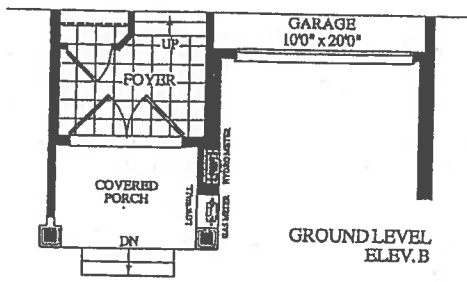


18' TOWNHOMES

(18-03)

2140 SQ. FT.  
(INCLUDES 10 SQ. FT. OF OPEN AREA)



LOT 35, BLOCK 6  
ELEV. A  
TC



ROYALPINEHOMES.COM



**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.



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

PURCHASER: PETRONA CLARKE

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	
35 Block 6	6	CHESTNUT-ELEV A		

Item	QTY	Description	Addition to Purchase Price
1		1 - MASTER ENSUITE - In addition to builders standard vanity strip light, Install ONE (1) SHOWER POT LIGHT with Sperate 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

1. 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.
2. 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.
3. 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).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of FORESTSIDE ESTATES INC..
6. 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.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. 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.
10. For Visa, Mastercard and Debit paments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary	Amount Detail
Paid By	
Amendment	
Total Payment:	

PURCHASER: PETRONA CLARKE DATE 22-Jan-20 CONSULTANT: Melissa Di Marino

VENDOR:   
PER: Forestside Estates Inc.

☐ Decor☐ Builder☐ Purchaser







CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: PETRONA CLARKE

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
35 Block 6	6	CHESTNUT-ELEV A	29-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:

DELETE:

BONUS PACKAGE-PURCHASER TO RECEIVES\$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

INSERT:

- WASHROOM - ROUGH-IN 3 PIECE IN BASEMENT - SEWAGE ONLY - NO WATER SUPPLY
- PURCHASER HAS APPLIED PAYMENT AGAINST THE BONUS PACKAGE FROM THE AGREEMENT OF PURCHASE & SALE IN THE AMOUNT OF \$1,693.00 (INCLUSIVE OF 1ST) TOWARDS THE PURCHASE OF THE ATTACHED UPGRADES. PURCHASER IS NOW CURRENTLY ENTITLED TO SPEND THE BALANCE OF \$8,305.00 (INCLUSIVE OF 1ST) AT THE DECOR CENTER.



WINDOW  
SITE COPY

CONSTRUCTION SUMMARY  
Forestside Estates Inc.

PURCHASER: PETRONA CLARKE TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
35 Block 6	6	CHESTNUT-ELEV A	29-Oct-19	

Date Added: 29-Oct-19 Invoice Number: 7327

1 - Standard Cable Rough-Ins (x3) and Standard Telephone Rough-Ins (x3) (See Sketch)

Note:

1 - FAMILY ROOM - Install ONE (1) CAT 6 Rough-In at Family Room (See Sketch)

Note:

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 CABINETRY;  
KITCHEN - The purchaser was advised and therefore accepts and acknowledges that by installing thermofoil cabinets in the kitchen, they may result in the cabinet peeling due to the vapor and moisture of the stove and di

Note:

1 - APPLIANCE PACKAGE - Install STANDARD APPLIANCE PACKAGE - To be installed throughout house, where applicable (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 - KITCHEN - KITCHEN BACKSPLASH - Install Standard 3x6 Subway Bone Backsplash Tile in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) (See Sketch)

Note:

185 - KITCHEN/BREAKFAST - PORCELAIN TILES - UPGRADE #3 - 24x24 DREAM WHITE - To be installed throughout kitchen/breakfast flooring, where applicable (To be Installed Straight) (See Sketch)

Note: Includes Rectified

40 - POWDER ROOM #2 - PORCELAIN TILES - UPGRADE #3 - 24x24 DREAM WHITE - To be installed throughout powder room #2 flooring, where applicable (To be Installed Straight) (See Sketch)

Note: Includes Rectified

2 - STAIRCASE - STAIN OAK STAIRCASE WITH IRON PICKETS - To be Stained in: VINATGE RED OAK GRAPHITE, throughout staircase where applicable (x2 Flights) To Include; Staircase from Ground Floor to Main Floor, and Staircase from Main Floor to 2nd Floor

Note: In lieu of Builders Standard Natural Oak (See Sketch)

1 - DISCLAIMER - 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 c

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - DISCLAIMER - 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 colo

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

97 - UPPER HALL - Install Laminate Flooring - Torleys Forest Acadian EE-F 9743-P in lieu of builders standard broadloom, throughout Upper Hall Only, where applicable (See Sketch)

Note:



WINDOW  
SITE COPY

CONSTRUCTION SUMMARY  
Forestside Estates Inc.

PURCHASER: PETRONA CLARKE

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
35 Block 6	6	CHESTNUT-ELEV A	29-Oct-19	

Date Added: 29-Oct-19 Invoice Number: 7327

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 REMAINING \$8,305.00 (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 October  
29,2019  
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 26 Nov 19 at 11:41





# Reselection: March 9, 2020

## \* INTERIOR COLOUR SCHEME \*

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PETRONA CLARKE	Melissa Di Marino	CHESTNUT-ELEV A	/	Forestside Estates Inc.	29/10/2019	35 Block 6

Page 1 of 3

	Flooring	Wall-Tile	Accent/Insert	Border / Listello	Plumbing
Master Bedroom	13x13 HELLO SILVER (STD)	8x10 NATURALE GRIGIO (STD)	NONE	NONE	WHITE
Main Bathroom	13x13 HELLO SILVER (STD)	8x10 NATURALE GRIGIO (STD)	NONE	NONE	WHITE
Powder Room #1	13x13 SPIRIT SAND (STD)	N/A	N/A	N/A	WHITE
Powder Room #2	24x24 DREAM WHITE (UPG)	N/A	N/A	N/A	WHITE
Kitchen/Breakfast	24x24 DREAM WHITE (UPG)	3x6 SUBWAY BONE (Brick Pattern) (Upg)	NONE	NONE	STD
Laundry	13x13 SPIRIT SAND (STD)	N/A	N/A	N/A	STD
Foyer	13x13 SPIRIT SAND (STD)				
Main Hall	7 1/2" Torleys Forest - Acadian EE-F-9743-P (STD)				
Home Office	7 1/2" Torleys Forest - Acadian EE-F-9743-P (STD)				
Family Room	7 1/2" Torleys Forest - Acadian EE-F-9743-P (STD)				
Living Room	7 1/2" Torleys Forest - Acadian EE-F-9743-P (STD)				
Dining Room	7 1/2" Torleys Forest - Acadian EE-F-9743-P (STD)				
Rear Yard Access	STANDARD				
Upper Hall	7 1/2" Torleys Forest - Acadian EE-F-9743-P (UPG)				
Master Bedroom	MOHAWK - OPENING NIGHT T21 (STD)				
Bedroom 2	MOHAWK - OPENING NIGHT T21 (STD)				
Bedroom 3	MOHAWK - OPENING NIGHT T21 (STD)				

Railings and Stairs		Cornice Moulding / Medallion	
Railings	VINTAGE RED OAK GRAPHITE-UPGD	Foyer	N/A
Pickets	STD - METAL PLAIN BLACK	Living Room	N/A
Posts	VINTAGE RED OAK GRAPHITE-UPGD	Dining Room	N/A
Stringers	VINTAGE RED OAK GRAPHITE-UPGD	Family Room	N/A
Treads	VINTAGE RED OAK GRAPHITE-UPGD	Main Hall	N/A
Risers	VINTAGE RED OAK GRAPHITE-UPGD	Kitchen	N/A
Runner	N/A	2nd Floor Hall	N/A
Trim			
Baseboard & Casing	STANDARD		
Front Door Glass	STANDARD		
Interior Doors	STANDARD - CARRARA		
Knobs	STANDARD		
Hinges	STANDARD		
Grip Set	STANDARD		

Notes
KITCHEN - Kitchen Faucet - STANDARD - DELTA Chrome Pull Down Kitchen Faucet (Single Hole) - Model # 975116 Chrome
KITCHEN - Kitchen Sink - STANDARD - BLANCO HORIZON 2.0 (8") Top mount Sink - Model # 401124

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

PETRONA CLARKE

Vendor:

Forestside Estates Inc.

Page 2 of 3

Interior Paint		Cabinet		Countertop		Counter Edge		Handle / Knob	
Description	Style								
Master Ensuite	COOL WHITE	NY THERMOFOIL - WHITE (STD)		P-282-CA Gaspe Grey Granite (STD)	STD		10734-908		
Main Bathroom	COOL WHITE	NY THERMOFOIL - WHITE (STD)		P-282-CA Gaspe Grey Granite (STD)	STD		10734-908		
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 - WHITE (STD)		4726 MILANO QUARTZ (STD)	STD		8632-142		
Laundry	COOL WHITE	N/A		N/A	N/A		N/A		
Foyer	COOL WHITE								
Main Hall	COOL WHITE								

		Notes	
Home Office		✓ *APPLIANCE PACKAGE - INSTALL THE STANDARD APPLIANCE PACKAGE	
Family Room		✓ *KITCHEN - ACCOMMODATE FRIDGE OPENING FOR FUTURE 36" WIDE FRIDGE	
Living Room		✓ *KITCHEN - INSTALL STANDARD WHITE HOOD FAN	
Dining Room			
COOL WHITE			
COOL WHITE			
COOL WHITE			
COOL WHITE			
COOL WHITE			
Appliance Opening/Dimension			
Fridge Size	W 36in x H 70in	Range	Std 31in Opening
Built-ins	None	Microwave	None
Hood Fan	Std 30in	Exhaust Opening	6" 8"
Dishwasher Cabinet	Std 24in Opening		

[illegible]



# Lot 33/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

CLIENT: ROYAL PINE HOMES  
PROJECT: FORESTSIDE  
ADDRESS: RP-FS(6)-35 BLK 06  
MODEL: CHESTNUT 1803 ELEV. AA1/B

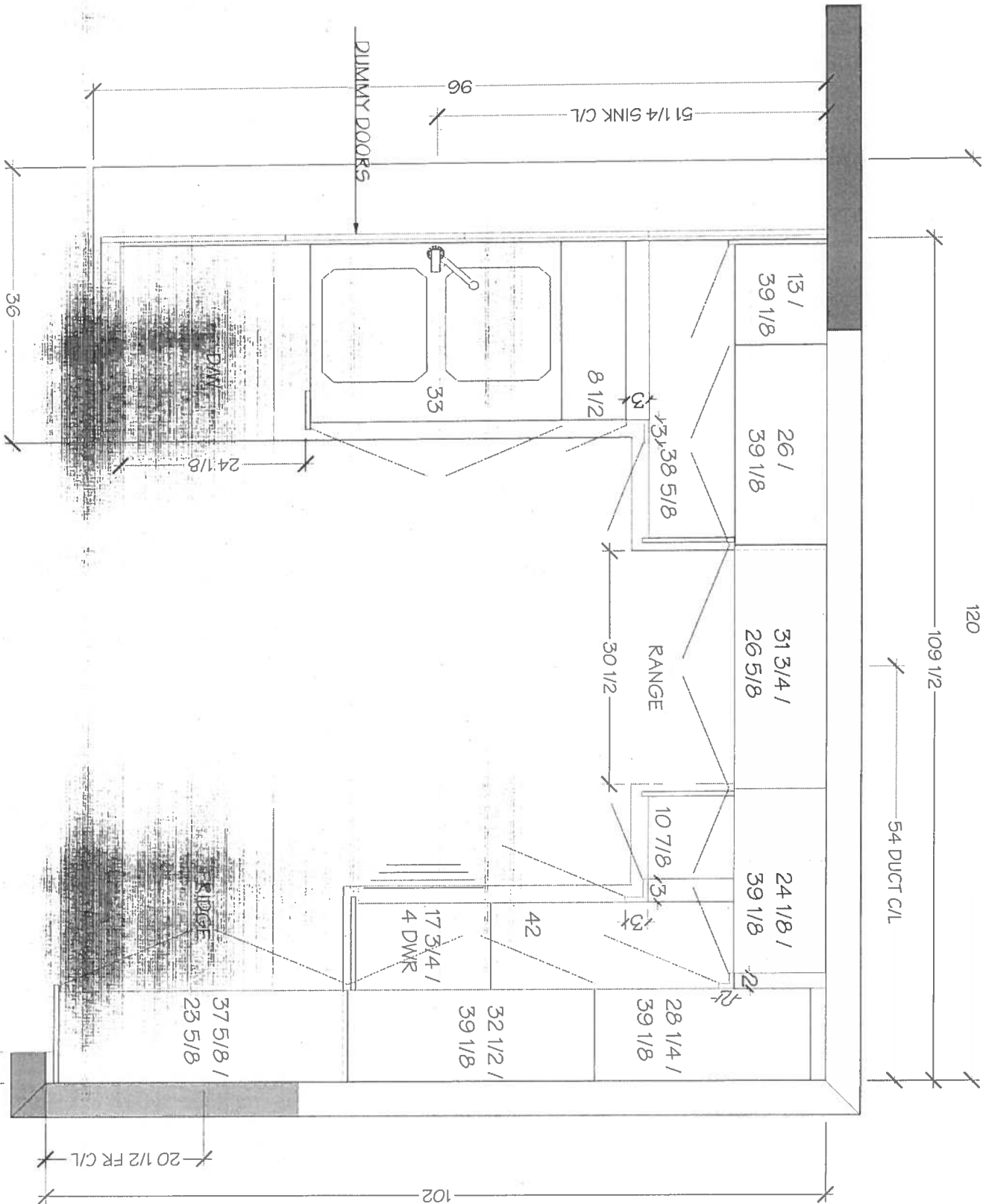
## KITCHEN

October 30, 2019



EXTRAS:  
1. LARGER OPENING FOR 36" FRIDGE

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PAGE: 1 OF 6



# Lot 35 / Birk Forestside

*Villa*

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## KITCHEN

October 30, 2019



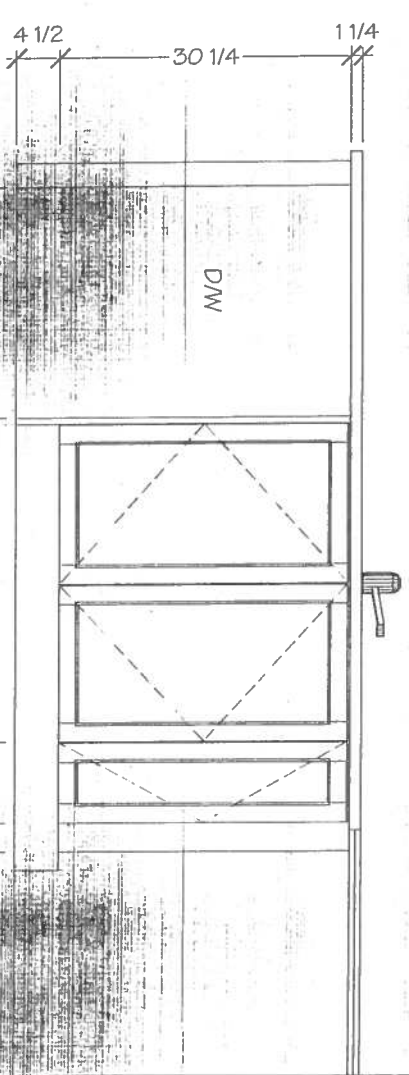
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Lot 35 / Blk 6 Forestside

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KITCHEN

October 30, 2019



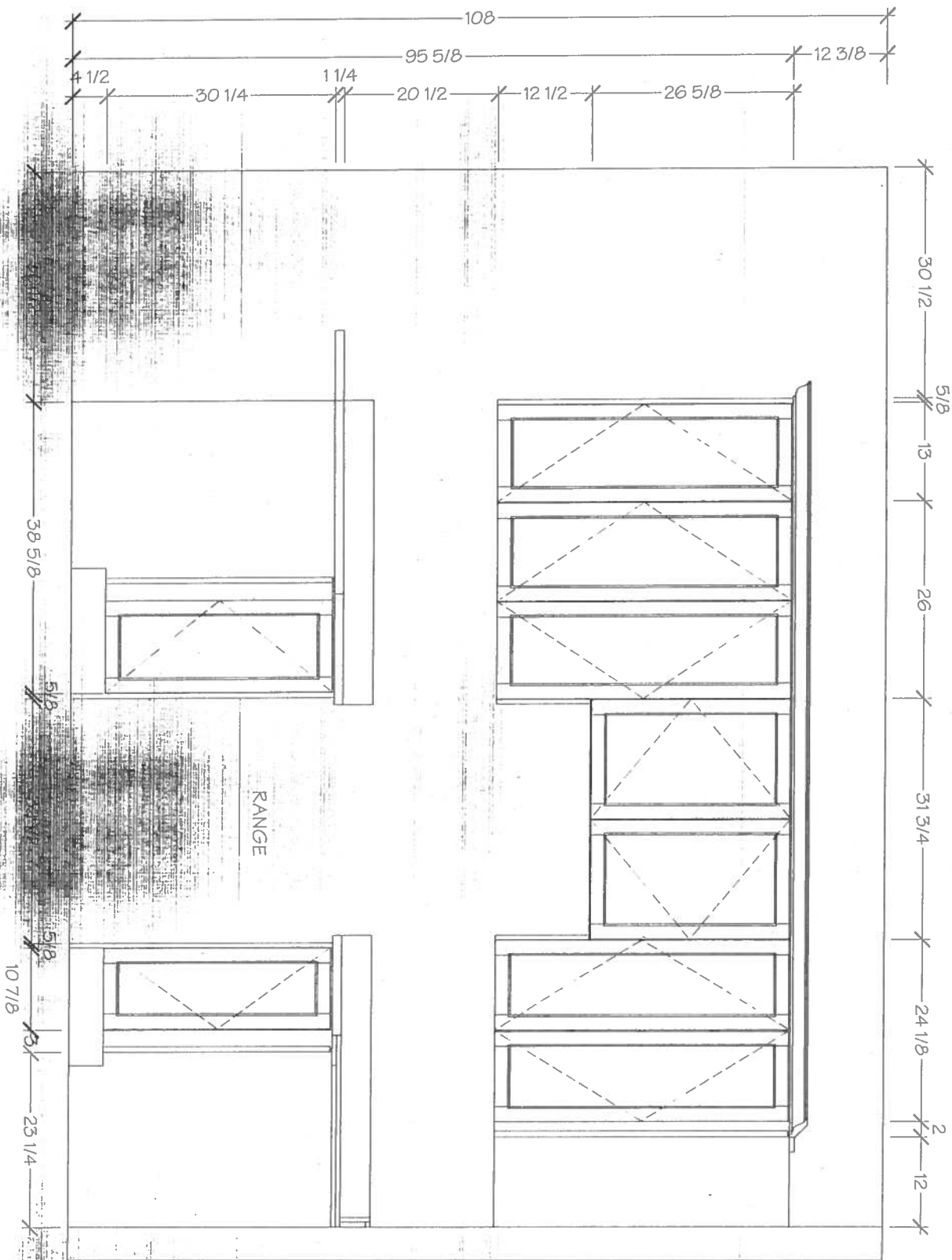
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1. LARGER OPENING FOR 36" FRIDGE

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PAGE: 3 OF 6



Lot 35/Blk 6 Forestside

*Vitla*

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ADDRESS: RP-FS(6)-35 BLK 06  
MODEL: CHESTNUT 1803 ELEV AAA1B

KITCHEN

October 30, 2019



EXTRAS:

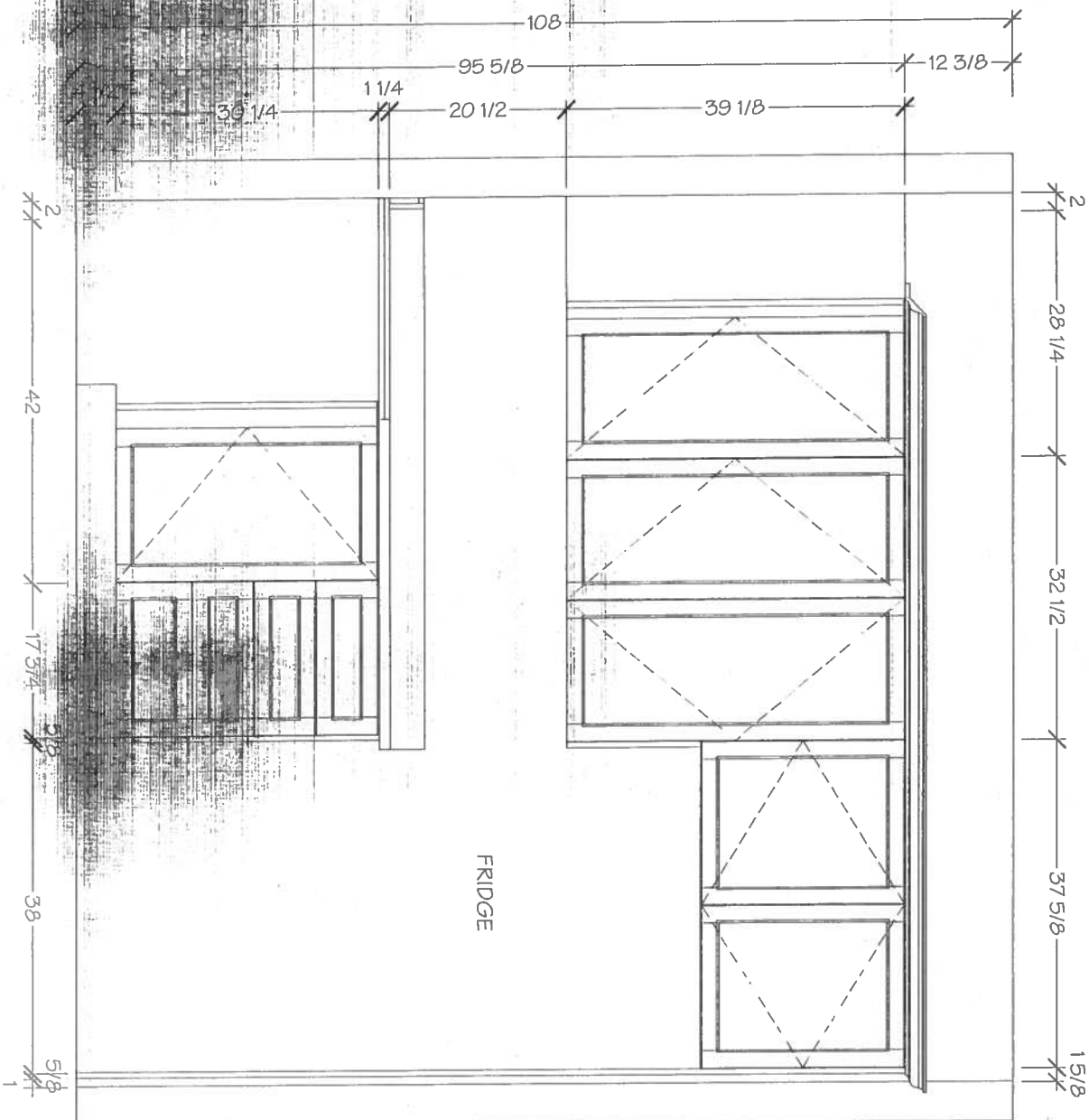
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PAGE: 4 OF 6





Lot 35 / Blk 6 Forestside

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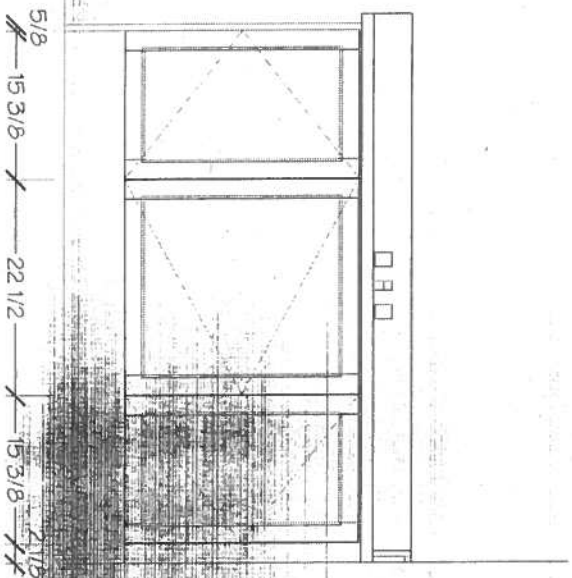
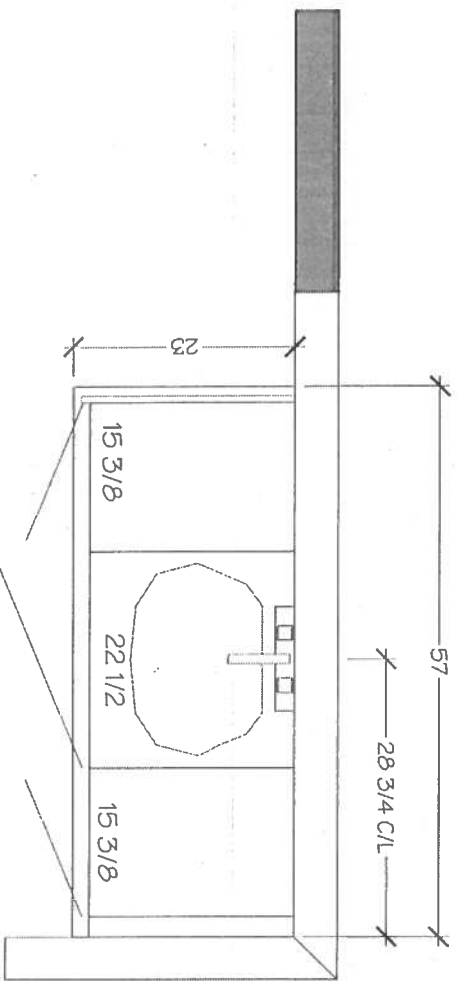
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MODEL: CHESTNUT 1803 ELEV A/A1/B

MASTER ENSUITE

October 30, 2019



MASTER ENSUITE



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REVISION:  
PAGE: 5 OF 6

# Lot 35 / Blk 6 Forestside

*V. Villa*

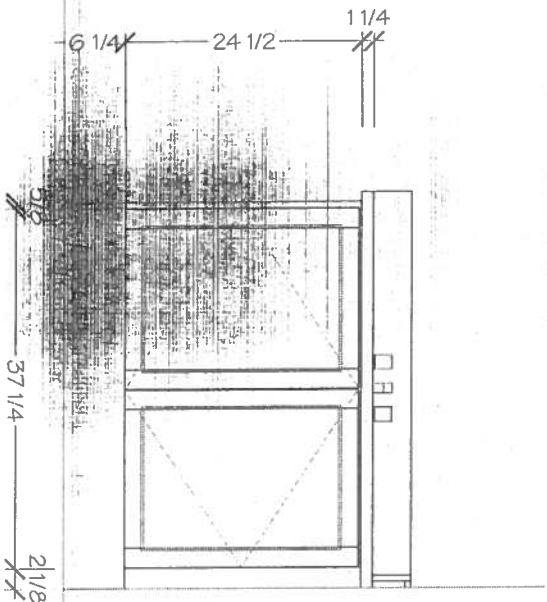
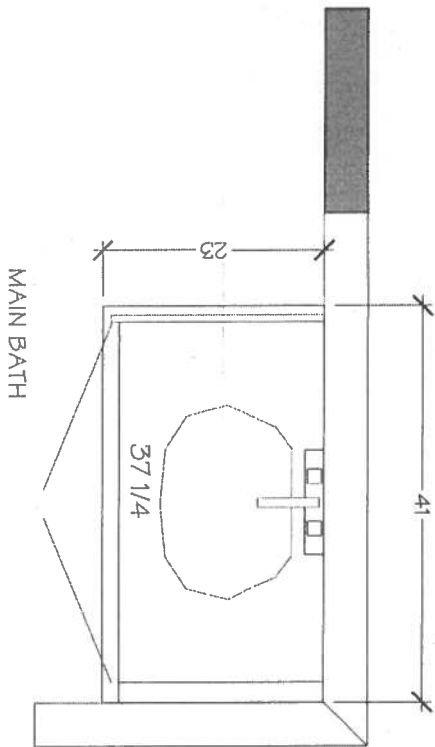
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## MAIN BATH

October 30, 2019



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DATE: OCTOBER 30/2019

REVISION:

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