

Lot 79 ✓
Phase 2
Model ~~Geopline (42-3) Elite~~
OREN JAMES ANAVA

CAPELLA 40-3 B

Colours Upgrade Report
Kings Ridge Print Date: 17-Sep-13

PE With Agreement

- 9. LOT PREMIUM INCLUDES: - Walk Out Basement - Rear Elevation Upgrade - Large Lot
- 10. UPGRADE #1 STAINED OAK HARDWOOD TO KITCHEN/ALL BEDROOMS/MAIN HALL/FAMILY ROOM/LIVING/DINING/UPPER HALL/COMPUTER LOFT
- 11. STAIN STAIRS.
- 12. PUT IN SHOWER SEAT IN CORNER AS SHOWN.

PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Colours

ID	Group	Description	Invoice	Date Ordered	
8925	STRUCTURAL	Enlarge three (3) basement windows 24 inch by 30 inch	1739		
8926	STRUCTURAL	PLUMBING Waterline to fridge	1739		
8927	STRUCTURAL	HVAC Gas line to stove (leave electrical plug)	1739		
8928	STRUCTURAL	MASTER ENSUITE Frameless glass shower	1739		
8929	STRUCTURAL	Walk out basement with 5 ft by 7 ft deck off rear *Included in purchase price	1739		
8930	STRUCTURAL	Centre 48 inch by 54 inch window to loft area casement, 1 fixed, 1 operator	1739		
8931	STRUCTURAL	Kitchen spec and install beam to carry floor joists spanning from interior point load to exterior point load. Shift and space dining room windows approx 27 inches toward front of house. Move wall of kitchen down approx 27 inches Additional tiles to kitchen (standard). **Any extra cabinets to be paid for at the time of colour chart - no cabinet prices included in the above	1739		
8932	STRUCTURAL	MASTER ENSUITE SHOWER Extend master ensuite shower approx 2ft	1739		
8979	STRUCTURAL	MASTER ENSUITE - Install shower seat in corner	1739		
10525	COLOURS	Interstone Quote:	2047		
10526	COLOURS	QTK Quote:	2047		
10527	COLOURS	FIREPLACE - Family Room: Fireplace: Granite surround: Nero Assoluto	2047		
10528	COLOURS	PLUMBING - Master Ensuite: Upgrade to 10 inch rain head and hand held K-13689/K-9059	2047		
10529	COLOURS	PLUMBING / GRANITE - Kitchen: Upgrade sink K-3839 Under-Mount Kitchen Sink	2047		
10530	COLOURS	PLUMBING - Kitchen: Upgrade faucet: Riobel Bistro Series Chrome #BI101C	2047		
10531	COLOURS	ELECTRICAL - Kitchen: Move STD light centered over breakfast bar *NOTE: revised plan	2047		
10532	COLOURS	ELECTRICAL - Stairway: Centre STD light centered to open to above	2047		

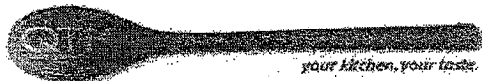
10534	COLOURS	ELECTRICAL - Main Floor: **Main Hall: Add 5 STD potlights as per sketch Delete STD lights Sep. switch then STD ** Living/Dining: Add 5 STD potlights as per sketch Cap STD light ** Kitchen: Add 6 STD potlights as per sketch Sep. switch then STD light **Family Room: Install 8 STD potlights 4 on one switch, and the other 4 on another switch Delete STD light			2047		
10539	COLOURS	HARDWOOD - Thresholds: Upgrade to wood thresholds throughout			2047		
10765	COLOURS	FRAMING - Master Ensuite: Move closet wall and ensuite wall back in order to accomodate freestanding tub See sketch			2047		
10766	COLOURS	PLUMBING - Master Ensuite: Install MAX Jazz freestanding tub			2047		
10796	COLOURS	ELECTRICAL - Kitchen: LED puck lights to be installed under upper cabinets			2047		
10797	COLOURS	ELECTRICAL - Kitchen: 15 amp for microwave			2047		
10800	COLOURS	ELECTRICAL - Kitchen: 15 amp for stove			2047		
10837		Master Ensuite: Upgrade to deck mount bath filler K-10873-4-CP			2047		
10839	COLOURS	15% Discount as per FC			2047		
10962	COLOURS	MIRRORS - All bathroom: Do not install mirrors			2047		

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE		
Kitchen	2501 White Flareboard ✓	0855 905C	Appliance Package	No		
Bar/entry	N/A	N/A	Gas Line to Stove	YES	Waterline	Yes
Island	2501 White Flareboard ✓	0855 905C	PLUMBING	STANDARD	NOTES	
Master Ensuite	1022 Tafese Teak ✓	99550-195	Kitchen	SEE PES	Upgrade Sink & Tap ✓	
Main/Twin	1022 Dark Chocolate ✓	3427-123	Powder Room	STD	N/A	
3rd Ensuite	1022 Dark Chocolate ✓	3427-123	Master Ensuite	SEE PES	Upgrade showerhead ✓	
2nd Ensuite	1022 Dark Chocolate ✓	3427-123	Main/Twin	STD	N/A	
Laundry	1021 White ✓	200 SC	2nd Ensuite	STD	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	CMF Carrara	C	Mirrors	NO		
Bar/entry	N/A	N/A	Bathroom Accessories	YES		
Island	CMF Carrara	C	TRIM	YES		
Master Ensuite	7735-58 Portico Marble ✓	N/A	Casing/Baseboards	STD ✓		
Main/Twin	7735-58 Portico Marble ✓	N/A	Interior Doors	STD ✓		
2nd Ensuite	7735-58 Portico Marble ✓	N/A	Interior Door Hardware	STD ✓		
3rd Ensuite	7735-58 Portico Marble ✓	N/A	Exterior Door Hardware	STD ✓		
Laundry	STD	N/A	PLASTER/MOULDING	Crown 109 ✓		
Basement Bath	N/A	N/A	Crown Moulding	Crown 109 ✓		
FLOOR & WALL TILES		THRESHOLDS		HARDWOOD/CARPET		
Kitchen Floor	Hardwood	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Breakfast Floor	Hardwood	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Kitchen BR Splash	N/A	N/A	N/A	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Main Foyer	Sea Shell Ivory 24 x 24 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Main Hall	Hardwood	N/A	Wood	N/A		
Powder Room	Sea Shell Ivory 24 x 24 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Laundry	Sea Shell Ivory 24 x 24 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Ensuite Floor	Industry Row Light 24 x 24 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Ensuite Shower	Industry Row Light 24 x 24 ✓	N/A	Carrara	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Ensuite Tub Wall	FST	N/A	Carrara	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Ensuite Tub Deck	FST	N/A	Carrara	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Shower Floor	White 2 x 2 ✓	N/A	Carrara	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Bath/Twin Floor	Reflection Olive 12 x 12 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Bath/Twin Wall	Reflection Olive 8 x 10 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Master Bath/Twin Shower	Reflection Olive 8 x 10 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
2nd Ensuite Floor	Reflection Olive 12 x 12 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
2nd Ensuite Wall	Reflection Olive 8 x 10 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
2nd Ensuite Shower	Reflection Olive 8 x 10 ✓	N/A	Wood	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Basement Foyer	N/A	N/A	N/A	UP1 Wickham 3 1/4" Oak-Graphite ✓		
Other	N/A	N/A	N/A	UP1 Wickham 3 1/4" Oak-Graphite ✓		
FIREPLACE		THRESHOLDS		STAIRS, RAILING & PICKETS		
Location	Family Room ✓	Mantle	NFS ✓	Main Flr. to 2nd Flr. Rail. Finish: Stain ✓		
Insert & 4 PC Surround	STD with Granite Note: Asbestos ✓	Mantle	NO	Main Flr. to 2nd Flr. Rail. Details: STD		
PAINT		THRESHOLDS		STAIRS, RAILING & PICKETS		
Breakfast/Breakfast	Ballot White OCS	White Paint Req'd				
Living Room	Ballot White OCS	Where to Paint				
Dining Room	Ballot White OCS	NO				
Family/Great room	Ballot White OCS	NOTES				
Den/Study	Ballot White OCS					
Main/Upper Hall	Ballot White OCS					
Master Bedroom	Ballot White OCS					
Bedroom 2	Ballot White OCS					
Bedroom 3	Ballot White OCS					
Bedroom 4	Ballot White OCS					
Ensuite	Ballot White OCS					
Main/Twin	Ballot White OCS					
2nd Ensuite	Ballot White OCS					
3rd Ensuite	N/A					
Laundry	Ballot White OCS					
Powder Room	Ballot White OCS					
SITE: Kings Ridge LOT: 79		DISCLAIMER				
PURCHASER(S): OPEN JAMES ANAVA		INITIALS				
HOME #:		Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs.				
CELL #:		Purchaser Signature				
EMAIL: 42-3		Purchaser Signature				
MODEL: 42-3		Purchaser Signature				
WGB/LOB: B		Purchaser Signature				
ZANCOR PRESS		Purchaser Signature				
* IT IS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART		Purchaser Signature				

Aug 7/13

Aug 20, 2013



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:	OREN JAMES ANAVA	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	korjeanava@hotmail.com	MODEL TYPE	CAPELLA (40-03) ELEV B
PHONE #:		LOT #:	79
PHONE #:		DATE:	July 10, 2013

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
323	1	UPGRADE CABINET: QT 2501 WHITE CATEGORY 3	KITCHEN
309 A	*	46" HIGH EXTENDED SPLIT UPPERS w/ TRIPLE STEP CROWN MOLDING TO THE CEILING (9' HIGH CEILING) - SINGLE DOOR w/ WOOD PANEL	KITCHEN
309 B	*	46" HIGH EXTENDED SPLIT UPPERS w/ TRIPLE STEP CROWN MOLDING TO THE CEILING (9' HIGH CEILING) - SINGLE DOOR w/ WOOD PANEL	KITCHEN
75	1	VALANCE BOX UPPER CABINETS TO ACCOMMODATE PUCK LIGHTS (NO ELECTRICAL INCLUDED)	KITCHEN
56	1	FRIDGE GABLE - 26" DEEP x 95 1/2" H	KITCHEN
59	1	FRIDGE CABINET - 26" DEEP x 23" H	KITCHEN
68	1	MICROWAVE OPENING w/ TRIM KIT & DRAWER BELOW (SPEC'S REQ) ✓	ISLAND
400	1	CATEGORY 1 KITCHEN HANDLES: 0855 96SC	KITCHEN
401	1	INSTALL VALANCE PANEL ACROSS OPENING ABOVE STOVE	KITCHEN
402	1	ADDITIONAL CABINETRY REQUIRED FOR REVISED LAYOUT	KITCHEN
404	1	DELETE STOVE UPPER	KITCHEN
404	1	3' WIDE PANTRY REQUIRED FOR REVISED LAYOUT	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		*/* TOTAL
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE		13% H.S.T
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		GRAND TOTAL
[THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW]		

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

CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

SALES REP NAME: ROBERTA PUGLIESE QTK AUTHORIZED SIGNATURE:



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:	OREN JAMES ANAVA	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	korleanava@hotmail.com	MODEL TYPE:	CAPELLA (40-03) ELEV B
PHONE #:		LOT #:	79
PHONE #:		DATE:	July 24, 2013

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.

ROOM	DESCRIPTION		CATEGORY
KITCHEN	DOOR STYLE: QT 2501 ✓ FINISH: WHITE ✓ SPECIES: FIBERBOARD DOOR HARDWARE: 0855 96SC ✓ DRW HARDWARE: 0855 96SC COUNTER TOP: NONE	FLAT VENEER PANEL	CATEGORY 2
ENSUITE	DOOR STYLE: QT 1022 FINISH: TAKESE TEAK ✓ SPECIES: LP LAMINATE DOOR HARDWARE: 39660-19S ✓ DRW HARDWARE: 39660-19S ✓ COUNTER TOP: 7735-58 PORTICO MARBLE ✓	NONE	CATEGORY 1
BED 2 & 3	DOOR STYLE: QT 1022 FINISH: DARK CHOCOLATE ✓ SPECIES: LP LAMINATE DOOR HARDWARE: 3487-128 DRW HARDWARE: 3487-128 COUNTER TOP: 7735-58 PORTICO MARBLE ✓	NONE	CATEGORY 1
BED 4	DOOR STYLE: QT 1022 FINISH: DARK CHOCOLATE ✓ SPECIES: LP LAMINATE DOOR HARDWARE: 3487-128 DRW HARDWARE: 3487-128 ✓ COUNTER TOP: 7735-58 PORTICO MARBLE	NONE	CATEGORY 1
LAUNDRY	DOOR STYLE: QT 1021 FINISH: WHITE SPECIES: WHITE MEL DOOR HARDWARE: 200 SC DRW HARDWARE: 200 SC COUNTER TOP: 949-58 WHITE	NONE	CATEGORY 1
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:		

CUSTOMERS PLEASE REVIEW AND MAKE SURE ALL ITEMS ARE FILLED OUT COMPLETELY AND ACCURATELY WITH YOUR SELECTIONS PRIOR TO SIGNING. THIS FORM WILL BE USED FOR PRODUCTION. ANY ERRORS OR OMISSIONS ON THIS FORM MAY CAUSE DELAYS IN THE DELIVERY OF YOUR CABINETRY. THANK YOU.

CUSTOMER SIGNATURE:

DATE:

CUSTOMER SIGNATURE:

DATE:

SALES REP NAME: ROBERTA PUGLIESE

QTK AUTHORIZED SIGNATURE:

PAGE ____ OF ____

WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING

Revised

ZANCOR HOMES
KINGSRIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: Alan James Brown

LOT #: 79

Capella 46-3

AREA	TILE SELECTION	MARBLE SHOWER FRAME	UPGRADE LEVEL
Kitchen	"diversified"		
Foyer	Sea Shell Ivory 24x24 ✓		5th
Powder Room	Sea Shell Ivory 24x24 ✓		5th
Laundry	Sea Shell Ivory 24x24 ✓		5th
Basement Foyer			
Ensuite Bath Floor	Industry Raw Light 24x24 ✓		6th
Ensuite Tub Deck/Face	Industry Raw Light 24x24 ✓		6th
Ensuite Tub Wall	Industry Raw Light 24x24 ✓		6th
Ensuite Bath Shower Walls	Industry Raw Light 24x24 ✓		6th
Ensuite Bath Shower Floor	2x2 white ✓		
Twin Bath Floor	Reflection Olive 12x12 ✓		SD
Twin Bath Walls	Reflection Olive 8x10 ✓		SD
2nd Ensuite Bath Floor	Reflection Olive 18x12 ✓		SD
2nd Ensuite Bath Walls	Reflection Olive 8x10 ✓		SD
* EXTRA	Additional tile for FST		
Kitchen Backsplash		Material: Yes No	
KITCHEN COUNTERTOP (Price based on standard topology)	CMP Carrara	EDGE: 1" ✓	
	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE		
ENSUITE BATH VANITY TOP	Edge:		
TWIN BATH VANITY TOP	Edge:		
2ND ENSUITE VANITY TOP	Edge:		
TOTAL			

PURCHASER'S SIGNATURES: [Signature]

DATE OF COLOUR SELECTIONS: June 11/13

A.V. CLASSIC REPRESENTATIVE: [Signature]

Freestanding
Tub



3240 Langstaff Road, Unit D, Concord, Ontario
Tel: 905-760-1077 Fax: 905-760-1078

Customer Name: Laura Amun Tel: 416-790-1077
Fabricator: Amun ^{King} ~~Reed~~ Lot # 79
Material Name: Chp Carrara 2cm
Slab(s) #: 2 Block #: 12725
Sales Rep: Aline Supplier Code: CNO Carrara
Date: May 29/13 Size: 120x55

Note: All slabs tagged will be guaranteed for one month after the tag date above. It is up to the customer to re-tag material that is needed for any length of time running after this one month holding period.

Customer Signature: [Signature] 46829
Closing Nov/2013

79 KR

[illegible]

001557 8AM/414300Z

10.02

CAPELLA

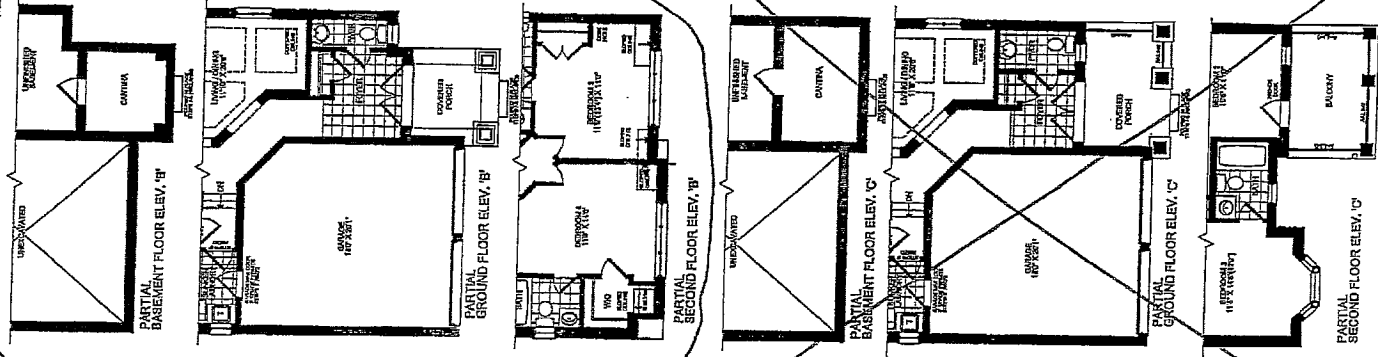
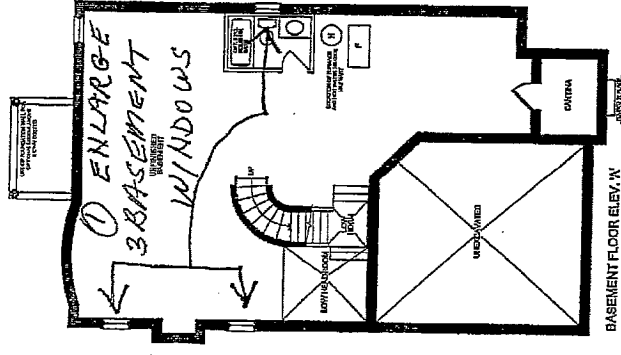
Elev. A 2575 sq. ft.
Elev. B 2549 sq. ft.
Elev. C 2542 sq. ft.
(Square Footage Includes O.T.B. Area)

ZANCOR
HOMES

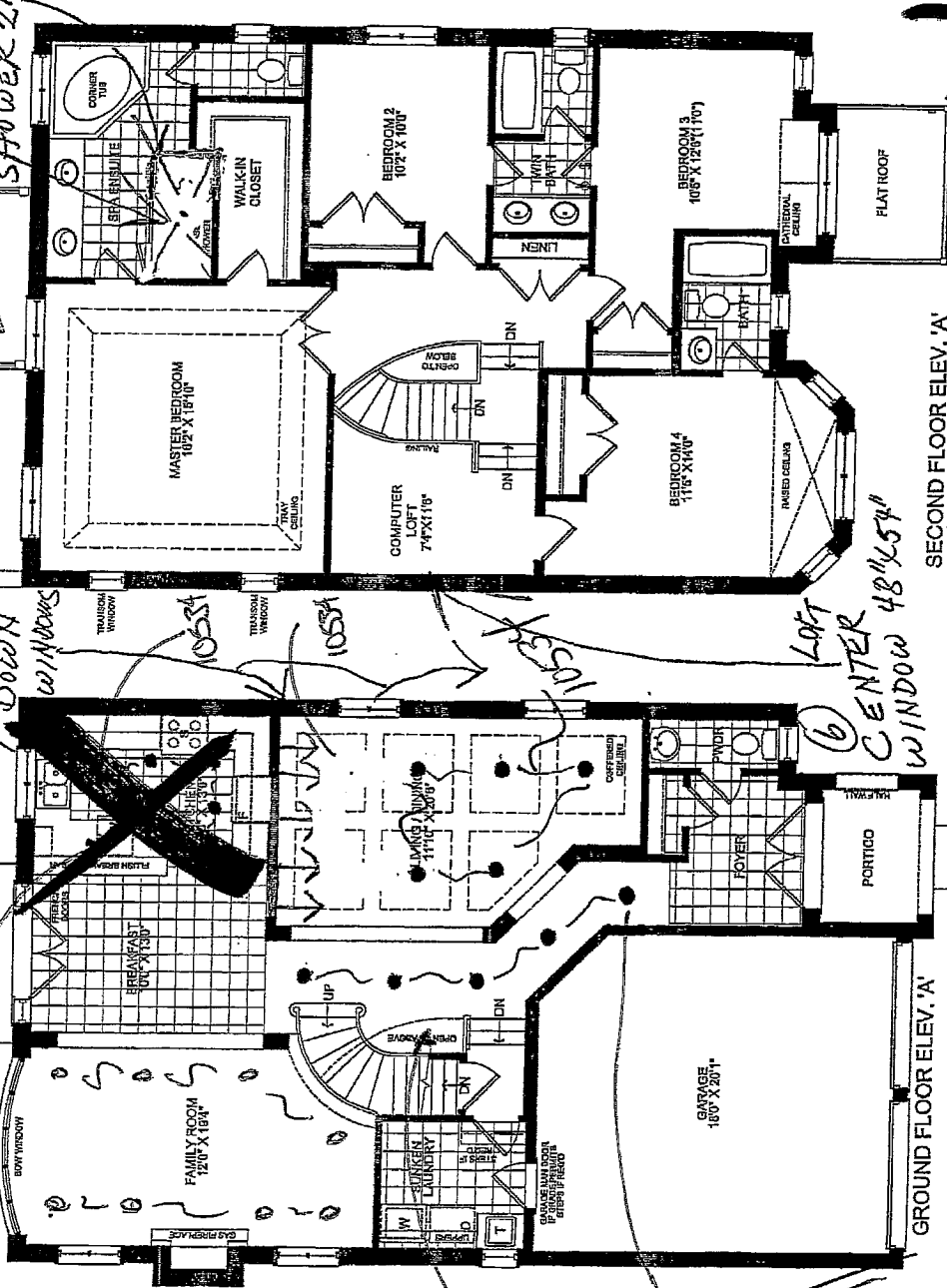
LOCAL, LEGENDARY & LASTING®

40-03

2



- ⑦ MOVE KITCHEN WALL DOWN APPROX. 2'-7" FILL IN WALL/MOVE DOWN
- ④ FRAMELESS GLASS SHOWER
- ⑧ EXTEND SHOWER 2 FT.
- ⑥ CENTER WINDOW 48" X 54"



SECOND FLOOR ELEV. 'A'

ATTN: REVISED KITCHEN

Prices and specifications are subject to change without notice. E. & O.E. Tile patterns may vary. Window location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from stated floor area. All stated dimensions are approximate. All renderings are artist's concept.

ELECTRICAL REF ONM

1102

1103

10531 STD

10534 KITCHEN

CLIENT: ZANCO HOMES

SITE: KINGS BLVD

PHONE: 714/461-1111

EMAIL: 714/461-1111

DATE: 10/11/11

TIME: 10:00 AM

10534 KITCHEN

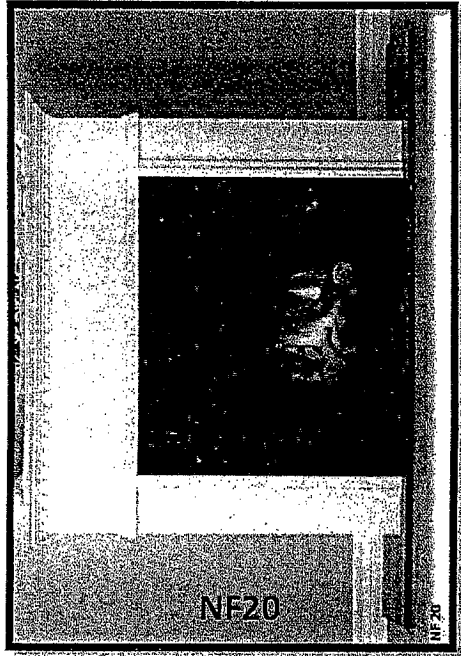
10534
KITCHEN



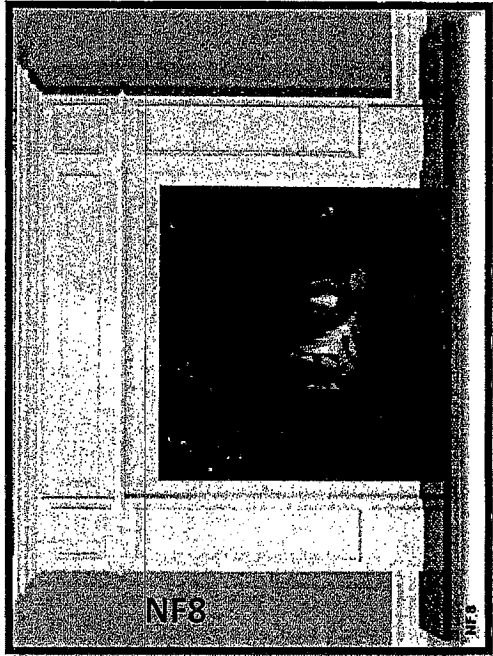
90 B'ANTH DRIVE, VALCHERON CANAL,
T. 110 742 1119. 1100 742 1119

018167	ZANCOFF HOMES	JOB NAME	LOT 74 BR	ROOM	KITCHEN	DRAWN BY RP	CONTRACTS
018167	ZANCOFF HOMES	OFFICE	HOMES HOME	DOOR STYLE	DOOR HANDLE	f ALG	PLAN VIEW
		PHONE:	FURNISH	BRW HANDLE	DATE: 25-SEP-73		
			SPECIFIC	TYP:	PAGE: 1/6		

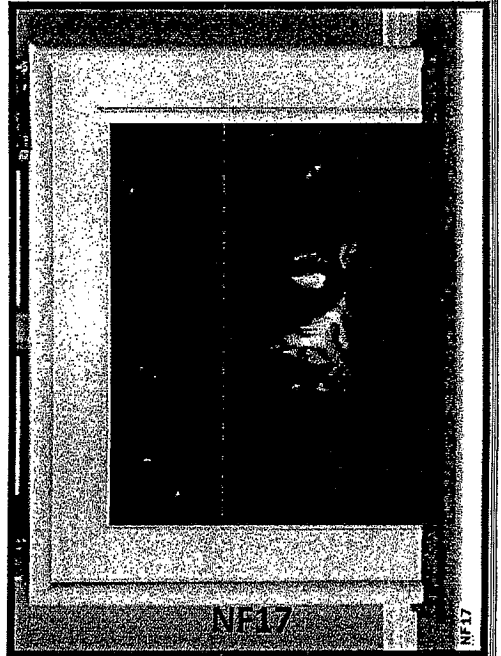
STANDARD FIREPLACE MANTLES EDGES (KITCHENS/VANITIES)



NF 20

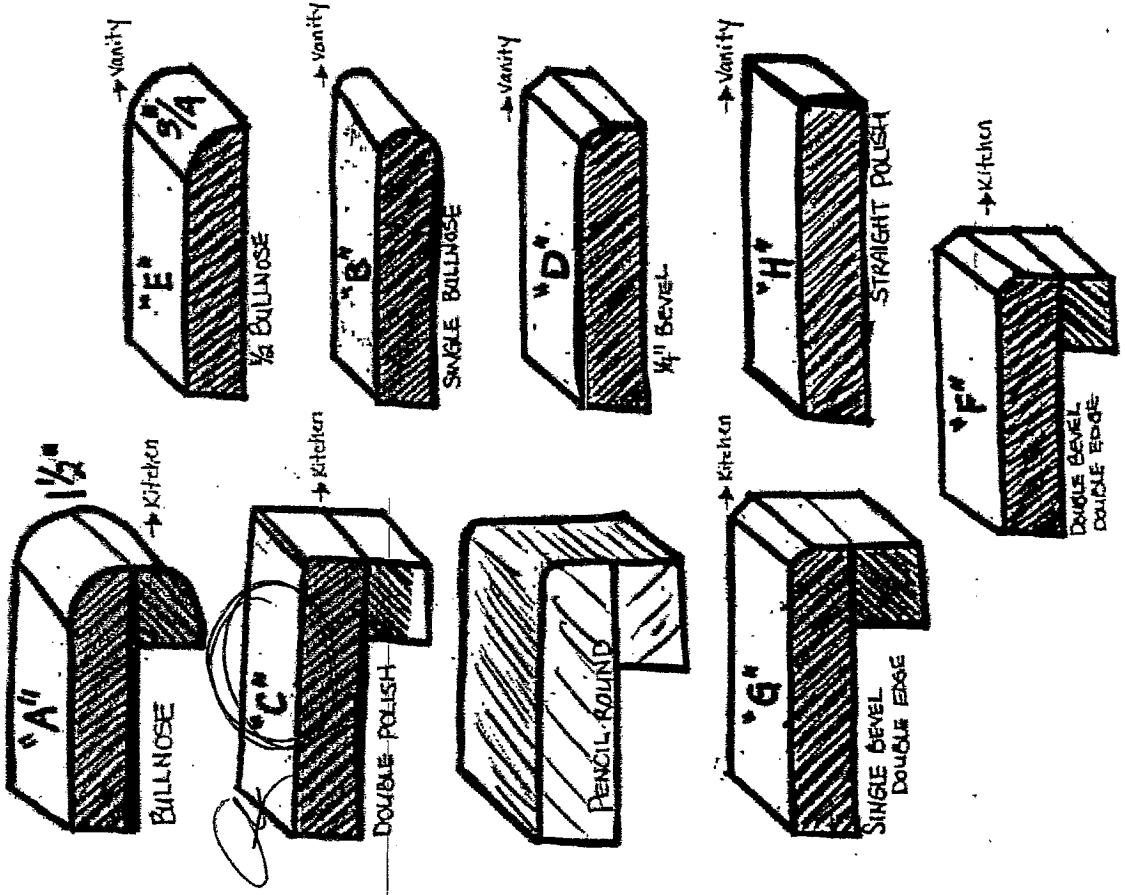


NF 8



NF 17

WT 79KR
Aug-7/13





HARDWOOD FLOORING IN LIEU OF TILED AREAS WAIVER

REGARDING PROPERTY KNOWN AS:

- ☐ Royal Collection - Plan 65M-4342 Block/Unit # _____ ; Lot # _____
- ☐ Market Collection - Plan 65M-4277 Block/Unit # _____ ; Lot # _____
- ☒ King City South - Plan 65M-4295 Block/Unit # _____ ; Lot # 79

PURCHASER:

ANNA

VENDOR:

Zancor Homes (Kings Ridge) Ltd.

DATE OF OFFER:

I/We confirm request for the installation of hardwood floors in the following areas of the above-mentioned property:

☒ Kitchen/Breakfast Area

☐ Main Bathroom

☐ Foyer

☐ Ensuite Bathroom

☐ Powder Room

☐ Laundry Room

☐ Other (Specify) _____

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in these areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2 (1)

"Finished flooring in bathrooms, kitchens, public entrance halls, laundry and general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance. (See Appendix A)"

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of King, TARION and/or the Builder in relation to this matter.

WE HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE TERMS.

Dated at 7/23/2013^{5:00.}, this 23 day of July, 2013 in the presence of:

WITNESS: _____

PURCHASER: _____

WITNESS: _____

PURCHASER: _____

Dated at _____ this _____ day of _____, 2013 in the presence of:

WITNESS: _____

VENDOR: _____

Zancor Homes (_____) Ltd.