

Lot 45  
Phase North  
Model Belvoir (50-04) Elev B  
DMITRI IANKINE and OLGA IANKINE  
PE With Agreement  
- BACK FRONT GRADE

Colours Upgrade Report  
The Castles of King City Print Date:12-Sep-16

COLOURS  
WRE DELETED ITEM #3967.

ID	Group	Description	Invoice	Date Ordered	
3754	INCLUDED IN OFFER	NO EXTRAS IN DEAL	704		
3960	STRUCTURAL	FAMILY ROOM MAKE FLOOR LEVEL WITH KITCHEN REMOVE HALF WALLS , COLUMNS AND OPEN AS MUCH AS POSSIBLE LEAVE HEADER	737		
3961	STRUCTURAL	EXTEND COFFERED CEILING IN BREAKFAST AREA TO BE CONTINUED INTO KITCHEN ONE COFFERED CEILING	737		
3962	STRUCTURAL	ADJUST CLOSETS IN BEDROOM 2 AND BEDROOM 3 TO DOUBLE DOOR CLOSETS IN LIEU OF SINGLE DOOR	737		
3963	STRUCTURAL	ADD 2 SIDED FIREPLACE IN MASTER BEDROOM/ENSUITE INCLUDES PAINT GRADE MANTLE AND MARBLE SURROUND NOTE FIREPLACE WILL BE INSIDE MASTER BEDROOM	737		
3964	STRUCTURAL	UOGRADE(19) INTERIOR DOORS ON THE 2ND FLOOR TO BE 8 FT IN HEIGHT IN LIEU OF STANDARD	737		
3965	STRUCTURAL	PLUMBING TWIN BATH UPGRADE TO A WHIRLPOOL L/RAW PA 3060 (6 JETS, 2 FOOT JETS) ELECTRICAL INCLUDED	737		
3966	STRUCTURAL	MASTER BEDROOM WALK IN CLOSET SHIFT ONE DOOR FROM CLOSET TO MASTER BEDROOM REMOVE WALL BETWEEN HIS AND HERS CLOSET TO MAKE 1 CLOSET SHIFT DOOR SEE SKETCH	737		
3967	STRUCTURAL	ADD INFINITY DRAIN ( NO CURB ON SHOWER) IN MASTER ENSUITE AND ENSUITE 2	737	*	NOT POSSIBLE - SEE #4653
3968	STRUCTURAL	DINING ROOM ADJUST WINDOWS 1 SINGLE PANE WINDOW TO THE FAR LEFT OF THE DINING ROOM AND 1 SINGLE PANE WINDOW TO THE FAR RIGHT AS CLOSE TO THE END AS POSSIBLE SEE SKETCH	737		
3969	STRUCTURAL	AIR COND TO BE INSTALLED AT THE SIDE OF THE HOME IF POSSIBLE	737		
3972	STRUCTURAL	INSULATE EXTERIOR WALLS OF GARAGE	737		
4636	COLOURS	QTK KITCHENS DATED AUGUST 23, 2016	818		
4637	COLOURS	TILES POWDER ROOM UPGRADE # 6	818		
4638	COLOURS	TILES MASTER ENSUITE UPGRADE # 6 FLOOR AND WALL TILE UPGRADE TILE FOR SHOWER FLOOR	818		
4639	COLOURS	TILES ENSUITE # 2 UPGRADE # 5 FLOOR AND TUB WALL	818		
4640	COLOURS	TILES TWIN BATH UPGRADE # 5 FLOOR AND WALL TILE	818		
4641	COLOURS	TILES KITCHEN/BREAKFAST UPGRADE # 6 FLOOR TILE	818		
4642	COLOURS	COUNTER TOPS KITCHEN /ISLAND STANDARD GRANITE INCLUDES COOK TOP CUT OUT	818		

Lot 45  
Phase North  
Model Belvoir (50-04) Elev B

DMITRI IANKINE and OLGA IANKINE

Colours Upgrade Report  
The Castles of King City Print Date:12-Sep-16

4644	COLOURS	HARDWOOD UPGRADE # 6	818		
4645	COLOURS	TRIM UPGRADE # 2 STEP	818		
4646	COLOURS	FIREPLACE ADD HEAT ACTIVATED FAN KIT 1- MASTER BEDROOM FIREPLACE 1- FAMILY ROOM FIREPLACE	818		
4647	COLOURS	ELECTRICAL ADD DOOR JAMB SWITCH 1- FOYER CLOSET 1- BEDROOM 2 1- BEDROOM 3 SEE SKETCH	818		
4648	COLOURS	ELECTRICAL CAPPED LIGHTS 2- ABOVE KITCHEN ISLAND ALONG WITH 1 STANDARD LIGHT SPACED EVENLY ALL ON SAME SWITCH 1- ABOVE TUB IN MASTER ENSUITE ON SEPARATE SWITCH 1- IN THE CEILING OF THE POWDER ROOM ON SAME SWITCH DELETE STANDARD LIGHT	818		
4649	COLOURS	ELECTRICAL PURCHASER HAS DECLINED UNDER KITCHEN CABINET LIGHTING	818		
4650	COLOURS	ELECTRICAL  2-PUCK LIGHTS IN GLASS SHORT UPPERS IN KITCHEN ON SEPARATE SWITCH SEE QTK DRAWING	818		
4651	COLOURS	ELECTRICAL GFI PLUGS 1- MASTER ENSUITE VANITY OPPOSITE SIDE OF STD PLUG 1- TWIN BATH OPPOSITE SIDE OF STD PLUG	818		
4652	COLOURS	DELETE STANDARD FRAMED GLASS ENCLOSURE IN ENSUITE # 2 NO CREDIT	818		
4653	COLOURS	PLUMBING CREDIT INFINITY DRAIN IN ENSUITE # 2 ITEM # 3967 DATED MAY 19, 2016 INFINITY DRAIN NOT POSSIBLE	818		
4655	COLOURS	ELECTRICAL KITCHEN SHIFT STOVE LOCATION SHIFT FRIDGE SHIFT DISHWASHER SEE SKETCH & QTK DRAWING	818		
4660	COLOURS	TILES FOYER DOUBLE BOARDER UPGRADE # 6 SEE SKETCH	818		
4661	COLOURS	ELECTRICAL ADD 15 AMP SEPARATE CIRCUITY FOR MICROWAVE	818		
4662	COLOURS	ELECTRICAL ADD 240 V FOR BUIT IN WALL OVEN	818		
4663	COLOURS	HVAC UPGRADE TO 8 INCH EXHAUST VENT IN LIEU OF STANDSRD 6 INCH	818		
4664	COLOURS	RAILING UPGRADE # 4 IRON PICKETS	818		

4665	COLOURS	ELECTRICAL SEE STANDARD LUG LOCATION IN BEDROOM # 2 ELEV B	818		
4666	COLOURS	ELECTRICAL ADD PLUG ABOVE COUNTER TOP IN LAUNDRY ROOM	818		
4667	COLOURS	ELECTRICAL ROUGH IN (4) WALL SCNCE ON SEPARATE SWITCH IN DINING ROOM INSTALL APPROX 70 INCHES FROM THE FLOOR AND APPROX 30 INCHES FROM EACH SIDE  2- ROUGH IN WALL SCNCE IN MASTER ENSUITE VANITY INSTALL ON BOTH SIDE APPROX 70 INCHES FROM FLOOR AND 8" FROM EACH SIDE ON SAME SWITCH DELETE STANDARD LIGHT SEE SKETCH	818		
4668	COLOURS	TRIM UPGRADE # 2 INTERIOR DOOR HARDWARE	818		
4669	COLOURS	COUNTER TOP MASTER ENSUITE UPGRADE # 6	818		
4670	COLOURS	TILES LAUNDRY ROOM UPGRADE # 6	818		
4671	COLOURS	TILES PURCHASER(S) ACKNOWLEDGES AND ACCEPTS THAT DUE TO DELETION OF BACKSPLASH TILES CERTAIN STOVES MAY NOT BE ABLE TO BE HOOKED UP FOR OPERATION UNTIL BACKSPLASH TILES ARE INSTALLED.THE HOOK UP AND ADDITIONAL SERVICE CALL (IF REQUIRED) IS SOLEY THE PURCHASERS RESPONSIBILT	818		
4672	COLOURS	ELECTRICAL ADD (1) EXTRA WATERPROOF POTLIGHT MASTER ENSUITE SHOWER NOTE RAINSHOWER WILL BE CENTERED IN THE CEILING	818		
4673	COLOURS	MIRRORS ADD BEVELLED MIRROR IN MASTER ENSUITE, FULL WIDTH OF THE VANITY FROM THE COUNTER TOP TO THE CEILING INCLUDES 2 CUT OUTS FOR ROUGH IN SCNCE ,CUT OUT APPROX 8 INCHES FROM EACH SIDE AND 70 INCHES FROM THE FLOOR SEE QTK DRAWING	818		
4674	COLOURS	FIREPLACE FAMILY ROOM UPGRADE MANTLE TO DA VINCI MODEL VILLA NOVA WITH HEARTH MODEL H-3 COLOUR NORTHERN GREY	818		
4686	SMART TECH ELECTRICAL	ELECTRICAL EXTRA - GREAT/FAMILY ROOM Install 5.5ft electrical outlet over fireplace (see sketch)  (Paid at Smart Tech)	824		
4695	ADDITIONAL EXTRA	ELECTRICAL ADD 3 PLUGS IN MASTER BEDROOM PRIVATE STUDY SEE SKETCH	826	— SKETCH TO FOLLOW	
4696	ADDITIONAL EXTRA	KITCHEN TILE BACKPLASH CLIENT HAS DELETED BACKSPLASH	826		
4697	ADDITIONAL EXTRA	ENSUITE # 2 DELETE STANDARD GLASS SHOWER ENCLOSURE PURCHASER WILL INSTALL HIS OWN GLASS AFTER CLOSING	826		

4699	COLOURS	50 amp plug for cooktop	828		
------	---------	-------------------------	-----	--	--



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	AS PER QTK	AS PER QTK	BIANCO SARDO	✓	C	
Powder Room	AS PER QTK	AS PER QTK	BIANCA CARRERA	✓	D	
Master Ensuite	AS PER QTK	AS PER QTK	COMPAC CARRERA (6)	✓	D	
Twin Bath	AS PER QTK	AS PER QTK	AS PER QTK			
2nd Ensuite	AS PER QTK	AS PER QTK	AS PER QTK	✓		
Laundry	AS PER QTK					
Basement Bath	NA	AS PER QTK	AS PER QTK			
	NA		NA			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	RAIN FOREST DEW 18 X 36 INSTALL	STACKED	SEE SKETCH			
Breakfast Floor	RAIN FOREST DEW 18 X 36 INSTALL	STACKED				
Kitchen Bk.Splash	NA					
Main Foyer	SUPER NATURAL CRISTALLO 24 X 24 & ALL OVER DARK	UPGRADE # 6	✓	SEE SKETCH		
Main Hall	NA					
Powder Room/ Powder Hall	SUPER NATURAL CRISTALLO 24 X 24	UPGRADE # 6				
Laundry	RAIN FOREST DEW 18 X 36 INSTALL	STACKED				
Mud Room	NA					
Basement Foyer	ORLEANS SILVER 20 X 20	✓				
Mstr Ensuite Floor	SUPER NATURAL CRISTALLO 24 X 24	UPGRADE # 6				
Mstr Ensuite Shower	SUPER NATURAL CRISTALLO 24 X 24	UPGRADE # 6				
Master Shower Floor	1 X 1 SUPER NATURAL CRISTALLO					
Mst Shower Jamb/Seat	BIANCO CARRERA	✓				
Twin Bath Floor	ALL OVER WHITE 24 X 24	UPGRADE # 5				
Twin Bath Tub wall	ALL OVER WHITE 24 X 24	UPGRADE # 5				
2nd Ensuite Floor	METAL WOOD PLATINO 12 X 24	UP # 5 STACKED	SEE SKETCH			
2nd Ensuite Shower Wall	METAL WOOD PLATINO 12 X 24	UP # 5 STACKED HORIZONTAL				
2nd Ensuite Shower Floor	2 X 2 WHITE					
2nd Ensuite Shower Jamb	BIANCA CARRERA	✓				
HARDWOOD / CARPET						
Living Room		NA				
Dining Room	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Family/Great Room	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Den/Study	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Dining Room	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Upper Hall	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Master Bedroom	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Bedroom 2	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Bedroom 3	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Bedroom 4	VINTAGE SOLID SAWN HANDSCRAPED WHITE OAK	CHARACTER FUMED PEARL 5" UP# 6				
Carpet Underpad		NA				
Basement Foyer		NA				
Other						
FIREPLACES						
LOCATION	Family room & 2 Sided in Master Bed/Ensuite	MANTLE	M BED NF 8/FR VILLA NOVA			
INSERT & SURROUND	ENSLITE MASTER BED ONLY NERO MARQUINA	HEARTH	FAMILY ROOM ONLY H-3			
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	ALL STANDARD/MASTER UPGRADE	Crown Moulding	102			
Bathroom Accessories	STANDARD	Location	DINING ROOM			
Purchaser has reviewed the colour chart				LOT / SITE		
****FOR TRADE USE****				CASTLES NORTH LOT 45		
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

FC SEP 08 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN		
Main to 2nd Railing Details:	Single Collar w/alt double collar w/shoes (1212 ) R6 (3") Grooved Oak handrail 3 1/2" Sq Champhered posts		
Main to Basement Railing Details:	Single Collar w/alt double collar w/shoes (1212 ) R6 (3") Grooved Oak handrail 3 1/2" Sq Champhered posts		
WHITE Paint Req'd & Where:	NA		
TRIM			
Casing/Baseboards	UPGRADE # 2 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	CAMBRIDGE OIL RUBBED BRONZE UPGRADE # 2		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OC 51 INTENSE WHITE	Master Bedroom	OC 51 INTENSE WHITE
Living Room	OC 51 INTENSE WHITE	Bedroom 2	OC 51 INTENSE WHITE
Dining Room	OC 51 INTENSE WHITE	Bedroom 3	OC 51 INTENSE WHITE
Family/Great room	OC 51 INTENSE WHITE	Bedroom 4	OC 51 INTENSE WHITE
Den/Study	OC 51 INTENSE WHITE	Ensuite	OC 51 INTENSE WHITE
Main/Upper Hall	OC 51 INTENSE WHITE	Main/Twin	OC 51 INTENSE WHITE
Laundry	OC 51 INTENSE WHITE	2nd Ensuite	OC 51 INTENSE WHITE
Powder Room	OC 51 INTENSE WHITE		
PLUMBING			
Kitchen	FIXTURES STANDARD	FAUCETS STANDARD	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	STANDARD		
WATERLINE to Fridge	STANDARD		
STOVE Venting SIZE	8"		
ELECTRICAL for Built-in Oven	UPGRADE		
ELECTRICAL for Built-in Micro / OTR	UPGRADE		
ELECTRICAL for Gas Stove / Cooktop	STANDARD		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER			
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 Vendors's selection must be accepted by the purchaser		INITIALS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: CASTLES NORTH	50-4 Belvoir B	LOT: 45	
PURCHASER(S):	Dmitri Iankine Olga Iankine		
HOME #:	289-234-2224		
CELL #:	416 553 1315		
EMAIL:			
***FOR TRADE USE***			
Any upgrades in the colour chart must be accompanied with a PES.		ZANCOR HOMES	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Purchaser Signature Date 09/07/16	
		D�cor Consultant Signature Date SEP 08 2016	
*** PAGE 2 OF 2 ***		Vendor Signature Date	



9/1/98

May 19/16

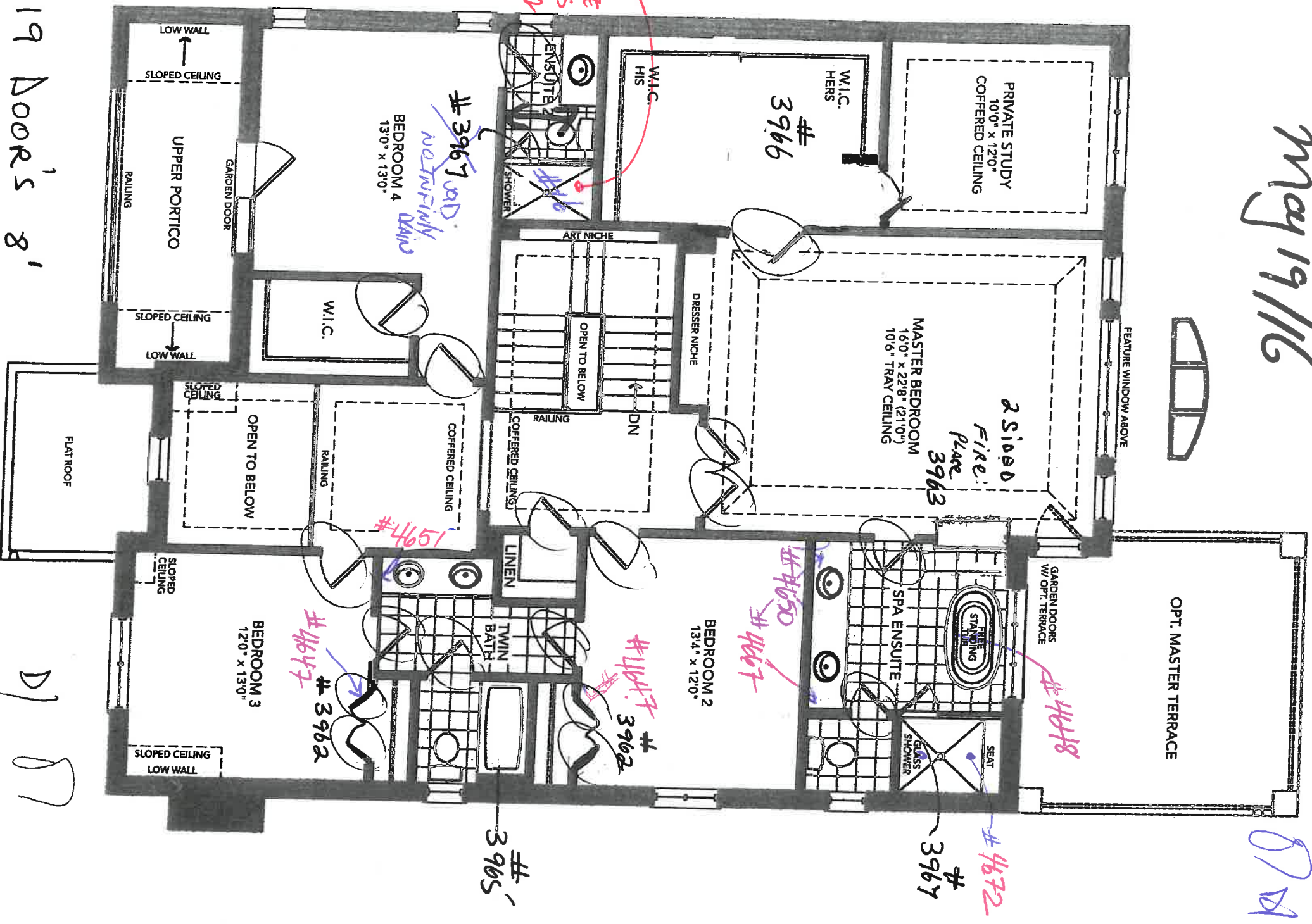


504

π



Lot 45 Castle N Sp646/16  
May 19/16



SECOND FLOOR - ELEVATION A

FC MAY 26 2016

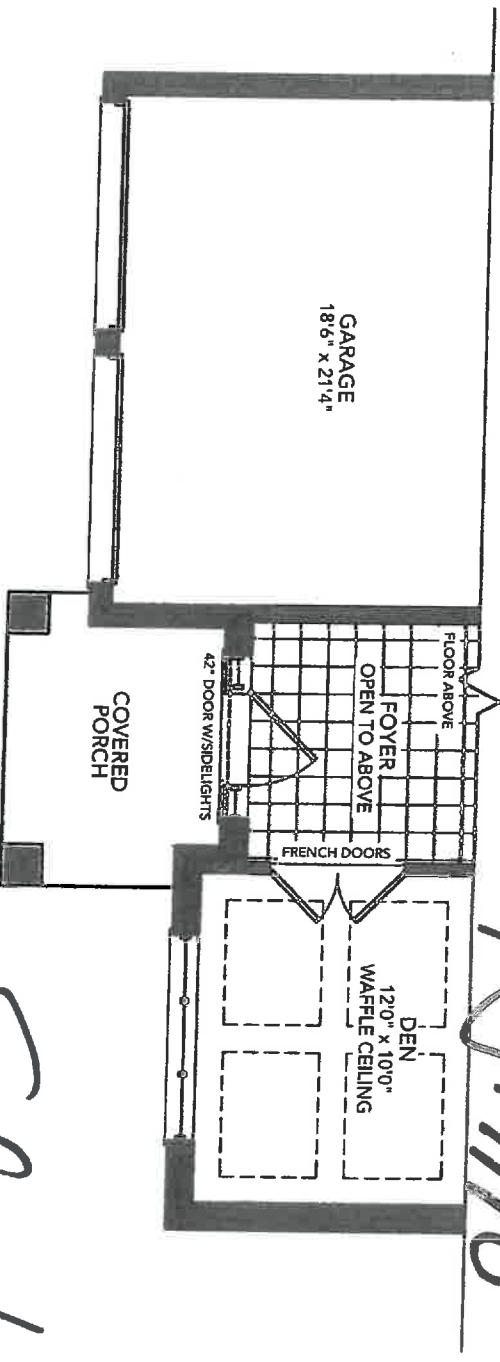
50-4

R

Lot 45

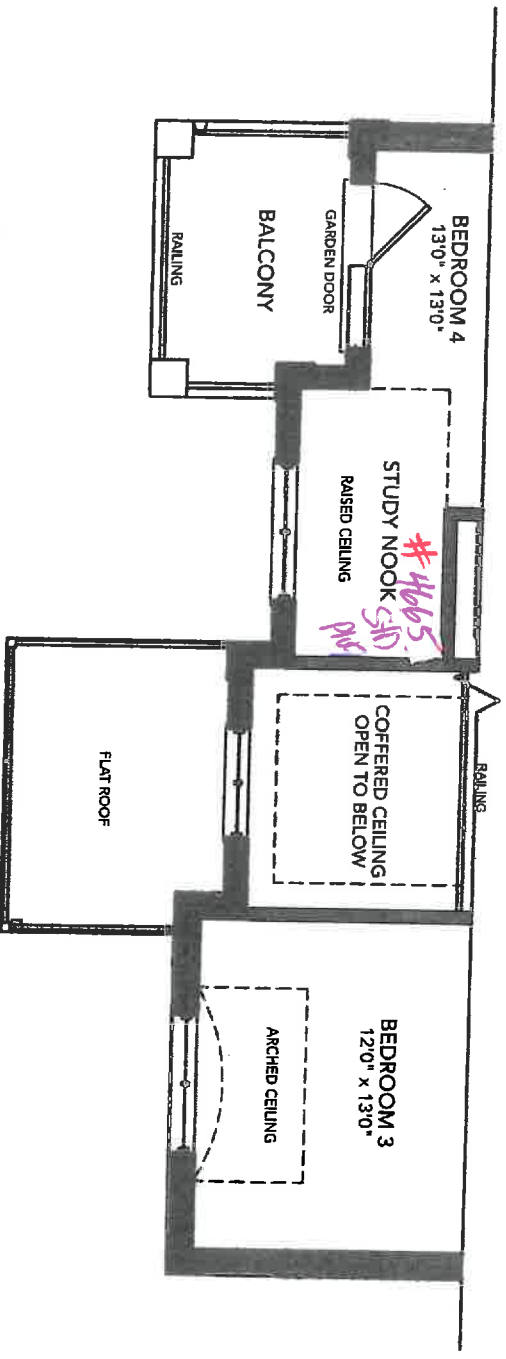
Castles N

May 19/16

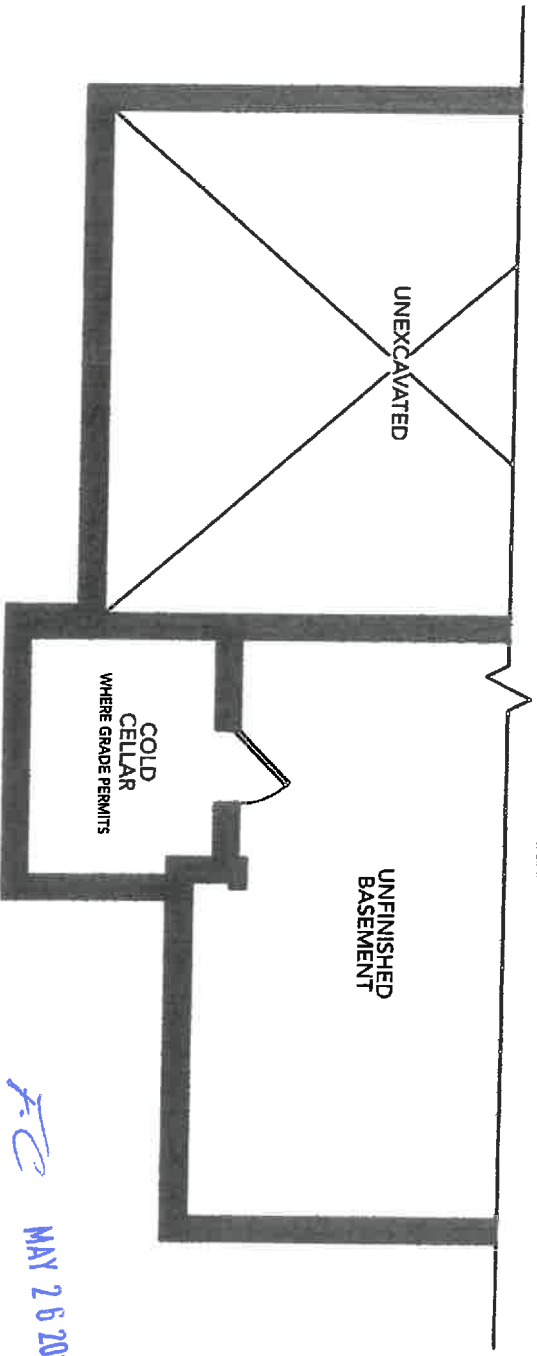


PARTIAL STANDARD & OPTIONAL  
GROUND FLOOR - ELEVATION B

SPB 6/16  
8/21



PARTIAL SECOND FLOOR - ELEVATION B



PARTIAL BASEMENT FLOOR - ELEVATION B

FC MAY 26 2016

17/07

50-4

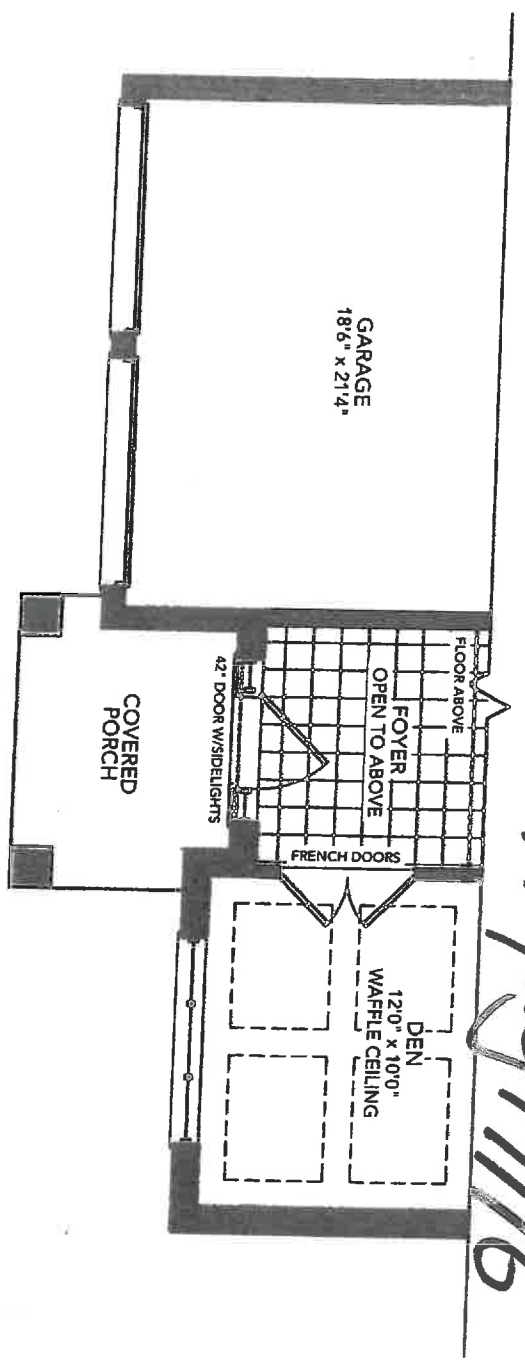
R

Casthas N

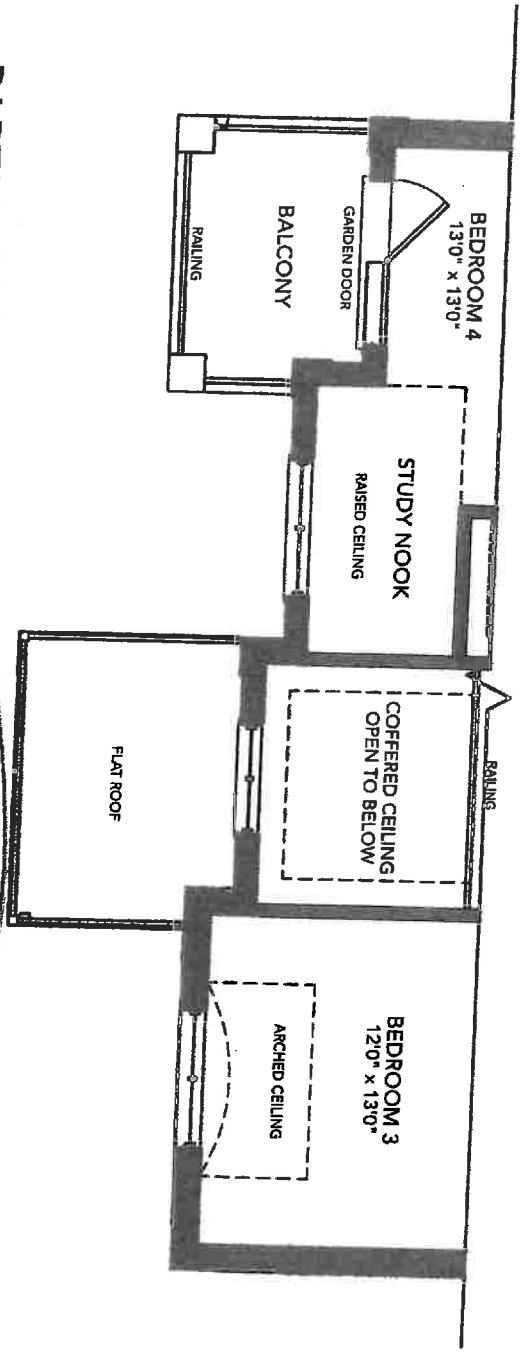
L01/45

Feb 6/16  
57 D1

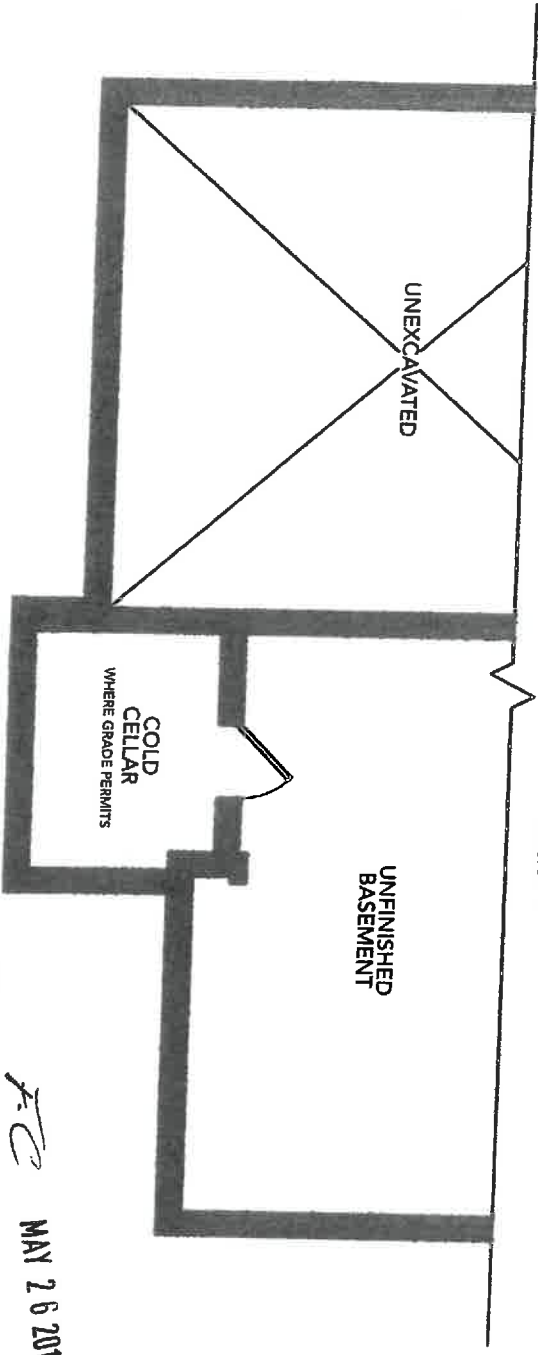
May 19/16



PARTIAL STANDARD & OPTIONAL  
GROUND FLOOR - ELEVATION B



PARTIAL SECOND FLOOR - ELEVATION B



PARTIAL BASEMENT FLOOR - ELEVATION B

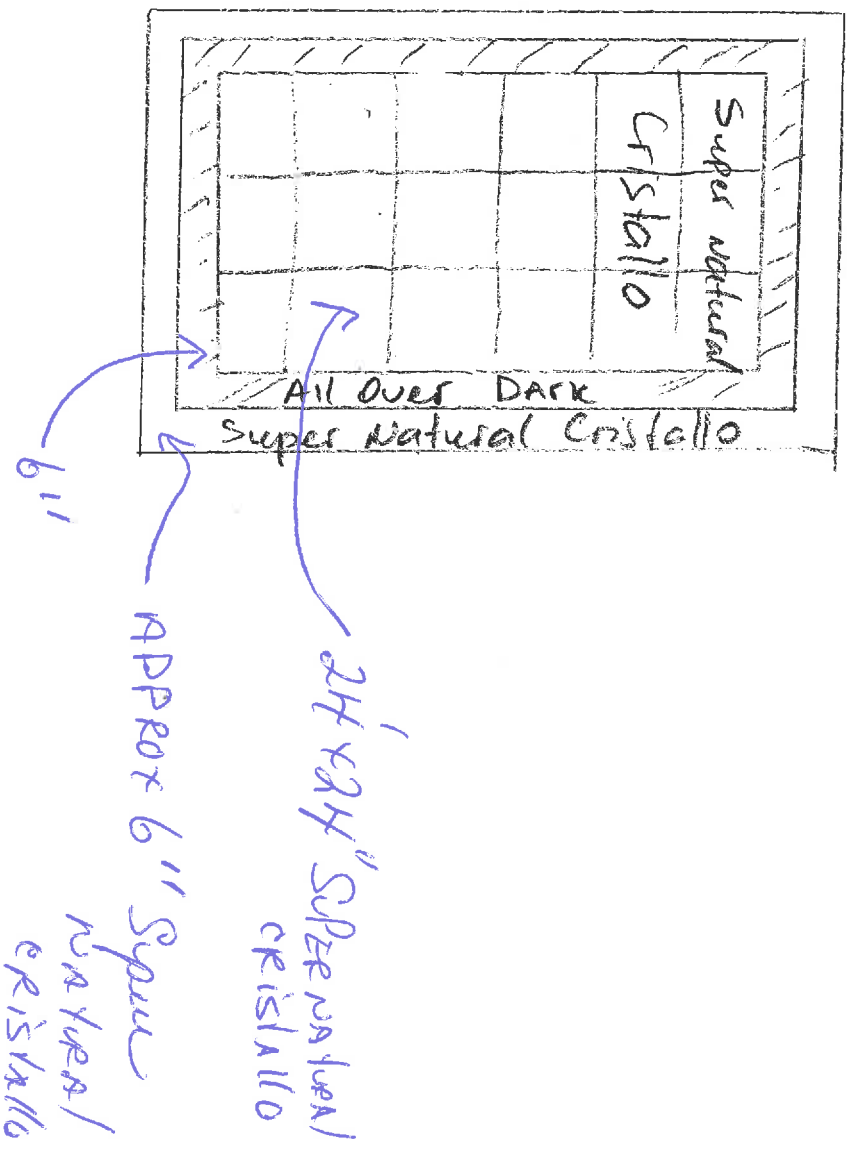
FC MAY 26 2016

17901 50-4  
2

# Foxer Tick. Sketch

Box 45 N

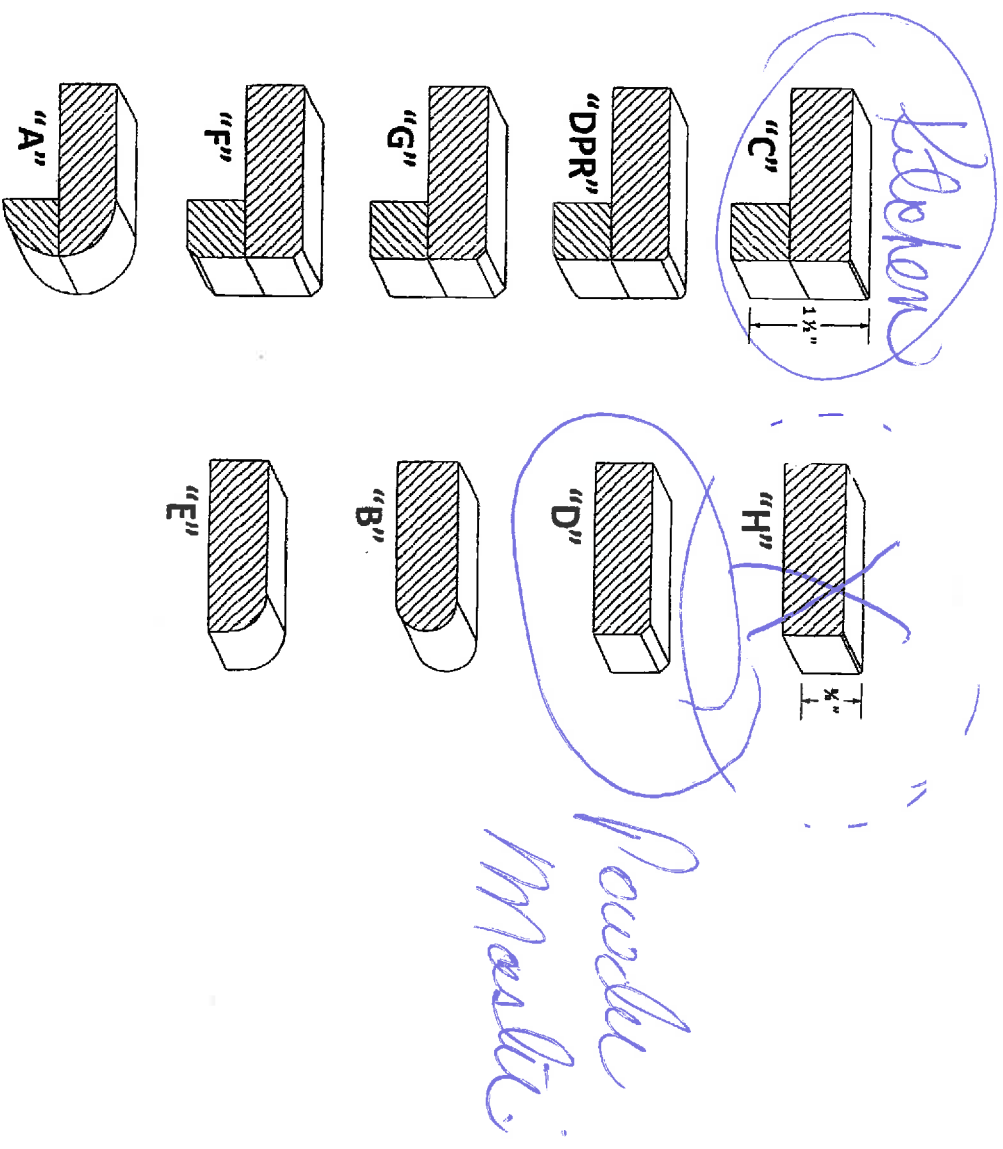
Spd 6/6  
81 89



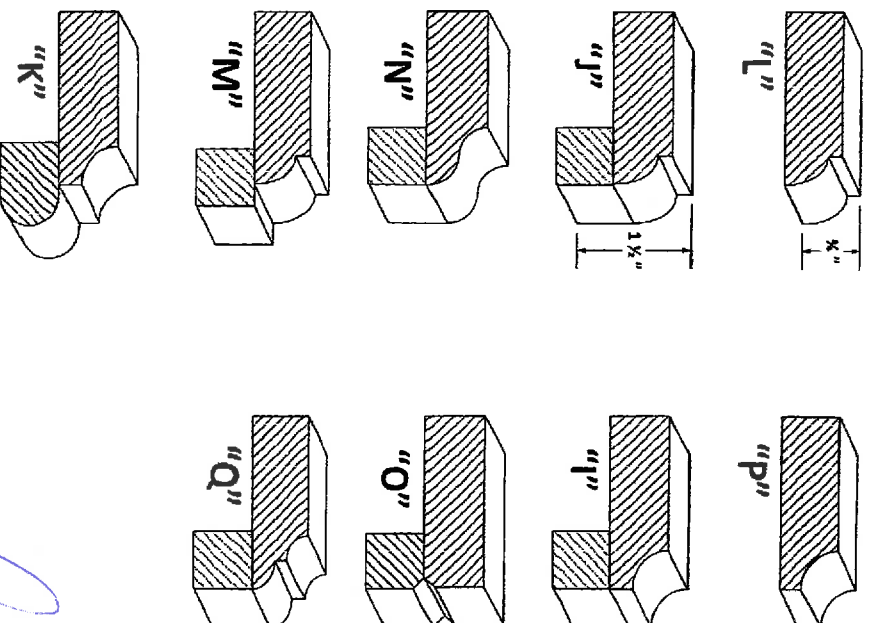


ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

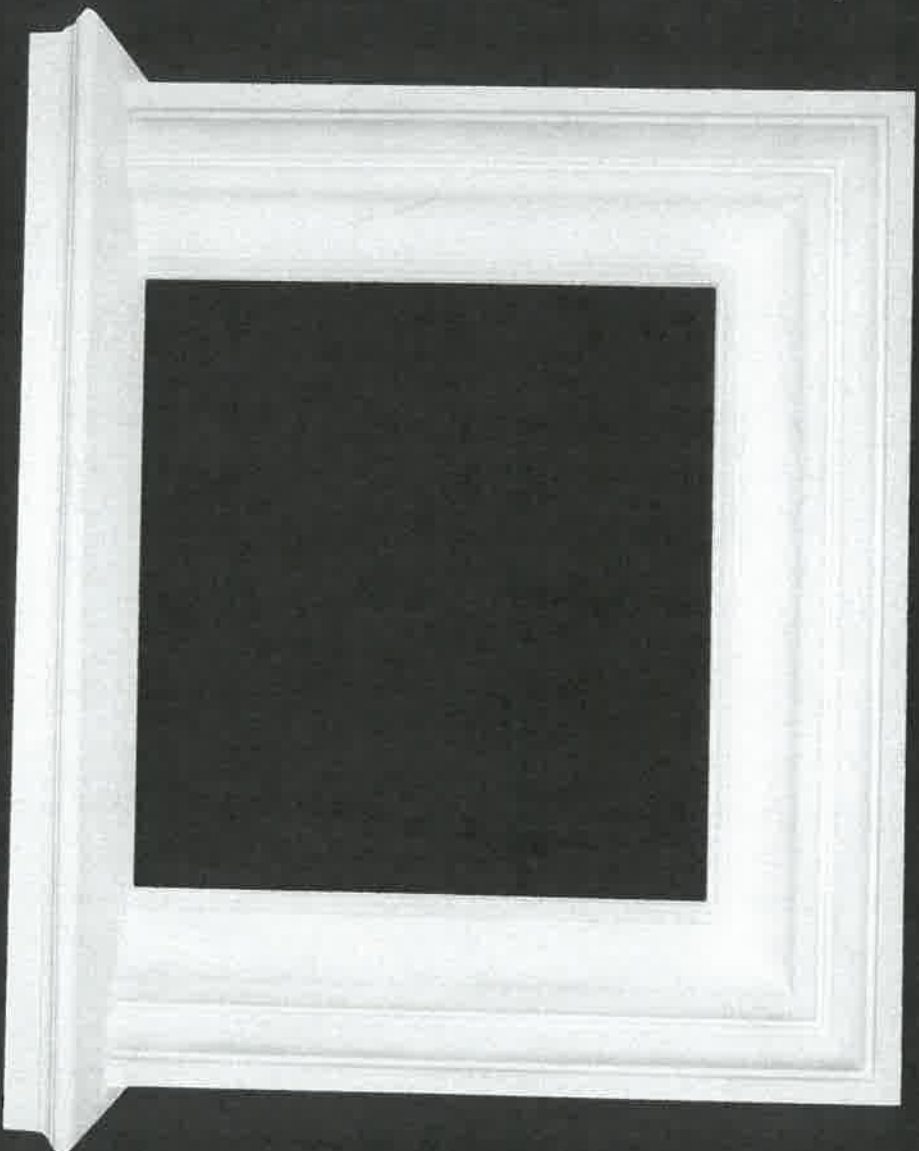


Da Vinci Fireplace Mantels

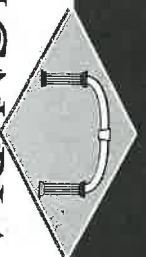
# VILLA NOVA

Classic Series

The Villa Nova impresses with its smooth, contoured design. The clean one piece mantel accentuates the simplicity of this design.



\*printing process colours may vary from the actual model colour



DESIGN PLASTER  
MOULDINGS®

*Architectural Elegance*



qda

Lot 45 N

Spd 1/16

(Family Room)



PURCHASER:	DMITRI & OLGA IANKINE	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	dmitri_iankine@hotmail.com	MODEL TYPE:	BELVOIR (50-04) ELEV B
PHONE #:	289-234-2224	LOT #:	LOT 45 CKC
PHONE #:		DATE:	Aug 23, 2016 Q2432

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 4401 FINISH: CLOUD WHITE SPECIES: FIBERBOARD DOOR HARDWARE: 3186 SC DRW HARDWARE: 3186 SC COUNTER TOP: Counter Top by Others	NONE     CATEGORY 2 CATEGORY 2

ITEM #	QTY	DESCRIPTION
RVL	*	ADDITIONAL CABINETRY REQUIRED AS PER REVISED LAYOUT
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H - (OPTION PAID FOR BY BUILDER)
ASHK	1	ANTI-SLAM HINGES - KITCHEN - (OPTION PAID FOR BY BUILDER)
DRW-UP	1	CHANGE STANDARD METABOX B/D 4 TO BLUM ANTARO WHITE ANTI-SLAM SLIDES - (OPTION PAID FOR BY BUILDER)
3PD	1	1 SET OF POT DRAWERS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRAWER) - (OPTION PAID FOR BY BUILDER)
BMO2696	1	BUILT-IN MICRO & WALL OVEN w/ WOOD DRAWER(S) BELOW - 26" D x 95-1/2"H
CK-3PD	1	DROP IN COOK-TOP w/ POT DRWS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRW)
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCL + 1 x 21 L COMPOST BIN.
3M-CPG	2	CLEAR GLASS, CLEAN CUT (PER DOOR)
3M-CPG-SD	2	CLEAR PLAIN GLASS (CAB w/ SPLIT)
DD-BG35	2	DUMMY DOOR FOR BASE (PER DOOR) 34-3/4"H (DOWN TO THE FLOOR)
UDCC-12	1	UPPER DIAGONAL CORNER CABINET 24" x 24" - 12-1/4" DEEP
B44J2	2	4" x 4" x 34-3/4" ISLAND POSTS J2 (PER POST) (COL 007)
CG2H-K	1	CATEGORY 2 HANDLES FOR KITCHEN
CUST-1	1	LIGHT VALANCE MOLDING STYLE LV160 - IN LIEU OF STANDARD LIGHT VALANCE
CUST-2	1	UPGRADE CABINETS TO CATEGORY 3
CUST-3	1	48" HIGH EXT. UPPERS w/ CROWN MOLDING E62-MLD100 (112" OVERALL HEIGHT) - SINGLE DOOR w/ PANEL
CUST-4	1	ADD SPLIT TO UPPER CABINETS
		NOTE: NO FIXED SHELVES IN SPLIT DOOR CABINET
		*NOTE LOCATION OF DW & RECYCLIN

ROOM	DESCRIPTION		CATEGORY
POWDER ROOM VANITY	DOOR STYLE:	QT 2503	FLAT VENEER PANEL
	FINISH:	CHESTNUT	
	SPECIES:	FLAT CUT MAPLE	
	DOOR HARDWARE:	250 142	CATEGORY 1
	DRW HARDWARE:	250 142	CATEGORY 1
	COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE
ROOM SUMMARY:			





*your kitchen, your taste.*

Quality Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811

F 905.761.5901

www.QTK.ca

info@qtk.ca

**PURCHASE AGREEMENT FORM**

PURCHASER:		DMITRI & OLGA IANKINE		CONTRACTOR:		Zancor Homes (King City) Ltd.	
ADDRESS:				SITE:		CASTLES OF KING CITY	
EMAIL:		dmitri_iankine@hotmail.com		MODEL TYPE:		BELVOIR (50-04) ELEV B	
PHONE #:		289-234-2224		LOT #:		LOT 45 CKC	
PHONE #:				DATE:		Aug 23, 2016 Q2432	
ROOM		DESCRIPTION				CATEGORY	
ENSUITE VANITY		DOOR STYLE: QT 4801 FINISH: OXFORD WHITE SPECIES: FIBERBOARD DOOR HARDWARE: 200 SC DRW HARDWARE: 200 SC COUNTER TOP: Counter Top by Others				NONE    CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION					
CUST-1	1	UPGRADE CABINET TO CATEGORY 3					
ROOM		DESCRIPTION				ROOM SUMMARY	
TWIN BATH - BED 2 & 3		DOOR STYLE: QT 4401 FINISH: WHITE DOWN SPECIES: FIBERBOARD DOOR HARDWARE: 250 SC DRW HARDWARE: 250 SC COUNTER TOP: Laminate Top by QTK				NONE    CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION					
CUST-1	1	UPGRADE CABINET TO CATEGORY 3					
CUST-2	1	ADD 2 DAWERS TO CREATE 1 FULL SET OF 3 DRAWERS w/ BLUM WHITE METABOX SLIDES					
ROOM		DESCRIPTION				ROOM SUMMARY	
ENS 2 BATH - BED 4		DOOR STYLE: QT 2501 FINISH: CHESTNUT SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 250 142 DRW HARDWARE: 250 142 COUNTER TOP: Laminate Top by QTK				FLAT VENEER PANEL    CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION					PRICE
ROOM		DESCRIPTION				ROOM SUMMARY:	
LAUNDRY ROOM		DOOR STYLE: QT 1902 FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: 3487 128 DRW HARDWARE: 3487 128 COUNTER TOP: Laminate Top by QTK				NONE    CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION					
CUST-1	1	UPGRADE CABINET TO CATEGORY 2					
CUST-2	1	ADD OPEN SHELF w/ HANGING ROD ABOVE WASHER/DRYER - AS PER DRAWING					
CUST-3	1	UPGRADE HANDLE TO CATEGORY 1					
ROOM		DESCRIPTION				ROOM SUMMARY	





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

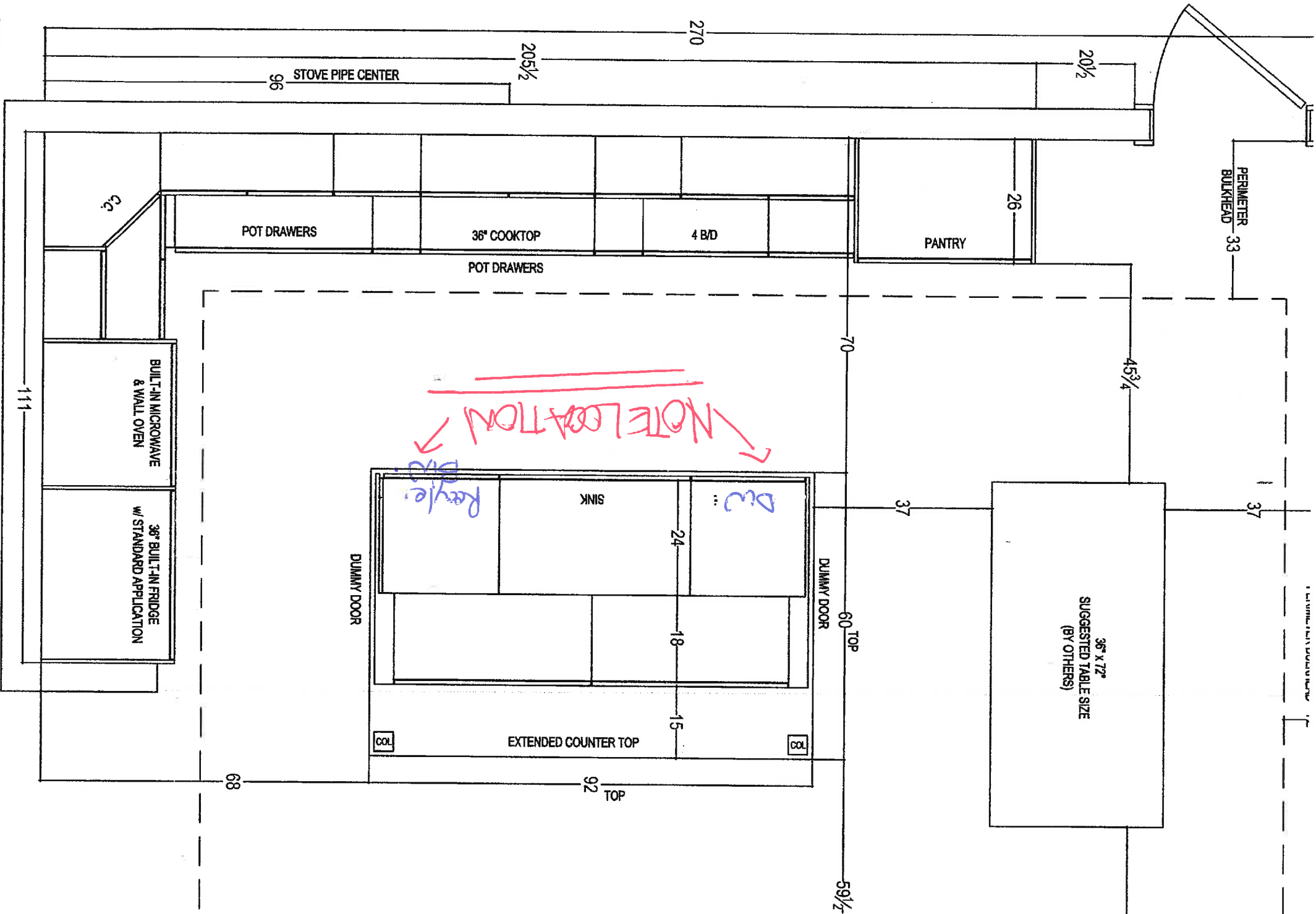
your kitchen your taste  
**PURCHASE AGREEMENT FORM**

PURCHASER:	DMITRI & OLGA IANKINE		CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:		SITE:	CASTLES OF KING CITY		
EMAIL:	dmitri_iankine@hotmail.com		MODEL TYPE:	BELVOIR (50-04) ELEV B	
PHONE #:	289-234-2224	LOT #:	LOT 45 CKC		
PHONE #:		DATE:	Aug 23, 2016	Q2432	
ROOM	DESCRIPTION			CATEGORY	
WALK-IN CLOSET	DOOR STYLE:	QT 1021	NONE		Category 1
	FINISH:	WHITE			
	SPECIES:	WHITE MEL			
	DOOR HARDWARE:				
	DRW HARDWARE:				
COUNTER TOP:					
ITEM #	QTY	DESCRIPTION			PRICE
		ROOM SUMMARY:			

EXPECTED DELIVERY DATE		SUB-TOTAL:
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. ALL CHANGES FINAL UPON SIGNING		TOTAL:
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. 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 IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST
		GRAND TOTAL

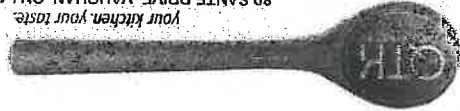
BALANCE TO BE PAID IN FULL BY DUE DATE:	DEPOSIT 1 DATE:	DEPOSIT 1:
	DEPOSIT 2 DATE:	DEPOSIT 2:
CUSTOMER SIGNATURE:	CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE:	DATE:
SALES REP NAME: Roberta Pugliese	DATE: September 6, 2016
QTK AUTHORIZED SIGNATURE:	



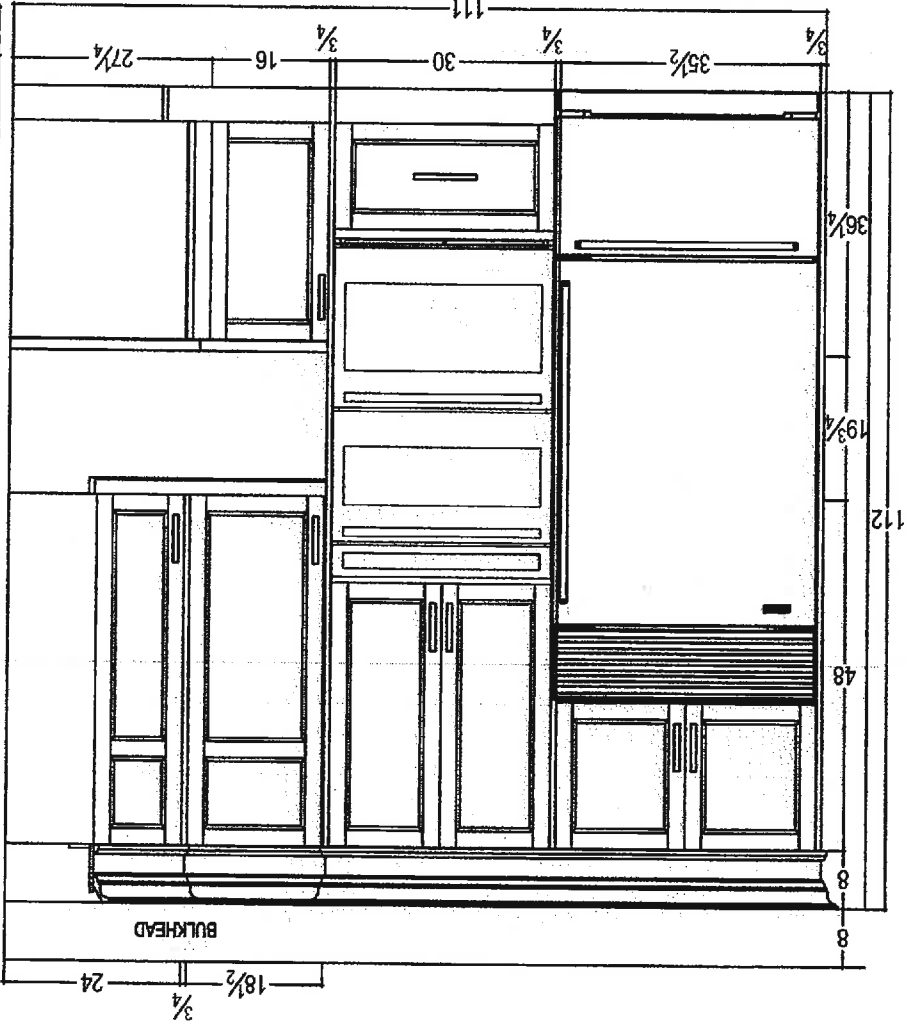
your kitchen, your taste  
80 SAINT PIERRE, VIRGINIA 22184  
754-623-0011 FAX 754-623-0011

CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 OKC	ROOM: KITCHEN - PLAN VIEW
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —
PHONE: —	FINISH: —	DRW HANDLE: —
EMAIL: —	SPECIES: —	TOP: NONE

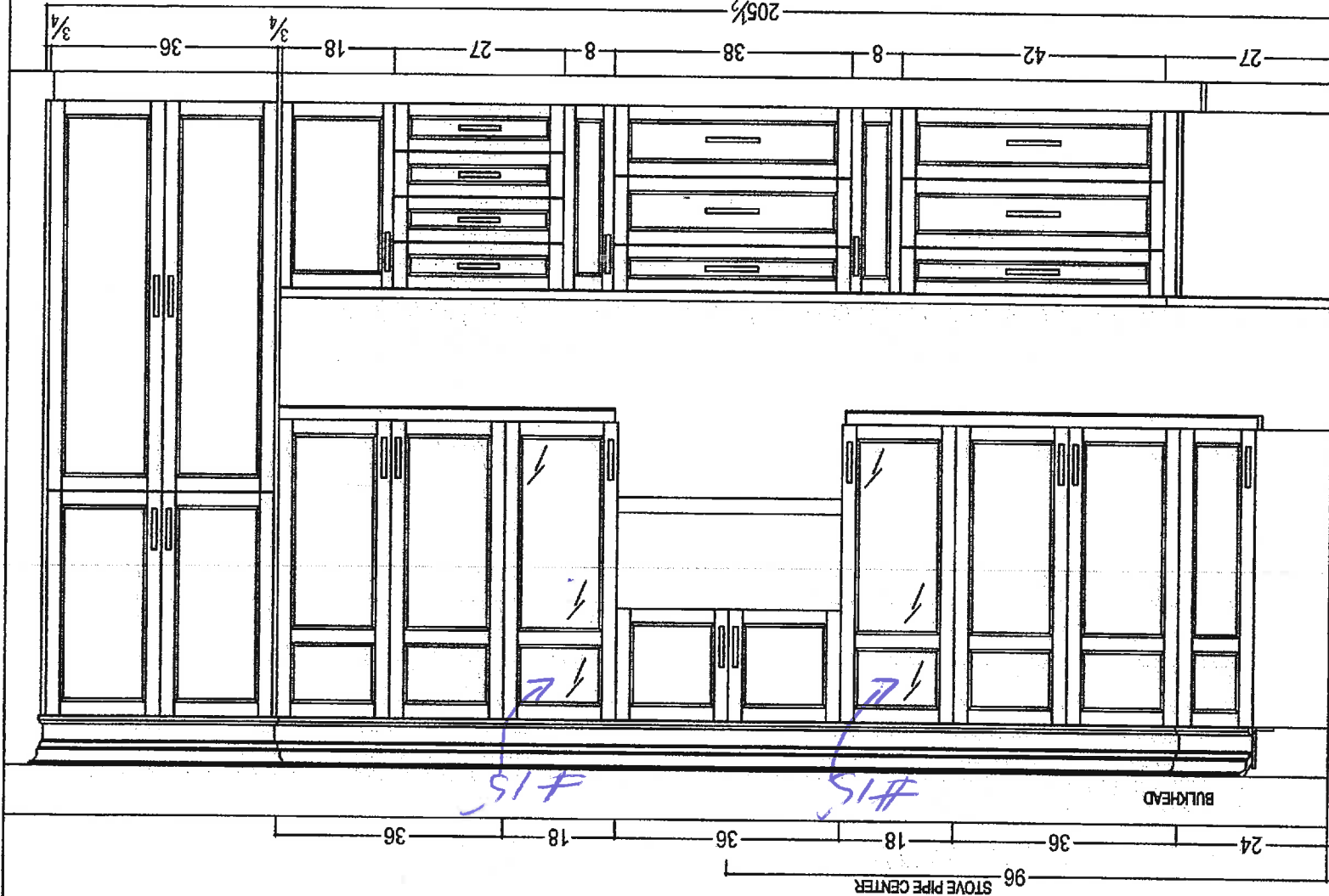


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

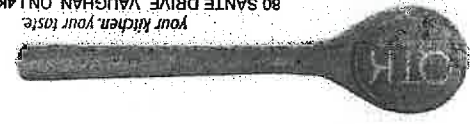
CLIENT: ZANGOR HOMES	JOB NAME: LOT 45 CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE & FIRDGE WALL ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 23, 2016	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/3	



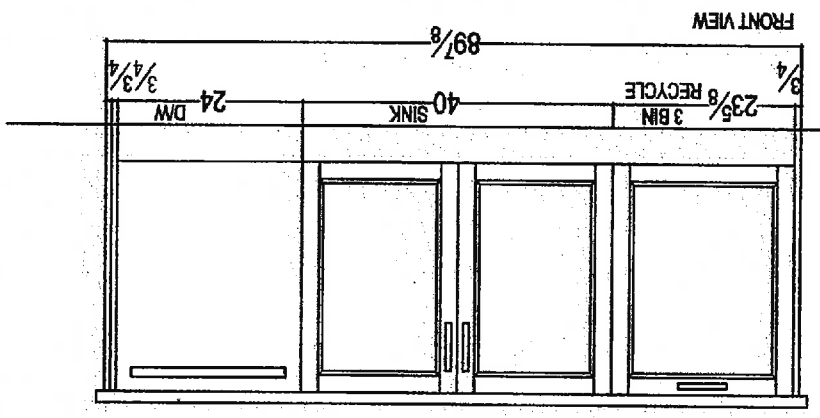
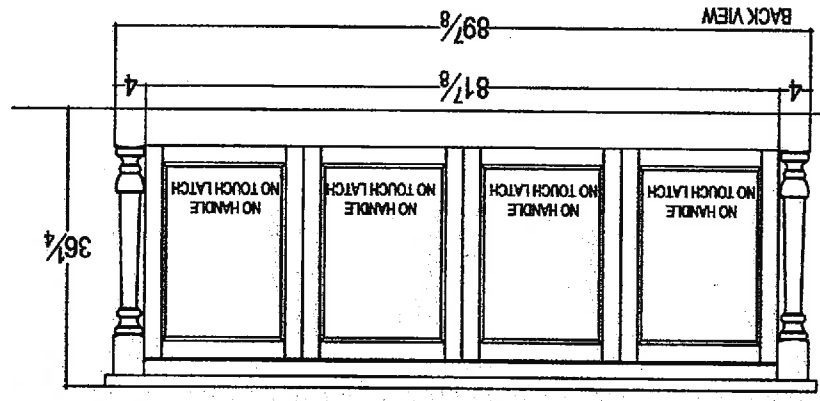
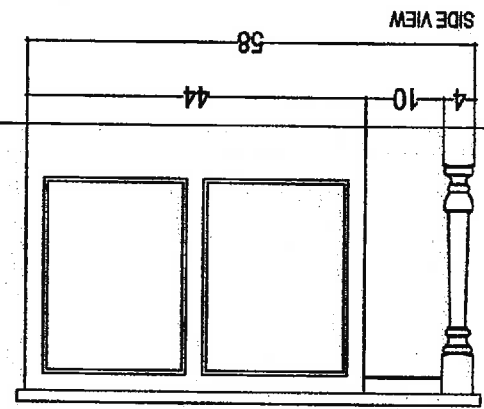
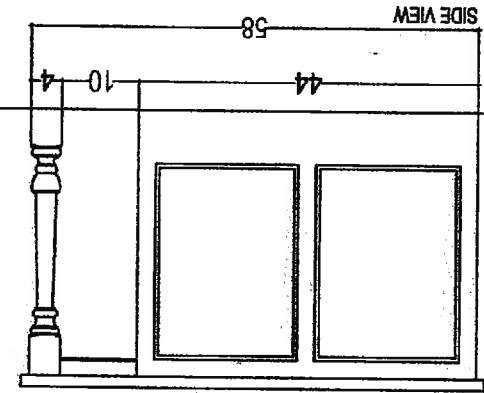
6701



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901  
Your kitchen, your taste.

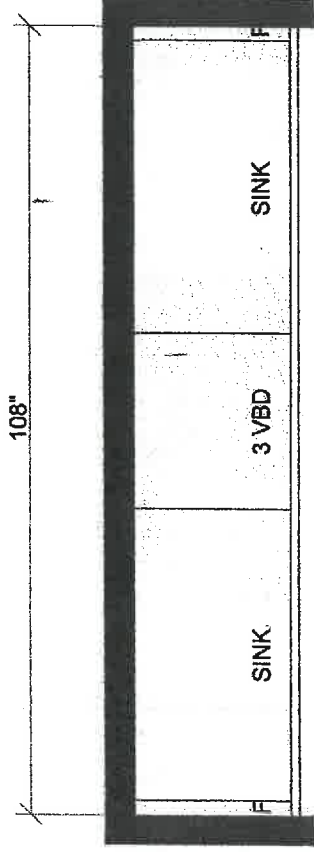


CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	ISLAND ELEVATION
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 23, 2016	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 3/3	

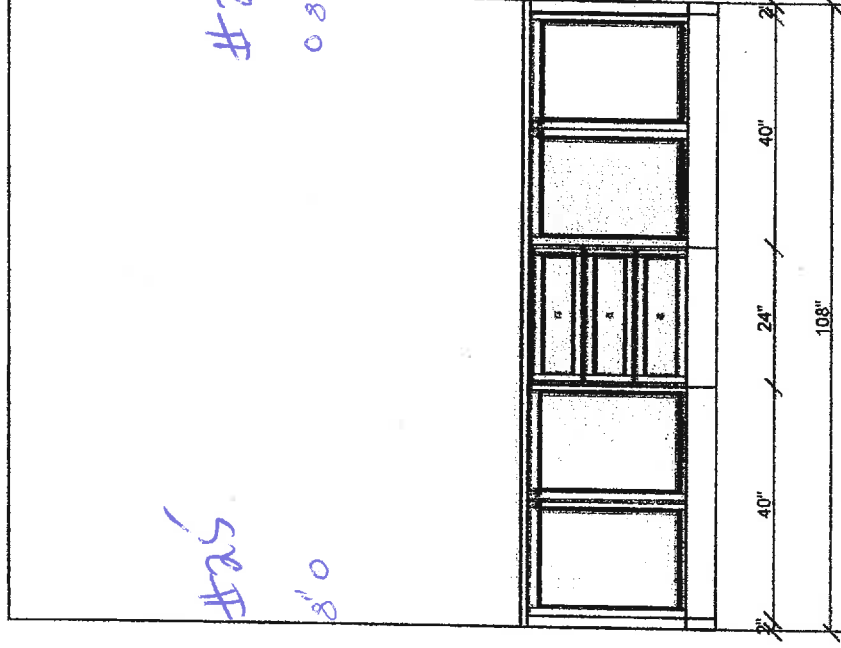


10/10





MASTER ENSUITE



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.

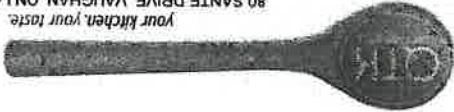


This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

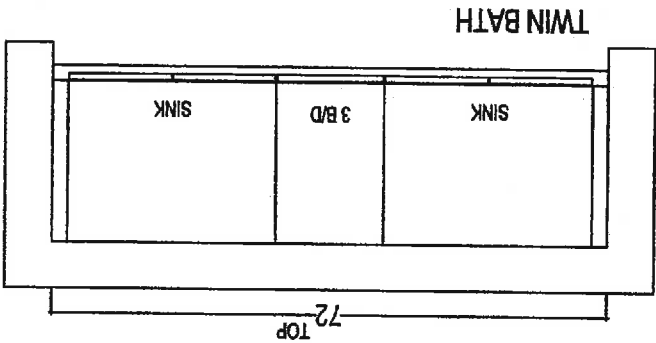
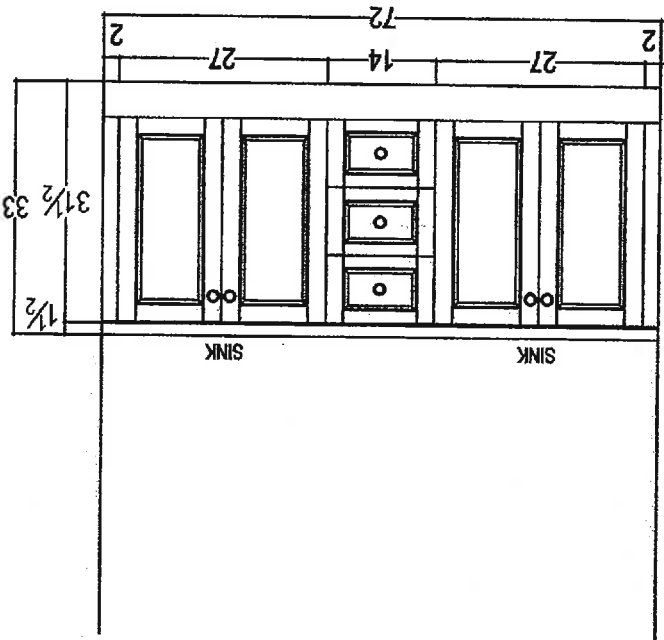
Designed: 11.11.13  
Printed: 11.11.13

80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

Your kitchen, your taste.



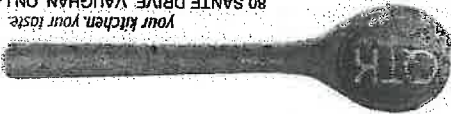
CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 CKC	ROOM: TWIN BATH - BED 2 & 3	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 23, 2016	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/1	



67 81

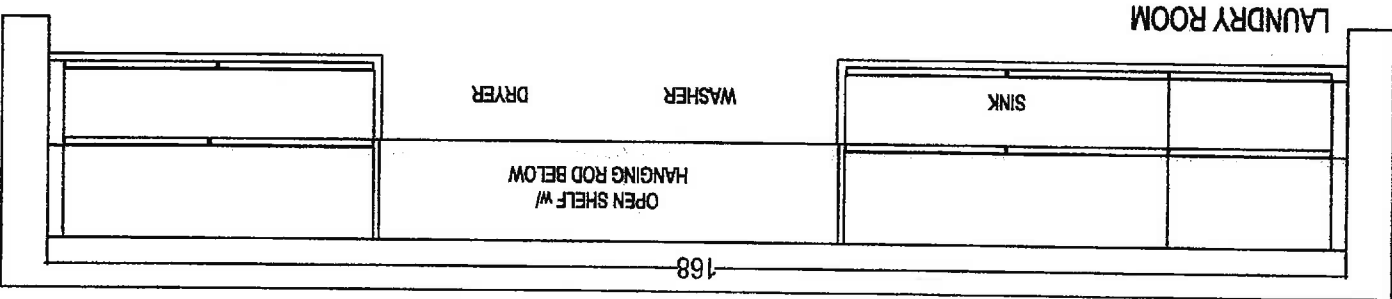
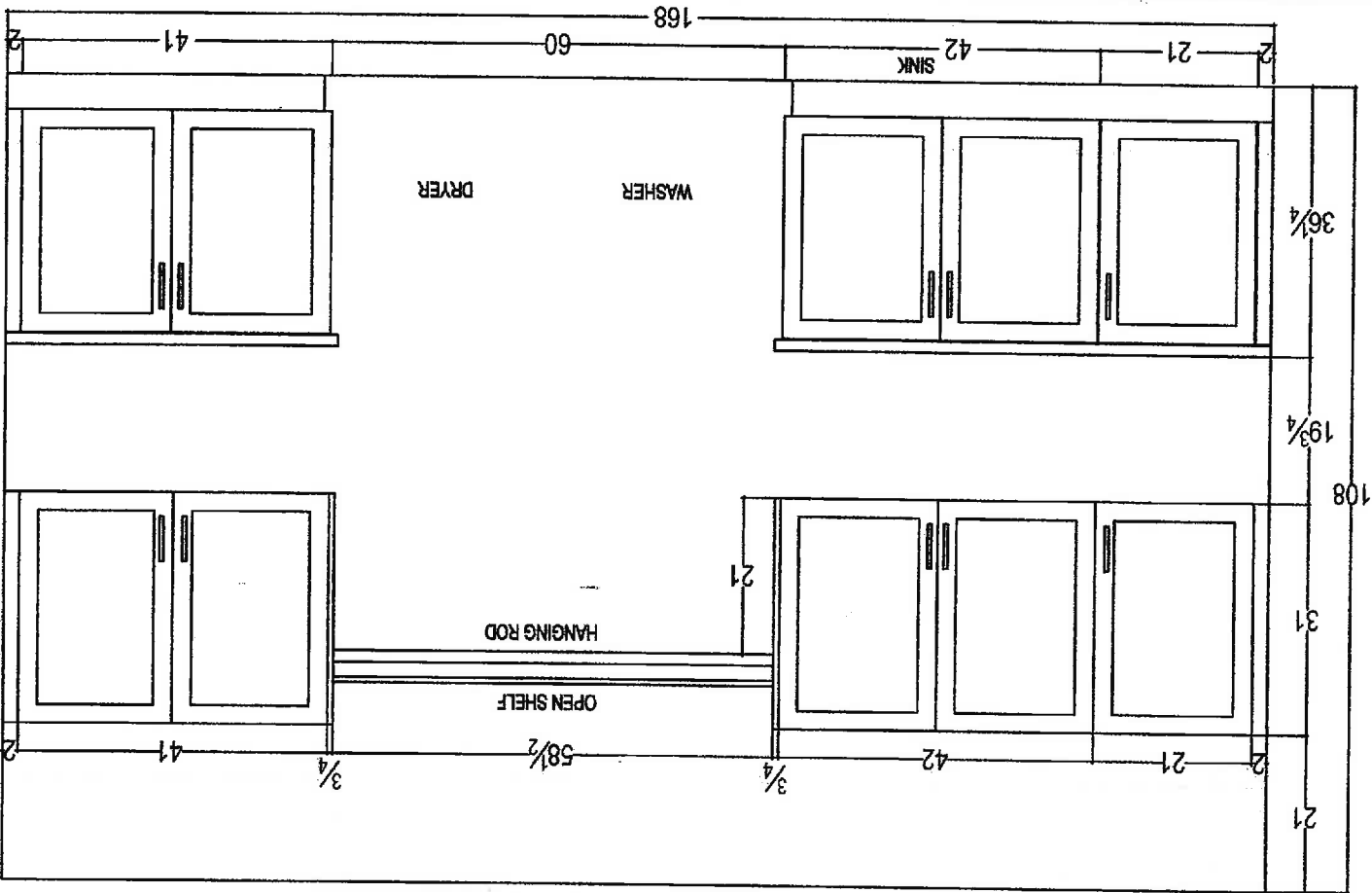
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

Your kitchen, your taste.

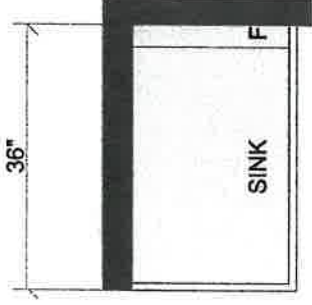


CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 CKC	ROOM: LAUNDRY ROOM	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 23, 2016
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/1

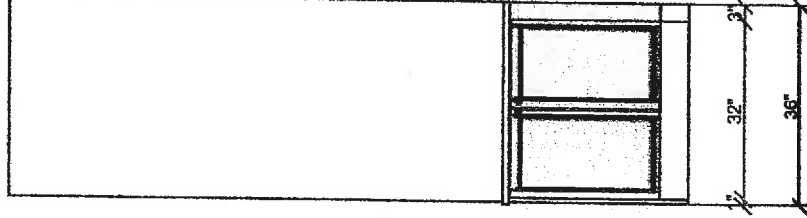
COMMENTS:



8/21



POWDER ROOM



18 18

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.



QTK.CA  
80 SAINT DRIVE  
VAUGHAN, ON

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.

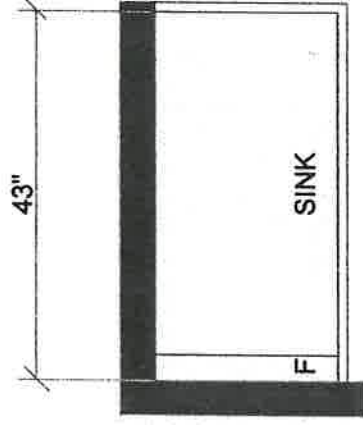
Designed: 10.17.13  
Printed: 10.17.13

Design: 50-04

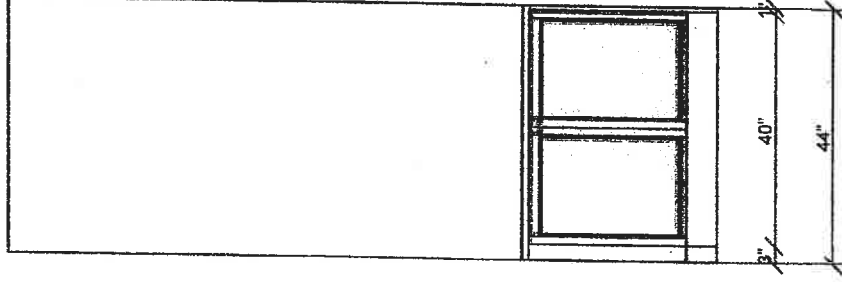
Drawing #: 1

64





## BEDROOM 4



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.

Design: 50-04

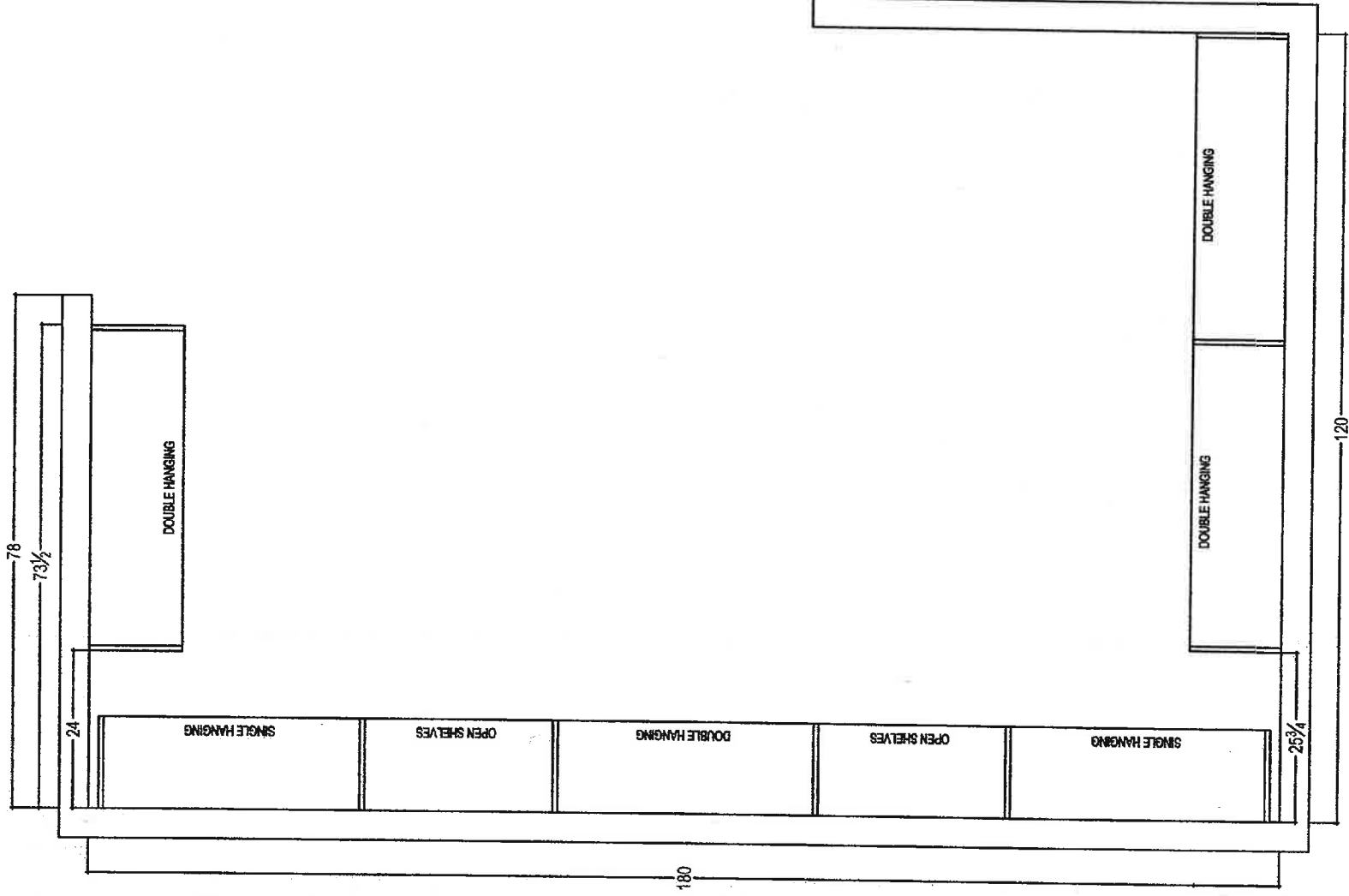
Drawing #: 1



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.


Designed: 11.12.13  
Printed: 11.11.13

10/10



6710

HIS/HERS CLOSET

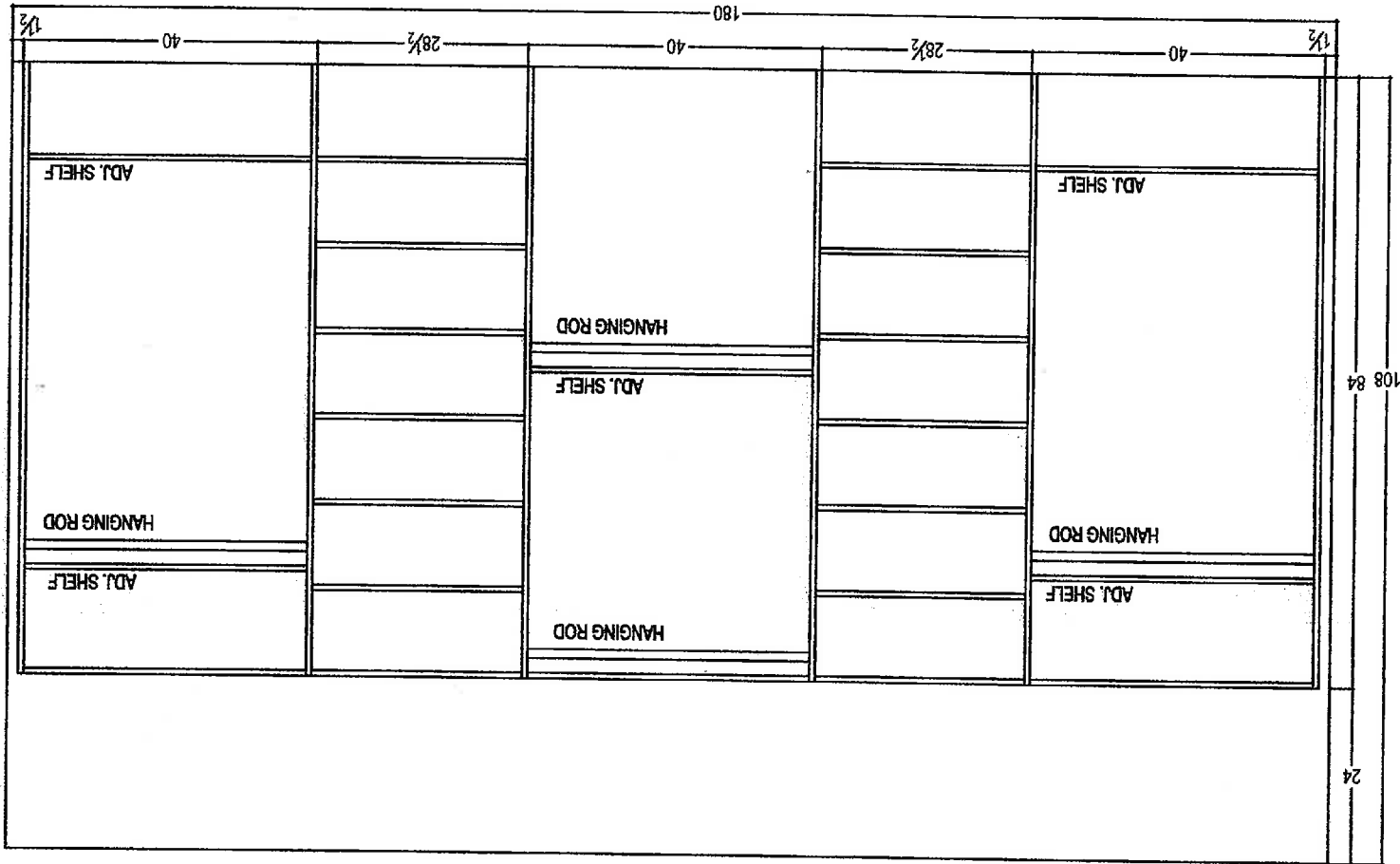
 from Eichen, your friend 80 SANTA CRUZ VALLEY, CALIF. 95040 T. 415.746.1011 F. 925.781.5801	CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 CKC	ROOM:	DRAWN BY: RP
	SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 13, 2016
	EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/3



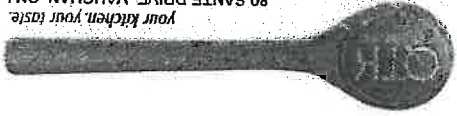
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4  
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 45 CKC	ROOM: WALK IN CLOSET	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 13, 2016
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/3

COMMENTS:

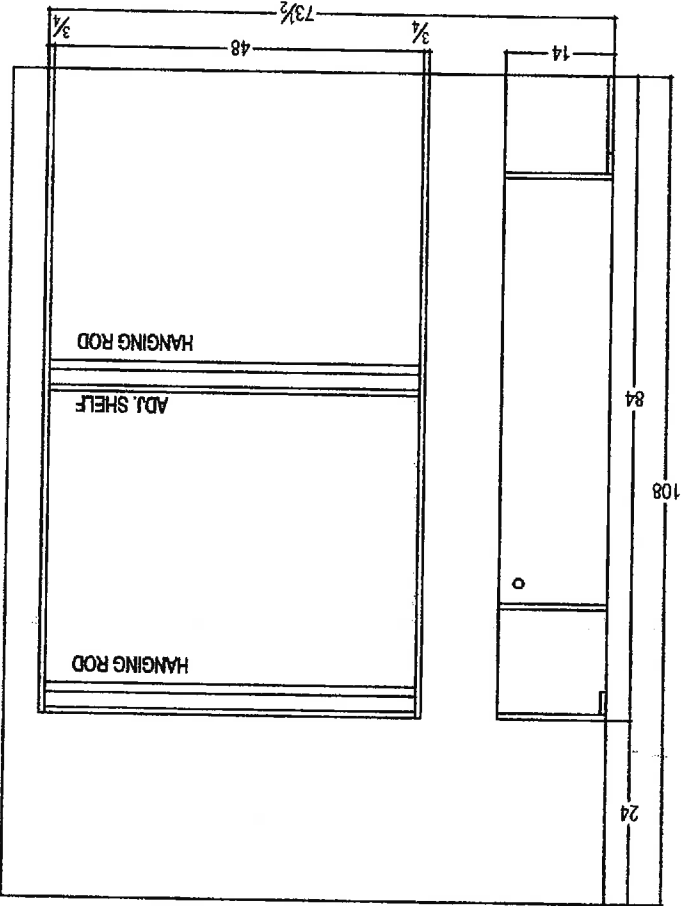


07/01

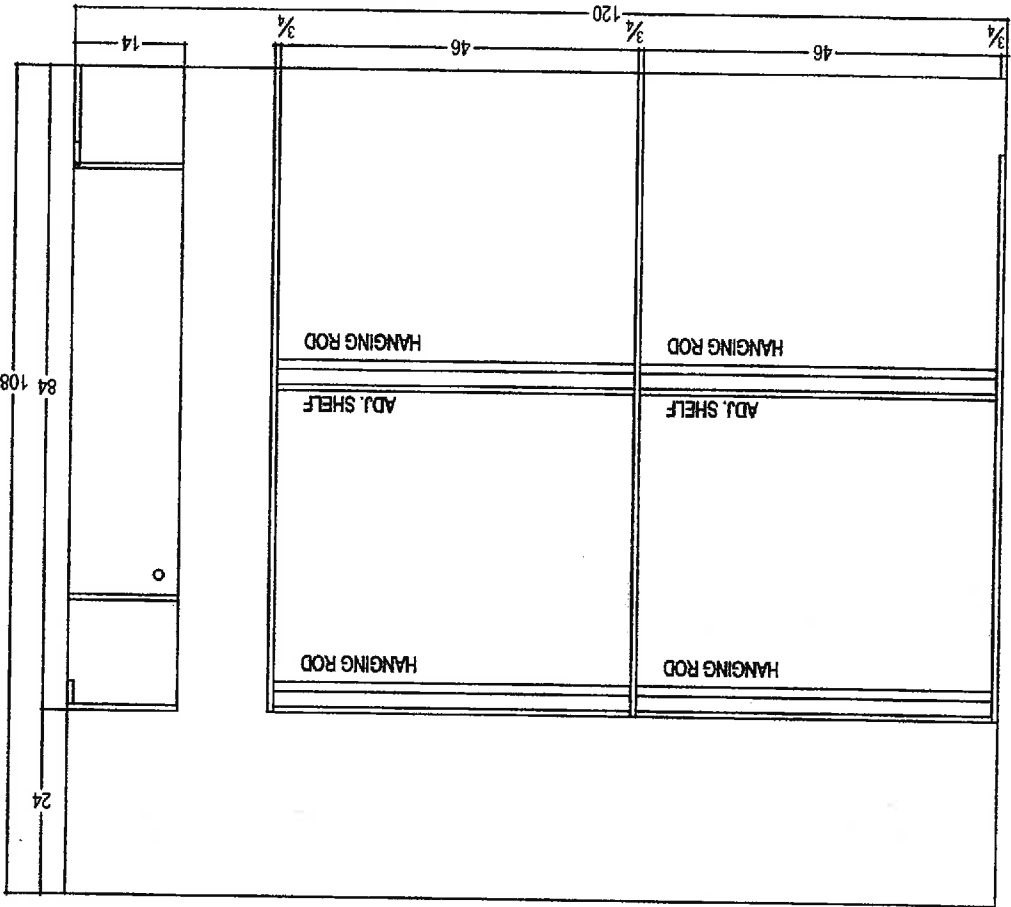


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 45.CKC	ROOM: WALK IN CLOSET	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 13, 2016	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 3/3	



Handwritten signature in blue ink.



**INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD WAIVER**

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

**PORCELAIN & NATURAL STONES:** Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

**STONE COUNTERTOP JOINTS:** Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

**CERAMIC TILES:** Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

**STAIR STAINS:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

**CABINETRY:** Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

**UPGRADES/EXTRAS:** All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

**HARDWOOD FLOORING:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

**HARDWOOD WAIVER:**

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain 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 bathrooms, kitchens, public entrance halls, laundry & 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."*

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 residence, TARION and/or the Builder in relation to the matter.

**\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE Donker Noor

LOT 45

DATE Feb 6/16