



STRUCTURAL

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: HARWINDER SINGH MONDAIR and CHARANJIT KAUR MONDAIR

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
008	2	BALMORAL-OPT MAIN-ELEVATION A	31-Jul-25

Date Added: 07-Oct-24

Invoice Number: 8659

1 - ALTERATIONS TO PLAN FEE - VARIOUS - (REFER TO PLAN) ** reduction in plan change fee as per F.Carogioiello** Note:
3 - BASEMENT - WINDOWS - ENLARGE THREE (3) BACK WALL WINDOWS TO 36 X 24 IN LIEU OF 30 X 24. **special price as per F.Carogioiello**. Note:
1 - GREAT ROOM/KITCHEN - ADD 5 (FIVE) POT LIGHTS IN KITCHEN, 4 (FOUR) AT GREAT ROOM AND 2 (TWO) AT MAIN STAIR HALL - TOTAL 11 POTS, 10 GIFTED - SEE PLAN Note:
1 - GREAT ROOM - *DELETE STANDARD FIREPLACE AND MANTLE* INSTALL NEW ELECTRIC FIREPLACE NAPOLEAN ENTICE NEFL72CFH *NEW FIREPLANCE SURROUND TO BE PURCHASED AT TIME OF COLOUR CHARTS* Note:
1 - GREAT ROOM - RAISE TV OUTLET WITH CONDUIT TO 60" AFF - PLACE ABOVE NEW ELECTRIC FIREPLACE Note:
1 - KITCHEN - SINK - *RELOCATE ISLAND SINK AND DISHWASHER* - PLACE UNDER WINDOW (SEE PLAN). COUNTER TO BE IN 'L' CONFIGURATION & ISLAND TO BE REDUCED. Note:
1 - KITCHEN - CUPBOARDS - RECONFIGURE CABINETRY. IN STANDARD CABINET AS PER VENDORS SAMPLES. (SEE PLAN) Note: - ADD DRWS BELOW COOKTOP (recenter) - ADD WALL OVEN TOWER (OVEN WITH MICRO ABOVE) - ADD COLUMN FRIDGE **APPROX 24" W" - ADD COLUMN FREEZER **APROX 24" W** - MOVE SINK CABINET AND DISHWASHER UNDER WINDOW - REDUCE ISLAND BY APPROX 1' IN LENGTH (MIN 36" aisle) - ADD island cupboards
1 - KITCHEN - RECONFIGURE STONE INSTALLATION TO REFLECT NEW 'L' SHAPE PLAN CHANGE, REDUCE ISLAND.(SEE PLAN) Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH-IN FOR 30" WALL OVEN WITH MICRO ABOVE - ADJACENT TO FRIDGE -AND ELECTRICAL ROUGH IN FOR COOKTOP (SEE PLAN) Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH IN FOR COLUMN FREEZER (24" COL FRZ/24" COL FRIDGE)(SEE PLAN) Note:
1 - KITCHEN - HOOD FAN - ADD ELECTRICAL ROUGH IN FOR INTEGRATED HOOD FAN Note:
1 - KITCHEN - EXHAUST DUCTING - 8 INCH - UPGRADED TO 8" EXHAUST IN LIEU OF 6 INCH Note:
1 - KITCHEN - SINK WINDOW - REDUCE THE HEIGHT OF BACK WINDOW FROM 48"X64" TO **APPROX** 48" X 40" H - TO ACCOMMODATE SINK AND DISHWASHER BELOW. (SEE PLAN) Note:
1 - KITCHEN - WATERLINE - ADD ROUGH IN FOR WATER LINE TO FRIDGE Note:



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1 - FRONT FOYER - *DELETE CLOSET AT ENTRY FOYER* - AND OPEN UP AREA ADJACENT TO STAIRS - REFER TO PLAN - INFO ONLY
Note:

1 - IN-LAW SUITE CLOSET - EXPAND CLOSET INTO THE ENTRY CLOSET TO BECOME A WALK IN CLOSET FOR IN-LAW SUITE - REFER TO PLAN
Note:

1 - IN-LAW BATH/BEDROOM 3 - ADD SHOWER LIGHT - SEE PLAN (1 @ \$800. 1 @ \$600 AS PER S.Carogioiello)
Note:

1 - MUD ROOM - ADD SIDE DOOR FROM MUD ROOM TO EXTERIOR (THERE IS NO WINDOW) INCLUDES STANDARD COACH LIGHT.
Note:

1 - CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT
Note:

4 - TOILETS - ADDITIONAL GFI PLUGS FOR FUTURE BIDET TOILETS; ADD 4 (FOUR) TOTAL; (REFER TO PLAN)
Note: 1. PRIMARY BATH
2. IN-LAW SUITE ON MAIN
3. BEDROOM 4
4. BEDROOM 5

1 - UPPER - CEILING - SMOOTH CEILINGS - BEDROOMS ONLY
Note:

1 - UPPER - STUDY - ADD SINGLE FRENCH DOOR (** APPROXIMATELY ** 30 INCH WIDE DOOR X 8 FT H) (SEE PLAN). INCLUDES PAINTING AND HARDWARE. ENCLOSE ROOM/ADDITIONAL FRAMING/DRYWALL/PAINTING.
Note:

1 - BEDROOM 3 - DOOR - RELOCATE ENTRY TO BR3 TO UPPER HALL. MOVE ORIGINAL ARCHWAY FROM UPPER HALL TO BR3. (SEE PLAN)
Note:

1 - ELEVATOR/BR3 - RELOCATE DOOR FROM ELEVATOR/WALK IN LINEN TO BEDROOM 3. (SEE PLAN) INFO ONLY NO CHARGE
Note: **WALK IN SHELIVING/RODS CAN BE PRICED AT TIME OF COLOUR CHARTS**LEAVE EMPTY

1 - PRIMARY WIC - INFO ONLY FOR QTK - LEAVE ISLAND UNFIXED TO FLOOR - AS PER PURCHASER'S REQUEST
Note:

1 - KITCHEN ISLAND - INFO ONLY FOR QTK - LEAVE ISLAND UNFIXED TO FLOOR - AS PER PURCHASER'S REQUEST
Note:

1 - PURCHASER IS 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:

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

1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE WITH APPLIANCE SPECIFICATIONS THE TIME OF STRUCTURALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS AT THE TIME OF COLOUR CHART APPOINTMENT
Note: **PURCHASER ACKNOWLEDGES THAT ELECTRICAL PRICING MAY BE SUBJECT TO CHANGE UPON CONFIRMATION OF APPLIANCE SPECIFICATIONS**



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1 - BONUS PACKAGE - PURCHASER HAS APPLIED THE \$57,800.91 OF THE TOTAL \$60,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT. (\$2,199.09 REAMINING IN UPGRADES CAN BE APPLIED TO COLOUR CHART)
Note:


This Document is Extremely Time Sensitive - Printed 22 Oct 24 at 14:56

→ Remove water closet partition and door in primary ensuite bathroom as per sketch .
→ Add partition and door to 2nd floor retreat as per sketch .

SPECIFICATIONS


Model	Depth	NEFL36CFH-1		NEFL42CFH-1		NEFL50CFH-1		NEFL60CFH-1		NEFL72CFH-1
		Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
NEFL36CFH-1	5.000	35 1/8"	36"	46 15/16"	47"	57 1/8"	58"	68 15/16"	69"	79 1/8"
NEFL42CFH-1	5.000	40 7/8"	41 3/4"	51 15/16"	52"	62 1/8"	63"	72 15/16"	73"	82 1/8"
NEFL50CFH-1	5.000	48 7/8"	49 11/16"	59 15/16"	60"	70 1/8"	71"	80 15/16"	81"	90 1/8"
NEFL60CFH-1	5.000	58 7/8"	59 11/16"	69 15/16"	70"	80 1/8"	81"	90 15/16"	91"	100 1/8"
NEFL72CFH-1	5.000	70 7/8"	71 11/16"	81 15/16"	82"	92 1/8"	93"	102 15/16"	103"	112 1/8"

GOOD



TRIVISTA PICTURE

BETTER

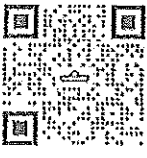


ENTICE

BEST

COMING SOON

ASTOUND WALL MOUNT



EXPERIENCE THE POWER OF FIRE

ENHANCE YOUR WELLBEING

Napoleon's Power of Fire research has proven a fireplace can help reduce stress and stimulate your brain.

SCAN TO LEARN MORE ABOUT THE RESEARCH AND THE HEALTH BENEFITS OF FIREPLACES



napoleon.com

24 Napoleon Road, Barrie, Ontario, Canada L4M 0G8
103 Miller Drive, Crittenden, Kentucky, USA 41030
7200 Trans Canada Highway, Montreal, Quebec, Canada H4T 1A3

PHONE: 1-888-721-7253
hearthsupport@napoleon.com

Authorized Dealer



Consult your owner's manual for complete installation instructions and proper clearances to combustible materials. Check all local and national building codes and gas regulations. All specifications are subject to change without prior notice due to ongoing product improvements. Products may not be exactly as shown. Flame height and activity is influenced by varying vent configurations and may not appear as shown. Napoleon is a registered trademark of Weil Slott Group Inc. EnerGuide - A Canadian efficiency standard based on frequent, short start-up and cool-down cycles. All appliances sold in Canada are subject to the EnerGuide rating system. AFUE - A US efficiency standard (Department of Energy) based on extended cycle cycles, more typical of traditional usage. Steady State - Reflects the highest possible overall heating efficiency.

ADBRL-ENTICE
Effective: 07/2023

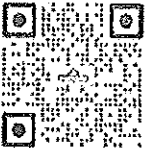


ENTICE
WALL MOUNT ELECTRIC FIREPLACE

NEFL36CFH-1 | NEFL42CFH-1 | NEFL50CFH-1 | NEFL60CFH-1 | NEFL72CFH-1



Elevate any room's ambiance effortlessly with the Entice Electric Fireplace. This sleek wall-mounted design brings both warmth and style to spaces like living rooms, bedrooms, kitchens, and more. Its vivid flames and reflective panel create a captivating depth, while customizable media options offer a personal touch. Easy installation makes it a hassle-free addition and adaptable to your changing spaces.



Initial
Ch

FEATURES & CUSTOMIZATION

OVERVIEW

- A wall mount electric fireplace that requires no venting for easy and cost-effective installations
- Versatile installation options: fully recess, partially recess or hang on wall
- Full and high flames for a more realistic and visually appealing experience
- Flame panel provides reflections of the media and flame creating the illusion of a deeper appearance
- Up to 5,000 BTU's and 1,465 watts
- Simply plugs into 120V outlet or can be hardwired
- Sizes: 36", 42", 50", 60", 72"

MEDIA

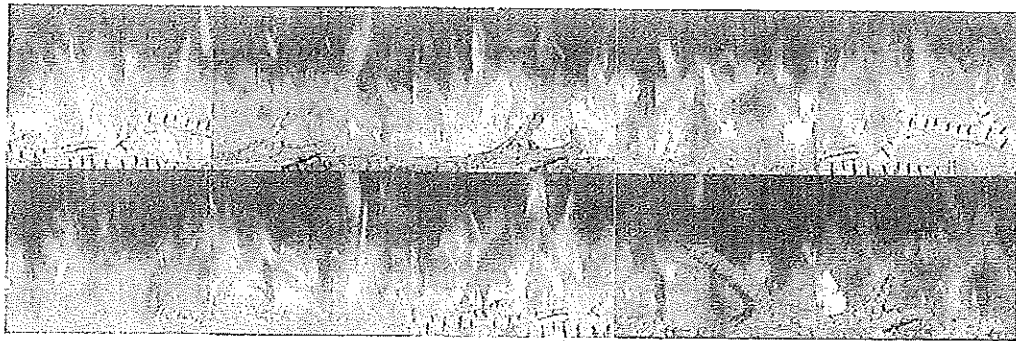


INCLUDED: Crystals



OPTIONAL: Driftwood Logs, Birch Logs

FLAME & EMBER BED



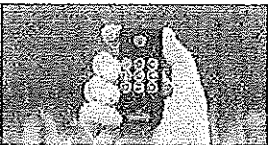
10 flame color options and 10 ember bed color options with cycle mode

FIREPLACE DESIGN STUDIO

See your dream fireplace come to life in front of your eyes! Scan here to build your custom fireplace with available design options.

CONTROLS

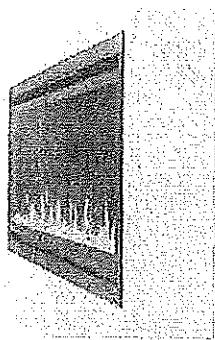
REMOTE: The included remote controls every function of your fireplace including; on/off, thermostat, timer, flame and ember bed.



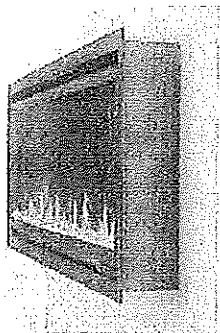
INNOVATIONS

FLAME & EMBER BED PRESETS: Conveniently choose from 11 presets (including cycle mode) for the flame and ember bed simultaneously by using the remote.

EASY & FLEXIBLE INSTALLATIONS: Does not require venting, making it ideal in spaces where gas or wood is not possible. Plus, protruding only six inches off the wall when hung, or installed partial or fully recessed, makes it possible for any space.



Fully Recessed

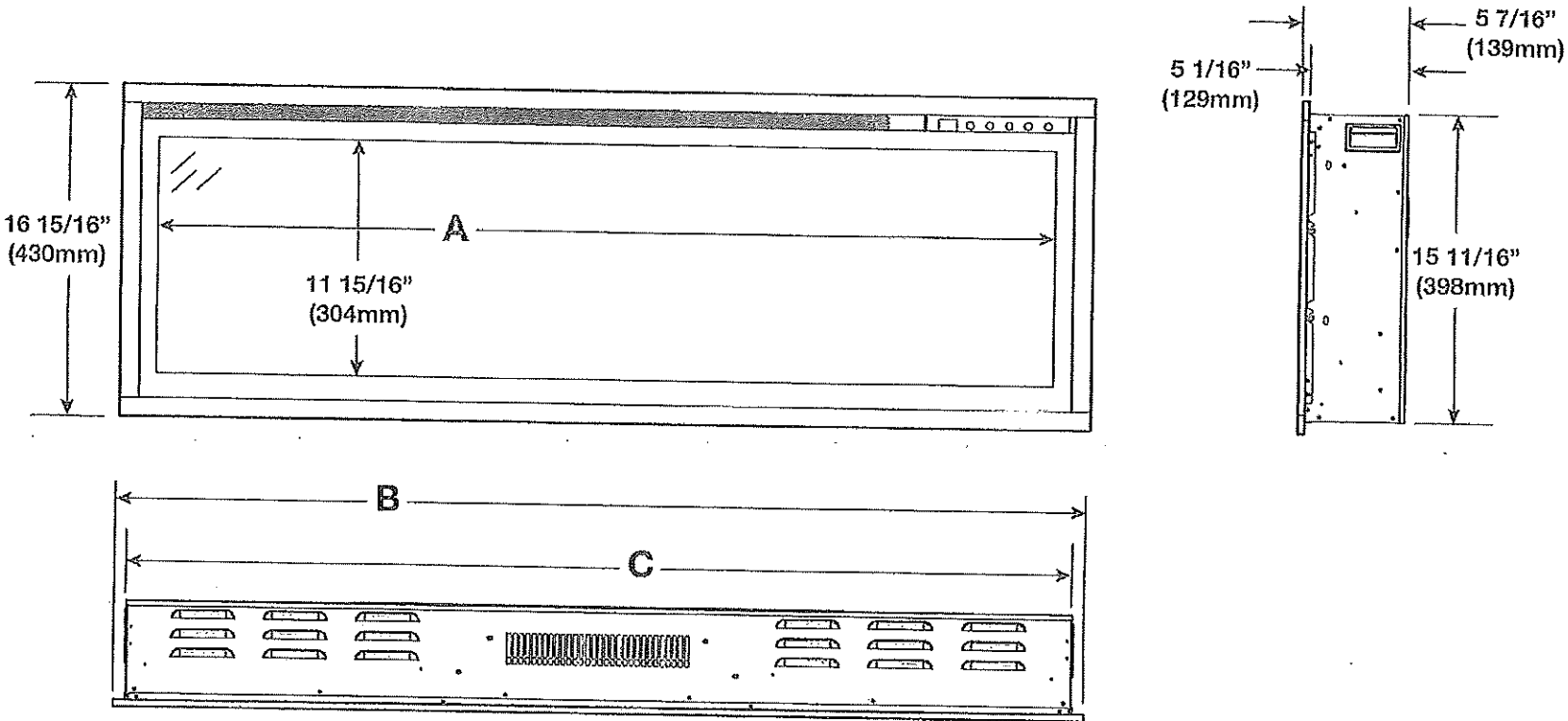


Wall Mounted

Initial

Initial

1.1 dimensions



1.0 general information

	NEFL36CFH-1	NEFL42CFH-1	NEFL50CFH-1	NEFL60CFH-1	NEFL72CFH-1
A	32 1/16" (814mm)	37 13/16" (960mm)	45 13/16" (1163mm)	55 3/4" (1416mm)	67 3/4" (1721mm)
B	36" (914mm)	41 3/4" (1060mm)	49 11/16" (1262mm)	59 11/16" (1516mm)	71 11/16" (1821mm)
C	34 3/4" (882mm)	40 7/16" (1027mm)	48 7/16" (1230mm)	58 7/16" (1484mm)	70 7/16" (1789mm)

1018

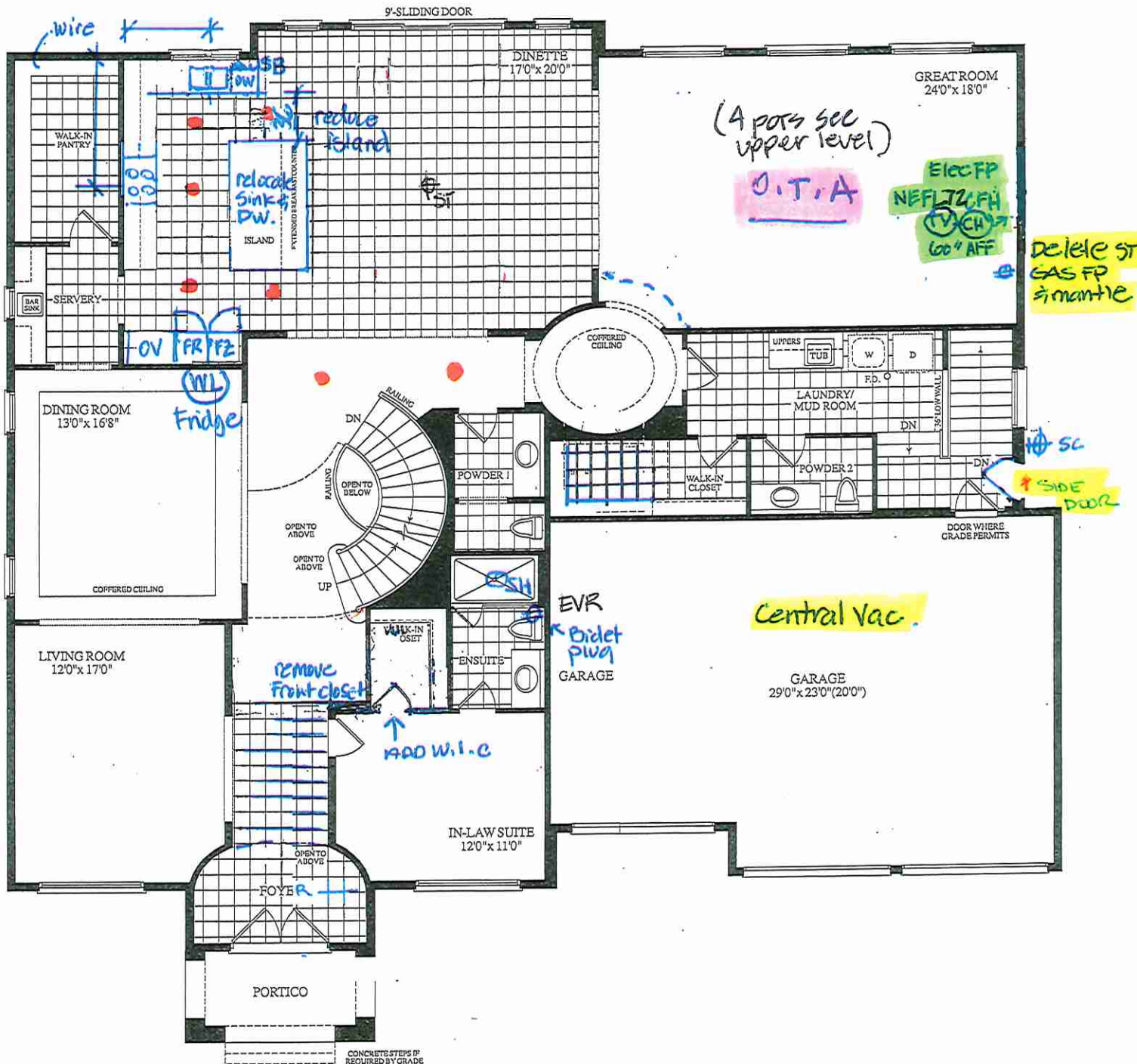
Initial

Initial

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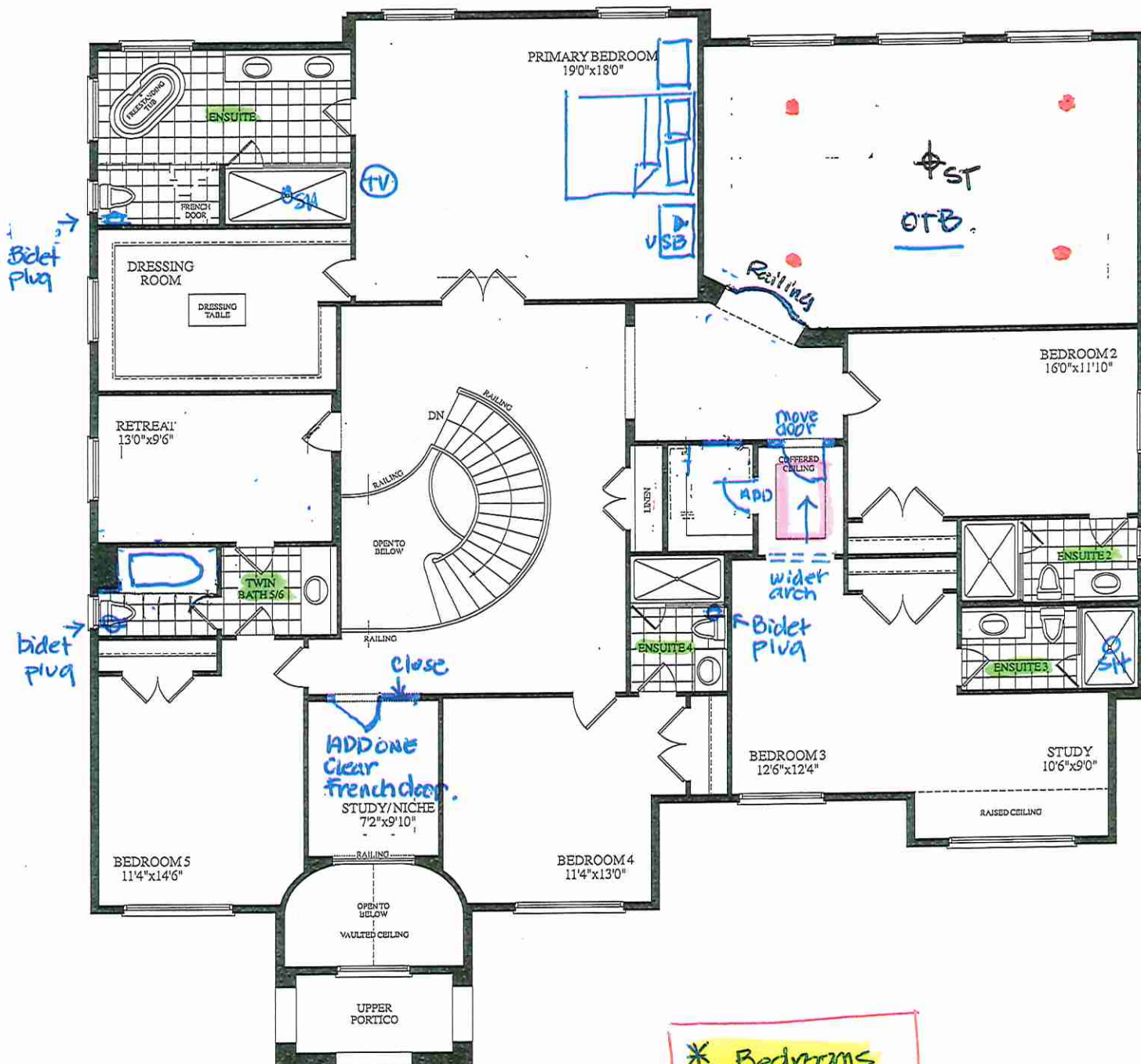
new kitchen window
 size: approx 48" w x 53" h
 8" Ø Exhaust.

KITCHEN
 10'-0" x 18'-0" (20'2")



MAIN LEVEL
 ELEV. A





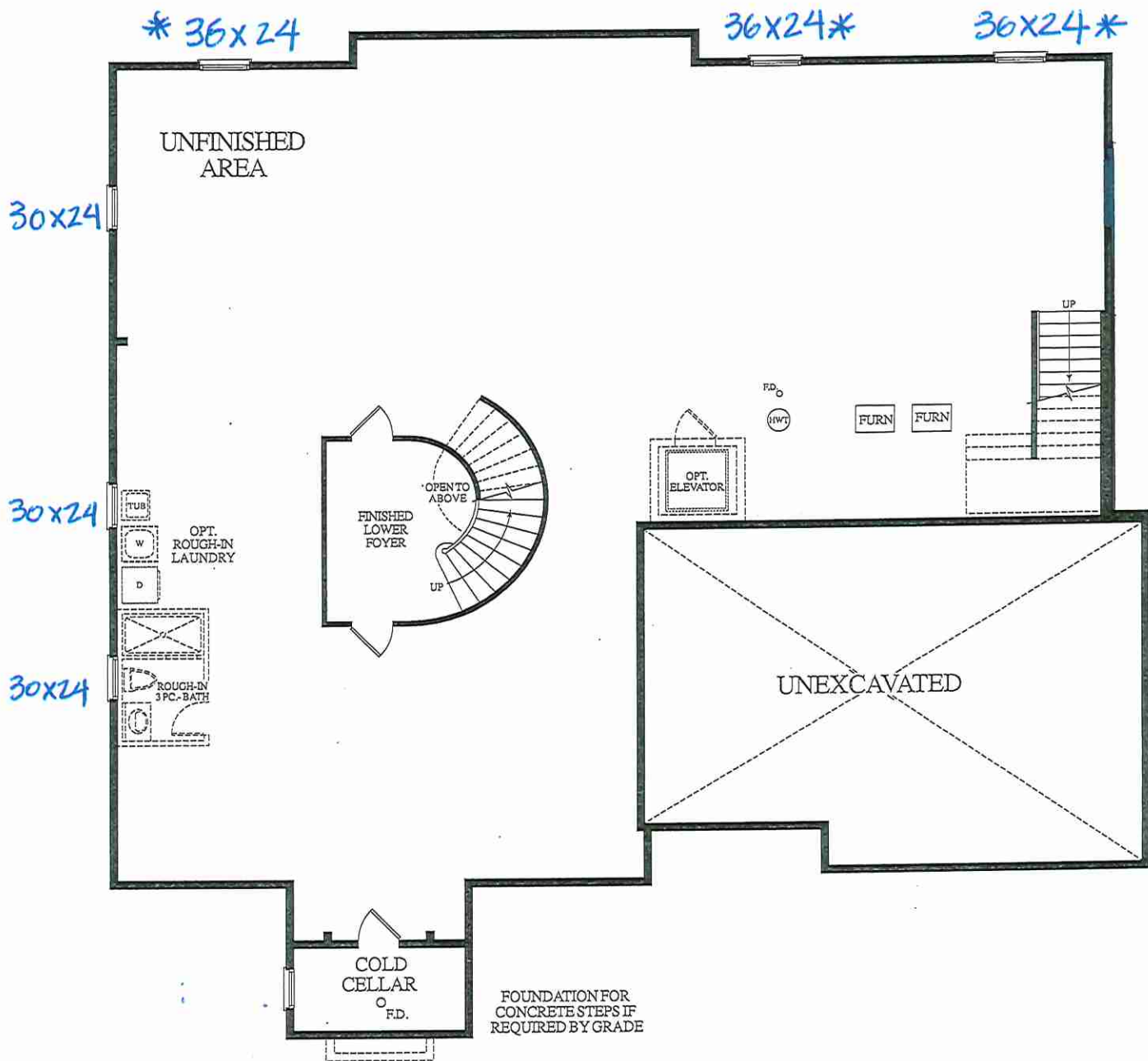
UPPER LEVEL
ELEV. A

* Bedrooms
Smooth
Ceilings *



LOT 8 * 70-01 BALMORAL * OPT. MAIN * EL. A * 6180 SQ. FT.

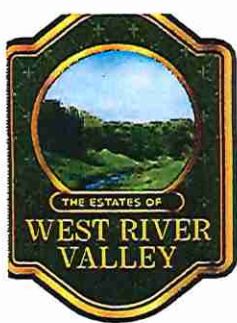
* enlarge 3 back windows



LOWER LEVEL
ELEV. A



LOT 8* 70-01 BALMORAL * OPT. MAIN * EL. A * 6180 SQ. FT.



ELEV. A - 6180 SQ. FT.

LOT



LOT 8* 70-01 BALMORAL * OPT. MAIN * EL. A * 6180 SQ.FT.

SCHEDULE "B"

Purchaser HARWINDER SINGH MONDAIR
Purchaser CHARANJIT KAUR MONDAIR
And
Vendor 2185715 Ontario Inc.
Lot Number 008 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144
in the CITY of BRAMPTON
Date of Offer April 30, 2024
Dated Required: July 31, 2025
Model: BALMORAL-OPT MAIN-ELEVATION A (70-01(AO))

Description - Vendor to Supply and Install the Following as Per Purchase Price

- BONUS PACKAGE FOR 60 FT & 70 FT DETACHED - PURCHASER TO RECEIVE \$60,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
- REMOVE WATER CLOSET PARTITION AND DOOR IN PRIMARY ENSUITE BATHROOM AS PER SKETCH.
- ADD PARTITION AND DOOR TO 2ND FLOOR RETREAT AS PER SKETCH.