

13. CONCLUSIONS

(78-92)

6-SLIDING DOOR

HOMB OFFICE
12'9" x 10'0"

REAR YARD ACCESS

LAUNDRY CLARKSON

TUB

POWDER

GARAGE
16'0" x 20'0"

FOYER

UP

DOWN

COVERED PORCH

TRAKZ1

GROUND LEVEL ELEV. A

FIRST FLOOR

9'1" x 15'0" FAMILY ROOM

8'0" x 10'6" BREAKFAST ROOM

8'0" x 12'0" KITCHEN

13'7" x 17'1" LIVING ROOM

13'7" x 17'1" DINING ROOM

POWDER

BREAKFAST COUNTER

SINK

STOVE

REF.

SLIDING DOOR

MAIN LEVEL

MAIN LEVEL ENTRANCE

UP

DOWN

Floor plan of the second floor showing three bedrooms, a bathroom, and a central hallway. The layout includes a staircase leading down (DN) and a door to the standard upper level (STD. UPPER LEVEL).

- Bedroom 1: 11'0" x 11'0"
- Bedroom 2: 8'5" x 11'0"
- Bedroom 3: 5'0" x 11'0"
- Hallway (HALL)
- Bathroom (BATH)
- Staircase (DN)
- Entrance area: CL (Closet), LINEN (Linen closet), BATH (Bathroom)
- Other features: FIREPLACE, KITCHEN, DINING, and a large living area.

GROUND LEVEL

MAINLEVEL
ET EV A & B

STD. UPPER LEVEL
ELEV. A & B

[illegible]

UNRECORDED

- Q LOT 36, BLOCK 4
EVED. A



50

18' TOWNHOMES

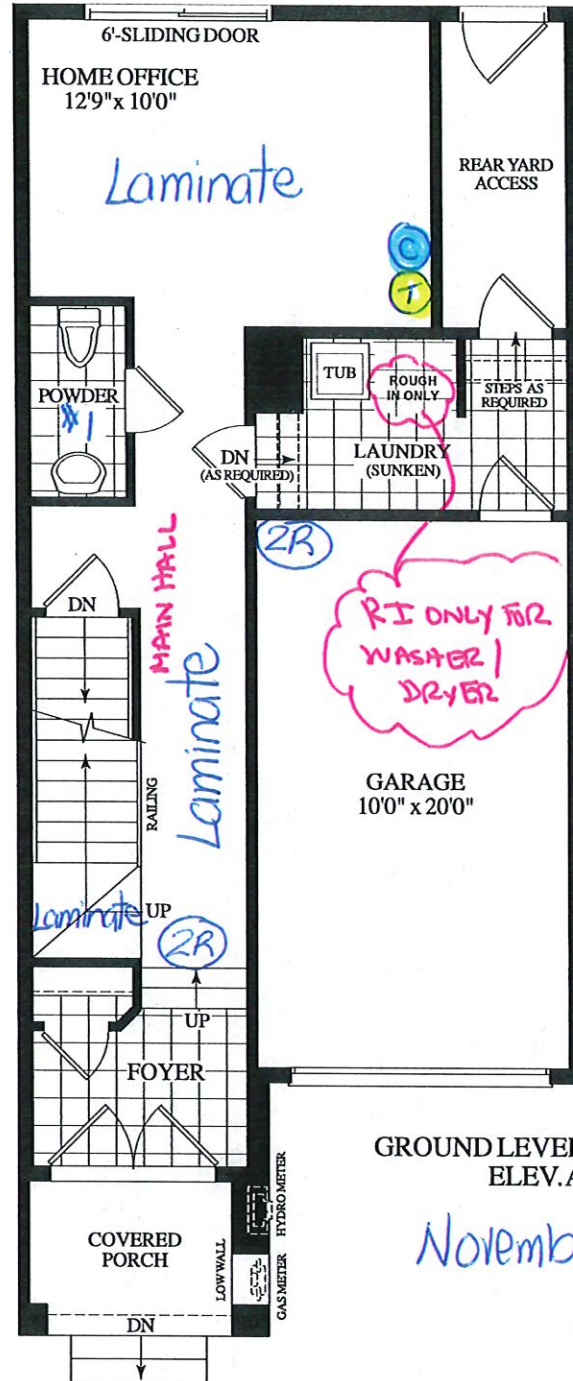
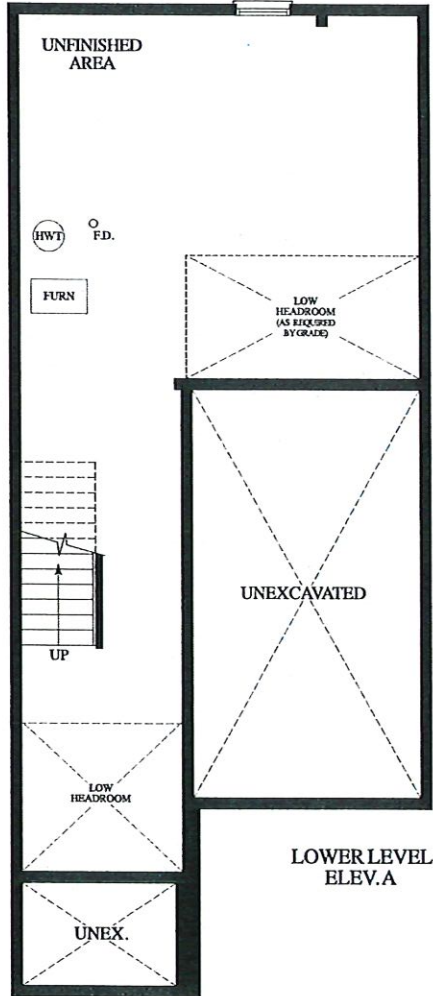
BLK. 6 LOT 36 EL.A

AZALEA
(18-02)

2035 SQ. FT.

STD GROUND / STD UPPER LEVEL w/
OPTIONAL LAUNDRY

CONSTRUCTION LAYOUT

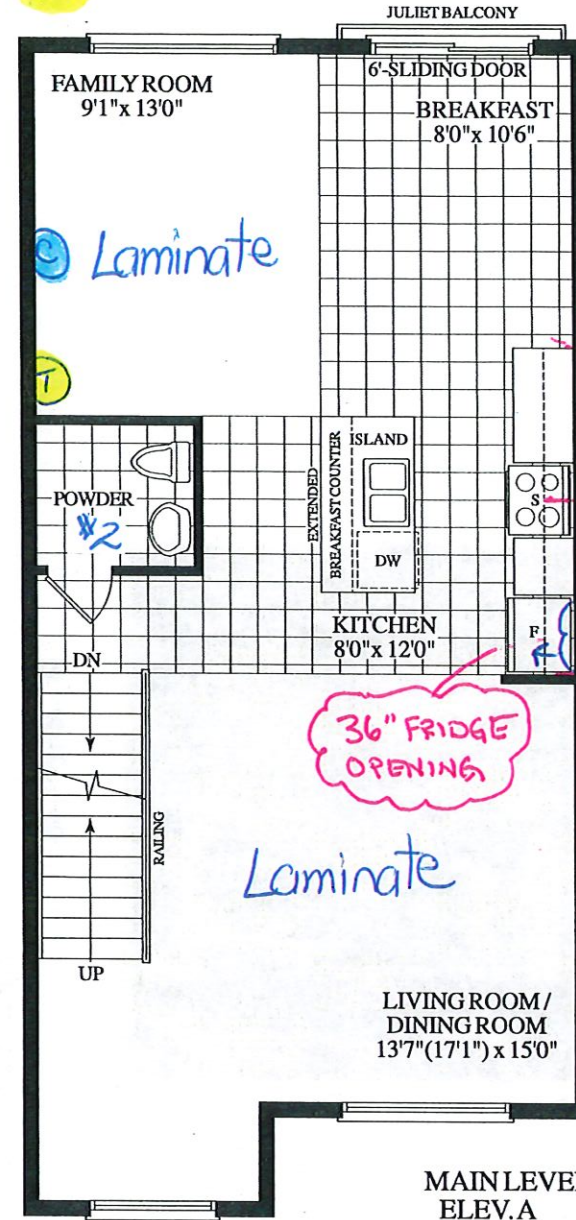


GROUND LEVEL
ELEV.A

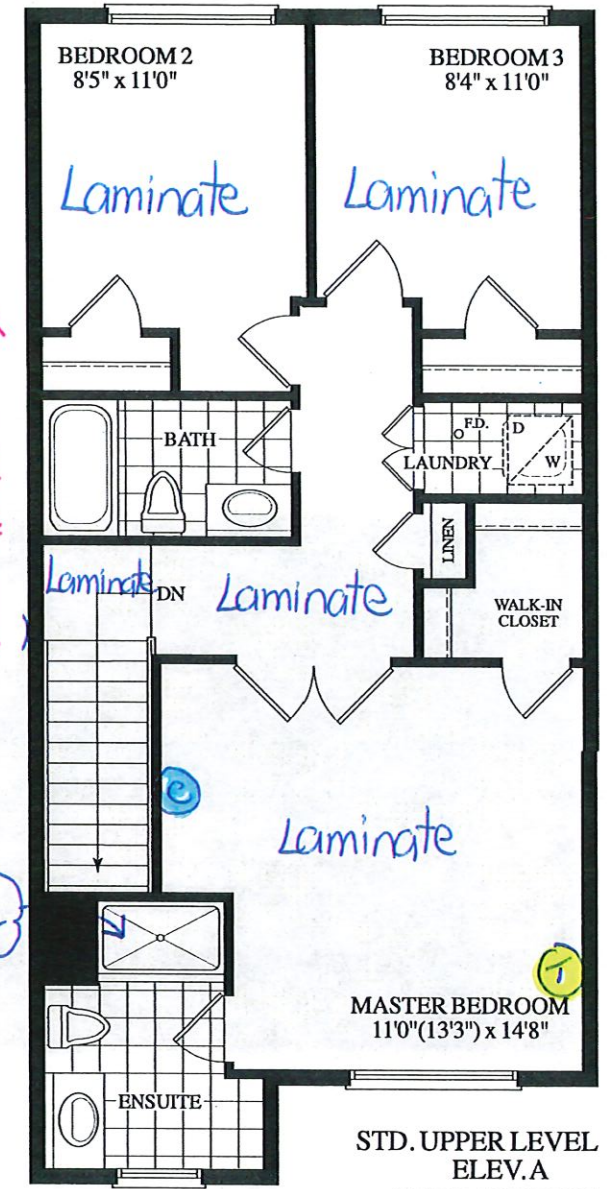
November 15, 2019

AP Bf

SMOOTH CEILINGS MAIN FLOOR



MAIN LEVEL
ELEV.A



STD. UPPER LEVEL
ELEV.A
OPT. LAUNDRY
UPPER LEVEL
(AVAILABLE ONLY ON STD. UPPER LEVEL)

RECEIVED
Sept 19-19

● - cable (x3)
T - Telephone (x3)



Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E&O.E.

ROYALPINEHOMES.COM



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: KARANJOT PARHAR and GURVIR MINHAS

TEL: RES.: 647-297-6672

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
36 Block 6	6	AZALEA-ELEV A-std ground/std upper w opt laundry	14-Feb-20

Offer Workshee	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:
Offer Workshee	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES Note:
Offer Workshee	CHOICE OF COLOUR (FROM VENDORS SAMPLES) FOR 7 1/2 INCH LAMINATE ENGINEERED FLOORING IN ALL AREAS NOT COVERED WITH CERAMIC TILES ON MAIN/GROUND LEVEL, INCLUDING STAIR LANDINGS AS PER PLAN. Note:



WINDAW

SITE COPY

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36 Block 6	6	AZALEA-ELEV A-std ground/std upper w opt laundry	14-Feb-20

Date Added: 15-Nov-19 Invoice Number: 7348

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch) Note:
1 - MAIN FLOOR - Install SMOOTH CEILINGS throughout Main Floor areas, where applicable. (does not include any open to above areas) (See Sketch) Note:
2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINTAGE RED OAK BERKSHIRE, throughout staircase where applicable (x2 Flights) To Include; Staircase from Ground Floor to Main Floor, and Main Floor to 2nd Floor Note: In Lieu of Builders Standard Natural Oak (See Sketch)
1 - STAIRCASE VS FLOORING - WOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE VS FLOORING - STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE - Install Upgrade Railing Package - UPGRADE PACKAGE #2 - To be installed throughout staircase, where applicable (x2 Flights) (See Sketch) To Include; HANDRAIL- #12 PICKETS-Steel SingleCollar/Alt.DoubleCollar-Black POST-Chamfered Note:
513 - UPPER LEVEL FLOORING - Install LAMINATE FLOORING - TORLEYS FOREST SAGUENAY VALLEY 9744-P - To be installed throughout Upper Level, where applicable. To Include; Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 Note: In Lieu of Builders Standard Broadloom
1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Black/Brown Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) (See Sketch) Note:
1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout the house, where applicable (See Sketch) Note:
1 - KITCHEN - CABINETS - Accommodate the fridge opening for a future 36" wide fridge. (See Sketch) Note: Purchaser Accepts and Acknowledges that the Builders Standard Fridge will be 30" wide.
1 - KITCHEN - Install Upgrade STAINLESS STEEL EXHASUT FAN in Lieu of Builders Standard White Exhaust Fan above the stove at kitchen. (See Sketch) Note:
1 - KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink-Model # 401124 Note:
1 - KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome Note:
1 - MASTER ENSUITE - Install TOE TESTER to the Standard Shower Stall in the Master Ensuite. Model #T14434-LC/R10000 (See Sketch) Note:



Window
SITE COPY

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TEL: RES.: 647-297-6672

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
36 Block 6	6	AZALEA-ELEV A-std ground/std upper w opt laundry	14-Feb-20

Date Added: 15-Nov-19 Invoice Number: 7348

1 - CLARIFICATION; POWDER ROOM #1, POWDER ROOM #2, MASTER ENSUITE & MAIN BATH - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include; Powder Room #1, Powder Room #2, Master Ensuite & Main Bath (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE. Note:
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 changes/additions/deletions to be made upon signing on November 15,2019 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:

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* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
KARANJOT PARHAR & GURVIR MINHAS	Melissa Di Marino	AZALEA-ELEV A-std ground/std upper w opt laundry	(647) 297-6672 /	Forestside Estates Inc.	14/02/2020	36 Block 6

Page 1 of 3

	Flooring		Wall Tile			Plumbing
	Description		Main	Accent/Insert	Border / Listello	
Master Ensuite	✓ 13x13 SEAL GREY (STD)	✓	8x10 NATURALE GRIGIO (STD)	NONE	NONE	WHITE
Main Bathroom	✓ 13x13 SEAL GREY (STD)	✓	8x10 NATURALE GRIGIO (STD)	NONE	NONE	WHITE
Powder Room #1	✓ 13x13 ACROPOLIS IVORY (STD)		N/A	N/A	N/A	WHITE
Powder Room #2	✓ 13x13 ACROPOLIS IVORY (STD)		N/A	N/A	N/A	WHITE
Kitchen/Breakfast	✓ 13x13 ACROPOLIS IVORY (STD)	✓	3x6 Subway Black/Brown (Brick) (Upg)	NONE	NONE	STD
Laundry (Ground Flr)	✓ 13x13 ACROPOLIS IVORY (STD)		N/A	N/A	N/A	STD
Laundry (2nd Floor)	✓ 13x13 SEAL GREY (STD)		N/A	N/A	N/A	STD

Foyer	✓ 13x13 ACROPOLIS IVORY (STD)
Main Hall	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (STD)
Home Office	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (STD)
Family Room	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (STD)
Living Room	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (STD)
Dining Room	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (STD)

Railings and Stairs

Railings	✓ UPG - #12 Vintage Red Oak Berkshire
Pickets	✓ Upg - Steel Single Collar/Alt.Dbl Collar-Black
Posts	✓ Upg - Chamfered Vintage Red Oak Berkshire
Stringers	✓ Upg - VINTAGE RED OAK BERKSHIRE
Treads	✓ Upg - VINTAGE RED OAK BERKSHIRE
Risers	✓ Upg - VINTAGE RED OAK BERKSHIRE
Runner	NO

Landing - Upper	✓ 7 1/2" Saguenay Valley 9744P (X2)
Landing - Lower	N/A
Ledge - Upper	N/A
Ledge - Lower	N/A

Cornice Moulding / Medallion

Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Upper Hall	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (Upg)
Master Bedroom	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (Upg)
Bedroom 2	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (Upg)
Bedroom 3	✓ 7 1/2" Torleys Forest - SaquenayValley 9744P (Upg)

Trim

Baseboard & Casing	✓ STANDARD	Knobs	STANDARD
Front Door Glass	✓ STANDARD	Hinges	STANDARD
Interior Doors	✓ STANDARD - CARRARA	Grip Set	STANDARD

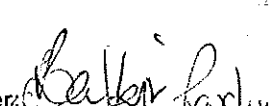
Notes

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Rear Yard Access	STANDARD
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Consultant: 
Melissa Di Marino

Purchaser: 
KARANJOT PARHAR

Purchaser: 
GURVIR MINHAS

Vendor: 
Forestside Estates Inc.

Villa

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 HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)- 36 BLK 06

MODEL: AZALEA 1802 ELEVA

KITCHEN

November 19, 2019



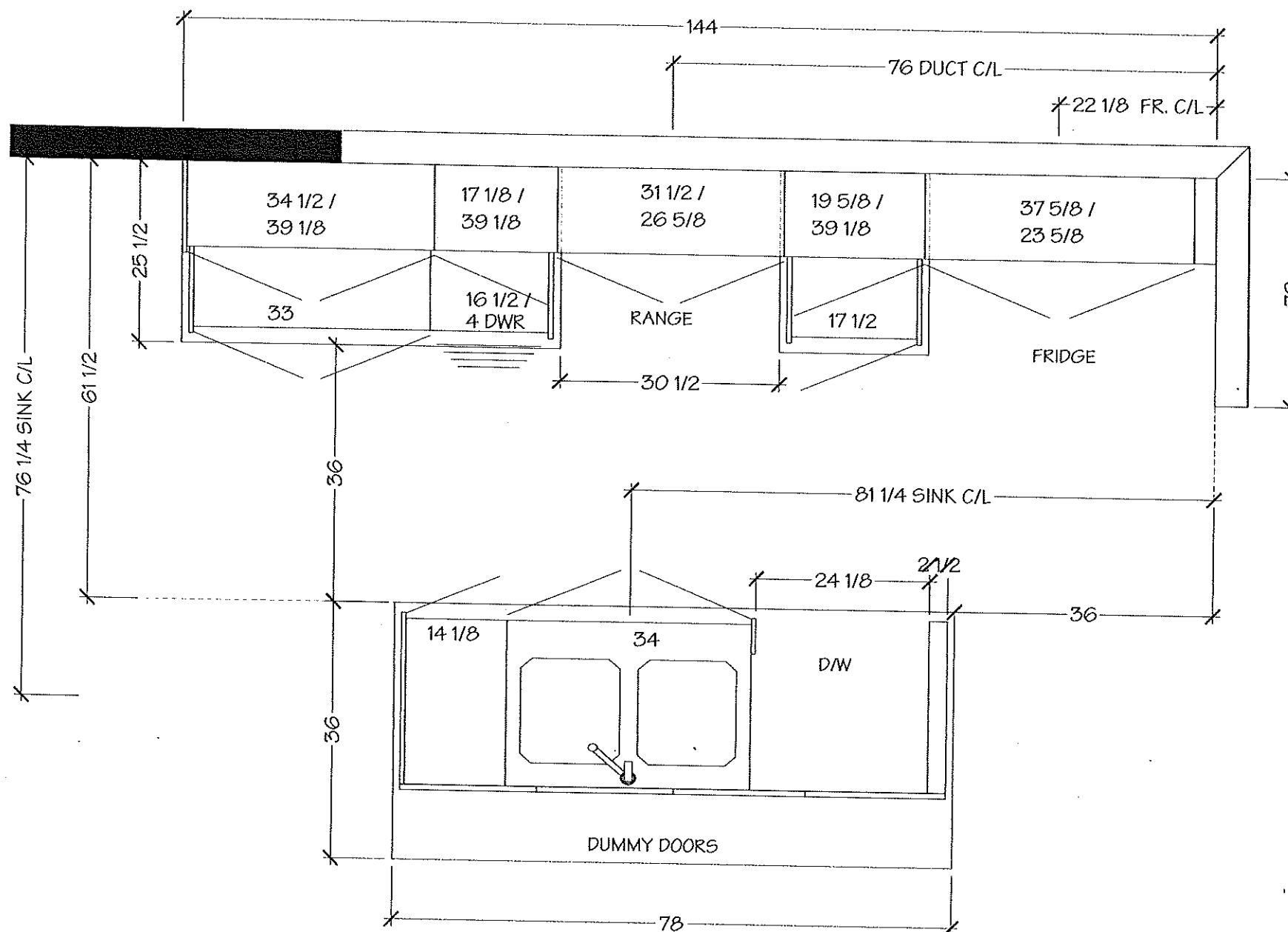
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1. 36" FRIDGE

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DATE: NOV 18/2019

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PAGE: 1 OF 5



LOT 307 BLK 6 Forestside

Villa

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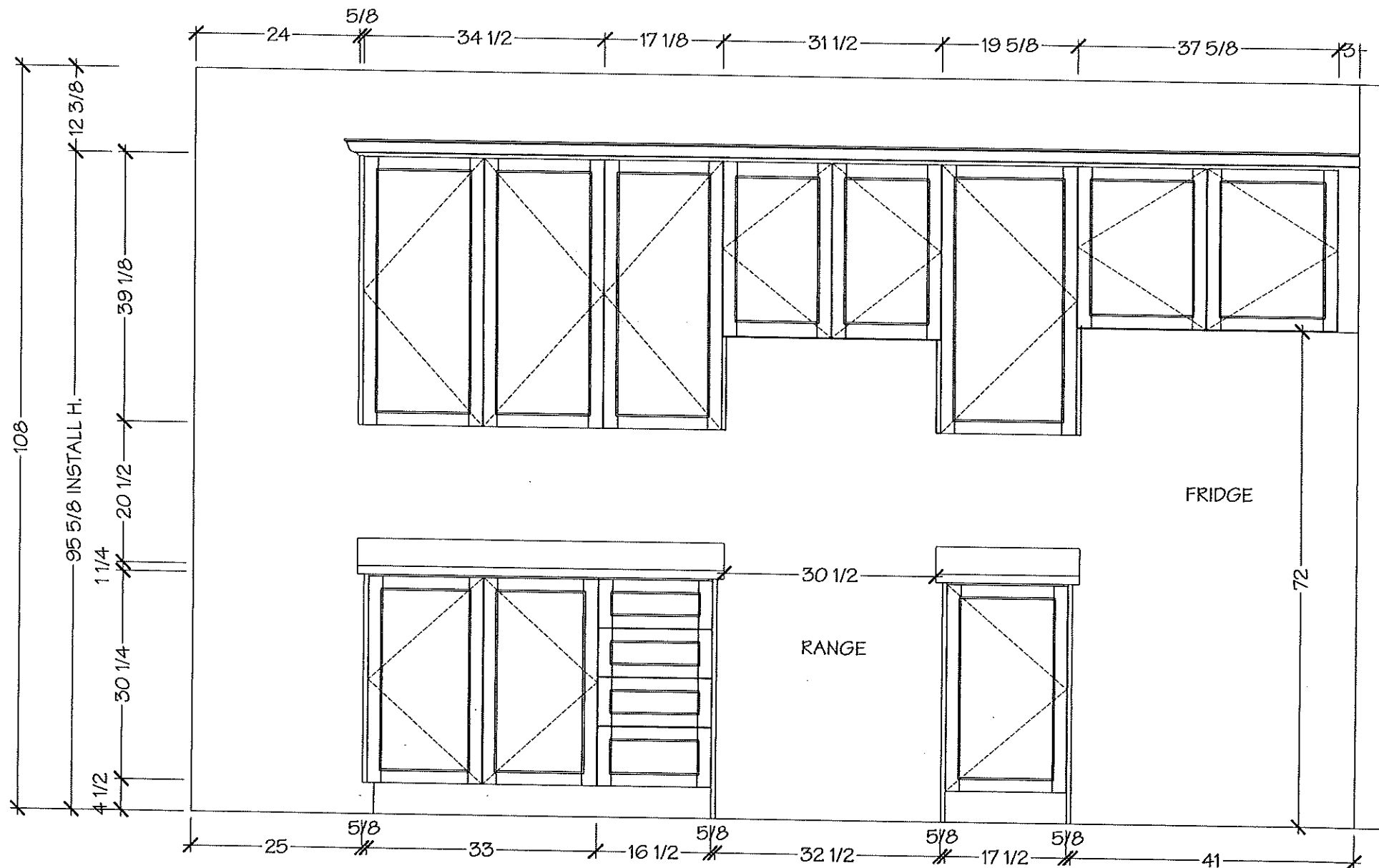
KITCHEN

November 19, 2019



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201 301 D1K 0 FORESTSIDE



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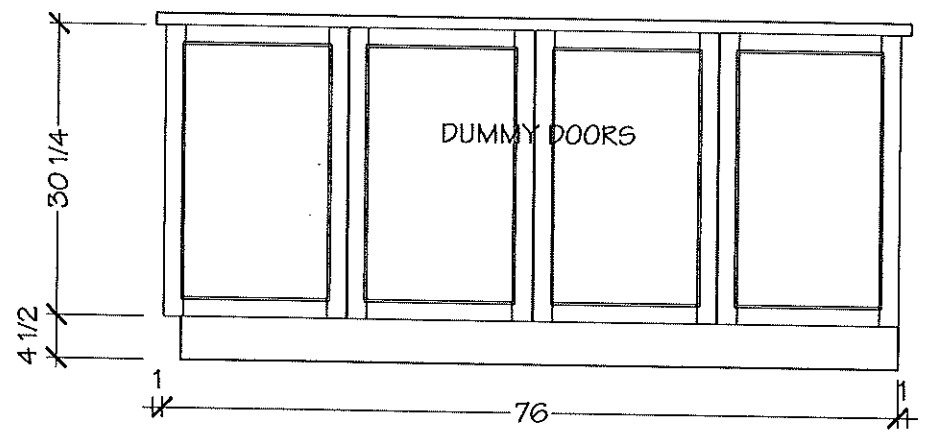
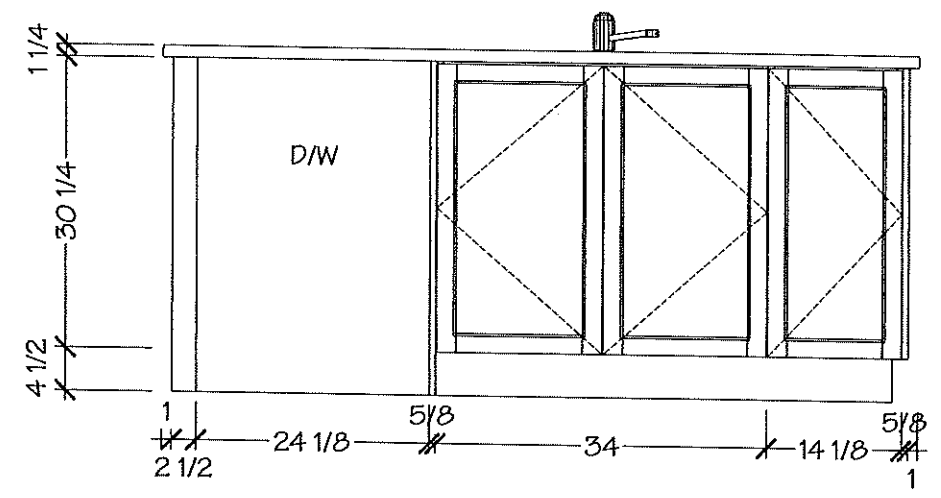
ISLAND

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LOT 301 BLK 0 FORESTSIDE

Villa

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PROJECT: FORESTSIDE

ADDRESS: RP-FS(6)-36 BLK 06

MODEL: AZALEA 1802 ELEV A

MASTER

November 19, 2019

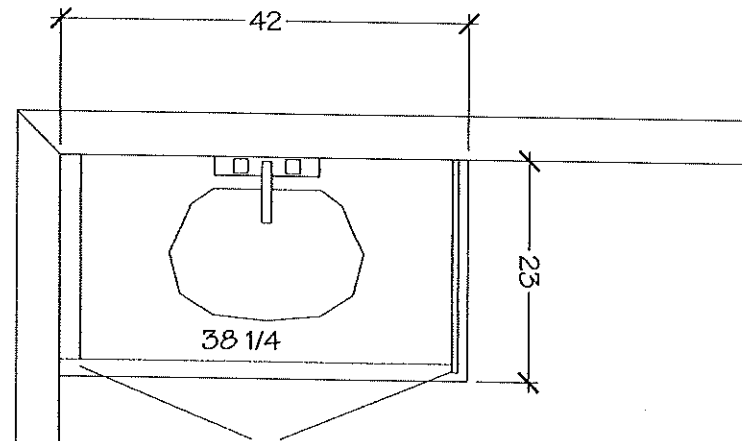


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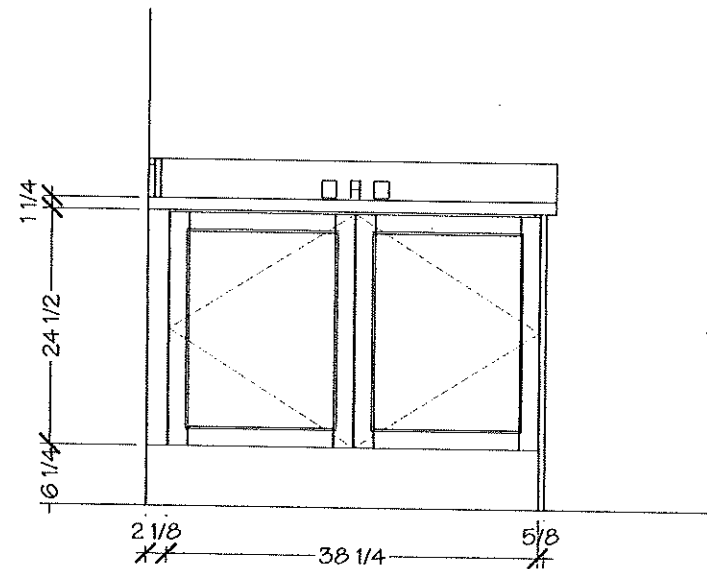
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MASTER ENSUITE



LOT 201 DINO FORESTSIDE

Villa

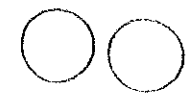
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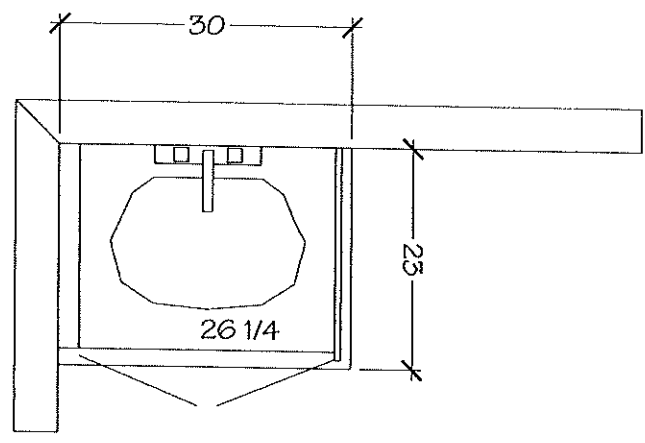
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MAIN

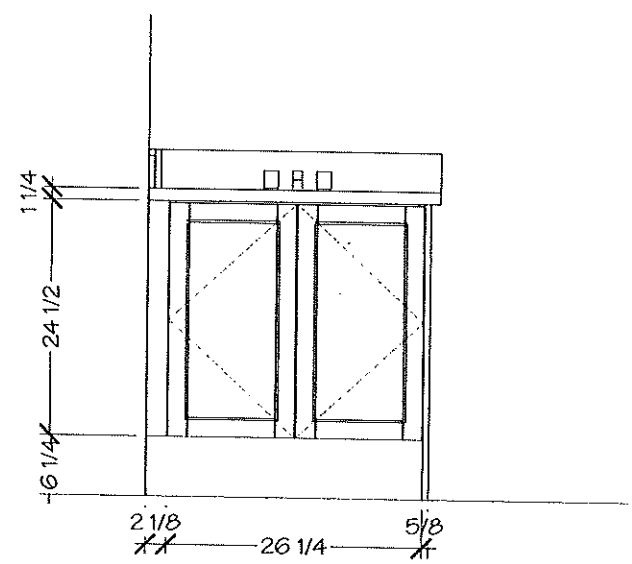
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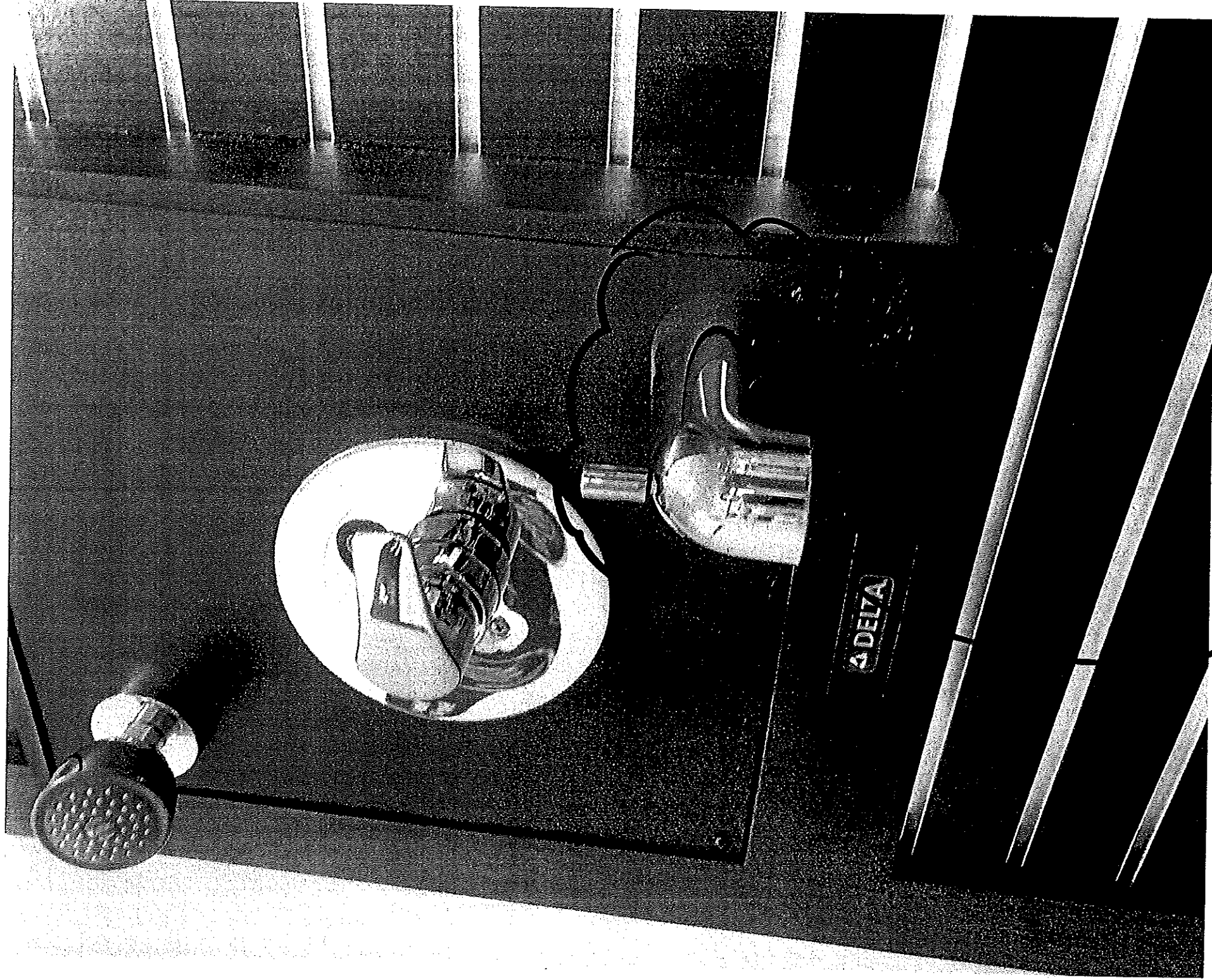
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MAIN BATH



Lot 36 / BIK 6
Forestside
STANDARD SHOWER



» Add Toe Tester
Master Ensuite
Shower