



Structural #2.

PE 8680-1

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 2 2185715 Ontario Inc.

PURCHASERS: HARWINDER SINGH MONDAIR and CHARANJIT KAUR MONDAIR

TEL:

LOT NUMBER		PHASE	HOUSE TYPE		
008		2	BALMORAL-OPT MAIN-ELEVATION A		
ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED	
*1 19873  228300	GREAT ROOM - CLOSE OPEN TO ABOVE TO CREATE A LOUNGE ON UPPER LEVEL. DELETE RAILING AND ADD WALL WITH DOOR INTO THE ROOM FROM UPPER HALL. - **INCLUDED IN PURCHASE PRICE** AS PER S.CAROGIOIELLO -PROVIDE STANDARD LIGHT FIXTURE -MECHANICAL AS REQUIRED -FINISHED DRYWALL CEILING AT GREAT ROOM BELOW -PAINT -3 1/4 STANDARD HARDWOOD -STANDARD BASE/TRIM/DOOR & HARDWARE -STANDARD OUTLETS AS REQUIRED BY CODE -TWO NEW WINDOWS (OPERABLE) -CUT EXTERIOR WALLS TO ALLOW FOR NEW FLOOR JOISTS -SUBFLOOR	1			
*2 20080  228301	PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.	1			
*3 20081  228302	PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.	1			



Sub Total  
HST  
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 payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By	Amount
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
8659	7-Oct-24	
Total Bonus Used:		
Remaining Balance:		

Initials: \_\_\_\_\_

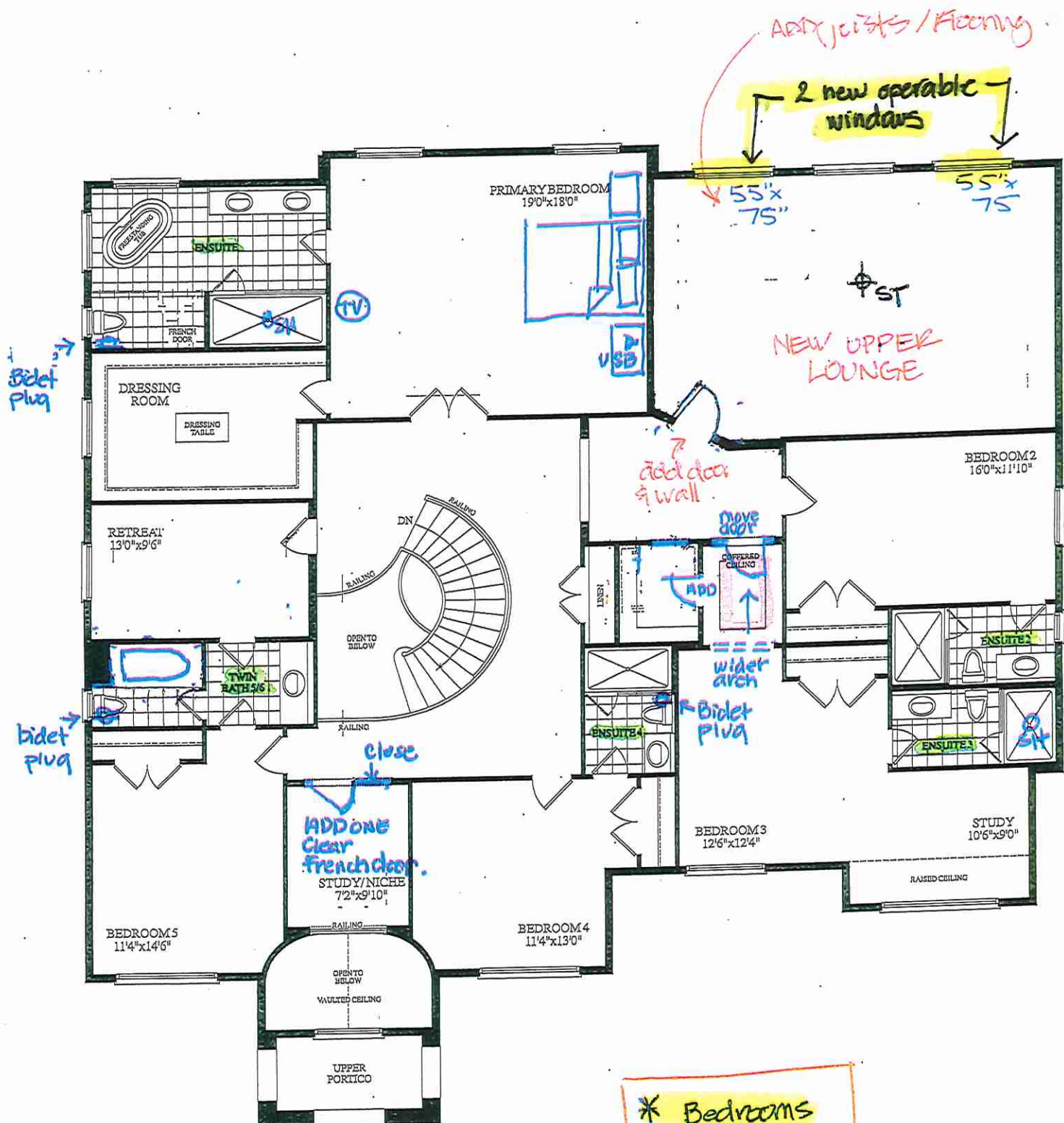
TAX#:1

PREPARED BY: Lisa Renzetti  
PRINTED: 4-Dec-24 at 10:32 am  
RrvInvoiceSQL.mt 07aug20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



UPPER LEVEL  
ELEV. A

\* Bedrooms  
Smooth  
Ceilings \*

OK

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LOT 8\* 70-01 BALMORAL \* OPT. MAIN \* EL. A \* 6180 SQ. FT.





STRUCTURAL

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: HARWINDER SINGH MONDAIR and CHARANJIT KAUR MONDAIR

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
008	2	BALMORAL-OPT MAIN-ELEVATION A	31-Jul-25

Date Added: 07-Oct-24

Invoice Number: 8659

1 - ALTERATIONS TO PLAN FEE - VARIOUS - (REFER TO PLAN) ** reduction in plan change fee as per F.Carogioiello** Note:
3 - BASEMENT - WINDOWS - ENLARGE THREE (3) BACK WALL WINDOWS TO 36 X 24 IN LIEU OF 30 X 24. **special price as per F.Carogioiello**. Note:
1 - GREAT ROOM/KITCHEN - ADD 5 (FIVE) POT LIGHTS IN KITCHEN, 4 (FOUR) AT GREAT ROOM AND 2 (TWO) AT MAIN STAIR HALL - TOTAL 11 POTS, 10 GIFTED - SEE PLAN Note:
1 - GREAT ROOM - *DELETE STANDARD FIREPLACE AND MANTLE* INSTALL NEW ELECTRIC FIREPLACE NAPOLEAN ENTICE NEFL72CFH *NEW FIREPLANCE SURROUND TO BE PURCHASED AT TIME OF COLOUR CHARTS* Note:
1 - GREAT ROOM - RAISE TV OUTLET WITH CONDUIT TO 60" AFF - PLACE ABOVE NEW ELECTRIC FIREPLACE Note:
1 - KITCHEN - SINK - *RELOCATE ISLAND SINK AND DISHWASHER* - PLACE UNDER WINDOW (SEE PLAN). COUNTER TO BE IN 'L' CONFIGURATION & ISLAND TO BE REDUCED. Note:
1 - KITCHEN - CUPBOARDS - RECONFIGURE CABINETRY. IN STANDARD CABINET AS PER VENDORS SAMPLES. (SEE PLAN) Note: - ADD DRWS BELOW COOKTOP (recenter) - ADD WALL OVEN TOWER (OVEN WITH MICRO ABOVE) - ADD COLUMN FRIDGE **APPROX 24" W" - ADD COLUMN FREEZER **APROX 24" W** - MOVE SINK CABINET AND DISHWASHER UNDER WINDOW - REDUCE ISLAND BY APPROX 1' IN LENGTH (MIN 36" aisle) - ADD island cupboards
1 - KITCHEN - RECONFIGURE STONE INSTALLATION TO REFLECT NEW 'L' SHAPE PLAN CHANGE, REDUCE ISLAND.(SEE PLAN) Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH-IN FOR 30" WALL OVEN WITH MICRO ABOVE - ADJACENT TO FRIDGE -AND ELECTRICAL ROUGH IN FOR COOKTOP (SEE PLAN) Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH IN FOR COLUMN FREEZER (24" COL FRZ/24" COL FRIDGE)(SEE PLAN) Note:
1 - KITCHEN - HOOD FAN - ADD ELECTRICAL ROUGH IN FOR INTEGRATED HOOD FAN Note:
1 - KITCHEN - EXHAUST DUCTING - 8 INCH - UPGRADED TO 8" EXHAUST IN LIEU OF 6 INCH Note:
1 - KITCHEN - SINK WINDOW - REDUCE THE HEIGHT OF BACK WINDOW FROM 48"X64" TO **APPROX** 48" X 40" H - TO ACCOMMODATE SINK AND DISHWASHER BELOW. (SEE PLAN) Note:
1 - KITCHEN - WATERLINE - ADD ROUGH IN FOR WATER LINE TO FRIDGE Note:



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1 - FRONT FOYER - \*DELETE CLOSET AT ENTRY FOYER\* - AND OPEN UP AREA ADJACENT TO STAIRS - REFER TO PLAN - INFO ONLY  
Note:

1 - IN-LAW SUITE CLOSET - EXPAND CLOSET INTO THE ENTRY CLOSET TO BECOME A WALK IN CLOSET FOR IN-LAW SUITE - REFER TO PLAN  
Note:

1 - IN-LAW BATH/BEDROOM 3 - ADD SHOWER LIGHT - SEE PLAN (1 @ \$800. 1 @ \$600 AS PER S.Carogioiello)  
Note:

1 - MUD ROOM - ADD SIDE DOOR FROM MUD ROOM TO EXTERIOR (THERE IS NO WINDOW) INCLUDES STANDARD COACH LIGHT.  
Note:

1 - CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT  
Note:

4 - TOILETS - ADDITIONAL GFI PLUGS FOR FUTURE BIDET TOILETS; ADD 4 (FOUR) TOTAL; (REFER TO PLAN)  
Note: 1. PRIMARY BATH  
2. IN-LAW SUITE ON MAIN  
3. BEDROOM 4  
4. BEDROOM 5

1 - UPPER - CEILING - SMOOTH CEILINGS - BEDROOMS ONLY  
Note:

1 - UPPER - STUDY - ADD SINGLE FRENCH DOOR (\*\* APPROXIMATELY \*\* 30 INCH WIDE DOOR X 8 FT H) (SEE PLAN). INCLUDES PAINTING AND HARDWARE. ENCLOSE ROOM/ADDITIONAL FRAMING/DRYWALL/PAINTING.  
Note:

1 - BEDROOM 3 - DOOR - RELOCATE ENTRY TO BR3 TO UPPER HALL. MOVE ORIGINAL ARCHWAY FROM UPPER HALL TO BR3. (SEE PLAN)  
Note:

1 - ELEVATOR/BR3 - RELOCATE DOOR FROM ELEVATOR/WALK IN LINEN TO BEDROOM 3. (SEE PLAN) INFO ONLY NO CHARGE  
Note: \*\*WALK IN SHELIVING/RODS CAN BE PRICED AT TIME OF COLOUR CHARTS\*\*LEAVE EMPTY

1 - PRIMARY WIC - INFO ONLY FOR QTK - LEAVE ISLAND UNFIXED TO FLOOR - AS PER PURCHASER'S REQUEST  
Note:

1 - KITCHEN ISLAND - INFO ONLY FOR QTK - LEAVE ISLAND UNFIXED TO FLOOR - AS PER PURCHASER'S REQUEST  
Note:

1 - PURCHASER IS AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.  
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.  
Note:

1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE WITH APPLIANCE SPECIFICATIONS THE TIME OF STRUCTURALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS AT THE TIME OF COLOUR CHART APPOINTMENT  
Note: \*\*PURCHASER ACKNOWLEDGES THAT ELECTRICAL PRICING MAY BE SUBJECT TO CHANGE UPON CONFIRMATION OF APPLIANCE SPECIFICATIONS\*\*



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Invoice Number: 8659

1 - BONUS PACKAGE - PURCHASER HAS APPLIED THE \$57,800.91 OF THE TOTAL \$60,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT. (\$2,199.09 REAMINING IN UPGRADES CAN BE APPLIED TO COLOUR CHART)  
Note:

This Document is Extremely Time Sensitive - Printed 22 Oct 24 at 14:56

→ Remove water closet partition and door in primary ensuite bathroom as per sketch .  
→ Add partition and door to 2nd floor retreat as per sketch .

SPECIFICATIONS

Model	Depth	NEFL36CFH-1		NEFL42CFH-1		NEFL50CFH-1		NEFL60CFH-1		NEFL72CFH-1
		Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
NEFL36CFH-1	5.000	35 1/8"	36"	46 15/16"	48"	57 1/8"	58"	68 15/16"	70"	72"
NEFL42CFH-1	5.000	40 7/8"	42"	51 3/4"	54"	62 1/8"	64"	73 1/8"	75"	78"
NEFL50CFH-1	5.000	46 7/8"	48"	57 1/8"	59"	68 1/8"	70"	80 1/8"	82"	84"
NEFL60CFH-1	5.000	53 7/8"	56"	64 1/8"	66"	75 1/8"	77"	86 1/8"	88"	90"
NEFL72CFH-1	5.000	65 1/8"	67"	76 1/8"	78"	87 1/8"	89"	98 1/8"	100"	102"


### ELECTRIC LINEAR COMPARISON

#### ELECTRIC FIREPLACES


GOOD

BETTER


BEST



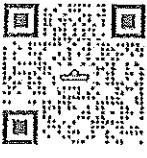
TRIVISTA PICTURE



ENTICE



ASTOUND WALL MOUNT



### EXPERIENCE THE POWER OF FIRE

#### ENHANCE YOUR WELLBEING

Napoleon's Power of Fire research has proven a fireplace can help reduce stress and stimulate your brain.

SCAN TO LEARN MORE ABOUT THE RESEARCH AND THE HEALTH BENEFITS OF FIREPLACES



napoleon.com

24 Napoleon Road, Barrie, Ontario, Canada L4M 0G8  
103 Miller Drive, Crittenden, Kentucky, USA 41030  
7200 Trans Canada Highway, Montreal, Quebec, Canada H4T 1A3

PHONE: 1-888-721-7253  
hearthsupport@napoleon.com

Authorized Dealer



Consult your owner's manual for complete installation instructions and proper clearances to combustible materials. Check all local and national building codes and gas regulations. All specifications are subject to change without prior notice due to ongoing product improvements. Products may not be exactly as shown. Flame height and activity is influenced by varying vent configurations and may not appear as shown. Napoleon is a registered trademark of Weil Slott Group Inc. EnerGuide - A Canadian efficiency standard based on frequent, short start-up and cool-down cycles. All appliances sold in Canada are subject to the EnerGuide rating system. AFUE - A US efficiency standard (Department of Energy) based on extended cycle cycles, more typical of traditional usage. Steady State - Reflects the highest possible overall heating efficiency.

ADBRL-ENTICE  
Effective: 07/2023



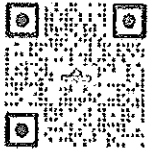
## ENTICE

### WALL MOUNT ELECTRIC FIREPLACE

NEFL36CFH-1 | NEFL42CFH-1 | NEFL50CFH-1 | NEFL60CFH-1 | NEFL72CFH-1



Elevate any room's ambiance effortlessly with the Entice Electric Fireplace. This sleek wall-mounted design brings both warmth and style to spaces like living rooms, bedrooms, kitchens, and more. Its vivid flames and reflective panel create a captivating depth, while customizable media options offer a personal touch. Easy installation makes it a hassle-free addition and adaptable to your changing spaces.



Initial  
Ch



# FEATURES & CUSTOMIZATION

## OVERVIEW

- A wall mount electric fireplace that requires no venting for easy and cost-effective installations
- Versatile installation options: fully recess, partially recess or hang on wall
- Full and high flames for a more realistic and visually appealing experience
- Flame panel provides reflections of the media and flame creating the illusion of a deeper appearance
- Up to 5,000 BTU's and 1,465 watts
- Simply plugs into 120V outlet or can be hardwired
- Sizes: 36", 42", 50", 60", 72"

## MEDIA

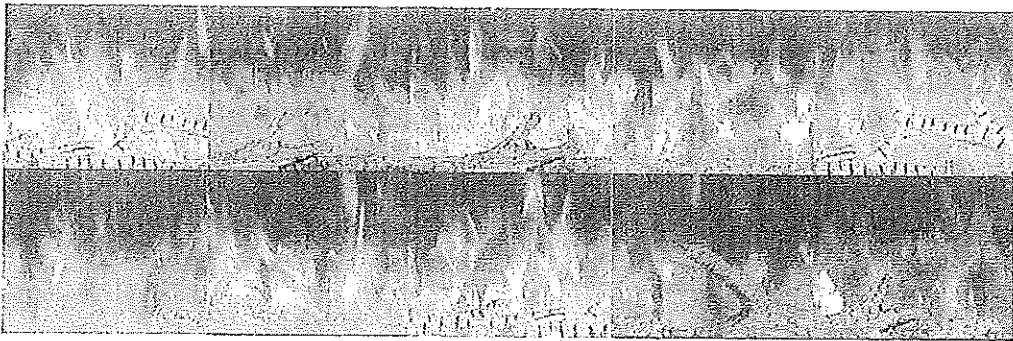


INCLUDED: Crystals



OPTIONAL: Driftwood Logs, Birch Logs

## FLAME & EMBER BED



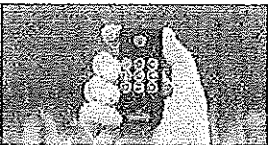
10 flame color options and 10 ember bed color options with cycle mode

### FIREPLACE DESIGN STUDIO

See your dream fireplace come to life in front of your eyes! Scan here to build your custom fireplace with available design options.

## CONTROLS

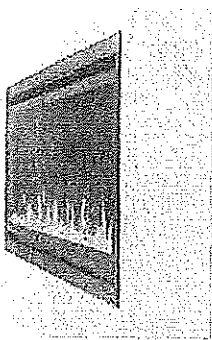
**REMOTE:** The included remote controls every function of your fireplace including; on/off, thermostat, timer, flame and ember bed.



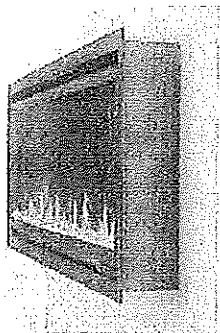
## INNOVATIONS

**FLAME & EMBER BED PRESETS:** Conveniently choose from 11 presets (including cycle mode) for the flame and ember bed simultaneously by using the remote.

**EASY & FLEXIBLE INSTALLATIONS:** Does not require venting, making it ideal in spaces where gas or wood is not possible. Plus, protruding only six inches off the wall when hung, or installed partial or fully recessed, makes it possible for any space.



Fully Recessed

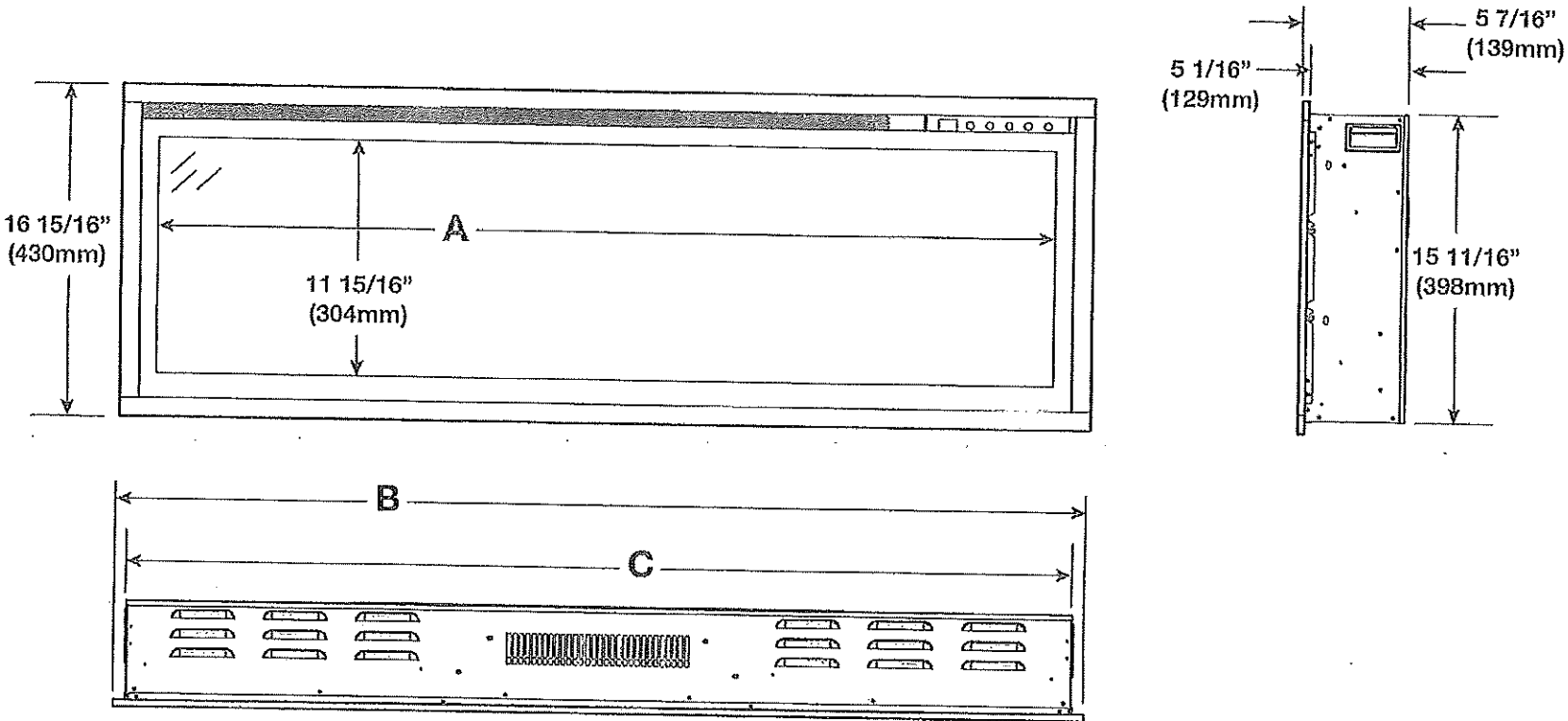


Wall Mounted

Initial

Initial

1.1 dimensions



1.0 general information

	NEFL36CFH-1	NEFL42CFH-1	NEFL50CFH-1	NEFL60CFH-1	NEFL72CFH-1
A	32 1/16" (814mm)	37 13/16" (960mm)	45 13/16" (1163mm)	55 3/4" (1416mm)	67 3/4" (1721mm)
B	36" (914mm)	41 3/4" (1060mm)	49 11/16" (1262mm)	59 11/16" (1516mm)	71 11/16" (1821mm)
C	34 3/4" (882mm)	40 7/16" (1027mm)	48 7/16" (1230mm)	58 7/16" (1484mm)	70 7/16" (1789mm)

1018

Initial

Initial

W415-2155 / - / 05.10.23



new kitchen window  
 size: approx 48" w x 53" h  
 8" Ø Exhaust.

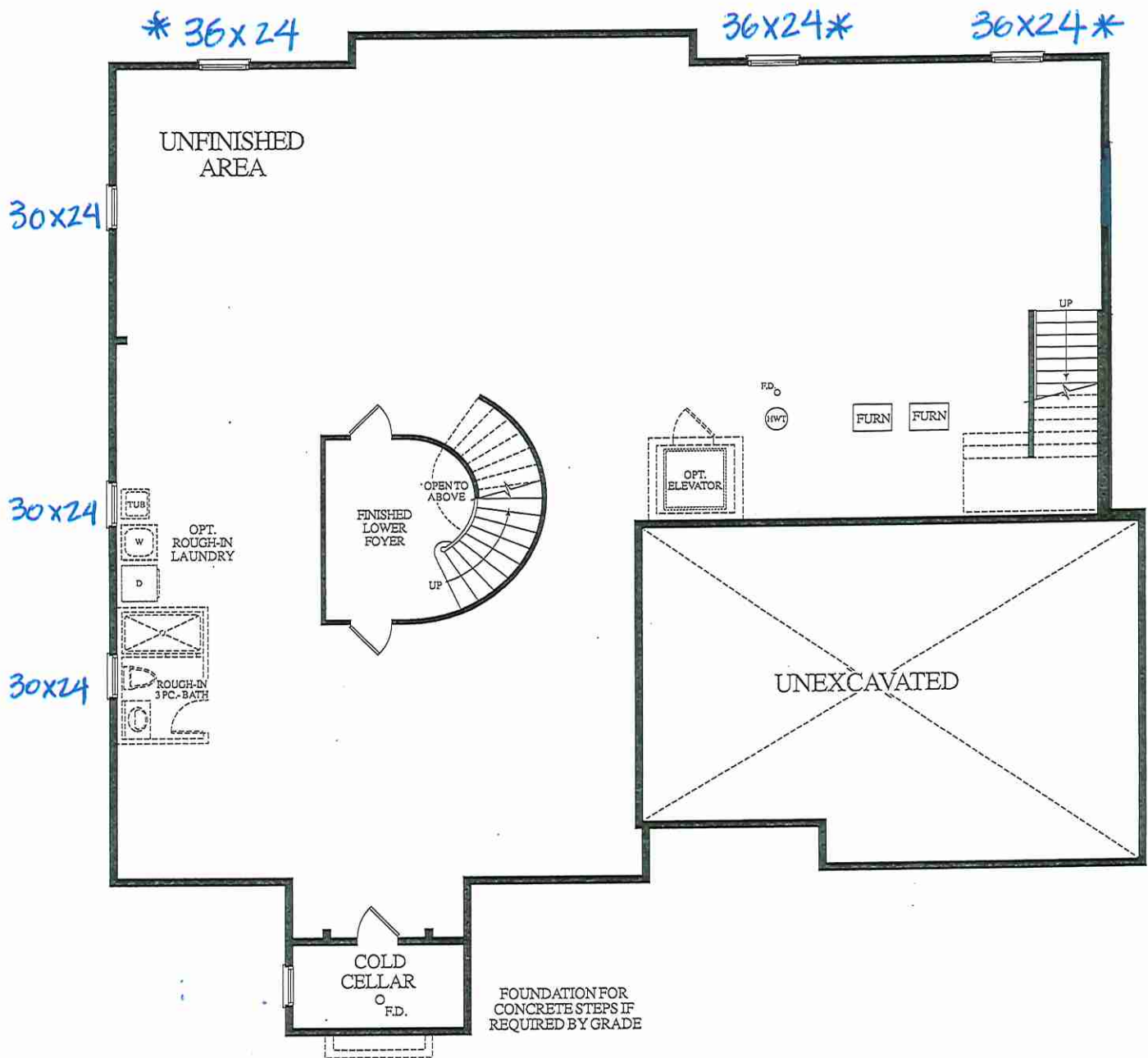
KITCHEN  
 10'-0" x 18'-0" (20'2")



MAIN LEVEL  
 ELEV. A



\* enlarge 3 back windows

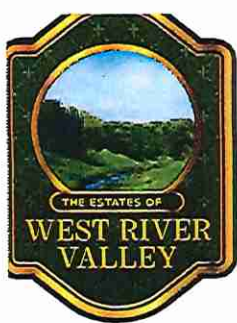


LOWER LEVEL  
ELEV. A



LOT 8\* 70-01 BALMORAL \* OPT. MAIN \* EL. A \* 6180 SQ. FT.





ELEV. A - 6180 SQ. FT.

LOT



**LOT 8 \* 70-01 BALMORAL \* OPT. MAIN \* EL. A \* 6180 SQ.FT.**

### SCHEDULE "B"

Purchaser HARWINDER SINGH MONDAIR  
Purchaser CHARANJIT KAUR MONDAIR  
And  
Vendor 2185715 Ontario Inc.  
Lot Number 008 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144  
in the CITY of BRAMPTON  
Date of Offer April 30, 2024  
Dated Required: July 31, 2025  
Model: BALMORAL-OPT MAIN-ELEVATION A (70-01(AO))

#### Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE FOR 60 FT & 70 FT DETACHED - PURCHASER TO RECEIVE \$60,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
- REMOVE WATER CLOSET PARTITION AND DOOR IN PRIMARY ENSUITE BATHROOM AS PER SKETCH.
- ADD PARTITION AND DOOR TO 2ND FLOOR RETREAT AS PER SKETCH.