



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: PANKAJ BERI and GARIMA TANGRI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	8	BLUE ELM (38-04A4) - ELEV A - 4 BEDRM	20-Jun-24

Date Added: 29-Nov-23

Invoice Number: 8587

<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 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 - 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 - MEDIA ROOM - Install ONE (x1) CAT-6 ROUGH-IN at Media Room (See Sketch)</p> <p>Note:</p>
<p>1 - DEN - Install ONE (x1) CAT-6 ROUGH-IN at Den (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #2 - Install ONE (x1) CAT-6 ROUGH-IN at Bedroom #2 (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #3 - Install ONE (x1) CAT-6 ROUGH-IN at Bedroom #3 (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #4 - Install ONE (x1) CAT-6 ROUGH-IN at Bedroom #4 (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY BEDROOM - Install ONE (x1) CAT-6 ROUGH-IN at Primary Bedroom (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN FLOOR &amp; SECOND FLOOR - INTERIOR TRIM - Install UPGRADE 3" COLONIAL CASING WITH 5 1/4" COLONIAL BASEBOARD - To be installed throughout main floor and second floor, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN FLOOR &amp; SECOND FLOOR - INTERIOR DOORS - Install UPGRADE LIVINGSTON Interior Door - To be installed throughout main floor and second floor, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN FLOOR &amp; UPPER HALL &amp; MEDIA ROOM - FLOORING - Install prefinished 5" x 3/4" VINTAGE WHITE OAK SCULPTED BAROQUE (Character UVF) in lieu of builders standard prefinished 3 1/4" x 3/4" Vintage Red Oak Natural.</p> <p>Note: To be installed throughout main floor and upper hall/media room, where applicable. To Include; Main Hall, Den, LivingRoom/DiningRoom, Family Room, Upper Hall, Media Room and Applicable Landing &amp; Ledge (See Sketch)</p>
<p>1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Vintage Red Oak BAROQUE - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>WOOD SPECIES DIFFERENCE:</p> <p>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.</p> <p>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 - STAIRCASE VS FLOORING</p> <p>STAINING DIFFERENCE:</p> <p>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.</p> <p>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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<p><b>1 - STAIRCASE RAILING</b> STAIRCASE - RAILING - Install UPGRADE PACKAGE #3 - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch) Note: To Include; POST - 3 1/2" Square IRP-1 w/ PC1 Cap PICKETS - Steel 1/2" Square, Plain / Single Collar / Plain with Shoes - Flat Black HANDRAIL - Tudor</p>
<p><b>1 - KITCHEN &amp; BATHROOMS</b> - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen &amp; bathroom cabinetry. Standard Kitchen Layout &amp; Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:</p>
<p><b>1 - KITCHEN - COUNTERTOP</b> - 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:</p>
<p><b>1 - DISCLAIMER - STONE COUNTERTOP</b> KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone 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.</p>
<p><b>1 - DISCLAIMER - STONE COUNTERTOP</b> 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><b>1 - KITCHEN - KITCHEN SINK</b> - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022 Note:</p>
<p><b>1 - KITCHEN - KITCHEN FAUCET</b> - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:</p>
<p><b>105 - PRIMARY ENSUITE - FLOORING - UPGRADE #1</b> - 18x18 LIVORNO GRIS - To be installed throughout primary ensuite floor, where applicable (Installed Straight) (See Sketch) Note:</p>
<p><b>120 - PRIMARY ENSUITE - SHOWER WALLS - UPGRADE #1</b> - 8x10 WEAVE WHITE - To be installed throughout primary ensuite shower walls, where applicable (See Sketch) Note:</p>
<p><b>72 - ENSUITE #2 - FLOORING - UPGRADE #1</b> - 18x18 LIVORNO GRIS - To be installed throughout ensuite #2 floor, where applicable (Installed Straight) (See Sketch) Note:</p>
<p><b>100 - ENSUITE #2 - SHOWER WALLS - UPGRADE #1</b> - 8x10 WEAVE WHITE - To be installed throughout ensuite #2 shower walls, where applicable (See Sketch) Note:</p>
<p><b>57 - SHARED BATH 2/3 - FLOORING - UPGRADE #1</b> - 18x18 LIVORNO GRIS - To be installed throughout shared bath 2/3 floor, where applicable (Installed Straight) (See Sketch) Note:</p>
<p><b>100 - SHARED BATH 2/3 - SHOWER WALLS - UPGRADE #1</b> - 8x10 WEAVE WHITE - To be installed throughout shared bath 2/3 shower walls, where applicable (See Sketch) Note:</p>
<p><b>1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES.</b> Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on NOVEMBER 29,2023 Note:</p>



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Date Added: 29-Nov-23

Invoice Number: 8587

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:

Date Added: 02-Oct-23

Invoice Number: 8504

4 - BASEMENT- Install FOUR (X4) larger basement windows, with possible window wells, in lieu of the builders standard (See Sketch)

Note:

1 - MASTER ENSUITE- Delete the full wall in the Master Ensuite shower stall and Install frameless glass shower enclosure for the Master Ensuite shower stall. To include front and side of shower stall (See Sketch)

Note:

1 - SHARED BATH 2/3- Delete the builders standrad Tub/Shower and Install a shower stall. To include 2x2 mosaic, curb with stone top and shower pot light- To be Left Open (See Sketch)

Note:

1 - SHARED BATH 2/3- Increase the shower stall in Shared Bath 2/3 by Approximately 1'-0" by decreasing the void space. (See Sketch)

Note: \*\*Price above includes addition wall tiles, mosaic shower floor tile and additional curb to accomodate larger shower stall

1 - ENSUITE #2- Delete the builders standrad Tub/Shower and Install a shower stall. To include 2x2 mosaic, curb with stone top and shower pot light- To be Left Open (See Sketch)

Note:

1 - PRIMARY BEDROOM- Install the optional Raised Coffered ceiling in the Primary Bedroom. (See Sketch)

Note: \*\*PLEASE NOTE- The rasied ceiling does not include Cornice Moulding

\*\*The purchaser will have teh option to upgrade and install cornice moulding at time of colour chart\*\*

1 - SECOND FLOOR- Install smooth ceilings throughout the second floor, where applicable. To include Upper Hall, Primary bedroom, Bedroom #2, #3 and #4

Note:

1 - FRONT EXTERIOR- Install a Festive Soffit plug on a single pole switch (See Sketch)

Note:

1 - SIDE EXTERIOR-Install a Side Door. Includes Applicable exterior coach light (See Sketch)

Note:

1 - BASEMENT- AMP-Install a 200Amp Service for the home (See Sketch)

Note:

1 - GARAGE- Purchasers request to reloacte the builders standrad Hose Bib to the side, interior wall of the garage (See Sketch)

Note: \*\*PLEASE NOTE- Purchaser has been made aware that the relocation of the hose bib may interfere with parking a car and will minimize the space. Purchaser has been made aware that this relocation is not recomended

1 - KITCHEN- Install an 8" Duct exhaust above the stove, in lieu of the builders standard (See Sketch)

Note:

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

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

Date Added: 05-Jun-23

Invoice Number: 8482

1 - BASEMENT- Purchaser has declined the extended 9'-0" basement ceiling height.  
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 14 Dec 23 at 16:31



Page 1 of 3Page 1 of 3

Vendor: Forestsides Estates Inc.



\* INTERIOR COLOUR SCHEME \*

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PANKAJ BERI & GARIMA TANGRI	Melissa Di Marino	BLUE ELM (38-04A4) - ELEV A - 4 BEDRM	/	Forestside Estates Inc.	20/06/2024	42

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
	Description	Style			
Primary Ensuite	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	4925K-07 Calcutta Marble (STD)	STANDARD	9303-96 BSN
Shared Bath 2/3	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	4925K-07 Calcutta Marble (STD)	STANDARD	9303-96 BSN
Ensuite #2	STANDARD - SILVER BIRCH	NY THERMOFOIL - FOG GREY (STD)	4925K-07 Calcutta Marble (STD)	STANDARD	9303-96 BSN
Powder Room	STANDARD - SILVER BIRCH	NY THERMOFOIL - ONTARIO WHITE (STD)	4925K-07 Calcutta Marble (STD)	STANDARD	9303-96 BSN
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-PC
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)	9303-96 BSN
Foyer	STANDARD - SILVER BIRCH				
Main Hall	STANDARD - SILVER BIRCH				
Family Room	STANDARD - SILVER BIRCH				
Living Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Den	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  Range

Built-Ins  Microwave

Hood Fan  Exhaust Opening ☐ 6" ☒ 8"

Dishwasher Cabinet

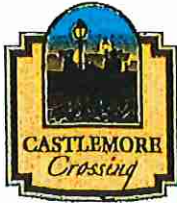
**Fireplace**

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Style	<input checked="" type="checkbox"/> VILLA NOVA	Style	<input type="text" value="N/A"/>
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Marble	<input type="text" value="N/A"/>	Marble	<input type="text" value="N/A"/>
Hearth	<input type="text" value="NONE"/>	Hearth	<input type="text" value="N/A"/>

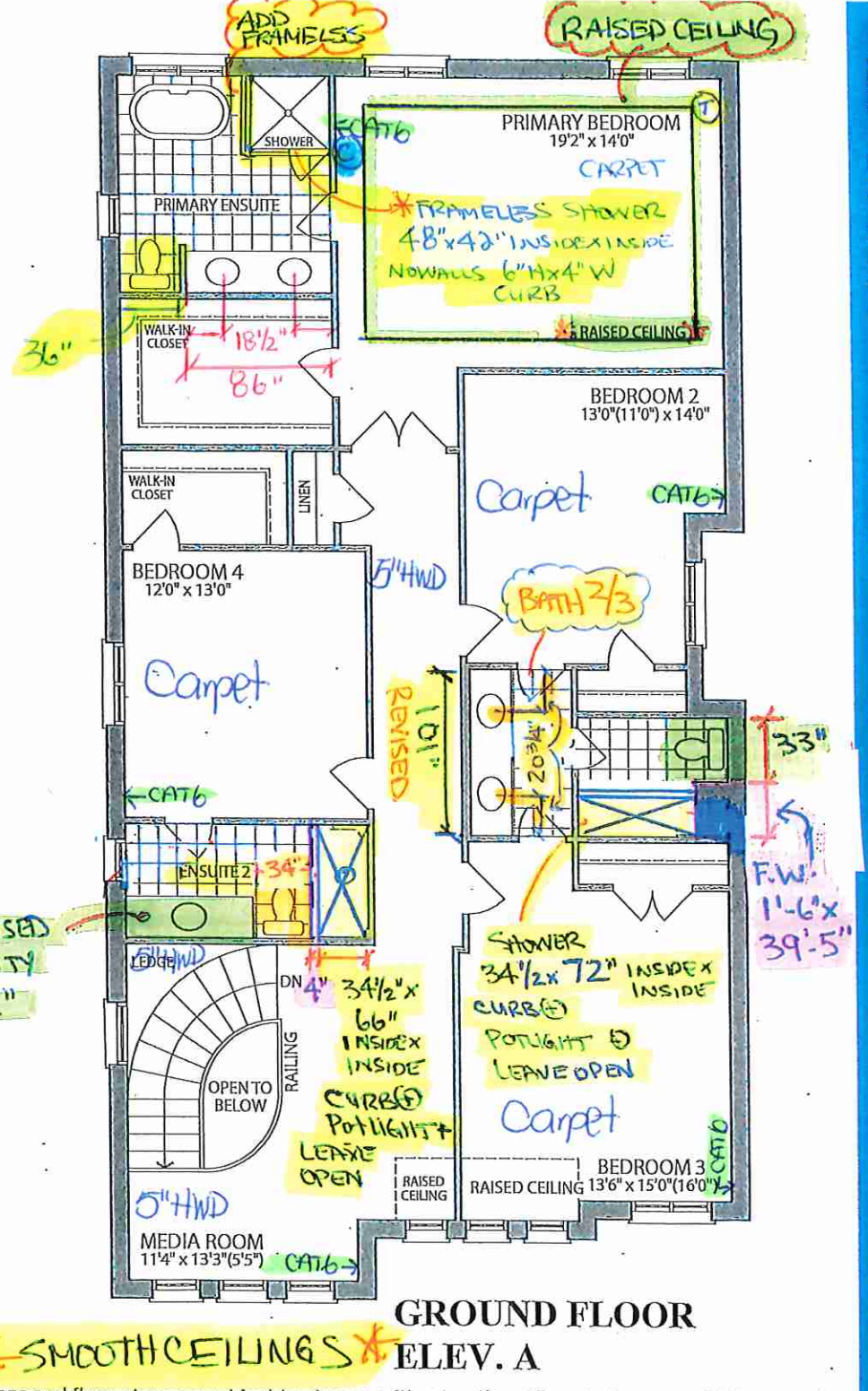
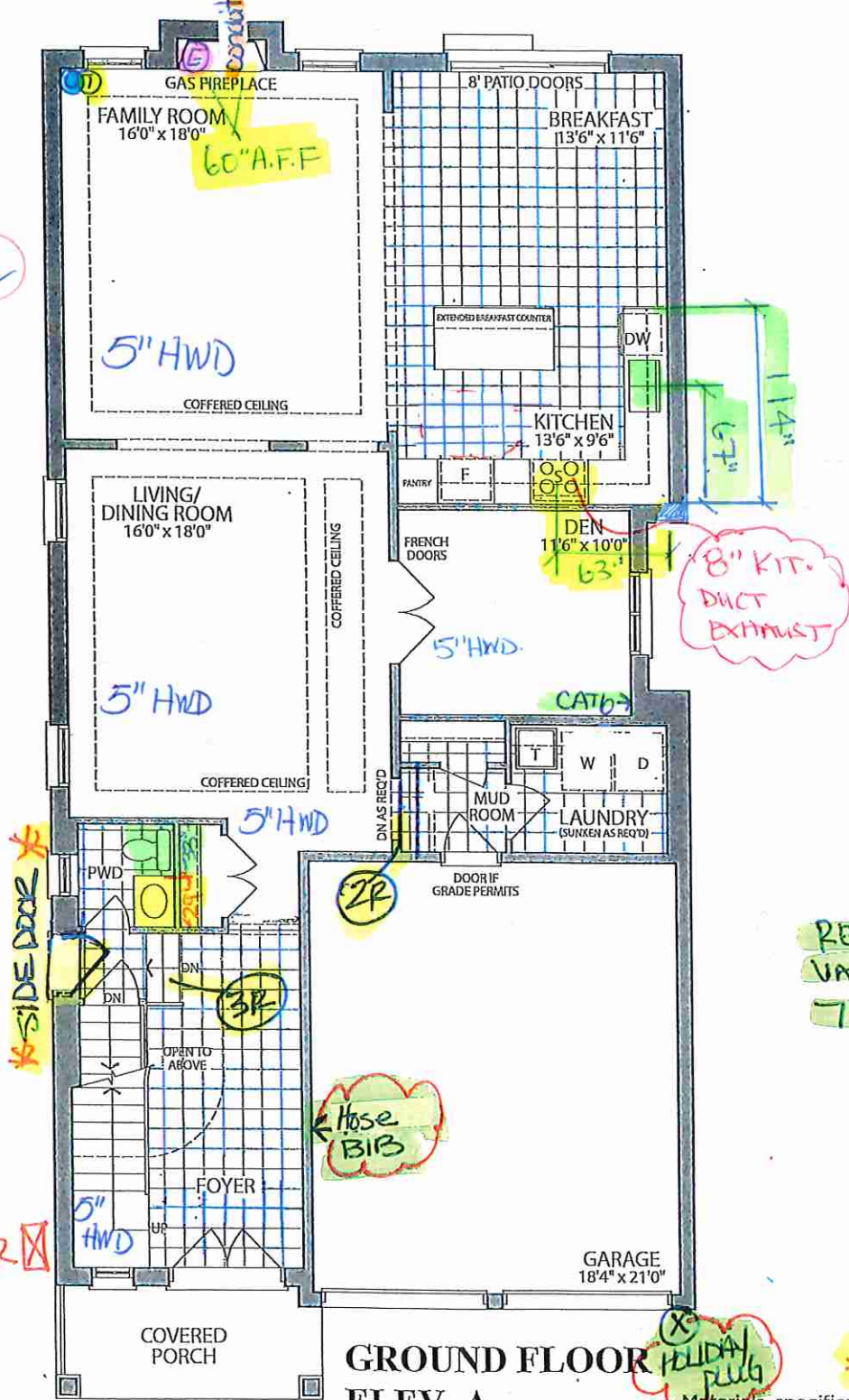
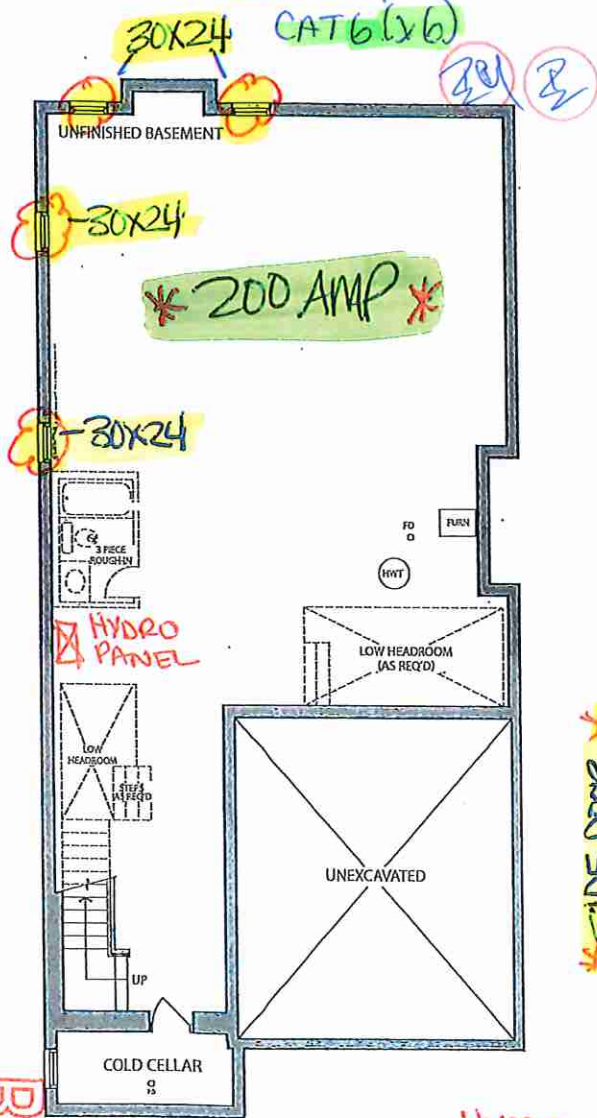
**Notes**

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





cable - (x2)  
Telephone - (x2)  
Electrical - (x1)  
Conduit (x1)



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 42.38-04 . The Blue Elm . El. A . 4 Bedroom . 3355 SQ. FT.



*Villa*

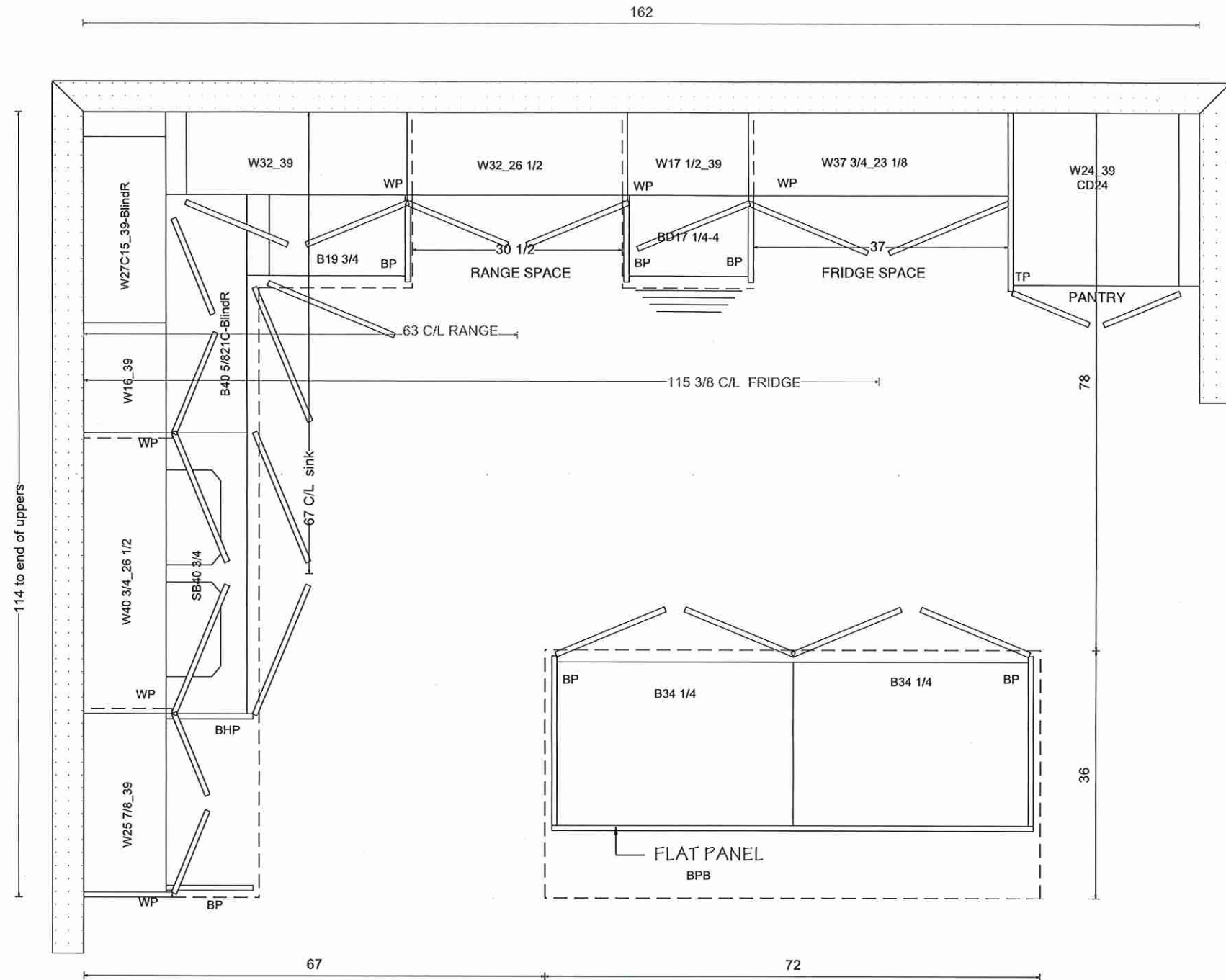
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Fax. (905) 669 - 7903  
email: designstudio@villakitchens.ca  
www.villakitchens.ca

CLIENT: ROYAL PINE  
PROJECT: FORESTSIDE PH8  
ADDRESS:  
MODEL: 38-04-ELEV A, B & C

KITCHEN

DRAWN BY: LAI-YEE  
DATE: JULY 06, 2023  
REVISION: NOVEMBER 8, 2023  
SCALE:  
PAGE: 1 OF 9



Lot 42 Forestside (Ph 8)





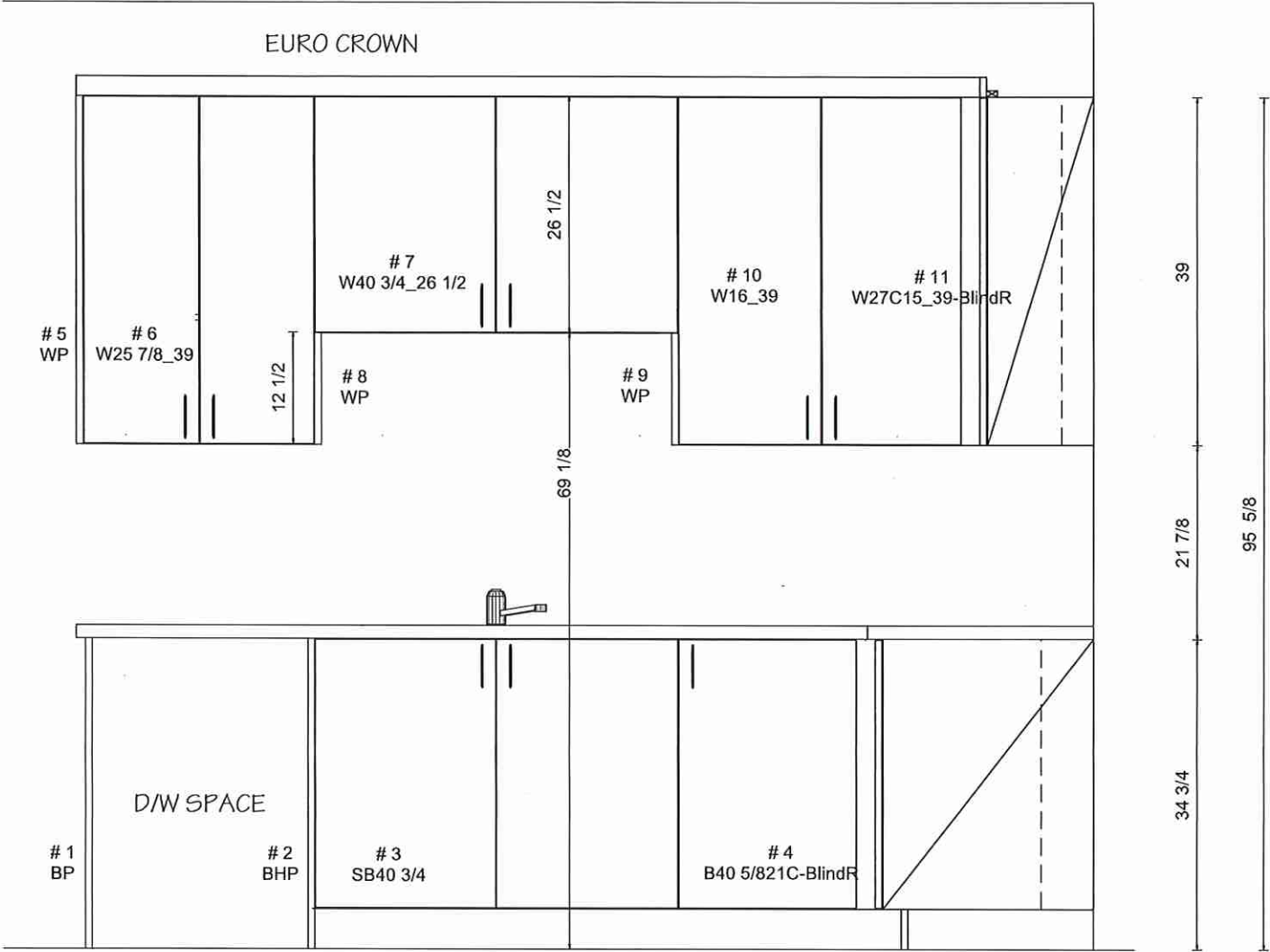
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sink WALL

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Lot 42 Forestside (Ph 8)



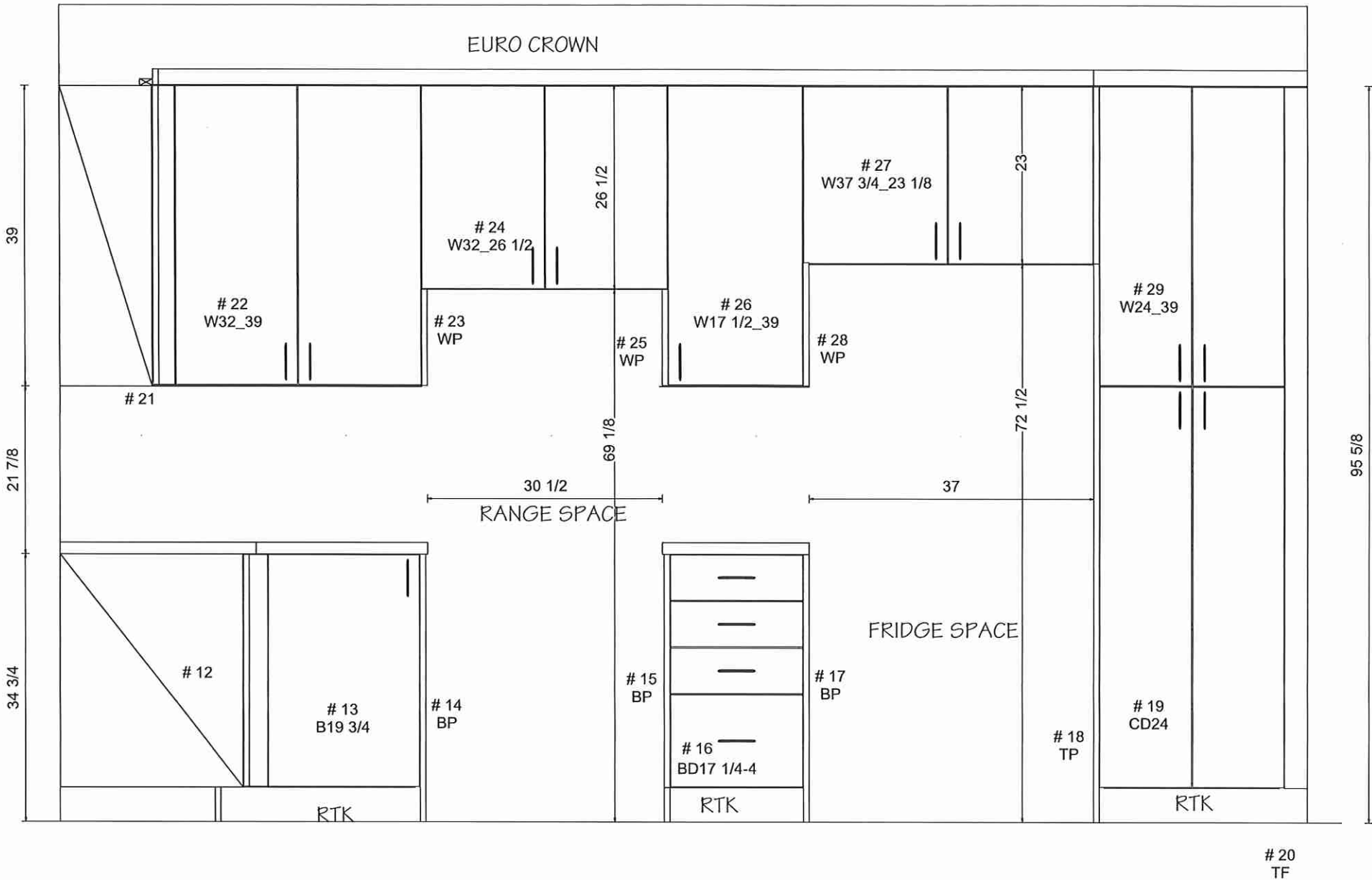
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RANGE WALL

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Lot 42 Forestside (Ph 8)





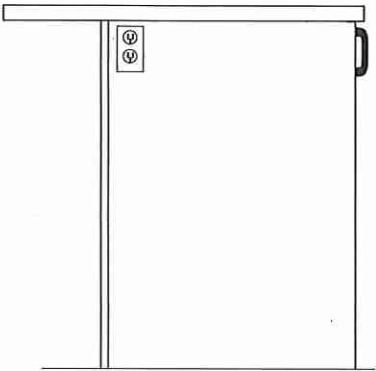
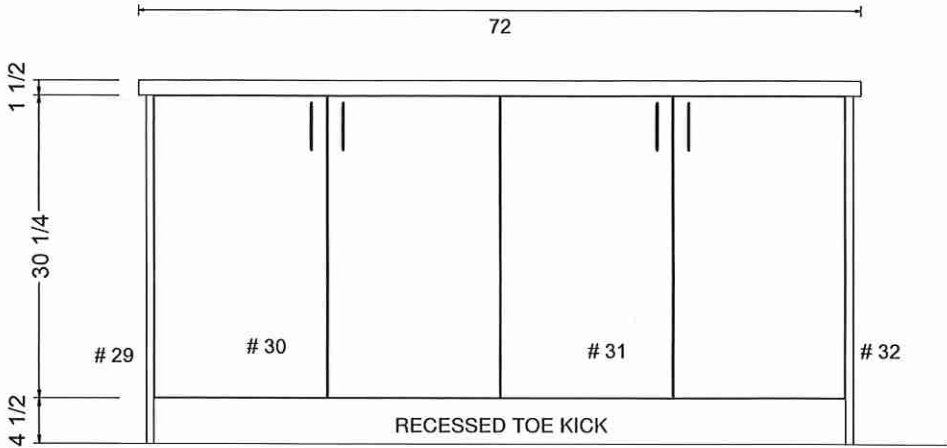
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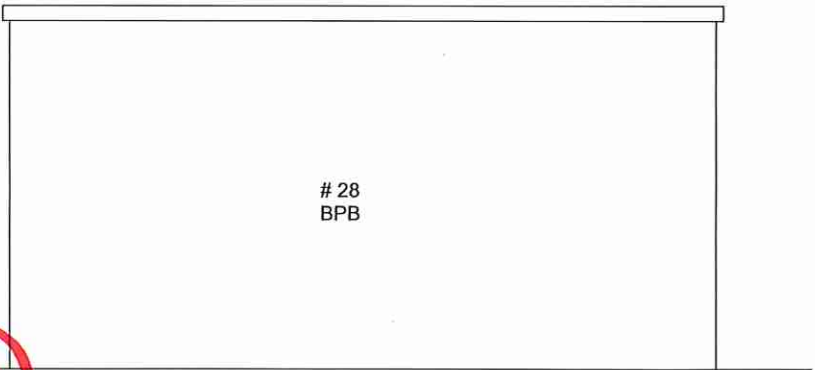
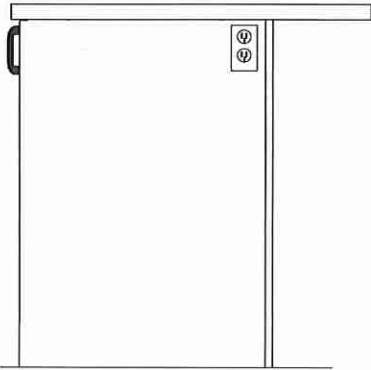
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ISLAND

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OUTLET LOCATION ON ISLAND TBD  
FOR THE CLIENT PRIOR PRODUCTION



Lot 42 Forestside (Ph8)

*Villa*

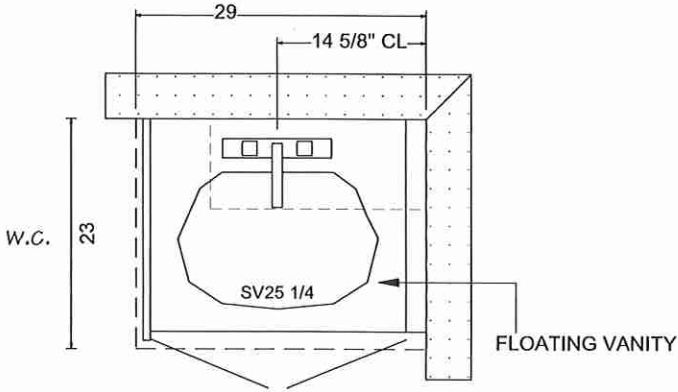
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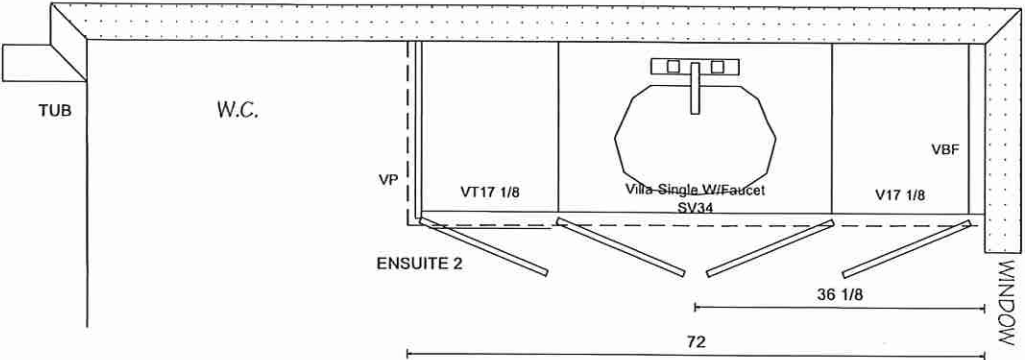
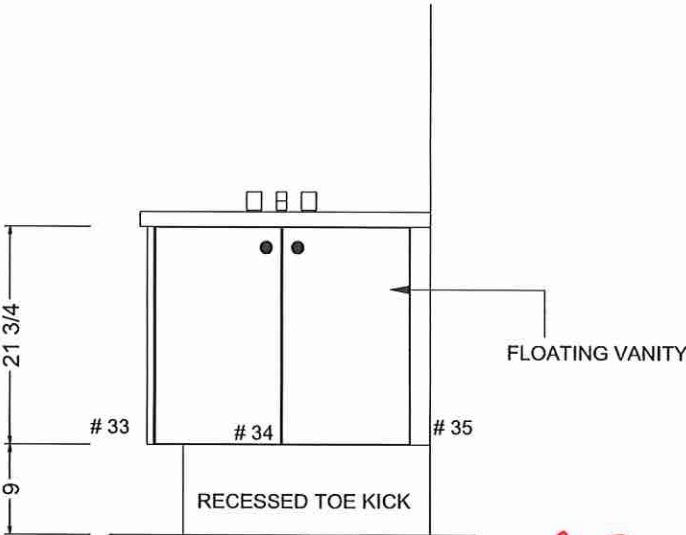
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MODEL: 38-04-ELEV A, B & C

VANITIES

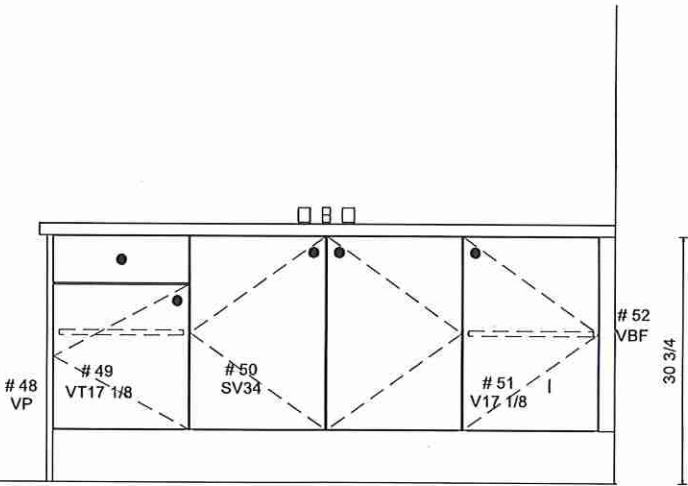
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POWDER ROOM



ENSUITE 2 ( BED 4)



Lot 42 Forestside (Ph8)



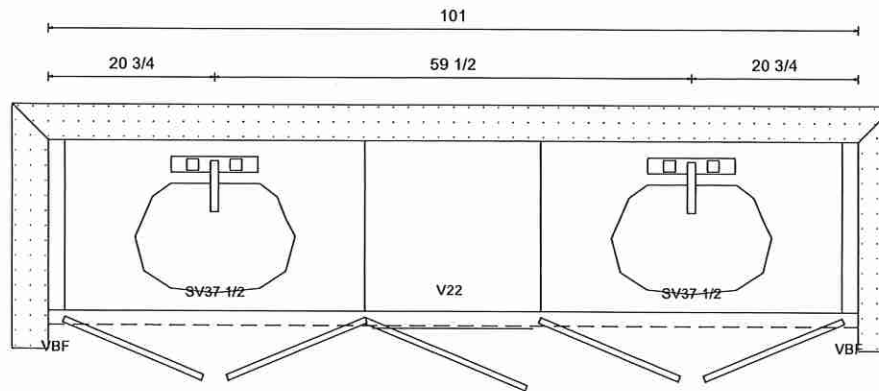
*Villa*

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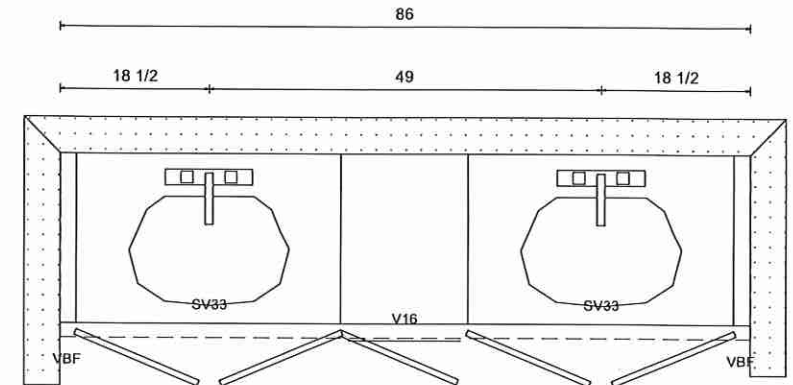
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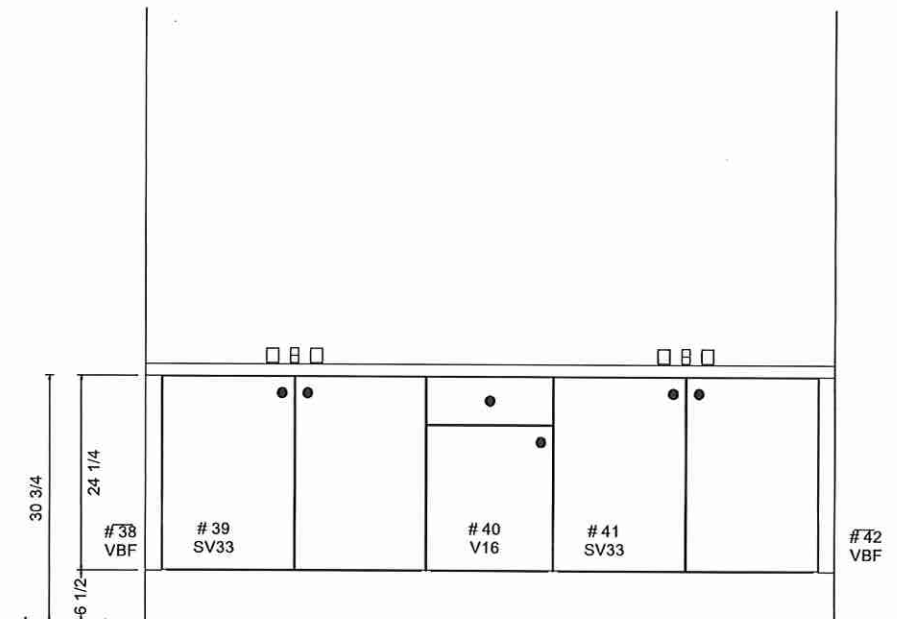
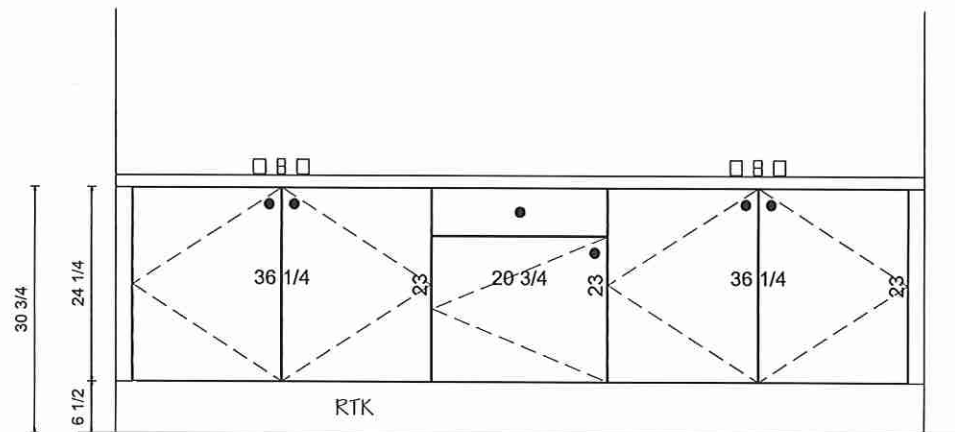
## VANITIES



SHARED ( BEDROOM 2 & 3)



PRIMARY ENSUITE



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SCALE:  
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Lot 42 Forestside (Ph8)

# Villa

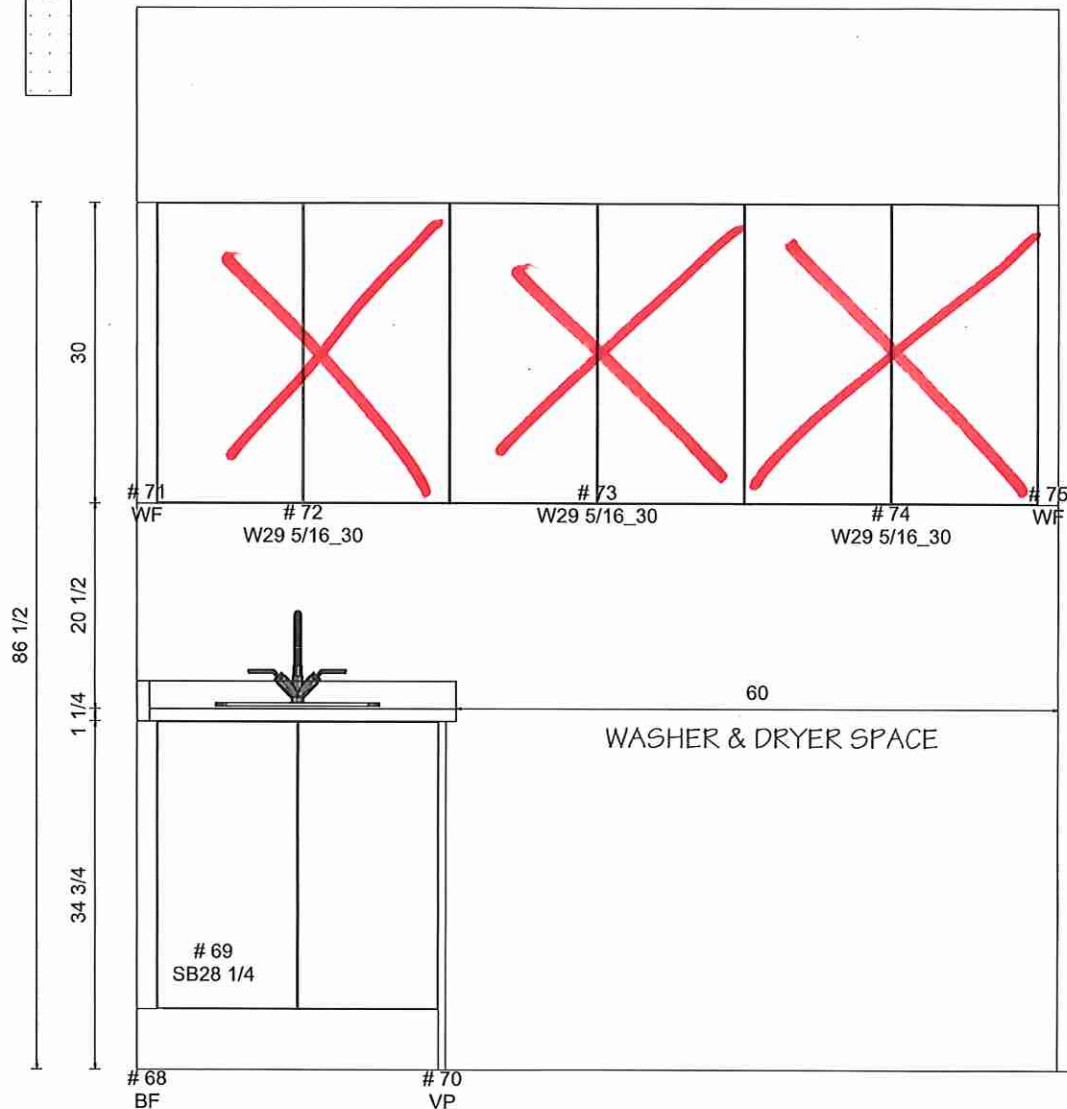
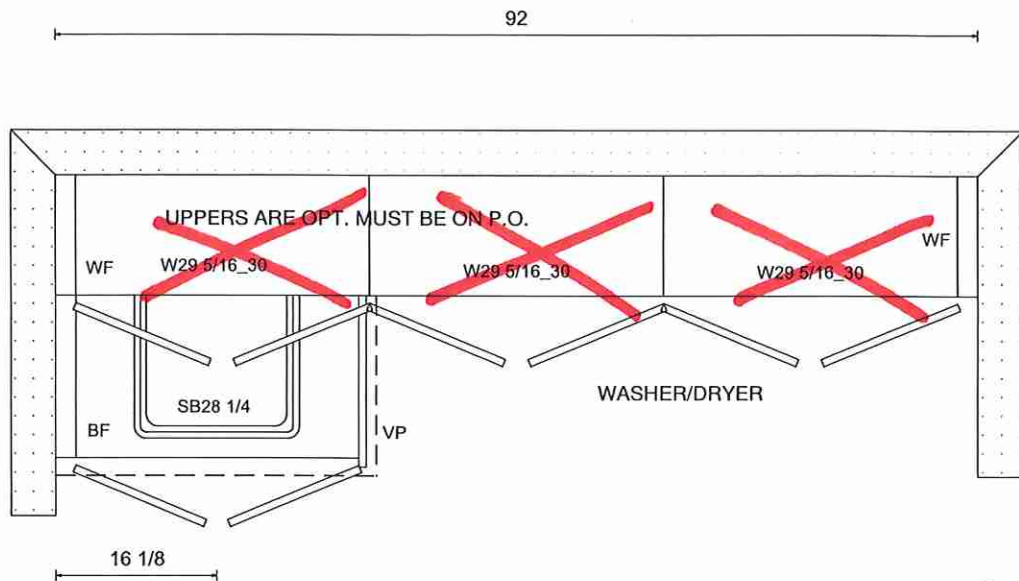
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LAUNDRY

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