

# **MAGNOLIA**

**2**C1

2 BEDROOM | 2.5 BATH

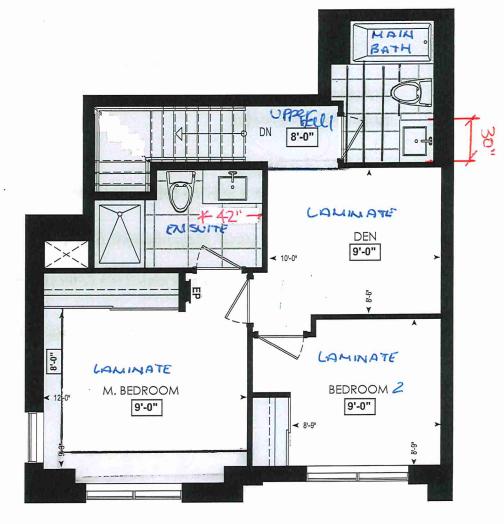
**1162** SQ FT

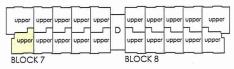
PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA

**SUITE: 370** 

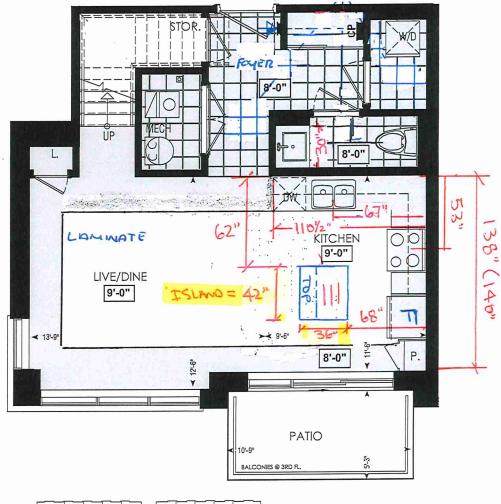
STO KIT. PKG WITH ISLAND

\* STO APPLIANCE
PKG





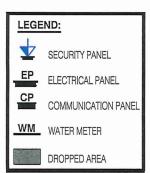
FOURTH FL.





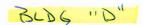
THIRD FL.

LOCATION OF KITCHEN LIGHTS REFER TO KITCHEN DWG.





### SITE COPY



## **CONSTRUCTION SUMMARY**

Forestside Estates Inc.

PURCHASERS: VARUN MAHAJAN and RAMNEEK RANDHAWA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
370 BLOCK 7	6-III	Magnolia 2C1*	11-May-23	

Date Added: 24-Jun-22 Invoice Number: 8279

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 - 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- PLUMBING - Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - Emmerstone Maple White with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN- CABINETRY - Install OPTIONAL ISLAND with the Standard "A" Edge. To include pot and pan drawers (See Sketch)

Note:

1 - KITCHEN - COUNTER- Install STONE COUNTERTOP throughout the Optional island where applicable. To be installed with standard "A" Edge (See Sketch)

Note: Priced as per Connolly

1 - POWDER ROOM- COUNTERTOP - Install Builders Standard Stone Countertop - Emmerstone Maple White with STANDARD "A" EDGE PROFILE - To be installed throughout the Powder Room where applicable. To include 3" Splash(See Sketch)

Note:

1 - STAIRCASE - STAIN -Purchaser was advised and to stain the staircase to match the laminate as close as possible and has declined to stain the staircase.

Stringers and risers to remain painted white

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

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 - MASTER ENSUITE / MAIN BATH/ POWDER ROOM- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite, Main Bath, & Powder Room

Note:

1 - MASTER ENSUITE / MAIN BATH/ POWDER ROOM- 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:



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Forestside Estates Inc.

PURCHASERS: VARUN MAHAJAN and RAMNEEK RANDHAWA

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
370 BLOCK 7	6-III	Magnolia 2C1*	11-May-23	

Date Added: 24-Jun-22 Invoice Number: 8279

- 1 MAIN BATH COUNTERTOP Install Builders Standard Stone Countertop Emmerstone Vanilla White with STANDARD "A" EDGE PROFILE To be installed throughout the main bath where applicable. To include 3" Splash(See Sketch)

  Note:
- 1 MASTER ENSUITE- COUNTERTOP Install Builders Standard Stone Countertop Emmerstone Vanilla White with STANDARD " A " EDGE PROFILE To be installed throughout the master ensuite where applicable. To include 3" Splash(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. 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 WATSON NATURAL OAK EE-H-292. 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  $\parallel$  PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

Note:

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		Decor Consultant	Mode	Telephone Res. / Bus	Project	Clos	Closing Date	Property
VARUN MAH	VARUN MAHAJAN & RAMNEEK RANDHAWA	Denise Sue	Magnolia 2C1*	,	Forestside Estates Inc.		11/05/2023	370 BLOCK 7
Page 1 of 3	- Flooring		Wall Tile					Plumbing
	<u>Description</u>		<u>Main</u>	Accentilusert	Border / Listello		Pattern	5
Master Ensuite	20x20 Acropolis Ivory (STANDARD)		8x10 Natural Beige (STANDARD)	N/A	MA		N/A	WHITE
Main Bathroom	20x20 Acropolis Ivory (STANDARD)		8x10 Natural Beige (STANDARD)	NIA	N/A		NA	WHITE
Powder Room	V 20x20 Acropolis Ivory (STANDARD)		),//A	INA	N/A		NA	WHITE
Kitchen	$\mathcal{V}$ $8"$ Highland Watson Natural Oak EE-H-292(STD)	292(STD)	3X6 C&D Artic Bright White-Stacked (STD)	NA	N/A		N/A	STD
Laundry	V 20x20 Acropolis Ivory (STANDARD)		N/A	NIA	NIA		N/A	NA
Storage Room	8* Highland Watson Natural Oak EE-H-292(STD)	292(STD)	N/A	NIA	N/A		N/A	NIA
Foyer	V 20x20 Acropolis Ivory (STANDARD)		Railings and Stairs			Cornice Mounding / Medalian	In / Modellon	
Main Hall	V 20x20 Acropolis Ivory (STANDARD)		Railings (Oval Red Oak Natural (STD)	Landing - Upper <sup>1</sup> /	Landing - Upper Matson Natural Oak EE-H-292	Foyer	N/A	
Mechanical Room	Pago Aspanis Ivan 1 Std		10	Landing - Lower	N/A	Living Room	N/A	
	9 Linkland Motorn Material Col. FE 110	TO T	Posts (31/2 Oak Sq. W/ Cap-Natural (STD)	Ledge - Upper	NA	Dining Room	N/A	
	9 Highland Wason Natural Oak EE-H-292(STD)	32(311)	Stringers Painled White (STANDARD)	Ledge - Lower	N/A	Family Room	N/A	
Unining Room	8" Highland Watson Natural Oak EE-H-292(STD)	(GTS)292	Treads (STANDARD)			Main Hall	MA	
√Den	8" Highland Watson Natural Oak EE-H-292(STD)	:92(STD)	-2			Kitchen	NA	
			Runner M/A			2nd Floor Hall	N/A	
$\sqrt{2}$ nd Floor Hall	8" Highland Watson Natural Oak EE-H-292(STD)	.92(STD)	Baseboard & Casing STANDARD Front Door Glass	Knobs ST/	STANDARD			
					STANDARD			
Waster Bedroom	8" Highland Watson Natural Oak EE-H-292 (UPG)	92 (UPG)	- Notes					
Bedroom 2	8" Highland Watson Natural Oak EE-H-292 (UPG)	.92 (UPG)		AND THE PROPERTY OF THE PROPER				
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			Page 1 of 3	and the state of t				
				Docusigned by:				
			Consultant:	Purchaser: 5634366F149144R	Purchaser:	Kamhrele Kahadhawa	\ <u>\</u>	
1 of: 370 BI OCK 7 B	The state of the s	7700	Denise Sue	VARUN MAHAJAN	1 2	A	Forestside Estates Inc.	

Lot: 370 BLOCK 7 Project: Forestside Estates Inc. Model: Magnolia 2C1\*

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\* INTERIOR COLOUR SCHEME \*

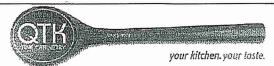
Pur	Purchasers	Decor Consultant	يرنامرين اعام املحالا	r r			200	0000000
VARUN MAHAJAN &	VARUN MAHAJAN & RAMNEEK BANDIJAMA	ביים ביים	Model and Elevation	letephone Res. / Bus	Project		Closing Date	Property
5	WANTION CONTRACTOR	Denise sue	Magnolia 2C1*	,	Forestside Estates Inc.	Inc.	11/05/2023	370 BLOCK 7
Page 2 of 3	Interior Paint	-Cabinet-						
	Description	Style			Countarion			
Master Ensuite	DISTANT GRAY (STANDARD)	CAT.1 QT102	CAT.1 QT1022 Frosting LP LAMINATE (STANDARD)		Emmerstone Vanilla White (STD)	W "A" (STANDARD)	ARD)	Handle / Knob
Main Bathroom	METANT CBAY ICTANIDABLY	20110	L				low w	nic)noninin
	(שאמשאואוס) ואיוס ואיוטוסים	CAL.1 QL 102	CALLI WITUZZ Frosting LP LAMINATE (STANDARD)		Emmerstone Vanilla White (STD)	U,"A" (STANDARD)	ARD)	DH01680(Std)
Powder Room	DISTANT GRAY (STANDARD)	CAT.1 QT102	CAT.1 QT1022 Frosting LP LAMINATE (STANDARD)		Emmerstone Macle White (CTD)	VACIANDADIA	NO CA	
Kitchen	DISTANT GRAY (STANDARD)	CAT.1 QT102	CAT.1 QT1022 Frosting LP LAMINATE (STANDARD)		Emperatoro Maplo White (CTD)	מוואומוט ט ( א	MANU)	DHU198U(Std)
Laundry	DISTANT GRAY (STANDARD)	N/A			Timesome Maple Wille (OTD)	A (SIANDAKU)	АКО)	DH01680(Std)
Storage	DISTANT GRAY (STANDARD)	N/A			NIA			
Works Prom	DETAIL COAL (SLE)		***************************************		JV/A	A/N/		NA
	COLOR CICH CACE							
Foyer	DISTANT GRAY (STANDARD)	MA			NA	NA NA		N/A
Wain Hall	DISTANT GRAY (STANDARD)				Motor			
Family Room	DISTANT GRAY (STANDARD)	Appliance	- Appliance Opening/Dimension		*STANDARD KIT	STANDARD KITCHEN APPLIANCES		
	(מיועמאוטום) ואים ואוטומים	Fridge Size	Fridge Size STANDARD Range	STANDARD				
Living Room	DISTANT GRAY (STANDARD)	Built-Ins	None Microwave					
Dining Room	DISTANT GRAY (STANDARD)	Hood Fan	RO (STANDARD)	Exhaust Opening 6 6" 08"				
Den	DISTANT GRAY (STANDARD)	Dishwasher Cabinet	r Cabinet Std 24in Opening					- No. 12 Addition
2nd Floor Hall	DISTANT GRAY (STANDARD)							
		- Fireplace						
		Fireplace	NIA	Fireplace N/A				
Master Bedroom	DISTANT GRAY (STANDARD)	Location Flooring	looring N/A	Location Flooring N/A				
Bedroom 2	DISTANT GRAY (STANDARD)	Style	NIA	Style N/A				
		Marble	N/A	Marble				
		Hearth	N/A	Hearth N/A	-			v
		Page 2 of 3						
				Tocusioned by: Varun Maliafan		by:   Mala		
		Decor Consultant:		Purchaser:	Purchaser:	ZOBSHEIZZIBAITA	ndor	- Charles and the second
Lot: 370 BLOCK 7 Project:	Lot: 370 BLOCK 7 Project: Forestside Estates Inc. Model: Magnolia 201*	Magnolia 201*	Denise sue	VARUN MAHAJAN	RAMNEEK RANDHAWA	IAWA	Forestside Estates Inc.	ú

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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.

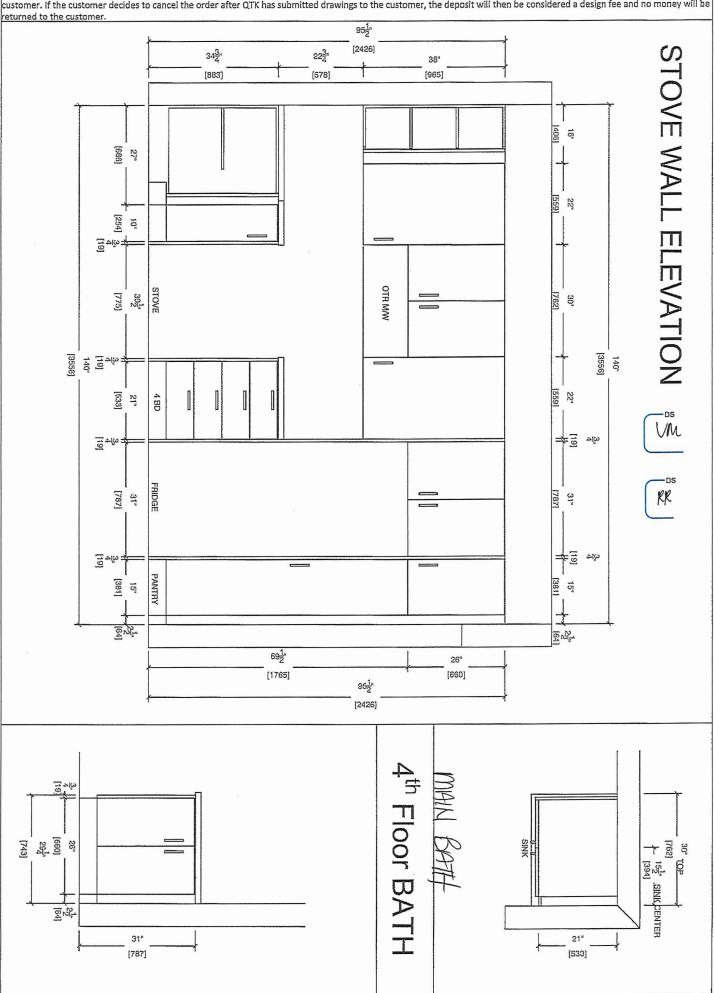
140" <u>O.A</u> [3566] 53" STOVE CENTRE [1346] [305] 향 [406] EXHAUST FAN VM [635] 25 PANTRY [610] 24 31\* FRIDGE ENCLOSU [1702] 30 1/2" STOVE OPENING -DS RR SINK PIPE CENTER [1727] 83 OPT. ISLAND [2807] <u>20</u> **ISLAND** [914] 36 TOP DISHWASHER FLUSH EXT. TOP [1575] [1067] 31" 21-[787] [533] 15° 30" TOP [762] [660] 30" [762] 283 [2] [2] 254 2C1 [641] 8 nos.



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

	OT COMPANIE OF THE PROPERTY OF		T
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 <sup>th</sup> Oct 2021
EMAIL:	SPECIES:	TOP:	PAGE:
	- ^ 7		

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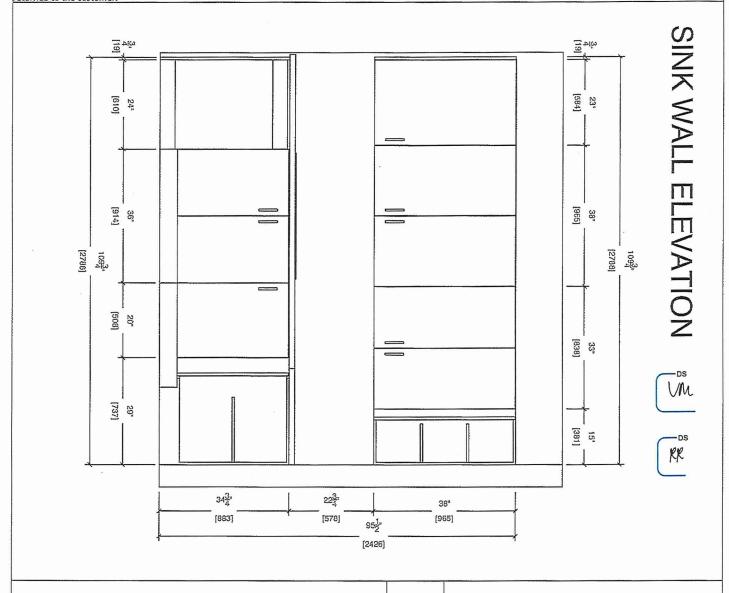
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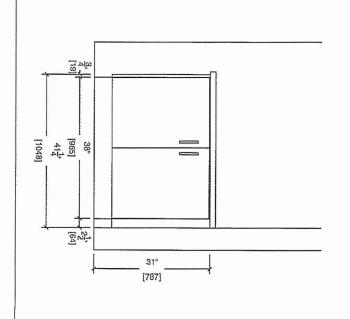


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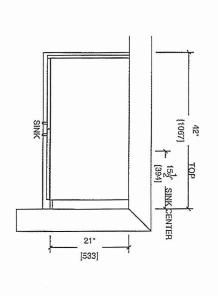
EMAIL:	SPECIES:	TOP:	PAGE;
PHONE:	FINISH:	DRW HANDLE:	DATE: 05th Oct 2021
SITE: FOREST SIDE	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
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4<sup>th</sup> Floor ENSUITE





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			<del></del>
CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1 UPG 2	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 05 <sup>th</sup> Oct 2021
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COMMENTS:			

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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.

