

Lot 48
Phase RC
Model -Hampton (42-04) Elev A Opt 4 Bed
AYSEGUL VURAL and ERGUN VURAL

Colours Upgrade Report
Kings Ridge Print Date:14-Dec-12

PE With Agreement

- 1.9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
- 3.1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
- 2.LOT PREMIUM INCLUDES: - Look Out Basement BUT THIS HOUSE ON THIS LOT IS NOW A WALK OUT BASEMENT WITH A 5 FT X 7 FT DECK NO STAIRS.
- 4.STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
- 5.MOVE FIREPLACE FROM FAMILY ROOM ON MAIN FLOOR TO GREAT ROOM ON 2ND FLOOR.
- 6.OPTIONAL 4 BEDROOM PLAN.
- 7.PUT LAUNDRY ROOM IN DINING ROOM AS SHOWN.MOVE DINING ROOM WINDOW BACK PUT SMALL WINDOW INTO NEW LAUNDRY ROOM. TAKE APPROX 5 FT IN DEPTH FROM DINING ROOM.
- 8.FRIGIDAIRE APPLIANCE PACKAGE.
- 9.PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

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Model -Hampton (42-04) Elev A Opt 4 Bed
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Colours Upgrade Report
Kings Ridge Print Date:14-Dec-12

ID	Group	Description	Invoice	Date Ordered	
6302	SCHEDULE E	FRAMING / FIREPLACE - MAIN FLOOR: Move fireplace from family room on main floor to great room on 2nd floor *Remove bump-out in family room	1257		
6303	STRUCTURAL	Optional 4 bedroom plan	1257		
6304	SCHEDULE E	ALL TRADES - LAUNDRY: Put laundry room in dining room as shown. Move dining room window back, put small window into new laundry room. Take approx 5 feet in depth from dining room	1257		
6333	SCHEDULE E	ELECTRICAL - KITCHEN: 15amp separate circuit for OTR *NOT REQUIRED - APPLIANCES WERE UPGRADED*	1257		
6838	STRUCTURAL	FRAMING - WINDOWS: Centre dining room window. Purchaser accepts drawings	1257		
7354	DECOR	QTK QUOTE:	1413		
7355	DECOR	INTERSTONE QUOTE: *Cooktop cut-out	1413		
7356	DECOR	ELECTRICAL - KITCHEN: 15 amp plug on separate circuit for future cook-top	1413		
7357	DECOR	ELECTRICAL - KITCHEN: Relocate standard 40 amp for built-in wall oven *See kitchen layout for location	1413		
7358	DECOR	ELECTRICAL - KITCHEN: Install 15 amp separate circuit for future built-in microwave *See kitchen layout for location	1413		
7359	DECOR	HARDWOOD - MAIN FLOOR (STANDARD NON-TILED AREAS): Install Solid Sawn Maple 5 INCH Character - WINDSOR	1413		
7360	DECOR	HARDWOOD - 2ND FLOOR (STANDARD NON-TILED AREAS): Install Solid Sawn Maple 5 INCH Character - WINDSOR	1413		
7361	DECOR	PLUMBING - KITCHEN: Waterline to fridge	1413		
7363	DECOR	CABINTRY - MASTER ENSUITE: Category 3	1413		

ZANCOR HOMES COLOUR CHART

CABINETS			HARDWARE			ZANCOR APPRANGE PACKAGE					
						YES	Waterline	YES			
Kitchen	5301 MAPLE - CHESTNUT	855 96 SC	Appliance Package								
Servary	N/A	N/A	Gas Line to Stove								
Island	5301 MAPLE - CHESTNUT	855 96 SC	PLUMBING	STANDARD	NOTES						
Master Ensuite	3501 MAPLE - CHESTNUT	855 96 SC	Kitchen	STANDARD	N/A						
Main/Twin	1023 MEL - DK CHOCOLATE	3487-160	Powder Room	STANDARD	N/A						
2nd Ensuite	1023 MEL - DK CHOCOLATE	3487-160	Master Ensuite	STANDARD	N/A						
3rd Ensuite	N/A	N/A	Twin	STANDARD	N/A						
Laundry	1021 MEL - WHITE	200 SC	2nd Ensuite	STANDARD	N/A						
Basement Bath	N/A	N/A	3rd Ensuite	N/A	N/A						
Other	N/A	N/A	Other	N/A	N/A						
COUNTERTOPS			EDGE			MIRRORS & ACCESSORIES					
Kitchen	BIANCO ANITICO (2)	C	Mirrors	YES							
Servary	N/A	N/A	Bathroom Accessories	YES							
Island	BIANCO ANITICO (2)	C	Trim	YES							
Master Ensuite	BOTTICINO (MARBLE)	B	Casings/Baseboards	STANDARD							
Twin	KALAHARI TOPAZ 4588K-07	N/A	Interior Doors	STANDARD							
2nd Ensuite	KALAHARI TOPAZ 4588K-07	N/A	Interior Door Hardware	STANDARD							
3rd Ensuite	N/A	N/A	Exterior Door Hardware	STANDARD							
Laundry	WHITE 949-58	N/A	Plaster Moulding	N/A							
Basement Bath	N/A	N/A	Crown Moulding	N/A							
FLOOR & WALL TILES			THRESHOLDS			HARDWOOD/CARPET					
Kitchen Floor	GRECO BEIGE 13x13	N/A	Location	N/A							
Breakfast Floor	GRECO BEIGE 13x13	N/A	Living Room	N/A							
Kitchen Bk Splash	N/A	N/A	Dining Room	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Main Foyer	BOTTICINO (MARBLE) 12x12	N/A	Family	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Main Hall	SEE HARDWOOD SECTION	N/A	Great Room	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Powder Room	GRECO BEIGE 13x13	N/A	Kitchen *(Water)	N/A							
Laundry	GRECO BEIGE 13x13	N/A	Main Foyer *(Water)	N/A							
Mstr Ensuite Floor	REFLECTION BONE 12x12	N/A	Main Hall	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Mstr Ensuite Shower	REFLECTION BONE 8x10	N/A	Upper Hall	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Mstr Ensuite Ttb Wall	REFLECTION BONE 8x10	N/A	Master Bedroom	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Mstr Ensuite Tub Deck	REFLECTION BONE 8x10	N/A	Bedroom 2	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Master Shower Floor	BONE 2x2	N/A	Bedroom 3	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Twin Floor	REFLECTION LATTE 12x12	N/A	Bedroom 4	UPGS - VINTAGE SOLID SAWN 5" MAPLE - WINDSOR							
Twin Wall	REFLECTION LATTE 8x10	N/A	Carpet Underpad	N/A							
Twin Shower	N/A	N/A	Basement Landing	SEE TILE SECTION							
2nd Ensuite Floor	REFLECTION LATTE 12x12	N/A	Other	N/A							
2nd Ensuite Wall	REFLECTION LATTE 8x10	N/A	STAIRS, RAILINGS & PICKETS								
2nd Ensuite Shower	N/A	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain: WINDSOR	OAK - WINDSOR							
Basement Landing	GRECO BEIGE 13x13	N/A	Main Flr. to 2nd Flr. Railing Details:	STANDARD STEEL							
Other	N/A	N/A	(1A) Single Collar, w/Alt. Plain (Black) R6 (3") Oak Oval handrail 3-1/2" Square Oak Post w/R4 Cap								
FIREPLACE			Main to Basement Railing Details:								
Location	2ND FLOOR GREAT ROOM	Mantle	N/A								
Insert & 4 PC Surround	STD - NERO MARQUINA	Hearth	N/A								
PAINT			White Paint Req'd								
Kitchen/Breakfast	BALLET WHITE		Where to Paint								
Living Room	N/A		NOTES								
Dining Room	BALLET WHITE		WINDSOR STAIN								
Family	BALLET WHITE		Disclaimers								
Great Room	BALLET WHITE		Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser.								
Main/Upper Hall	BALLET WHITE		Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs								
Master Bedroom	BALLET WHITE		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Bedroom 2	BALLET WHITE		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Bedroom 3	BALLET WHITE		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Bedroom 4	BALLET WHITE		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Ensuite	POMPEI		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Twin	POMPEI		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
2nd Ensuite	POMPEI		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
3rd Ensuite	N/A		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Laundry	POMPEI		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
Powder Room	N/A		Purchaser has checked and acknowledged accuracy of colour and selections before signing.								
SITE:			ROYAL COLLECTION			LOT:					
						48					
PURCHASER(S):			ERGUN & AYSELGUL VURAL								
HOME #:	647-242-2821										
CELL #:											
EMAIL:											
MODEL:	42-04 HAMPTON	ELEV:	A								
WOB/LOB:											

* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

ZANCOR HOMES

Décor Consultant Signature

Purchaser Signature

Nov 27, 2012

Purchaser Signature

Nov. 27/12

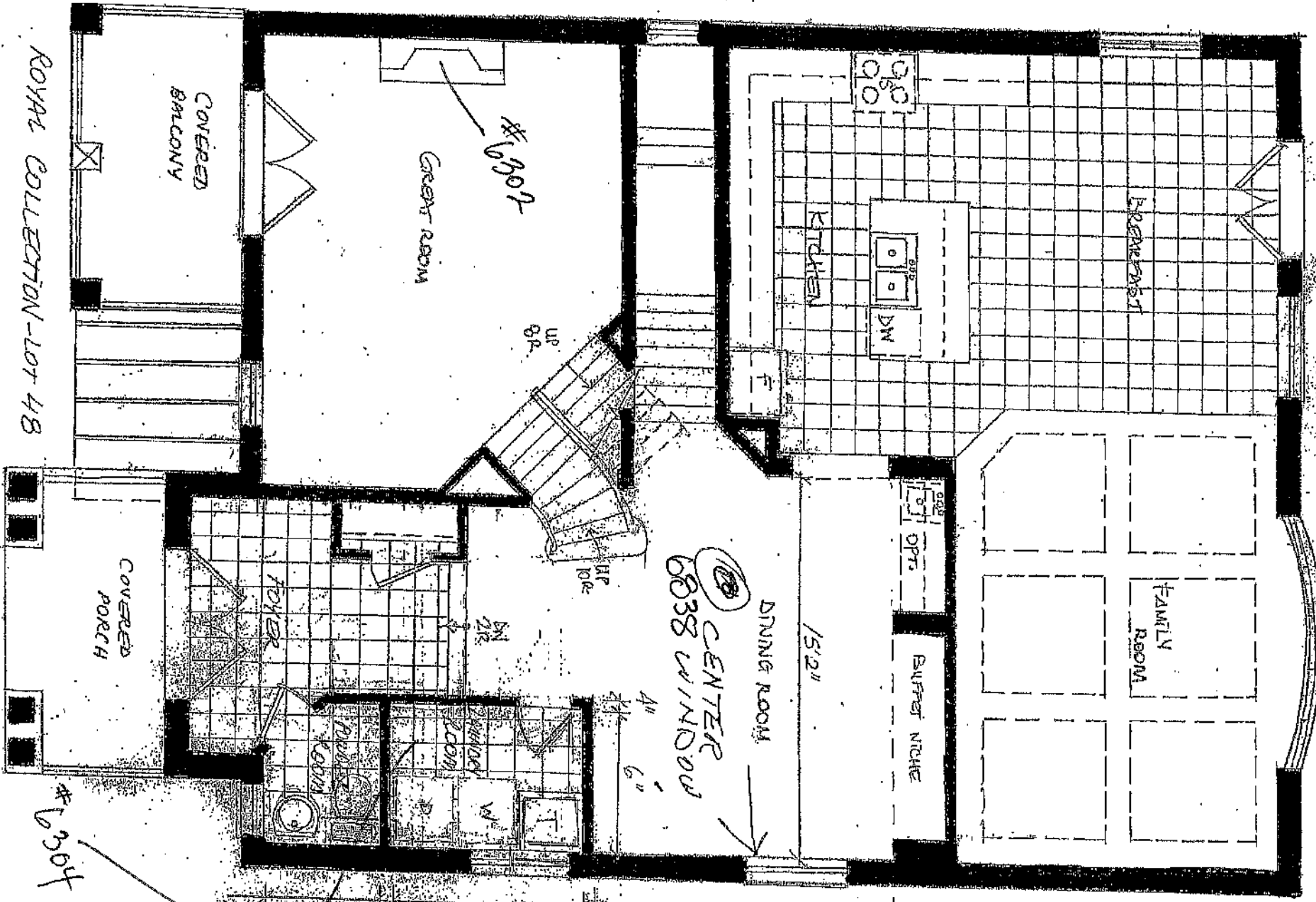
Vendor Signature

Date

Dec 3, 2012

EV
Av

LOT 48 PC NOV 27/12



ROYAL COLLECTION-LOT 48

28448.7C

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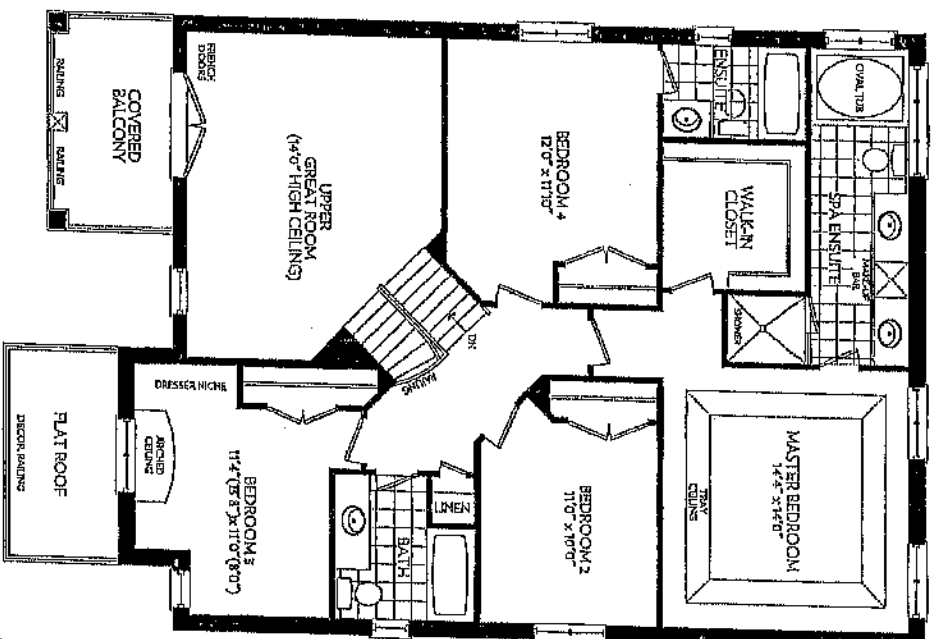
ROYAL COLLECTION

AT KEELE & KING

HAMPTON
ELEVATION A - 2766 SQ. FT.
ELEVATION B - 2779 SQ. FT.

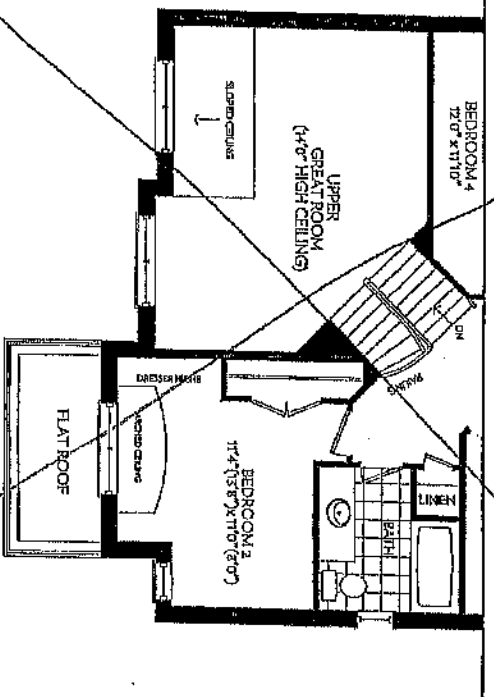
PC
12/11/20
Nov 27/12

OPT. 4 BEDROOM SECOND FLOOR
ELEVATION A



20448
Elev. A
* Changes
on original
agreement

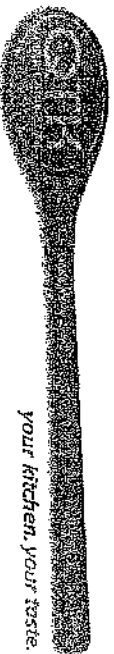
OPT. 4 BEDROOM SECOND FLOOR PARTIAL
ELEVATION B



2

ZANCOR
HOMES

Prices and specifications are subject to change without notice. E.S.O.L. The patterns may vary. Window size and locations may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All listed dimensions are approximate. All vendors are under contract.



QUALITY TOPS & KITCHENS LTD.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T 416.746.1811 F 905.761.5901
QTK.ca info@qtk.ca

PURCHASER:	ERGUN & AYESGUL VURAL	CONTRACTOR:	ZANCOR HOMES
ADDRESS:	KING CITY	SITE:	THE ROYAL COLLECTION
EMAIL:	EVORAL@ROGERS.COM	MODEL TYPE	42-04 HAMPTON
PHONE #:	647.242.2821	LOT #:	48
PHONE #:		DATE:	November 2, 2012

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.

ITEM #	QTY	DESCRIPTION	ROOM	PRICE
126	1	STANDARD CABINETRY QT 5301 CHESTNUT (MAPLE)	KITCHEN	INCL
70	2	STRAIGHT PANTRY CABINET (PER FOOT) 24"D x 95 1/2"H	KITCHEN	
64	1	BUILT-IN MICROWAVE & SINGLE WALL OVEN UNDERBENCH (or DOUBLE OVEN) w/ WOOD DRAWER(S) BELOW	KITCHEN	
309	1	COOK - TOP w/ POT DRAWERS (INCL BLUM ANTI-SLAM SLIDES - P/D 3 (1 SMALL, 2 BIG DRAWER)	KITCHEN	
	*	44" HIGH EXTENDED UPPEERS WITH TRIPLE STEP CROWN MOLDING TO THE CEILING (9' HIGH CEILING) - SINGLE DOOR WITH WOOD PANEL	KITCHEN	
56	1	FRIDGE GABLE - 26" DEEP x 95 1/2"H	KITCHEN	
59	1	FRIDGE CABINET - 26" DEEP x 23"H	KITCHEN	
12	1	4 BIN PULL-OUT RECYCLE 23 1/2" WIDE CABINET	KITCHEN	
26	1	CHANGE STANDARD METABOX B/D 4 TO BLUM GREY ANTI-SLAM SLIDES	KITCHEN	
1	1	ANTI-SLAM HINGES - KITCHEN	KITCHEN	
41	1	UPPER DIAGONAL CORNER CABINET 24" x 24" x 39 1/2" - 12" DEEP	KITCHEN	
5	1	BASE L-SHAPE CORNER CABINET w/ 1 ADJ. SHELF	KITCHEN	

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.

GLASS TYPE (IF APPLICABLE):			
MESH TYPE (IF APPLICABLE):		SUB-TOTAL:	
MIRROR TYPE (IF APPLICABLE):			

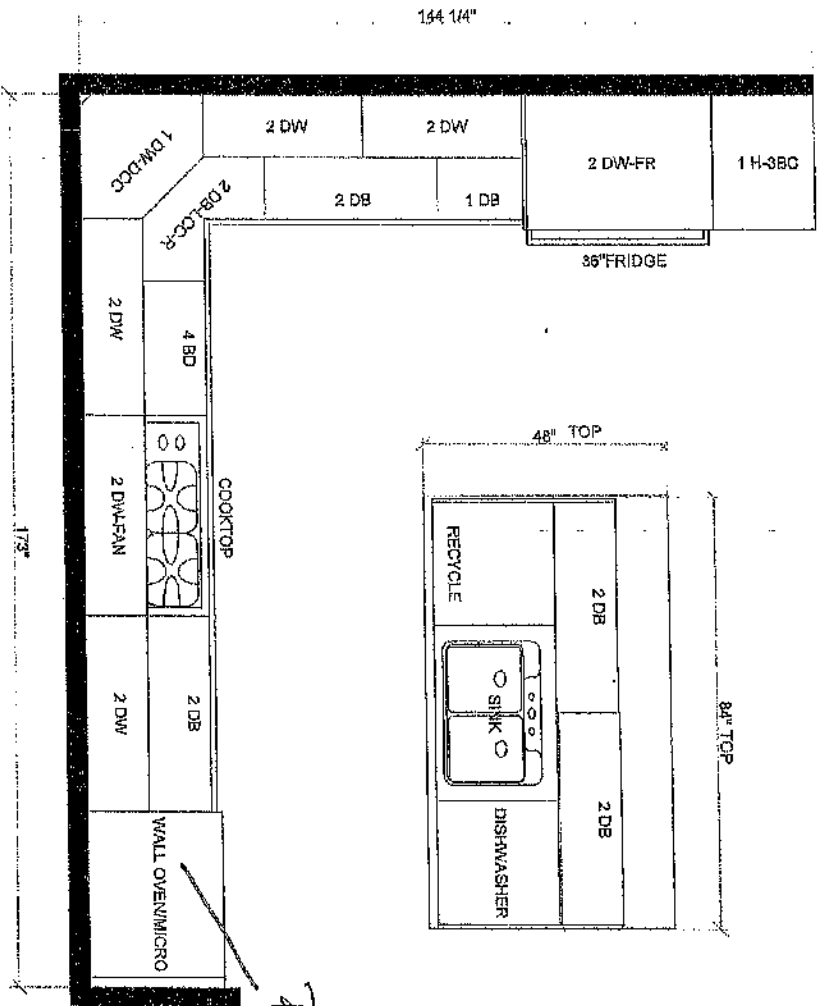
ALL CHANGES FINAL UPON SIGNING			
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE			
BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S			
PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED ON			
THE REVERSE OF THIS DOCUMENT			
(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)			
		TOTAL:	
		13% H.S.T.	
		GRAND TOTAL:	

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

CUSTOMER SIGNATURE: [Signature] DATE: Nov. 27/12

CUSTOMER SIGNATURE: [Signature] DATE: Nov. 27/12

SALES REP NAME: GIOVANNI TOTO QTK AUTHORIZED SIGNATURE: [Signature]
PAGE OF WHITE - CUSTOMER | YELLOW - FILE | GREEN - QTK ACCOUNTING



2x6 FOL
 11/11/12
 DWB/PC/RS
 SS

Lot 48 RC
 Nov 27/12

cc/
 [Signature]

All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide and should not order stone tops based solely on these dimensions.

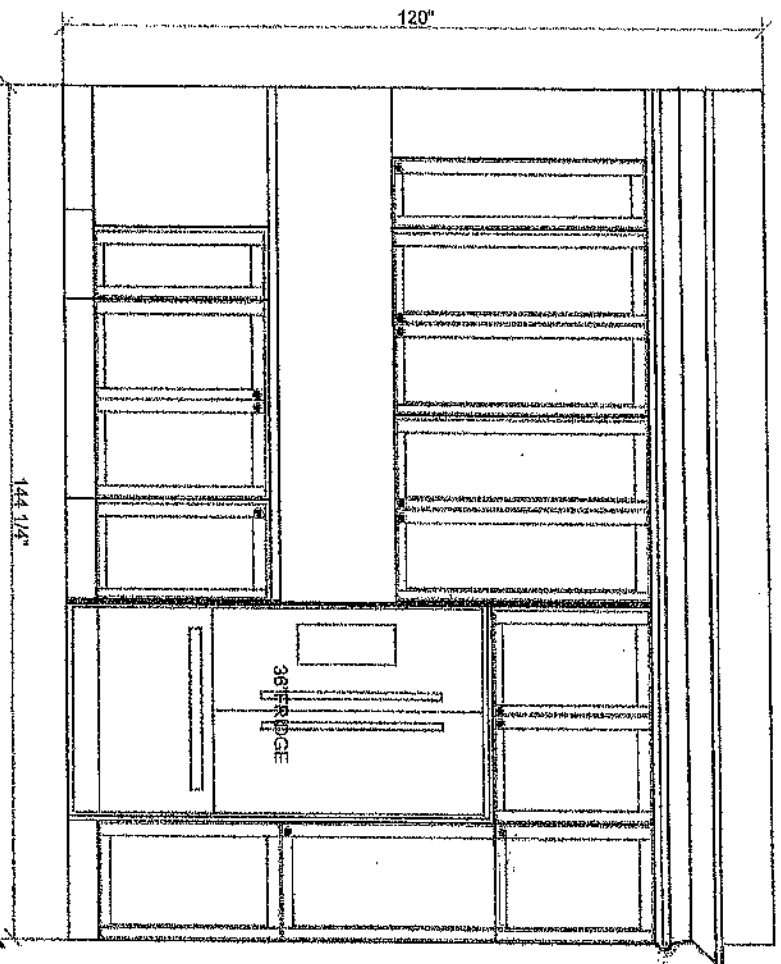
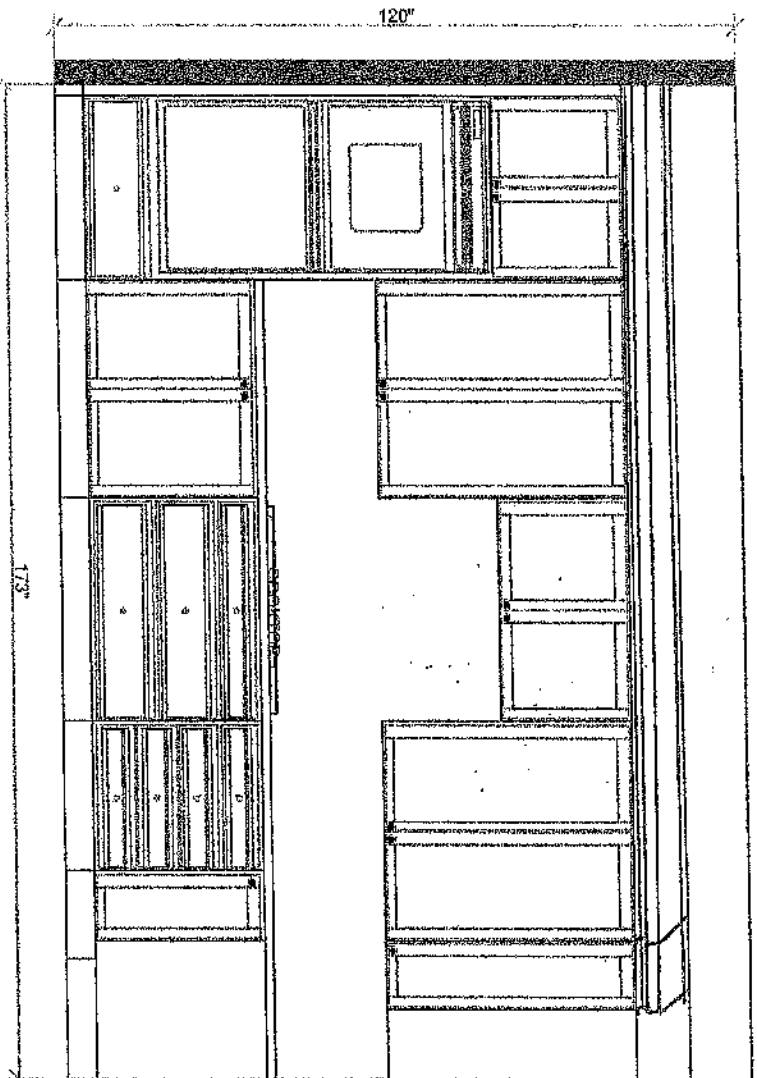


This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

ZANCOR HOMES, ROYAL COLLECTION
 Design: LOT 48 RC

Drawing #: 1

Designed: 11.07.12
 Printed: 11.07.12



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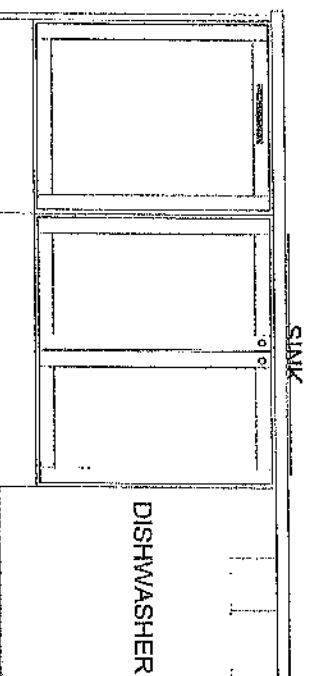
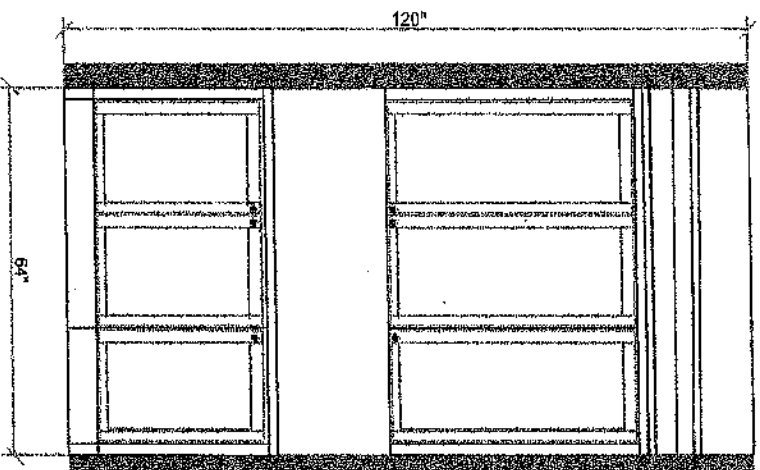


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Designed: 11.07.12
Printed: 11.07.12

ZANCOOR HOMES, ROYAL COLLECTION
Design: LOT 48 RC
Drawing #: 1

Handwritten notes:
OK & 8/22/12
Vot 10/2/12



Handwritten notes:
 48 pc
 101
 Nov 2/12

All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide and should not order stone tops based solely on these dimensions.



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Designed: 11.07.12
 Printed: 11.07.12

ZANCOR HOMES, ROYAL COLLECTION
 Design: LOT 48 RC
 Drawing #: 1

ZANCOR HOMES
KING CITY PROJECT
COLOUR SELECTIONS

PURCHASERS: ERGUN & AYSEGUL YURAL LOT #: 48
 (HAMPTON Model (Opt. 2nd Floor - 4 Bedroom) - ROYAL COLLECTION)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL
Kitchen	Greco Biq. 13x13	Polato	" 5"
Foyer	Botticino 12x12	Polato	" 5"
Main Hall	Hardwood		
Powder Room	Greco Biq. 13x13	Polato	" 5"
Laundry Room	Greco Biq. 13x13	Polato	" 5"
Ensuite Bath Floor	Reflection Bone 8x10	Polato	" 5"
Ensuite Bath Tub Deck/Face	Reflection Bone 8x10	Polato	" 5"
Ensuite Bath Tub Walls	Reflection Bone 8x10	Polato	" 5"
Ensuite Bath Shower Walls	Reflection Bone 8x10	Polato	" 5"
Ensuite Bath Shower Floor	Bone 2x2	Polato	" 5"
Twin Bath Floor	Reflection Kate Taupe 12x12	Polato	" 5"
Twin Bath Walls	Reflection Kate Taupe 12x12	Polato	" 5"
2nd Ensuite Floor	Reflection Kate Taupe 12x12	Polato	" 5"
2nd Ensuite Walls	Reflection Kate Taupe 12x12	Polato	" 5"
Basement Foyer	Greco Biq. 13x13		" 5"
Kitchen Backsplash	N/A		
BIANCO ANTICO (2)			
KITCHEN COUNTERTOP	Reflection Kate Taupe Edge: 1" C		
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE		
MAIN BATH VANITY TOP			
ENSUITE BATH VANITY TOP	Botticino Edge: 1" B		
2ND ENSUITE VANITY TOP	Edge:		
Total			

PURCHASER'S SIGNATURES:

PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE:

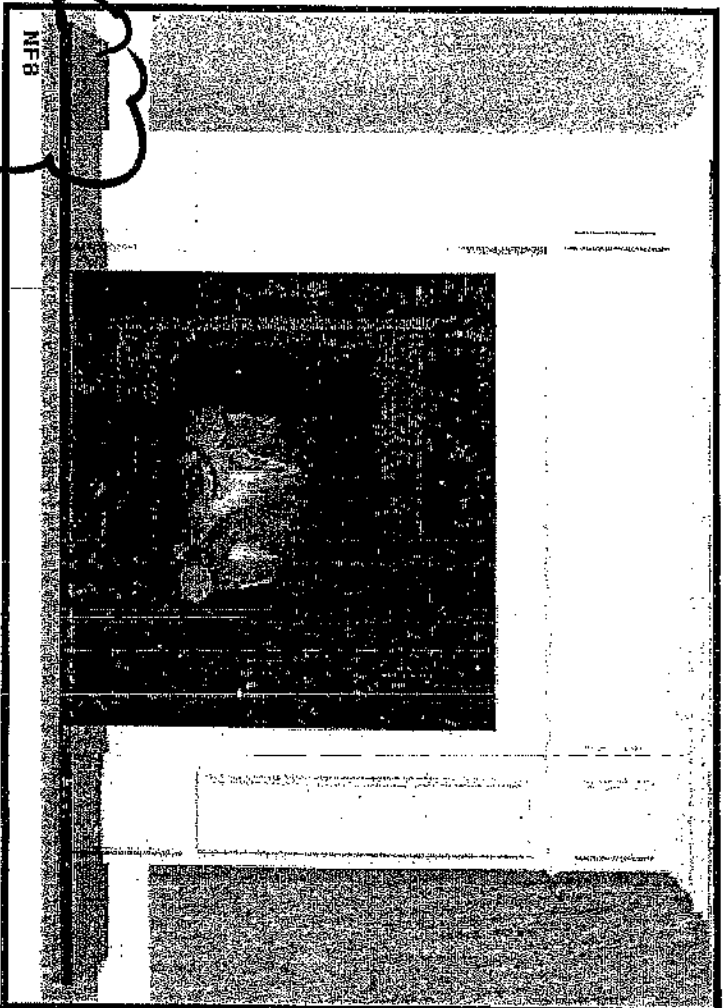
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 10/23/12

Standard Mantles

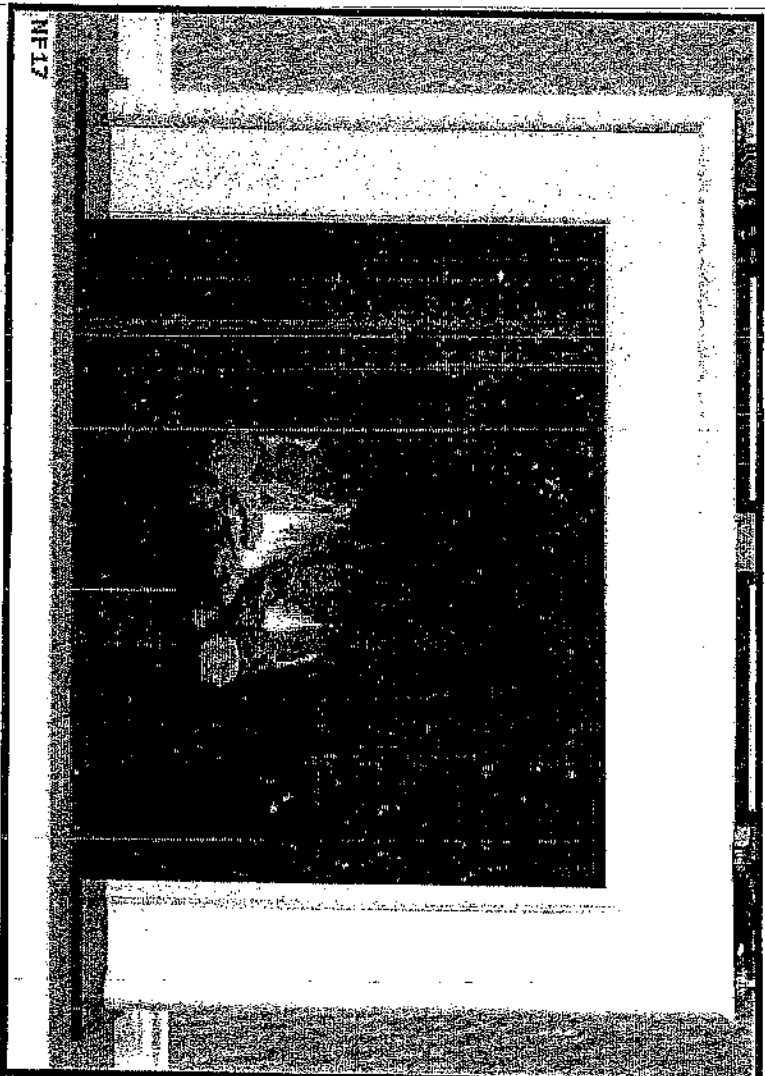
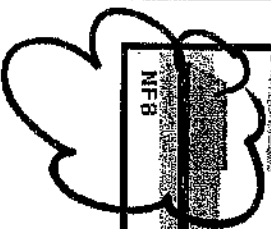
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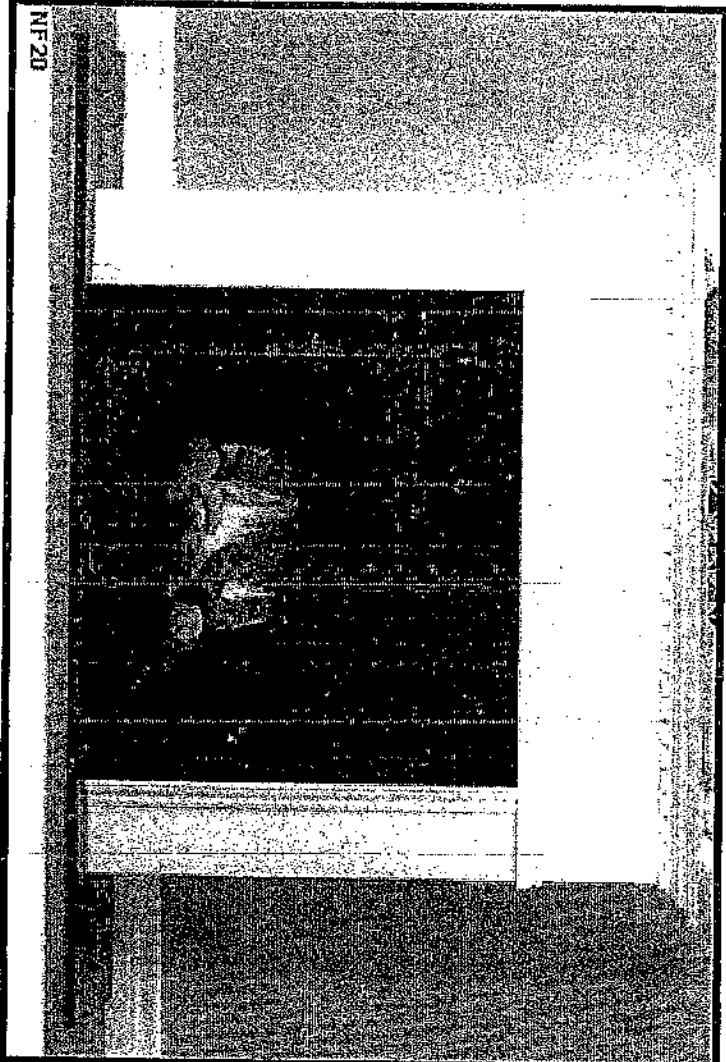
LOT 48 RC
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NF-8



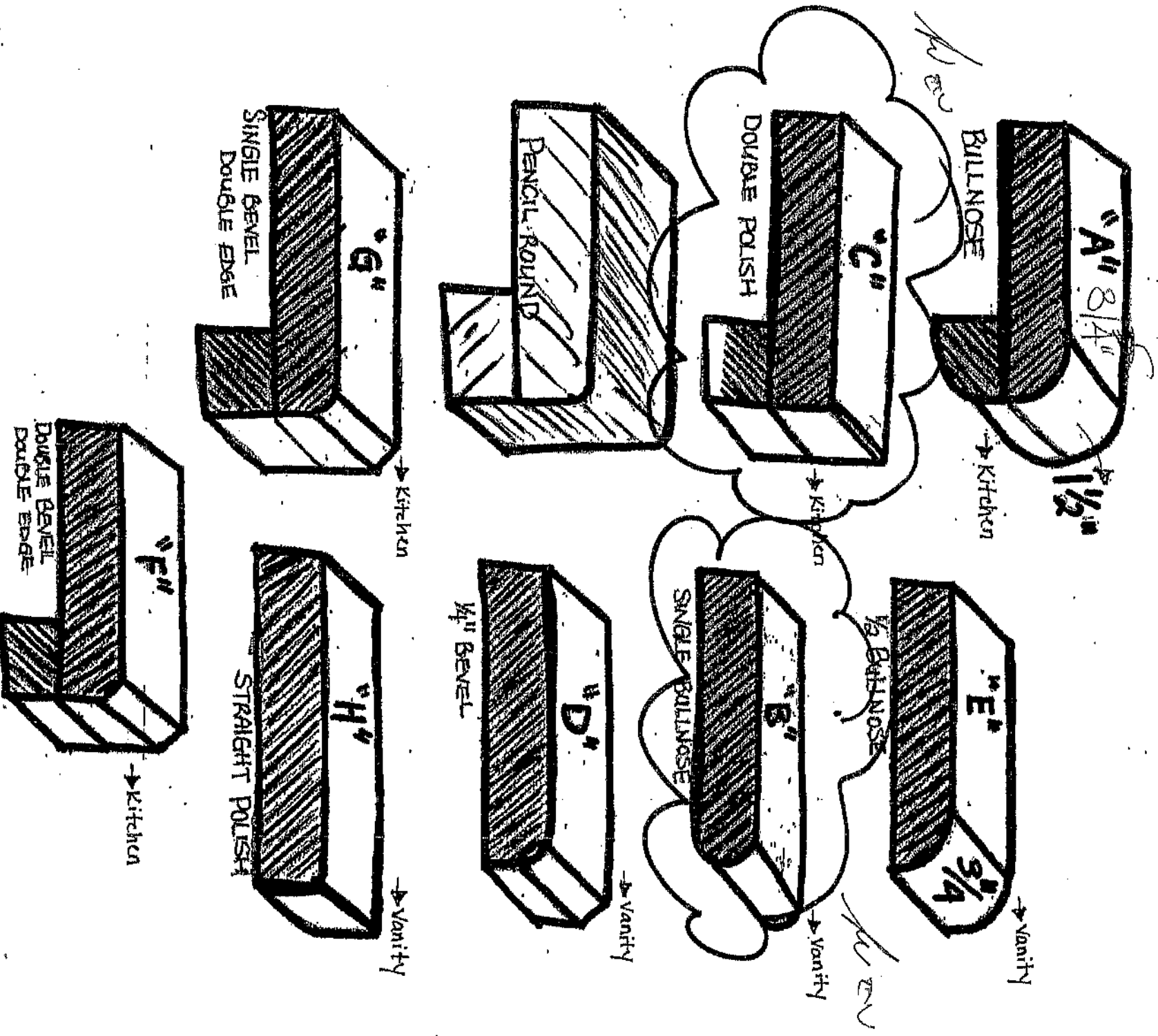
NF-17



NF-20

LOT 48RC
11/6/27/12

STANDARD MouldING



STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☐ Range Conventional – 30" Width
- ☐ Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)
- ☐ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☒ Standard Washer/ Dryer
- ☒ 6" Exhaust Vent above stove

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED****

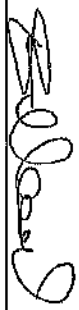
- | | |
|--|--|
| <input checked="" type="checkbox"/> Built-In Wall Oven | <input type="checkbox"/> Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| <input checked="" type="checkbox"/> Built-In Microwave with Trim Kit | *Applicable charges may apply if required to due to space accommodations |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit | *Note: Refrigerator Door Swing |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| <input checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| * (Gas/Electric – Cut-out Charge & Plug Required) | |
| <input type="checkbox"/> OTR – Over The Range Microwave *Plug required | <input type="checkbox"/> Cargo Waste Bin systems |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> Font Load Washer & Dryer *(Specs required if installing counter above) |
| <input type="checkbox"/> 8" Vent / 10" Vent | <input type="checkbox"/> Stackable Washer & Dryer |
| <input type="checkbox"/> 36" / 42" Stove | |
| (Hood fan width will be the same as per Ontario Building Code) | |

Purchaser acknowledges responsibility for providing correct specification for such appliance 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

Dec 20/12

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

Purchaser Signature  Date Nov. 27/2012

Purchaser Signature  Date Nov 27/2012

PROJECT Royal C. LOT 48

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

~~Z~~ PURCHASER TO
ZANCOR GO & TAKE SLAB
HOMES

~~GRANITE AND/OR MARBLE COUNTER TOPS WAIVER~~

~~Should the Purchaser chose NOT to go and select their slab from the Vendor's supplier, the Purchaser is aware that the actual slab of stone from which their counter top will be made, may NOT have the exact same colour blend or veining as the sample chosen from the Décor Center. Visiting the Vendor's supplier will give the Purchaser the opportunity to confirm that the counter top will meet their expectations.~~

~~Should the Purchaser choose NOT to visit the Vendor's supplier to pick their slab(s); the Vendor reserves the right to install the selection as ordered from the Décor Center. This being the case, the Purchaser accepts and understands that the Vendor is NOT responsible or liable for any variances in the countertop, surface finish and shading.~~

~~I/We understand and fully accept the Terms as outlined by the Vendor.~~

Purchaser Signature:

Royal C

Date: Nov. 27, 12

Purchaser Signature:

Royal C

Date:

Nov 27 12/12

Site:

Royal C

Lot Number:

48