



Purchaser:

HOMES

Subdivision:

Royal Collection

Purchaser:

Res. No: 91850-0342

Bus. No: (4) 838-4150

House Type	Commercial	Elevation	1
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"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(6)	(4) Larger Basement Windows to basement 2'4"H x 30"W	[REDACTED]
	(7)	Take out linen closet and make W.G. Closet Larger in master	[REDACTED]
	(8)	Double doors to master bedroom closet	[REDACTED]
	(9)	Move linen closet to bed #4 opening into hallway	[REDACTED]
		SUB-TOTAL	[REDACTED]
		HST	[REDACTED]
		TOTAL AMOUNT ▶	[REDACTED]

2/16/91

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
 2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer.
- Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
 4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
 5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
 6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
 7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.

HOME OWNER: 11.6/10

HOME OWNER: M. Webb

DATE: Sept-11/12.



STRUCTURAL REQUIREMENTS*

Purchaser(s): Nancy & Michele Colangelo
Subdivision: Royal Collection

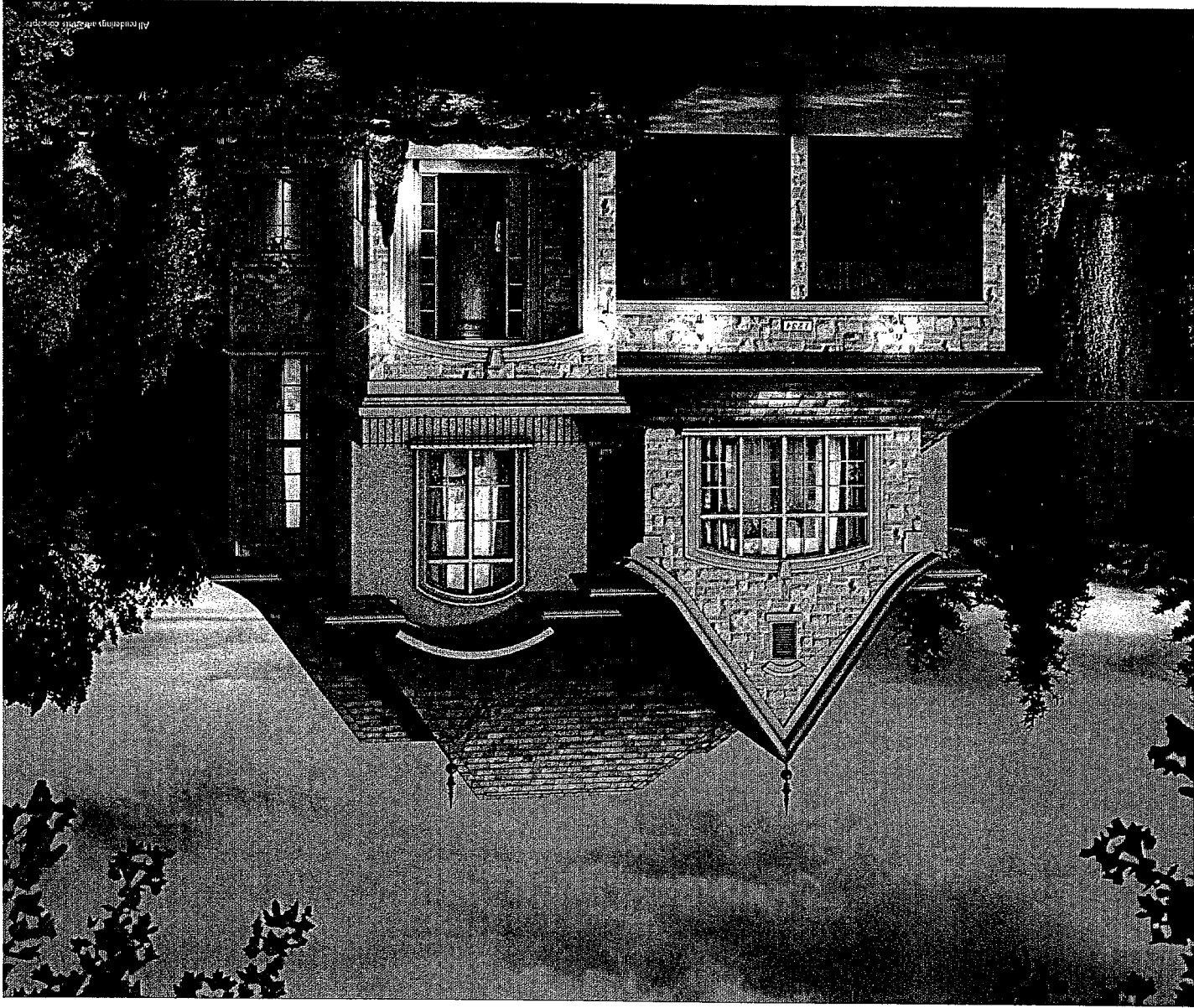
Lot No.	House Type	Elevation	Date
34	Amersat	A	

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	☒ Y ☐ N	PER AGREEMENT	AMC
• Additional Basement Windows	☒ Y ☐ N		AMC
• Upgraded Windows	☒ Y ☐ N		AMC
• 9' Basement	☒ Y ☐ N	Included	AMC
• 10' Main Floor	☒ Y ☐ N		AMC
• 9' 2nd Floor	☒ Y ☐ N		AMC
• Increase Height of Doors	☒ Y ☐ N		AMC
• Upgrade to Solid Core Interior Doors	☒ Y ☐ N		AMC
• Extra Window or Door Changes	☒ Y ☐ N		AMC
• Upgraded Window Grills	☒ Y ☐ N		AMC
• Optional Loggia	☒ Y ☐ N		AMC
• Optional Balcony	☒ Y ☐ N		AMC
• Skylights (Location subject to trusses, engineering and architectural control)	☒ Y ☐ N		AMC
• Brick Colour & Exterior Package	☒ Y ☐ N	Pkg # 44	AMC
• Additional Fireplaces	☒ Y ☐ N		AMC
• Gas/Electric	☒ Y ☐ N		AMC
• Stair Upgrades (Maple)	☒ Y ☐ N		AMC
• Open Stairs to Basement	☒ Y ☐ N		AMC
• Open Riser Staircase	☒ Y ☐ N		AMC
• Hot Water Tank Information/Upgrades	☒ Y ☐ N		AMC
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y ☐ N	Date of Appointment:	AMC
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y ☐ N	Date of Appointment:	AMC
• Is water line for fridge required?	☒ Y ☐ N		AMC
• Is gas line for stove required?	☒ Y ☐ N		AMC
• Are smooth ceilings required?	☒ Y ☐ N	Included	AMC
• Plumbing Changes	☒ Y ☐ N		AMC
• Bathtubs - Changes to Style/Size/Location	☒ Y ☐ N		AMC
• Frameless Glass Shower	☒ Y ☐ N	Granite	AMC
• Mirrors, Towel Racks to be installed?	☒ Y ☐ N		AMC
• Ensure Purchaser is aware of all ceiling designs in each room:		as per plan	AMC
• Cathedral Ceilings	☒ Y ☐ N		AMC
• Coffered Ceilings	☒ Y ☐ N		AMC
• High Ceilings	☒ Y ☐ N		AMC
• Water Heater/Furnace Upgrades	☒ Y ☐ N		AMC
• Energy Star Upgrades / Increase Insulation	☒ Y ☐ N		AMC
• Noise Insulation	☒ Y ☐ N		AMC
• Plywood Subfloors	☒ Y ☐ N	Included	AMC
• Upgrade to 200 amp electrical service	☒ Y ☐ N	Included	AMC

*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.

FC

SOMERSET
ELEVATION A - 2414 SQ. FT.



ROYAL
COLLECTION
AT KEELE & KING



Lot 34
Clear. H

N.C.
m.c.

ZANCOR
HOMES





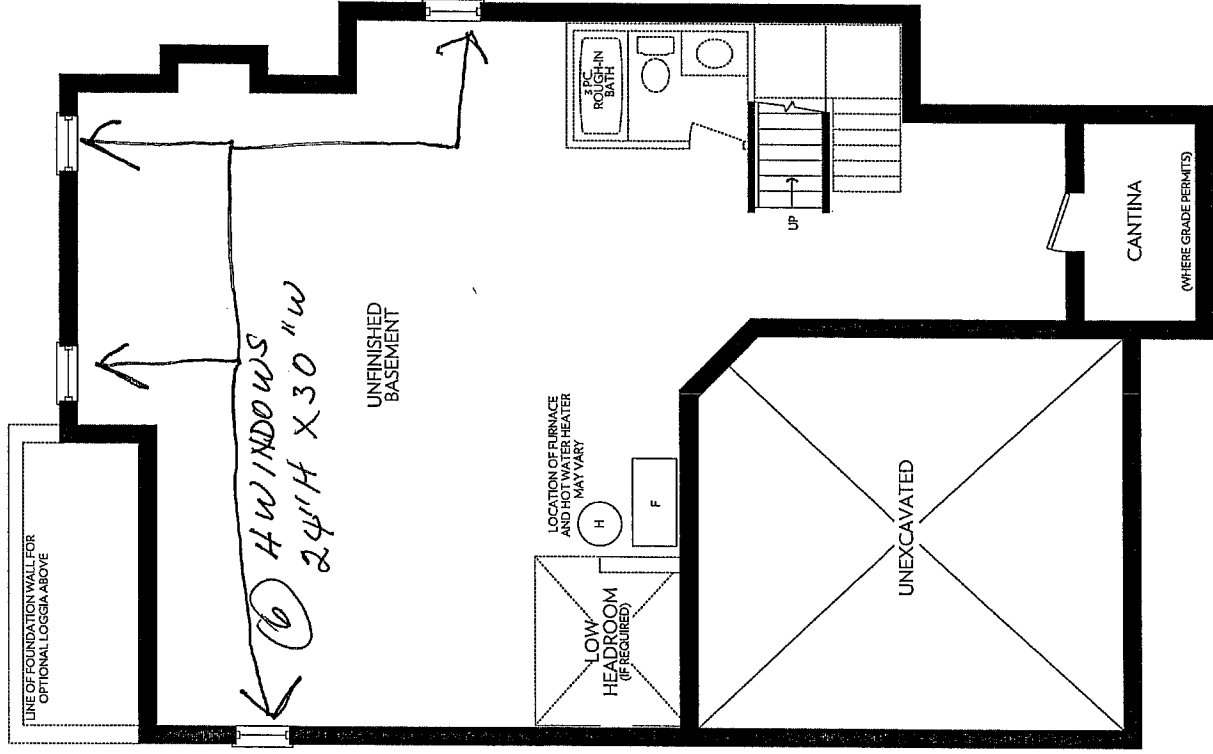
ROYAL COLLECTION

AT KEELE & KING ⇄

SOMERSET

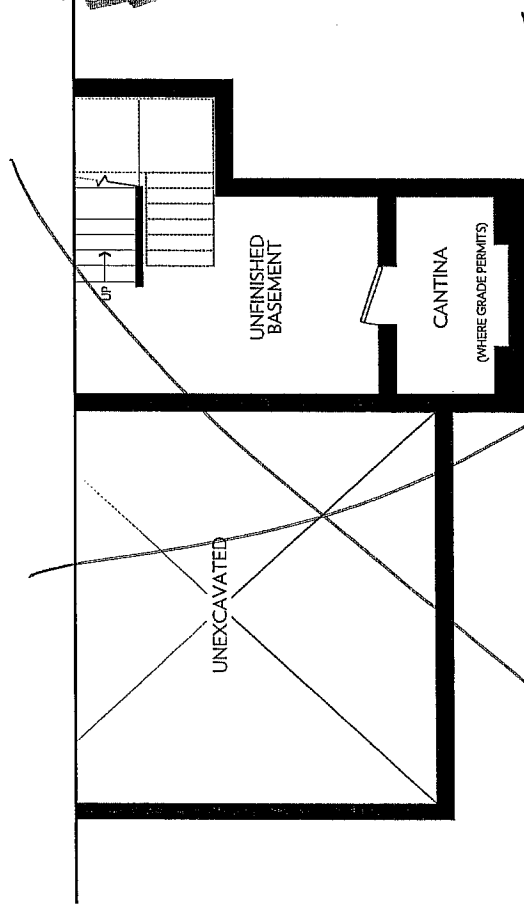
ELEVATION A - 2414 SQ. FT.

ELEVATION B - 2413 SQ. FT.

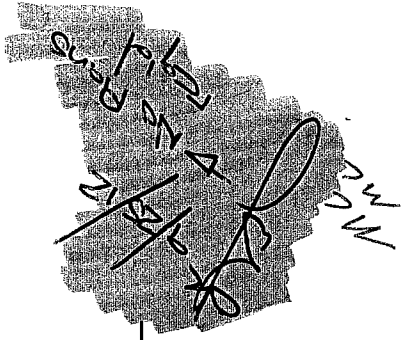


BASEMENT
ELEVATION A

Lab 34
Elev. A



BASEMENT PARTIAL
ELEVATION B



Z
FC
ZANCOR HOMES



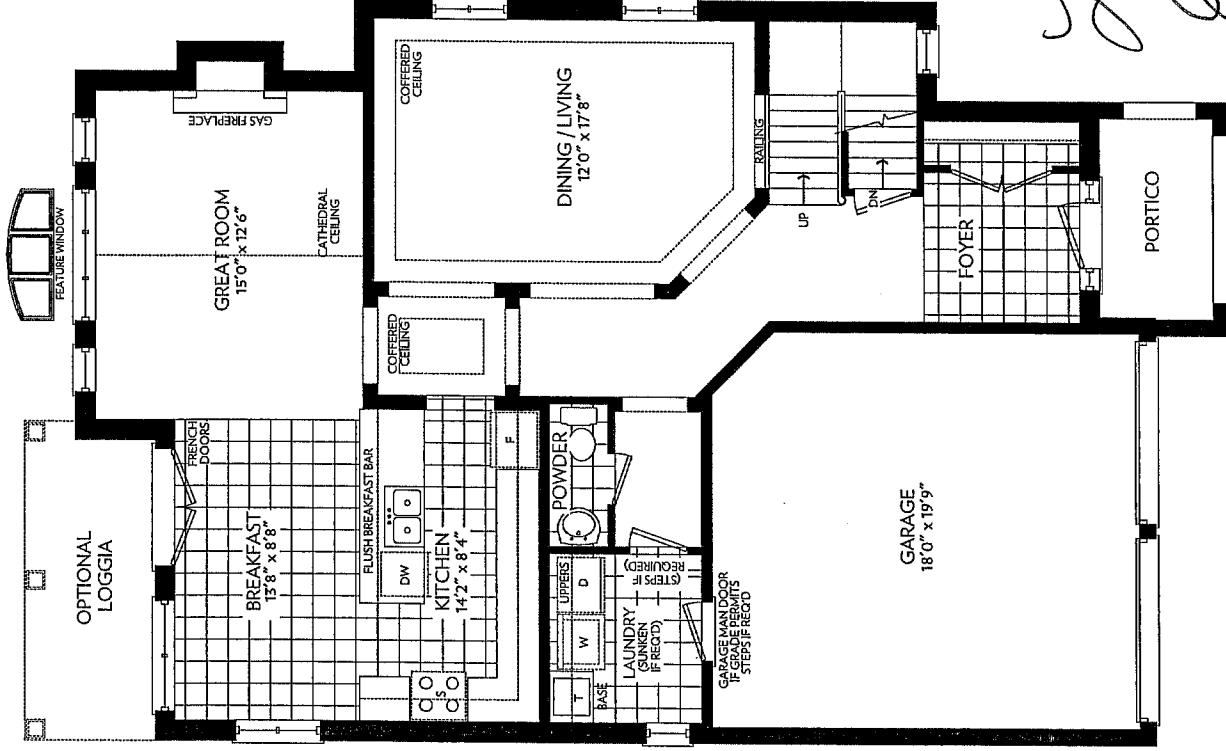
ROYAL COLLECTION

AT KEELE & KING ⇄

SOMERSET

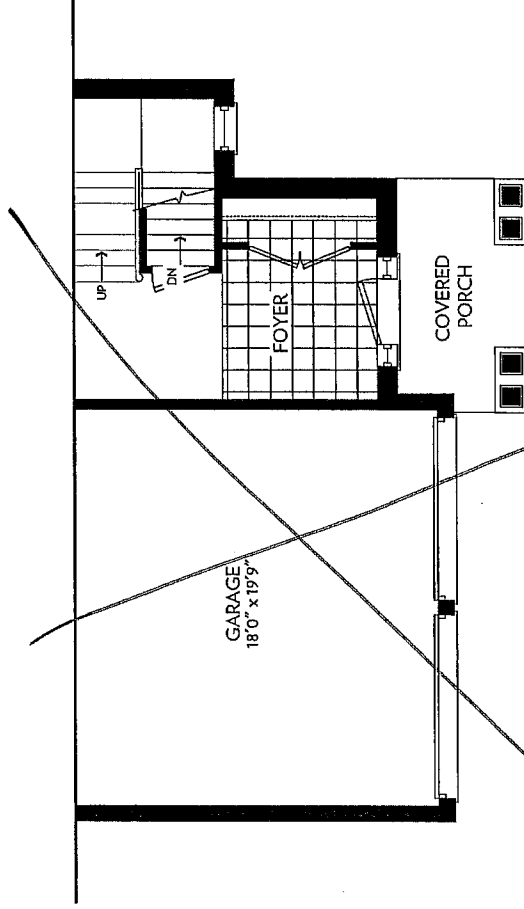
ELEVATION A - 2414 SQ. FT.

ELEVATION B - 2413 SQ. FT.



Lot 34
Elev. A

GROUND FLOOR
ELEVATION A



GROUND FLOOR PARTIAL
ELEVATION B

Z
ZANCOR
HOMES



ROYAL COLLECTION

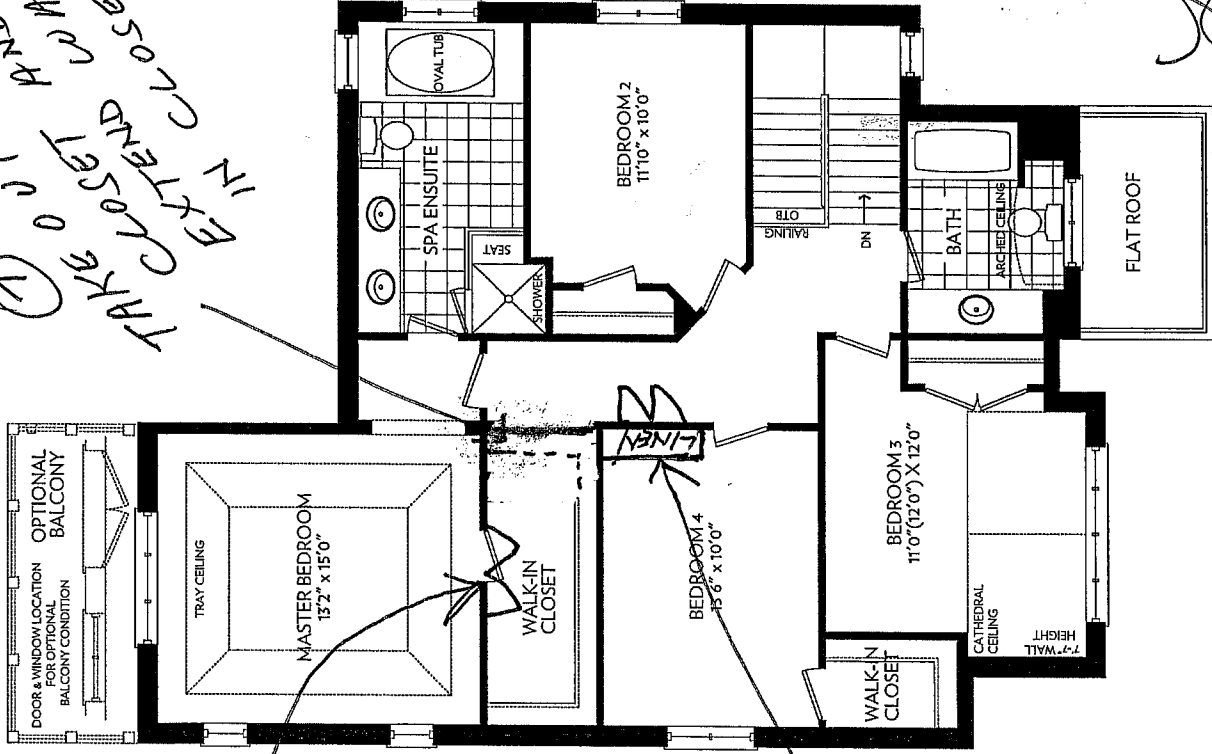
AT KEELE & KING

SOMERSET

ELEVATION A - 2414 SQ. FT.

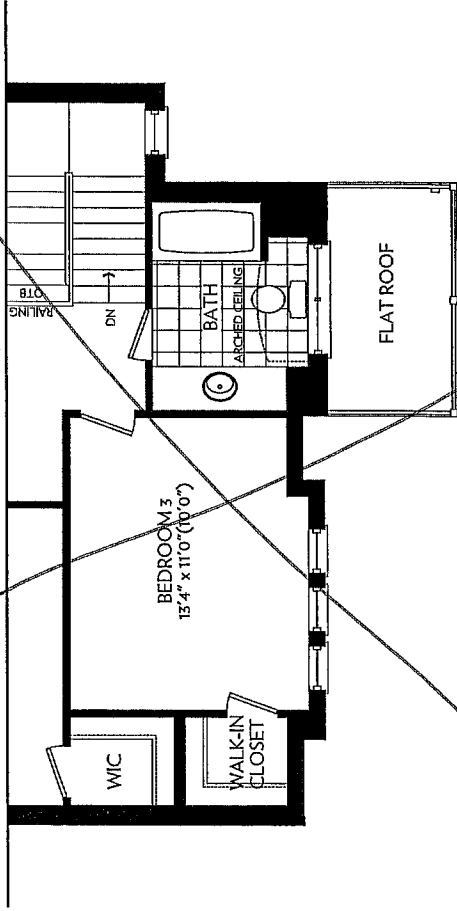
ELEVATION B - 2413 SQ. FT.

① 11' LINEN
DOOR AND
TAKES UP
SPACE IN
HALL



SECOND FLOOR
ELEVATION A

Lot 34
Elev. A.



SECOND FLOOR PARTIAL
ELEVATION B

ZANCOR
HOMES



NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT Royal Collection
LOT No. 34 PLAN No. _____
HOMEOWNER(S) Nancy & Michele Colangelo
CIVIC ADDRESS _____

NOTE

If built in appliances are selected the following information must be submitted with your final design selections. Appliance specifications must clearly be legible for the following:

- Built in ovens
- Built in microwave with trim kit
- Warming drawers
- Slide in stove (electric and/or gas)
- Cook tops (electric and/or gas)
- Hood Fans including CFM
- Refrigerators – all models especially double doors – *Discuss Counter Depth Fridge with Designer* recommended, if purchasing a Side

- by Side or French Door the wall beside the fridge may be an issue if it is deeper than 24"
- Wine and/or beverage coolers
- Steam ovens, coffee makers
- Dishwashers (all models)
- Free standing chimney hoods (clearance space will be left with this appliance/will not be butted up against cabinetry)

Purchaser acknowledges responsibility for providing correct specifications for such appliances and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than Sept 30/12

If not received the standard openings as determined by Zancor Homes will be provided.

Acknowledged and agreed this 11 day of Sept, 2012

m. colangelo
m. colangelo
Purchasers Signature
Date Sept. 11/12

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications



BRICK SELECTION REQUEST*

To be completed at time of Structurals

LOT #: 34
IN THE CITY OF: King
MODEL TYPE: Somerset ELEVATION: A

BETWEEN;
James Jones as VENDOR
AND
Nancy & Michele Colangelo as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 4
SECOND CHOICE: 6
THIRD CHOICE: 7

Dated at King this 11 day of Sept 2012
(Day) (Month) (Year)

J. Cotto Witness
J. Cotto Witness

M. Colangelo Purchaser
M. Colangelo Purchaser

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
Generic

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

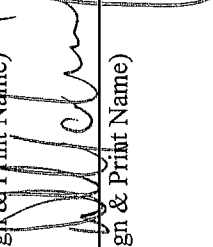
Purchaser:	NANCY COLANGELO		
Purchaser:	MICHELE COLANGELO		
Vendor:	Zancor Homes (KC) Ltd.	Phase: RC	Plan No.:
Lot #:	34		
Street:	Robert Berry Crescent		
in the :	Township of King		
Date of Offer:	Wednesday July 25, 2012		

DELETE:

1. SCHEDULE "F" CONDITIONAL ON FINANCING TO AUGUST 1ST, 2012.
2. SCHEDULE " L" CONDITIONAL ON LAWYERS APPROVAL TO AUGUST 1ST, 2012.

INSERT:

1. CAP SCHEDULE "X" PAGE 2
2-E, 2-F AND PART OF 2-G (REAL-ESTATE TRANSACTION LEVY SURCHARGE AND BLUE BOXES)
CAPPED AT \$4000.00 PLUS HST.
2. ENLARGE 4 WINDOWS IN THE BASEMENT TO 24 INCHES HIGH X 30 INCHES WIDE AT NO EXTRA CHARGE.
3. "T" IS NOW A FIRM AND BINDING AGREEMENT.

	_____
Witness (Sign & Print Name)	
	_____
Witness (Sign & Print Name)	

Dated at King City, Ontario this 2nd day of August, 2012.

	_____
Purchaser - NANCY COLANGELO	
	_____
Purchaser - MICHELE COLANGELO	

Accepted at Concord, Ontario this 11 day of August, 2012

Zancor Homes (KC) Ltd.

Per: 
Authorized Signing Officer



ZANCOR
HOMES

SCHEDULE "E"
PURCHASER'S EXTRAS

V for Zancor Homes (KC) Ltd.		Purchaser(s) NANCY COLANGELO MICHELE COLANGELO Telephone Number: 905-850-0342		
Lot Number 34	House Type -Somerset (42-01) Elev A	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 25-Jul-2012

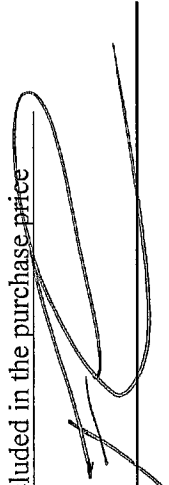
IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

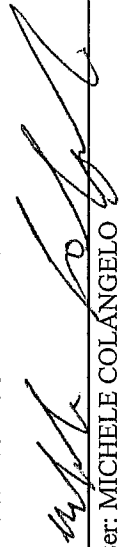
1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
2. 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
3. STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
4. 6 PIECE FRIGIDAIRE GALLERY APPLIANCE PACKAGE
5. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
6. ENLARGE 4 WINDOWS IN THE BASEMENT TO 24 INCHES HIGH X 30 INCHES WIDE AT NO EXTRA CHARGE.

Conditions:

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8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

Paid: Included in the purchase price


V for
Purchaser: NANCY COLANGELO


Purchaser: MICHELE COLANGELO


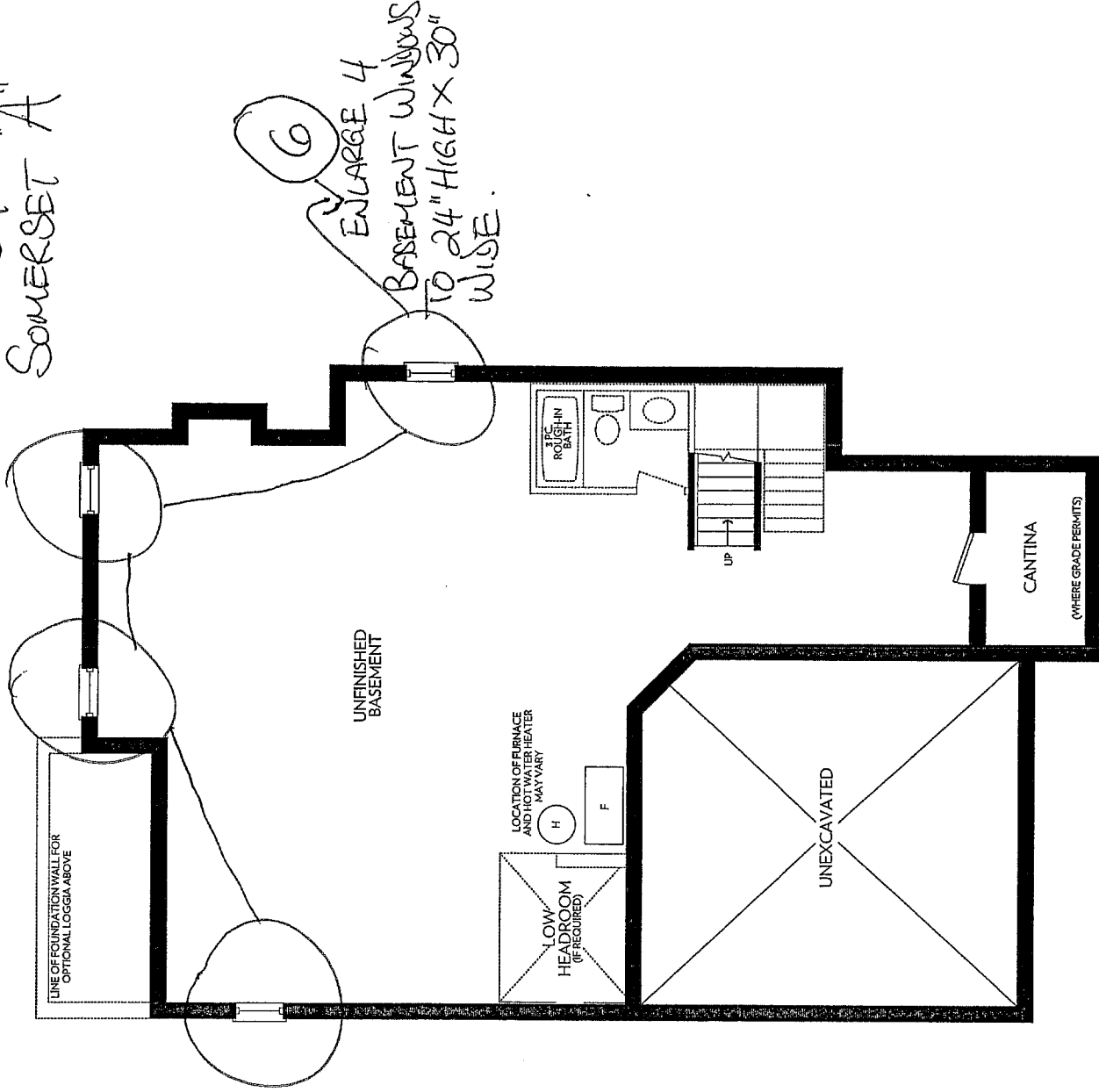


ROYAL COLLECTION

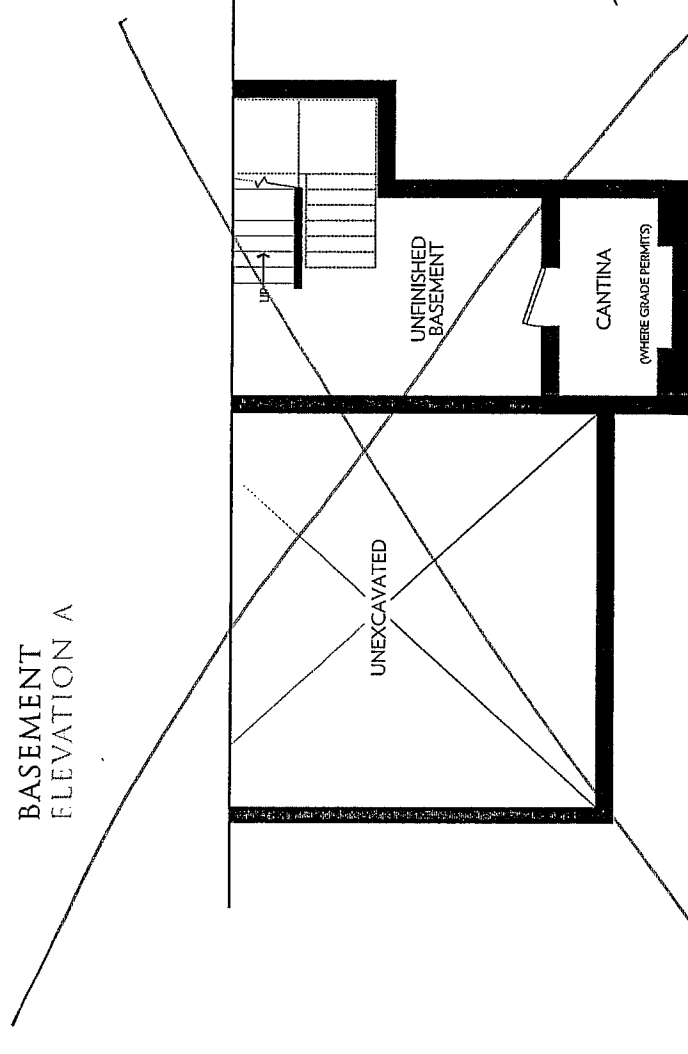
AT KEELE & KING ↔

SOMERSET
ELEVATION A - 2414 SQ. FT.
ELEVATION B - 2413 SQ. FT.

LOT: 34 "A"
SOMERSET A



BASEMENT
ELEVATION A



BASEMENT PARTIAL
ELEVATION B

[Signature]
ZANCOR HOMES
[Signature]

2

SCHEDULE "E"
PURCHASER'S EXTRAS

ZANCOR
HOMES

Vendor Zancor Homes (KC) Ltd.		Purchaser(s) NANCY COLANGELO MICHELE COLANGELO Telephone Number: 905-850-0342	
Lot Number 34	House Type -Somerset (42-01) Elev A	Reg. Plan #	Closing Date As Per Agreement Date Ordered 25-Jul-2012

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRA'S:

DESCRIPTION

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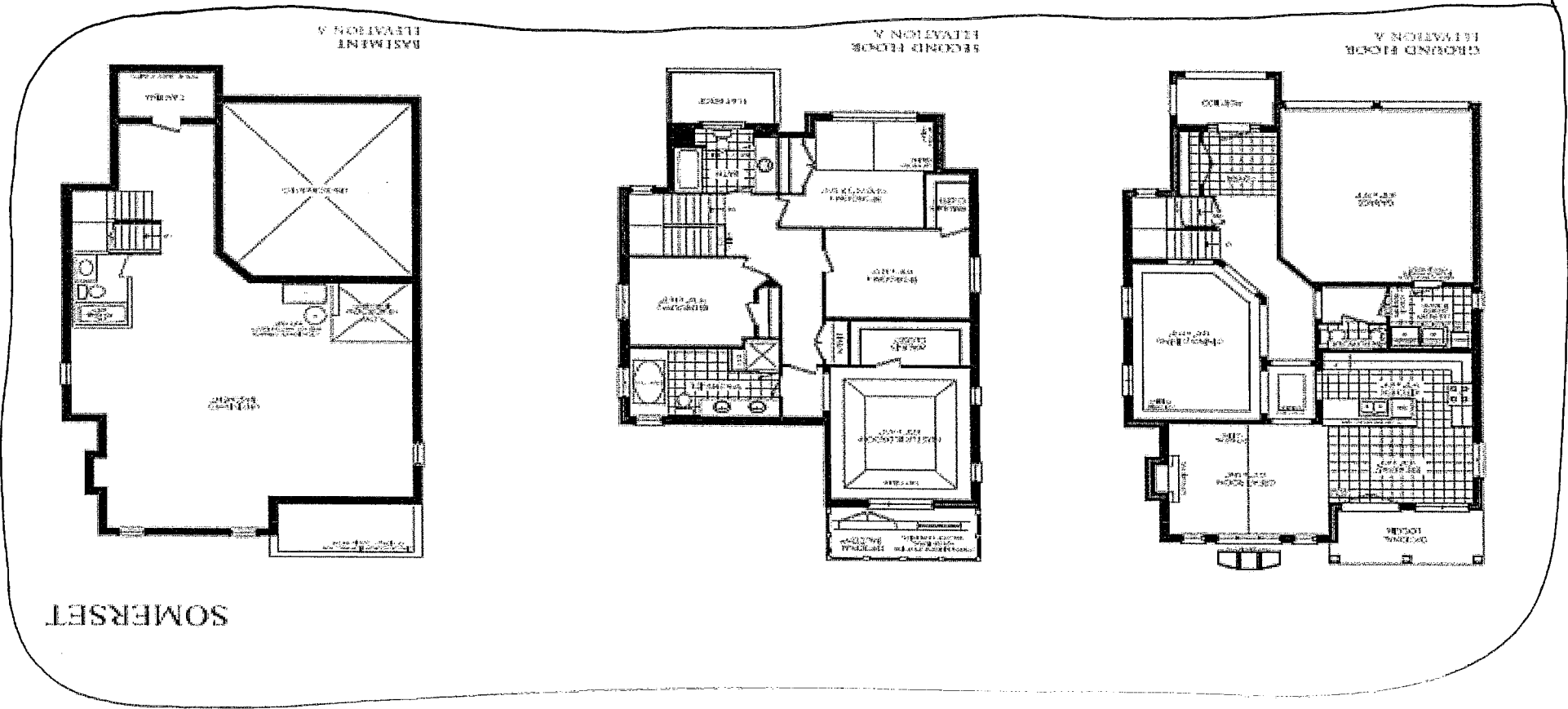
Paid: Included in the purchase price _____
Vendor

Purchaser: NANCY COLANGELO
Purchaser: MICHELE COLANGELO

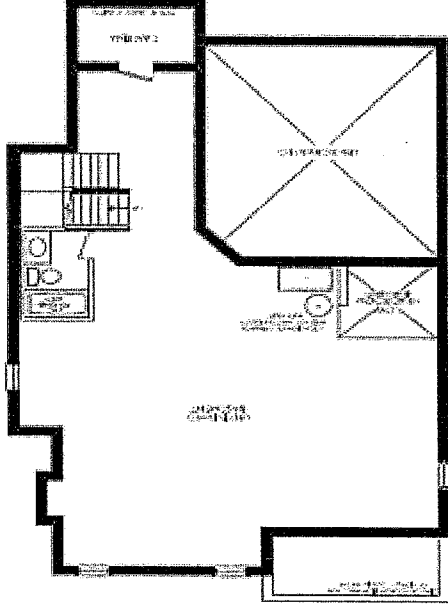
SCHEDULE "FLP"

FLOOR PLAN

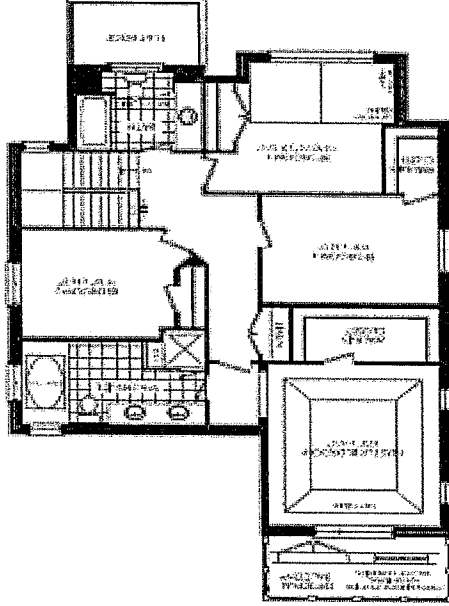
LOT: 34
"A"
SOMERSET



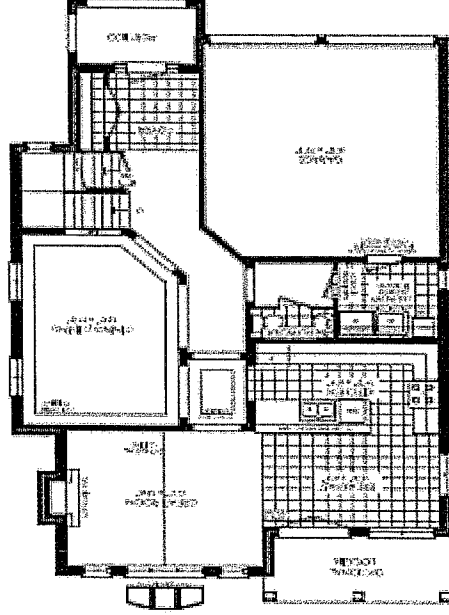
SOMERSET



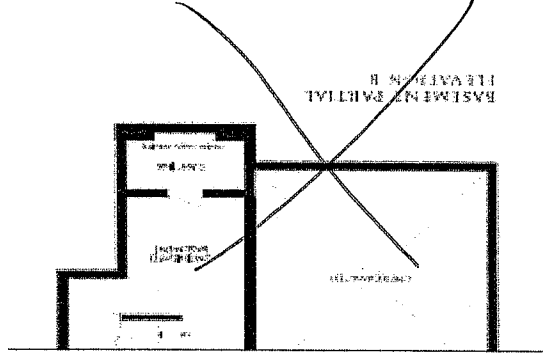
BASMENT A
ELEVATION A



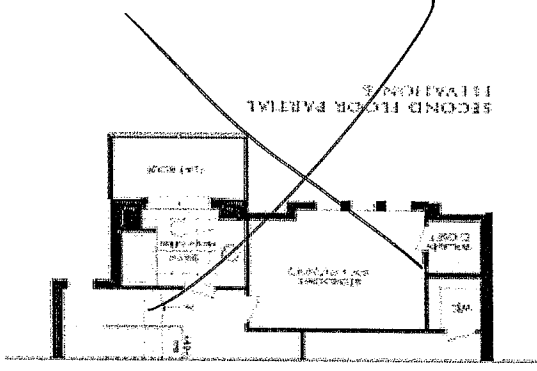
SECOND FLOOR
ELEVATION A



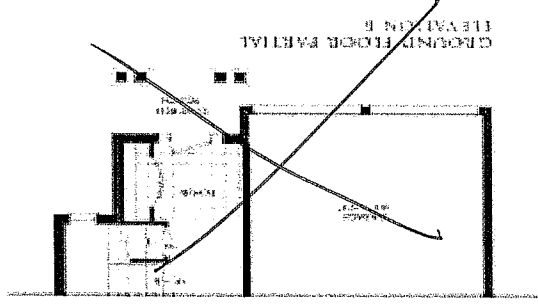
GROUND FLOOR
ELEVATION A



BASMENT A
ELEVATION B



SECOND FLOOR
ELEVATION B



GROUND FLOOR
ELEVATION B

F.C.

Vendor's Initials

N.C.

Purchaser's Initials

M.C.

Purchaser's Initials