

ANGUS SOUTH

[illegible]

Jan
Wed

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD MOSAIC OAK TIMBER GREY	H500BC	VENETIAN IVORY 4928-38	STD		
Island	STD MOSAIC OAK TIMBER GREY	H500BC	VENETIAN IVORY 4928-38	STD		
Master Ensuite	STD SHAKER OAK EXPRESSO - STAIN	H700BC	VENETIAN IVORY 4928-38	STD		
Main	STD SHAKER OAK EXPRESSO - STAIN	H700BC	KALAHARI TOPAZ 458K-07	STD		
Laundry	N/A					
TILES						
Main Foyer	GRECO BEIGE 13 X 13		INSERTS	THRESHOLDS		
Powder Room	GRECO BEIGE 13 X 13					
Main Hall	N/A					
Kitchen Floor	GRECO BEIGE 13 X 13					
Breakfast Floor	GRECO BEIGE 13 X 13					
Kitchen Bk Splash	N/A					
Laundry	MELENA IVORY 13 X13					
Mstr Ensuite Floor	MELENA IVORY 13 X13					
Mstr Ensuite Shower	MELENA IVORY 8 X 10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	BONE 2X2					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	MELENA IVORY 13 X 13					
Main Bath Tub Wall	MELENA IVORY 8 X 10					
HARDWOOD / CARPET						
Family/Great Room	LAMINATE LEXINGTON BUTTER RUM OAK - TL-21007					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	LAMINATE LEXINGTON BUTTER RUM OAK - TL-21007					
Upper Hall	STD - OPENING NIGHT COLLECTION - T21					
Master Bedroom	STD - OPENING NIGHT COLLECTION - T21					
Bedroom 2	STD - OPENING NIGHT COLLECTION - T21					
Bedroom 3	STD - OPENING NIGHT COLLECTION - T21					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF-17	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	YES	Location			N/A	
Purchaser has reviewed the colour chart				SITE & LOT		
				PINE RIVER SOUTH	1451	
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.				Purchaser Initial	Vendor	



FEB 02 2017

STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	

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

SITE:	PINE RIVER SOUTH	LOT:	145L
PURCHASER(S):	DIANA MAZZAFERRO ANGELO BALICE		
HOME #/CELL #	416-726-1861		
EMAIL:	dmazzaferro@mitek.ca		
DÉCOR NOTES	 Purchaser Signature		
	 Date		

Any upgrades in the colour chart must be accompanied with a PES.



Décor Consultant Signature _____ Date _____

EEB 02 7m7

Date _____

THE CHERRY

[Unit 3003]

1675 sq. ft.
Elev. A

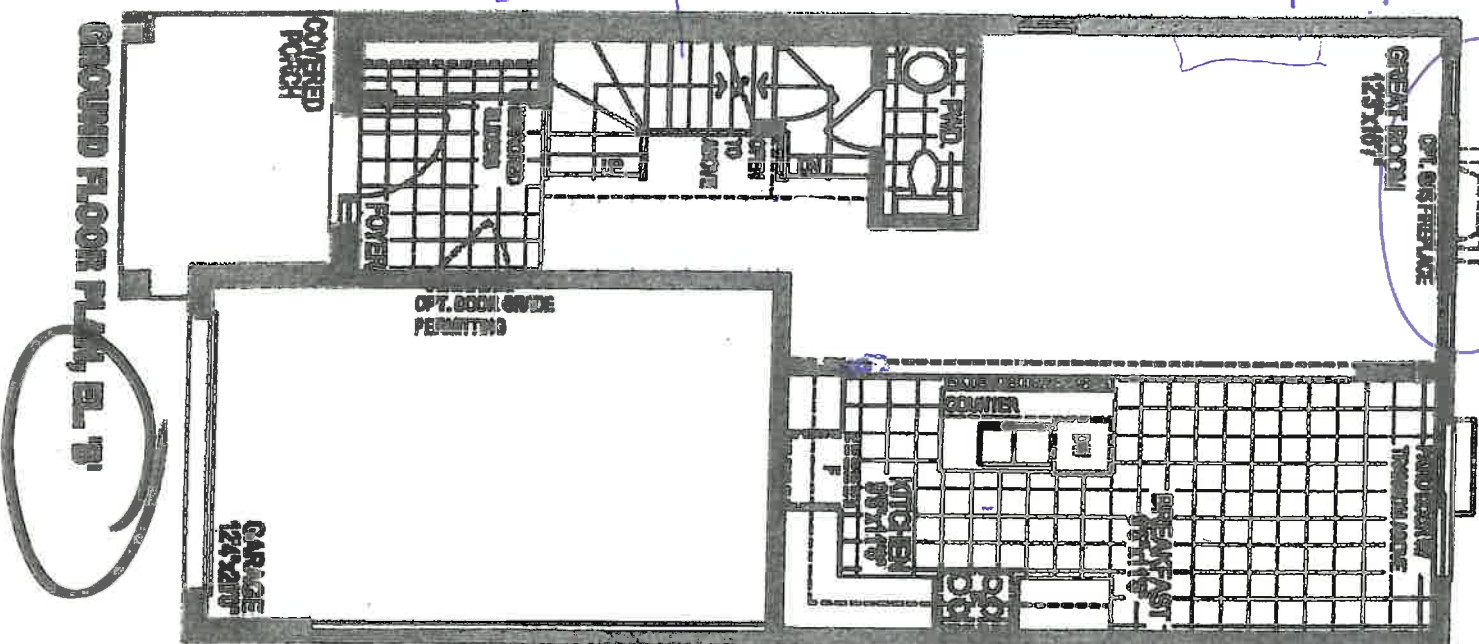
1700 sq. ft.
Elev. B

1700 sq. ft.
Elev. C

Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage main door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O.E. [3003]

STB
FIREPLACE
BUMP OUT
w/ MANTLE

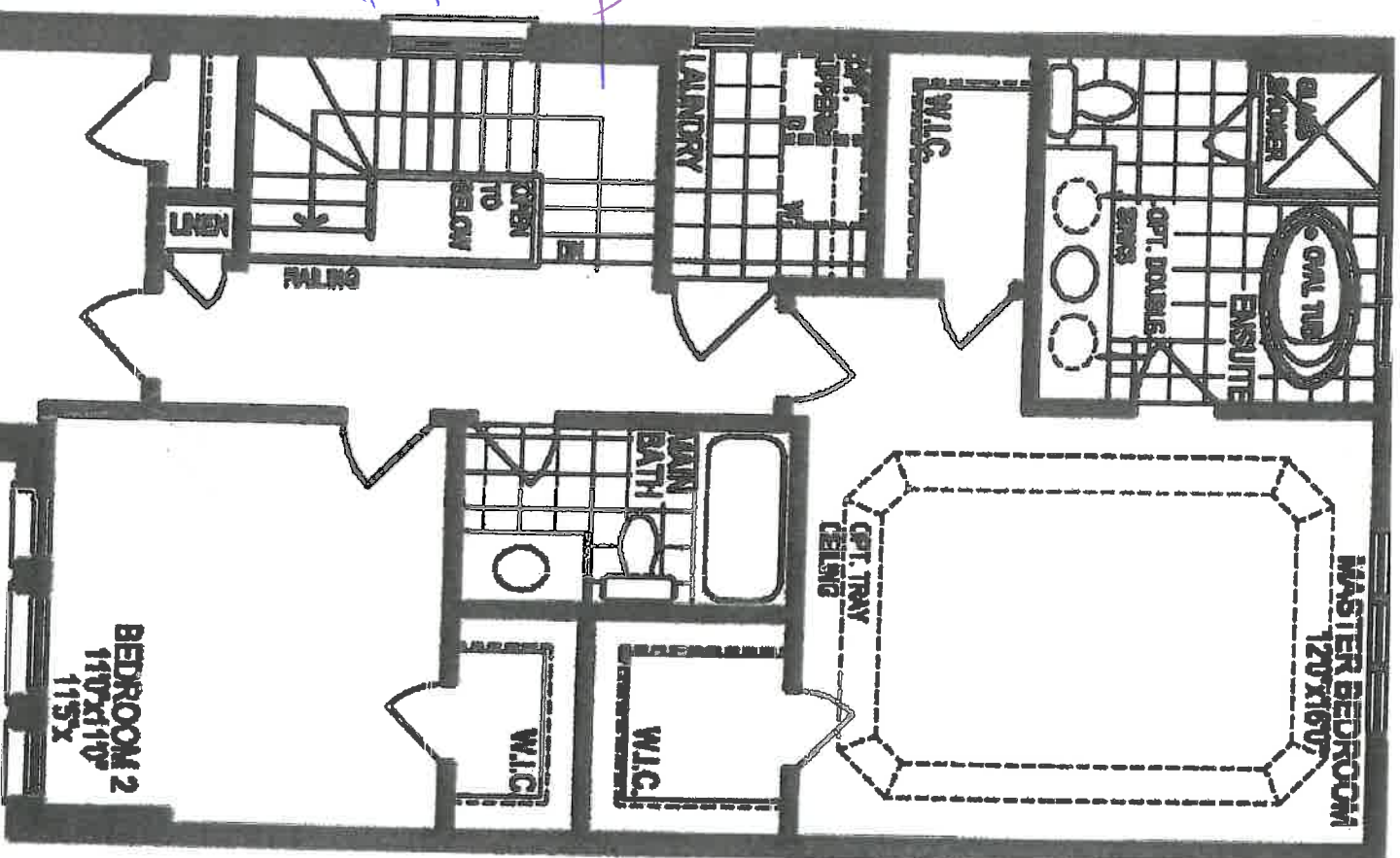
DRILL
STAIRS
12x12x10
OF CHAIR
OF CHAIR



GROUND FLOOR PLAN, BL. B

LOT 1452

FEB 02 2017



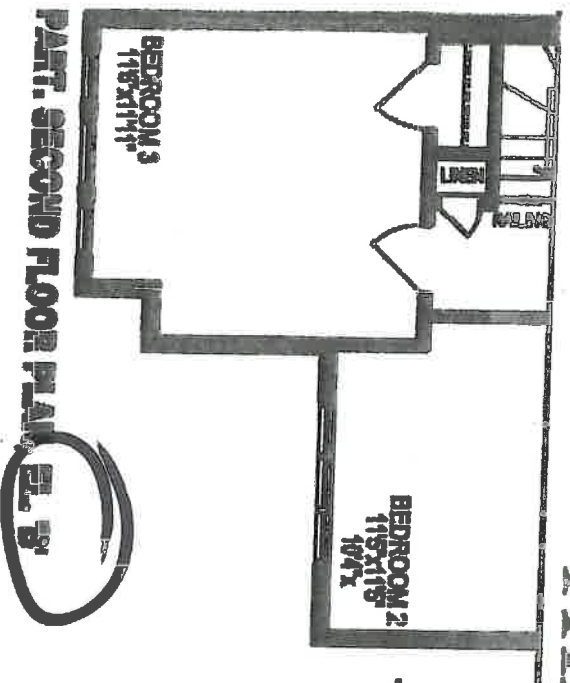
SECOND FLOOR PLAN, ELEV. B

THE CHERRY

[Unit 3003]

1700 sq. ft.
Elev. B

1700 sq. ft.
Elev. C

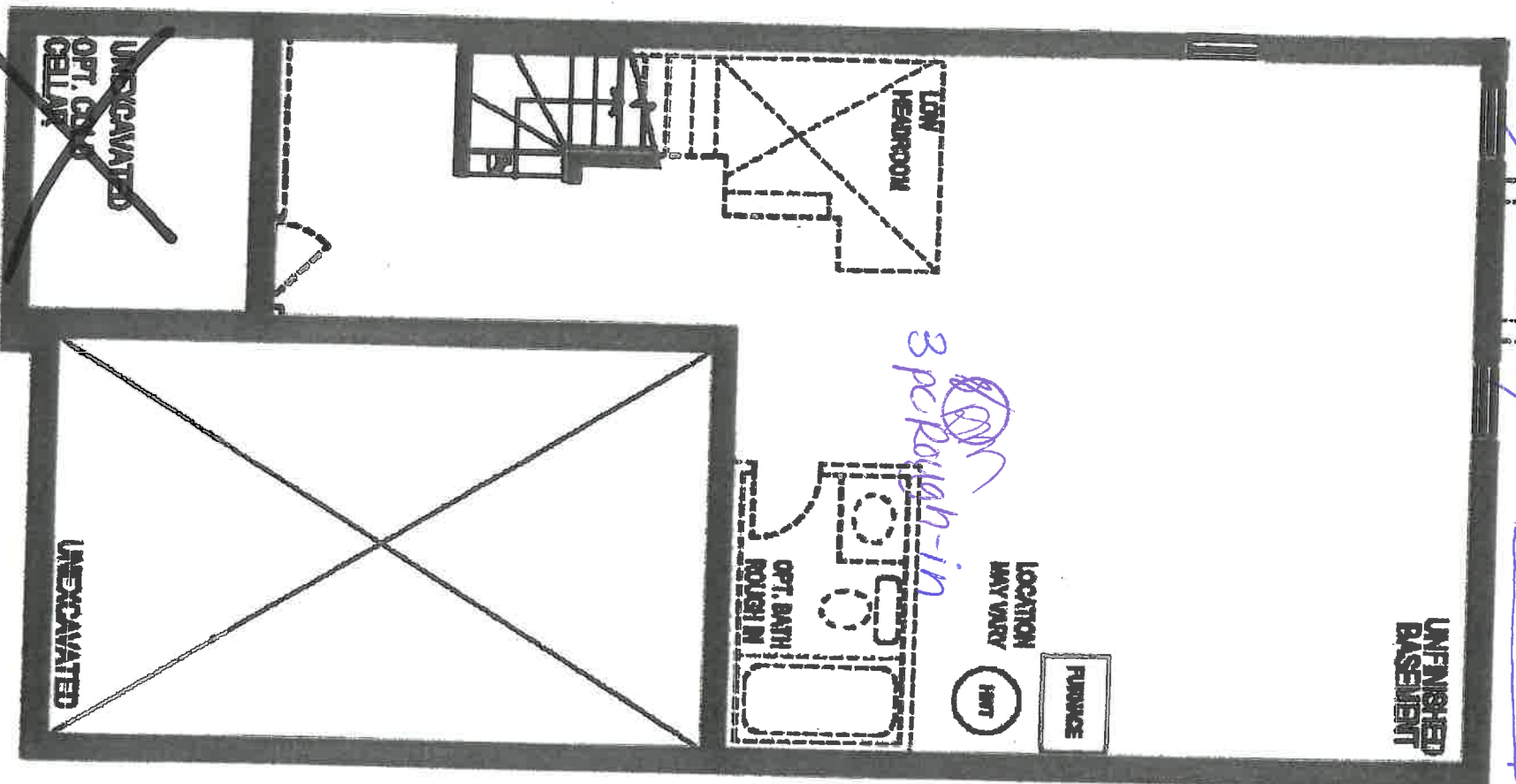


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LOT 145L

THE FIVE

Rear only



~~BASEMENT PLAN, ETC.~~

THE CHERRY

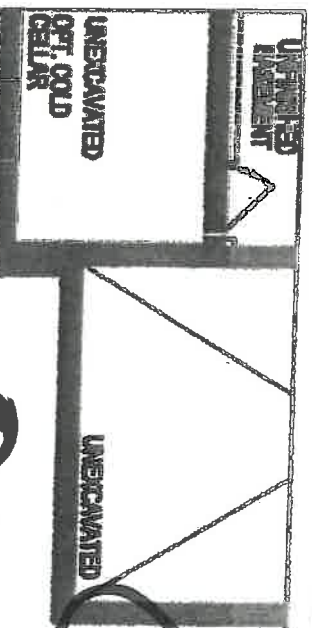
Unit 3003]

1700 sq. ft.

Elev. B

1700 sq. ft.

Elev. C



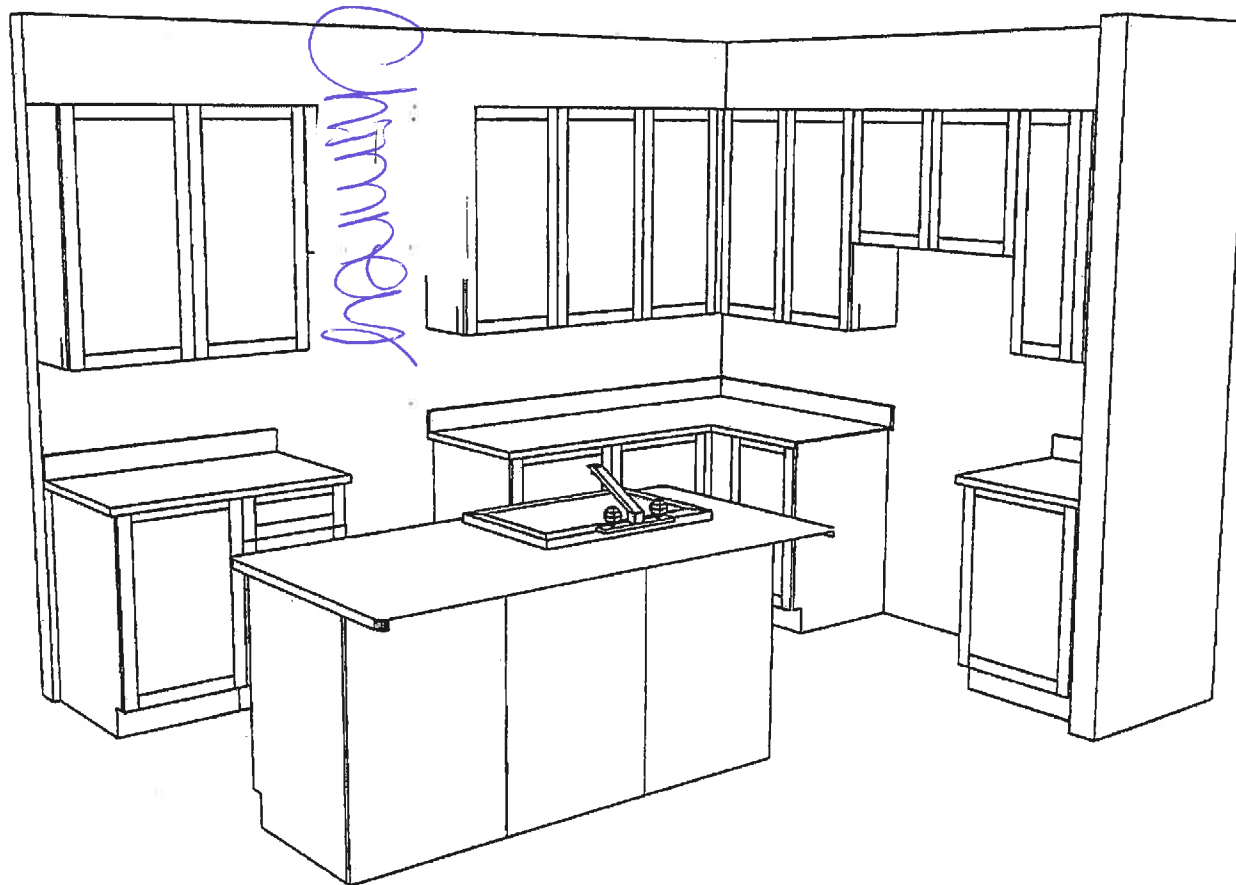
ART BASEMENT PLANNING

FEB 02 2017

Lot 1451

LOT 145L Pine River South

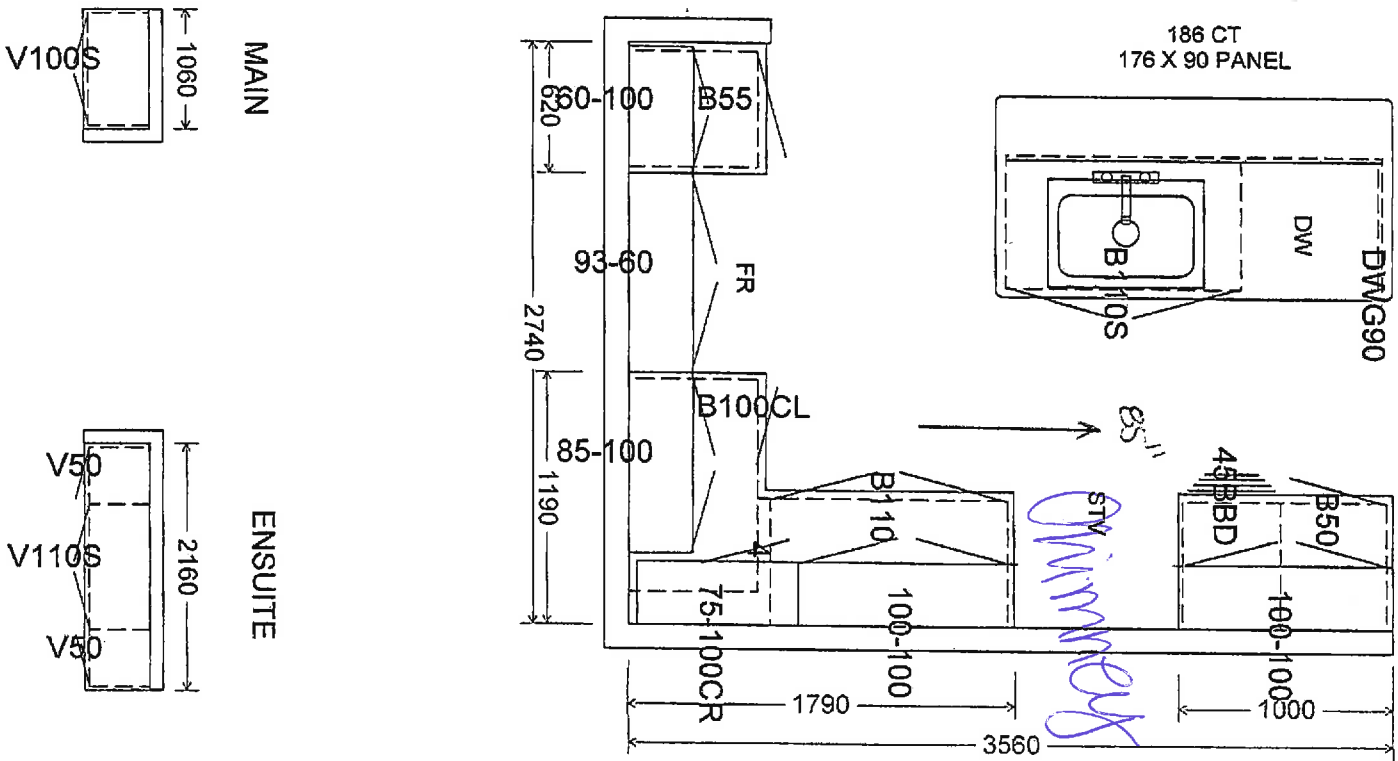
3003



FEB 02 2017

② LOT 145 L Pine River South.

NEW IMAGE KITCHENS INC			
Scale	Approved by	Drawn by	VINCE
Date: 6/7/16	Reviewed		
ZANCOR HOMES		Drawing number	
ANGUS SOUTH 3003			

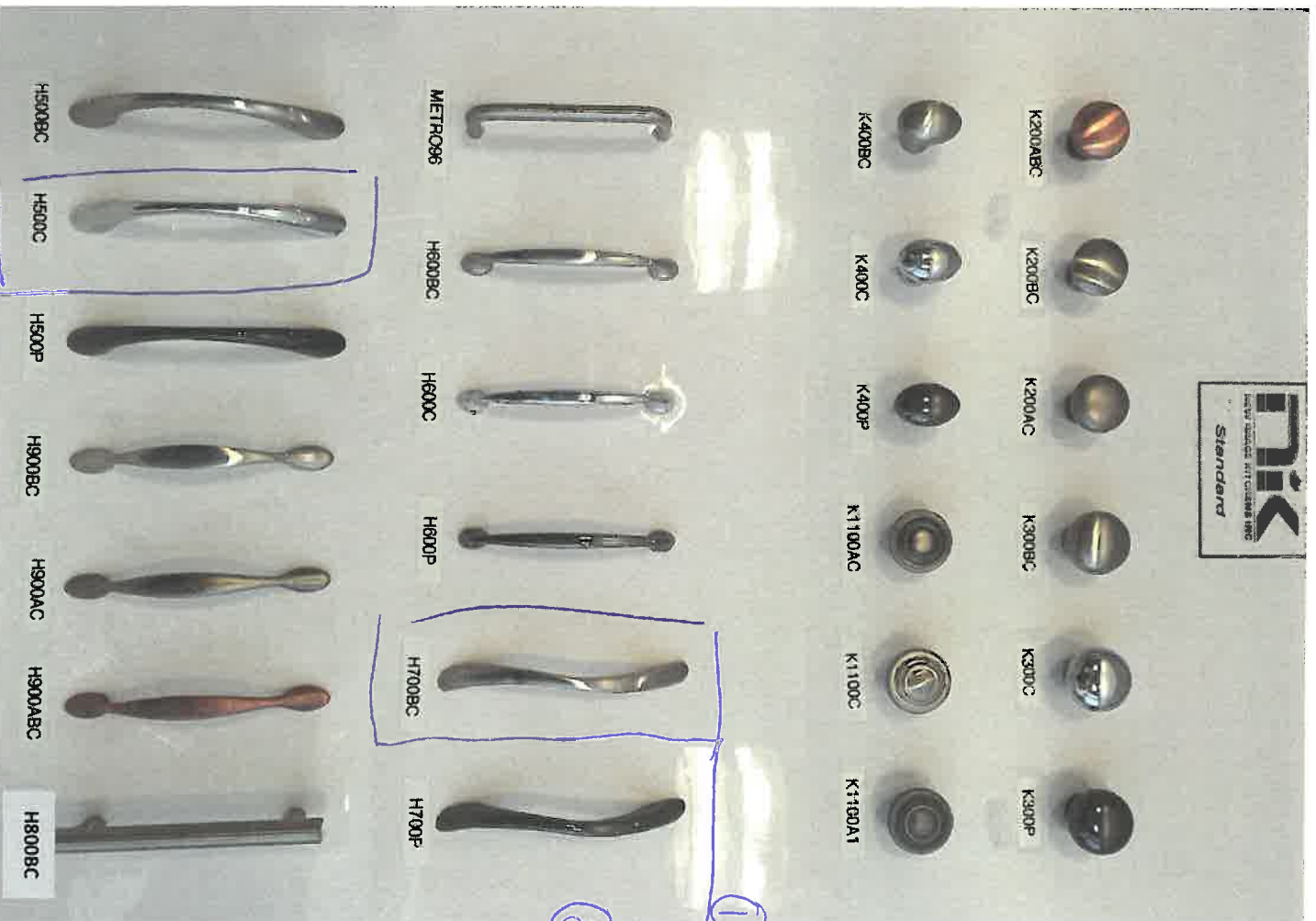


FEB 02 2017

LOT 1451 Pine River 501774

STANDARD CABINET HARDWARE

(New Image Kitchens)



① 801

① MASTER
end suite
② MAX 8777

③ Kitchen
f. 154411
① 801

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 absorberency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter.

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

SITE Free River Court

LOT 1456

DATE January 18, 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1451 Pine River Court

DATE:

January 18, 2017

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ AMPS

☐ MODEL

☐ AMPS

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 Manufacturer's 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 are DUE:

2 WEEKS FROM SIGNED DATE BELOW ~ Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs

RECEIVED

1451.

Purchaser Signature

Date

January 18, 2017

Purchaser Signature

Date

January 18, 2017