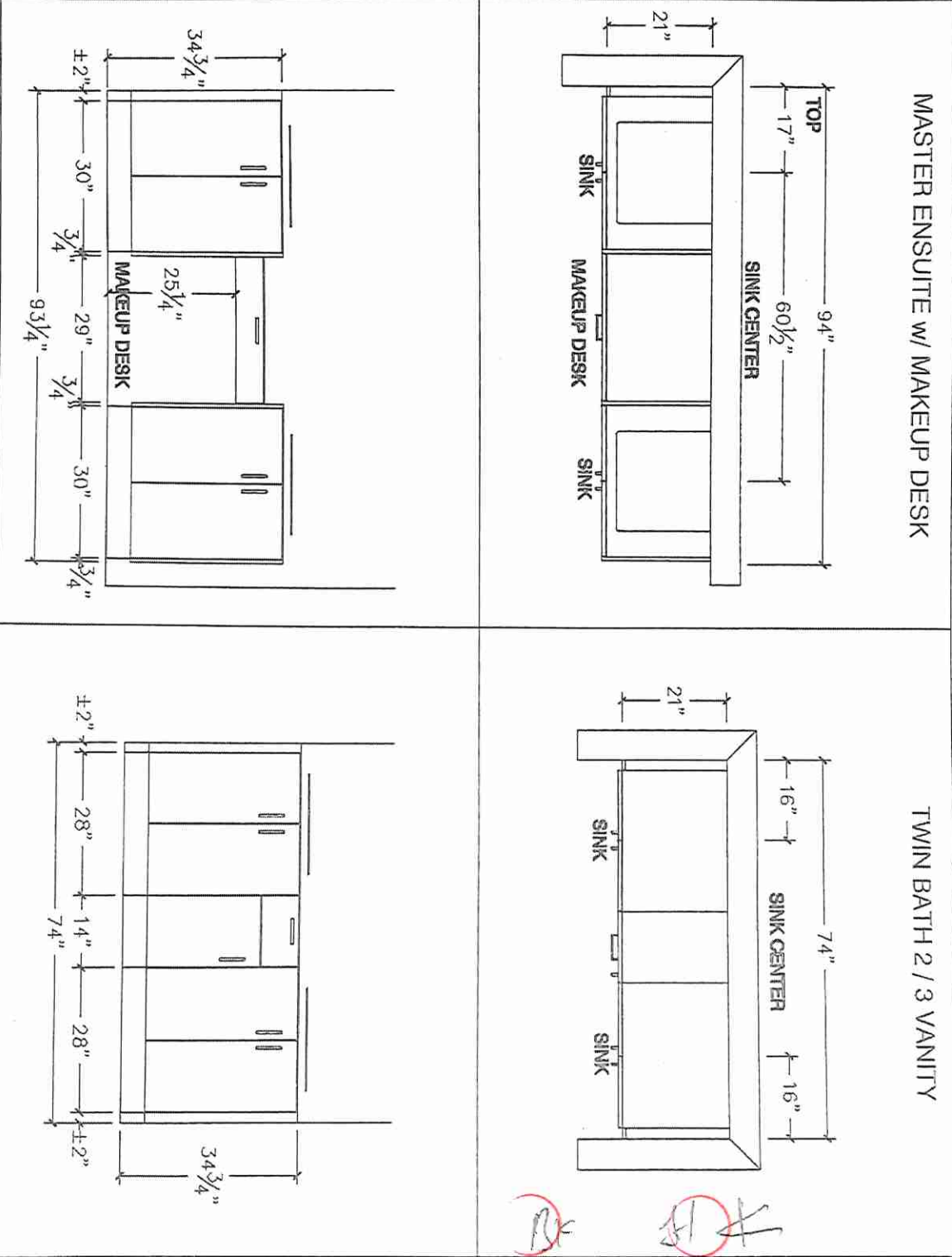
Handwritten signature or initials inside a red circle.



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: LOT 15 WRV (40-04) - SALES	ROOM: VANITY	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: JULY 12 2022
EMAIL: _	SPECIES: _	TOP: _	PAGE: _
COMMENTS:			

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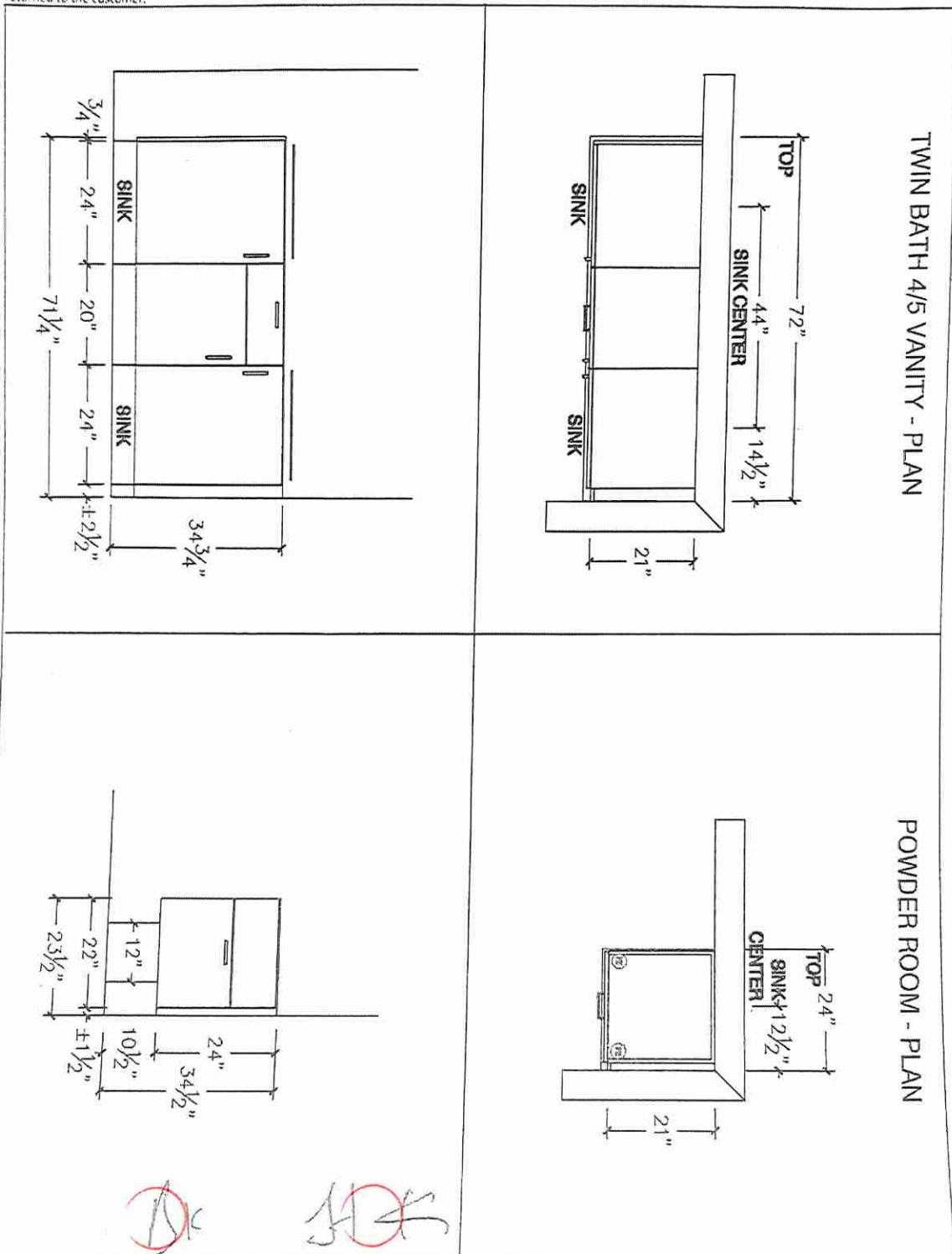




80 Sante Drive, Vaughan, ON L4K 3C4  
 T 416.746.1811 F 905.761.5901  
 www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRV (40-04) - SALES	ROOM: VANITY	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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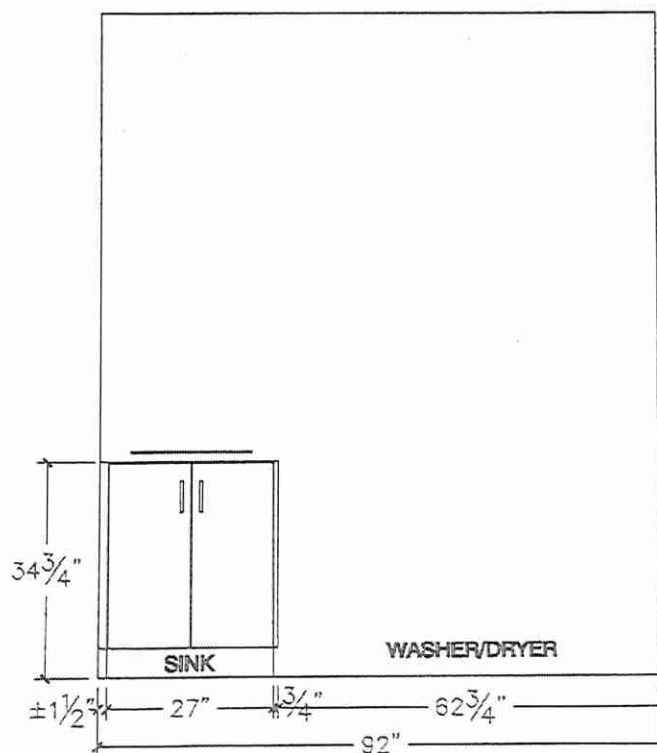
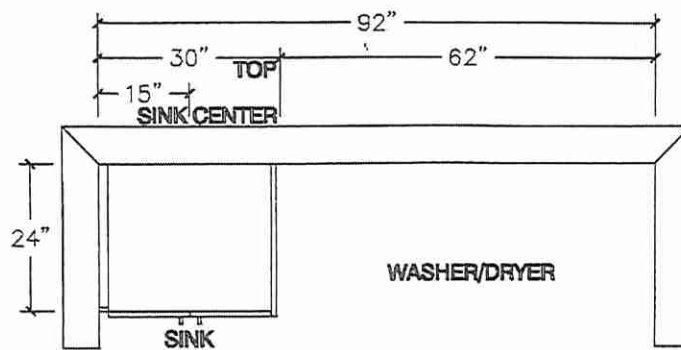


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 15 WRV (40-04) - SALES	ROOM: LAUNDRY	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: JULY 12 2022
EMAIL: _	SPECIES: _	TOP: _	PAGE: _
COMMENTS:			

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## LAUNDRY - PLAN



Handwritten signature in a red circle.

Handwritten signature in a red circle.

West River  
LOT 15  
MASTER BEDROOM  
(PRIMARY ROOM)

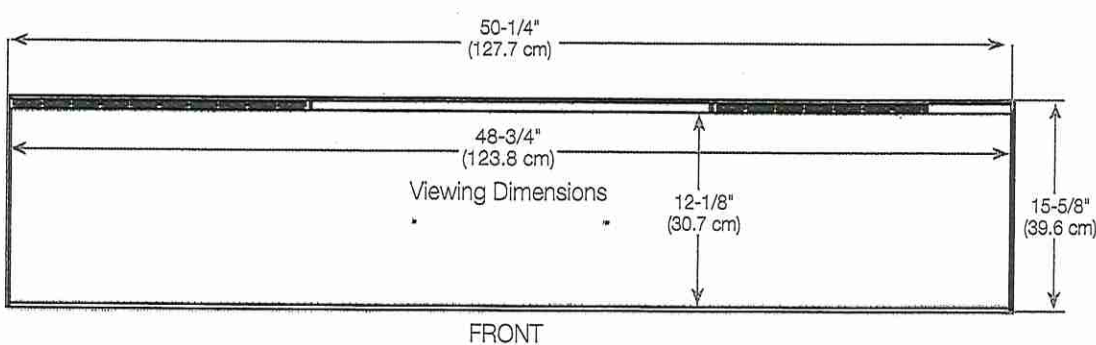
**Dimplex®**

**IGNITE XL®**

**IgniteXL®**  
50" Linear Electric Fireplace

**XLF50**

**Product Dimensions:**

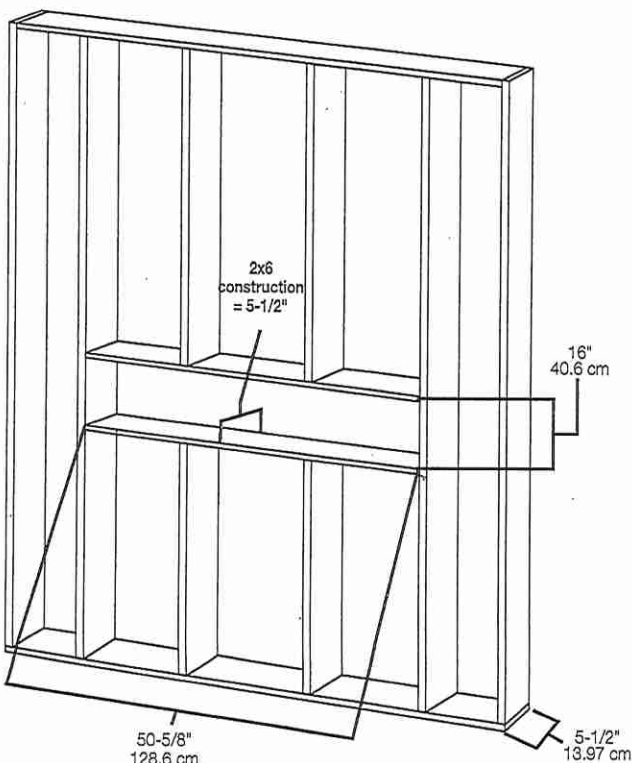


**Framing Dimensions**

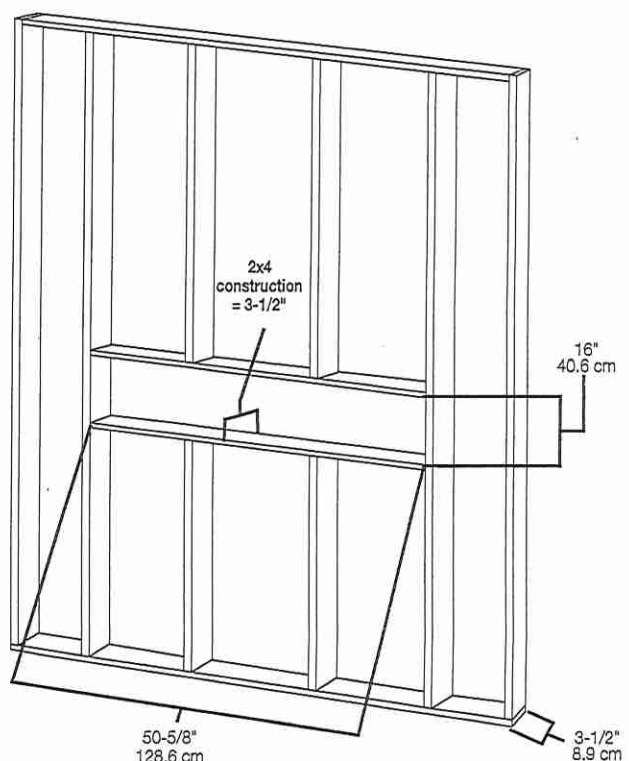
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

**2x6 framing**



**2x4 framing**





# LOT 15 MASTER BEDROOM (PRIMARY ROOM)



## Quick Reference Guide

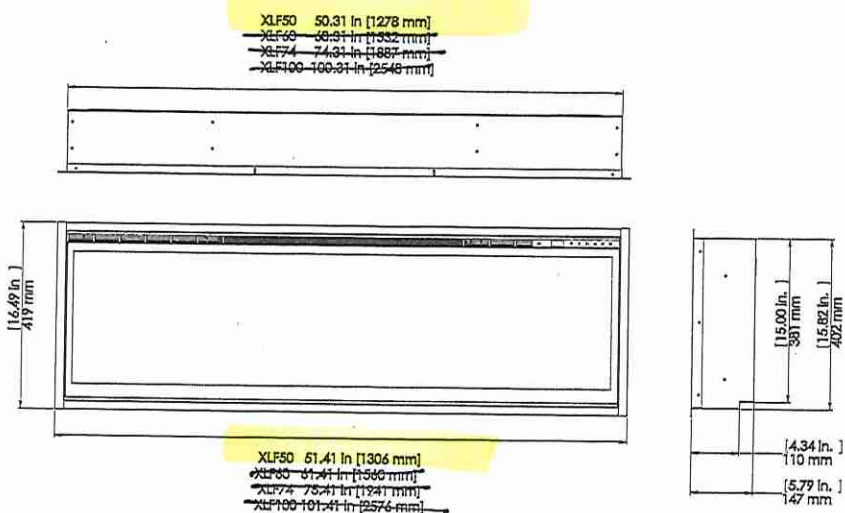
# XL50

1. The electrical information regarding your electric fireplace can be found on the rating label located on the top of the unit.
2. If you have any technical questions or concerns regarding the operation of your electric fireplace, or require service contact customer service at 1-888-346-7539.
3. For dimensions of your fireplace, refer to Figure 1.

Please use our convenient online registration page to record your model and serial numbers for future reference at

[www.dimplex.com/register](http://www.dimplex.com/register)

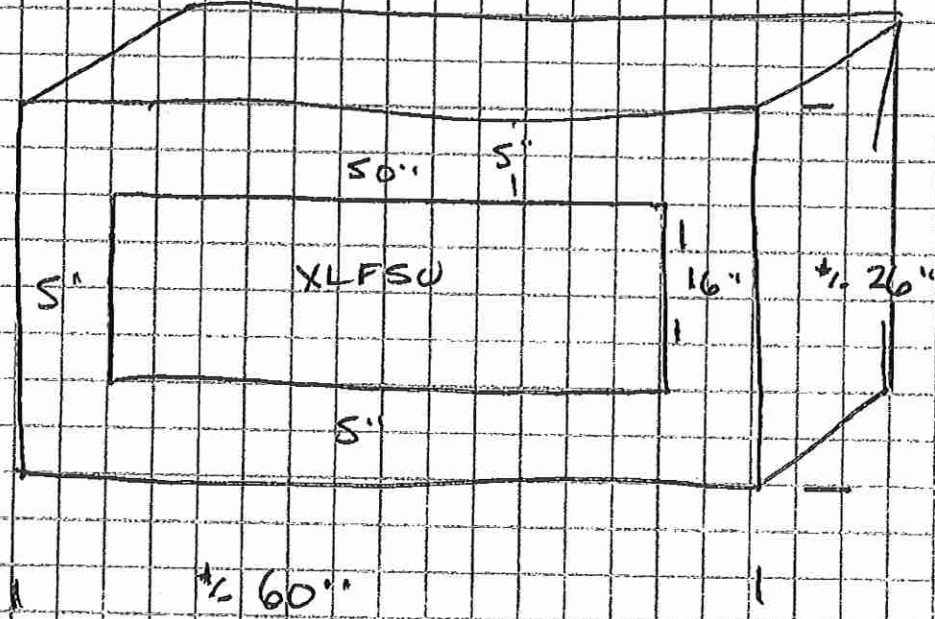
Figure 1



Lot 15

Master Bedroom  
(Primary Bedroom)

Mantle Sketch → XLF 50





WEST RIVER  
LOT 15 (x4)

BZ SK

CORTECH

LED Step Light

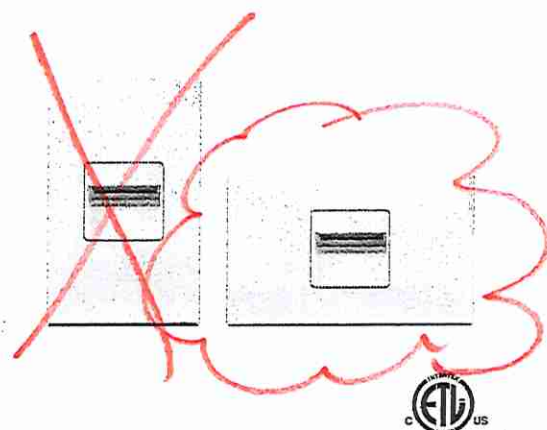
MODEL ST-1025

### HIGHLIGHTS

- Vertical or Horizontal mounting
- Type IC for direct contact with insulation
- Wet location rated
- Indoor or outdoor application

### SPECIFICATIONS

- **Wattage:** 2.5W
- **Voltage:** 120V AC
- **Lumens:** 125 lmn
- **Lifetime:** 35000 hours
- **CRI:** 80
- **Dimmable:** No
- **Grade of Protection:** IP67
- **Colour Finish:** ~~Satin Nickel (SN)~~  
White (WH)  
~~Black (BK)~~
- **Colour Temp.:** 3000K (Warm White)  
5000K (Cool White)
- **Dimensions:** 115 mm x 70 mm x 52 mm



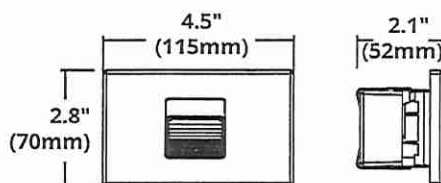
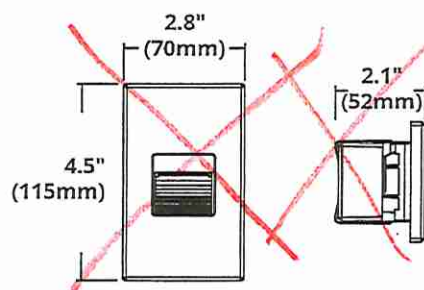
#### Ordering Guide:



Colour Temp.:  
3K (Warm White)  
5K (Cool White)



Colour Finish:  
SN (Satin Nickel)  
WH (White)  
BK (Black)



Reference	QTY.	Remarks	Project:
			Location:
			Architect:
			Engineer:
			Contractor:
			Submitted by:
			Date:



Lot 15 West River

BK

KK

SINK | UNDERMOUNT



# CATENA

**ITEM DETAILS** \* Master Ensuite (x2)  
\* Twin Bath 2/3 (x2)

OUTER DIMENSIONS 20" W x 15 3/8" D x 7 1/2" H

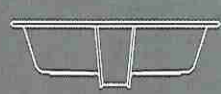
INNER DIMENSIONS 18" W x 13 3/8" D x 5 1/2" H

MATERIAL Vitreous china      COLOUR Soft white

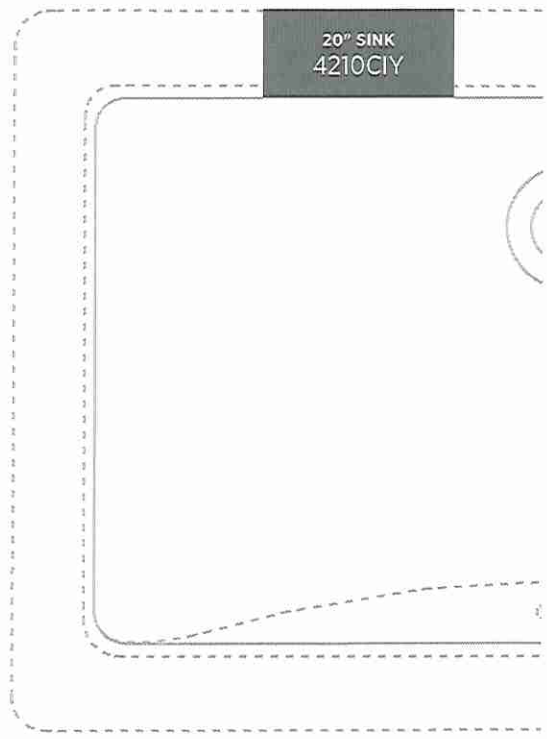
Rectangular undermount sink | Front overflow hole | Template and mounting hardware supplied | Faucet not included

## CERTIFICATIONS

- | IAPMO cUPC
- | ASME A112.19.2 / CSA B45.1



\* To Be Installed w Standard Faucet

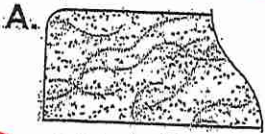


ISSUED JULY 2019

# Lot 15 West River

## EDGE DETAILS

004

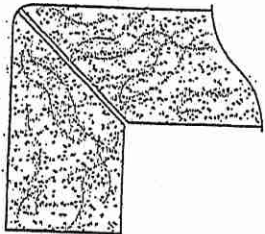


STRAIGHT EDGE  
(STANDARD - 3/4")

Powder Room  
Master Enuite  
Twin Bath 2/3

Twin Bath 4/5

\*\*L.

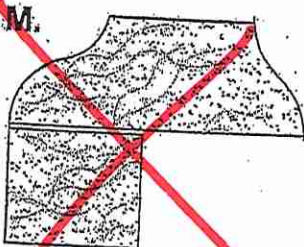


MITER WITH SKIRT EDGE  
(MEDIUM - 1 1/2")

Kitchen

BK

HK



OGEE - SQUARE EDGE  
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED  
OCT 5 17