

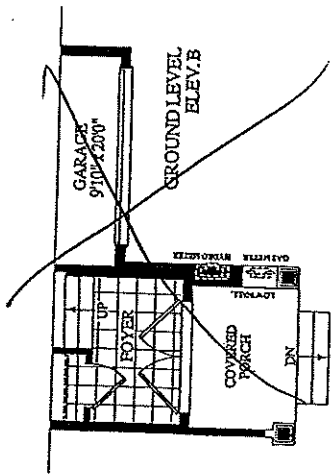
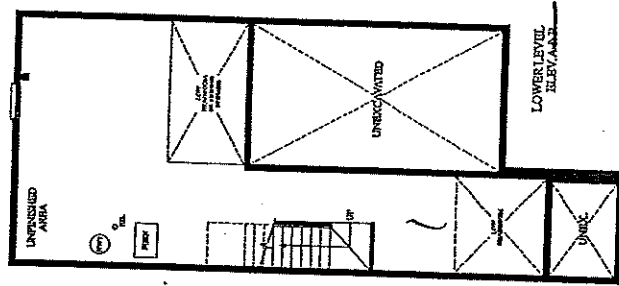
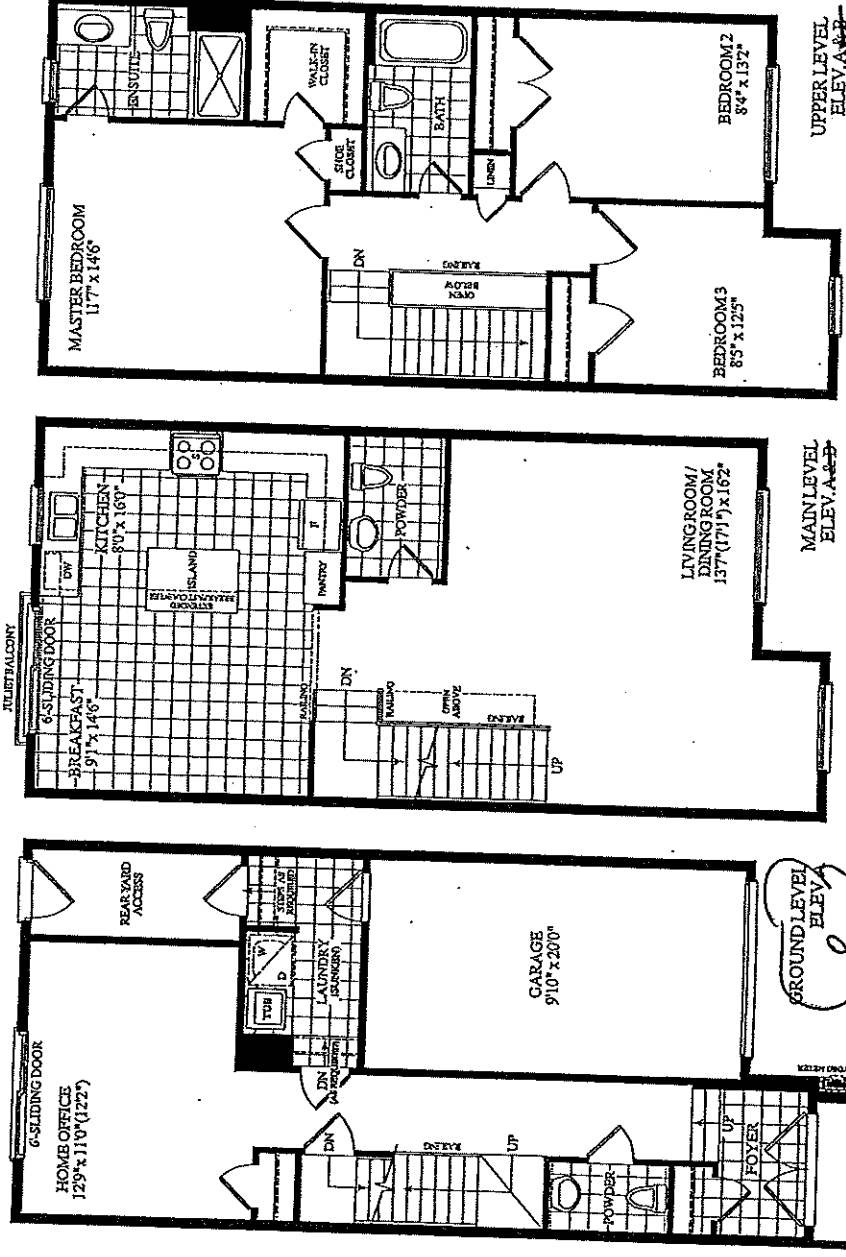
Original



ANGELICA ElevaTM

(18-01)

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





ROYALPINEHOMES.COM

LOT 33, BUK 6 ELW.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.

18' TOWNHOMES

BLK. 6 LOT 33 EL.A

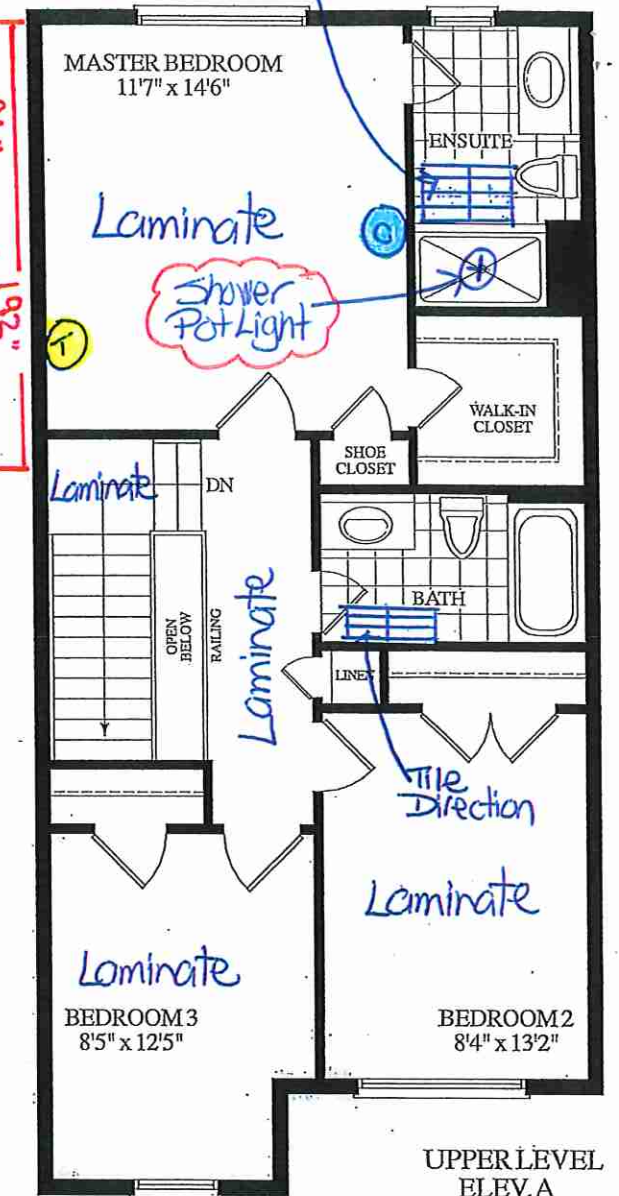
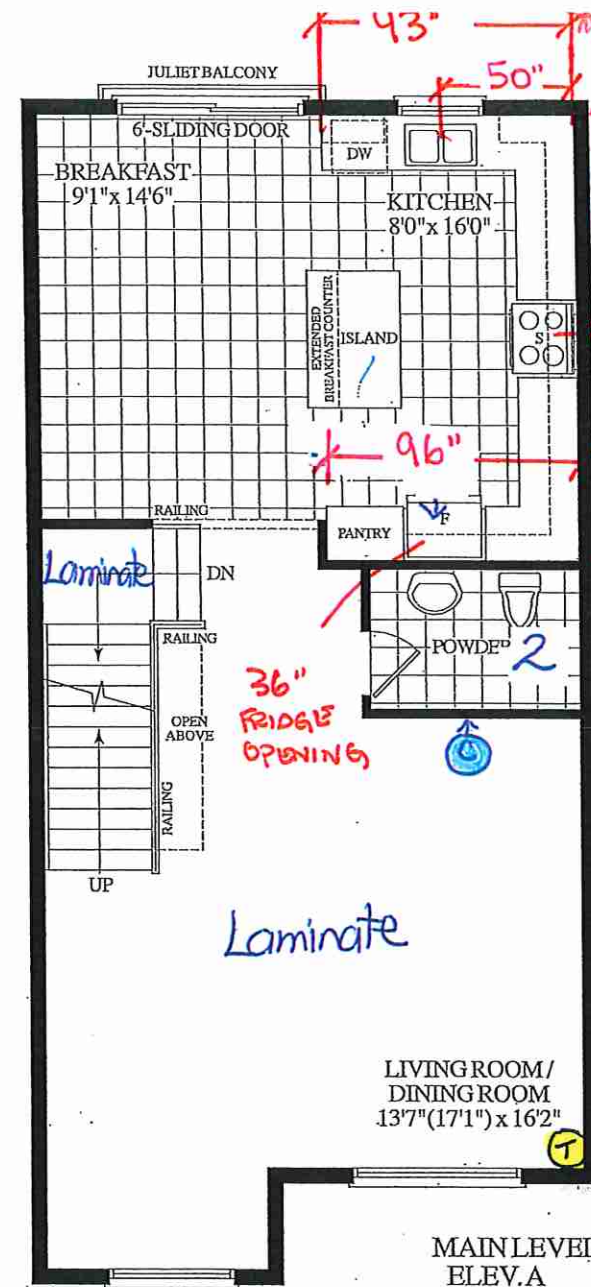
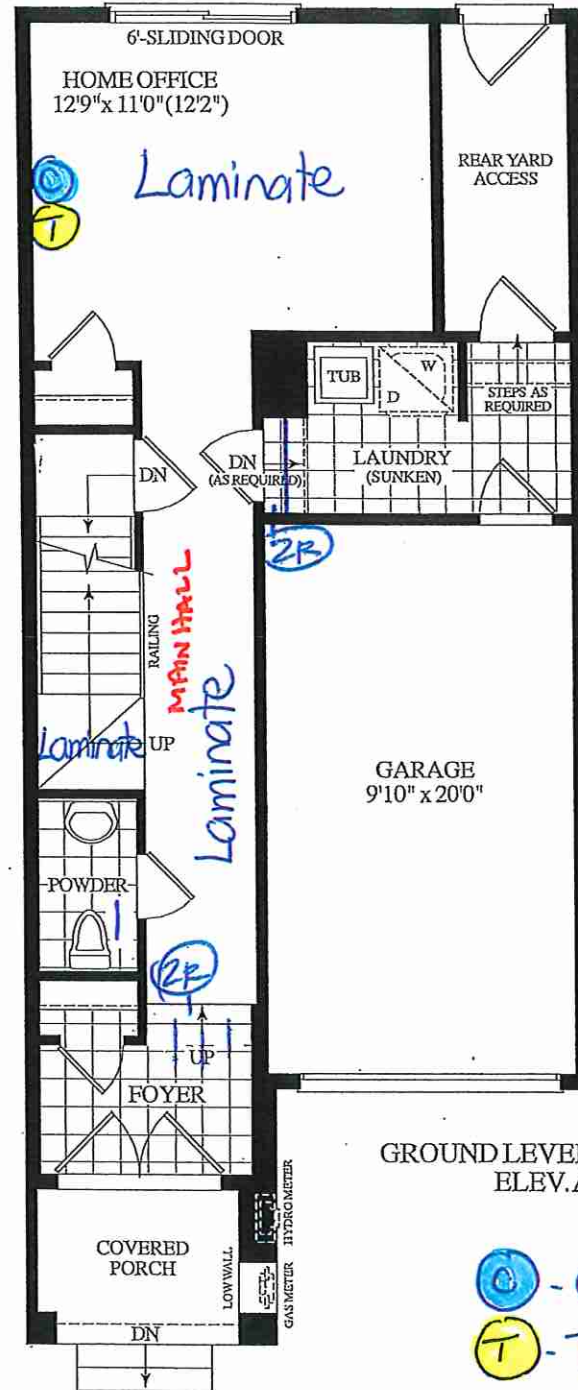
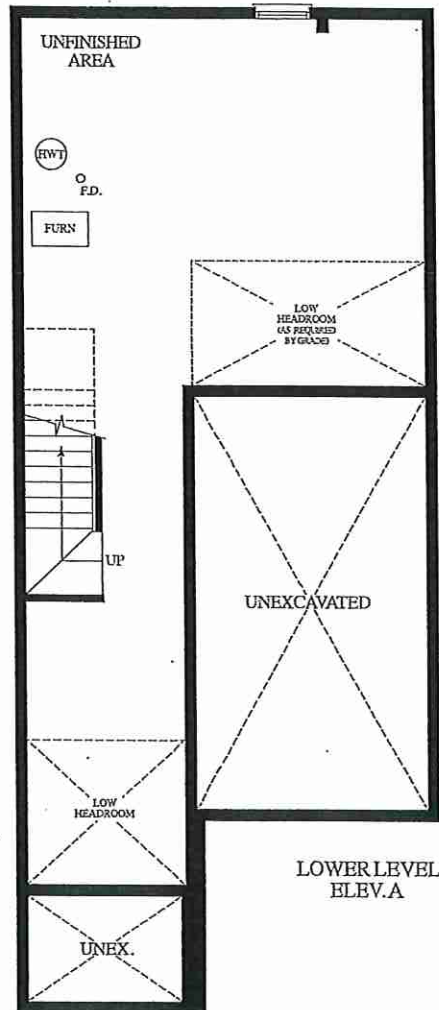
ANGELICA

(18-01)

2035 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

STANDARD FLOOR LEVELS



- ⊙ - cable (x3)
- Ⓣ - Telephone (x3)

November 27, 2019



RECEIVED
SEP 6 '19





PURCHASER'S EXTRAS (PE)
The Manors Of Claireville - Forestside Estates Inc.

PURCHASER: POONAM SURI

TEL: RES.: 416-666-4897

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	Addition to Purchase Price
33 Block 6	6	ANGELICA-ELEV A		
Item	QTY	Description		
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Separate Switch. To be installed at master ensuite shower stall. (See Sketch) Note:		
2		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:		



Sub Total
HST
Total

This is a request to price the above extras/upgrades in accordance with the following terms and conditions:

- 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 FORESTSIDE ESTATES 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	Detail
Amendment		
Total Payment:		

Bonus Package From Agreement of Purchase and Sale dated February 23, 2019

Bonus Total	
PE# 7,365 - November 27, 2019	
Remaining Balance	

PURCHASER:

POONAM SURI

14-Jan-20
DATE

CONSULTANT:

Melissa Di Marino

VENDOR:

PER: Forestside Estates Inc.

☐ Decor

☐ Builder

☐ Purchaser

Printed: 14-Jan-20 at 11:11 am



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: POONAM SURI

TEL: RES.: 416-666-4897

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33 Block 6	6	ANGELICA-ELEV A	29-Oct-19
Offer Yorkshee	BONUS PACKAGE -PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:		
Offer Yorkshee	BONUS PACKAGE OF 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER AS PER VENDORS SAMPLES Note:		
Offer Yorkshee	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:		



CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: POONAM SURI

TEL: RES.: 416-666-4897

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33 Block 6	6	ANGELJCA-ELEV A	29-Oct-19

ate Added: 27-Nov-19 Invoice Number: 7365

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-Type900 3 1/2"

Note:

S22 - UPPER LEVEL FLOORING - LAMINATE - Install Laminate Flooring - 7 1/2" TORLEYS FOREST - ACADIAN 9743-P - To be installed throughout upper level, where applicable. To Include: Upper Hall, Master Bedroom, Bedroom #2 and Bedroom #3 (See Sketch)
Note: In Lieu of Builders Standard Broadloom

142 - GROUND FLOOR FLOORING - TILES - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout ground floor areas, where applicable. To Include: Foyer, Powder Room #1 and Laundry Room (To be Installed Straight) (See Sketch)
Note: Includes Larger Size

330 - MAIN FLOOR FLOORING - TILES - UPGRADE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout main floor areas, where applicable. To Include: Kitchen/Breakfast Area and Powder Room #2 (To be Installed Straight) (See Sketch)
Note: Includes Larger Size

45 - MASTER ENSUITE FLOORING - TILES - UPGRADE #3 - PORCELAIN TILES - 12x24 BEDROCK CHARCOAL - To be installed throughout master ensuite floor, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note: Includes Rectified

38 - MAIN BATH FLOORING - TILES - UPGRADE #1 - PORCELAIN TILES - 12x24 H-STONE MEDIUM GREY - To be installed throughout main bath floor, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note: Includes Larger Size

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 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout house, where applicable (See Sketch)
Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway White Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable. (does not include behind the fridge or stove) (See Sketch)
Note:



Forestside Estates Inc.

TEL: RES.: 416-666-4897

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
33 Block 6	6	ANGELICA-ELEV A	29-Oct-19

Invoice Number: 7365

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 - CLARIFICATION;

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 27, 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:

taConstructionSummarySQL.rpt 23nov10



* INTERIOR COLOUR SCHEME *

*** REVISED Feb 11/20 ***

Purchaser POONAM SURI	Decor Consultant Melissa Di Marino	Model and Elevation ANGELICA-ELEV A	Telephone Res. / Bus (416) 666-4897 /	Project Forestside Estates Inc.	Closing Date 29/10/2019	Property 33 Block 6
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Page 1 of 3

	Flooring	Wall Tile	Plumbing
Master Ensuite	Description 12x24 BEDROCK CHARCOAL (Straight) (UPG)	Main 8x10 BBLUX WHITE (STD)	Accent/Insert NONE
Main Bathroom	12x24 H-STONE MEDIUM GREY (Straight) (UPG)	8x10 BBLUX WHITE (STD)	Border / Listello NONE
Powder Room #1	20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A	Pattern NONE
Powder Room #2	20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A	NONE
Kitchen/Breakfast	20x20 PULPIS GRIS (STRAIGHT) (UPG)	3x6 SUBWAY WHITE (BrickPattern) (Upg)	NONE
Laundry	20x20 PULPIS GRIS (STRAIGHT) (UPG)	N/A	NONE
Foyer	20x20 PULPIS GRIS (STRAIGHT) (UPG)		NONE
Main Hall	7 1/2" TORLEYSFOREST-ACADIAN 9743P (STD)		NONE
Home Office	7 1/2" TORLEYSFOREST-ACADIAN 9743P (STD)		NONE
Living Room	7 1/2" TORLEYSFOREST-ACADIAN 9743P (STD)		NONE
Dining Room	7 1/2" TORLEYSFOREST-ACADIAN 9743P (STD)		NONE
Upper Hall	7 1/2" TORLEYSFOREST-ACADIAN 9743P (UPG)		NONE
Master Bedroom	7 1/2" TORLEYSFOREST-ACADIAN 9743P (UPG)		NONE
Bedroom 2	7 1/2" TORLEYSFOREST-ACADIAN 9743P (UPG)		NONE
Bedroom 3	7 1/2" TORLEYSFOREST-ACADIAN 9743P (UPG)		NONE
Rear Yard Access	STANDARD		NONE

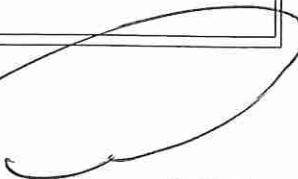
Railings and Stairs	Cornice Moulding / Medalion
Railings UPG - 3" CDR Vintage RedOak Graphite	Foyer NO
Pickets UPG - Steel SingleCollar/Alt.Plain - Black	Living Room NO
Posts Plain Square 3 1/2" Vint.Oak Graphite - UPG	Dining Room NO
Stringers UPG - VINTAGE RED OAK GRAPHITE	Family Room NO
Treads UPG - VINTAGE RED OAK GRAPHITE	Main Hall NO
Risers UPG - VINTAGE RED OAK GRAPHITE	Kitchen NO
Runner NO	2nd Floor Hall NO
Trim	
Baseboard & Casing STANDARD	
Front Door Glass STANDARD	
Interior Doors STANDARD - CARRARA	
Knobs STANDARD	
Hinges STANDARD	
Grip Set STANDARD	

Notes
KITCHEN - KITCHEN SINK - Install the Builders Standard Top Mount Sink in the kitchen - BLANCO HORIZON 2.0 (8") Top mount Sink- Model # 401124
KITCHEN - KITCHEN FAUCET - Install the Builders Standard Faucet in the kitchen - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Chrome

Page 1 of 3

Consultant: 
Melissa Di Marino

Purchaser: 
POONAM SURI

Vendor: 
Forestside Estates Inc.
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* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
POONAM SURI	Melissa Di Marino	ANGELICA-ELEV A	(416) 666-4897 /	Forestside Estates Inc.	29/10/2019	33 Block 6

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	COOL WHITE	EURO - MELAMINE - ARCTIC WF-394 (STD)	3518-58 FLINT CRYSTAL	STD	10734-908
Main Bathroom	COOL WHITE	NY THERMOFOIL - WHITE (STD)	P-394-CA ARCTIC SNOW	STD	9041-140
Powder Room #1	COOL WHITE	N/A	N/A	N/A	N/A
Powder Room #2	COOL WHITE	N/A	N/A	N/A	N/A
Kitchen/Breakfast	COOL WHITE	NY THERMOFOIL - VERMONT (STD)	P-394-CA ARCTIC SNOW	STD	4443-140
Laundry	COOL WHITE	N/A	N/A	N/A	N/A
Foyer	COOL WHITE				
Main Hall	COOL WHITE				
Home Office	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				
Basement Landing	COOL WHITE				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

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

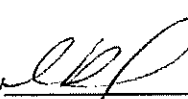
Notes

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

✓ **KITCHEN - INSTALL BUILDERS STANDARD WHITE EXHAUST FAN

✓ **KITCHEN - ACCOMMODATE FRIDGE OPENING FOR FUTURE 36" WIDE FRIDGE

Page 2 of 3

Decor Consultant: 
Melissa Di Marino

Purchaser: 
POONAM SURI

Vendor: 
Forestside Estates Inc.

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Lot 331 BLK 6 Forestside

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

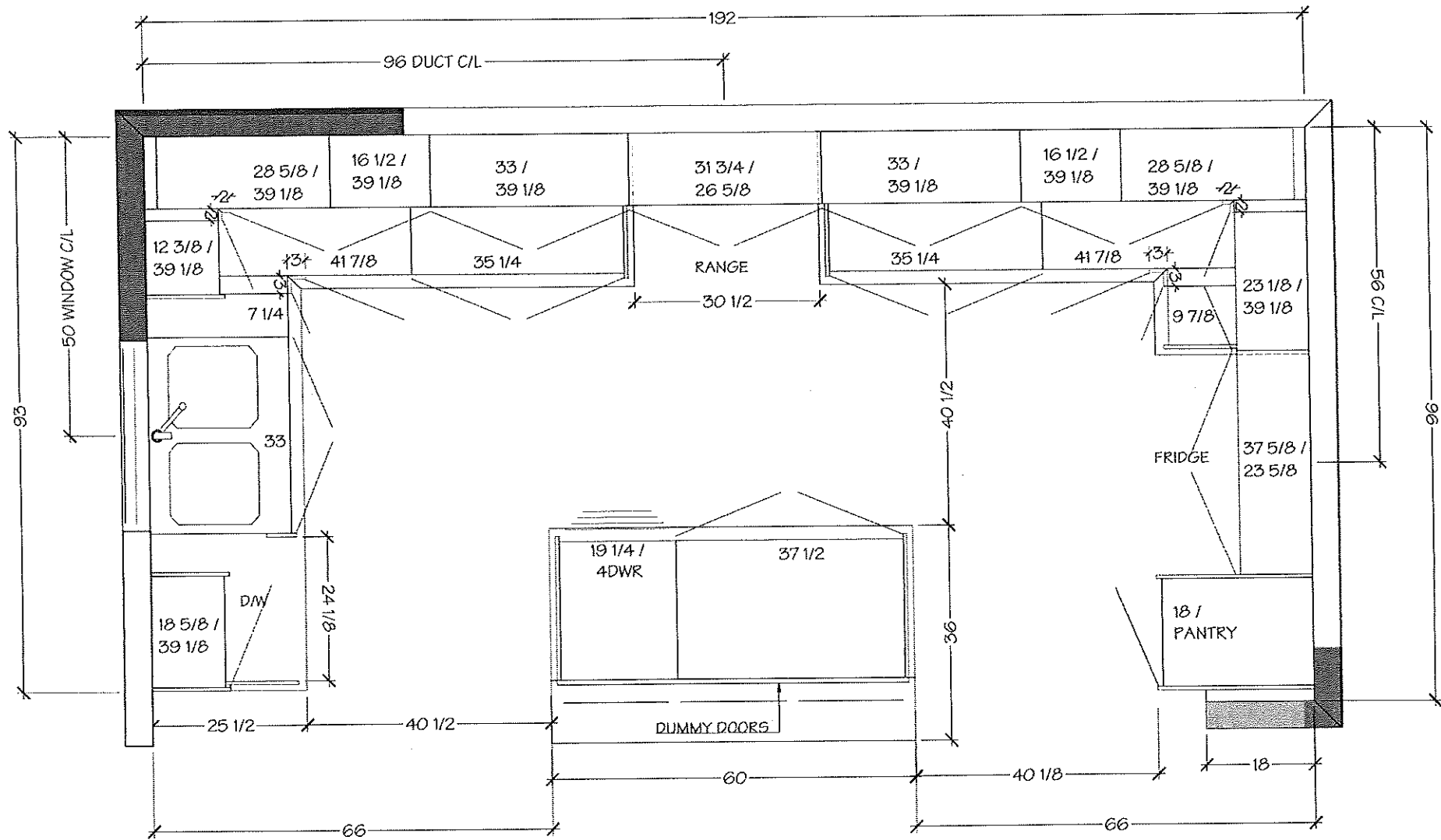
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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-33-BLK-6
MODEL: ANGELICA 1801 ELEV A + B

KITCHEN

December 3, 2019

EXTRAS:
1. 36" FRIDGE

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DATE: NOVEMBER 29, 2019
REVISION:
PAGE: 1 OF 7



Lot 33/ BLK 6 Forestside



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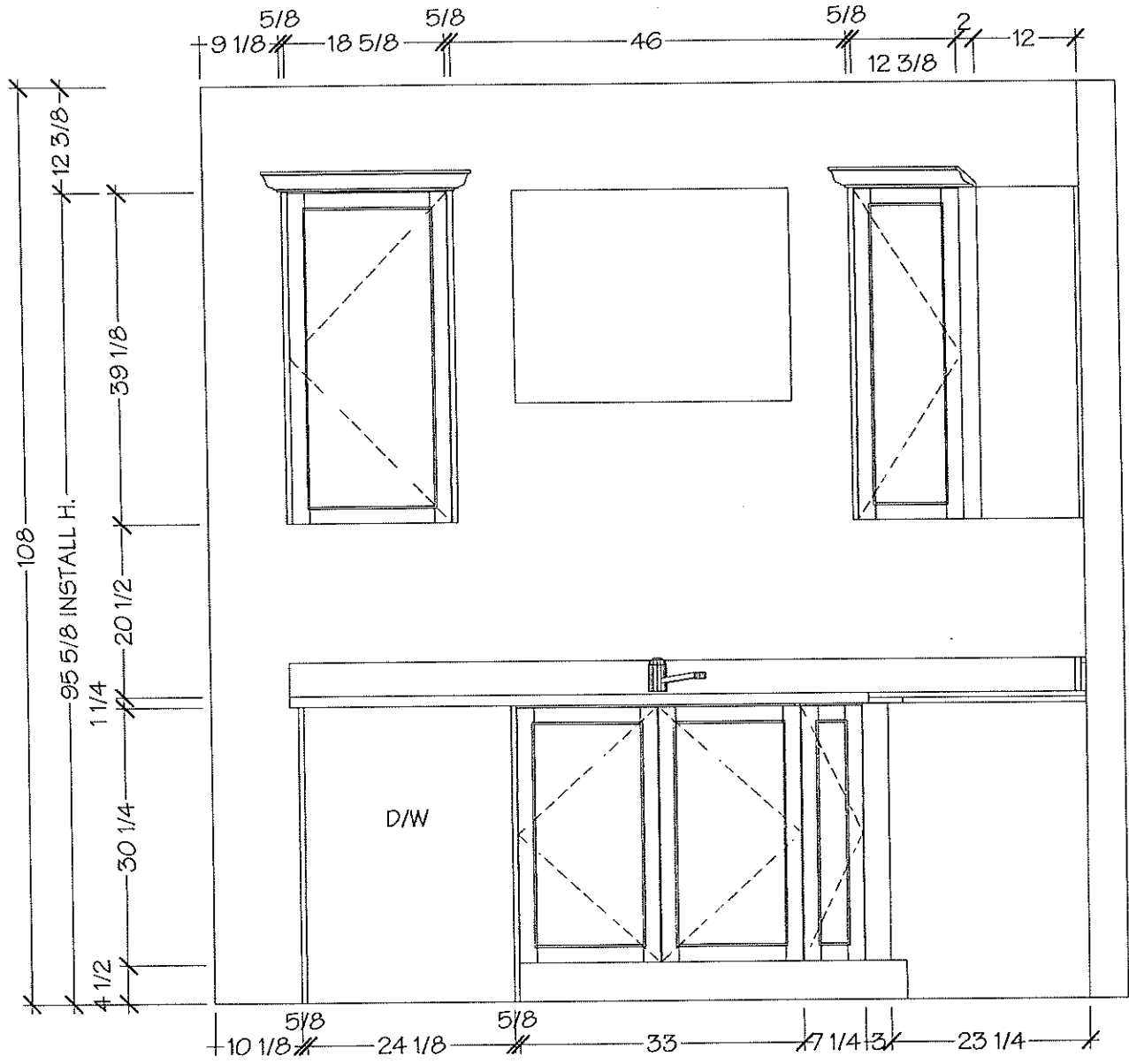
KITCHEN

December 3, 2019



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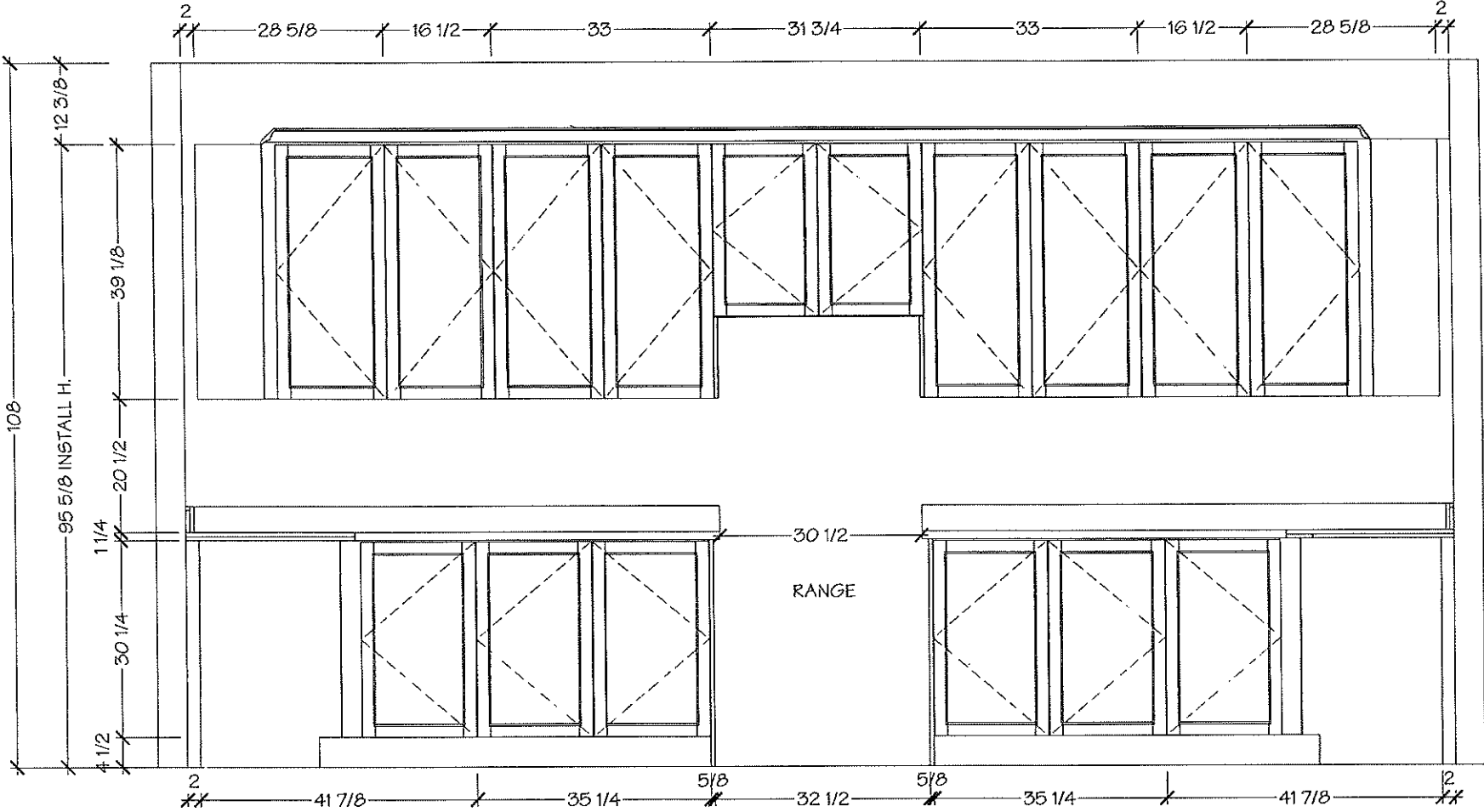
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KITCHEN

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Lot 33/ BLK 6 Forestside

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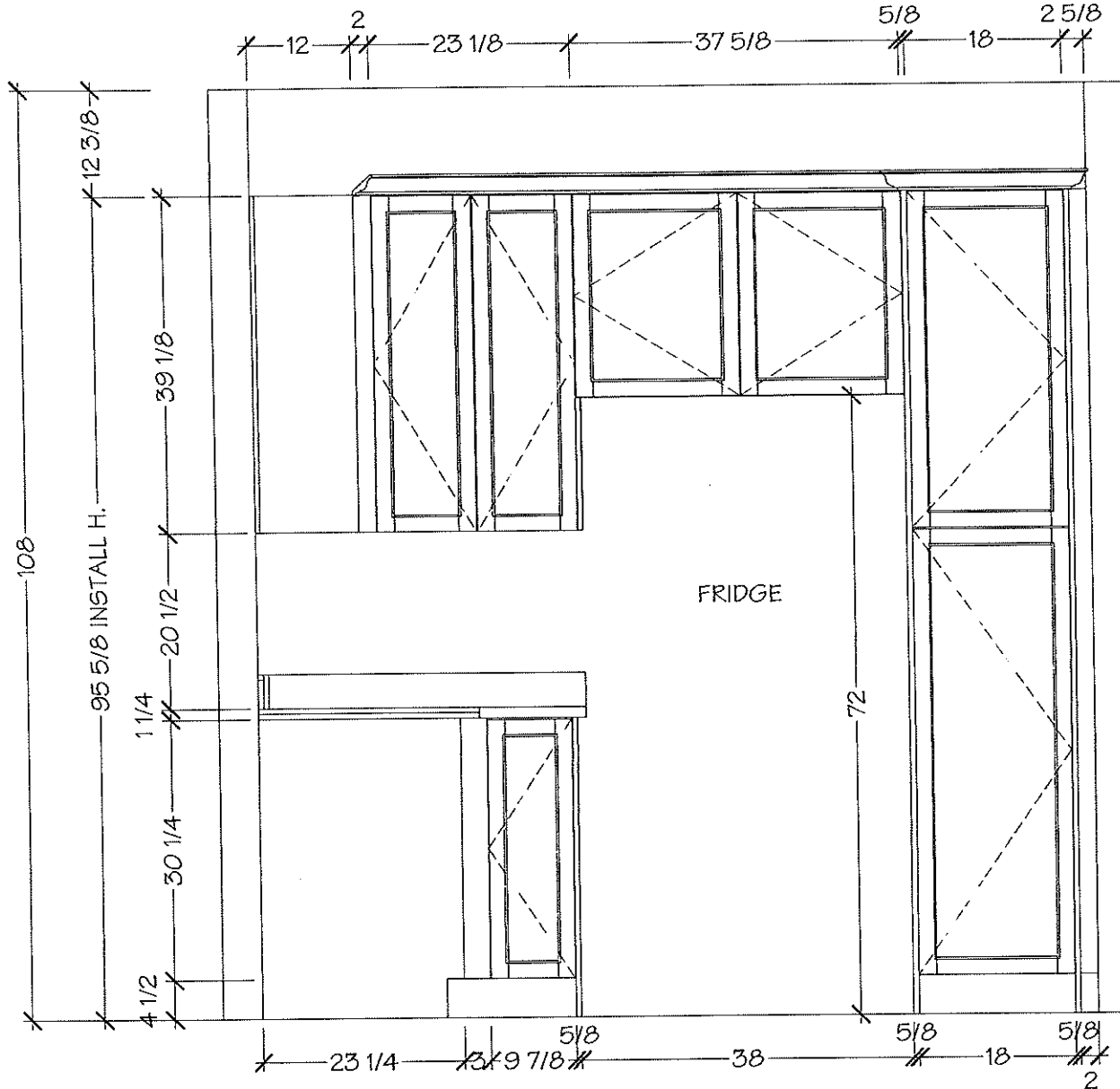
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KITCHEN

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PAGE: 4 OF 7

Lot 33/ BLK6 Forestside

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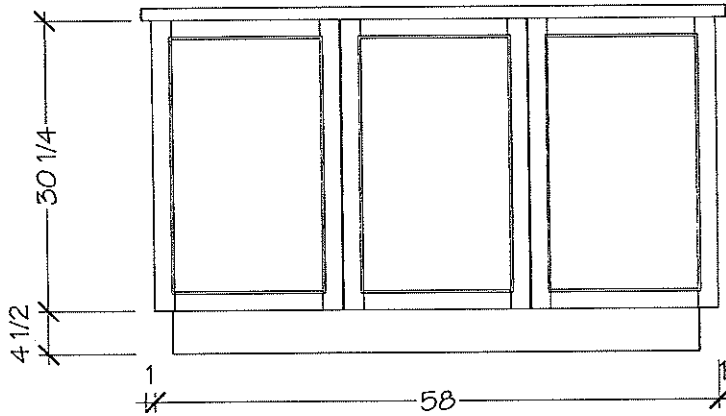
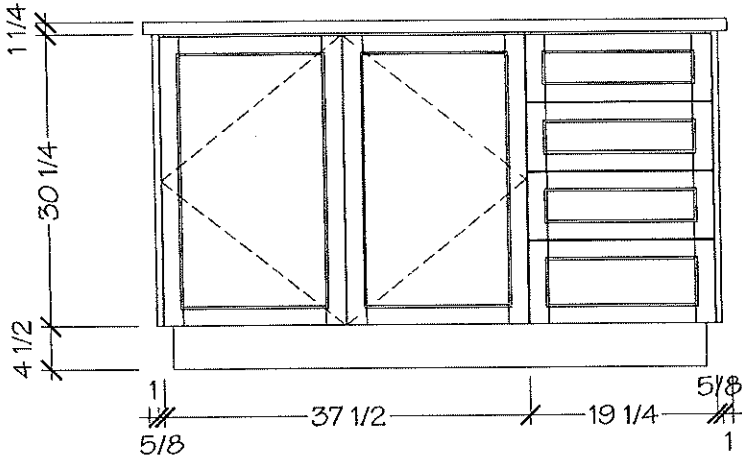
KITCHEN

December 3, 2019



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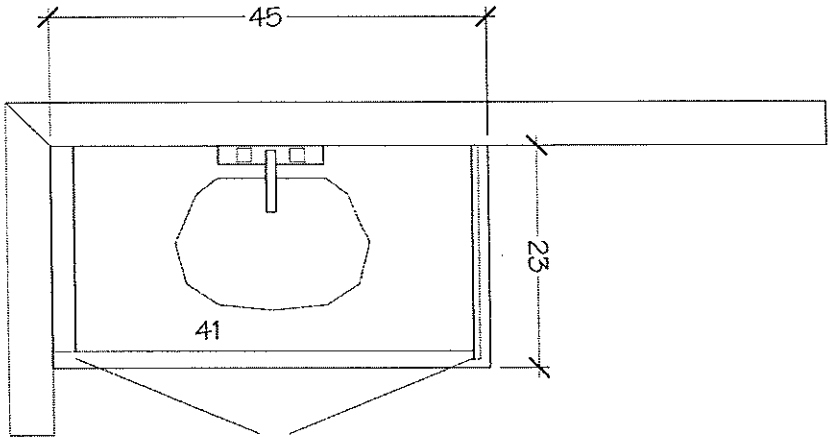
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MODEL: ANGELICA 1801 ELEV A + B

MASTER

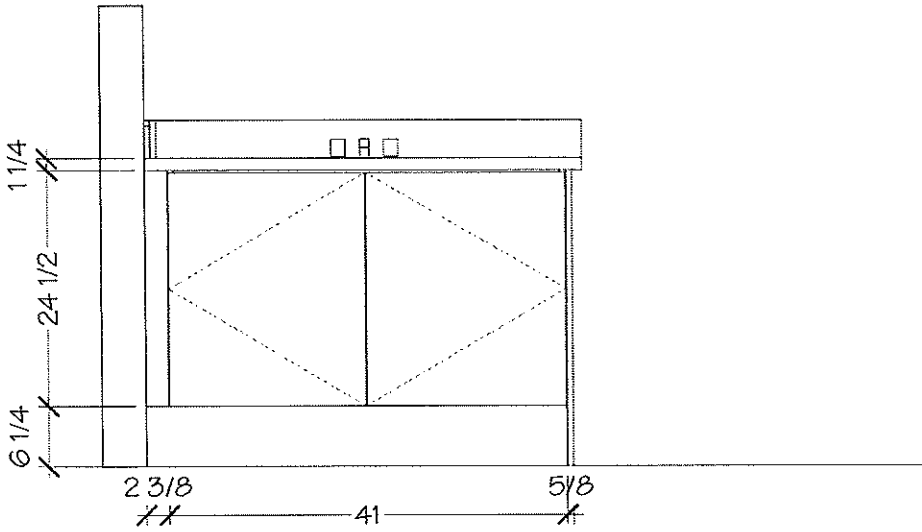
December 3, 2019



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REVISION:
PAGE: 6 OF 7



MASTER ENSUITE



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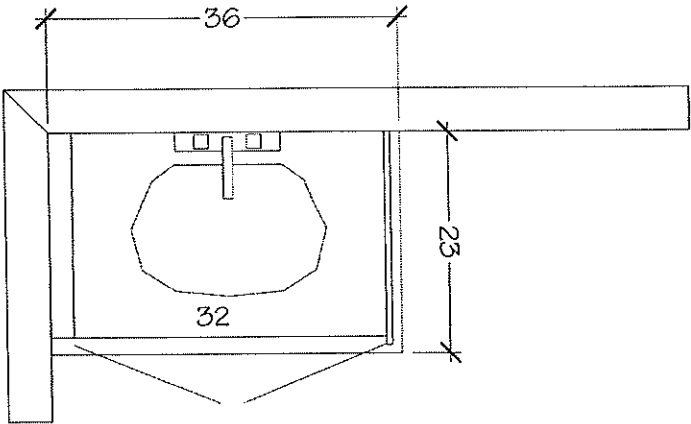
CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-33-BLK-6
MODEL: ANGELICA 1801 ELEV A + B

MAIN

December 3, 2019



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DATE: NOVEMBER 29, 2019
REVISION:
PAGE: 7 OF 7



MAIN BATH

