

ORIGINAL BROCHURE

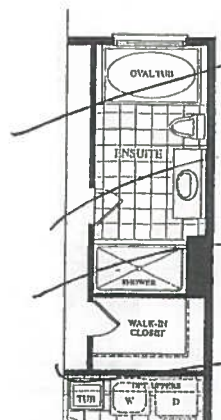
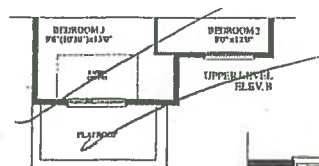
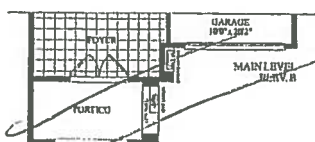
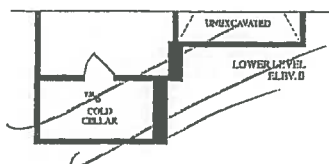
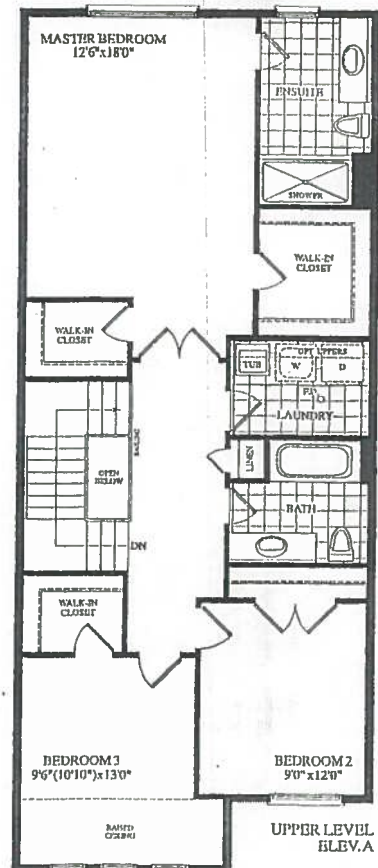
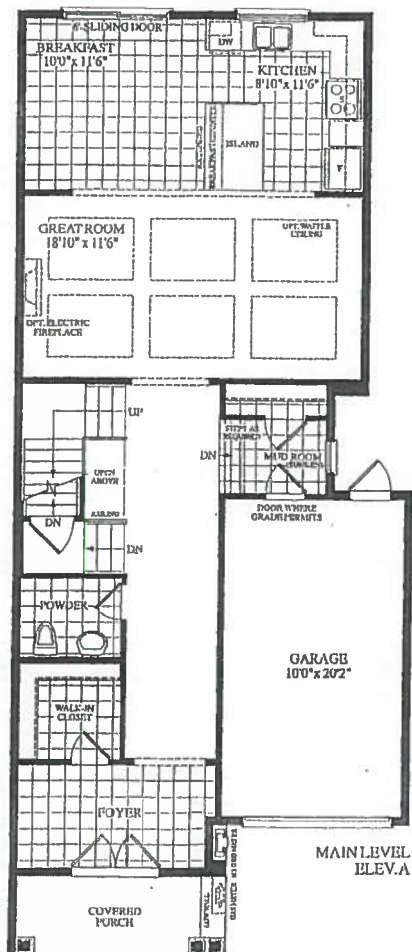
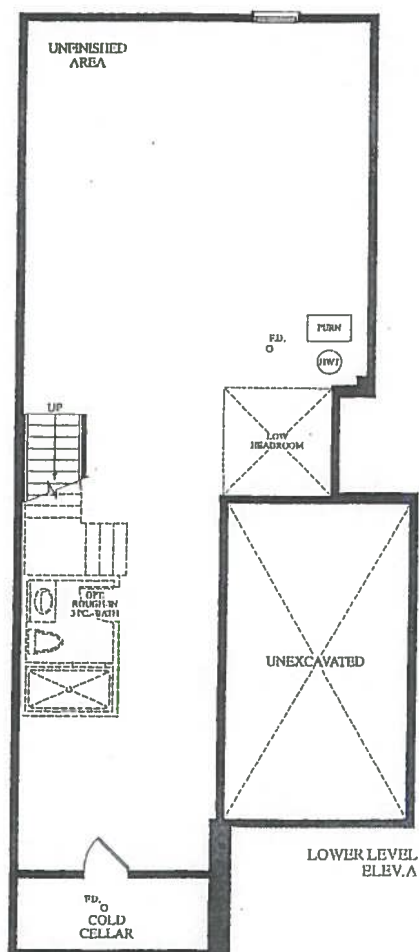
MORNING GLORY

(22-01)

2020 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

LOT 9
BLK 4
K-L
2W



OPT. ENSUITE PART PLAN
UPPER LEVEL

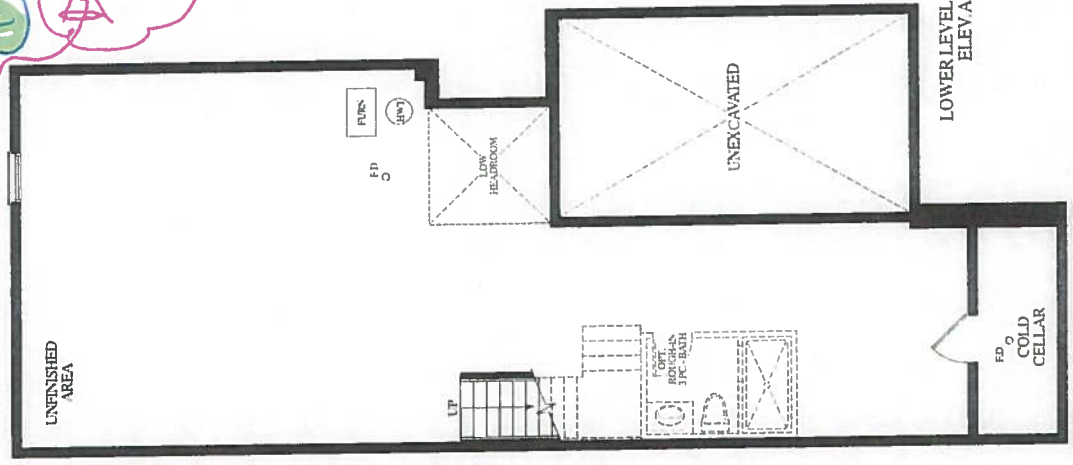
BLK. 4 LOT 9 EL.A

MORNING GLORY

(22-01)

2020 SQ. FT.

(INCLUDES 12 SQ. FT. OF OPEN AREA)

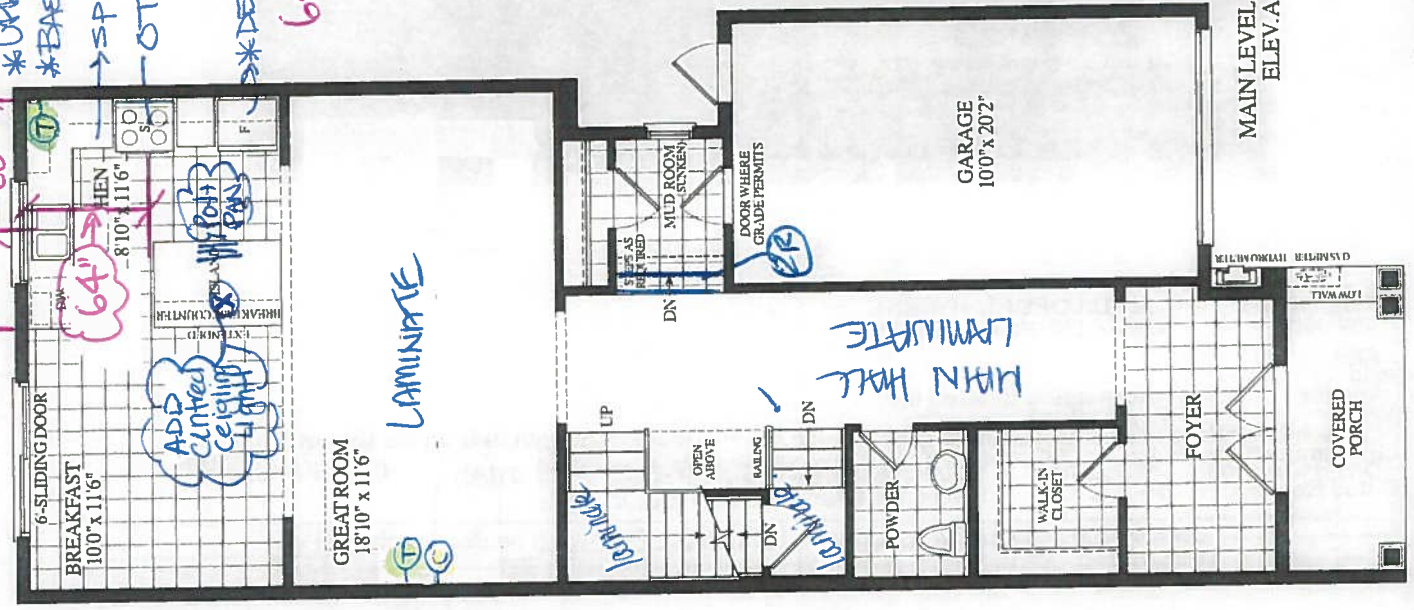


Set 26/27

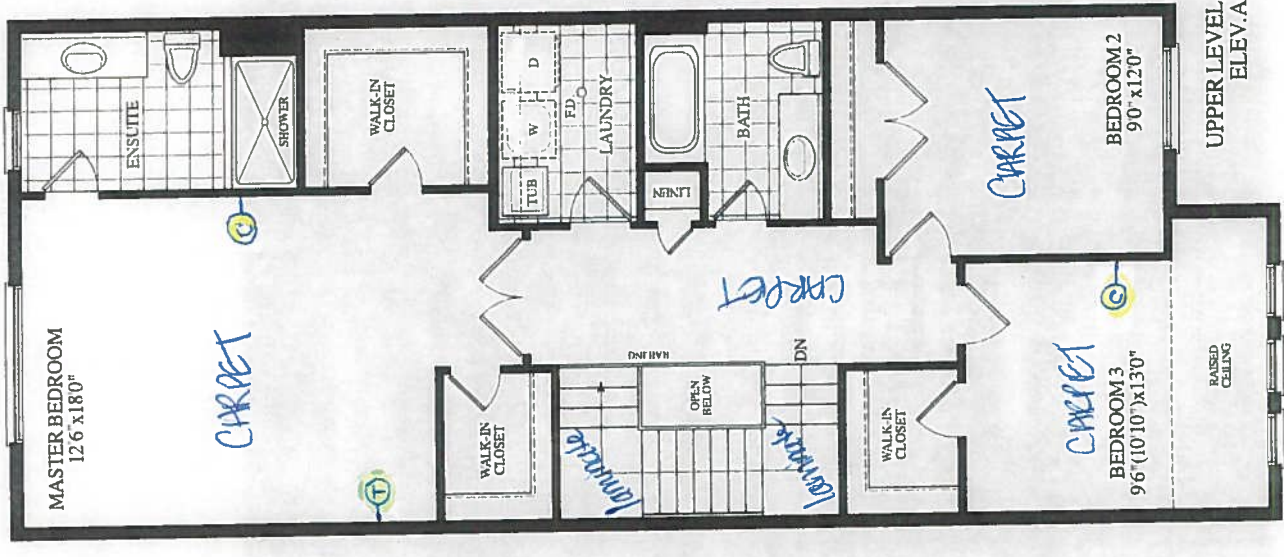
© CAFE(x3)

TEUFADUE(x3)

STD MAN +
2nd Floor.



- * UPPER BI-FOLD
- * BASE BI-FOLD
- SPICE DRAWER
- OTR. MICRO
- * DEEP FREEZERS
- 64" STOVE Center.



CONSTRUCTION LAYOUT

RECEIVED
Sept 6 2 00



FORESTSIDE
SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: LINDA OPOKU NYARKO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
9 Block 4	6	MORNING GLORY-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:



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TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
9 Block 4	6	MORNING GLORY-ELEV A	16-Sep-19	

Date Added: 02-Oct-19 Invoice Number: 7293

1 - Standard Cable and Telephone rough in (See Sketch)
Note:

1 - KITCHEN- Install a 1st upgrade kitchen cabinet , throughout the kitchen, where applicable
Note:

1 - KITCHEN- Install 1st upgrade Handles, throughout the kitchen cabinetry, where applicable
Note:

1 - KITCHEN- Install deep upper cabinets, above the fridge, with applicable gables (See Kitchen Sketch)
Note:

1 - KITCHEN- Install BASE - POT AND PAN DRAWERS - SET OF 3 - UPGRADE 1. To be installed in the kitchen island, (See Kitchen Sketch)
Note:

1 - KITCHEN- Install a Spice pull out Cabinet with soft close next to the stove (Between the stove and base pie cut corner) (See Kitchen Sketch)
Note:

1 - KITCHEN- Install a BASE BI-FOLD CORNER , in the kitchen (See Kitchen Sketch)
Note:

1 - KITCHEN- Install an Upper Bi-Fold door in the Upper Corner cabinet of the kitchen (See Kitchen Sketch)
Note:

1 - KITCHEN- Install a 2ND upgrade counter top, Quorastone "Calacatta Taj", with an 1 1/2" Edge, throughout the kitchen, where applicable, to include the island
Note: ** See attached Colour Chart for the 1 1/2" Edge profile- Price included above**

1 - KITCHEN- Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - KITCHEN- Install the Blanco Quatrus U2 undermount sink, Model # 401247, in lieu of the builders standard Top Mount sink
Note:

1 - KITCHEN- Install the builders standard single hole kitchen faucet , Install the DELTA Osler Chrome Pull Down
Model # 976 LF
Note:

1 - APPLIANCES- Install the builders standard Appliance Package throughout, the home (Kitchen/Laundry Room) , where applicable
Note:

1 - KITCHEN- Delete the builders standard exhaust fan above the stove.
Install the 1st upgrade Micro/Exhasut Fan Combo (from package #1) above the stove. (See Attached for the Spec)
Note:

1 - STAIRS- Stain the Oak stairacse to Vintage Red Oak "Berkshire" , in lieu of the builders standard Oak Natural, throughout the staircase, where applicable
Note:



foxle's
SITE COPY

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9 Block 4	6	MORNING GLORY-ELEV A	16-Sep-19	

Date Added: 02-Oct-19

Invoice Number: 7293

1 - STAIRS- Install the upgraded Railing Package UPGRADE 1B , throughout the stairacse, where applicable

RAILING- 3" CDR Oak
PICKET- Oak Square 1 3/4" Oak
POST- Oak Square 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 - KITCHEN- In addition to the builders standard ceiling light in the kitchen area, Install an ADDITIONAL LIGHT WITH SWITCH above the island, centred (See Sketch)
Note:

1 - PURCHASER IS AWARE & 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 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
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 13:33

Page 1 of 3

	Flooring	Wall Tile					Plumbing
	Description	Main	Accent/Insert	Border / Listello	Pattern		
Master Ensuite	13X13 Rustic Grey (LN)	8X8 GLOSSY WHITE LUCIDO (STD)	N/A	N/A	N/A	WHITE	
Main Bathroom	13X13 Rustic Grey	8X8 GLOSSY WHITE LUCIDO (STD)	N/A	N/A	N/A	WHITE	
Powder Room	13X13 ASIENA BONE (STD)	N/A	N/A	N/A	N/A	WHITE	
Kitchen/Breakfast	13X13 ASIENA BONE (STD)	3X6 Bone Subway (STD) -Stacked	N/A	N/A	N/A	Upgd/Std	
Laundry(2nd Floor)	13X13 MAITE BIANCO (STD)	N/A	N/A	N/A	N/A	STD	
Foyer	13X13 ASIENA BONE (STD)						
Foyer Walk in Closet	13X13 ASIENA BONE (STD)						
Mud Room	13X13 ASIENA BONE (STD)						
Great Room	Forest 71/2"SaguenayValley EE-F-9744-P (STD)						
Main Hall	Forest 71/2"SaguenayValley EE-F-9744-P (STD)						
Upper Hall	40 OZ Mohawk Opening Night T07 (STD)						
Master Bedroom	40 OZ Mohawk Opening Night T07 (STD)						
Bedroom 2	40 OZ Mohawk Opening Night T07 (STD)						
Bedroom 3	40 OZ Mohawk Opening Night T07 (STD)						

Railings and Stairs			
Railings	Vinatge Oak Berkshire- 3" UPGD CDR	Landing - Upper	Saguenay Valley EE-F-9744-P
Pickets	Vinatge Oak Berkshire Square 1 3/4" Upgd	Landing - Lower	Saguenay Valley EE-F-9744-P
Posts	Vintage Oak Berkshire Square 3 1/2" Upgd	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	Vintage Oak Berkshire		
Treads	Vintage Oak Berkshire		
Risers	Vintage Oak Berkshire		
Runner	N/A		

Trim			
Baseboard & Casing	STANDARD	Knobs	PEWTER LEVERS- STD
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

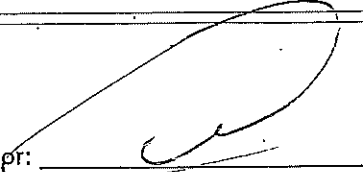
Cornice Moulding / Medalion	
Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Notes

Page 1 of 3

Consultant: 
Laura Di Pede

Purchaser: 
LINDA OPOKU NYARKO

Vendor: 
Forestside Estates Inc.



	Interior Paint			Cabinet			
	Description		Style	Countertop	Counter Edge	Handle / Knob	
Master Ensuite	OYSTER WHITE		NY THERMOFOIL VERMONT (STANDARD)	7732-58 Butternum Granite (STD)	N/A	9041-AF (Std)	
Main Bathroom	OYSTER WHITE		NY THERMOFOIL VERMONT (STANDARD)	7732-58 Butternum Granite (STD)	N/A	9041-AF (Std)	
Powder Room	OYSTER WHITE		N/A	N/A	N/A	N/A	
Kitchen/Breakfast	OYSTER WHITE		TEXTURED THERMOFOIL GREY OAK -(1ST UPGRADE)	Calacatta Taj-Quorastone (UPGD)	1 1/2" SQUARE MITRE	305128-195 upg	
Laundry(2nd Floor)	OYSTER WHITE						
Foyer	OYSTER WHITE						

Page 2 of 3

Decor Consultant: 
Laura Di Pede

Purchaser: 
LINDA OPOKU NYARKO

Vendor: 
Forestside Estates Inc.

Lot: 9 Block 4 Project: Forestside Estates Inc. Model: MORNING GLORY-ELEVA
Printed Sep 26, 2019 9:15 a



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-FS(6)-09 BLK 04
MODEL: MORNING GLORY 2201 ELEV A

KITCHEN

Lot 9 / BIK 4
Forestside



Oct 1 2019

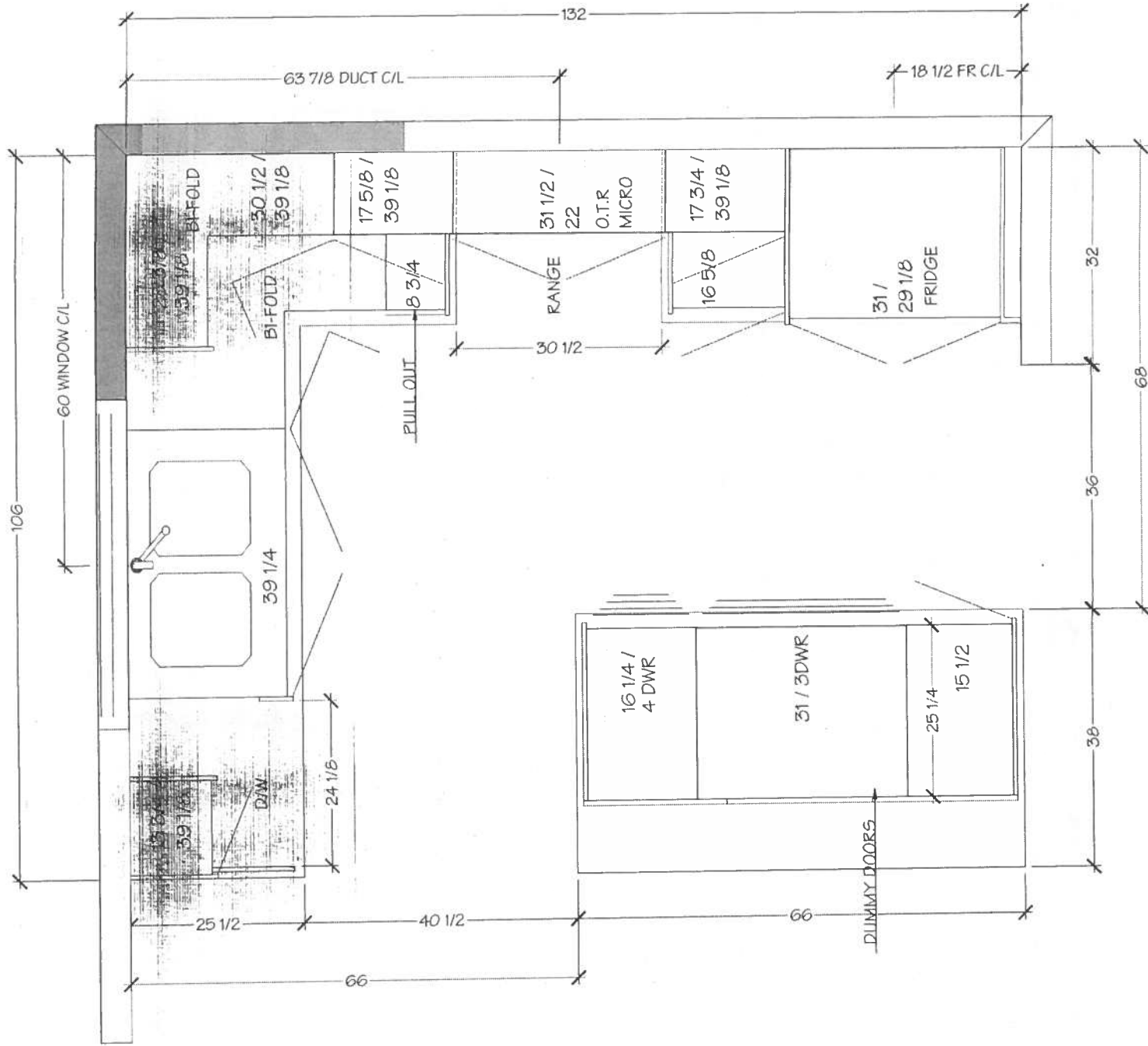
- EXTRAS:
1. DEEP FRIDGE UPPER
 2. POTS & PANS DWR IN ISLAND
 3. PULL OUT SPICE CABINET
 4. BASE BI-FOLD
 5. UPPER BI-FOLD
 6. OVER THE RANGE MICRO

DRAWN BY: DIDI

DATE: SEPTEMBER 26/2019

REVISION: OCT 25/2019

PAGE: 1 OF 7



Villa
KITCHENS & FINE CABINETRY LTD
8411 Jane St. Unit 10
Edmonton, Alberta T6K 4L7
Tel: (905) 884-7928
Fax: (905) 884-7903
email: designstudio@villakitchens.ca
www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: FORESTSIDE
ADDRESS: RPF-S(6)-09 BLK 04
MODEL: MORNING GLORY 2201 ELEV A

KITCHEN

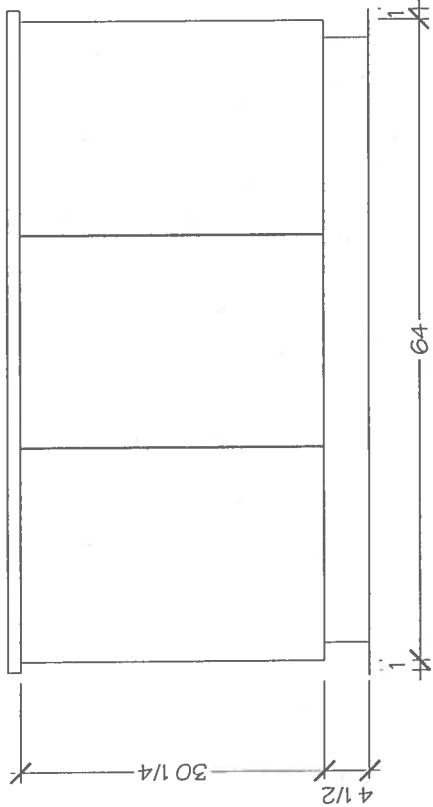
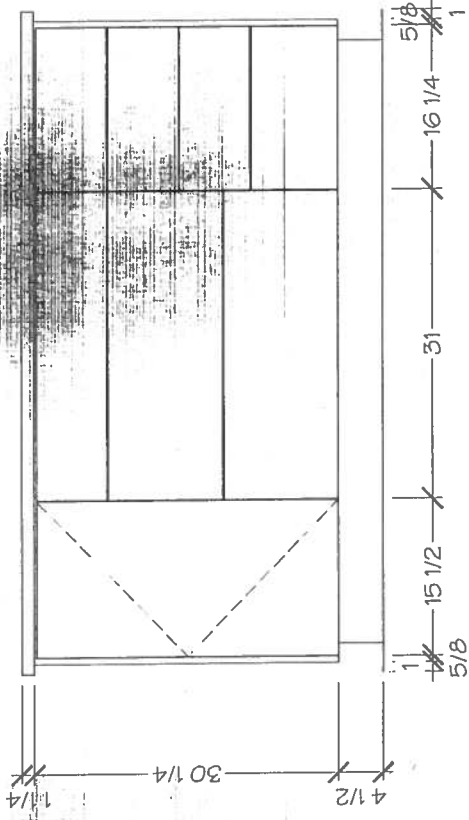
Lot 9/BLK 4
Forestside



Oct 1, 2019

- EXTRAS:
- 1. DEEP FRIDGE UPPER
 - 2. POTS & PANS DWR IN ISLAND
 - 3. PULL OUT SPICE CABINET
 - 4. BASE BI-FOLD
 - 5. UPPER BI-FOLD
 - 6. OVER THE RANGE MICRO

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REVISION: OCT 25/2019
PAGE: 4 OF 7





8111 Jane St. Unit 10
Concord, Ontario L4K 4L7
Tel: (905) 669-7628
Fax: (905) 669-7993
email: designstudio@villakitchens.ca
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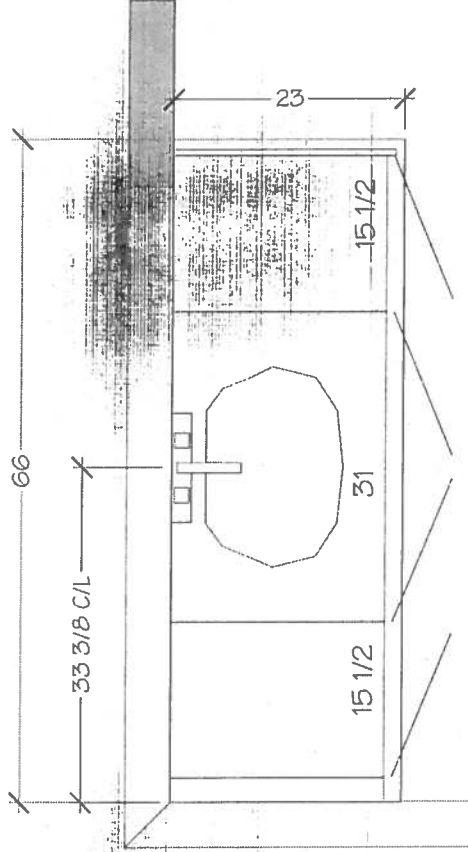
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PROJECT: FORESTSIDE
ADDRESS: RP-FS(6)-09 BCK 04
MODEL: MORNING GLORY 2201 ELEV A

MASTER ENSUITE

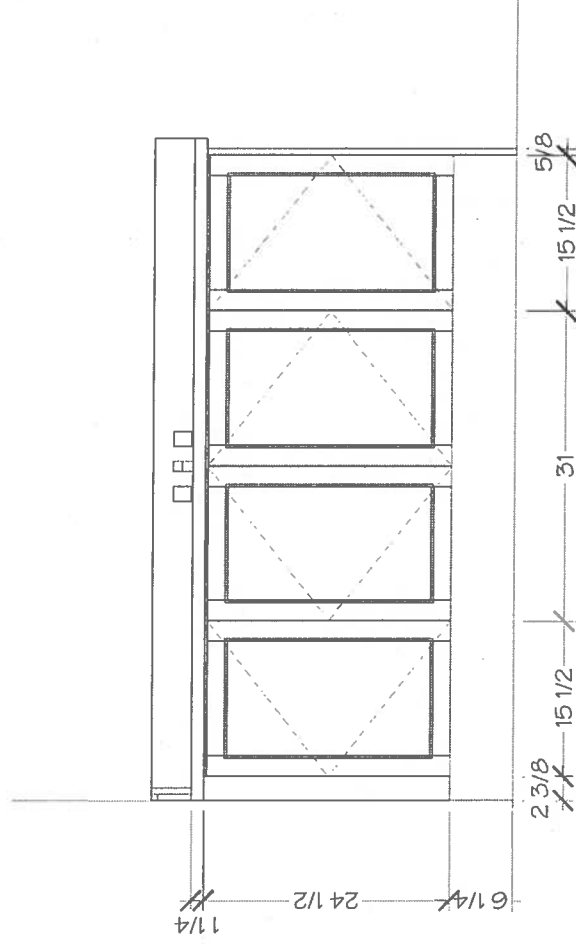
Lot 9/B1K4
Forestsides

Oct 1, 2019

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DATE: SEPTEMBER 26/2019
REVISION: OCT 25/2019
PAGE: 6 OF 7



MASTER ENSUITE



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-5(6)-09 BLK 04
MODEL: MORNING GLORY 2201 ELEV A

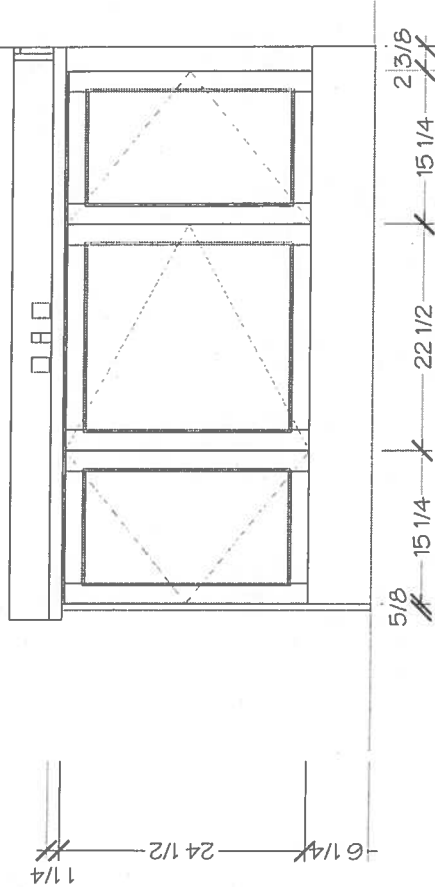
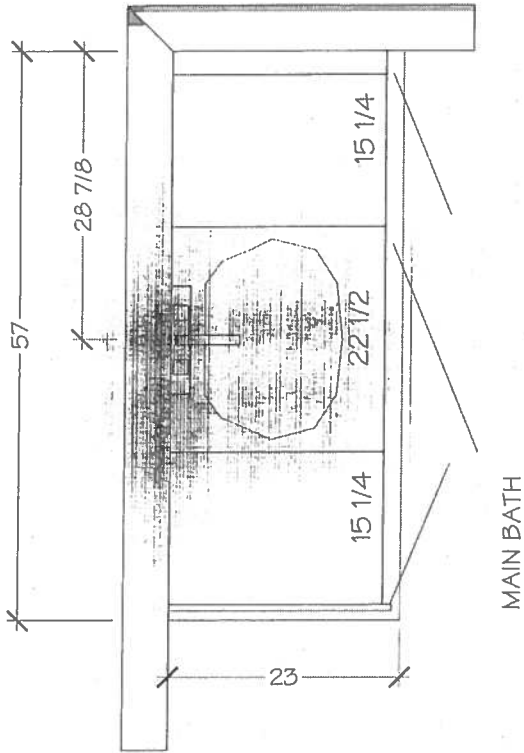
MAIN BATH

Lot 9 / Blk 4
Forestside



Oct 1, 2019

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REVISION: OCT 25/2019
PAGE: 7 OF 7



* Lot 9 Block 4 * Forest Side AHO



ARISTON

MARBLE & GRANITE LTD.

119 WINGES RD.

WOODBIDGE, ONTARIO L4L 6C2



DBL. BEVEL STND.



STND. DBL. BEVEL

* Kitchen *

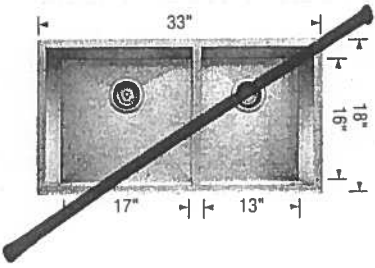


1/2" SQUARE MITRE-STND.

QUATRUS® Undermount

* Lot 9 Block 4 * ForestSide PHL

QUATRUS® U 1 1/4



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
56 lb. (25.4 kg)

Model N°

401244

Installed Price**

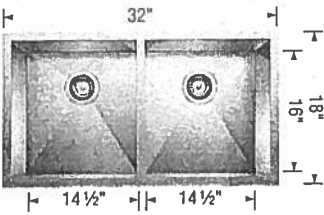
~~\$ 1126.00~~

Optional accessories

402123 Grid (LB)
402124 Grid (SB)
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

QUATRUS® U 2



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
55 lb. (25 kg)

Model N°

401247

Installed Price**

~~\$ 1004.00~~

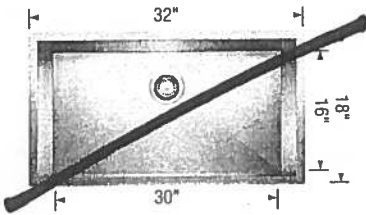
Optional accessories

402123 Grid (LB)
402124 Grid (SB)
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

* Kitchen *
Standard Single Hole
Faucet.

QUATRUS® U SUPER SINGLE



Sink Specification

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
55 lb. (25 kg)

Model N°

401248

Installed Price**

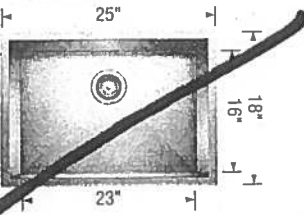
~~\$ 1004.00~~

Optional accessories

402125 Grid
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

QUATRUS® U 1 MEDIUM



Sink Specification

Undermount
Minimum Cabinet Size*
27" (685 mm)
Bowl Depth
9" (230 mm)
Cubed Weight
43 lb. (19.5 kg)

Model N°

401246

Installed Price**

~~\$ 1004.00~~

Optional accessories

406348 Grid
406345 Ash cutting board
406344 Workstation
517666 CapFlow™
230694 Magnetic caddy

Ins Pri

* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer. | ** Installed price subject to change.

Upgrade 1

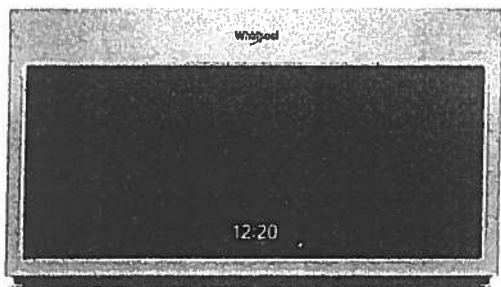
* Lot 9 Block 4* Forest Side #1

Whirlpool®

Whirlpool® Smart 1.9 cu. ft. Over the Range Microwave with Multi-step cooking¹¹

YWMHA9019HZ

Make multi-step meals more simple by using your smartphone or tablet to send multiple cooking instructions to the oven all at once. Your smart microwave remembers family favorites when you use the touchscreen, and bakes food right in the microwave with our convection microwave's True convection cooking setting. Plus, this over the range microwave is fingerprint-resistant so smudges don't happen.



Available Finishes/Colours



YWMHA9019HN
FingerPrint
Resistant Sunset
Bronze



YWMHA9019HV
Black Stainless



YWMHA9019HZ
FingerPrint
Resistant Stainless
Steel



Manuals & Literature:



Installation Instructions

Top Features

Touchscreen

Get instant access to the settings you use most with an intuitive touchscreen that learns, adapts and suggests customized presets based on your family's routines.

Smart Appliance

Care for your family from your smartphone or tablet.²

Multi-Step Cooking¹¹

Make multi-step meals more simple. Use your smartphone or tablet to send multiple cooking instructions to the oven all at once. The temperature automatically adjusts based on the recipe you enter for great results without having to monitor your meal.

Proximity Sensor

Easily read your display while you cook no matter where you are in the kitchen with a sensor that knows when you're close and adjusts the display text size based on your distance.

Guided Service

Keep track of scheduled appointments and make sure issues are known using the Whirlpool® app. I send data from the appliance directly to Whirlpool brand customer service.⁴³

Dimensions

Depth	16
Height	17 1/8
Width	29 15/16

Configuration and Overview

Fan CFM	400
Venting Type	Exterior or Recirculating

Ventilation Features

Odor Removal Filter (charcoal)	Charcoal Odor Removing Filter
-----------------------------------	----------------------------------

Controls

Number of Speeds	4
------------------	---

APPLIANCE CANADA LTD
Nadia Lalomia
nialomia@appliancecanada.com

91 Caldari Road
Concord, ON L4K 3Z9
(905) 660-2424 x 2325

Page 5 of 8



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Upgrade 1

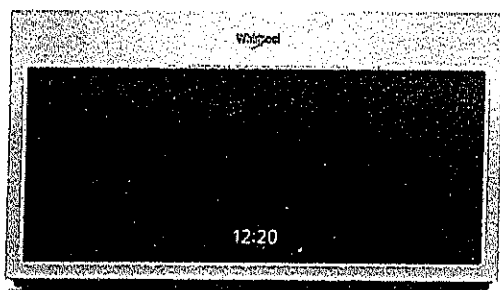
* Lot 4 Block 4* Forest Side Plk

Whirlpool®

Whirlpool® Smart 1.9 cu. ft. Over the Range Microwave with Multi-step cooking¹¹

YWMHA9019HZ

Make multi-step meals more simple by using your smartphone or tablet to send multiple cooking instructions to the oven all at once. Your smart microwave remembers family favorites when you use the touchscreen, and bakes food right in the microwave with our convection microwave's True convection cooking setting. Plus, this over the range microwave is fingerprint-resistant so smudges don't happen.



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YWMHA9019HN
FingerPrint
Resistant Sunset
Bronze



YWMHA9019HV
Black Stainless



YWMHA9019HZ
FingerPrint
Resistant Stainless
Steel



Manuals & Literature:

 [Installation Instructions](#)

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Dimensions

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Fan CFM	400
Venting Type	Exterior or Recirculating

Ventilation Features

Odor Removal Filter (charcoal)	Charcoal Odor Removing Filter
-----------------------------------	----------------------------------

Controls

Number of Speeds	4
------------------	---

APPLIANCE CANADA LTD
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nlalomia@appliancecanada.com

91 Caldari Road
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(905) 660-2424 x 2325

Page 5 of 8



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