



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: PAWANDEEP KAUR GREWAL

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	8	WHITE FIR (45-02A4) - ELEV A - 4 BEDROOM	16-Jul-24

Date Added: 29-Nov-23

Invoice Number: 8608

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

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)

Note:

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)

Note:

1 - MAIN FLOOR & SECOND FLOOR - INTERIOR DOORS - Install UPGRADE Interior Doors - LIVINGSTON - To be installed throughout main floor and second floor, where applicable (See Sketch)

Note:

1 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #3 - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch)

Note: To Include;

HANDRAIL - Tudor

PICKETS - Steel 1/2" Square, Plain/Single Collar - Flat Black

POST - 3 1/2" Square, IRP-1 w/PC1 Cap

1 - FAMILY ROOM - Install UPGRADE 1.25" HEARTH To Standard Villa Nova Mantle, at Family Room (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 MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, stone installed will not be identical to the samples displayed.

Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome

Note:

1 - KITCHEN - BACKSPLASH - Install Builders Standard Backsplash - 3x6 SUBWAY BLACK BROWN - To be installed throughout kitchen backsplash area, where applicable. (does not include behind the fridge or stove) - To be installed STRAIGHT/STACKED (See Sketch)

Note:

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Standard Splash) (See Sketch)

Note: **To be Installed with Builders Standard Sink & Builders Standard Faucet**



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Date Added: 29-Nov-23

Invoice Number: 8608

1 - PRIMARY ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout primary ensuite vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink & Builders Standard Faucet**
1 - SHARED BATH 3/4 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout shared bath 3/4 vanity, where applicable (Includes Standard Splash) (See Sketch) Note: **To be Installed with Builders Standard Sink & Builders Standard Faucet**
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop – EMMERSTONE MALPE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes Standard Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of natural products, stone installed will not be identical to the samples displayed. Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

Date Added: 19-Sep-23

Invoice Number: 8545

1 - FRONT EXTERIOR - Install EXTENDED HEIGHT DOUBLE DOORS (Delete Transom Window Above) in lieu of builders standard height double doors (See Sketch) Note:
1 - REAR EXTERIOR - Install EXTENDED HEIGHT DOUBLE FRENCH DOORS (Plain Glass & No Screen) in lieu of builders standard sliding doors at kitchen/breakfast area (See Sketch) Note:
1 - SIDE EXTERIOR - Install OPTIONAL SIDE DOOR ENTRANCE (Includes Applicable Exterior Coach Light) **If Grade Permits** (See Sketch) Note:
1 - GARAGE - Re-locate Central Vac Trunk Rough-In to Garage in lieu of basement. **Location Determined by Vendor** (See Sketch) Note:
1 - BASEMENT - Install UPGRADE 200 AMP Service in lieu of builders standard 100 amp (See Sketch) Note:
1 - GARAGE EXTERIOR - Install ONE (x1) FESTIVE SOFIT PLUG on a Single Pole Switch (See Sketch) Note: **Please Note - Location of switch to be determined by vendor
1 - KITCHEN - Install WATER LINE ROUGH-IN To fridge at kitchen (See Sketch) Note:
1 - KITCHEN - Install GAS LINE ROUGH-IN (Includes Additional Applicable Electrical) to stove at kitchen (See Sketch) Note: **PLEASE NOTE - Additional electrical may be required once appliance specifications are submitted
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on SEPTEMBER 19,2023 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:



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1	8	WHITE FIR (45-02A4) - ELEV A - 4 BEDROOM	16-Jul-24	

Date Added: 19-May-23

Invoice Number: 8469

1 - BASEMENT- Increase basement height to APPROXIMATELY 9'-0" as per vendors specifications and architectural drawings.
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:

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

This Document is Extremely Time Sensitive - Printed 30 Nov 23 at 16:25



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PAWANDEEP KAUR GREWAL	Melissa Di Marino	WHITE FIR (45-02A4) - ELEV A - 4 BEDROOM	/	Forestside Estates Inc.	16/07/2024	1

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	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Primary Ensuite	✓ 13x13 KEATON ICE (STD)	✓ 8x10 KEATON ICE (STD) NONE	WHITE
Shared Bath 3/4	✓ 13x13 NEW REEDS GREY (STD)	✓ 8x10 NEW REEDS GREY (STD) NONE	WHITE
Ensuite #2	✓ 13x3 KEATON CARBON (STD)	✓ 8x10 KEATON CARBON (STD) NONE	WHITE
Powder Room	✓ 18x18 VERNAZZA NEGRO (STD)	N/A N/A	WHITE
Mud Room	✓ 18x18 VERNAZZA NEGRO (STD)	N/A N/A	N/A
Laundry Room	✓ 18x18 VERNAZZA NEGRO (STD)	N/A N/A	STD
Kitchen/Breakfast	✓ 18x18 VERNAZZA NEGRO (STD)	✓ 3x6 Subway Black Brown (Stacked)(STD) NONE	STD
Foyer	✓ 18x18 VERNAZZA NEGRO (STD)		
Main Hall	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Family Room	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Living Room	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Dining Room	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Upper Hall	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Media Room	✓ 3 1/4" x 3/4" Vintage Red Oak Natural (Pearl) (STD)		
Primary Bedroom	✓ BROADLOOM - Opening Night 4002-03 (STD)		
Bedroom 2	✓ BROADLOOM - Opening Night 4002-03 (STD)		
Bedroom 3	✓ BROADLOOM - Opening Night 4002-03 (STD)		
Bedroom 4	✓ BROADLOOM - Opening Night 4002-03 (STD)		

Railings and Stairs

Railings	✓ UPG-TUDOR Vintage RedOak Natural	Landing - Upper	3 1/4" Vintage Red Oak Natural
Pickets	✓ UPG-Steel1/2"Square,Plain/SingleCollar-Black	Landing - Lower	N/A
Posts	✓ Upg-31/2"Square,IRP-1w/PC1Cap-OakNatura	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	✓ STD - VINTAGE RED OAK NATURAL		
Treads	✓ STD - VINTAGE RED OAK NATURAL		
Risers	✓ STD - VINTAGE RED OAK NATURAL		
Runner	NONE		

Trim

Baseboard & Casing	✓ STANDARD - COLONIAL	Knobs	STANDARD
Front Door Glass	✓ STANDARD	Hinges	STANDARD
Interior Doors	✓ UPGRADE - LIVINGSTON,SMOOTH	Grip Set	STANDARD

Notes

PRIMARY ENSUITE - - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz

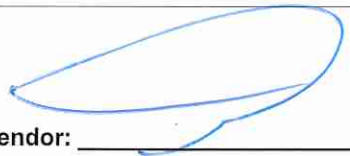
Cornice Moulding / Medalion

Foyer	NONE
Living Room	NONE
Dining Room	NONE
Family Room	NONE
Main Hall	NONE
Kitchen	NONE
2nd Floor Hall	NONE

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Consultant: 
Melissa Di Marino

Purchaser: 
PAWANDEEP KAUR GREWAL

Vendor: 
Forestside Estates Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PAWANDEEP KAUR GREWAL	Melissa Di Marino	WHITE FIR (45-02A4) - ELEV A - 4 BEDROOM	/	Forestside Estates Inc.	16/07/2024	1

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Interior Paint		Cabinet			
Description		Style	Countertop	Counter Edge	Handle / Knob
Primary Ensuite	STANDARD - SILVER BIRCH	NY THERMOFOIL - DARK CHOCOLATE (STD)	<input checked="" type="checkbox"/> Emmerstone Maple White (STD)	<input checked="" type="checkbox"/> " A" EDGE (STD)	9303-96BSN
Shared Bath 3/4	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	<input checked="" type="checkbox"/> Emmerstone Grey Galaxy (STD)	" A" EDGE (STD)	9303-96DBK
Ensuite #2	STANDARD - SILVER BIRCH	EURO KARISMA - SHEER BEAUTY L581 (STD)	<input checked="" type="checkbox"/> Emmerstone Maple White (STD)	" A" EDGE (STD)	9303-96BSN
Powder Room	STANDARD - SILVER BIRCH	EURO MELAMINE - WILLOW VELVET SF255 VELVET FINISH (STD)	<input checked="" type="checkbox"/> Emmerstone Vanilla White (STD)	<input checked="" type="checkbox"/> " A" EDGE (STD)	9303-96BSN
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Laundry Room	STANDARD - SILVER BIRCH	EURO MELAMINE - WHITE W100 (STD)	949-58 WHITE (STD)	STANDARD	9531-BSN
Kitchen/Breakfast	STANDARD - SILVER BIRCH	EURO MELAMINE - FOG GREY SF213 VELVET FINISH (STD)	<input checked="" type="checkbox"/> Emmerstone Maple White (STD)	<input checked="" type="checkbox"/> " A" EDGE (STD)	9303-96DBK
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Family Room	STANDARD - SILVER BIRCH				
Living Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH				
Media Room	STANDARD - SILVER BIRCH				
Primary Bedroom	STANDARD - SILVER BIRCH				
Bedroom 2	STANDARD - SILVER BIRCH				
Bedroom 3	STANDARD - SILVER BIRCH				
Bedroom 4	STANDARD - SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size	W 36in x H 70in	Range	Std 31in Opening
Built-Ins	None	Microwave	None
Hood Fan	Std 30in	Exhaust Opening	<input checked="" type="radio"/> 6" <input type="radio"/> 8"
Dishwasher Cabinet	Std 24in Opening		

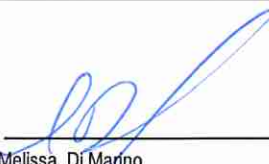
Fireplace

Fireplace	<input checked="" type="checkbox"/> FAMILY ROOM	Fireplace	N/A
Location Flooring	<input checked="" type="checkbox"/> 3 1/4" HARDWOOD	Location Flooring	N/A
Style	<input checked="" type="checkbox"/> VILLA NOVA	Style	N/A
Finish	<input checked="" type="checkbox"/> STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	<input checked="" type="checkbox"/> UPGRADE - 1.25"	Hearth	N/A

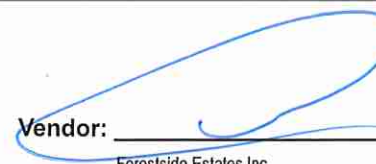
Notes

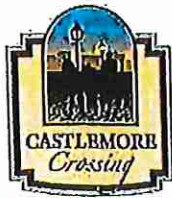
**KITCHEN - INSTALL BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

Decor Consultant: 
Melissa Di Marino

Purchaser: 
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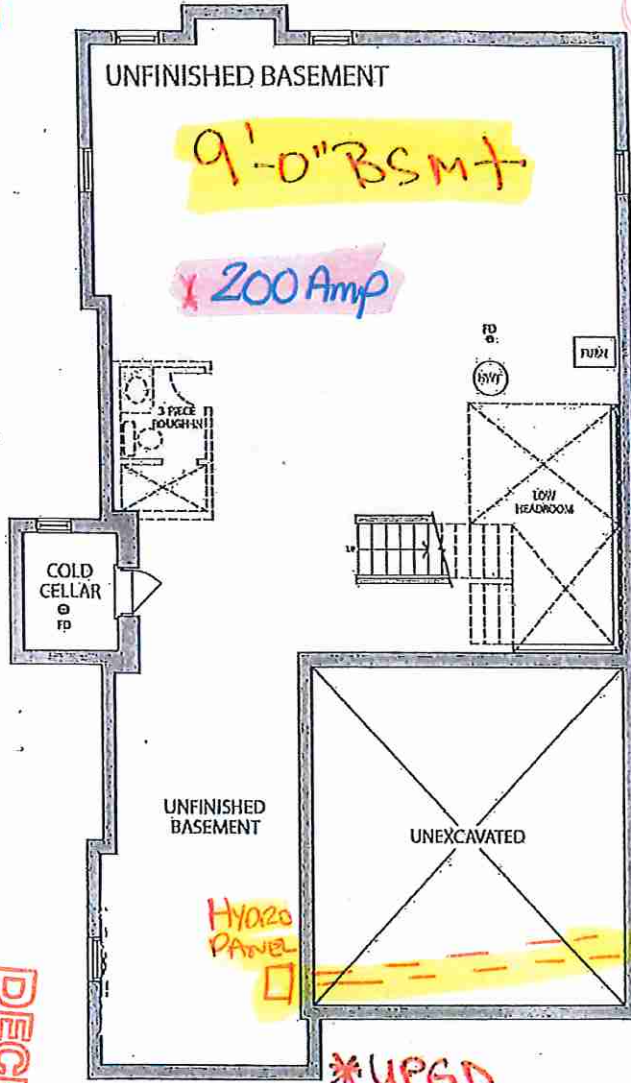
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Forestside Estates Inc.



Cable - (C) (x2)
Telephone - (T) (x2)
Electrical - (E) (x1)
Conduit (x1)

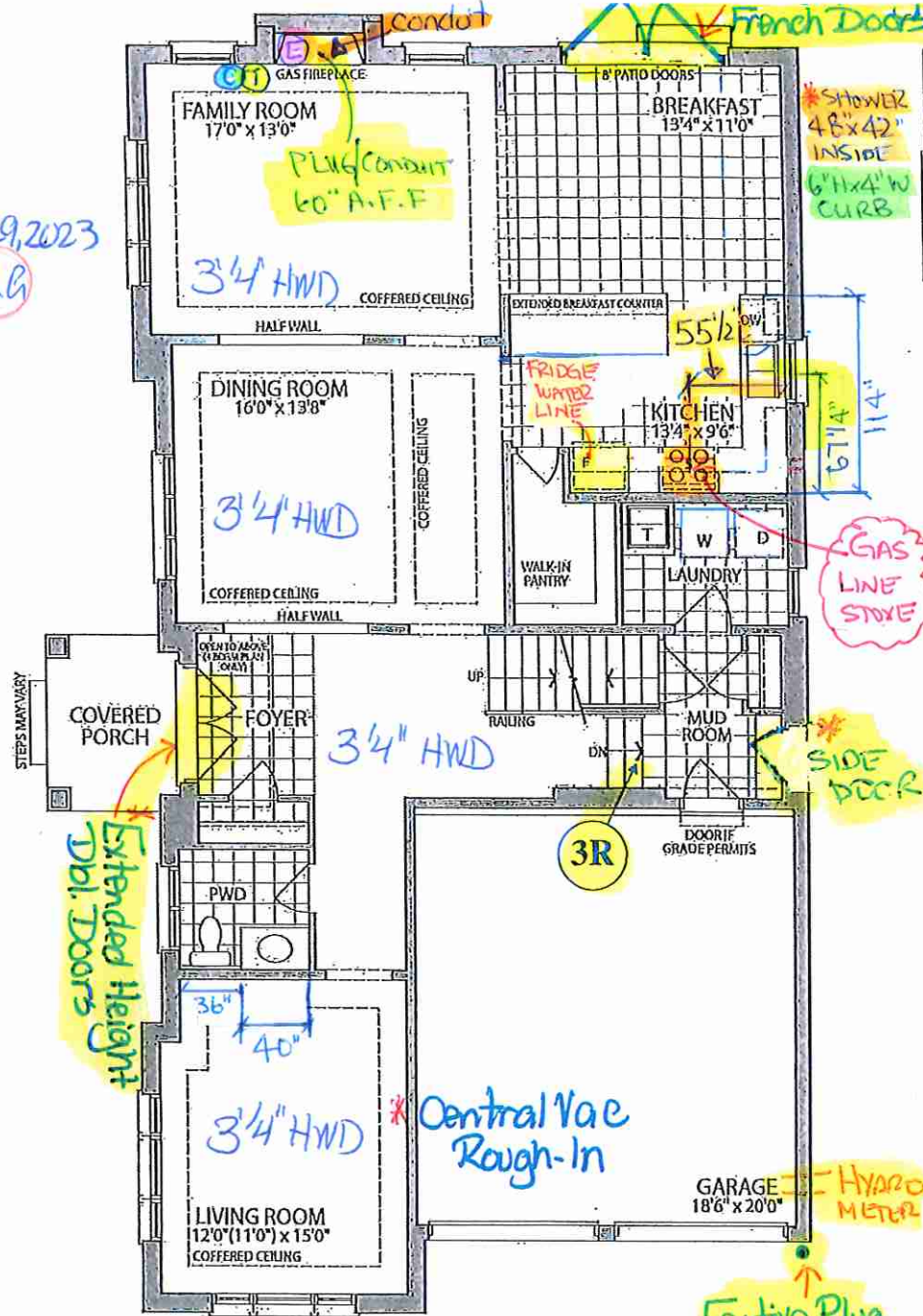
Nov. 29, 2023

K.G.

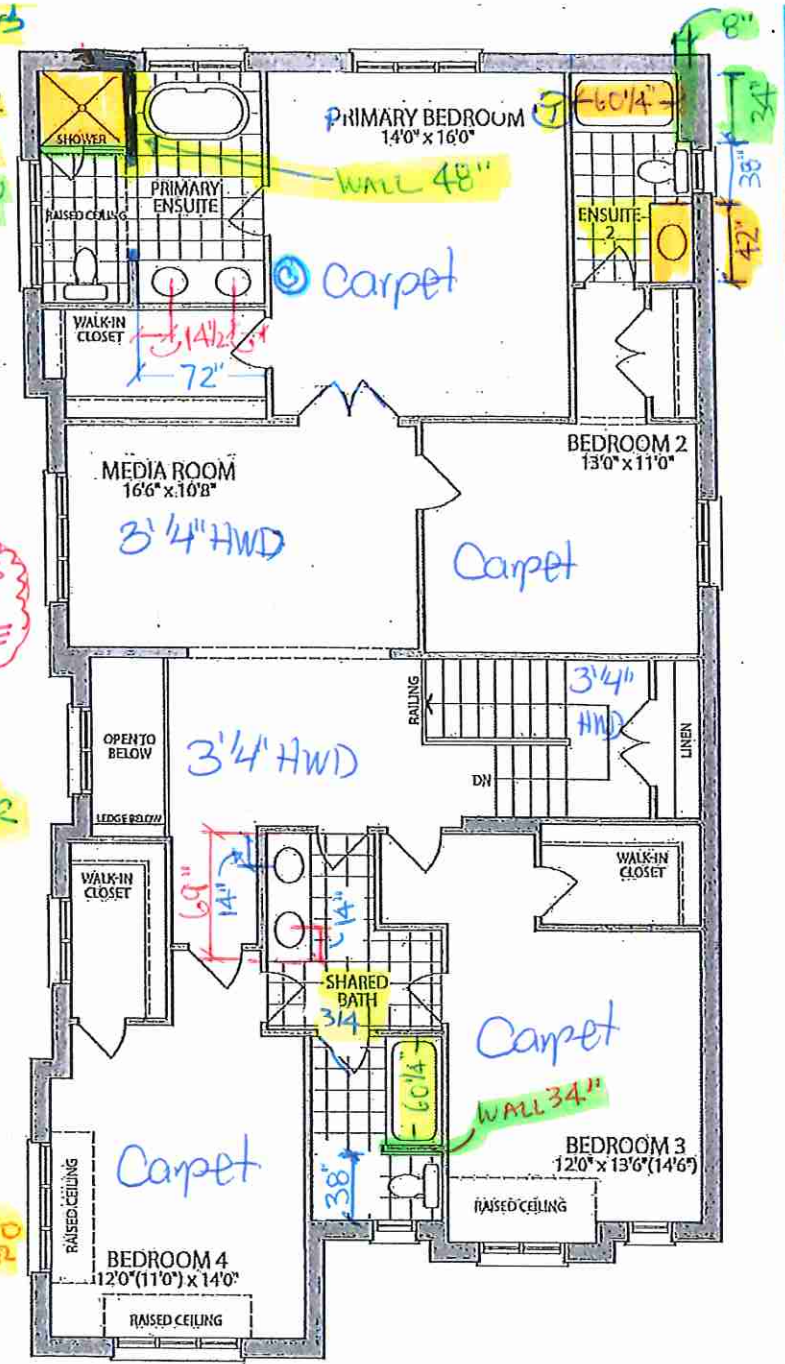


BASEMENT
ELEV. A

9'-0"
BSM+



GROUND FLOOR
ELEV. A



SECOND FLOOR
ELEV. A

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.

LOT 1 . 45-02 . The White Fir . EL.A . 4 BEDROOMS . 3350 SQ.FT.

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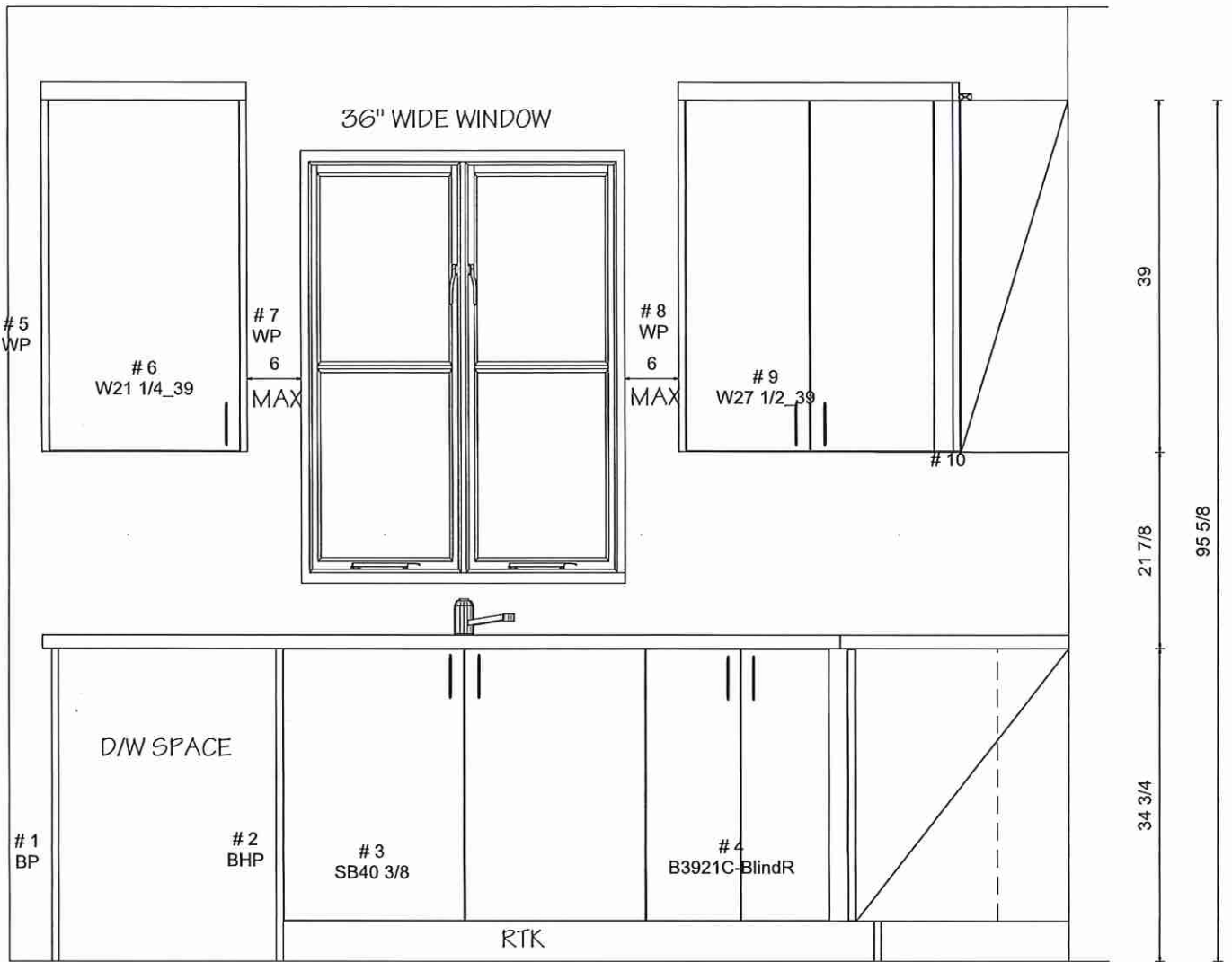
Lot 1 Forestside (Ph 8)

8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel. (905) 669- 7028
Fax. (905) 669 - 7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE
PROJECT: FORESTSIDE PH8
ADDRESS:
MODEL: 45-02-CORNER-ELEV A B C

SINK WALL

DRAWN BY: LAI- YEE
DATE: JULY 06, 2023
REVISION: NOVEMBER 8, 2023
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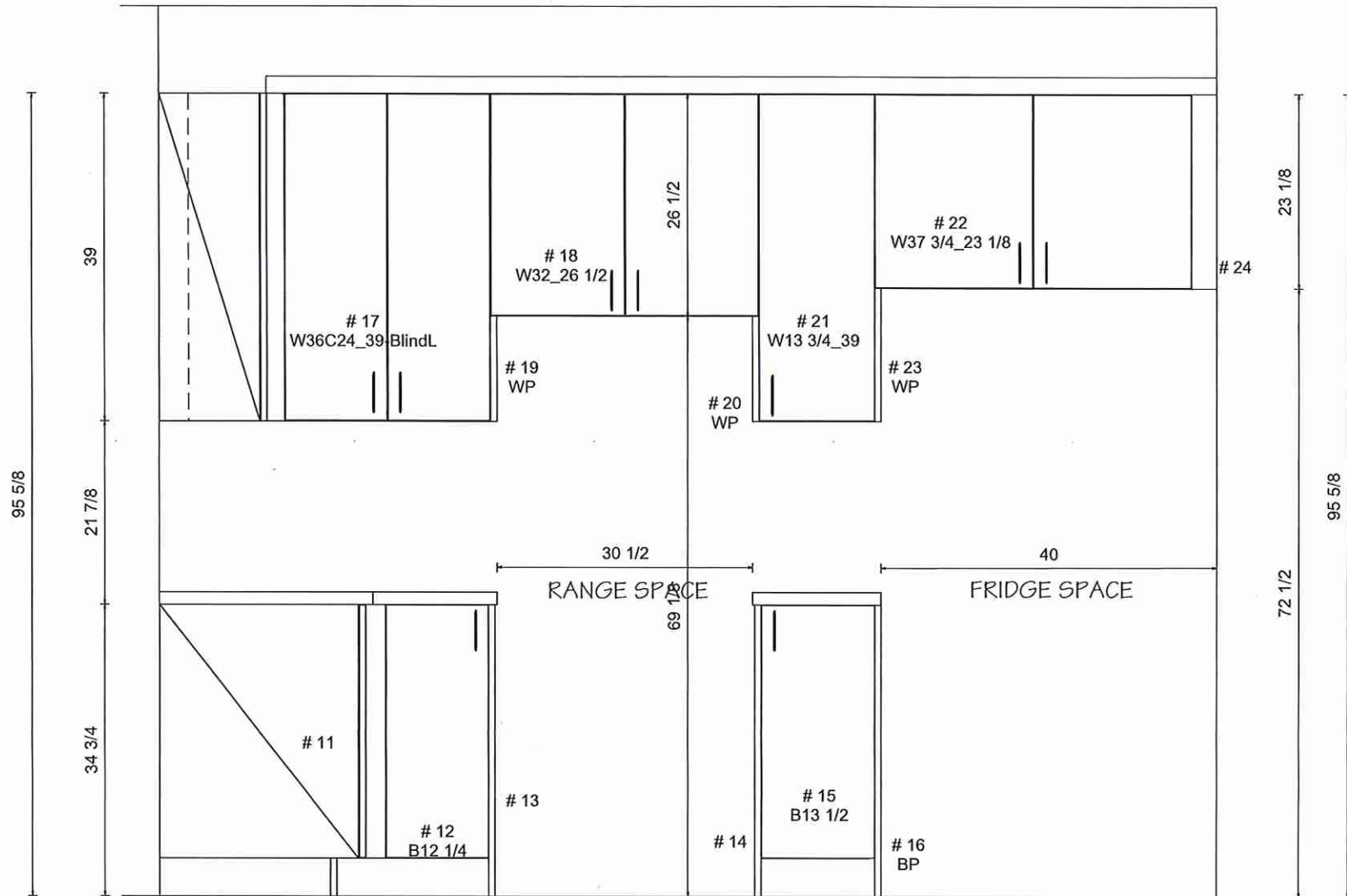


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RANGE WALL



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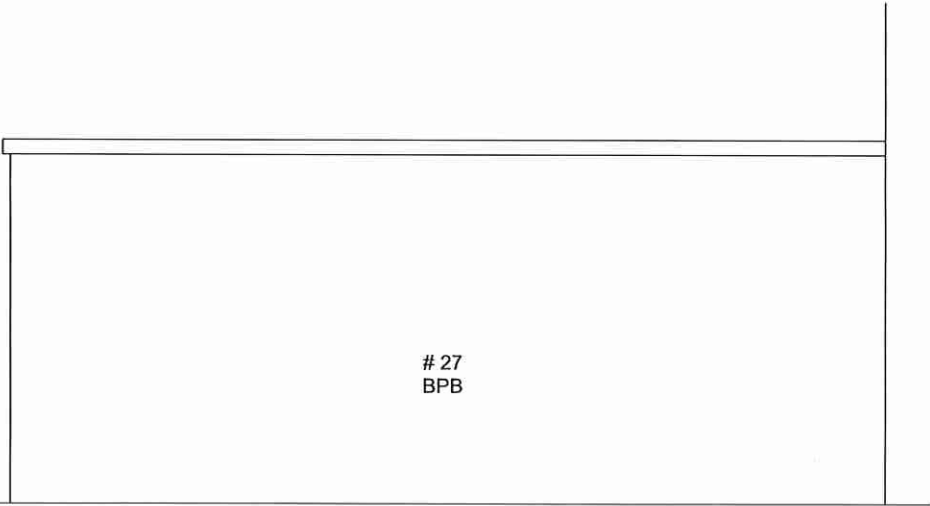
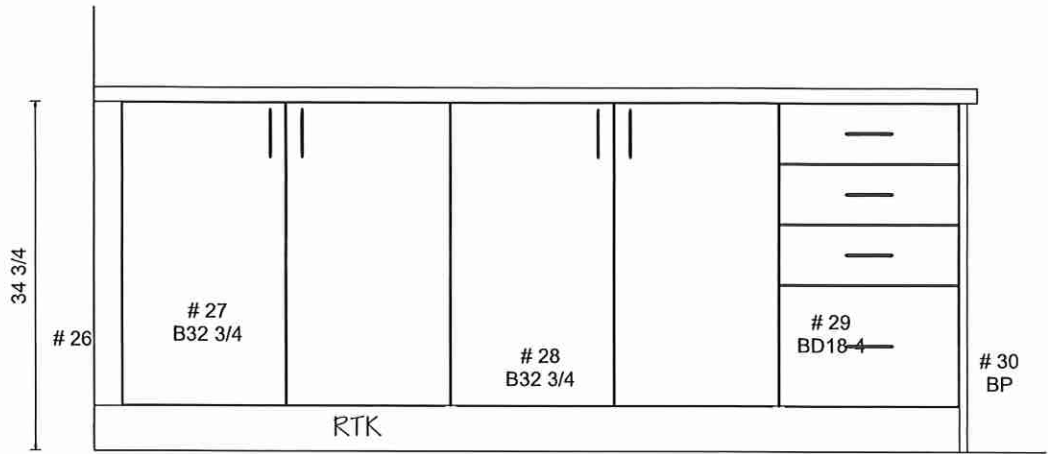
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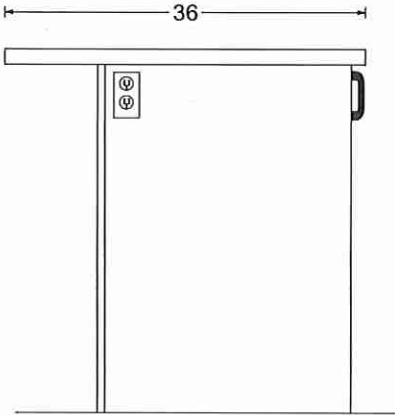
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ISLAND

DRAWN BY: LAI- YEE
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OUTLET LOCATION ON ISLAND TBD
FOR THE CLIENT PRIOR PRODUCTION



Lot 1 Forestside (Ph8)

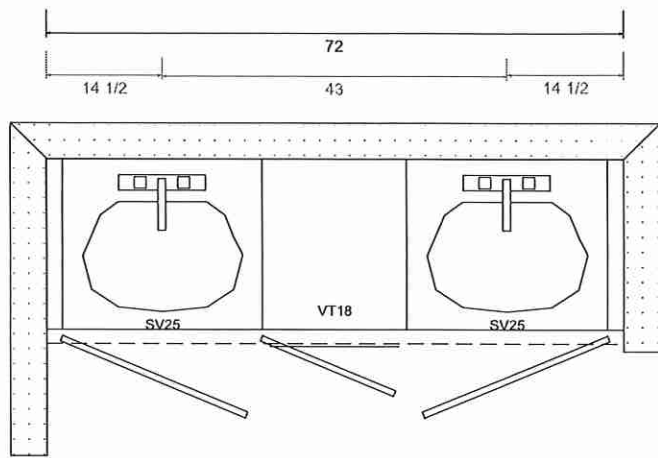


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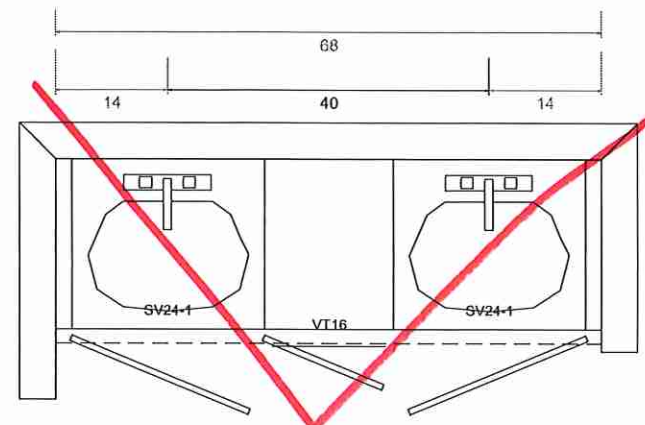
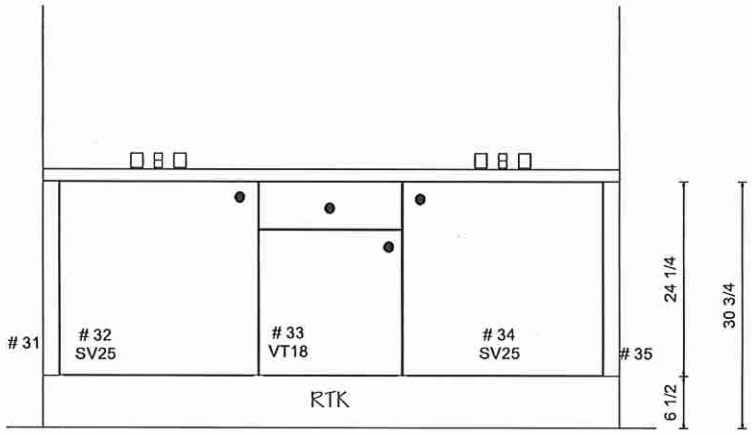
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VANITIES
STANDARD LAYOUT

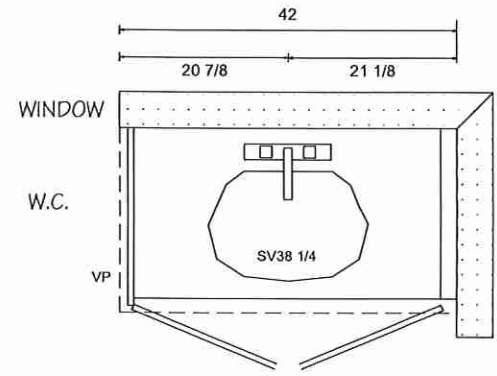
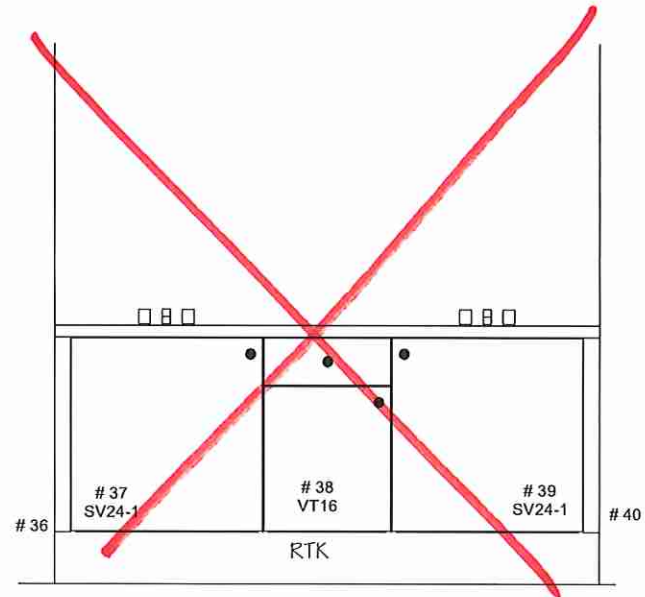
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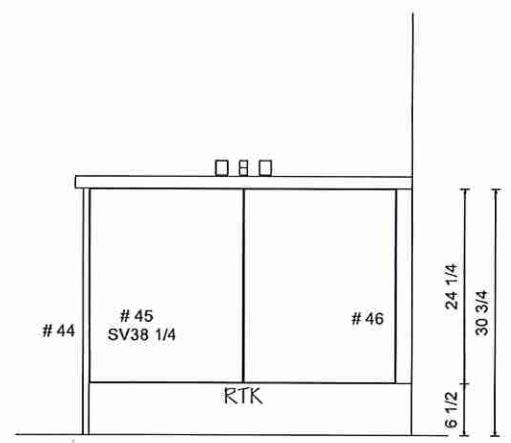
PRIMARY ENSUITE
ELEVATION A



PRIMARY ENSUITE
ELEVATION B & C



ENSUITE 2 (BEDROOM 2)
ELEVATION A, B & C



Lot 1 Forestside (Ph8)

Villa

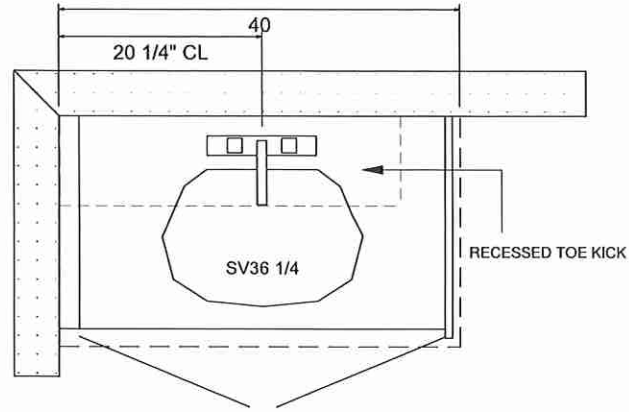
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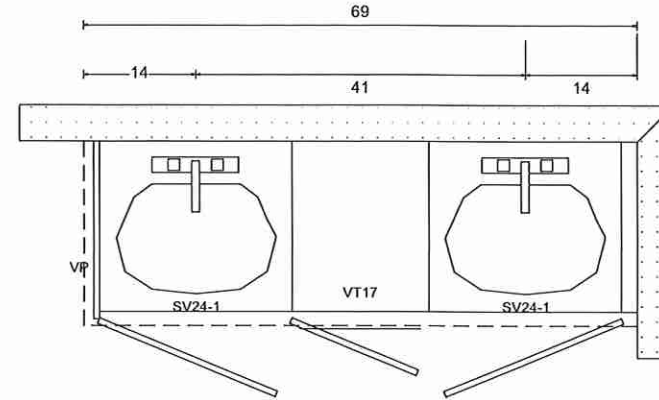
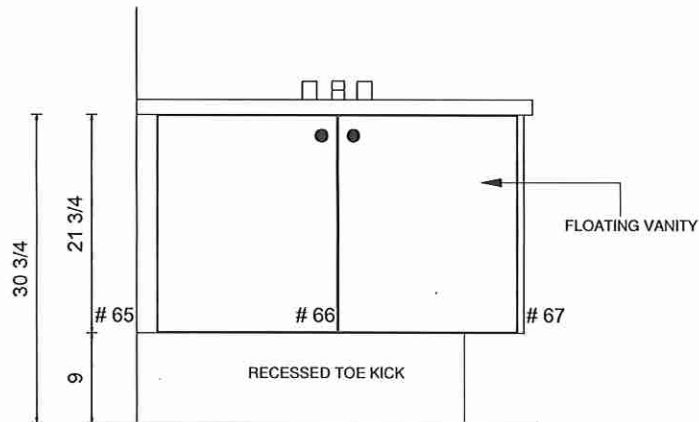
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MODEL: 45-02-CORNER-ELEV A B C

VANITIES
STANDARD LAYOUT

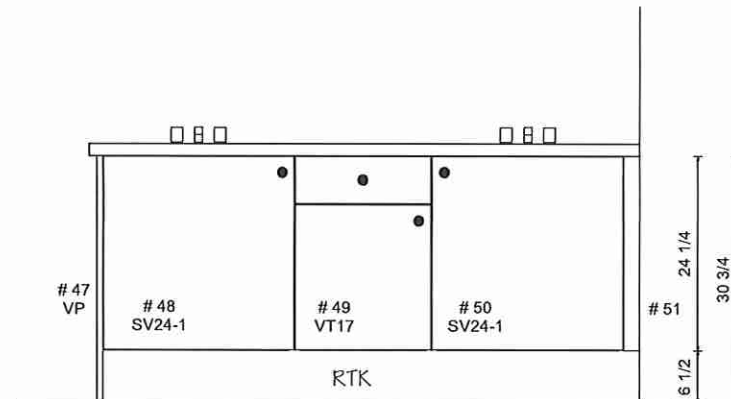
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POWDER ROOM
ELEVATION A, B & C



SHARED BATH (BEDROOM 3 & 4)
ELEVATION A, B & C



Lot 1 Forestside (Ph8)

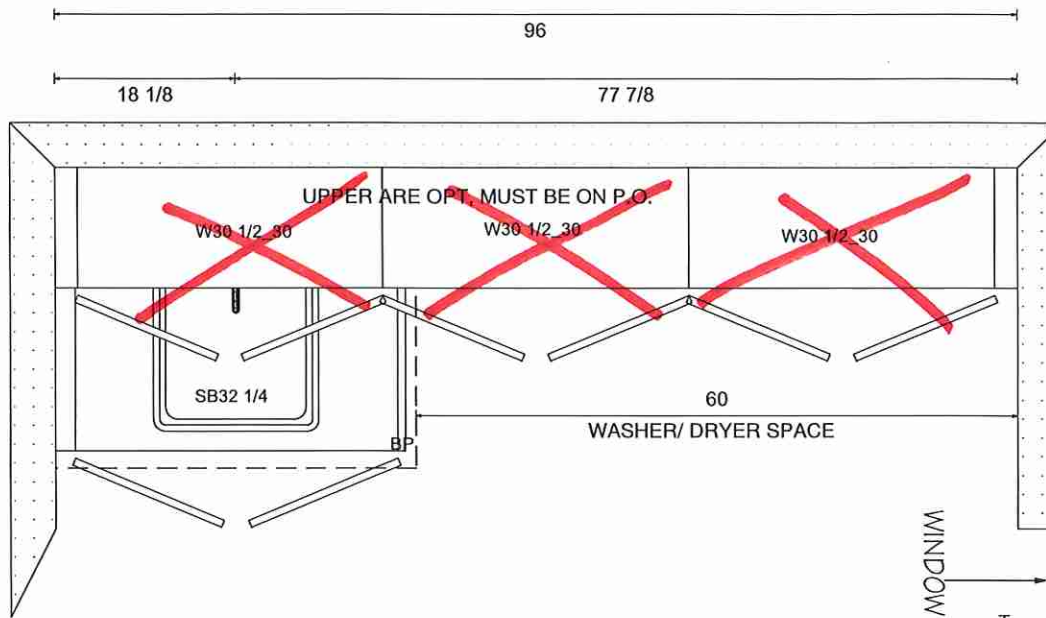
Villa

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PROJECT: FORESTSIDE PH8
ADDRESS:
MODEL: 45-02-CORNER-ELEV A B C
LAUNDRY

DRAWN BY: LAI- YEE
DATE: JULY 06, 2023
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SCALE:
PAGE: 10 OF 10



WINDOW

30

21 3/4

34 3/4

39

40
W30 1/2_30

41
W30 1/2_30

42
W30 1/2_30

43

36

37
SB32 1/4

38

60

WASHER/ DRYER SPACE

Lot 1 Forestside (Ph8)