

Lot 57  
Phase North  
Model Eden (50-07) Elev B MOD  
ALI SEPEHRI FARD and SHOKOFEH SHAHANGIAN

Colours Upgrade Report  
The Castles of King City Print Date:18-Nov-16

Nov 28/16  
updated

PE With Agreement

- Side Upgrade
- 1. WALK OUT DECK - NO DECK OR STAIRS PROVIDED BY THE BUILDER.
- 2. Side Upgrade
- 3. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

COLOURS & STRUCTURALS  
\* SEE CHANGES HIGHLIGHTED \*

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NOV 28/16

ID	Group	Description	Invoice	Date Ordered	
✓ 3538	STRUCTURAL <del>SEE #4844</del>	1. Lot specific plan 2. 3 car garage 3. Elevator roughin <del>Deleted.</del>	656	*	SEE #4844
✓ 3539	STRUCTURAL	1. Delete the door at the back of the garage leading to the backyard and the door at the mudroom and reconfigure to add more deck space 3. Back garage wall in this area has been shifted over 2. Rough-in in the courtyard for mini outdoor kitchen KHL#5	656		
✓ 3540	STRUCTURAL	MUD ROOM - reconfigure and enlarge mud room 1. wall to move over 2. change closet location (double door) and open shelves at bench 3. allow for steps if required 4. 24 inch double doors to closet KHL#6	656		
✓ 3541	STRUCTURAL	COURTYARD - 1. build a wine cellar & mini bar **accomodate for framless glass enclosure round these areas KHL#7	656		
✓ 3543	STRUCTURAL	MAIN FLOOR ARCHES - Increase the thickness of the arches from the foyer to main hall and the main hall to breakfast TO MATCH FIRST ARCHWAY AT FOYER/HALL KHL#9	656		
✓ 3544	STRUCTURAL	BREAKFAST/LOGGIA - Install double french doors with multipoint lock in lieu of garden doors KHL#10	656		
✓ 3545	STRUCTURAL	LOGGIA with balcony above 1. Approximately 28ft 8 inches x 11ft 2. Concrete loggia with columns and flat roof above, aluminum soffit and fascia with decorative frieze and aluminum railing around edge of concrete slab 3. includes cold room below loggia art basement level with metal door access from basement 4. Balcony above finished with dura deck, aluminum railings KHL#11	656		
✓ 3546	STRUCTURAL <del>SEE #5002</del>	KITCHEN Install a standard dpth flat archway without knib wall between the kitchen and servery/hobby area **QTK will be applying wall panels around the kitchen stove walls KHL#12 <del>Deleted</del> → N/A NOV 18/16	656	*	SEE #5002
✓ 3547	STRUCTURAL	KITCHEN - Add bar sink and faucet including roughin on island KHL#13	656		
3548	STRUCTURAL <del>Deleted</del>	MINI OUTDOOR BAR AREA- Add bar sink and faucet including roughin KHL#14	656	*	DELETED SEE #5009
✓ 3549	STRUCTURAL	MASTER ENSUITE - RECONFIGURE - SEE SKETCH Delete one window in order to accomodate shower **same size as other window in toilet area KHL#15	656		
✓ 3550	STRUCTURAL	MASTER ENSUITE - Install additional window at toilet area KHL#19	656		

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✓ 3551	STRUCTURAL	MASTER BEDROOM - Relocate and install optional french doors to balcony with multipoint lock KHL#16	656		
✓ 3552	STRUCTURAL	MASTER BED / ENSUITE - Install L38 double sided linear fireplace between teh master and ensuite **raised above the tub height KHL#17	656		
✓ 3553	STRUCTURAL	MASTER ENSUITE - 36 inch infinity drain, no curb KHL#18	656		
✓ 3554	STRUCTURAL	ENSUITE 4 - 36 inch infinity drain, no curb KHL#18	656		
✓ 3555	STRUCTURAL	KITCHEN - Raise eletrical outlet in kitchen for future built in fridge KHL#21	656		
✓ 3556	STRUCTURAL	SEE SKETCH D7 & D8 FOR LIGHTING AND DATA LAYOUT KHL#23	656		
✓ 3557	STRUCTURAL	MASTER ENSUITE - Install sink rough in for mens shaving station KHL#25	656		
✓ 3558	STRUCTURAL	ENSUITE 2, ENSUITE4 - Frameless 10mm glass showers KHL#26	656		
✓ 3559	STRUCTURAL	COURTYARD - Install outlet for future mini fridge KHL#28	656		
✓ 3560	STRUCTURAL	MASTER DRESSING ROOM - roughin for future lighting on the island KHL#29 & 30	656		
✓ 3561	STRUCTURAL	VALANCE LIGHTING in the servery, <del>hobby room, under powder room cabinet and under his/her</del> <del>vanities</del> KHL#31	656	*	SEE #5002
✓ 3562	STRUCTURAL	LED STRIP LIGHTS for kitchen, wine fridge, mini bar, powder room and office KHL#32	656	*	SEE #4845 FOR CHANGE
✓ 3563	STRUCTURAL	Install plug and cable at counter height in the hobby room by the desk area - ***see sketch D7 KHL#33	656		
✓ 3564	STRUCTURAL	FAMILY ROOM - Install a raised clock receptacle above the fireplace in the great room for TV **see D7 KHL#34	656		
✓ 3565	STRUCTURAL	FAMILY ROOM - Install cable and conduit pipe above fireplace - **see sketch D7 KHL#35	656		
✓ 3591	STRUCTURAL	LIBRARY - Install a raised clock receptacle in the library **see D7 KHL#36	656		
✓ 3592	STRUCTURAL	LIBRARY - Install a raised cable and a conduit pipe in the library for future tv **see D7 KHL#37	656		

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✓ 3593	STRUCTURAL	MASTER BEDROOM - Install a raised clock receptical in the master bed for future tv ***see D7 KHL#38	656		
✓ 3594	STRUCTURAL	MASTER BEDROOM - Install a raised cable and conduit pipe in the master for future tv **see D7 KHL#39	656		
✓ 3595	STRUCTURAL	EXTERIOR DOORS will be 8 feet high with multipoint locking system KHL#40	656		
✓ 3596	STRUCTURAL	COURTYARD - Add herringbone brick detail to the courtyard **see D19 KHL#41	656		
3597	STRUCTURAL <del>deleted</del>	POWDER ROOM - Install niche above the sink faucet WITH ROUGH IN LIGHTING **furr out wall if required **niche size as per QTK drawing KHL#42	656	*	DELETED SEE # 5002
3598	STRUCTURAL <del>see #4846</del>	KITCHEN / SERVERY - Install water line to coffee maker **waterline to fridge is standard KHL#43	656	*	DELETED SEE # 4846
✓ 3599	STRUCTURAL	KITCHEN - 10 vent above stove KHL#44	656		
✓ 3600	STRUCTURAL	THROUGHOUT - 1 panel shaker doors **8 foot on main / 7 foot on second KHL#45	656		
3601	STRUCTURAL <del>see # 4847</del>	RAILINGS - Upgrade 5 LFOB style every picket (pattern 1111) *black metal KHL#46	656	*	DELETED- NEW SELECTION SEE #5008
3602	STRUCTURAL <del>see #4848</del>	TRIM THROUGHOUT - Upgrade to 3B poplar quare with notch 3-1/2 inch casing with 8-1/2 inch baseboard KHL#47	656	*	SEE # 5010 & COLOUR CHART
3603	STRUCTURAL <del>see #4849</del>	TRIM / ELECTRICAL - All electrical outlets and vacuum outlets horizontally installed in baseboards KHL#52	656	*	DELETED- SEE # 4849
✓ 3604	STRUCTURAL	ELECTRICAL - Install all light switches 37.5 inches from finished floor to the bottom of switch plate KHL#53	656		
✓ 3605	STRUCTURAL	LIBRARY - Install 3/4 i 1 lite clear glass shaker style door in lieu of standard french at library KHL#54	656		
✓ 3606	STRUCTURAL	MUD ROOM - Install 2 3/4 mirror shaker style doors at mudroom closet KHL#55	656		
✓ 3607	STRUCTURAL	KITCHEN/BREAKFAST - Install 3 coffered ceilings **see D5 KHL#57	656		
✓ 3608	STRUCTURAL <del>see # 5007</del>	DINING ROOM / DEN - Install custom ceiling detail **see D9 & D10 KHL#58	656	*	SEE # 5007



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✓ 3609	STRUCTURAL	STAIRCASE MAIN TO 2ND & MAIN TO BASEMENT - Upgrade 2 WHITE OAK including steps to mudroom KHL#60	656		
✓ 3610	STRUCTURAL <del>see # 4850</del>	STAIRS MAIN TO 2ND & MAIN TO BASEMENT - Round step lights in every other step KHL#62	656	*	DELETED - see # 4850.
✓ 3611	STRUCTURAL	MASTER ENSUITE - Relocate the sink roughin in the master ensuite and install additional sink rough in for future mens shaving area KHL#83	656		
✓ 3612	STRUCTURAL <del>see # 4851</del>	KITCHEN - Install Moen Traditional potfiller S664SR5 in stainless KHL#96	656	*	DELETED - see # 4851
✓ 3613	STRUCTURAL	MASTER ENSUITE - Install (x2) Grohe Allure Wall mount faucet 19300000 in chrome KHL#108	656		
✓ 3793	STRUCTURAL <del>see # 4852</del>	KITCHEN - Install electrical outlet for microwave and built in coffee maker in the servery *locations as per QTK drawings KHL#24	656	*	DELETED - see # 4852
✓ 3794	STRUCTURAL	MASTER BEDROOM - Install 2 raised electrical outlets in the master bedroom walk in closet in cabinet niches **40 inches AFF *See QTK drawing and D7 KHL#29	656		
✓ 3795	STRUCTURAL	COURTYARD / FAMILY ROOM -Install window to match the window at back of family room	710		
3928	STRUCTURAL	LED POTLIGHTS - Locations as per sketch, standard lights to remain as per sketch LOGGIA - 8 FAMILY ROOM - 10 BREAKFAST/KITCHEN - 14 KITCHEN ISLAND - wiring for LED lighting at island SERVERY - 2 HOBBY ROOM - 2 WINE CELLAR - 2 MINI BAR - 3 DINING ROOM - 10 PARLOUR - 4 DEN - 8 HALL - 3 CLOAK WIC - 2 HALL IN FRONT OF CLOAK - 2 HALL IN FRONT OF GMD - 2 MUD ROOM - 4	732		N/A

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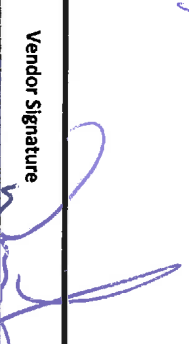
3929	STRUCTURAL	LED POTLIGHTS - Locations as per sketch, standard lights to remain as per sketch MASTER BED - 6 & 2 SPA ENSUITE - 2 MASTER WATER CLOSET - 2 & 2 MASTER SHOWER - 2 DRESSING AREA - 10 MASTER HALL - 4 BEDROOM 4 - 6 & 3 BEDROOM 4 CLOSET - 2 ENSUITE 4 - 2 ENSUITE 4 SHOWER - 1 UPPER HALL - 6 STAIR LANDING - 2 BEDROOM 3 - 6 ENSUITE 3 - 2 ENSUITE 3 TUB - 1 BEDROOM 2 - 8 ENSUITE 2 - 2 ENSUITE 2 SHOWER - 1 LAUNDRY - 4	732		N/A
4844	STRUCTURAL CHANGE	STRUCTURAL CHANGE: DELETE ELEVATOR ROUGH IN and INSTALL CLOSET WITH SINGLE DOOR AND WIRE SHELVING ON MAIN FLOOR AND SECOND FLOOR	849		
4845	STRUCTURAL CHANGE	ELECTRICAL CHANGE: DELETE LED STRIPS LIGHTS FOR WINE FRIDGE (#3562)	849		
4846	STRUCTURAL CHANGE	PLUMBING CHANGE: DELETE WATERLINE FOR COFFEE MAKER (#3598)	849		
4847	STRUCTURAL CHANGE	RAILING CHANGE: DELETE UPGRADE 5 RAILINGS (#3601) *****NEW RAILING STYLE TBD	849		
4848	STRUCTURAL CHANGE	TRIM CHANGE: DELETE UPGRADE 3B TRIM (#3602) ***INSTALL UPGRADE 2 STEP CASING & BASEBOARDS	849		
4849	STRUCTURAL CHANGE	TRIM / ELECTRICAL CHANGE: INSTALL ELECTRICAL OUTLETS AND VACUUM OUTLETS IN THE STANDARD LOCATIONS AND HEIGHT ***DO NOT INSTALL IN BASEBOARDS AS PER #3603	849		
4850	STRUCTURAL CHANGE	ELECTRICAL / STAIRS CHANGE: DO NOT INSTALL ROUND STAIR LIGHTS IN STIARCASE AS PER #3610	849		
4851	STRUCTURAL CHANGE	PLUMBING CHANGE: DO NOT INSTALL POT FILLER (#3612)	849		
4852	STRUCTURAL CHANGE	ELECTRICAL CHANGE: DO NOT INSTALL OUTLET FOR COFFEE MAKER (#3793)	849		
4853	ELECTRICAL ADDITION	ELECTRICAL ADDITION: INSTALL 20 LED POTLIGHTS AS PER ATTACHED SKETCH	849		
4854	STRUCTURAL	NO FUTHER STRUCTURAL CHANGES.	849		

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✓ 5002	COLOURS	QTK - KITCHEN - FRIDGE WALL TO REVERT BACK TO ORIGINAL BROCHURE LAYOUT ***FRIDGE CENTRED WITH PANTRY ON EITHER SIDE  TWO TONE KITCHEN IN LIEU OF WRAPPED ARCHWAYS (#3561) AND IN LIEU OF LED LIGHTING IN MASTER, HOBBY ROOM AND POWDER	867		
✓ 5003		QTK - FAMILY - BASE CABINETS ON EITHER SIDE OF FIREPLACE 12 INCHES DEEP WITH MATCHING TOP AS PER PLAN	867		
✓ 5004	COLOURS	QTK - MINI BAR & WINE CELLAR - SINGLE FLOATING SHELF AS PER PLAN	867		
✓ 5005	COLOURS	QTK - MASTER ENSUITE - ISLAND IN DRESSING ROOM ONLY WITHLAMINATE TOP AS PER PLAN	867		
✓ 5006	COLOURS	KITCHEN FRAMING - 3 PANEL WAFFLE IN CEILING - SEE SKETCH  **HOMEOWNER DECLINED BUILDING DOWN BULKHEAD ANY FURTHER	867		
✓ 5007	COLOURS	DINING ROOM - 4 PANEL WAFFLE **DINING ROOM INCLUDES STANDARD PLASTER MOULDING  DEN - 4 PANEL PLASTER MOULDING DETAIL ONLY (NO WAFFLE) **DETAIL STYLE OF THE MOULDING IS LIKE 51 IN PARLOUR	867		
✓ 5008	COLOURS	RAILINGS - SINGLE SPOON WITH ALT DOUBLE SPOON	867		
✓ 5009	COLOURS	DELETE OUTDOOR MINI BAR - ITEM #3548	867		
✓ 5010	COLOURS	DELETED ITEM #3597	867		
✓ 5011	COLOURS	TRIM - UPGRADE 2 STEP	867		

# ANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	SINGLE SPOON WITH ALT/DOUBLE SPOON			
Main to Basement Railing Details:	SINGLE SPOON WITH ALT/DOUBLE SPOON			
TRIM				
Casing/Baseboards	UPGRADE 2 - STEP STYLE			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	INTENSE WHITE	Master Beds	INTENSE WHITE	
Living Room	INTENSE WHITE	Bedroom 2	INTENSE WHITE	
Dining Room	INTENSE WHITE	Bedroom 3	INTENSE WHITE	
Family/Great room	INTENSE WHITE	Bedroom 4	INTENSE WHITE	
Den/Study	INTENSE WHITE	Master Ens.	INTENSE WHITE	
Main/Upper Hall	INTENSE WHITE	ALL BATHS	INTENSE WHITE	
Laundry	INTENSE WHITE			
Powder Room	INTENSE WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
ENS 2	STANDARD			
ENS 3	STANDARD			
ENS 4	STANDARD			
LAUNDRY	STANDARD			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE	STANDARD			
WATERLINE to Fridge	STANDARD			
Hood Fan Venting SIZE	STANDARD			
ELECTRICAL for Built-in Oven	N/A			
ELECTRICAL for Built-in Micro / OTR	N/A			
ELECTRICAL for Gas Stove / Cooktop	N/A			
ELECTRICAL for Bar Fridge				
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		S.S.	AS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		S.S.	AS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		S.S.	AS	
SITE:	CASTLES	LOT: 57		
PURCHASER(S):	ALI SEPEHRI FARD SHERRY SHAHANGIAN		<div>  <div> Purchaser Signature Date </div> </div> NOV 14 2016	
HOME #/CELL #			<div>  <div> Purchaser Signature Date </div> </div> NOV 14 2016	
EMAIL:				
DÉCOR NOTES			<div>  <div> Décor Consultant Signature Date </div> </div> NOV 14 2016	
<div> <div>  </div> <div> 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. </div> </div>				
*** PAGE 2 OF 2 ***		<div> <div>  <div> Vendor Signature Date </div> </div> NOV 15 2016 </div>		



ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	1501 FIBREBOARD - IVORY	3487-160	KOTA BROWN			
Island	2503 SMOKEHOUSE MAPLE	3487-160	KOTA BROWN			
Servery	2503 SMOKEHOUSE MAPLE	3487-160	KOTA BROWN			
FAM. BUILTINS/MINI BAR	2503 SMOKEHOUSE MAPLE	3487-160	KOTA BROWN			
Master Ensuite	2503 PINENUT MAPLE	200SC	BOTTOCINO MARBLE			
Master DRESSING ISLAND	1501 FIBREBOARD - IVORY	3487-160	6699-46			
ENS 2	1023 DARK CHOCO. LAMINATE (ALUM EDGE)	3487-160	P948-CA			
ENS 3	1022 CHIOSTRO LAMINATE	3487-160	7735-58			
ENS 4	1022 COKALADA CROSSCUT LAMIANTE	3487-160	6698-46			
Powder Room	1501 FIBREBOARD - IVORY	3487-160	PERLATO			
Laundry	STD WHITE	200SC	STD WHITE			
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	ACROPOLIS IVORY 20 X 20					
Basement Foyer	ACROPOLIS IVORY 20 X 20					
Powder Room	APRICOT SERIES MARCO POLO IVORY 20 X 20					
Mud Room	BELINA CREAM 13 X 13					
Main Hall	HARDWOOD					
Kitchen Floor	HARDWOOD					
Breakfast Floor	HARDWOOD					
Kitchen Bk.Splash	TBD					
Laundry	MELINA IVORY 13 X 13					
Mstr Ensuite Floor	ACROPOLIS IVORY 20 X 20					
Mstr Ensuite Shower	ACROPOLIS IVORY 20 X 20					
Mstr Ens Tub Wall/Deck	FRESSTANDING					
Master Shower Floor	ACROPOLIS IVORY 20 X 20					
Master Shower Jamb	PERLATO					
ENS 2 Floor	BELINA GREY 13 X 13					
ENS 2 SHOWER WALL	BELINA GREY 8 X 10					
ENS 2 SHOWER FLOOR	WHITE 2 X 2 / PERLATO JAMB					
ENS 3 FLOOR	MELINA ICE 13 X 13					
ENS 3 WALL	MELINA ICE 8 X 10					
ENS 4 Floor	BELINA CREAM 13 X 13					
ENS 4 SHOWER WALL	BELINA CREAM 8 X 10					
ENS 4 SHOWER FLOOR	BONE 2 X 2 / JAMB PERLATO					
HARDWOOD / CARPET						
Living Room	VINTAGE OAK - JAVA 3-1/4"					
Dining Room	VINTAGE OAK - JAVA 3-1/4"					
Family/Great Room	VINTAGE OAK - JAVA 3-1/4"					
Den/Study/parlour/Library	VINTAGE OAK - JAVA 3-1/4"					
Kitchen/BREAK/SERV/HOBBY	VINTAGE OAK - JAVA 3-1/4"					
Main Foyer *(Waiver)	TILE					
Main Hall/MINI BAR/WINE	VINTAGE OAK - JAVA 3-1/4"					
Upper Hall	VINTAGE OAK - JAVA 3-1/4"					
Master Bedroom	VINTAGE OAK - JAVA 3-1/4"					
Bedroom 2	VINTAGE OAK - JAVA 3-1/4"					
Bedroom 3	VINTAGE OAK - JAVA 3-1/4"					
Bedroom 4	VINTAGE OAK - JAVA 3-1/4"					
FIREPLACES						
LOCATION	FAMILY / PARLOUR	Surround	CREAM MARFIL	MANTLE	NF8	
LOCATION	MASTER	FIREPLACE	L-38	MANTLE	N/A	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES	Moulding	102 & SEE EXTRAS			
Bathroom Accessories	YES	location	DINING ROOM			
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				CASTLES		
				57		

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.

6.S. A.S.

Purchaser Initial Vendor



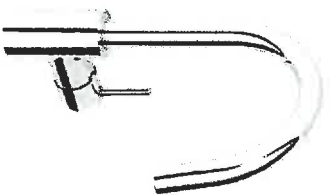
\*PRICES ARE SUBJECT TO CHANGE WITHOUT NC E.O.E.

## GROHE STANDARDS (Baypoint) Castles

\*\* Applicable as per Plan \*\*

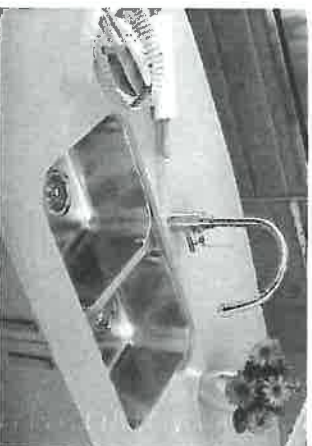
### STANDARD FAUCETS

#### KITCHEN FAUCET

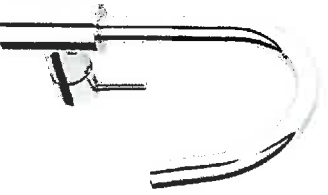


Concetto  
Pull down faucet  
32.665.000 Chrome

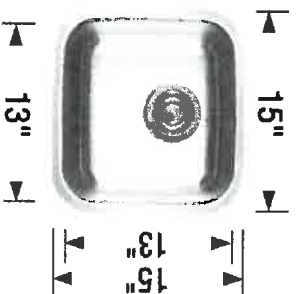
#### KITCHEN SINK



Blanco Essentials U2  
Undermount 31" x 18" x 8"  
400008 Stainless Steel



Concetto Bar Faucet  
Pull down faucet  
32.665.000 Chrome



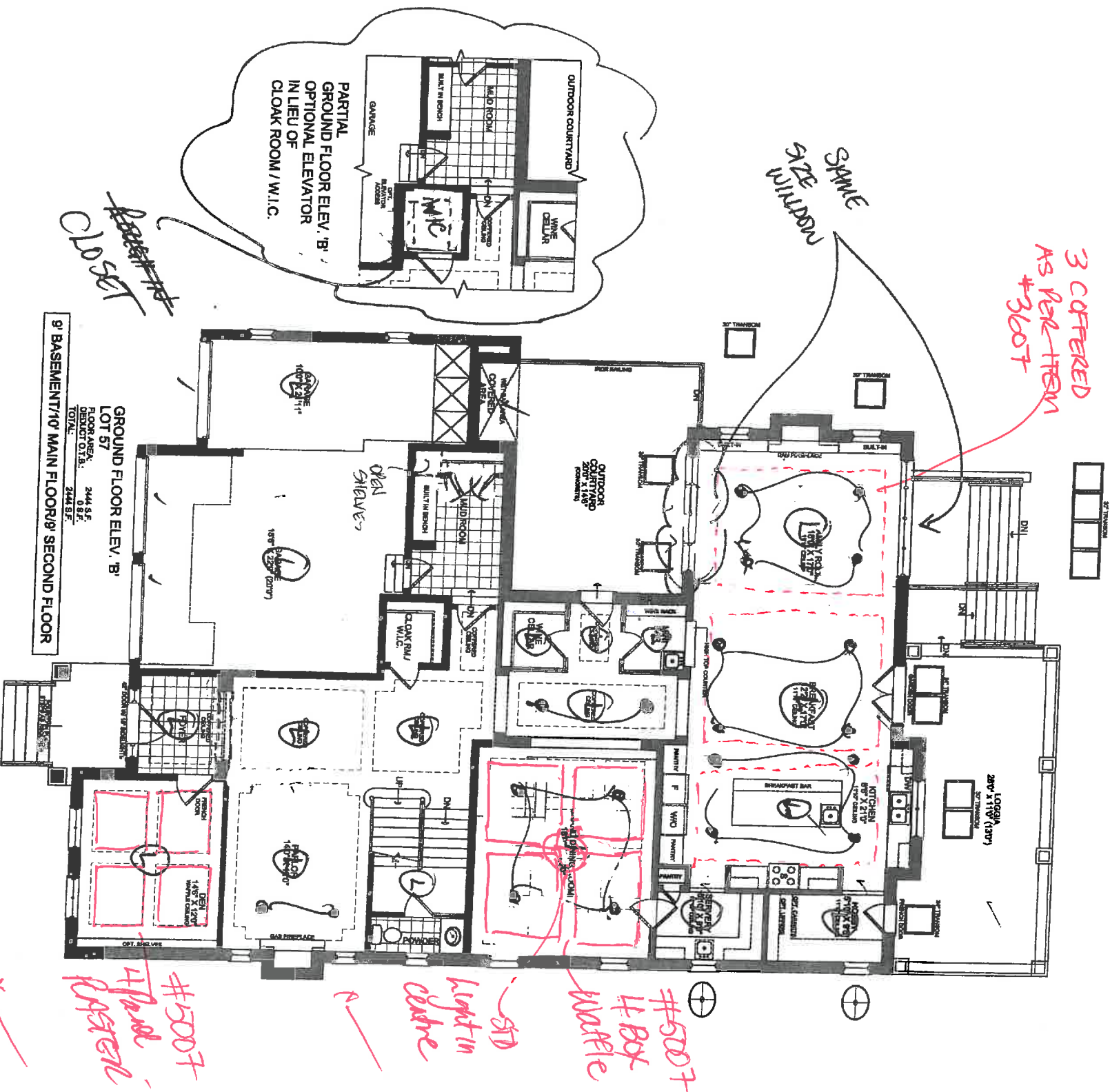
Blanco Stellar Ubar  
Undermount 15" x 15" x 6.5"  
401029 Stainless Steel

Servery  
(Island)  
Mini Bar.

57  
King  
Castles

Am Sederhi Farid A.E. Lot 57  
Shokofeh Shahangian S.S.

Ⓛ = STD  
Aligns  
● = POTS

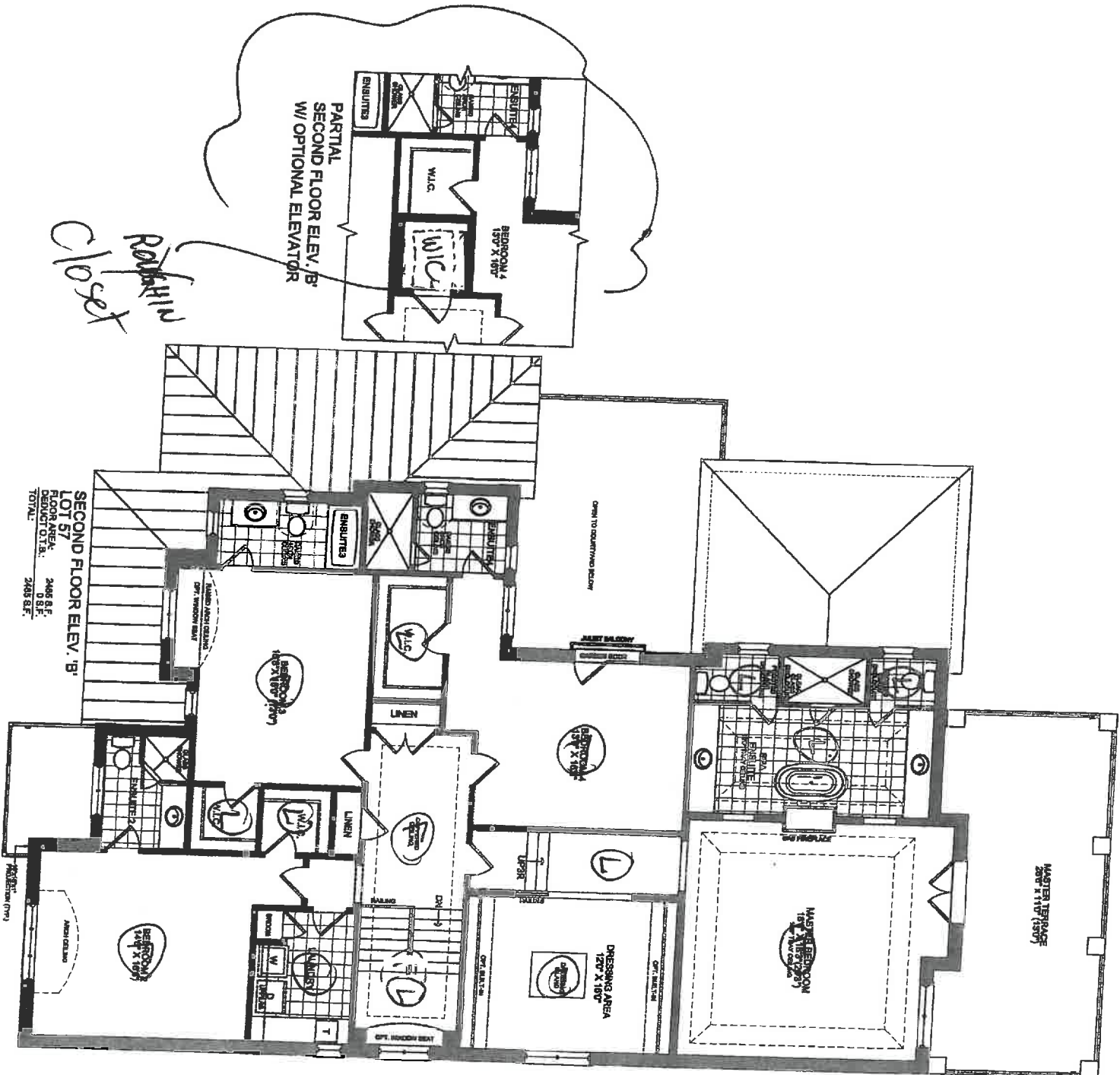


Page	2 OF 7	
Square Footage	5038 S.F.	
Model	LOT 57	
Lot Size	15.24M	
Project	THE CASTLES OF KING CITY	
Client	ZANCOR HOMES	
Scale	1/8" = 1'-0"	

RN design  
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ALI SEPEHRI FARD A.E.  
SHOKOFEH SHAHANGUJAT 57-S.S.

①-STN  
LIGHTS

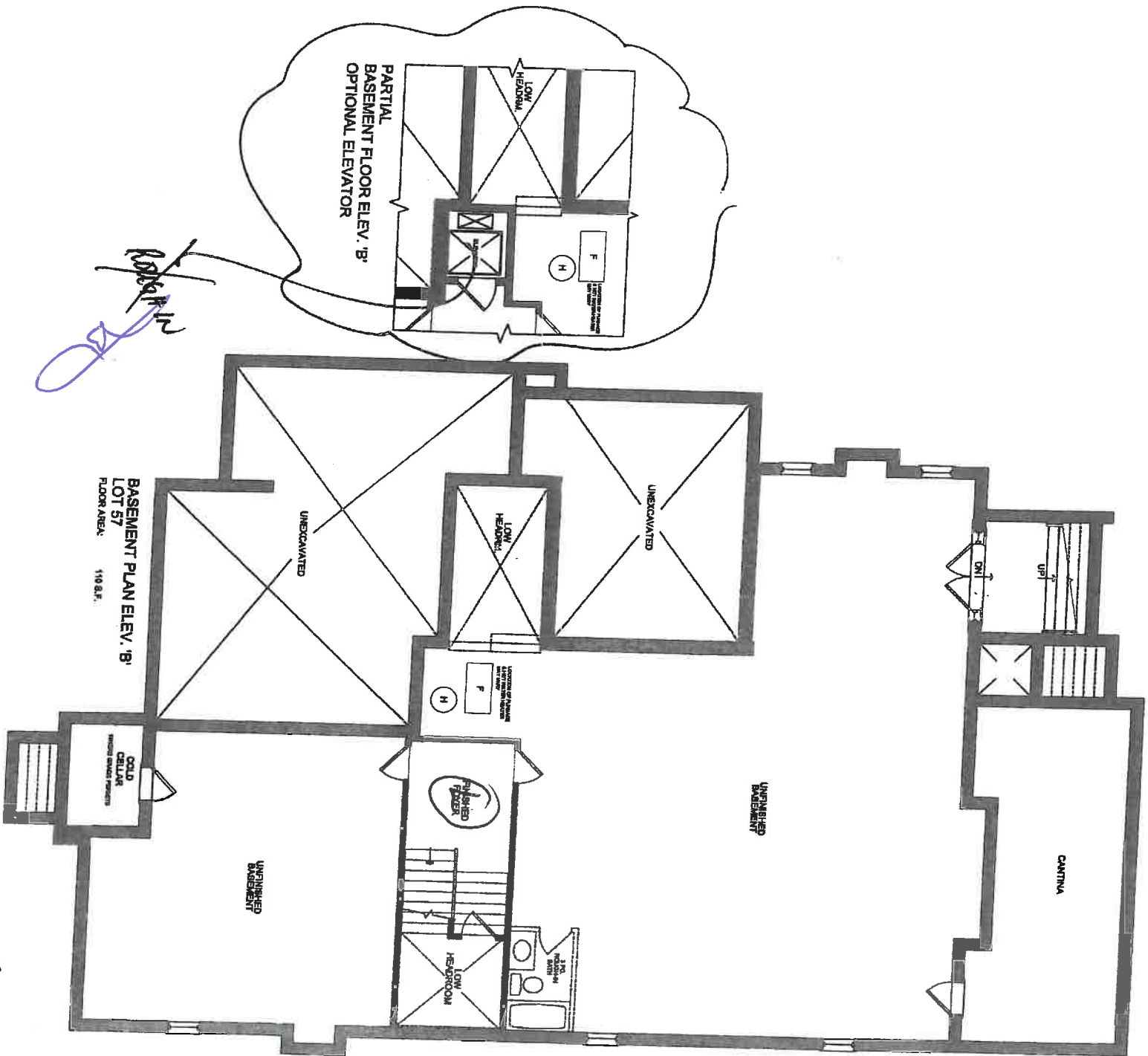


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Page	3 OF 7	
Square Footage	5038 S.F. INCL. 110 SF OF FIN. BASEMENT	
Model	LOT 57	
Lot Size	15.24M	
Project	THE CASTLES OF KING CITY	
Client	ZANCOR HOMES	
Scale	1/8" = 1'-0"	



Ali SEPEHRI Farid A.F.  
 SHOKOFEH SHAHANGLIAN LOT 57  
 S.S.



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Model	LOT 57	
Lot Size	15.24M	
Project	THE CASTLES OF KING CITY	
Client	ZANCOR HOMES	
Scale	1/8" = 1'-0"	
Issued	12011	
Project Number	12011	
1	JUNE-24-14	SMH
2	JULY 22-2014	VM
3	AUG-07-14	VM
4	SEP-30-14	PS
5	OCT-02-14	VM
7	MAR-28-15	JD
8	JAN-07-16	SB
9	MAR-08-16	SB

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Nov. 16/2019 - 10am

**ZANCOR HOMES  
CASTLES (NORTH)  
QUOTE / COLOUR SELECTIONS**

**LOT # 57**

**LOT # 57**

AREA	TILE SELECTION	UPGRADE LEVEL	QUOTE
Kitchen/Prep Area	HARDWOOD		
Foyer	20x30 Annapolis Ivory	std.	
Basement Foyer	20x30 Annapolis Ivory	std.	
Powder Room	20x20 Apicet Series Marabolo Ivory	std.	
Mud Room	13x13 Belina Cream	std.	
Laundry Room	13x13 Helena Ivory	std.	
Ensuite Bath Floor	20x30 Annapolis Ivory	std.	
Ensuite Bath Shower Walls	20x30 Annapolis Ivory	std.	
Ensuite Bath Shower Floor	20x30 Annapolis Ivory Cut as Needed		
Ensuite Bath Shower Frame	Perlate		
Bed 2 Bath Floor	13x13 Belina grey	std.	
Bed 2 Bath Shower Wall	8x10 Belina grey		
Bed 2 Bath Shower Floor	2x2 white		
Bed 2 Bath Shower Frame	Perlate		
Bed 3 Bath Floor	13x13 Helina Ice	std.	
Bed 3 Bath Tub Wall	8x10 Helina Carbon		
Bed 4 Bath Floor	13x13 Belina Cream	std.	
Bed 4 Bath Shower Wall	8x10 Belina Cream		
Bed 4 Shower Floor	2x2 Bone.		
Bed 4 Shower Frame	Perlate		
Bathroom Backsplash	CHIMNEY STYLE HOOD FAN: YES <input type="checkbox"/> (ADDITIONAL CHARGE) NO <input checked="" type="checkbox"/> ADDITIONAL EXTRAS / INSTRUCTIONS		
TOTAL FOR TILE UPGRADES			

Henry

Nov 10 2016

\_\_\_\_\_

**Purchaser(s) acknowledges that all pricing and/or selections are not final until reviewed, approved and accepted by the Builder**

APPOINTMENT: THURSDAY, OCTOBER 6, 2016 - 2:00 PM

ZANCOR HOMES  
CASTLES (NORTH)  
QUOTE / COLOUR SELECTIONS

PURCHASERS: ALI SEPEHRI FARD/SHERRY SHAHANGIAN

LOT #: 57

EDEN (50-07)

KITCHEN COUNTERTOP <small>(Price based on standard layout additional charge may apply)</small>	Edge:		
	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE		
POWDER ROOM VANITY TOP (Stnd. Marble Included in deal)	Polato	Edge:	std.
ENSUITE BATH VANITY TOP <small>(Stnd. Marble Included in deal)</small>	Boticino	Edge:	std.
BED 2 BATH VANITY TOP		Edge:	
BED 3 BATH VANITY TOP		Edge:	
BED 4 BATH VANITY TOP		Edge:	
TOTAL FOR COUNTERTOP UPGRADES			

PURCHASER'S SIGNATURES:

DATE:

A.V. CLASSIC REPRESENTATIVE:

Purchaser(s) acknowledges that ALL countertop prices are based on standard model layouts  
revision to price may be made once final layouts are received

**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 Castles LOT 57 DATE Nov 14/16





# APPLIANCE SPEC INFORMATION SHEET

2045T

STE & LOT:

57 Castles

DATE:

Nov 14/16

SITING:

☐

Standard

☐

Reverse

## RANGE

☐

30" (STD)

☐

36"

☐

48"

☐

GAS

☐

COOKTOP (APRON)

☐

COOKTOP (DROPIN)

☐

AMPS

☐

AMPS

☐

AMPS

☐

STANDARD OPENING 36" X 72"

☐

BUILT IN FRIDGE

☐

WATERLINE REQUIRED

☐

PANELLED/ INTEGRATED

☐

FLUSH INSET

## REFRIGERATOR

## WALL OVENS

☐

30"

☐

SINGLE

☐

DOUBLE

☐

STEAM OVEN

☐

WARMING DRAWER

☐

AMPS

☐

AMPS

☐

AMPS

☐

BUILT IN MICRO

☐

MICRO TRIM KIT

☐

OVER THE RANGE

☐

AMPS

☐

MODEL

☐

AMPS

## MICROWAVES

## HOOD FANS

☐

CHIMNEY (CENTRE VENT)

☐

UNDER CABINET

☐

FLUSH INSET

☐

6 INCH (STD)

☐

8 INCH

☐

10 INCH

## DISHWASHER

☐

24" (STD SIZE)

## LAUNDRY

☐

FRONT LOADING SIDE BY SIDE

☐

STACKABLE

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

**NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs not received, DUE BY:

Appliance Specs RECEIVED

ALL STD

Purchaser Signature

*[Signature]*

Date

Nov 14/16

Purchaser Signature

*[Signature]*

Date

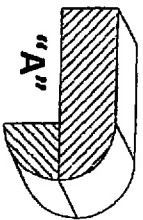
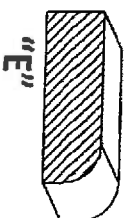
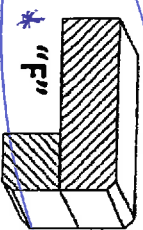
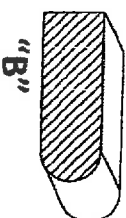
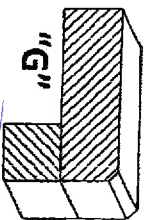
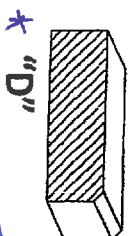
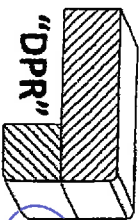
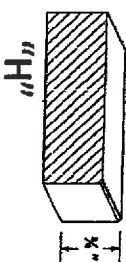
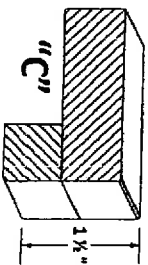
Nov 14/16

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE) *Castles*

STANDARD

*Kitchen*

*Baths*



*AS.*  
*SS.*

UPGRADES

