



BLUE ASH

# 2A-R-B.F.

2 BEDROOM | 2 BATH

1057-1095 SQ FT

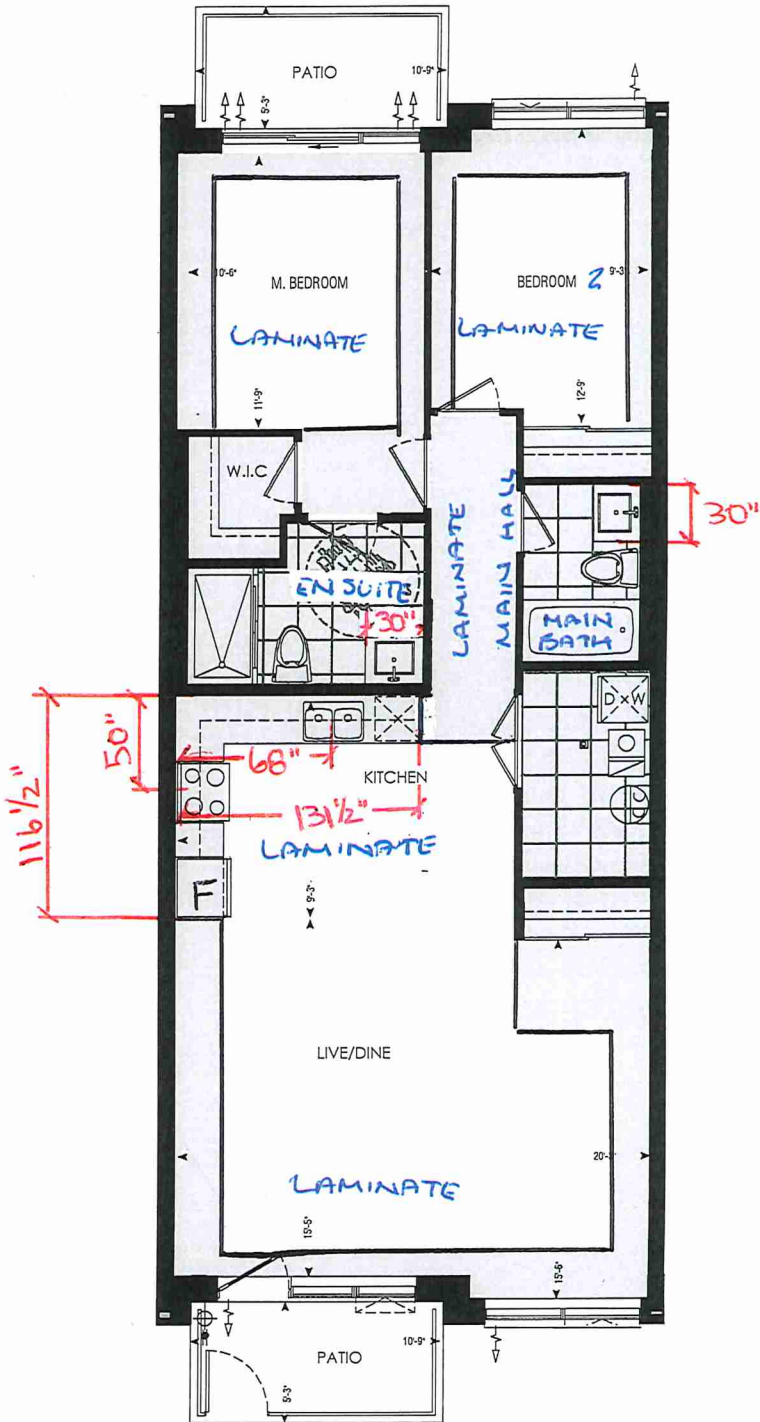
PLUS APPROXIMATELY  
56 SQ FT PATIO AREA

Suite: 157  
Building D

I.K.

\* STD KITCHEN  
PACKAGE






\* STD APPLIANCE  
PACKAGE

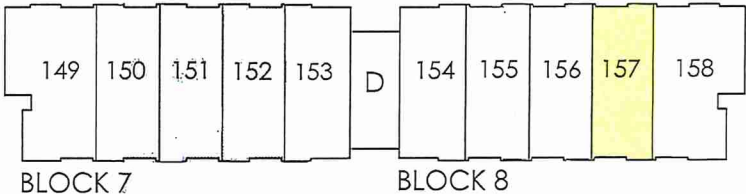


Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.

LOCATION OF  
KITCHEN LIGHTS  
REFER TO  
KITCHEN DWG.

LEGEND:

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



GROUND FL.



SITE COPY

Blk 8 "D"

<b>CONSTRUCTION SUMMARY</b> <b>Forestside Estates Inc.</b>	
PURCHASER: ISHA KAPOOR	
TEL:	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
157 BLOCK 8	6-III	Blue Ash 2A-R	12-Jul-23

Offer Worksheet	PURCHASER ACKNOWLEDGES THAT NO UPGRADE ITEMS ARE BEING INCLUDED WITHIN THIS AGREEMENT OF PURCHASE & SALE. Note:
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Date Added: 18-Apr-22      Invoice Number: 8200

Date Added: 18-Apr-22      Invoice Number: 7872

1 - CLARIFICATION - Purchaser has been made aware and accepts that their suite 157 Blk 8 is a barrier free unit. Note:
152 - MAIN FLOOR - TILES- Install UPGRADE 1 FLOOR TILE (13X13 Malena Ice) throughout the main floor where applicable in lieu of the builder's standard. To include; Laundry/Mech. Room, Main Bath, & Master Ensuite. To be installed straight/stacked. Note: Main and Master Ensuite to be installed with standard shower wall tiles
1 - APPLIANCE PACKAGE- Install the Standard Appliance Package. To be installed throughout the suite, where applicable (See Sketch) Note:
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 - MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Main Bath and the Master Ensuite Note:
1 - MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite & Main Bath Note:
1 - KITCHEN/MAIN BATH/ MASTER ENSUITE - COUNTER-Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. 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 SUTTON OAK EE-H-289. To include shoe moulding (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 SUTTON OAK EE-H-289. To include shoe moulding (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:



[illegible]

Page 1 of 3

**Consultant:**

**Purchaser:**

Lot: 157 BLOCK 8 Project: Forestside Estates Inc. Model: Blue Ash 2A-R

ISHA KAPOOR

**Vendor:**

**Forestside Estates Inc.**

**Printed Apr 14, 2022 11:51 am**



\* INTERIOR COLOUR SCHEME \*

Building D

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
ISHA KAPOOR	Denise Sue	Blue Ash 2A-R	/	Forestside Estates Inc.	12/07/2023	157 BLOCK 8

Page 2 of 3

Interior Paint						
Description	Cabinet Style	Countertop	Counter Edge	Handle / Knob		
DISTANT GRAY (STANDARD)	CAT.1 QT1022 Chiotro LP LAMINATE (STANDARD)	Emmerstone Maple White (STD)	"A" (STANDARD)	DH01380(Std)		
DISTANT GRAY (STANDARD)	CAT.1 QT1022 Chiotro LP LAMINATE (STANDARD)	Emmerstone Maple White (STD)	"A" (STANDARD)	DH01380(Std)		
DISTANT GRAY (STANDARD)	CAT.1 QT1022 Charcoal LP LAMINATE (STANDARD)	Emmerstone Vanilla White (STD)	"A" (STANDARD)	DH09150(Std)		
DISTANT GRAY (STANDARD)	N/A	N/A	N/A	N/A		
DISTANT GRAY (STANDARD)						

Kitchen

Laundry/Mech. Rm

Main Hall

Living Room

Dining Room

Master Bedroom

Bedroom 2

Notes

\*STANDARD KITCHEN APPLIANCES

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	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

Page 2 of 3

Decor Consultant:  Denise Sue

Purchaser:  ISHA KAPOOR

Vendor: 

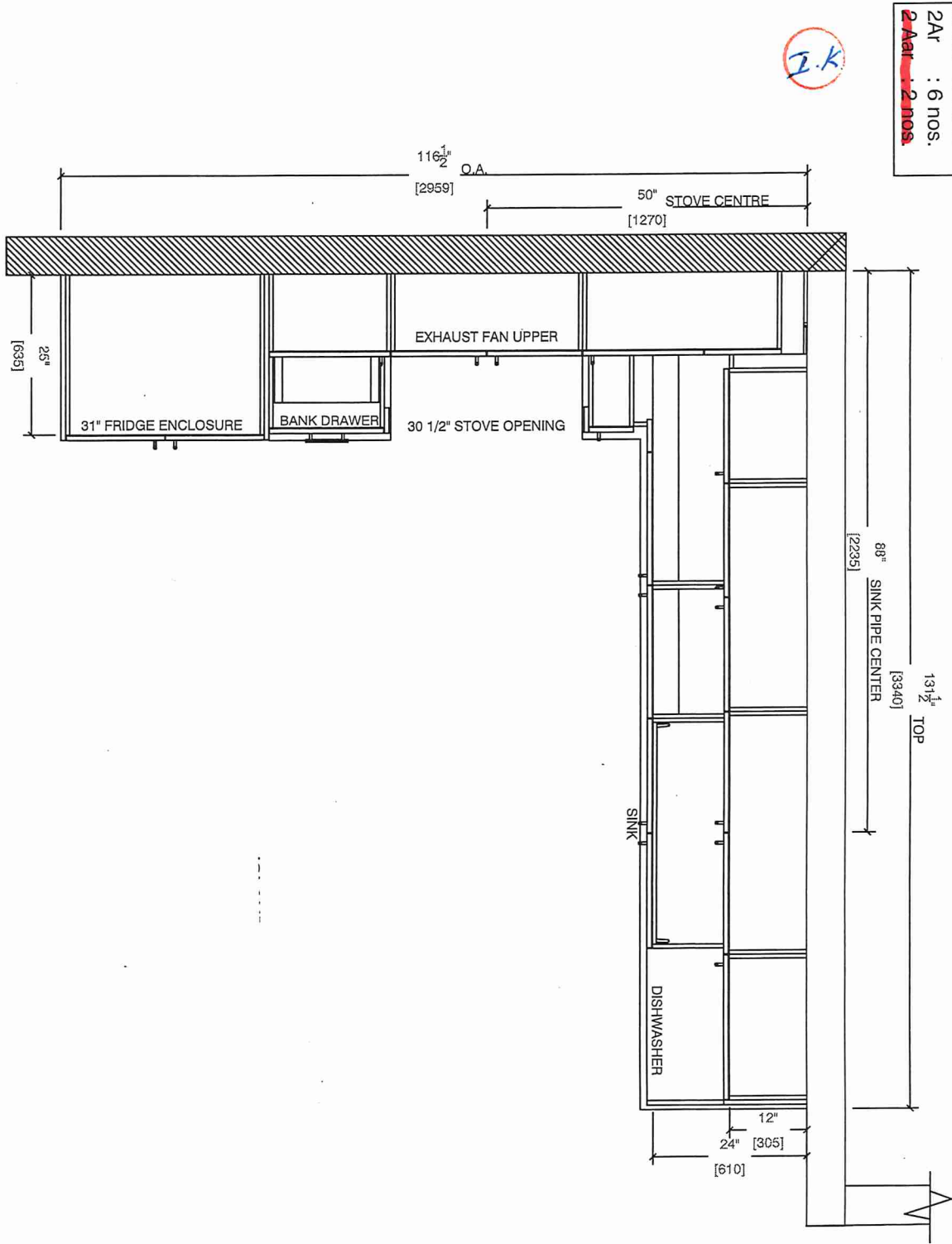


80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 17th May 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS:  
**BUILDING D SUITE 157 BLK 8**

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.



**2A : 6 nos.**  
**2Aa : 2 nos.**  
**2Ab : 1 nos.**  
**2A2 : 7 nos.**  
**2A2a : 2 nos.**  
**2Ar : 6 nos.**  
**2Aar : 2 nos.**

I.K

KITCHEN PLAN





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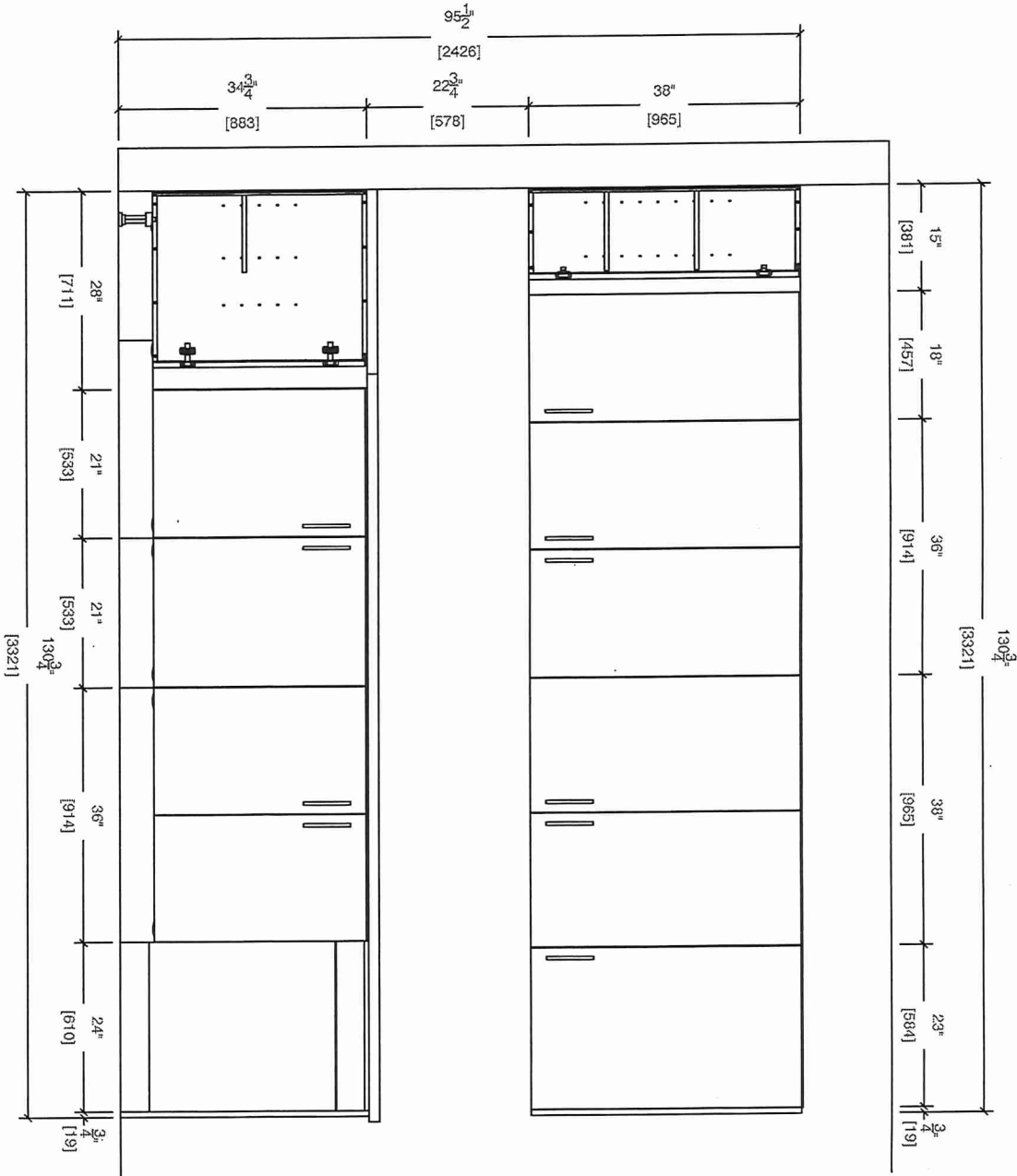
CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 17th May 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:

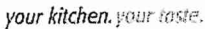
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SINK WALL ELEVATION





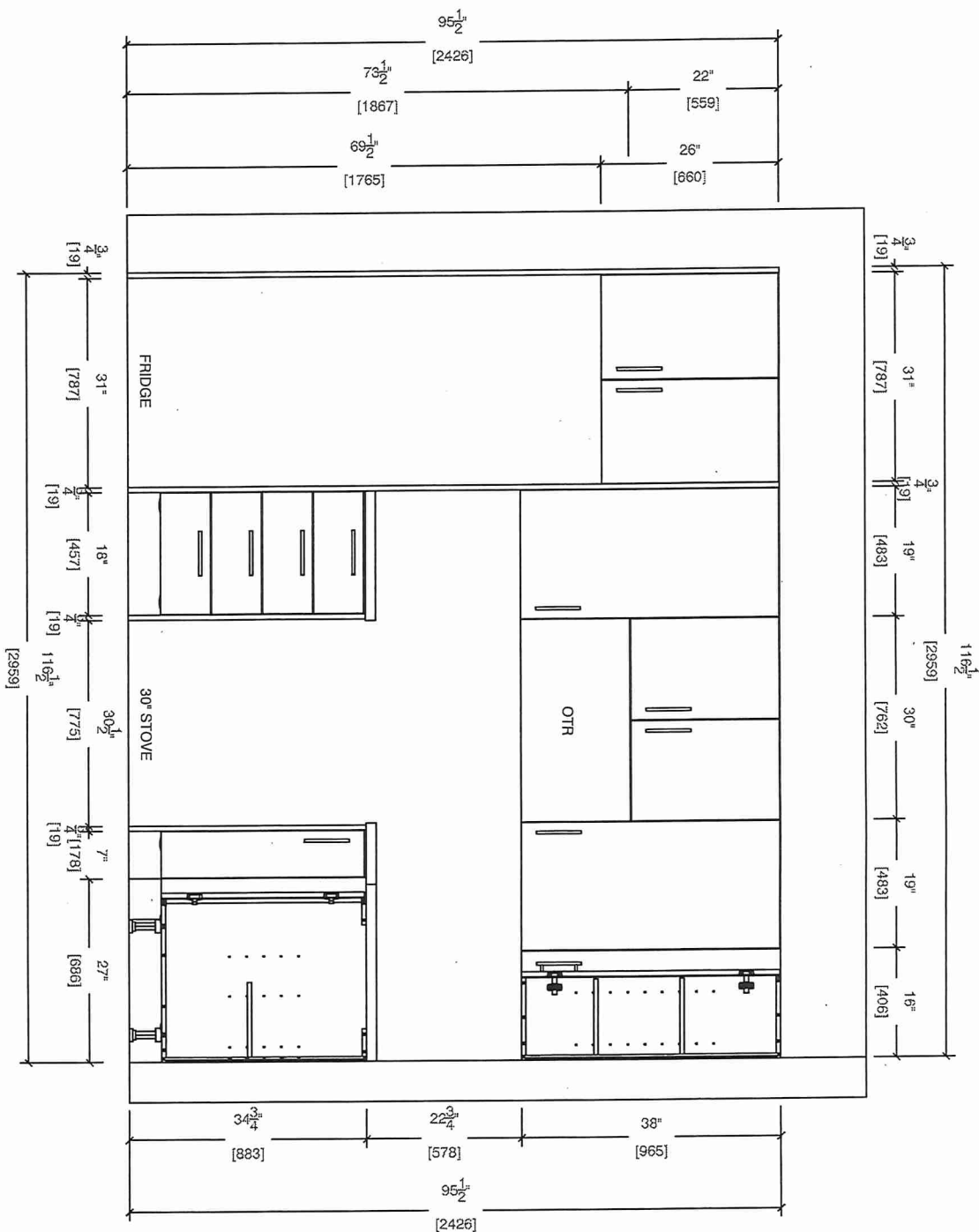
info@qtk.ca

COMMENTS:

BUILDING D SUITE 157 BUK 8

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## STOVE WALL ELEVATION





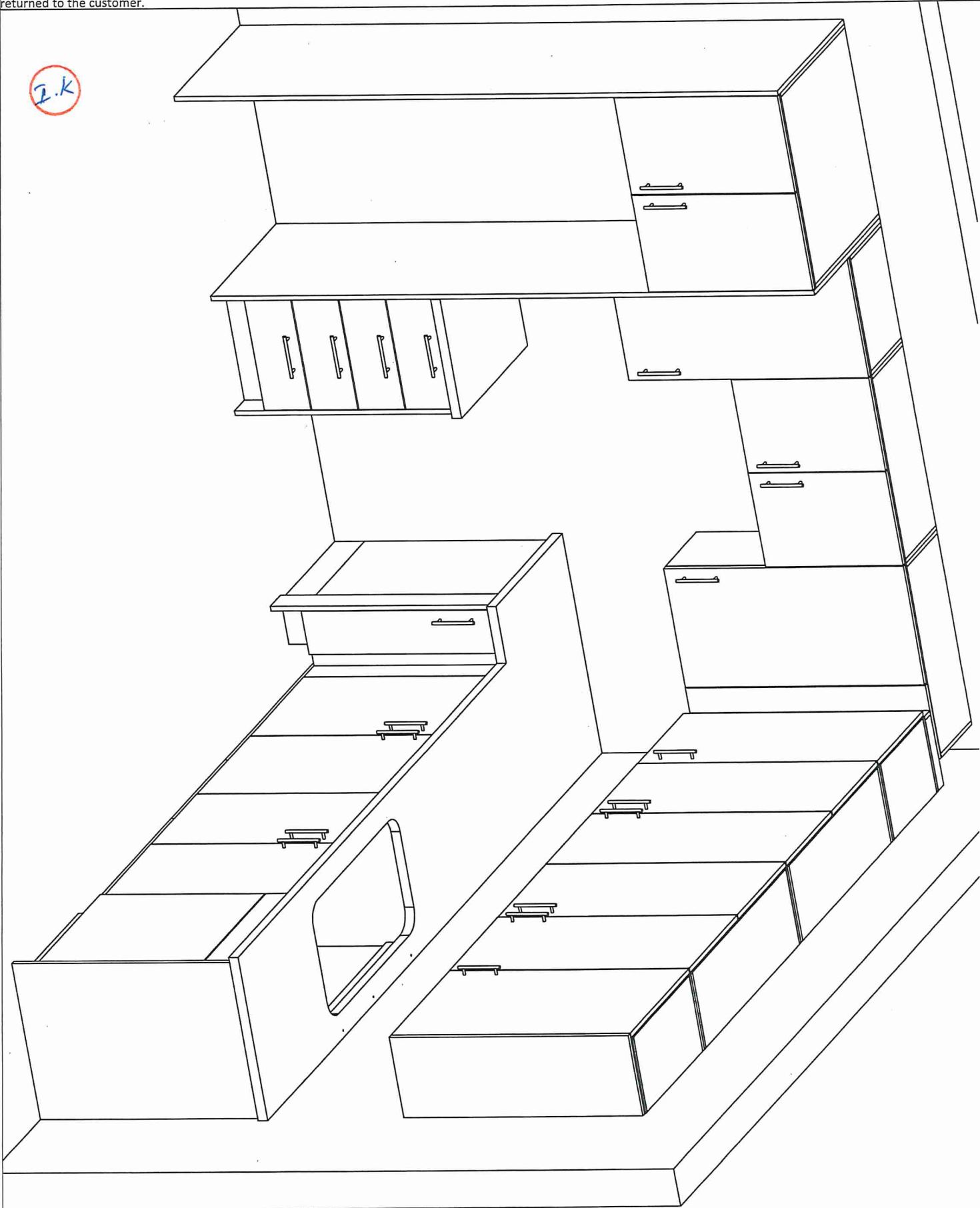
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: N / A
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 17th May 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS:

BUILDING D SUITE 157 BLK 8

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**MASTER ENSUITE**

~~2A : 6 nos.~~

~~2Aa : 2 nos.~~

~~2Ab : 1 nos.~~

~~2A2 : 7 nos.~~

~~2A2a : 2 nos.~~

~~2Ar : 6 nos.~~

~~2Aat : 2 nos.~~

**MASTER ENSUITE**

**MAIN BATH**

**MAIN BATH**



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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2A, 2Aa, 2Ab, 2A2, 2A2a	ROOM: VANITY BUILDING C	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 17th May 2021
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31"  
[787]

26 1/2"  
[660]

29 1/4"  
[743]

2 1/2"  
[64]

26"  
[600]

3"  
[19]

MASTER ENSUITE (BARRIER FREE UNIT)

21"  
[533]

30"  
[762]

15 1/2"  
[394] SINK CENTER

TOP