



MAGNOLIA

2C1

1 BEDROOM | 2.5 BATH

1162 SQ FT

PLUS APPROXIMATELY
56 SQ FT
PATIO/BALCONY AREA

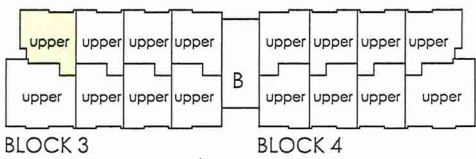
SUITE: 323

BUILDING B

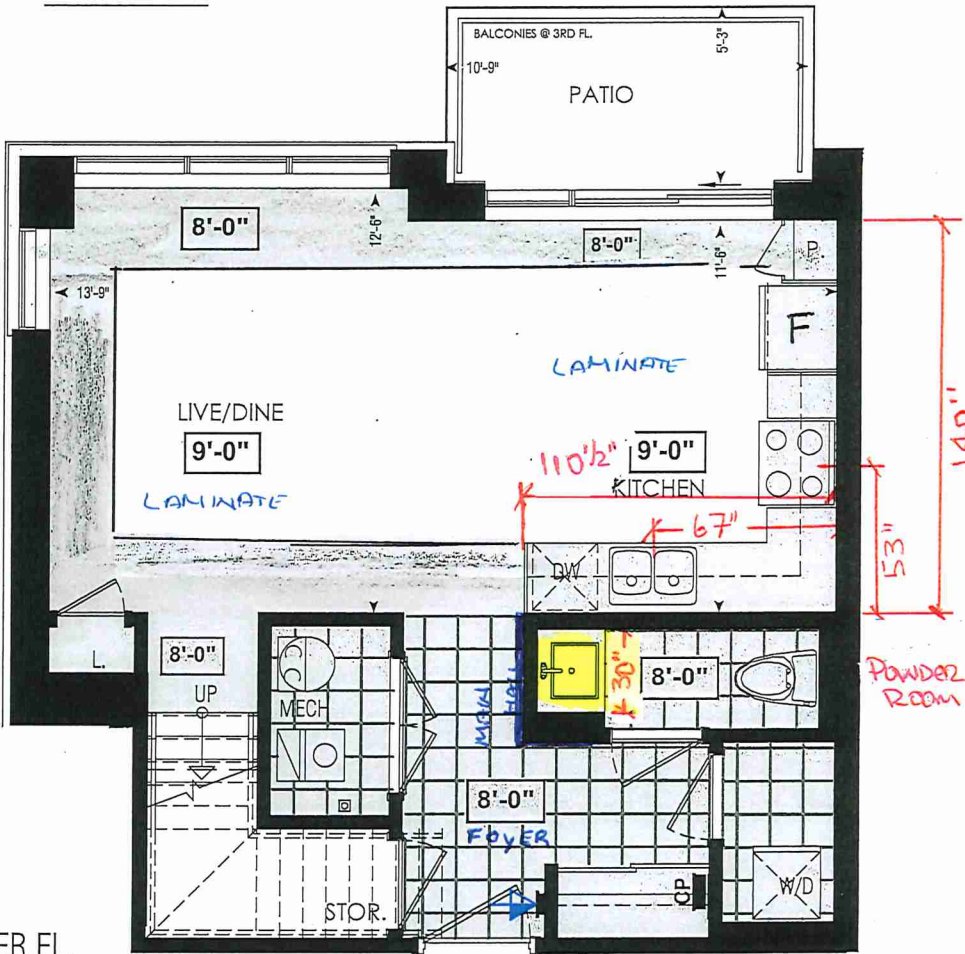
SHOWER
48"x36"

12x24
Horizontal Wall
Tile

MAIN BATH



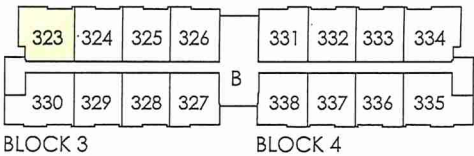
FOURTH FL.



LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

- SECURITY PANEL
- ELECTRICAL PANEL
- COMMUNICATION PANEL
- WATER METER
- DROPPED AREA.



THIRD FL.

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.

RECEIVED
Jan 20 2020



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: VICTORIA ACHAMPOMAA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
323 BLOCK 3	6-III	Magnolia 2C1*	24-Apr-23	

Date Added: 28-Mar-22 Invoice Number: 7782

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package. To be installed throughout the suite, where applicable (See Sketch) Note:
166 - MAIN FLOOR - TILES - Install UPGRADE 2 FLOOR TILES (20X20 Pulpis Gris) Throughout the main floor where applicable in lieu of the builder's standard floor tiles. To be installed straight/stacked. To include; Powder Room, Foyer, Laundry room, & Mech. Room Note: See Sketch
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- PLUMBING - Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Note:
1 - KITCHEN-PLUMBING - Install the builders standard Top mount sink in the kitchen- Install the BLANCO HORIZON 2.0 (7") Top mount Sink- Model # 401124 (see sketch) Note:
1 - KITCHEN - COUNTER - Install UPGRADED "L" EDGE throughout the kitchen where applicable. (see sketch) Note:
1 - STAIRCASE - STAIN - STAIN STAIRCASE COMPLETE throughout where applicable from main to second floor. To be stained Mirage Red Oak Drift Wood. To include handrail, treads, and posts. Note: Stringers and risers to remain painted white
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 - MAIN BATH- FLOORING - Purchaser accepts & acknowledges that the floor tiles on the Main Bath will be installed stacked NOT brick pattern. Note:
1 - POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Room, Main Bath and the Master Ensuite Note:
1 - POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Powder Room, Master Ensuite & Main Bath Note:
1 - POWDER ROOM/ KITCHEN/MAIN BATH - COUNTER-Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
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323 BLOCK 3	6-III	Magnolia 2C1*	24-Apr-23	

Date Added: 28-Mar-22

Invoice Number: 7782

50 - MASTER ENSUITE - TILES- Install UGPRADE 2 FLOOR TILE (20X20Parc Gris) throughout the master ensuite floor where applicable in lieu of the builder's standard floor tiles. To be installed straight/stacked (See sketch)

Note:

85 - MASTER ENSUITE - TILES- Install UGPRADE 5 FLOOR TILE AS SHOWER WALL TILES (12X24 Eterna Grey Polished) throughout the master ensuite shower where applicable in lieu of the builder's standard wall tiles. To be installed straight/stacked/Hori. (See sketch)

Note:

1 - MASTER BEDROOM - FLOORING - Install UPGRADED LAMINATE throughout the master bedroom where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND Watson Natural Oak EE-H-292 (See sketch)

Note:

1 - BEDROOM 2- FLOORING - Install UPGRADED LAMINATE throughout bedroom 2 where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND Watson Natural Oak EE-H-292 (See sketch)

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 \$1000 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:

This Document is Extremely Time Sensitive - Printed 7 Apr 22 at 10:13

BUILDING B

	Purchaser VICTORIA ACHAMPOMAA	Decor Consultant Denise Sue	Model and Elevation Magnolia 2C1*	Telephone Res. / Bus /	Project Forestside Estates Inc.	Closing Date 24/04/2023	Property 323 BLOCK 3
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Page 1 of 3

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Page 1 of 3

Consultant: Denise Sue

DocuSigned by:

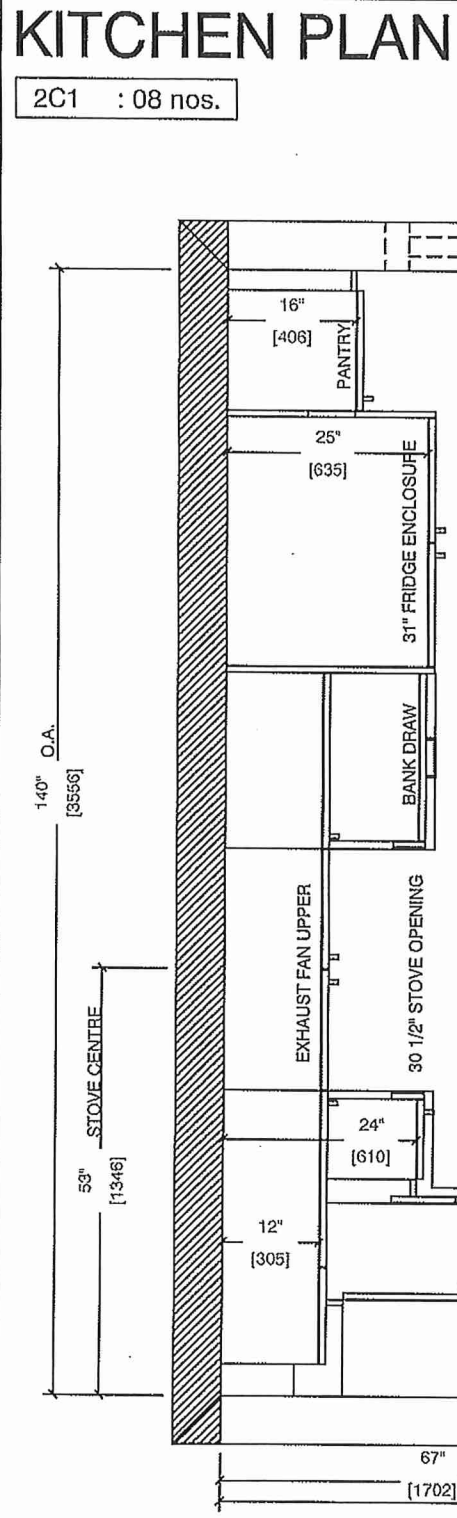
 Purchaser: 4A5FEE58C8F0470...
 VICTORIA ACHAMPOMAA

Vendor: 
Forestsides Estates Inc.
Printed Mar 22, 2022 4:39 pm

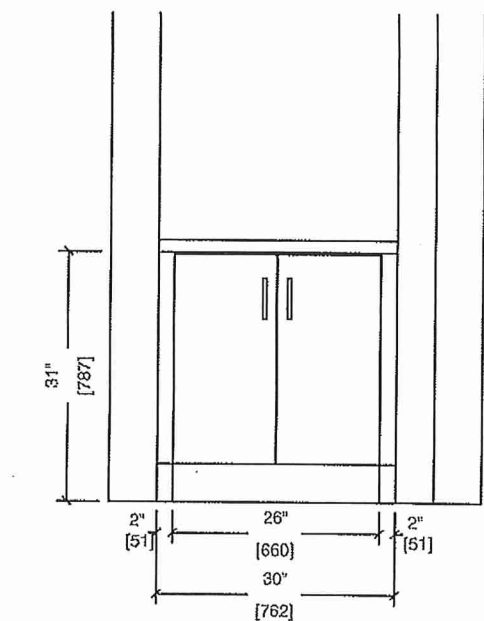


CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

COMMENTS: **BUILDING B SUITE 323 BLK 3**
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.

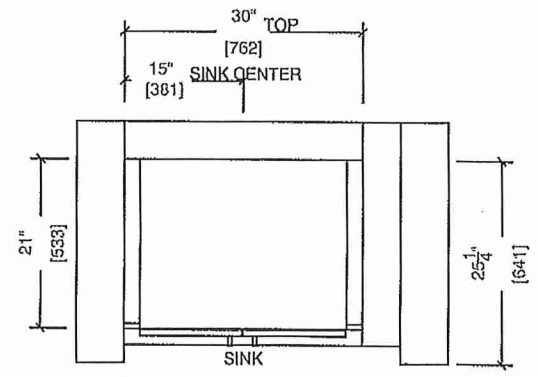


DS
VA



POWDER ROOM
3rd Floor BATH

2C1 : 08 nos.

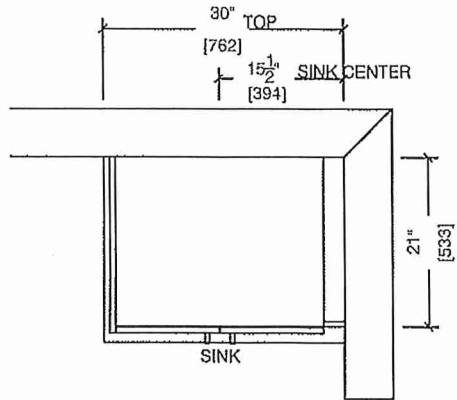
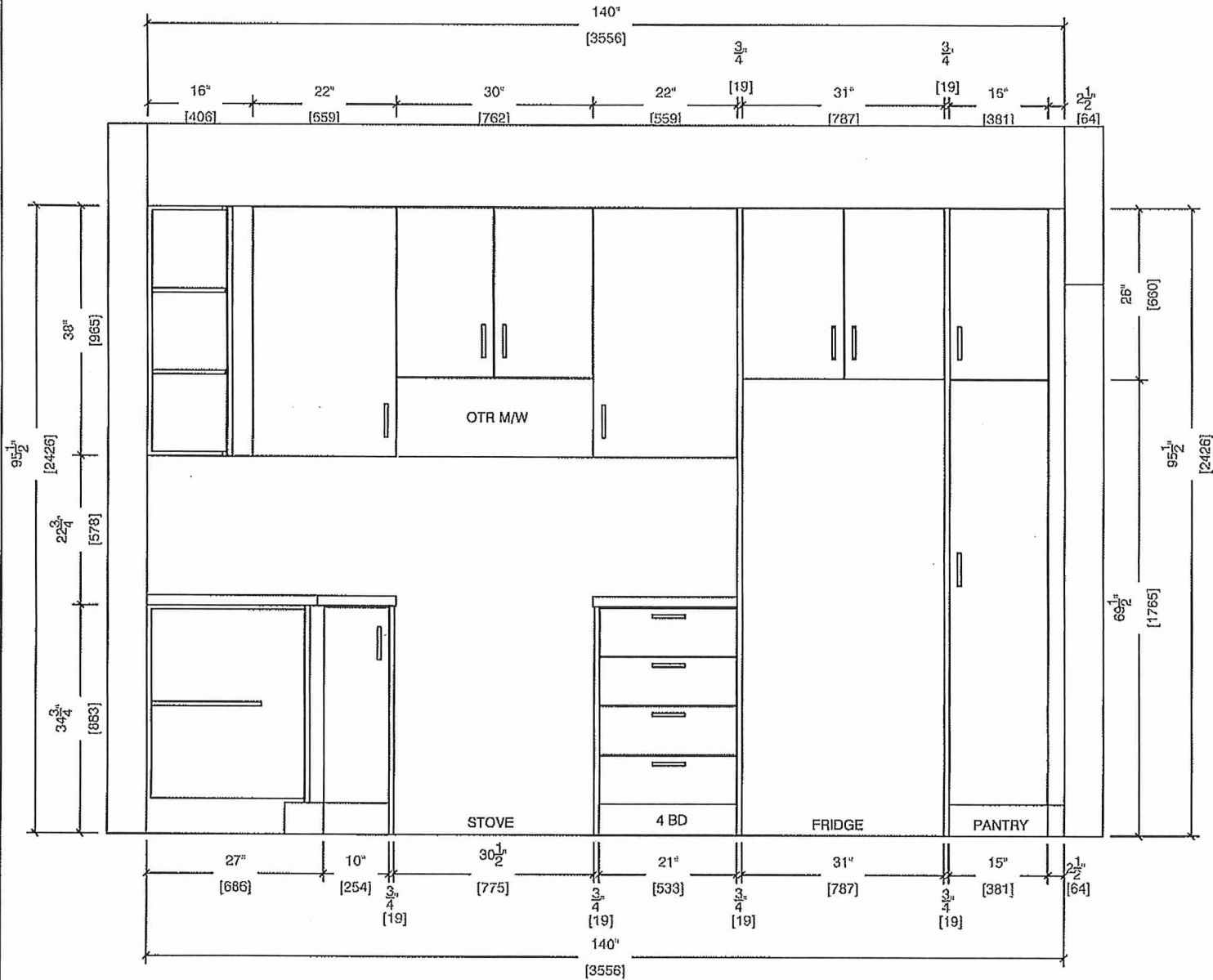




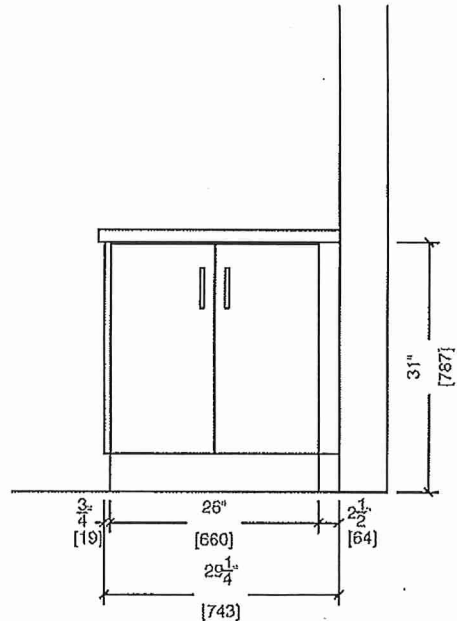
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STOVE WALL ELEVATION



Main Bath
4th Floor BATH



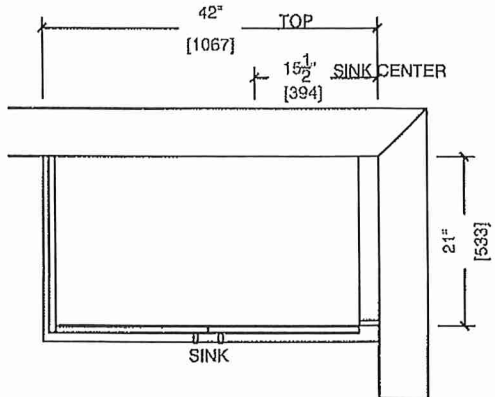
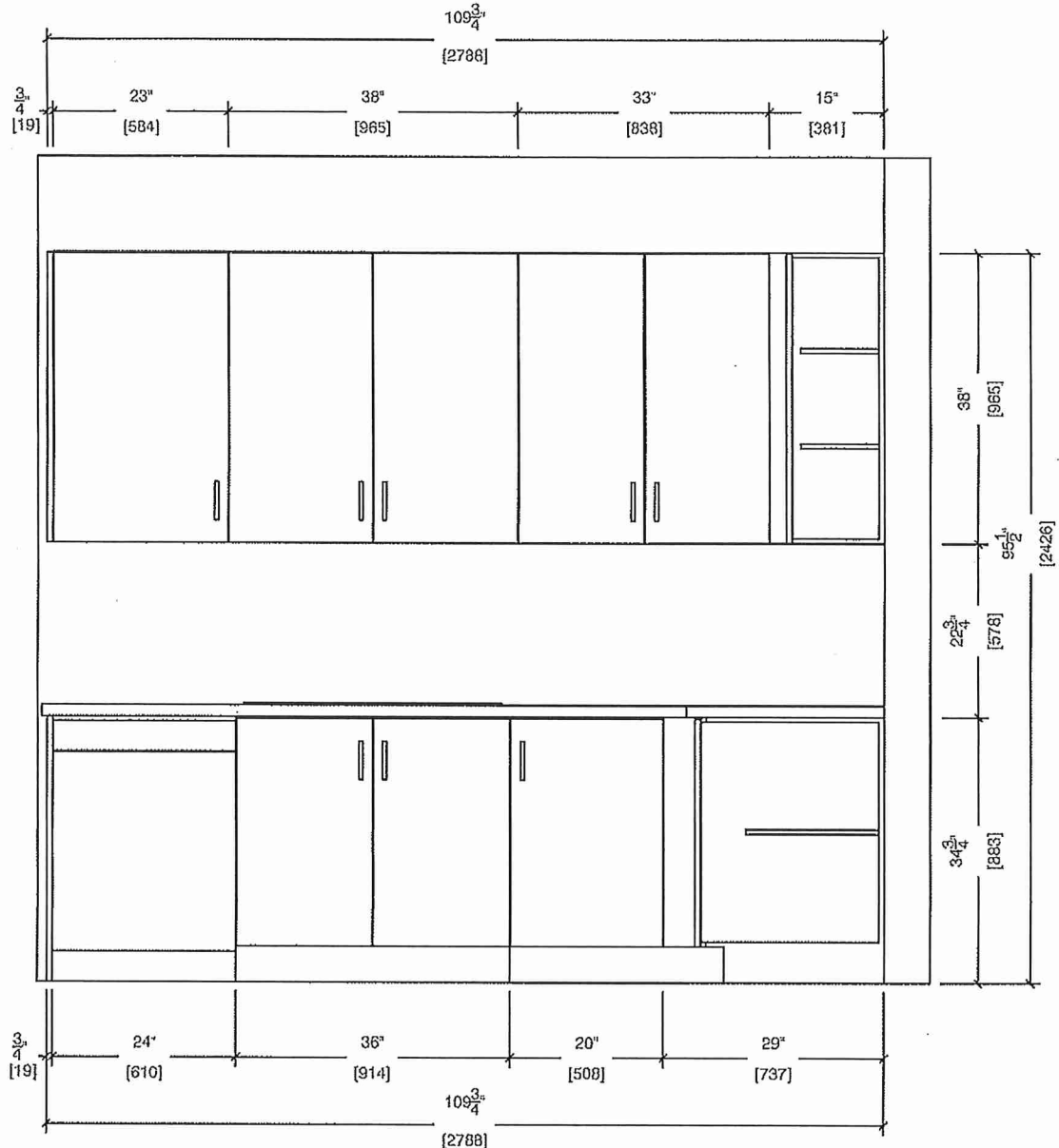
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca



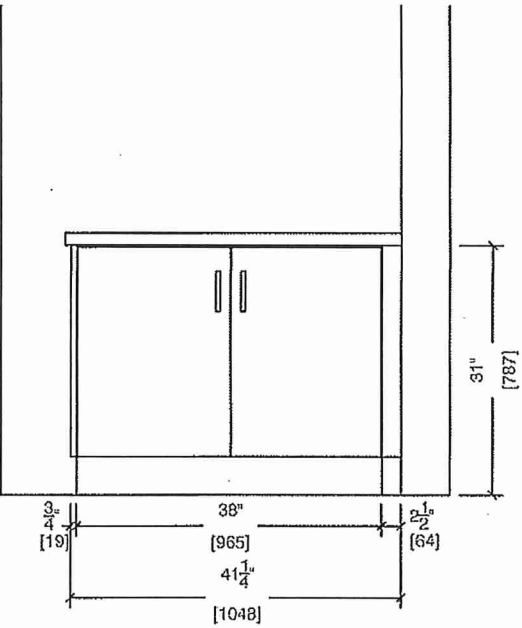
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SITE: FOREST SIDE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 05 th Oct 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

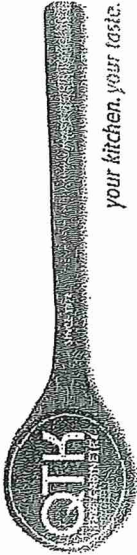
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SINK WALL ELEVATION



Master
4th Floor ENSUITE





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

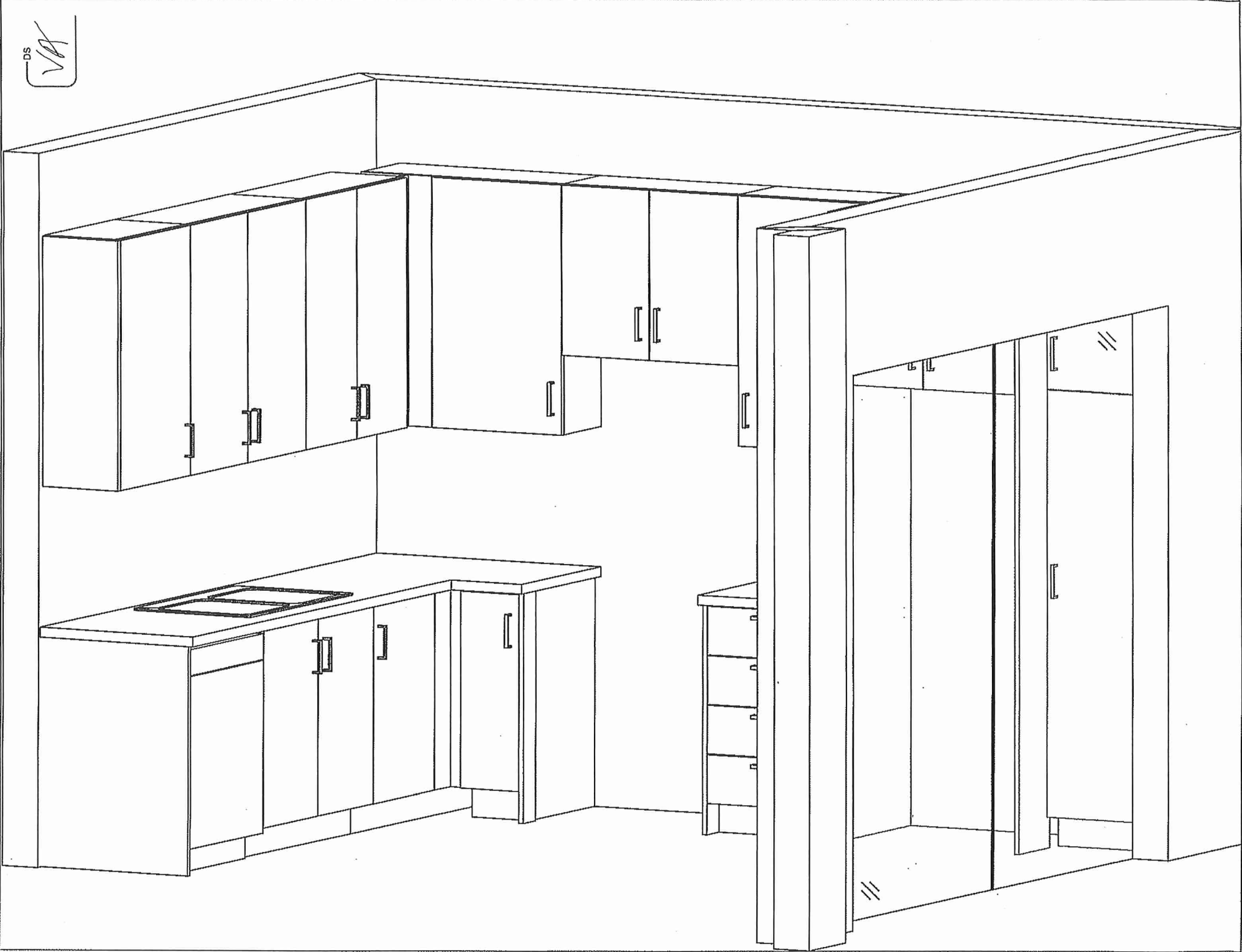
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DS
VA



Building B

SUITE 323 BLOCK 3

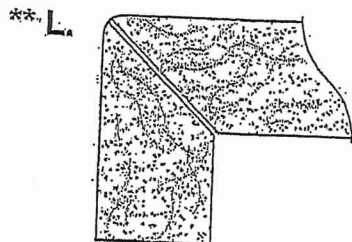
EDGE DETAILS

004



STRAIGHT EDGE
(STANDARD - 3/4")

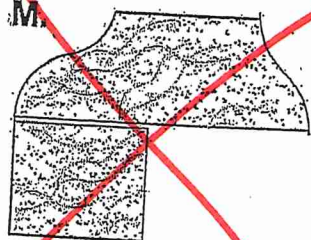
- * Powder Rm.
- * Master Ensuite
- * Main Bath



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

- * Kitchen

UPGRADE



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 17