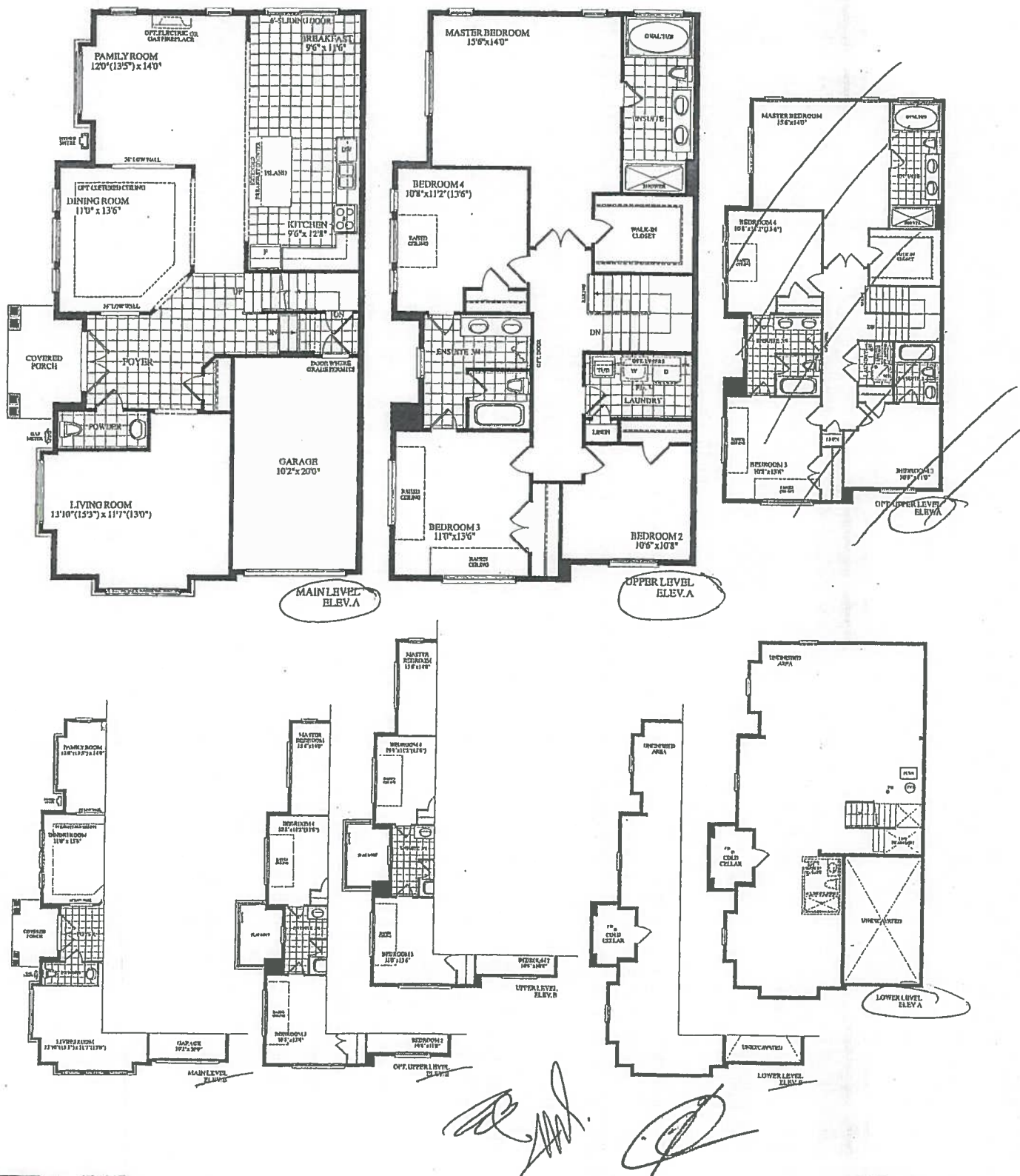


22' SEMI-TOWNHOMES

ORIGINAL BROCHURE

SYCAMORE
(22-04 CORNER)
2510 SQ. FT.

LOT# 7
BLK 4
ELV. A



BLK. 4 LOT 7 EL.A

SYCAMORE

(22-04 CORNER)

2510 SQ. FT.

2000

1 LEVEL (4) OPTIONAL DOOR 2ND FLOOR HALL

TO ENCLAVE $\frac{3}{4}$

Smooth CIELING.
MAN FLOOR

①. CABLE (XB)

①-TELEPHONE(XB)

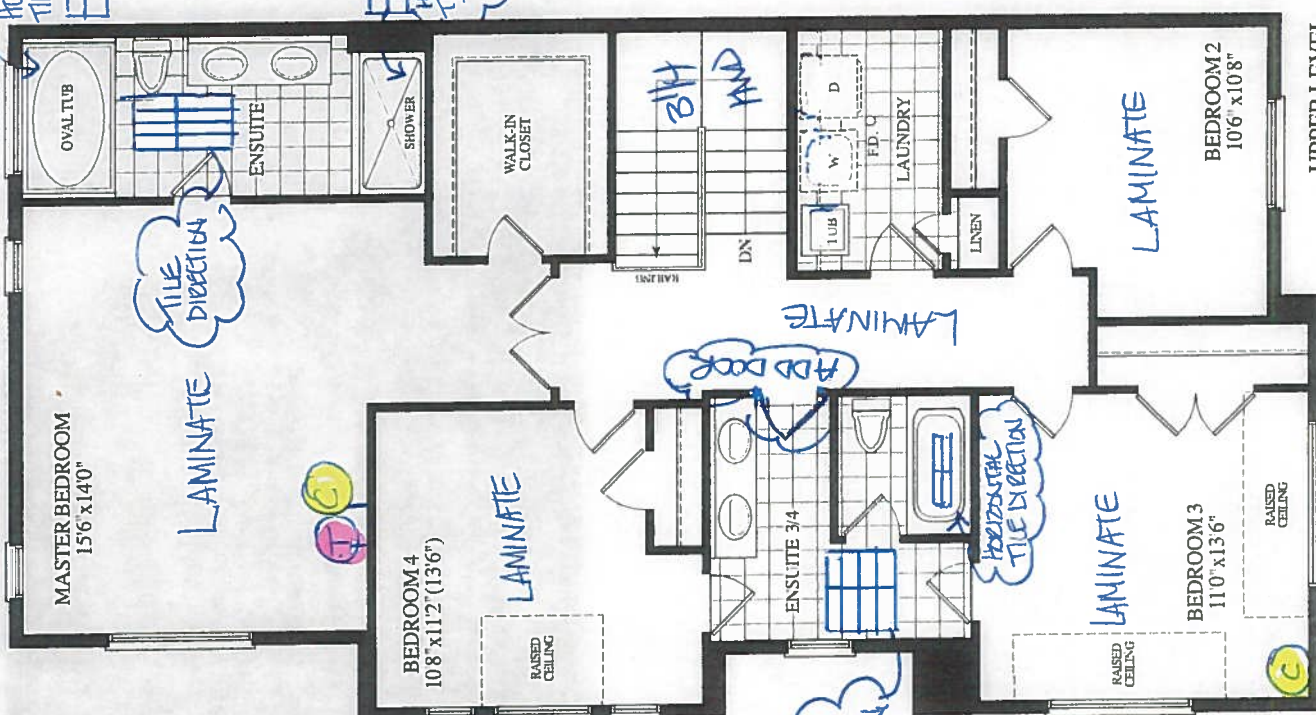
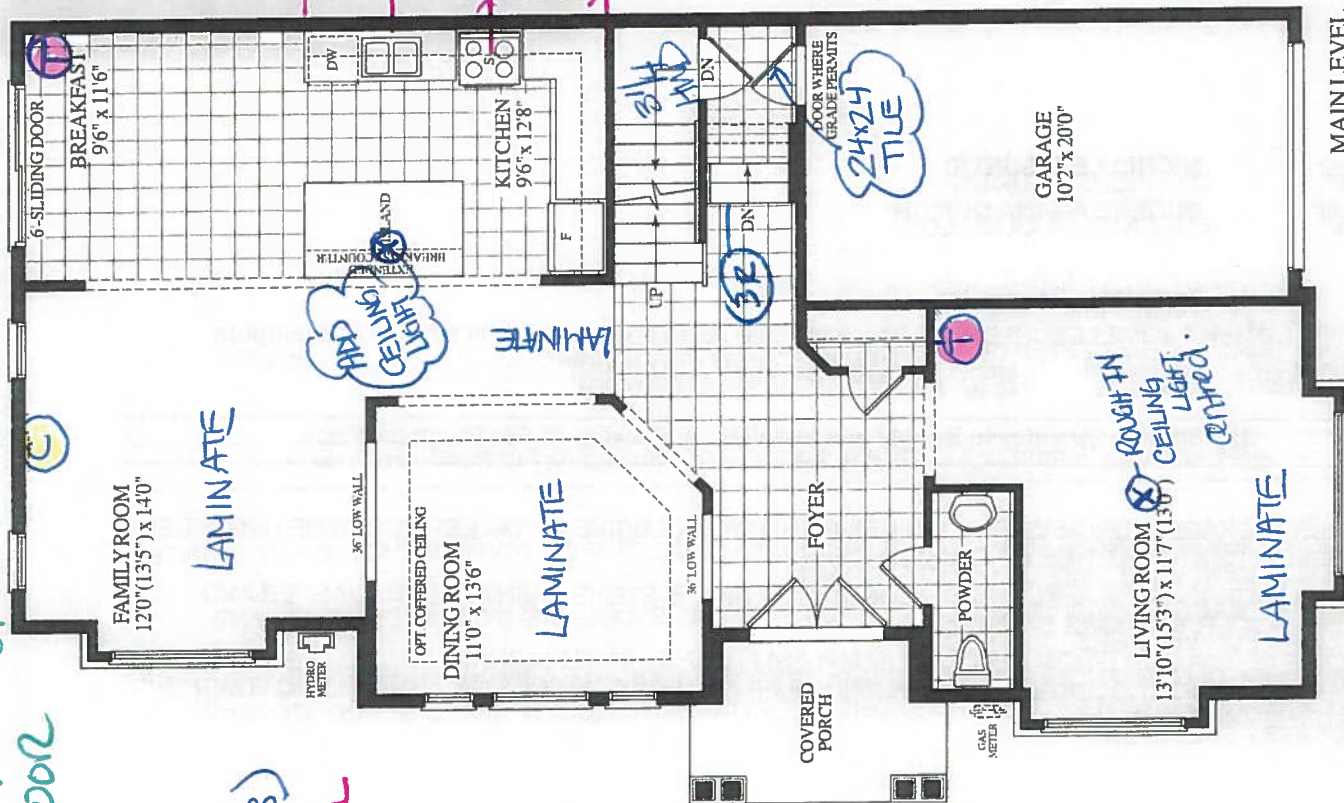
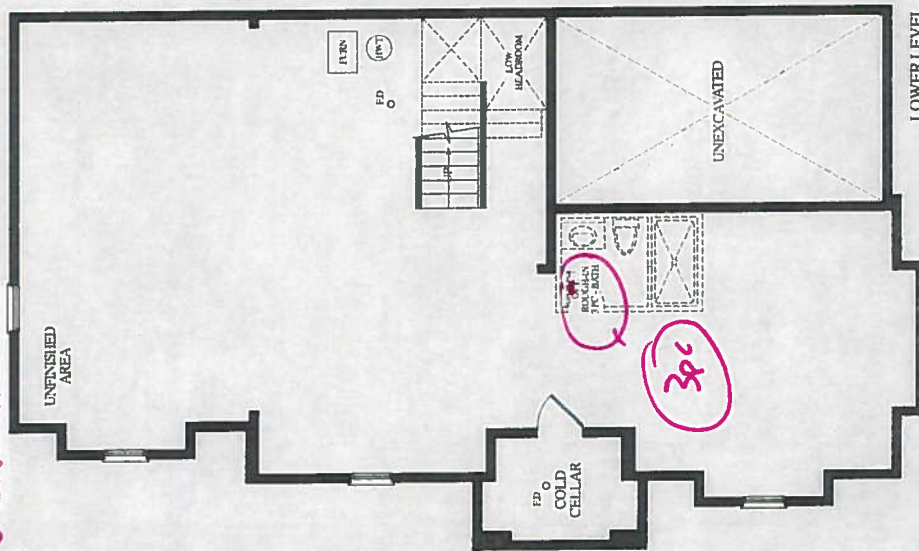
CONSTRUCTION LAYOUT

LOWER LEVEL
ELEV A

UPPER LEVEL
ELEVATION

RECEIVED
ELEV.A
SEP 6 '19

ROYALPINEHOMES.COM





CONSTRUCTION SUMMARY

Forestsides Estates Inc.

PURCHASERS: MICHELLE G SUNTAY and EUGENE AGANA QUILON

TEL: RES.: 416-838-8146

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7 Block 4	6	SYCAMORE-ELEV A	16-Sep-19	

Offer	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Workshee	Note:

Offer	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
Workshee	Note:

Offer	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.
Workshee	Note:



FONZIE'S
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MICHELLE G SUNTAY and EUGENE AGANA QUILON

TEL: RES.: 416-838-8146

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7 Block 4	6	SYCAMORE-ELEV A	16-Sep-19	

Date Added: 27-Sep-19 Invoice Number: 7304

1 - Standard Cable and Telephone Rough in (see SKetch)
Note:

1 - MAIN FLOOR- Install smooth ceilings on the main floor areas, where applicable
Note:

1 - ENSUITE 3/4- Install the optional interior door to the Ensuite 3/4, to be accessed from the Upper Hall (See Sketch)
Note:

1 - APPLIANCE PACKAGE- Install Builders standard Appliance Package To be installed throughout the home, where applicable (See Sketch)
Note:

1 - THERMOFOIL CABINET - The purchaser was advised and therefore accepts and acknowledges that by installing thermo foil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.
Note:

455 - MAIN FLOOR- Install a 3rd upgrade 24x24 porcelain floor tile throughout the main floor tiled areas, in lieu of the buildesr standard 13x13. To be installed on the Foyer, Powder Room, Lower Garage landing, Kitchen/Breakfast area
Note:

1 - KITCHEN- Do not install, supply or credit the purchaser with the builders standard kitchen backsplash
Note:

908 - SECOND FLOOR- Install Torelys Forest Laminate 7 1/2" "Okanogan", throughout the 2nd floor, in lieu of the builders standard carpet. To include the Upper Hall, Master Bedroom, Bedroom #2, #3, and #4
Note: **Does Not Include Landings**

13 - UPPER LANDINGS- Install 3 1/4" Red Oak "Pewter" Pearl Finish, in lieu of the builders standard laminate flooring. To be installed on Upper Applicable Landing (s)
Note:

1 - STAIRS- STAIN OAK STAIRCASE WITH IRON PICKETS To The Vintage Red Oak "Pewter"
Note:

1 - STAIRS- Install an UPGRADE 3 Railing,Pickets & Posts, throughout the stairacse,where applicable, to include:
Handrail: Oak #16
PICKET: MODERN SQ. ALT. PLAIN Black
POST: MODERN SQ.- 3 1/2" Oak
Note:

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 - MAIN & SECOND FLOOR- Install an upgraded TRIM Package, to inlcude 5 1/4" Baseboard and 3" Backbend, throughout the main & second floor , where applicable
Note:



FORENIE'S
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MICHELLE G SUNTAY and EUGENE AGANA QUILON

TEL: RES.: 416-838-8146

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7 Block 4	6	SYCAMORE-ELEV A	16-Sep-19

Date Added: 27-Sep-19

Invoice Number: 7304

111 - MASTER ENSUITE- Install a 3rd upgrade porcelain tile 12x24 Dream White , installed straight/stacked in the Master Ensuite floor, Tub skirt/ deck and tub splash. (See Sketch for tile location) Note:
115 - MASTER ENSUITE SHOWER STALL- Install a 3rd upgrade porcelain tile 12x24 Dream White , installed straight/stacked in the Master Ensuite Shower stall. To be installed Horizontal Note:
90 - ENSUITE 3/4- Install a 3rd upgrade porcelain tile 12x24 Dream White , installed straight/stacked in the Ensuite 3/4 (See Sketch for tile location) Note:
80 - ENSUITE 3/4- Install a 3rd upgrade porcelain tile 12x24 Dream White , installed straight/stacked in the Ensuite 3/4 Tub shower. To be installed Horizontal Note:
1 - KITCHEN ISLAND-- In addition to the builders standard ceiling light, Install an ADDITIONAL LIGHT WITH SWITCH centred above the island (See Sketch) Note:
1 - LIVING ROOM- Delete the builders standard switch operated plugs and install a builders standard ceiling light rough in, in the Living Room centred. **Please note** Switch (for lamps) to be located for the rough in ceiling light. Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE 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. PLUS A 10% HOLDBACK FEE. Note:
1 - BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:

This Document is Extremely Time Sensitive - Printed 31 Oct 19 at 13:30



Replace Previous

Dec 3, 2019

Lot 7 BLOCK 4

ForestSide PH6

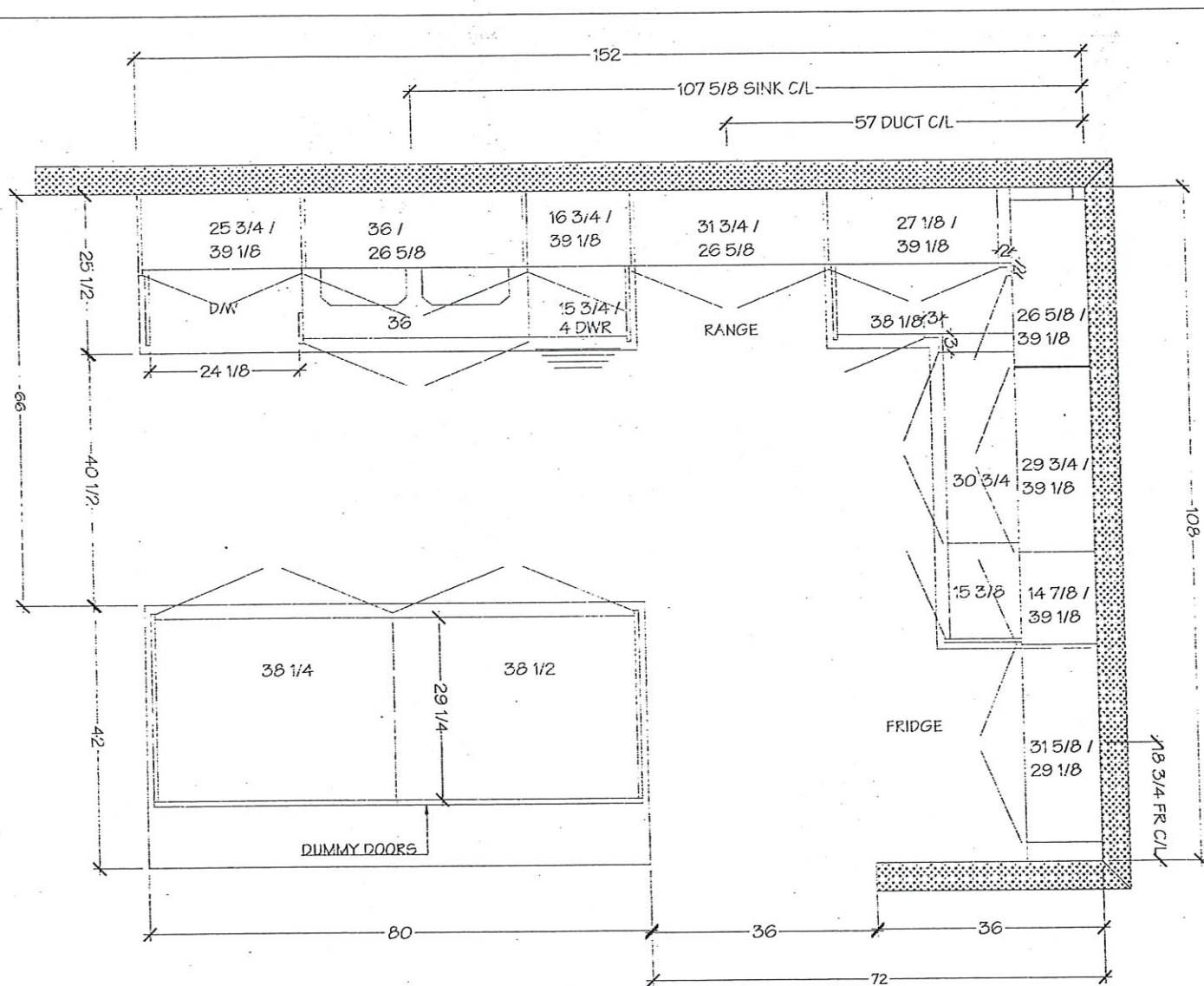


8111 Jane St. Unit 10
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Tel. (905) 669-7028
Fax. (905) 669-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT ROYAL PINE HOMES
PROJECT FORESTSIDE
ADDRESS RP-FSS-MASTER
MODEL SYCAMORE 2204 ELEV A+B - OPT SECOND FLOOR
CUSTOMER INFO

KITCHEN

DRAWN BY: DIDI
DATE: MAY 30/2019
REVISION: SEPTEMBER 10/2019
PAGE: 1 OF 4

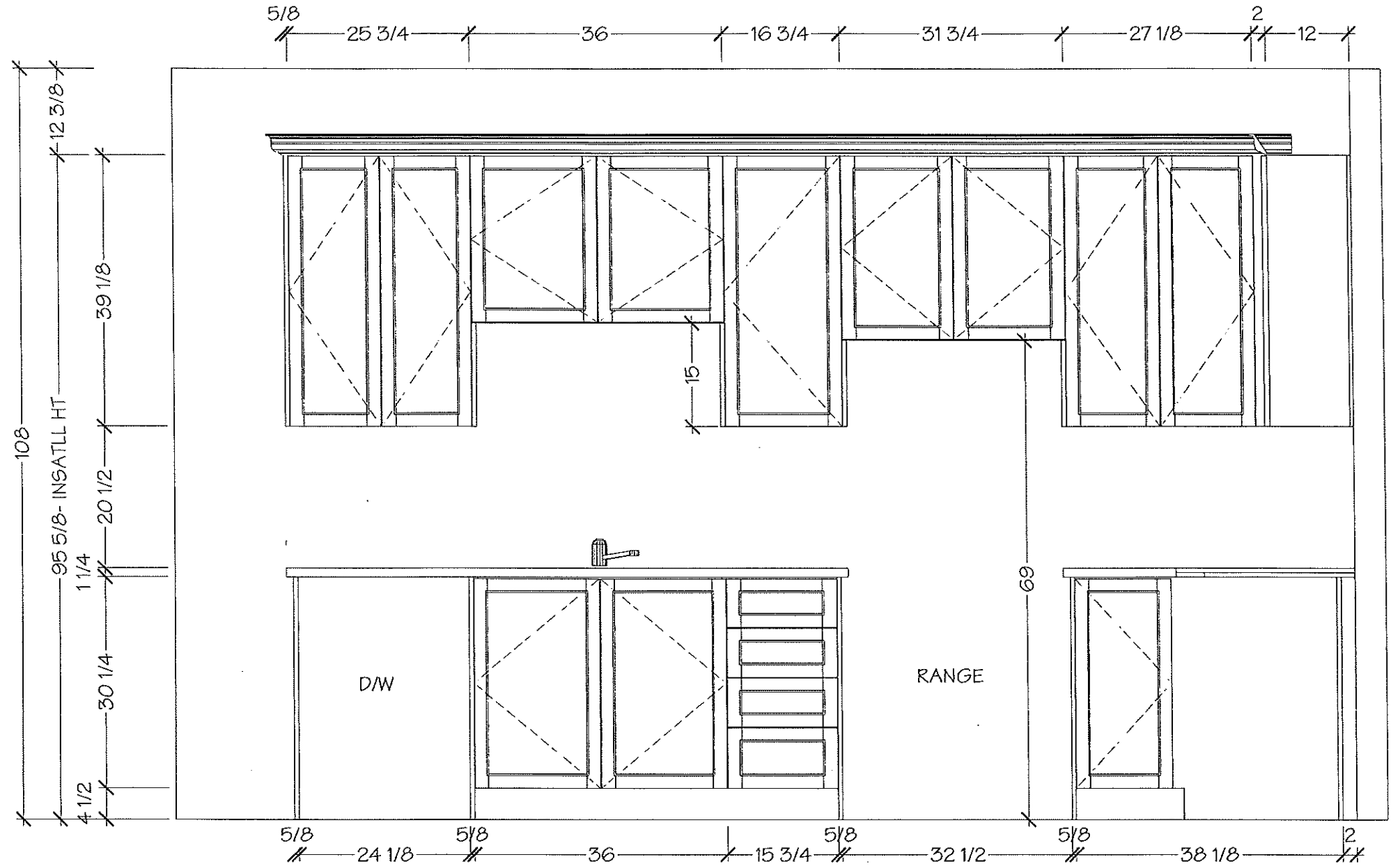


KITCHENS & FINE CABINETRY LTD

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS6-7
MODEL: SYCAMORE 22-04 ELEV A

Lot 7 Block 4

PAGE: 2 OF 6



Villa

KITCHENS & FINE CABINETS LTD

8111 Jane St. Unit 10
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email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS6-7

MODEL: SYCAMORE 22-04 ELEV A

KITCHEN

DOOR STYLE: NEW YORK

DOOR MATERIAL: THERMOFOIL

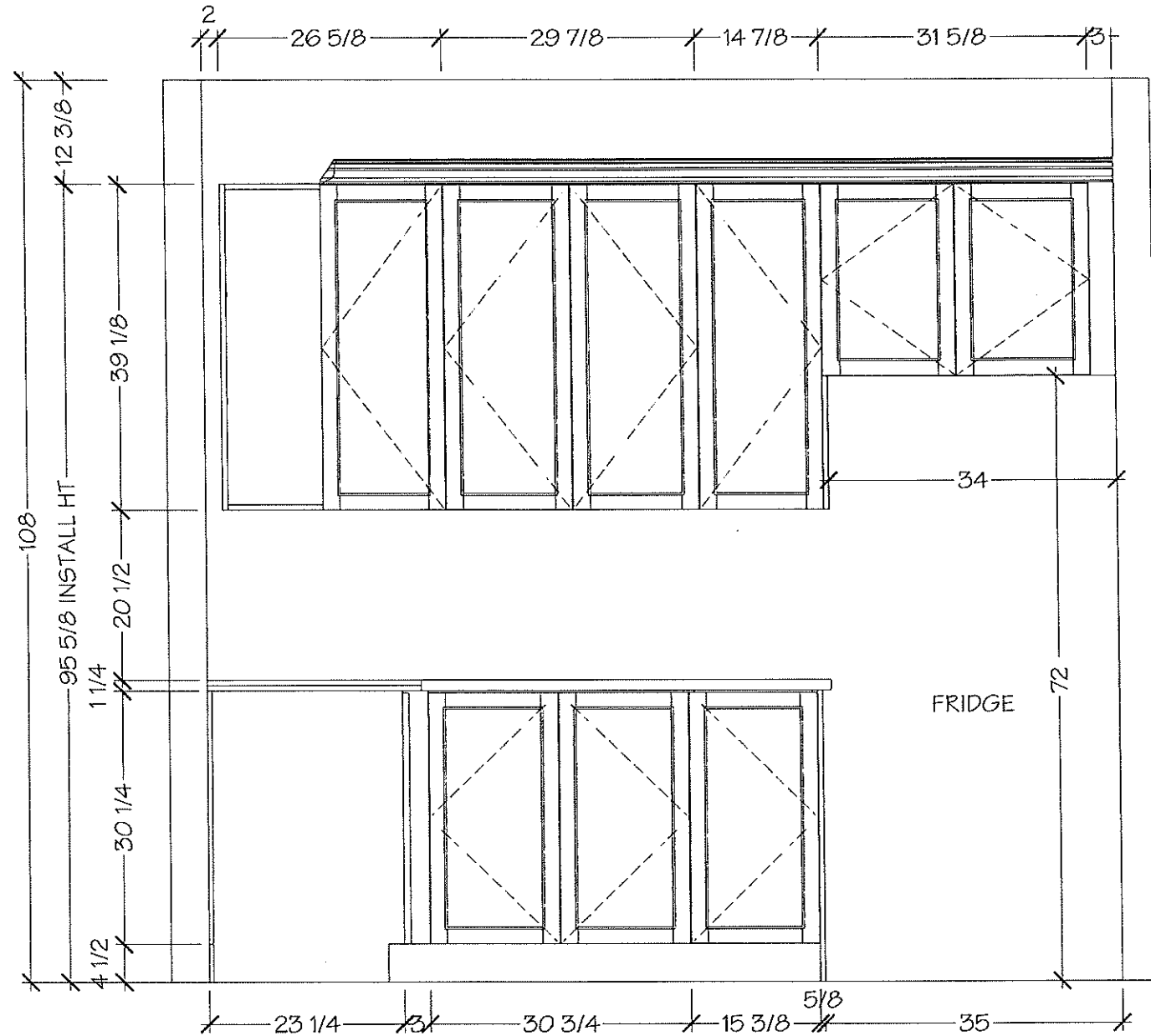
lot 7 Block 4

DRAWN BY: NEERAJ

DATE: 26 NOV,19

REVISION:

PAGE: 3 OF 6





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CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS6-7

MODEL: SYCAMORE 22-04 ELEV A

KITCHEN

DOOR STYLE: NEW YORK

DOOR MATERIAL: THERMOFOIL

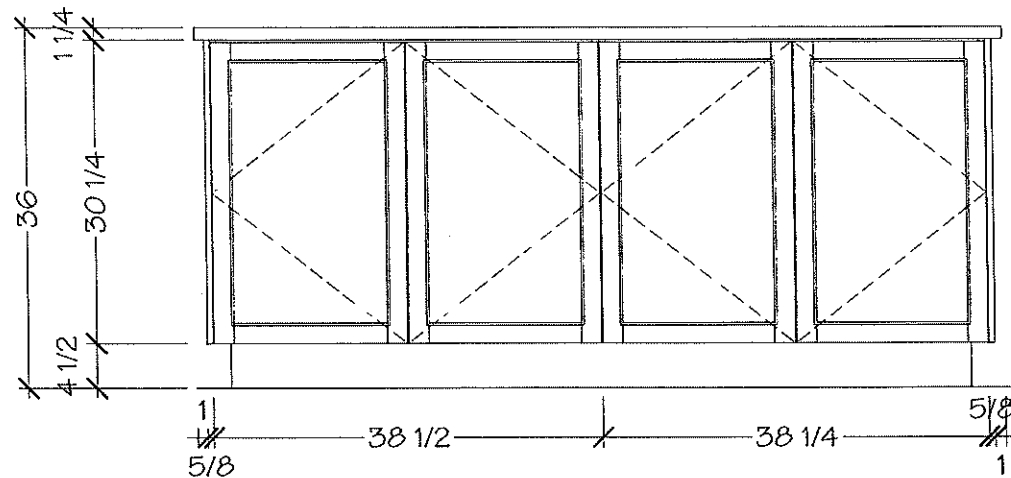
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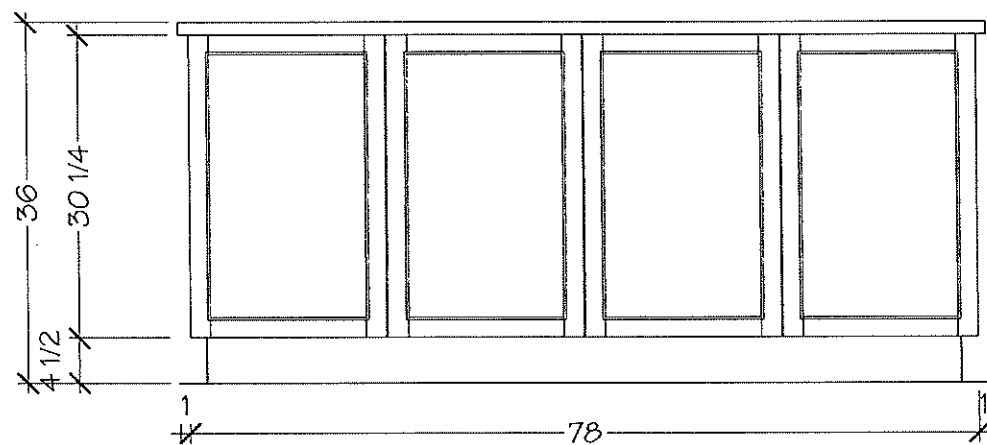
DATE: 26 NOV,19

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PAGE: 4 OF 6



FRONT ELEVATION



BACK ELEVATION



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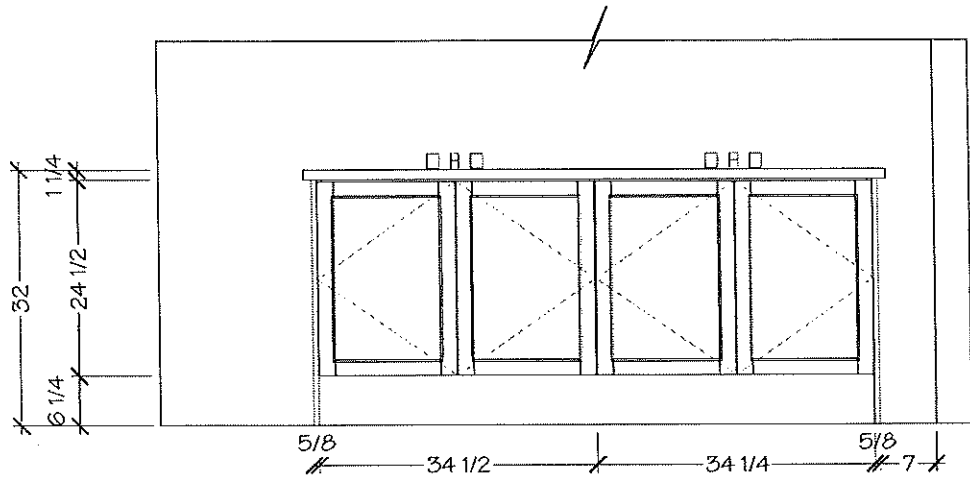
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PROJECT: FORESTSIDE
ADDRESS: RP-FS6-7
MODEL: SYCAMORE 22-04 ELEV A

MASTER ENSUITE

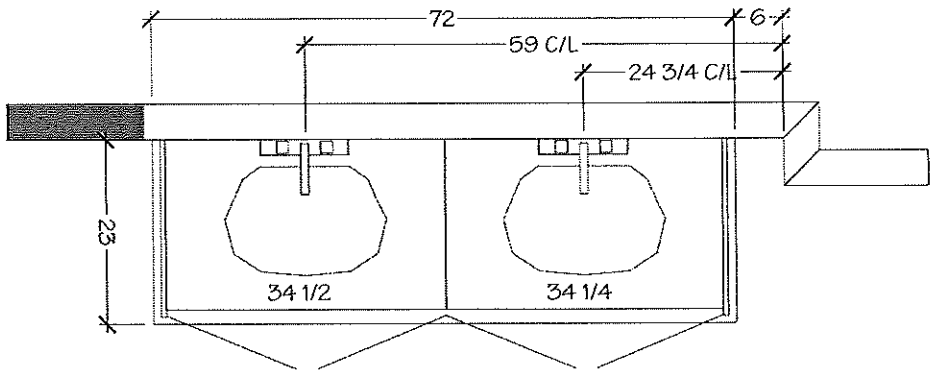
DOOR STYLE: NEW YORK
DOOR MATERIAL: THERMOFOIL

Lot 7 Block 4

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DATE: 26 NOV,19
REVISION:
PAGE: 5 OF 6



FRONT ELEVATION



MASTER ENSUITE

Villa

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CLIENT: ROYAL PINE HOMES

PROJECT: FORESTSIDE

ADDRESS: RP-FS6-7

MODEL: SYCAMORE 22-04 ELEV A

ENSUITE 3/4

DOOR STYLE: NEW YORK

DOOR MATERIAL: THERMOFOIL

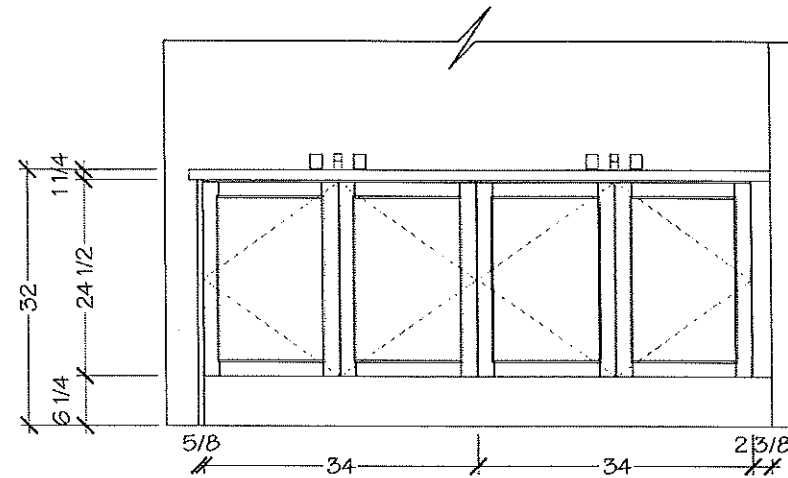
Lot 7 Block 4

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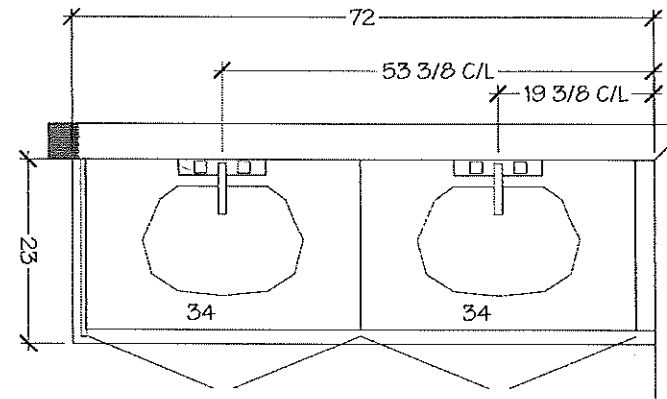
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PAGE: 6 OF 6



FRONT ELEVATION



ENSUITE 3/4 -PLAN