



Additional

PURCHASER'S EXTRAS QUOTATION

The Estates of West River - Phase 1

2185715 Ontario Inc.

PURCHASER: TARJINDER GARCHA

TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 216843	UPPER HALL- OPEN TO BELOW- Install a ceiling light centred to the Open to below from the 2nd floor. To be on its own switch and reinforced for a future chandelier. (See Sketch)	1		
*2 20080 216845	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.	1		



	Sub Total
	HST
	Total

- 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 2185715 Ontario 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
Amendment	
Total Payment:	

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.
Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

Invoice Number	Date	Amount
8344	27-Jul-22	
Total Bonus Used:		
7823	12-May-22	
Total Bonus Used:		
Remaining Balance:		

PURCHASER:

TARJINDER GARCHA

07-Sep-22
DATE

VENDOR:

PER-2185715 Ontario Inc.

TAX#:1

PREPARED BY: Laura Di Pede
PRINTED: 7-Sep-22 at 11:54 am
RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



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CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASER: TARJINDER GARCHA

TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B	

Date Added: 10-Aug-22

Invoice Number: 8332

1 - Standard Cable, Telephone , conduit (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - DECLINED UPRADE QTK PACKAGE: KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre and QTK for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install a Standard counter top, throughout the kitchen, where applicable, in lieu of the builders standard. Install the Emmerstone MAPLE WHITE Note:
1 - KITCHEN- Install a standard "A" Edge for the kitchen counter top, throughout where applicable. Note:
1 - KITCHEN- Install the builders standard undermount sink BLANCO HORIZON U2 (7") Undermount Sink- Model # 401022 and standard Moen METHOD Chrome faucet Note:
1 - KITCHEN - POT FILLER - Purchaser's request to cap the rough-in plumbing for the pot filler above the stove. Purchaser has requested to NOT purchase a pot filler faucet from the vendor. Note: **Vendor is Exempt from any damages created by the purchaser After Closing when installing their own pot filler faucet** **THIS WILL ONLY BE DONE IF POSSIBLE**
514 - MAIN FLOOR- Install an upgrade #4 tile on the main floor, in lieu of the builders standard floor tile. Install the 24X24 ALABASTRO BIANCO, for the Foyer, Powder Room, Mudroom/garage landing, Kitchen/Dinette Note:
1 - MAIN FLOOR- Install an Upgrade #2 HWD flooring, throughout the main floor, in lieu of the builders standard. Install the Vintage White Oak 5"X3/4" UVF WIRE BRUSHED ATLANTIS, throughout the main hall, Living/Dining Room, Den, Family Room, & Landings Note:
1 - STAIRCASE VS FLOORINGWOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase/nosing & flooring chosen do not match. Note: This difference may result in a stain colour variance.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 - STAIRS- Install an Upgrade #3 stairs Package, throughout where applicable only. To include: HANDRAIL- Tudor PICEKTS- Steel 1/2" Square,Plain/single collar/plain w/ shoes POST- 31/2" Square IRP-1/w PC1 Cap Note:
122 - MASTER ENSUITE- Install an Upgrade #5 floor tile in lieu of the builders standard. Install the 24x24 ETERNA VOLAKAS WHITE POLISHED on the Master Ensuite floor- Installed straight/stacked Note:
120 - MASTER ENSUITE SHOWER WALLS- Install an Upgrade #4 floor tile on shower stall walls, in lieu of the builders standard. Install the 12x24 ETERNA VOLAKAS WHITE POLISHED on the Master Ensuite shower walls- Installed straight/stacked/horizontal Note:



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2185715 Ontario Inc.

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TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B		

Date Added: 10-Aug-22

Invoice Number: 8332

1 - MASTER ENSUITE SHOWER CEILINGS- Install an Upgrade #5 floor tile on shower stall Ceiling. Install the 12x24 ETERNA VOLAKAS WHITE POLISHED on the Master Ensuite shower Ceiling- Installed straight/stacked Note:
1 - MASTER ENSUITE- Install standard counter top in teh Master Ensuite- Emmerstone MAPLE WHITE with standard "A" Edge Note:
1 - MASTER ENSUITE SHOWER STALL- Install the Moen Chateau Toe Tester for the Master Ensuite shower stall Model # TL183EP/62380 Note:
1 - TWIN BATH (BEDROOM#4)- Install standard counter top in the Twin Bath (Bedroom #4)- Emmerstone VANILLA WHITE with standard "A" Edge Note:
1 - TWIN BATH (BDRM #4) SHOWER CEILINGS- Install a standard 8x10 wall tile on shower stall Ceiling. Install the 8X10 SERPENTINE WHITE Note:
1 - TWIN BATH (BDRM #4)SHOWER STALL- Install the Moen Chateau Toe Tester for the shower stall of twin Bath (Bdrm #4) Model # TL183EP/62380 Note:
1 - TWIN BATH 2/3- Install standard counter top in the Twin Bath 2/3- Emmerstone GRAY GALAXY with standard "A" Edge Note:
1 - TWIN BATH 2/3 SHOWER CEILINGS- Install a standard 8x10 wall tile on shower stall Ceiling. Install the 8X10 MALENA ICE Note:
1 - TWIN BATH 2/3 SHOWER STALL- Install the Moen Chateau Toe Tester for the shower stall of twin Bath 2/3 Model # TL183EP/62380 Note:
1 - POWDER ROOM- Install standard counter top in the Powder Room Emmerstone MAPLE WHITE with standard "A" Edge Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. Note:
1 - CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - PRIMARY BEDROOM- Install the Floating Wall Mount White Paint Grade Trim Painted Wood Box Note: ** Fireplace Unit to be installed at Approximately 20" AFF
1 - PRIMARY BEDROOM- Install an Electrical plug above the floating fireplace to accommodate for future TV above the mantle. To be installed 60" AFF Note: **Purchaser has declined the conduit pipe rough in



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CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASER: TARJINDER GARCHA

TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B	

Date Added: 10-Aug-22 Invoice Number: 8332

1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

1 - DEN- Delete the builders standard ceiling light and install SEVEN (X7) pot lights, all SEVEN (X7) pot lights to be on one switch (See Sketch)
Note:

1 - MUD ROOM- Delete the builders standard ceiling light and install THREE (X3) pot lights, all THREE (X3) pot lights to be on one switch (See Sketch)
Note:

1 - FAMILY ROOM- Install an Electrical plug above the fireplace to accommodate for future TV above the mantle. To be installed 60" AFF
Note:

1 - FAMILY ROOM- Raise the Conduit R/I above the fireplace to accommodate for future TV above the mantle. To be installed 60" AFF, next to the electrical plug
Note:

1 - ATTIC/BASEMENT- Install a Coduit Pipe from Attic to Basement, Location to be determined on site
Note:

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

Date Added: 27-Jul-22 Invoice Number: 8344

1 - DINING ROOM- Refer to item #22 from PE#7823. DELETE the oprning created at time of structural appointment. Purchaser request to close the wall between Dining Room and Main Hall as per the original floor plan layout (See Sketch)
Note: Approved As per Fonzie

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:

Date Added: 12-May-22 Invoice Number: 7823

2 - BASEMENT- Install TWO (X2) Larger Basement windows, in lieu of the builders standard 30"x16". Install TWO (X2) 30"X24" (See Sketch) (With Possible Window Wells)
Note:

3 - BASEMENT- Install THREE (X3) Larger Basement windows, in lieu of the builders standard 30"x16". Install THREE (X3) 36"X24" (See Sketch) (With Possible Window Wells)
Note:

1 - BASEMENT- In addition to the basement windows, Install ONE (X1) additional 36"x24" window in the basement (See Sketch) (With Possible window well)
Note:

1 - FRONT EXTERIOR- Install an Extended Height Single Front Door and Side Lights. Delete the transom above the door to accommodate extended height door (See Sketch)
Note:



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CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASER: TARJINDER GARCHA TEL: RES.: 647-535-5007

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B	

Date Added: 12-May-22 Invoice Number: 7823

1 - BACK EXTERIOR- Delete the builders standard Patio sliders, and install double French doors (See Sketch) Note:
1 - KITCHEN- Install an 8" Duct, in lieu of the builders standard 6" (See Sketch) Note:
1 - TWIN BATH (Bedroom #4)- Delete the builders standard Tub/Shower, and install a shower stall, To include 2x2 shower stall floor mosaic, Curb with stone top, shower pot light and Frameless Glass (See Sketch) Note:
1 - TWIN BATH #2/3- Delete the builders standard Tub/Shower, and install a shower stall, To include 2x2 shower stall floor mosaic, Curb with stone top, shower pot light and Frameless Glass (See Sketch) Note:
1 - SECOND FLOOR BEDROOMS- Install Smooth ceilings throughout the second floor bedrooms (Inlcudes all 2nd floor closets) Note:
1 - PRIMARY BEDROOM (MASTER ENSUITE)-Install the optional 10FT RAISED COFFERED CEILINGS IN MASTER BEDROOM AS PER VENDOR SPECIFICATIONS AND PLAN. (See Sketch) Note:
1 - MASTER ENSUITE- Make Master Ensuite shower stall larger by APPROX. 1'-0" towards the toilet. Install additional wall tile, 2x2 mosaic, curb with stone and additional frameless glass (See Sketch) Note:
1 - MASTER ENSUITE- Install a floating shower seat in the Master Ensuite showerstall (See Sketch) Note:
1 - MASTER ENSUITE- Install a Niche with a shelf in the Master Ensuite shower stall (See Sketch) Note: **Install 4" Dummy Wall as required**
1 - GARAGE- Relocate the Central Vac Trunk to the Garage (See Sketch) Note:
1 - SECOND FLOOR EXTERIOR BALCONY- Install an exterior GFI plug on the second floor balcony, next to the French doors (See Sketch) Note:
1 - EXTERIOR- Install a Festive Soffit plug on a single pole switch (See Sketch) Note:
1 - KITCHEN- Install a Pot Filler Rough In, in the kitchen, above the stove. Note: **PLEASE NOTE** The above price is for the rough in ONLY, purchaser accepts & acknowledges that the Pot Filler finish will be chosen at time of colour chart
1 - KITCHEN- Install a Gas Line Rough In for stove (See Sketch) Note: **PLEASE NOTE** builders standard electrical for electric stove to remain
1 - PRIMARY BEDROOM- Install the optional electric fireplace in the Primary Bedroom. Install the Dimplex Ignite XLF50 (See Sketch) Note: **PLEASE NOTE** Price above is ONLY for the electric fireplace unit. Purchaser to select the fireplace surround at time of colour chart
1 - SIDE DOOR- Install the optional Side door, (If Grade Permits) to include builders standard exterior light (See Sketch) Note:



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020	1	ISABELLA-STD MAIN-4 BEDROOM-ELEVATION B	

Date Added: 12-May-22 Invoice Number: 7823

1 - MUD ROOM- Install a builders standard Interior Door from the garage landing to the Mud Room (See Sketch)
Note: **Approved As Per Tony

1 - DINING ROOM- Create an opening from the Main Hall to the Dining Room. Opening to be the same width as the Den opening. Return wall to match with the Den. (See Sketch)
Note: **Approved As Per Fonzie / Tony

1 - KITCHEN- Close the entrance from the Kitchen to the Dining Room. (See Sketch)
Note: **Purchaser accepts and acknowledges that the additional cabinetry for the kitchen, will be chosen and charged at time of colour chart**

1 - FOYER- Delete the Nib Wall at the foyer (Between foyer and Main Hall) (See Sketch)
Note: **Approved As Per Tony

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES
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
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

This Document is Extremely Time Sensitive - Printed 11 Aug 22 at 16:08



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
TARJINDER GARCHA	Laura Di Pede	SABELLA-STD MAIN-4 BEDROOM-ELEVATION B	(647) 535-5007 /	2185715 Ontario Inc.		020

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	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	24x24Eterna Volakas White Polish-Upgd-Stacked	12x24 Eterna Volakas White-Upgd-Stacked N/A	WHITE
Twin Bath(Bdrm#4)	13X13 SERPENTINE WHITE (STD)	8X10 SERPENTINE WHITE(STD) N/A	WHITE
Twin Bath 2/3	13X13 MALENA ICE (STD)	8X10 MALENA ICE (STD) N/A	WHITE
Powder Room	24X24 ALABASTRO BIANCO(UPGD)	N/A N/A	WHITE
Kitchen/Dinette	24X24 ALABASTRO BIANCO(UPGD)	N/A N/A	STD
Laundry(2nd Flr)	13X13 NEW REEDS SILVER (STD)	N/A N/A	STD
Mud Room	24X24 ALABASTRO BIANCO(UPGD)		
Garage Landing	24X24 ALABASTRO BIANCO(UPGD)		
Foyer	24X24 ALABASTRO BIANCO(UPGD)		
Main Hall	Vinatge WhiteOak UVF W.B ATLANTIS 5"x3/4"		
Family Room	Vinatge WhiteOak UVF W.B ATLANTIS 5"x3/4"		
Living Room	Vinatge WhiteOak UVF W.B ATLANTIS 5"x3/4"		
Dining Room	Vinatge WhiteOak UVF W.B ATLANTIS 5"x3/4"		
Den	Vinatge WhiteOak UVF W.B ATLANTIS 5"x3/4"		
Upper Hall	40OZ OPENING NIGHT #21 (STD)		
Upper den	40OZ OPENING NIGHT #21 (STD)		
Primary Bedroom	40OZ OPENING NIGHT #21 (STD)		
Bedroom 2	40OZ OPENING NIGHT #21 (STD)		
Bedroom 3	40OZ OPENING NIGHT #21 (STD)		
Bedroom 4	40OZ OPENING NIGHT #21 (STD)		

Railings and Stairs		Cornice Moulding / Medalion	
Railings	(STD) Vintage ATLANTIS -TUDOR (UPGD)	Landing - Upper	Vintage 5" Atlantis WireBrush (Upgd)
Pickets	(Upgd)SingleCollar/Alt.Plain black w/ shoes	Landing - Lower	Vintage 5" Atlantis WireBrush (Upgd)
Posts	(STD)Vintage ATLANTIS- IRP-1 PC1-Cap(Upgd)	Ledge - Upper	N/A
Stringers	(STD) Vintage ATLANTIS	Ledge - Lower	NA/
Treads	(STD) Vintage ATLANTIS		
Risers	(STD) Vintage ATLANTIS		
Runner	N/A		
Trim			
Baseboard & Casing	(STD) STEP BEVEL	Knobs	STANDARD LEVER
Front Door Glass	STANDARD	Hinges	STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

Notes
**MASTER ENSUITE- 2X2 WHITE MOSAIC AND WHITE CURB TOP **TWIN BATH(BDRM#4)- 2X2 WHITE MOSAIC AND WHITE CURB TOP ** TWIN BATH 2/3- 2X2 GREY MOSAIC WHITE CURB TOP

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Consultant:


Laura Di Pede

Purchaser:


TARJINDER GARCHA

Vendor:


2185715 Ontario Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
TARJINDER GARCHA	Laura Di Pede	SABELLA-STD MAIN-4 BEDROOM-ELEVATION B	(647) 535-5007 /	2185715 Ontario Inc.		020

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	(STD) SILVER BIRCH	SEE QTK	✓ Emmerstone MAPLE WHITE (STD)	✓ "A" EDGE (STD)	SEE QTK
Twin Bath(Bdrm#4)	(STD) SILVER BIRCH	SEE QTK	✓ Emmerstone VANILLA WHITE (STD)	✓ "A" EDGE (STD)	SEE QTK
Twin Bath 2/3	(STD) SILVER BIRCH	SEE QTK	✓ Emmerstone GRAY GALAXY (STD)	✓ "A" EDGE (STD)	SEE QTK
Powder Room	(STD) SILVER BIRCH	SEE QTK	✓ Emmerstone MAPLE WHITE (STD)	✓ "A" EDGE (STD)	SEE QTK
Kitchen/Dinette	(STD) SILVER BIRCH	SEE QTK	✓ Emmerstone MAPLE WHITE (STD)	✓ "A" EDGE (UPGD)	SEE QTK
Laundry(2nd Flr)	(STD) SILVER BIRCH	SEE QTK	STANDARD	STANDARD	SEE QTK
Mud Room	(STD) SILVER BIRCH				
Garage Landing	(STD) SILVER BIRCH				
Foyer	(STD) SILVER BIRCH				
Main Hall	(STD) SILVER BIRCH				
Family Room	(STD) SILVER BIRCH				
Living Room	(STD) SILVER BIRCH				
Dining Room	(STD) SILVER BIRCH				
Den	(STD) SILVER BIRCH				
Upper Hall	(STD) SILVER BIRCH				
Upper Den	(STD) SILVER BIRCH				
Primary Bedroom	(STD) SILVER BIRCH				
Bedroom 2	(STD) SILVER BIRCH				
Bedroom 3	(STD) SILVER BIRCH				
Bedroom 4	(STD) SILVER BIRCH				
Bedroom 5	(STD) SILVER BIRCH				

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

Fireplace

Fireplace	✓ FAMILY ROOM	Fireplace	PRIMARY BEDROOM ✓
Location Flooring	5" X 3/4" HWD	Location Flooring	40OZ STANDARD
Style	✓ VILLA NOVA	Style	Floating Wall Mount ✓
Finish	STONE	Finish	Paint Grade Painted ✓
Marble	NO	Marble	N/A
Hearth	NO	Hearth	N/A

Notes

BUILDERS STANDARD STAINLESS STEEL EXHAUST FAN

Page 2 of 3

Decor Consultant:

Laura Di Pede

Purchaser:

TARJINDER GARCHA

Vendor:

2185715 Ontario Inc.



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

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:		MODEL TYPE:	40-06 B
PHONE #:		LOT #:	20 WRV
PHONE #:		DATE:	Aug 8, 2022 Q9692

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
TCS2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	STD BANK OF DRAWERS 4BD (4 EQ. DRAWERS) w/ PREMIUM MOTION SLIDES - OPTION PAID FOR BY BUILDER	
CUST-2	1	4" HIGH L-SHAPE VALANCE (DOESN'T GO TO BULKHEAD / CEILING) - OPTION PAID FOR BY BUILDER	
CUST-3	1	26" DEEP FRIDGE ENCLOSURE w/ TWO GABLES (OPTION PAID FOR BY BUILDER)	
CUST-5	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 FROSTING (SM) LP LAMINATE	
CUST-6	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
MASTER ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 WILLOW GREY (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
(BdRm#4) TWIN BATH VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 WILLOW GREY (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			



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

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY
EMAIL:		MODEL TYPE:	40-06 B
PHONE #:		LOT # :	20 WRV
PHONE #:		DATE:	Aug 8, 2022 Q9692

ROOM	DESCRIPTION	CATEGORY
TWIN 2/3 BATH VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

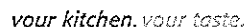
ITEM #	QTY	DESCRIPTION	PR
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTC 1622 WILLOW GREY (SM) LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PR
CUST-2	1	FLOATING VANITY w/ 1 DRAWER & FALSE PANEL ABOVE - 10-1/2" FFL(WALL TO WALL) - OPTION PAID FOR BY BUILDER	
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 WILLOW GREY (SM) LP LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PR
CUST-3	1	CATEGORY 1 DOOR STYLE AND FINISH: QTS 1022 FROSTING (SM) LP LAMINATE	
CUST-4	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			



80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811

F 905.761.5901

www.OTK.ca

info@atk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.	
ADDRESS:		SITE:	WEST RIVER VALLEY	
EMAIL:		MODEL TYPE:	40-06 B	
PHONE #:		LOT #:	20 WRV	
PHONE #:		DATE:	Aug 8, 2022	Q9692

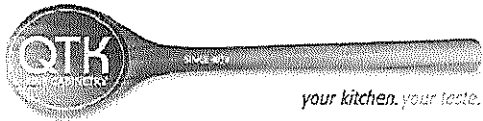
EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		
		TOTAL:
		GRAND TOTAL:
DEPOSIT 1 DATE: _____		DEPOSIT 1:
DEPOSIT 2 DATE: _____		DEPOSIT 2:

BALANCE TO BE PAID IN FULL BY DUE DATE: _____ CUSTOMER INITIAL(S): _____

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

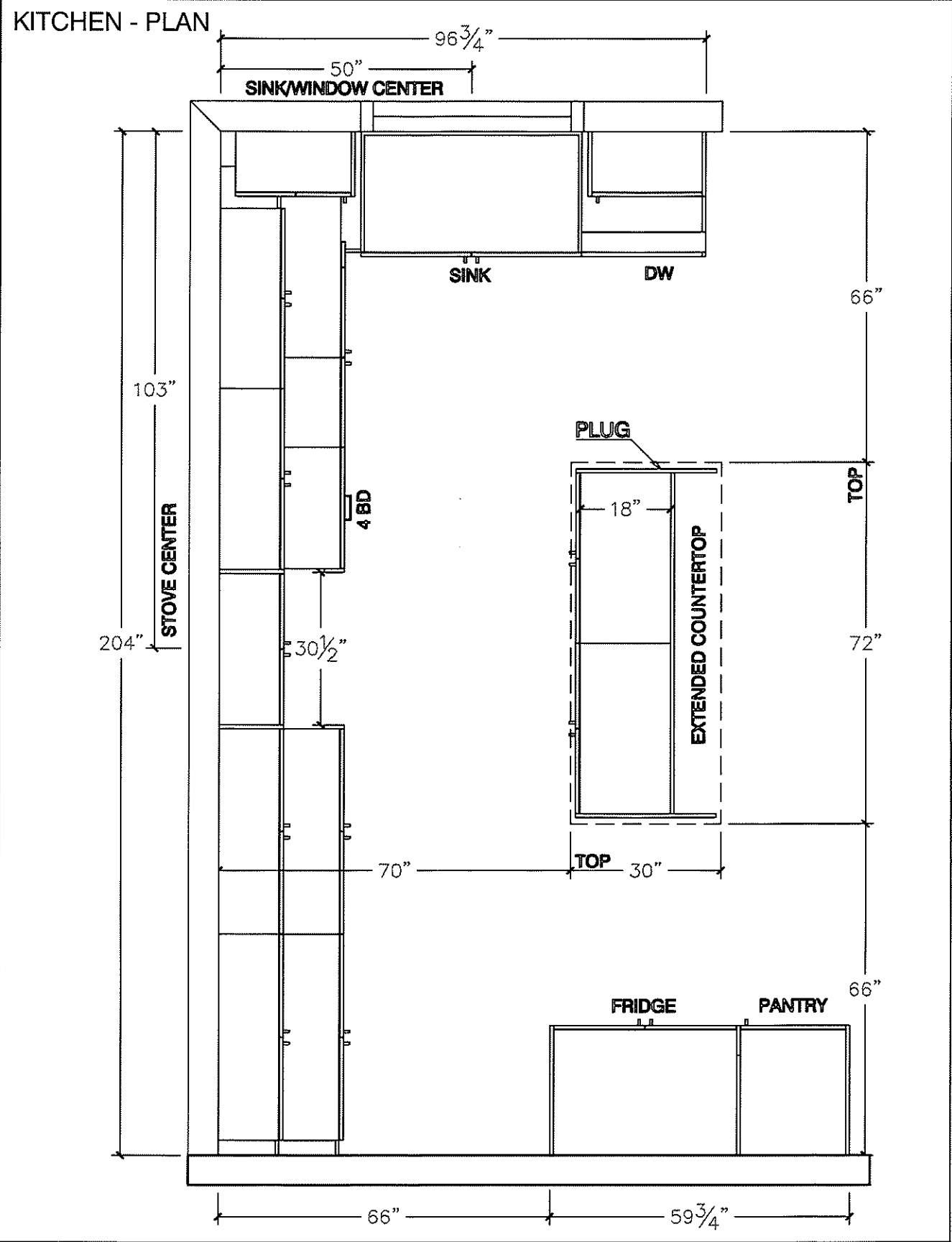
SALES REP NAME: _____ - apD QTK AUTHORIZED SIGNATURE: _____



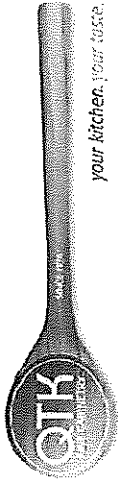
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 20 WRV	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: FEB 9, 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

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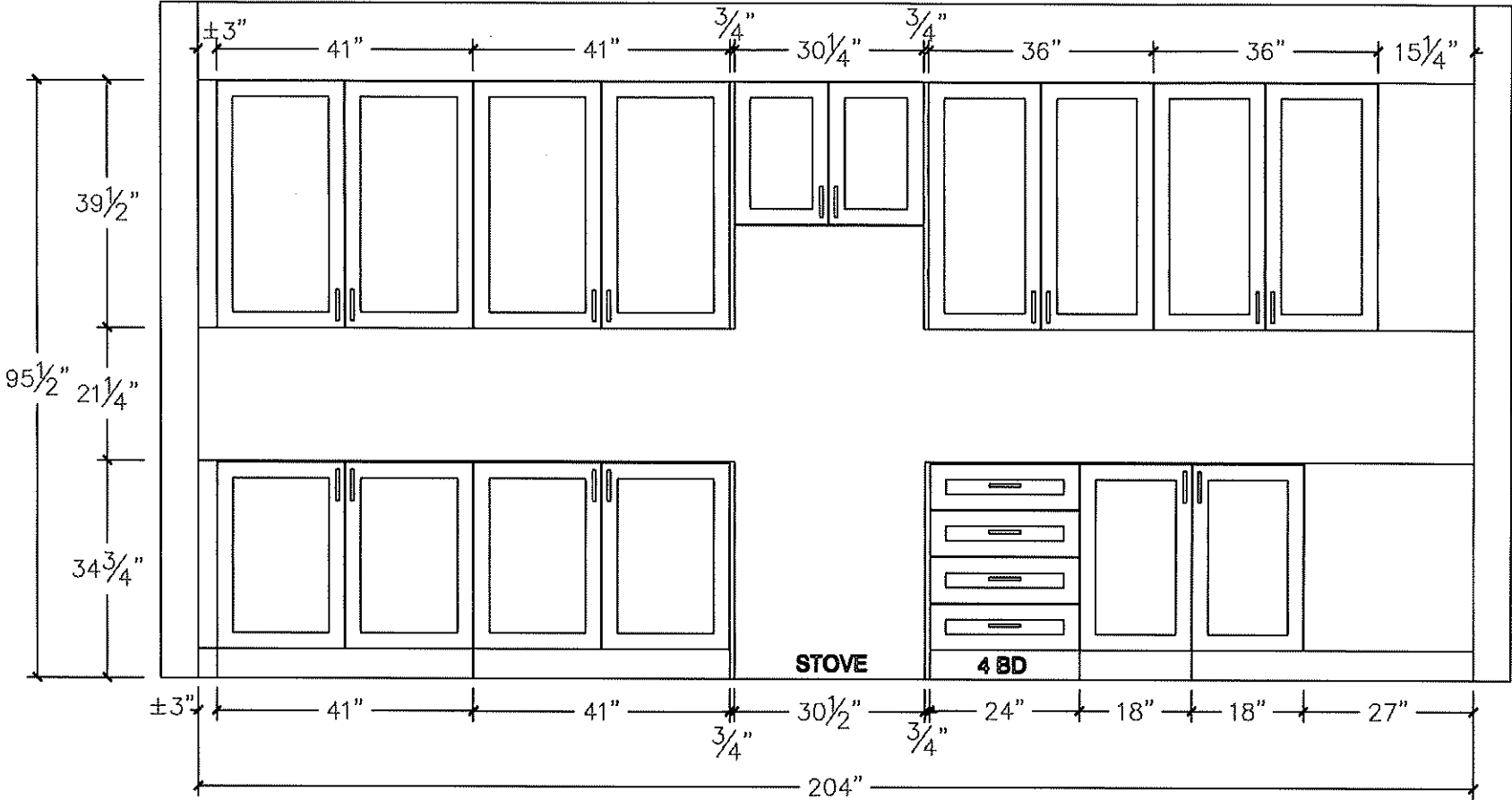


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

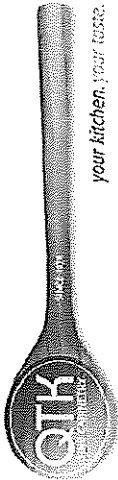
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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STOVE WALL - ELEVATION



T.h

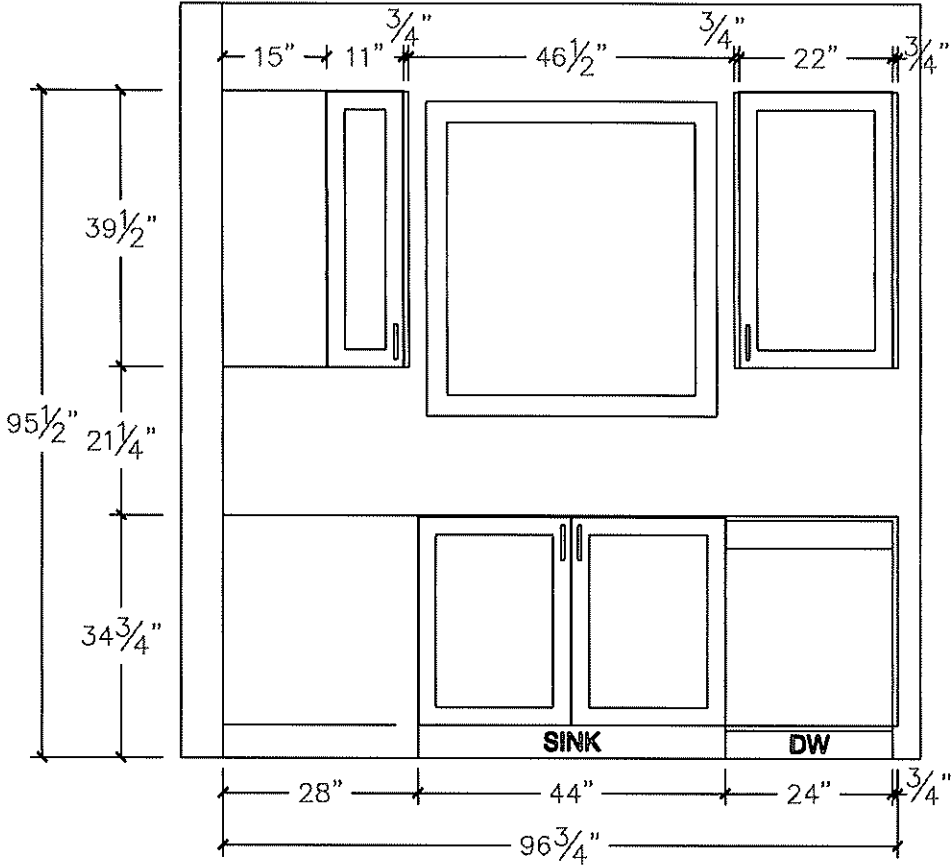


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

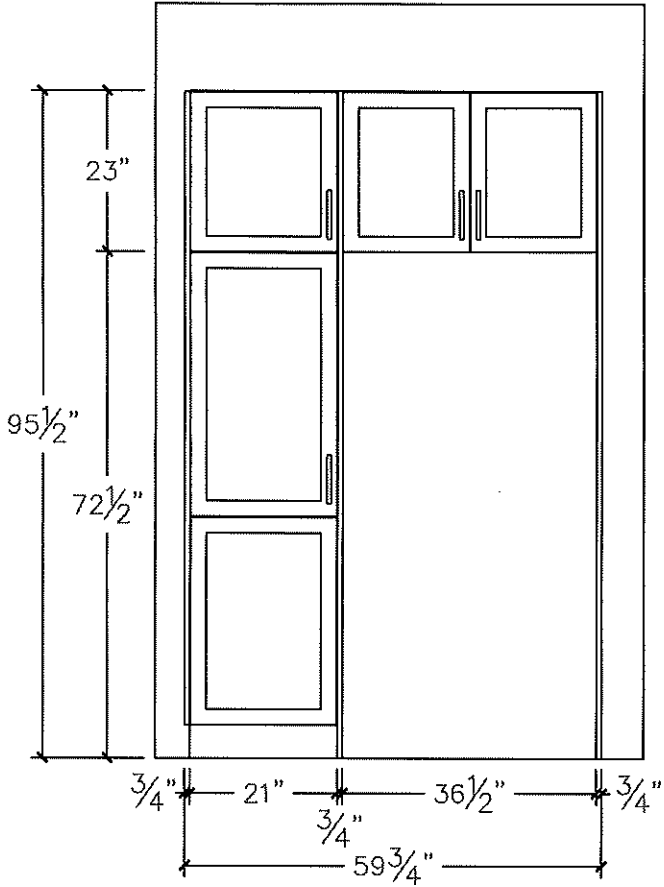
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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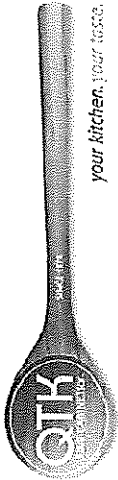
SINK WALL - ELEVATION



FRIDGE WALL - ELEVATION



TL

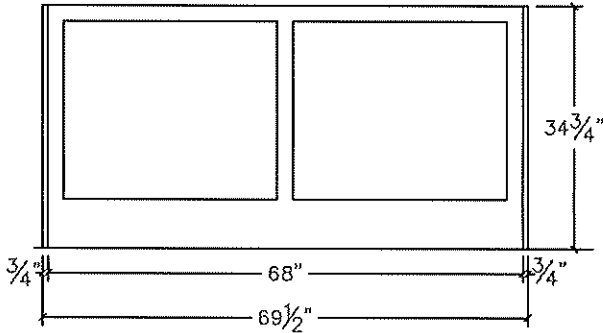


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T 416.746.1811 F 905.761.5901
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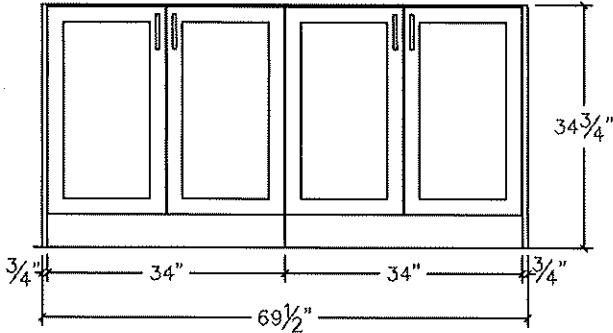
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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EMAIL: —	SPECIES: —	TOP: —	PAGE:
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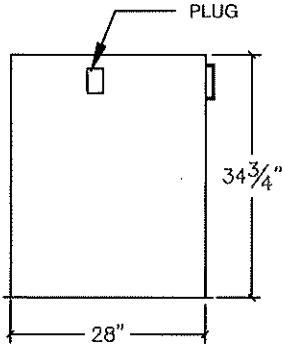
ISLAND REAR - ELEVATION



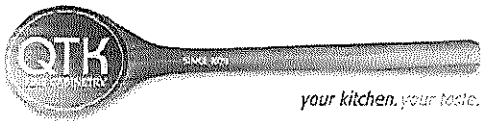
ISLAND FRONT - ELEVATION



ISLAND SIDE - ELEVATION



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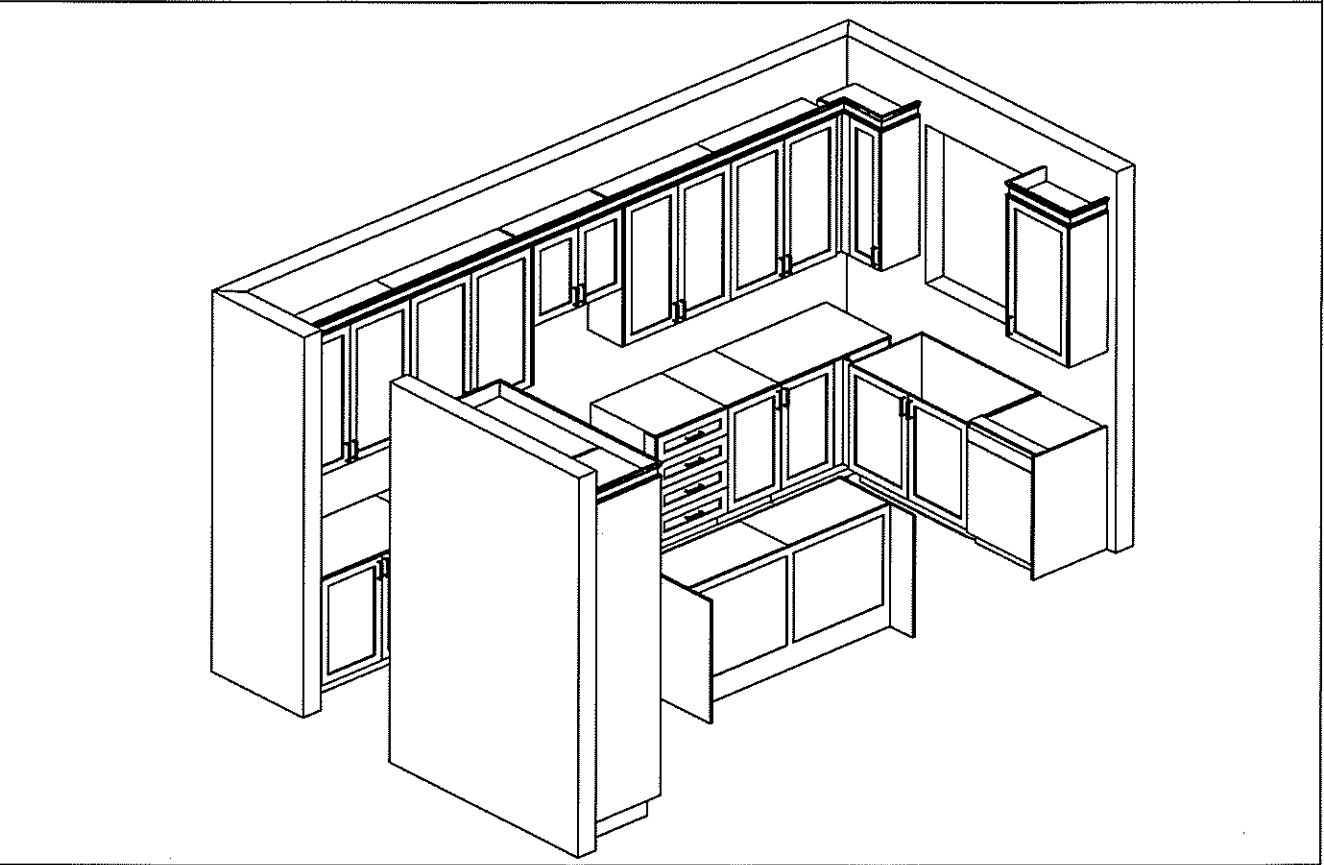
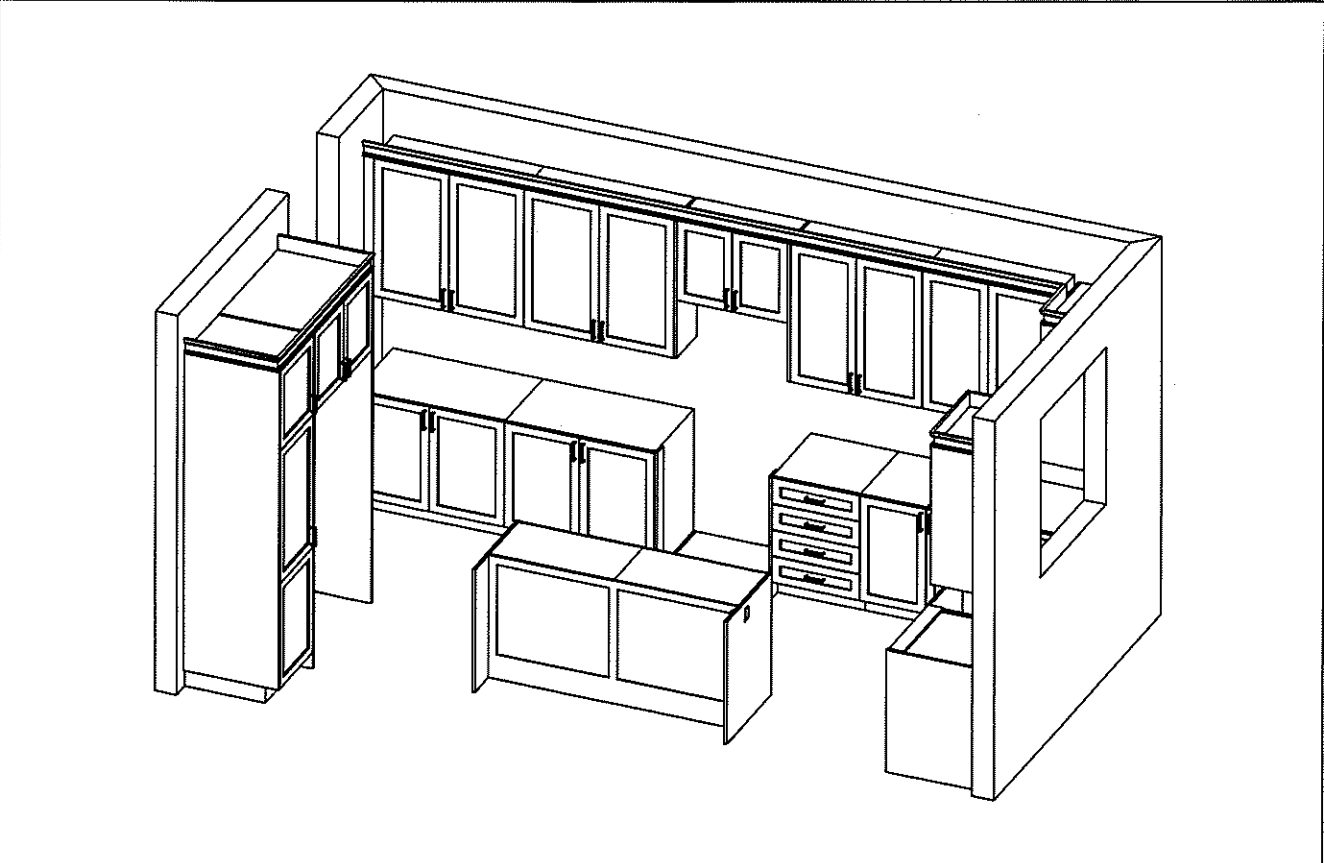


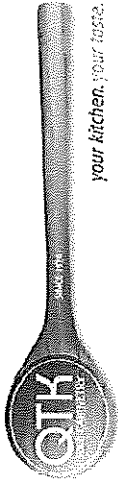
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

4/2

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 20 WRV	ROOM: KITCHEN	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: FEB 9, 2022
EMAIL: _	SPECIES: _	TOP: _	PAGE:
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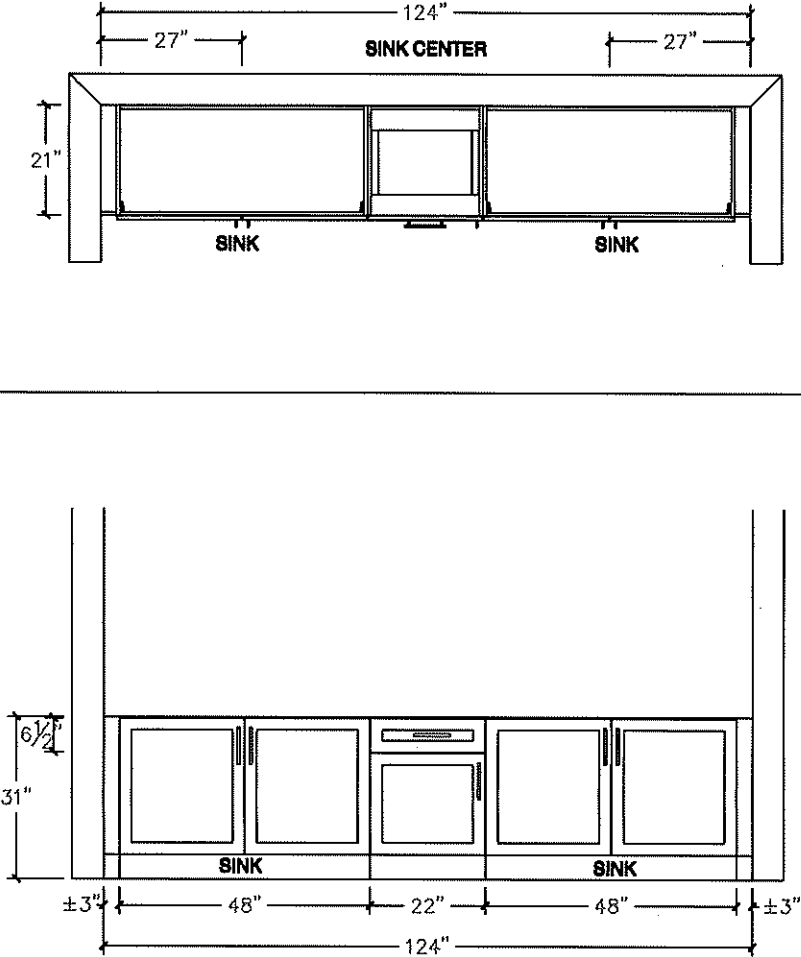


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

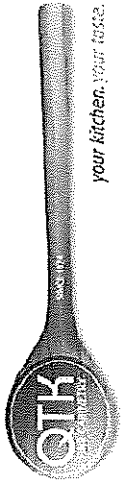
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
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MASTER ENSUITE (4 BED) - PLAN



T.h

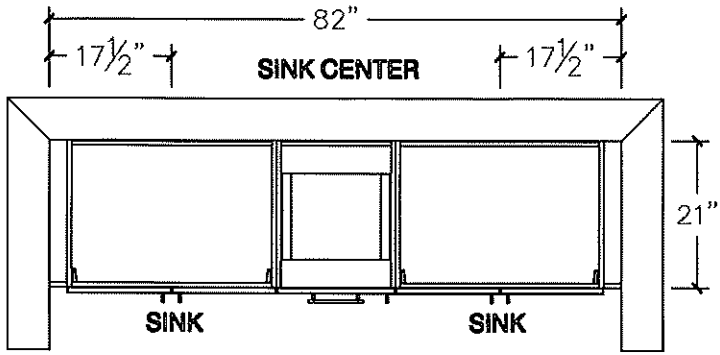
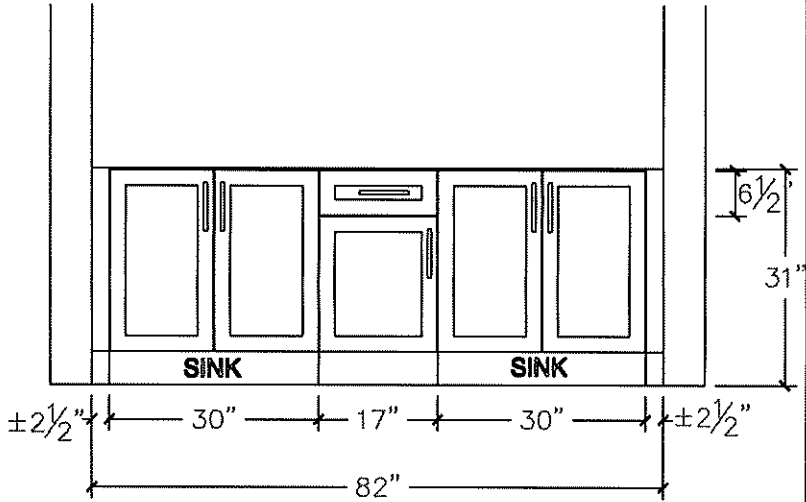
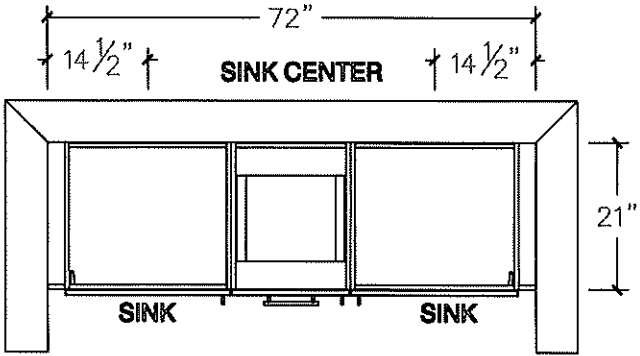
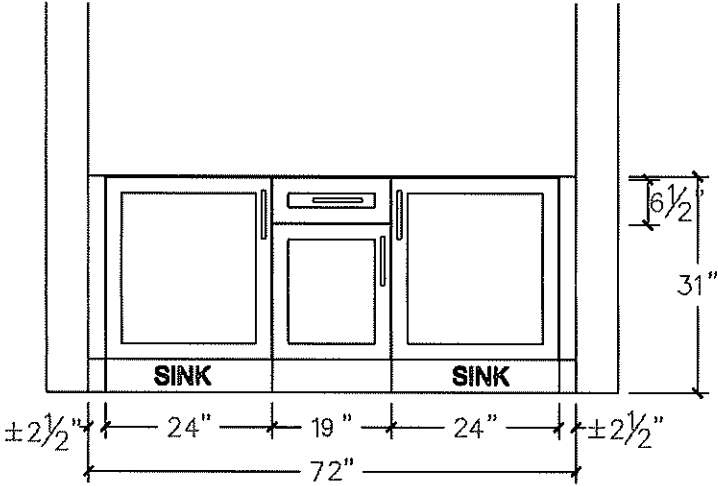


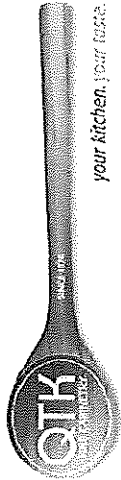
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

4/1

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 20 WRV	ROOM: VANITY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 9, 2022
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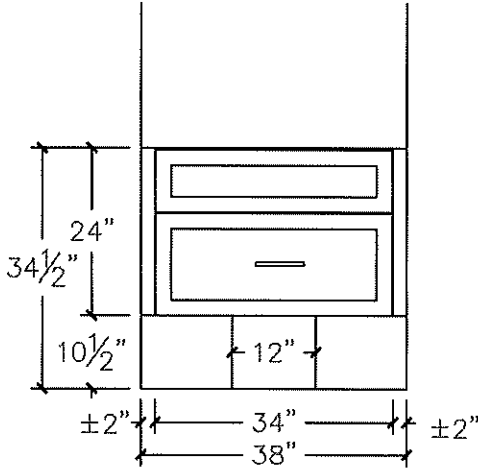
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

41

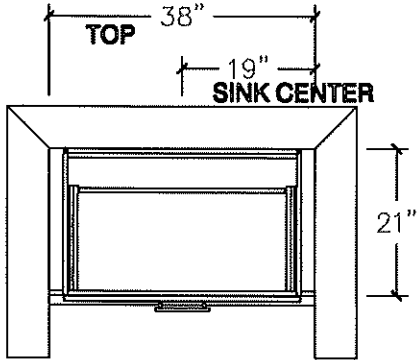
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SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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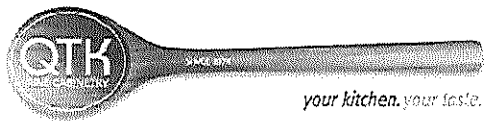
COMMENTS:

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POWDER RM. - PLAN





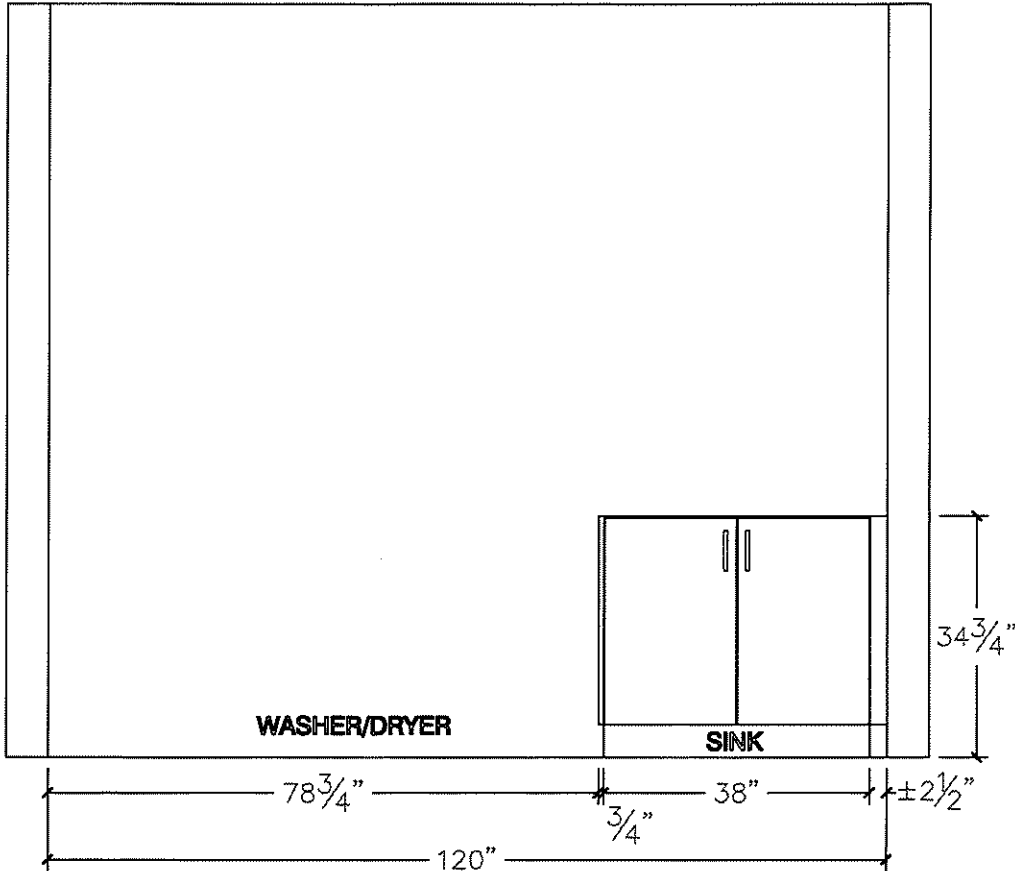
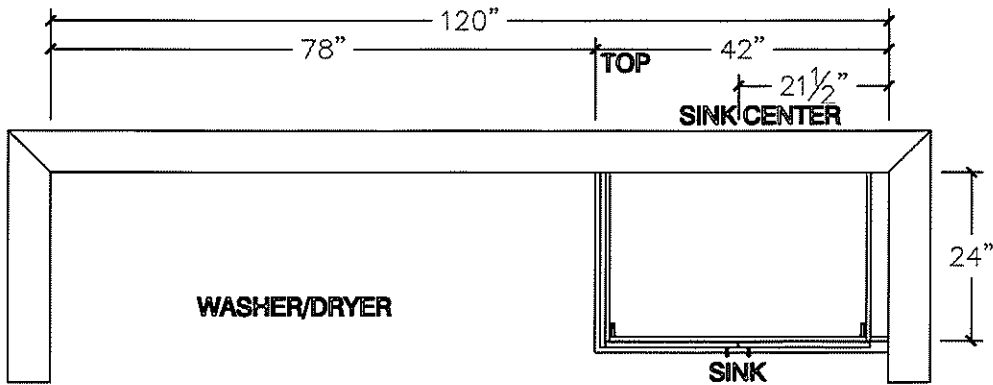
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

7.1

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 20 WRV	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: WEST RIVER VALLEY	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: FEB 9, 2022
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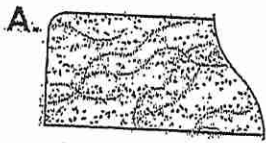
OPT LAUNDRY (FIRST FL.) - PLAN



LOT 20 West River

EDGE DETAILS

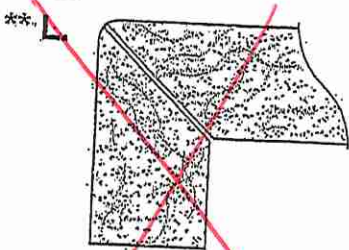
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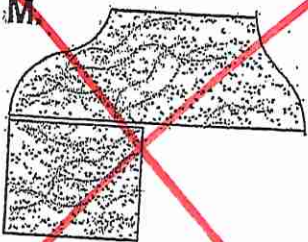
STRAIGHT EDGE
(STANDARD - 3/4")

- * Kitchen ✓
- * Powder Room ✓
- * Master Ensuite ✓
- * Twin Bath (Bdrm #4) ✓
- * Twin Bath 2/3 ✓

T.H.



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



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

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 17

Owner's Manual

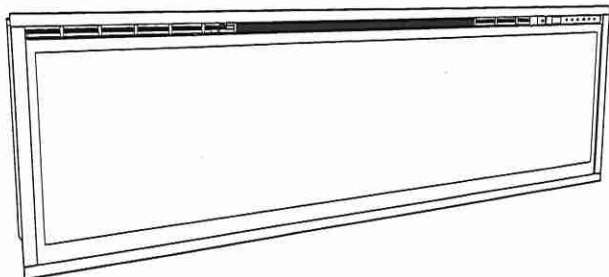
Model

XLF50

~~XLF60~~

~~XLF74~~

~~XLF100~~



IMPORTANT SAFETY INFORMATION: Always read this manual first before attempting to install or use this fireplace. For your safety, always comply with all warnings and safety instructions contained in this manual to prevent personal injury or property damage.

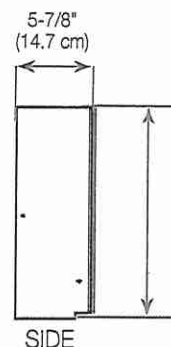
To view the full line of Dimplex products, please visit
www.dimplex.com

7215520100R01

XLF50

Diagram showing the front view of the display with dimensions:

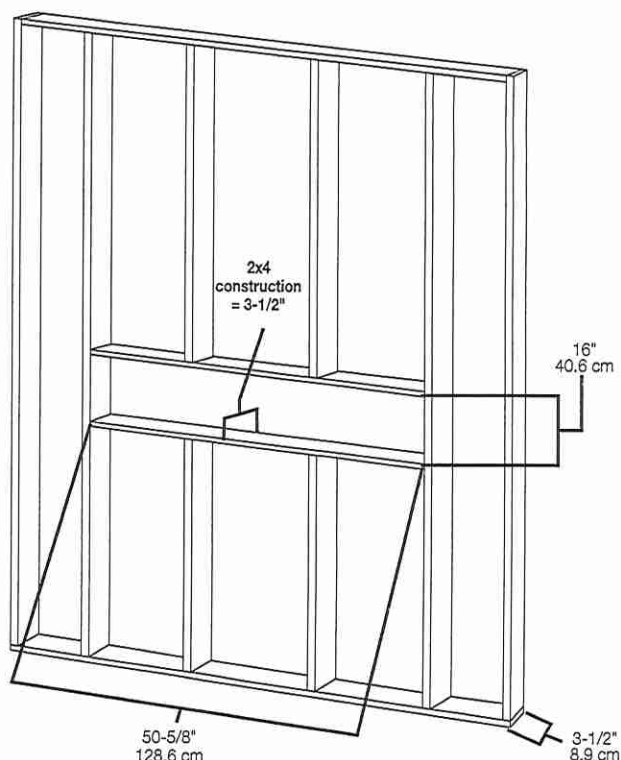
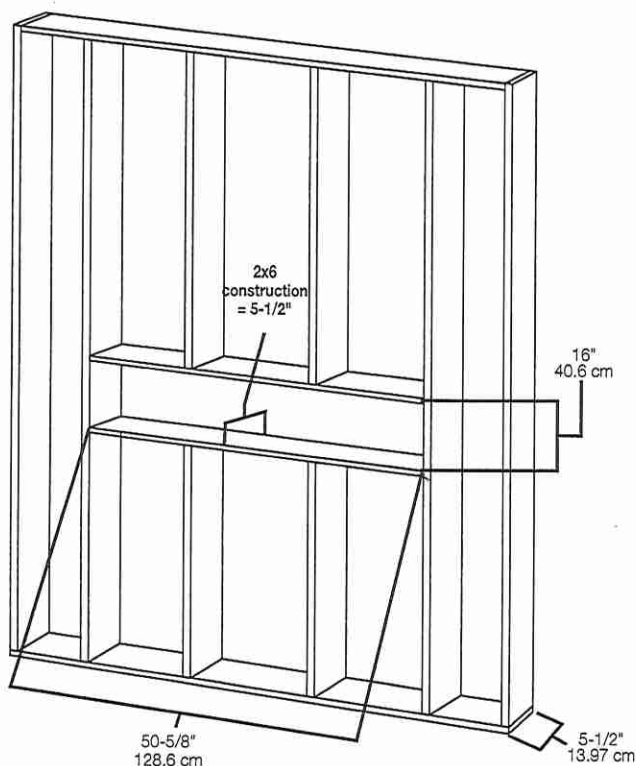
- Overall width: 50-1/4" (127.7 cm)
- Viewing width: 48-3/4" (123.8 cm)
- Viewing height: 12-1/8" (30.7 cm)
- Overall height: 15-5/8" (39.6 cm)



NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

2x4 framing



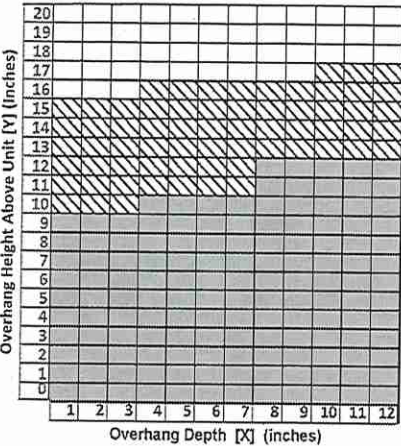
lot 20

Installation Recommendations with Overhanging Surfaces

Figure 2 provides the overhang clearance recommendations for the fireplace. Areas above the fireplace are marked as follows:

- Solid gray box (■) has temperatures greater than 65°C (149° F).
- Hatched box (▨) has temperatures greater than 40°C (104° F).
- Clear box (□) has temperatures less than 40°C (104° F).

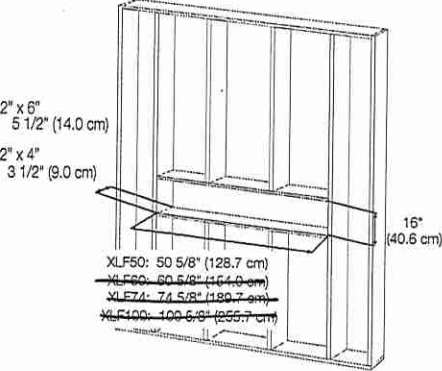
Figure 2



To frame the fireplace:

1. Prepare a wall with a framed opening of 16 in. (40.6 cm) high
 - XLF50 - 50 5/8 in. (128.7 cm)
 - ~~XLF60 - 60 5/8 in. (154.0 cm)~~
 - ~~XLF74 - 74 5/8 in. (189.7 cm)~~
 - ~~XLF100 - 100 5/8 in. (255.7 cm)~~
 wide, with a bottom sill that is a minimum of 3.5 in. (9.0 cm) deep (Figure 3). The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass thru hole drilled for electrical wire routing.

Figure 3



WARNING: The top of the fireplace is to be installed a minimum of 8" (20.4 cm) from the ceiling.



Quick Reference Guide

Lot 20

1. The electrical information regarding your electric fireplace can be found on the rating label located on the top of the unit.

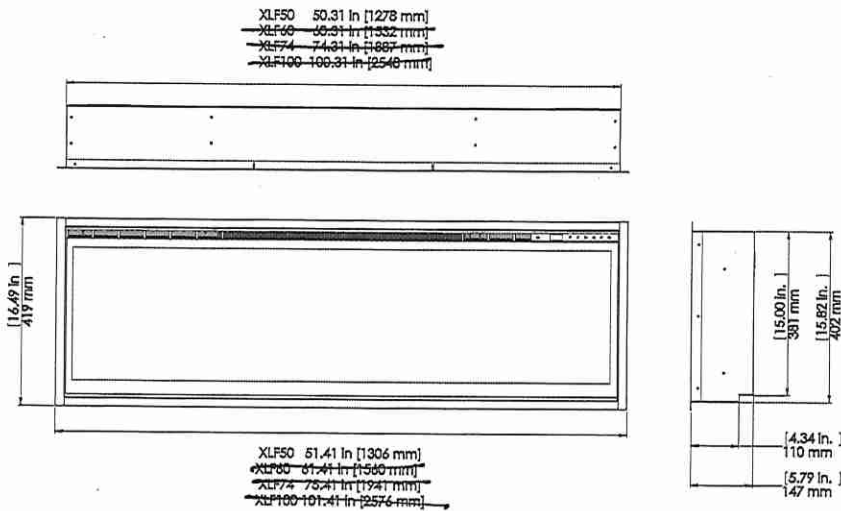
Please use our convenient online registration page to record your model and serial numbers for future reference at

www.dimplex.com/register

2. If you have any technical questions or concerns regarding the operation of your electric fireplace, or require service contact customer service at 1-888-346-7539.

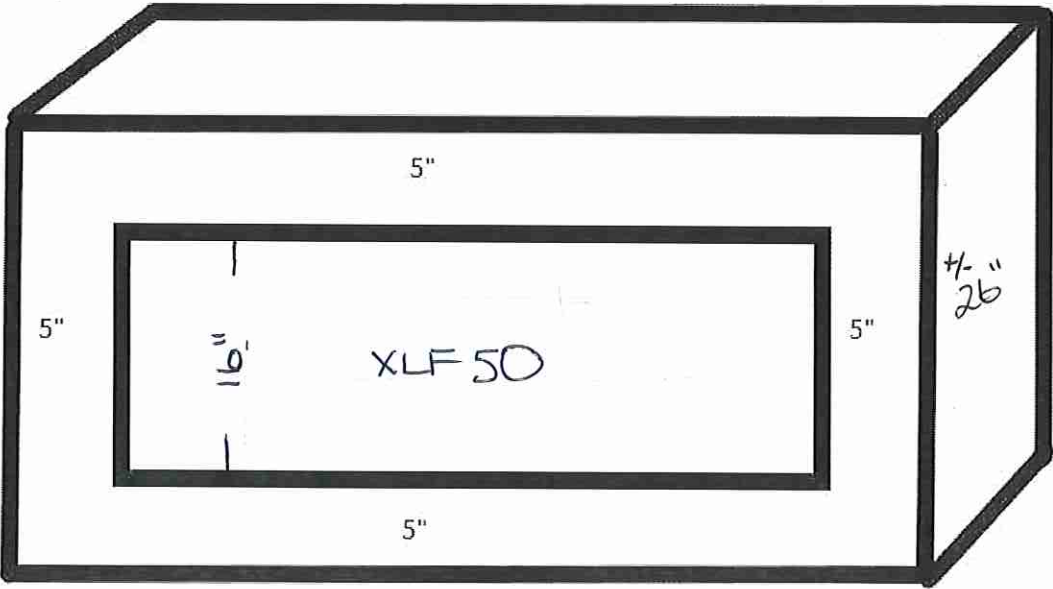
3. For dimensions of your fireplace, refer to Figure 1.

Figure 1



Lot 20
West River

box depth



+/- 60" wide floating box