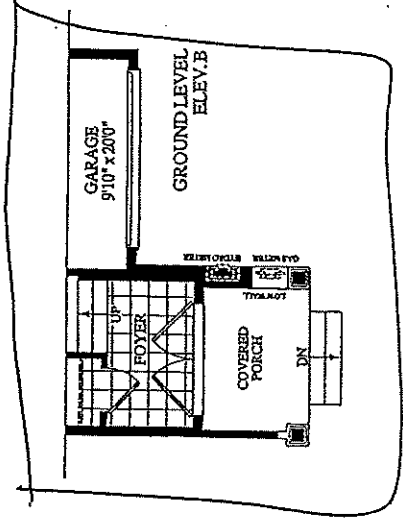
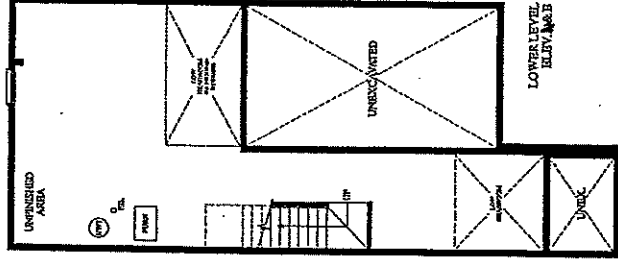
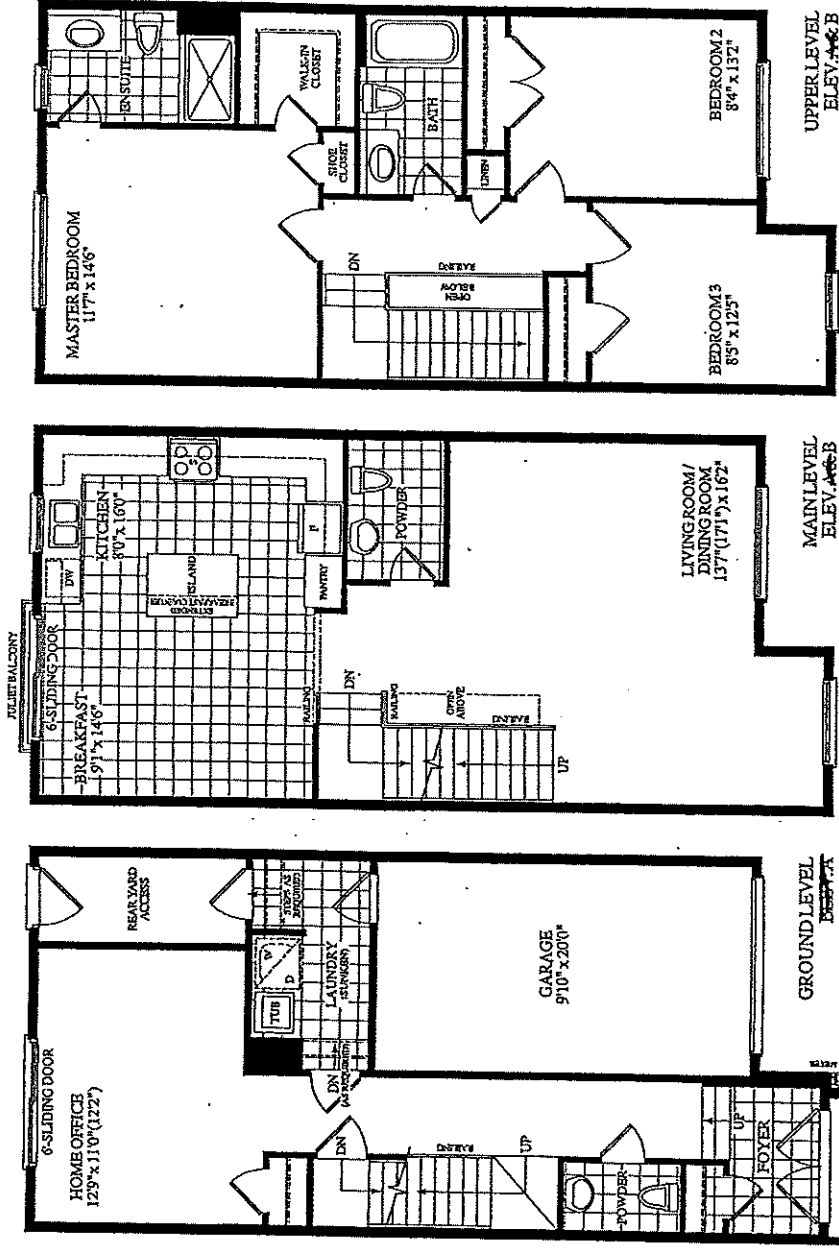


Original

18 TOWNHOMES

ANGELICA (18-01)

2035 SQ. FT.
(INCLUDES 12 SQ. FT. OF OPEN AREA)



8



ROYALPINEHOMES.COM

LOT 8, BLOCK 2, ELEV. B. G.A. M.A. F.A.

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

- BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
- BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES
- 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.



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MATIN ABINAH and AIDA AFRAKOMAH ABINAH // FARID ABINAH

TEL: RES.: 647-963-9411

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8 Block 2	6	ANGELICA-ELEV B	16-Oct-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:		



WINDOW
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MATIN ABINAH and AIDA AFRAKOMAH ABINAH // FARID ABINAH

TEL: RES.: 647-963-9411

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8 Block-2	6	ANGELICA-ELEV B	16-Oct-19

Date Added: 09-Dec-19 Invoice Number: 7364

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch) Note:
2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINTAGE RED OAK GRAPHITE, 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 #1A - To be installed throughout staircase, where applicable (x2 Flights) (See Sketch) To Include: HANDRAIL- 3" CDR PICKETS-Steel - SingleCollar/Alt.Plain - Black POST - Type 900 3 1/2" Note:
142 - GROUND FLOOR FLOORING - TILES - UPGRADE #2 - PORCELAIN TILES - 20x20 PARK GRIS - To be installed throughout ground floor areas, where applicable. To Include: Foyer, Laundry Room and Powder Room #1 (To be Installed Straight) (See Sketch) Note: Includes Larger Size
330 - MAIN FLOOR FLOORING - TILES - UPGRADE #2 - PORCELAIN TILES - 20x20 PARK GRIS - To be installed throughout main floor areas, where applicable. To Include: Kitchen/Breakfast and Powder Room #2 (To be Installed Straight) (See Sketch) Note: Includes Larger Size
1 - KITCHEN - CABINETRY - Install EXTENDED HEIGHT Upper Cabinetry (Approx 42" Uppers) with Large Crown Moulding, PAN and Fascia. To Extend Up to Touch the Ceiling, where applicable. (See Sketch) Note: Priced as per Villa Kitchens
1 - KITCHEN - CABINETRY - 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 - DISCLAIMER - THERMOFOIL: KITCHEN - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, Note: they may result in the cabinet peeling due to the vapor and moisture of the stove and dishwasher.
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 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway White Backsplash Tile in Standard STRAIGHT / STACKED 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 house, where applicable. (See Sketch) Note:



W, NDA
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MATIN ABINAH and AIDA AFRAKOMAH ABINAH // FARID ABINAH

TEL: RES.: 647-963-9411

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8 Block 2	6	ANGELICA-ELEV B	16-Oct-19

Date Added: 09-Dec-19 Invoice Number: 7364

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 December 9, 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:

This Document is Extremely Time Sensitive - Printed 17 Dec 19 at 15:03



* INTERIOR COLOUR SCHEME *

REVISED Feb 11/20

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MARTIN ABINAH & AIDA AFRAKOMAH ABINAH // FARID ABINAH	Melissa Di Marino	ANGELICA-ELEV B	(647) 963-9411 /	Forestside Estates Inc.	16/10/2019	8 Block 2

Page 1 of 3

	Flooring	Wall Tile				Plumbing	
	<u>Description</u>	<u>Main</u>	<u>Accent/Insert</u>	<u>Border / Listello</u>	<u>Pattern</u>		
Master Ensuite	13x13 SEAL GREY (STD)	8x10 GOLF GRIGIO (STD)	NONE	NONE	NONE	WHITE	
Main Bathroom	13x13 SEAL GREY (STD)	8x10 GOLF GRIGIO (STD)	NONE	NONE	NONE	WHITE	
Powder Room #1	20x20 PARK GRIS (STRAIGHT) (UPG)	N/A	N/A	N/A	NONE	WHITE	
Powder Room #2	20x20 PARK GRIS (STRAIGHT) (UPG)	N/A	N/A	N/A	NONE	WHITE	
Kitchen/Breakfast	20x20 PARK GRIS (STRAIGHT) (UPG)	8x6 SUBWAY WHITE (Stacked) (STD)	NONE	NONE	NONE	STD	
Laundry	20x20 PARK GRIS (STRAIGHT) (UPG)	N/A	N/A	N/A	NONE	STD	
Foyer	20x20 PARK GRIS (STRAIGHT) (UPG)	Railings and Stairs				Cornice Moulding / Medallion	
Main Hall	7 1/2" TORLEYSFOREST - ACADIAN 9742P(STD)	Railings	UPG - 3" CDR - Vintage RedOak Graphite	Landing - Upper	7 1/2" ACADIAN 9742P (STD)	Foyer	NO
Home Office	7 1/2" TORLEYSFOREST - ACADIAN 9742P(STD)	Pickets	UPG - Steel Single Collar/Alt. Plain - Black	Landing - Lower	7 1/2" ACADIAN 9742P (STD)	Living Room	NO
Living Room	7 1/2" TORLEYSFOREST - ACADIAN 9742P(STD)	Posts	Plain Square 3 1/2" Vint. Oak Graphite UPG	Ledge - Upper	N/A	Dining Room	NO
Dining Room	7 1/2" TORLEYSFOREST - ACADIAN 9742P(STD)	Stringers	UPG - VINTAGE RED OAK GRAPHITE	Ledge - Lower	N/A	Family Room	NO
		Treads	UPG - VINTAGE RED OAK GRAPHITE			Main Hall	NO
		Risers	UPG - VINTAGE RED OAK GRAPHITE			Kitchen	NO
		Runner	N/A			2nd Floor Hall	NO
Upper Hall	MOHAWK - OPENING NIGHT - T03 (STD)	Trim					
		Baseboard & Casing	STANDARD	Knobs	STANDARD		
		Front Door Glass	STANDARD	Hinges	STANDARD		
		Interior Doors	STANDARD - CARRARA	Grip Set	STANDARD		
Master Bedroom	MOHAWK - OPENING NIGHT - T03 (STD)	Notes					
Bedroom 2	MOHAWK - OPENING NIGHT - T03 (STD)	KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124					
Bedroom 3	MOHAWK - OPENING NIGHT - T03 (STD)	KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome					
Rear Yard Access	STANDARD						

Page 1 of 3



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
ATIN ABINAH & AIDA AFRAKOMAH ABINAH // FARID ABINAH	Melissa Di Marino	ANGELICA-ELEV B	(647) 963-9411 /	Forestside Estates Inc.	16/10/2019	8 Block 2

Interior Paint
Description
Master Ensuite
COOL WHITE
Main Bathroom
COOL WHITE
Powder Room #1
COOL WHITE
Powder Room #2
COOL WHITE
Kitchen/Breakfast
COOL WHITE
Laundry
COOL WHITE
Foyer
COOL WHITE
Main Hall
COOL WHITE
Home Office
COOL WHITE
Family Room
COOL WHITE
Living Room
COOL WHITE
Dining Room
COOL WHITE
Upper Hall
COOL WHITE
Master Bedroom
COOL WHITE
Bedroom 2
COOL WHITE
Bedroom 3
COOL WHITE
Rear Yard Access
COOL WHITE

Cabinet			
<u>Style</u>	<u>Countertop</u>	<u>Counter Edge</u>	<u>Handle / Knob</u>
EURO - MELAMINE - LICORICE WF-392 (STD)	P-394-CA ARCTIC SNOW	STD	41296-140
EURO - MELAMINE - LICORICE WF-392 (STD)	P-394-CA ARCTIC SNOW	STD	41296-140
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
NY THERMOFOIL - WHITE (STD)	P-394-CA ARCTIC SNOW	STD	41296-140
N/A	N/A	N/A	N/A

Appliance Opening/Dimension

Fridge Size Range ☒ Std 31in Opening

Built-Ins Microwave

Hood Fan ☒ Std 30in Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet ☒ Std 24in Opening

Fireplace

Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

☒ KITCHEN - INSTALL STANDARD APPLIANCE PACKAGE, TO BE INSTALLED THROUGHOUT HOUSE WHERE APPLICABLE

☒ KITCHEN - INSTALL BUILDERS STANDARD WHITE EXHAUST FAN

☒ KITCHEN - ACCOMMODATE FRIDGE OPENING FOR FUTRE 36" WIDE FRIDGE

Villa

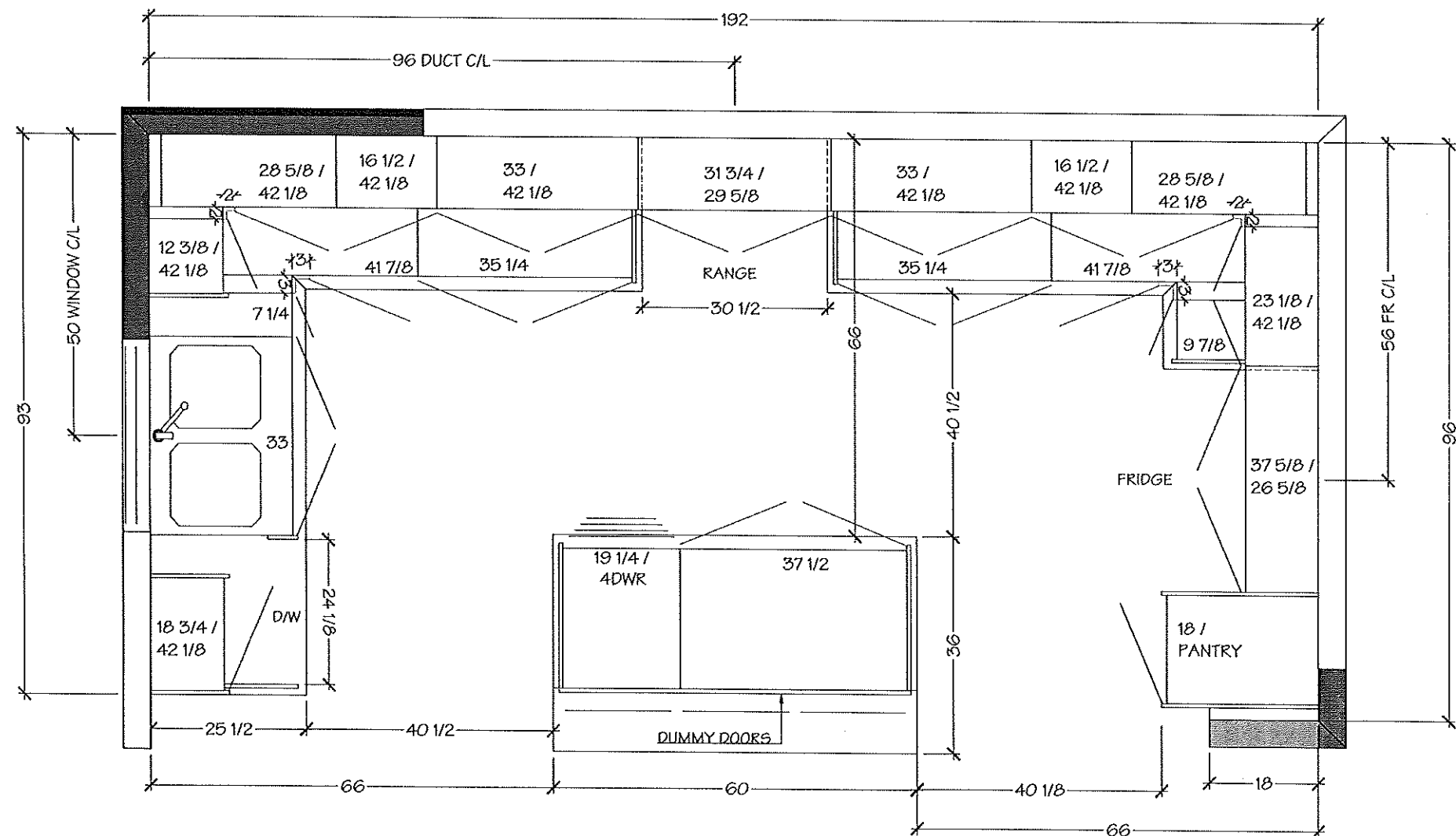
KITCHENS & FINE CABINETRY LTD

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-FS6-8-BLK-2
MODEL: ANGELICA 1801 ELEV A + B

KITCHEN

EXTRAS:
1. 36" FRIDGE
2. 42" EXTENDED UPpers
3. LARGE CROWN, PAN & FASCIA TO CEILING



December 10, 2019



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401 81 DICK FORESTSIDE

Villa

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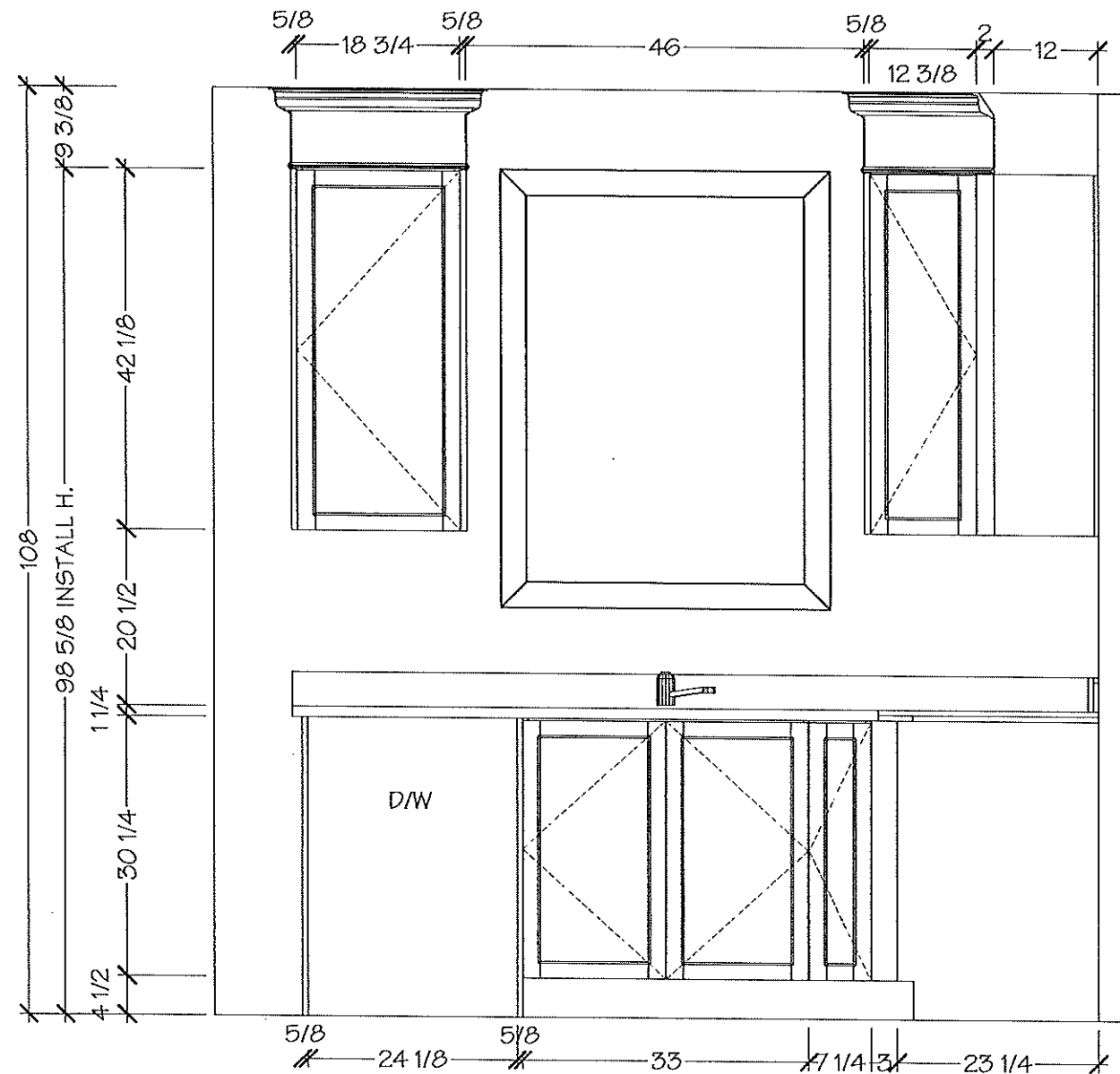


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KOL 01 BLK2 FORESTSIDE

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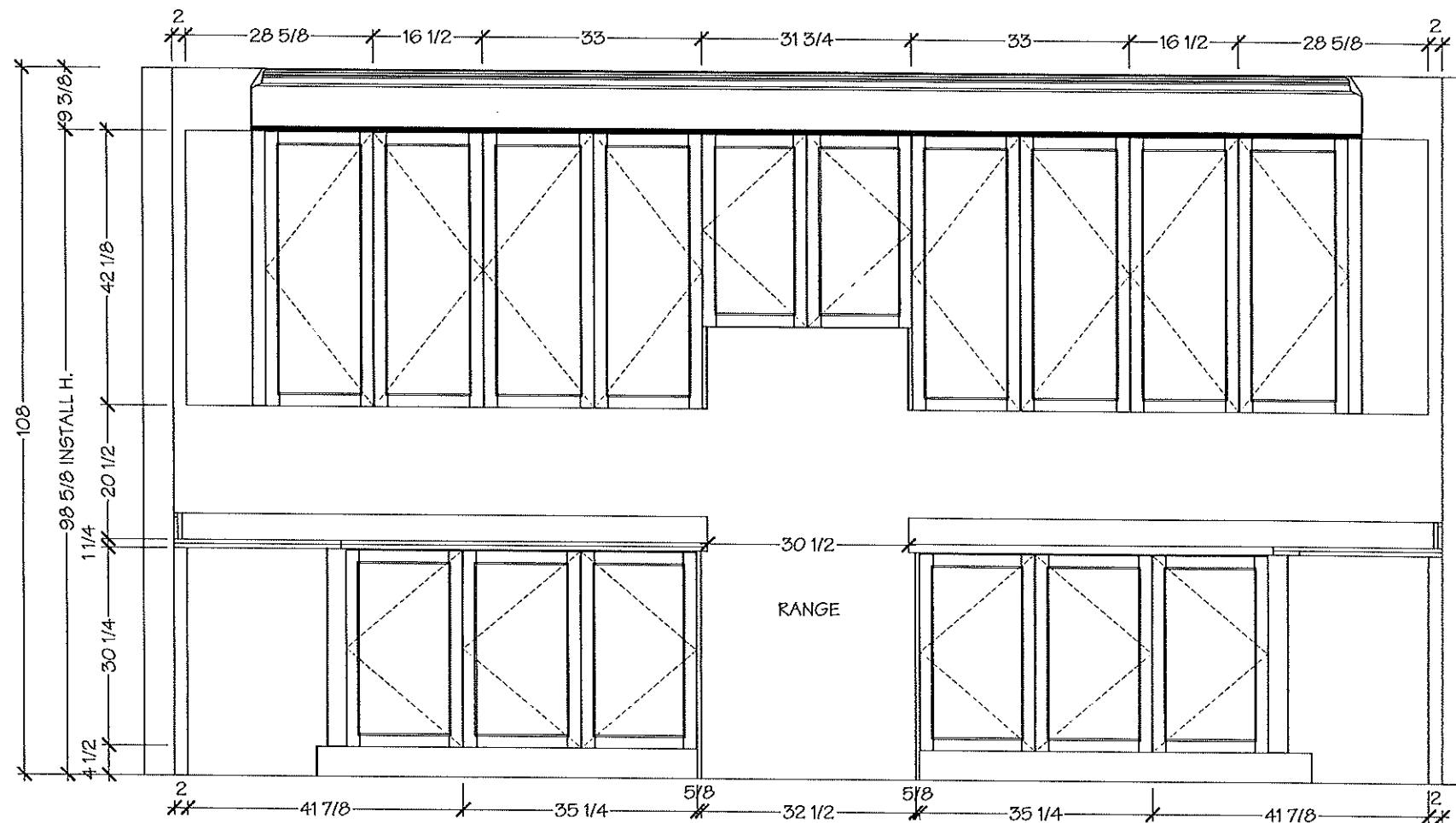
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MODEL: ANGELICA 1801 ELEV A + B

KITCHEN

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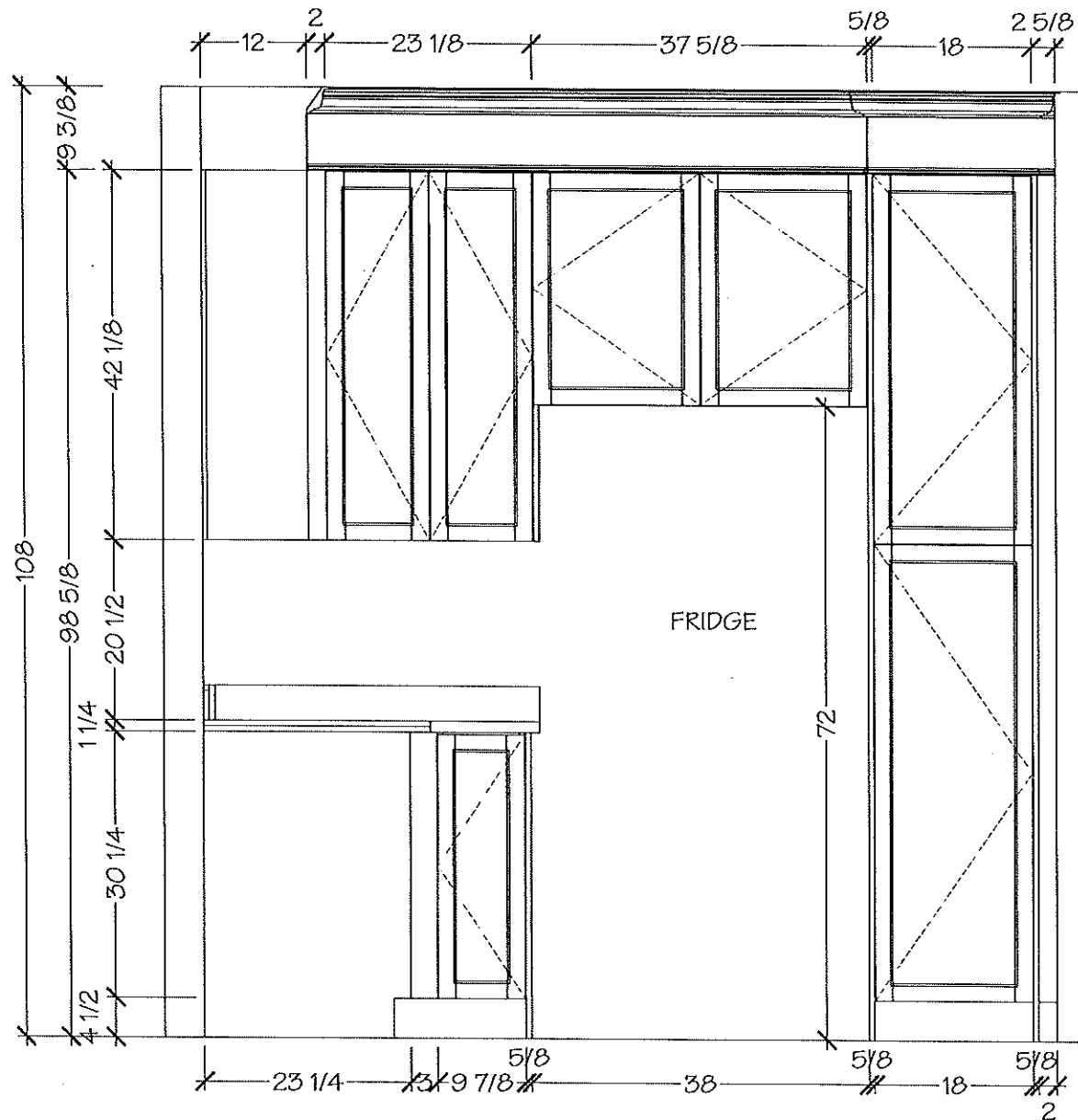


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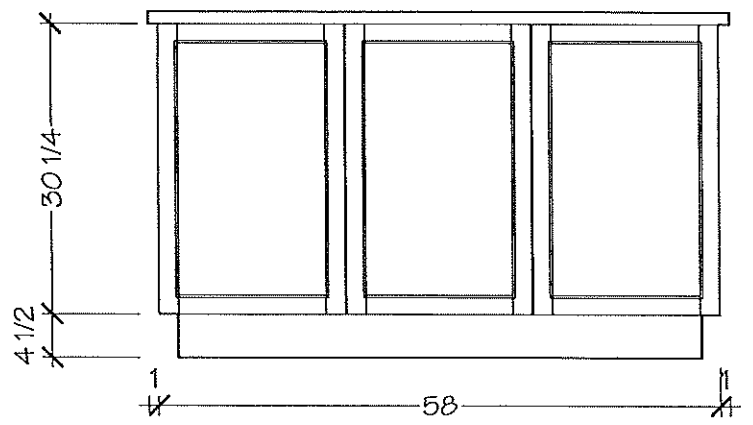
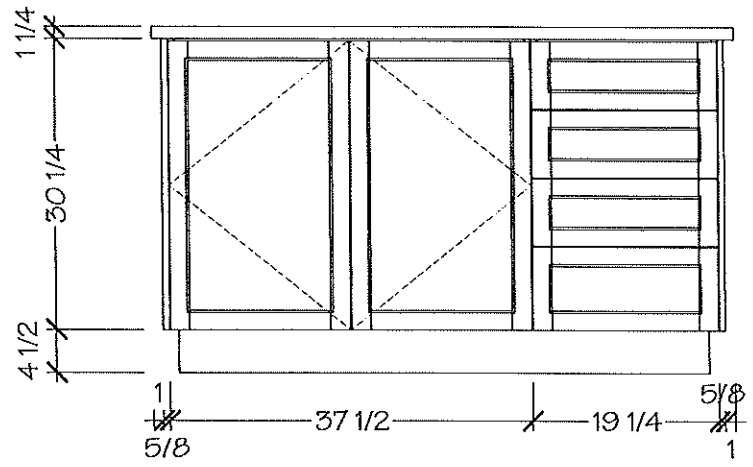
KITCHEN

- EXTRAS:
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 - 3. LARGE CROWN, PAN & FASCIA TO CEILING

December 10, 2019



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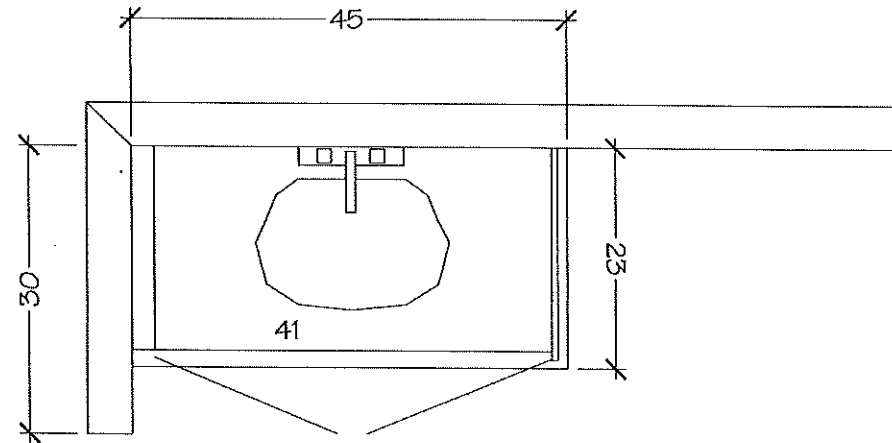
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MASTER

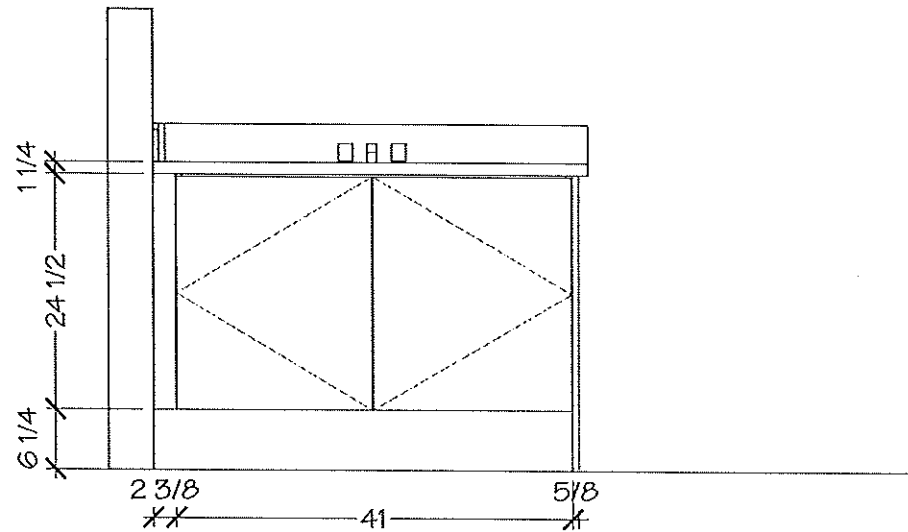
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MASTER ENSUITE



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CLIENT: ROYAL PINE HOMES

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ADDRESS: RP-FS8-8-BLK-2

MODEL: ANGELICA 1801 ELEV A + B

MAIN

December 10, 2019

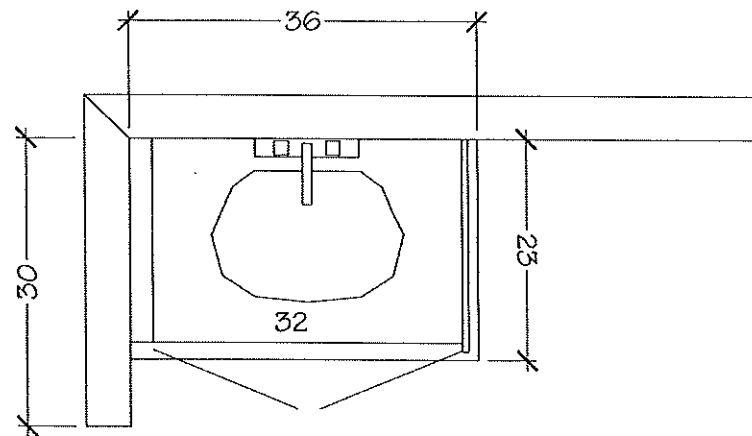


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MAIN BATH

