



MAGNOLIA

2C1

2 BEDROOM | 2.5 BATH

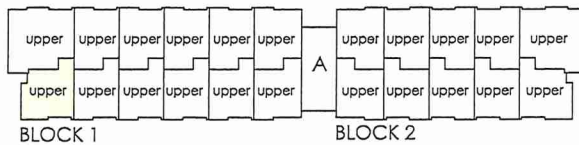
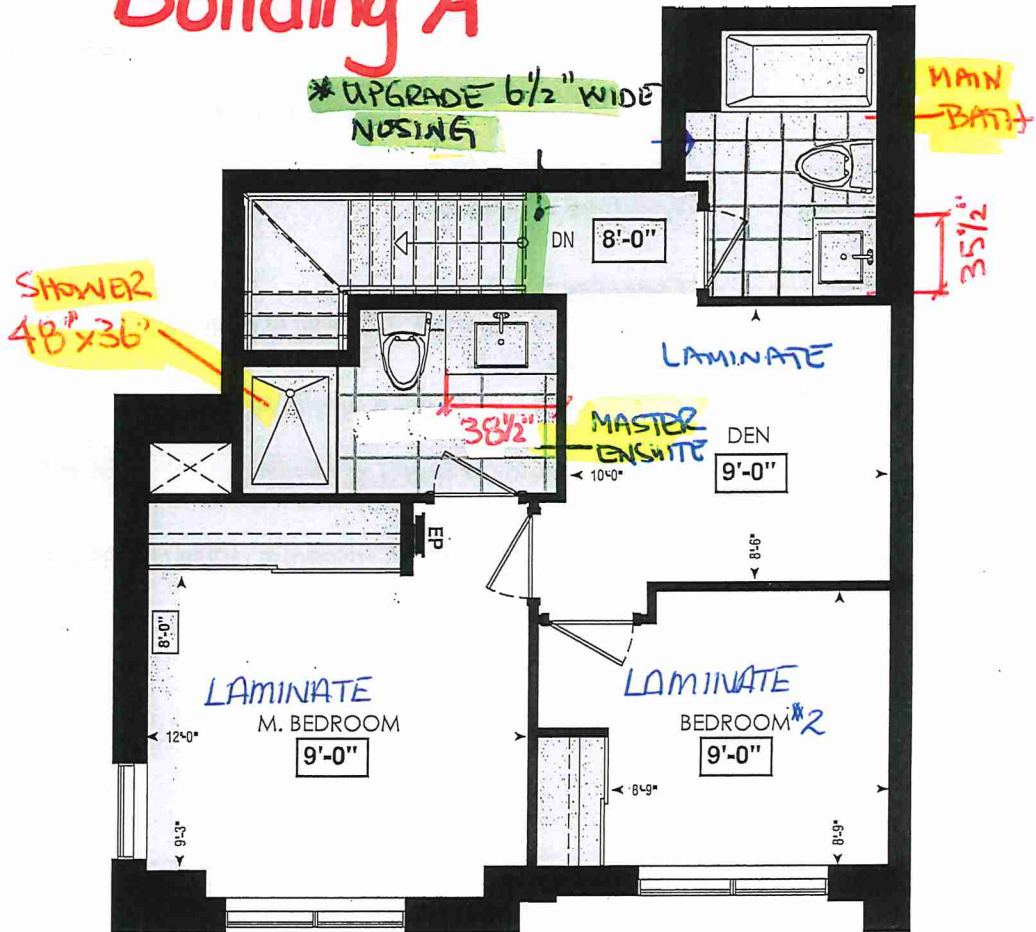
1162 SQ FT

PLUS APPROXIMATELY
56 SQ FT
PATIO/BALCONY AREA

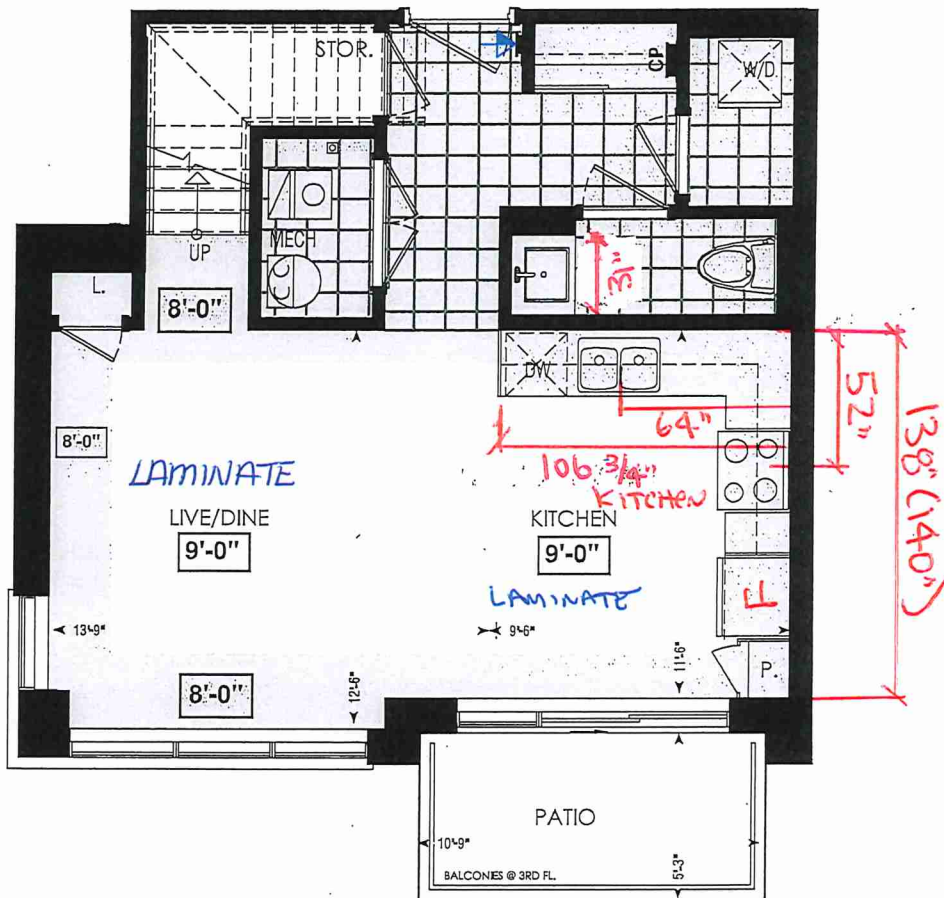
SUITE: 312

1/4 RS

Suite 312 Blk 1
Building A



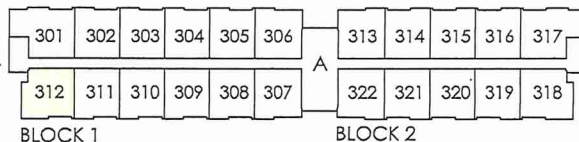
FOURTH FL.



LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

- SECURITY PANEL
- EP ELECTRICAL PANEL
- CP COMMUNICATION PANEL
- WM WATER METER
- DROPPED AREA



THIRD FL.

RECEIVED
NOV 24/21

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MEHAR SINGH SANDHU and RAJINDER K SANDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
312 BLOCK 1	6-III	Magnolia 2C1*	11-Apr-23	

Date Added: 28-Feb-22

Invoice Number: 7669

166 - MAIN FLOOR - FLOORING - TILES - Install UPGARE #2 - PORCELAIN TILES - 20x20 PULPIS GRIS - To be installed throughout Foyer, Mech.Room, Laundry Room and Powder Room Floors, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note:

1 - SECOND FLOOR - FLOORING - BEDROOMS - Install LAMINATE FLOORING - 8" TORLEYS HIGHLAND ALDERSON OAK EEH-285 - To be installed throughout Master Bedroom and Bedroom#2, where applicable in lieu of builders standard broadloom (See Sketch)
Note:

1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To Be Stained - Vintage Red Oak Pewter - To Include; Treads, Handrail and Post, where applicable (See Sketch)
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 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #8 Railing - To be installed throughout staircase from main floor to second floor, where applicable.
To Include;
Handrail - Victorian
Post - 4" Paris with 5" Base
Note: **Includes 6.5" Nosings - To accommodate larger post**

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7944 COTTON KNIT - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)
Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch)
Note:

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

1 - KITCHEN - KITCHEN SINK - Install Builders Standard TopMount Sink - Blanco Horizon 2.0 (7" Deep) Topmount Double Bowl Sink - Model #401124
Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome
Note:

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



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASERS: MEHAR SINGH SANDHU and RAJINDER K SANDHU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
312 BLOCK 1	6-III	Magnolia 2C1*	11-Apr-23	

Date Added: 28-Feb-22

Invoice Number: 7669

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7945 FROST with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7907 SILVER SHADOW with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - QUARSTONE QS 7907 SILVER SHADOW with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MAIN BATH & MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:

1 - CLARIFICATION - FLOOR TILES;
MAIN BATH - Purchaser Accepts and Acknowledges the Standard Floor Tiles - 13x13 Seal Grey - Will be installed STRAIGHT/STACKED throughout Main Bath floor, where applicable (See Sketch)
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL & COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further changes/additions/deletions to be made upon signing on JANUARY 3,2022
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 \$500. PLUS A 10% HOLDBACK FEE.
Note:

This Document is Extremely Time Sensitive - Printed 28 Feb 22 at 15:23



INTERIOR COLOUR SCHEME

Page 1 of 3

Main Bathroom

Powder Room

Kitchen

Living Room

storage

Den

Bedroom 2

Consultant:

Purchaser:

Vendor:

Lot: 312 BLOCK 1 Project: Forestside Estates Inc. Model: Magnolia 2C1*

MEHAR SINGH SANDHU

RAJINDER K SANDHU

Forestside Estates Inc.

Printed Jan 03, 2022 11:52 am



* INTERIOR COLOUR SCHEME *

Purchasers		Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
MEHAR SINGH SANDHU & RAJINDER K SANDHU		Melissa Di Marino	Magnolia 2C1*	/	Forestside Estates Inc.	11/04/2023	312 BLOCK 1

Page 2 of 3

Master Ensuite

Main Bathroom

Mech. Room

Powder Room

Laundry

Kitchen

Foyer

Living Room

Dining Room

Upper Hall

Den

Master Bedroom

Bedroom 2

Interior Paint

Description	Style	Countertop	Counter Edge	Handle / Knob
STANDARD - DISTANT GRAY	CATEGORY 1 - QTS 1022 - FROSTING - LP LAMINATE (STD)	Quarstone QS7907 SilverShadow (STD)	1/4" A" EDGE (STD)	DH09140 (Std)
STANDARD - DISTANT GRAY	CATEGORY 1 - QTS 1022 - FROSTING - LP LAMINATE (STD)	Quarstone QS7907 SilverShadow (STD)	1/4" A" EDGE (STD)	DH09140 (Std)
STANDARD - DISTANT GRAY				
STANDARD - DISTANT GRAY		N/A	N/A	N/A
STANDARD - DISTANT GRAY	CATEGORY 1 - QTS 1022 - FROSTING - LP LAMINATE (STD)	Quarstone QS 7945 Frost (STD)	1/4" A" EDGE (STD)	DH09140 (Std)
STANDARD - DISTANT GRAY		N/A	N/A	N/A
STANDARD - DISTANT GRAY				
STANDARD - DISTANT GRAY	CATEGORY 1 - QT 1022 - OLMO CARPMA - LP LAMINATE (STD)	Quarstone QS 7944 Cotton Knit (STD)	1/4" L" EDGE (UPG)	DH09140 (Std)
STANDARD - DISTANT GRAY				
STANDARD - DISTANT GRAY				

Appliance Opening/Dimension

Fridge Size	Standard	Range	Standard
Built-Ins	None	Microwave	O.T.R.MICRO - STANDARD
Hood Fan	O.T.R.MICRO - STANDARD	Exhaust Opening	6" <input checked="" type="radio"/> 8" <input type="radio"/>
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

APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE THROUGHOUT SUITE, WHERE APPLICABLE

Decor Consultant: Melissa Di Marino

Purchaser: Mehhar Sandhu

Purchaser: Rajinder K Sandhu

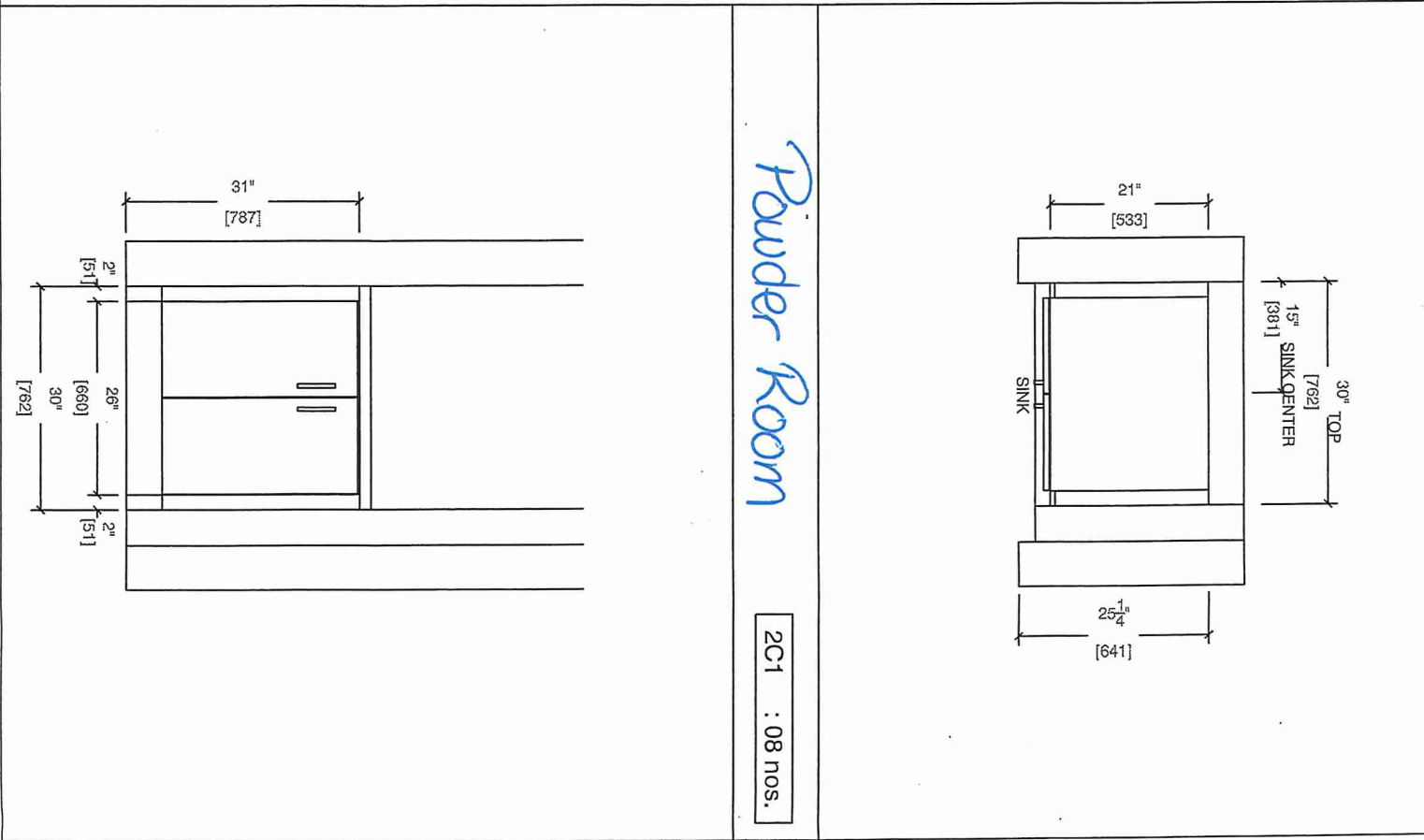
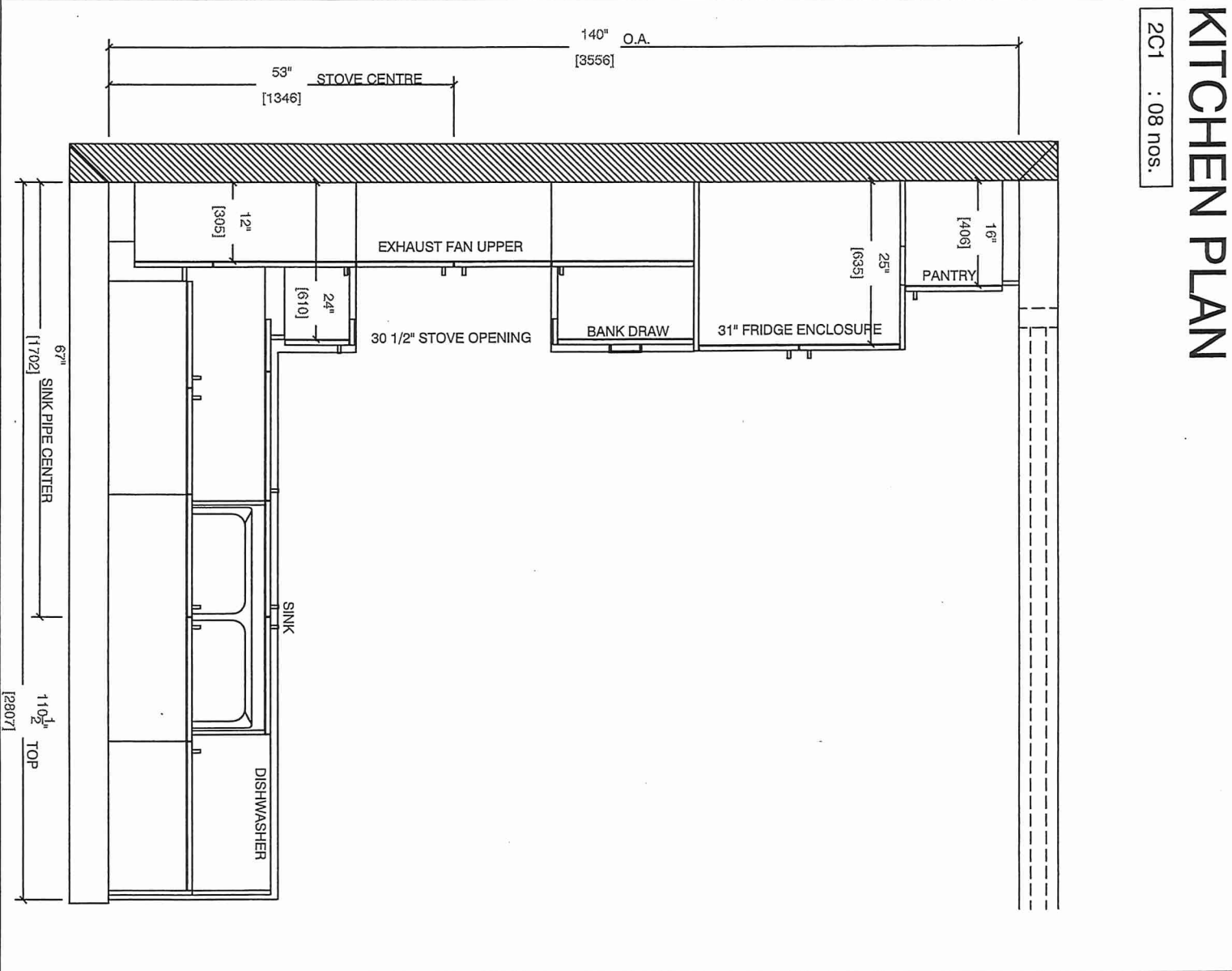
Vendor: Forestside Estates Inc.



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 05 th Oct 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE: __
COMMENTS: Suite 312 BLK 1 Building A			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.



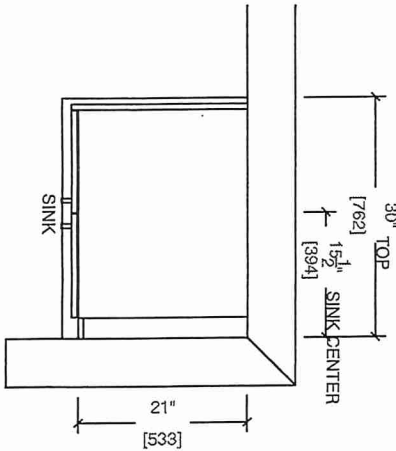
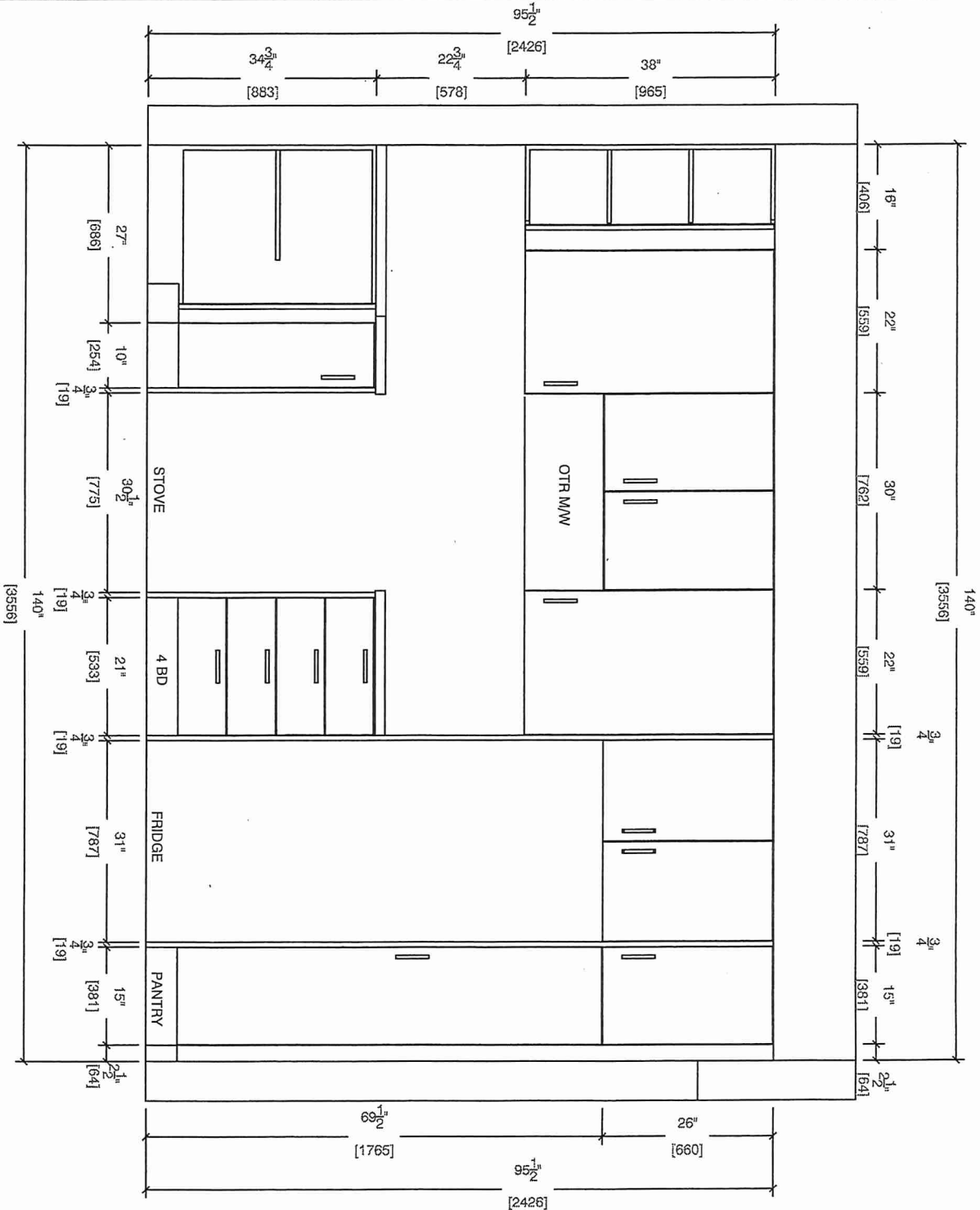


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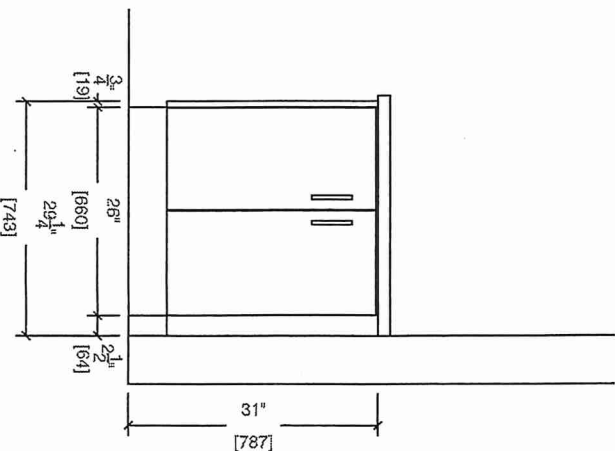
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STOVE WALL ELEVATION



Main BATH



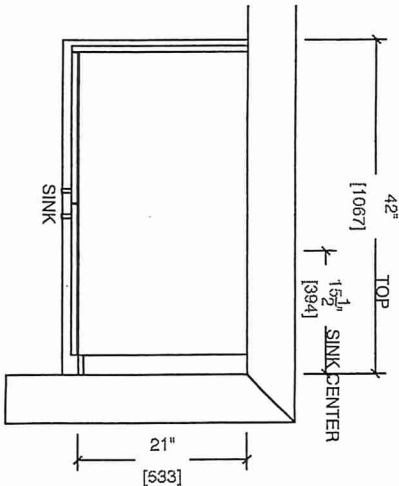
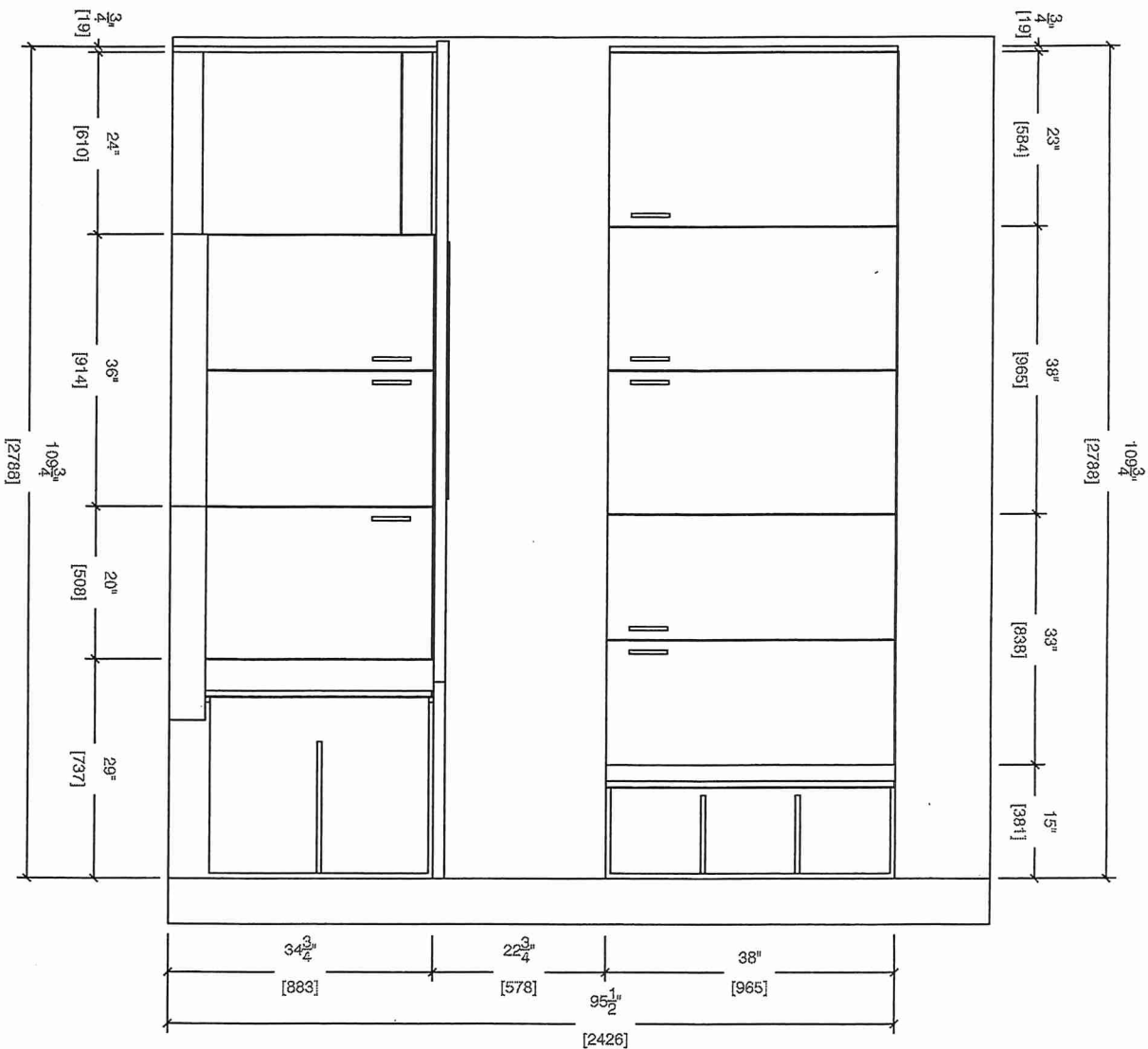


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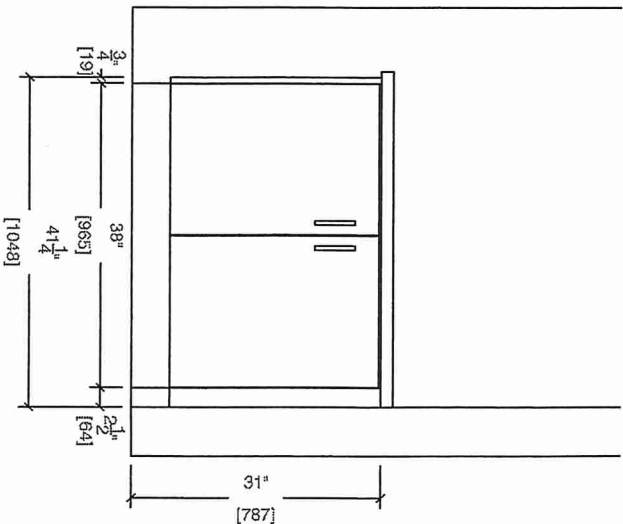
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SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 05 th Oct 2021
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COMMENTS: Suite 312 Bkl Building A			

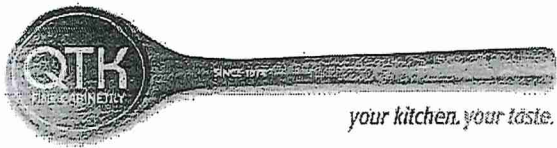
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SINK WALL ELEVATION



Master ENSUITE



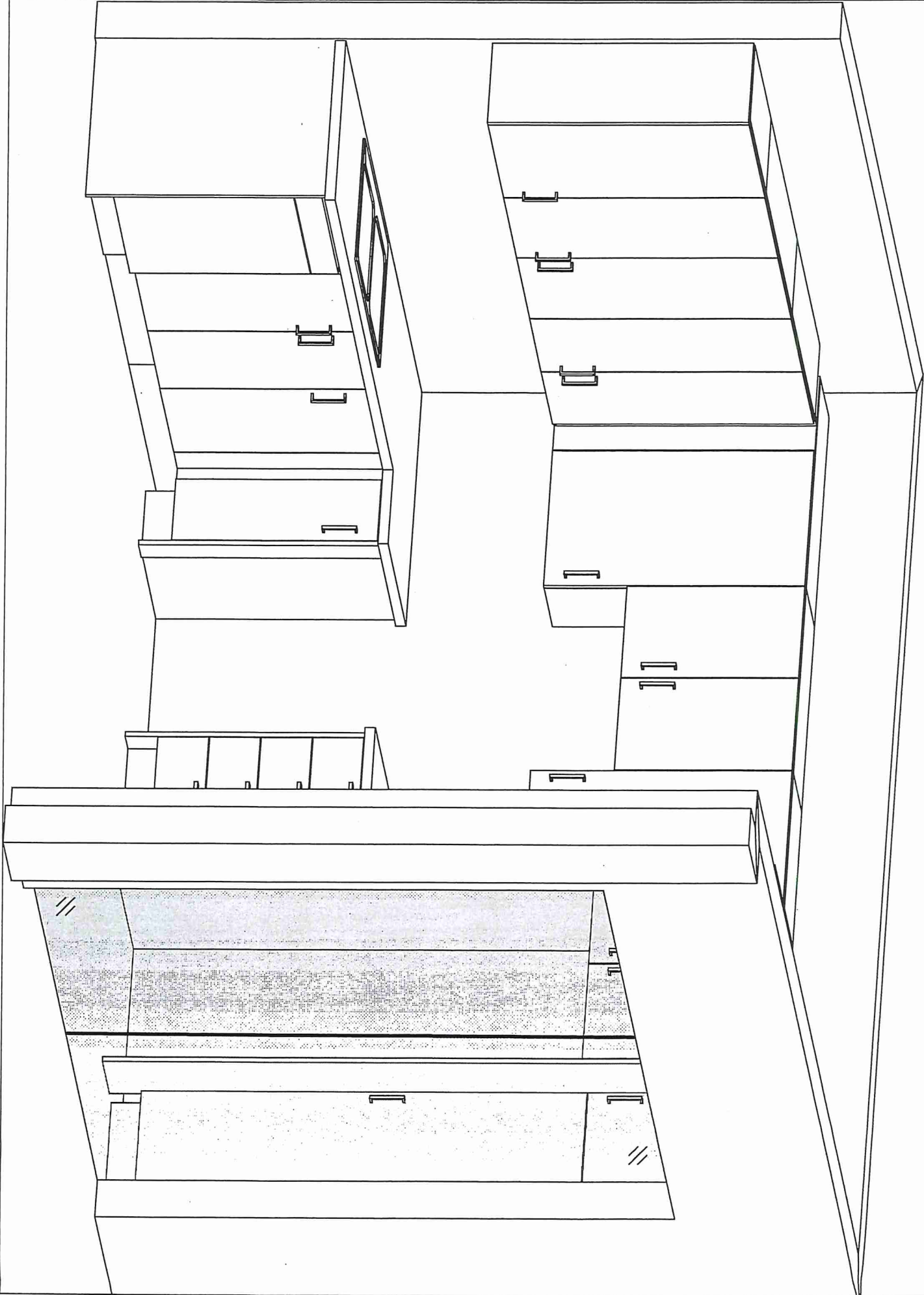


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COMMENTS: Suite 312 Bldg. 1 Building A

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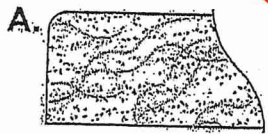


Suite 312 B1K.1 Building A

CONNOLLY Marble & Granite Ltd.

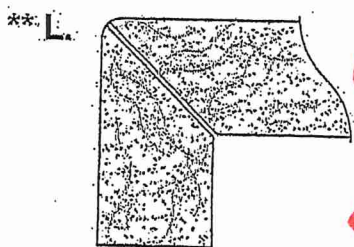
EDGE
DETAILS

004



A.
STRAIGHT EDGE
(STANDARD - 3/4")

* Powder Room
* Main Room
* Master Ensuite

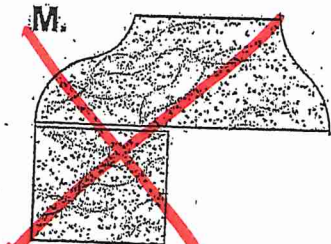


** L.
MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

* Kitchen

W

RS



M.
OGEE-SQUARE EDGE
(MED./HIGH - 1 1/2")

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 1997