


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 24 ✓  Model Type & Elevation : 40-02 BAYBERRY ELEVATION B ✓ Purchasers Names : STEVEN O'CONNOR AND REBEKAH MANBAHADUR		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3-piece stainless steel kitchen appliances with white top-loading washer and dryer</i>	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	<i>Natural finish laminate flooring on main floor in non tiled areas as per plan- SEE ITEM #5</i>	-	Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	<i>Carpet Grade Stairs with Oak pickets- SEE ITEM #3 AND #5</i>	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan SEE ITEM #12</i>	-	Bonus Package
1/	MODIFY LAUNDRY RM/MUD RM MAIN FLOOR SEE SKETCH, INCLUDES ROUGH IN FOR WASHER + DRYER/WALK IN PANTRY TO REMAIN (SEE SKETCH) ** KEEP LAUNDRY RM FLOOR FLUSH WITH MAIN FLOOR	10-Jan-17	COLOURS
2/	ADD GARAGE DOOR IF GRADE PERMITS (LOCATION OF DOOR MAY VARY) <b>RELOCATE TO FLUSH ENLARGED WALK-IN PANTRY WITH 3 RISERS INTO GARAGE.</b>	10-Jan-17	COLOURS
3/	OAK STAIRCASE IN LIEU OF CARPET	10-Jan-17	COLOURS
4/	RAILINGS - UPGRADE #3 IRON PICKETS	10-Jan-17	COLOURS
5/	LAMINATE - UPGRADE LAMINATE FLOORING TO BE STAINED ***INCLUDES STAIN ON STAIRS	10-Jan-17	COLOURS
6/	KITCHEN/BREAKFAST - STAINED LAMINATE FLOORING	10-Jan-17	COLOURS
7/	ELECTRICAL - SHIFT STD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	10-Jan-17	COLOURS
8/	CABINETS - UPGRADE #1 KITCHEN CABINETS	10-Jan-17	COLOURS
9/	CABINETS - UPGRADE #1 MASTER ENSUITE VANITY	10-Jan-17	COLOURS
10/	CABINETS - UPGRADE #1 MAIN BATH VANITY	10-Jan-17	COLOURS
11/	CABINETS - ADD BANK OF VANITY DRAWERS IN MASTER ENSUITE	10-Jan-17	COLOURS
12/	MASTER ENSUITE - ADD FRAMELESS GLASS SHOWER IN LIEU OF FRAMED	10-Jan-17	COLOURS
13/	TILES - UPGRADE #1 WALL TILE IN MASTER ENSUITE	10-Jan-17	COLOURS
14/	TILES - UPGRADE #1 WALL TILE IN MAIN BATH	10-Jan-17	COLOURS
15/	TILES - UPGRADE #1 FLOOR TILE IN MASTER ENSUITE	10-Jan-17	COLOURS
16/	BATHROOMS - DELETE ALL BATHROOM ACCESSORIES	10-Jan-17	COLOURS

COLOURS  
JANUARY 10 2017

SM  
175

ZANCOR HOMES COLOUR CHART


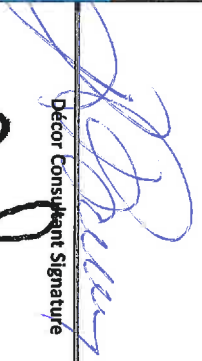

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE MDF WHITE UP # 1 ✓	K1100C DOORS ✓	ARGENTO ROMANO 6697-46 ✓			
Island	CAMBRIDGE MDF WHITE UP # 1 ✓	800BC DRAWERS ✓	ARGENTO ROMANO 6697-46 ✓			
Servery	NA					
Master Ensuite	CAMBRIDGE MDF WHITE UP # 1 ✓	K1100C DOORS ✓	ARGENTO ROMANO 6697-46 ✓			
Master Ensuite		800BC DRAWERS				
Main	CAMBRIDGE MDF WHITE UP # 1 ✓	K1100C DOORS	ARGENTO ROMANO 6697-46 ✓			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
		INSERTS	THRESHOLDS			
Main Foyer	GRECO CINZA 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13 ✓					
Mud Room	GRECO CINZA 13 X 13 ✓					
Main Hall	NA					
Kitchen Floor	NA					
Breakfast Floor	NA					
Kitchen Bk.Splash	NA					
Laundry	GRECO CINZA 13 X 13 ✓					
Mstr Ensuite Floor	NEW REEDS BROWN 13 X 13 UP # 1 ✓		BIAN CARR ✓			
Mstr Ensuite Shower	WEAVE WHITE 8 X 10 UP # 1 ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	NEW REEDS BROWN 13 X 13 UP # 1 ✓		BIAN CARR ✓			
Main Bath Tub Wall	WEAVE WHITE 8 X 10 UP # 1 ✓					
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET/LAMINATE						
Living Room	NA					
Dining Room	NA					
Family/Great Room	LEXINGTON MIDNIGHT OAK TL 21006 ✓					
Den/Study/parlour/Library	NA					
Kitchen/BF *(Waiver)	LEXINGTON MIDNIGHT OAK TL 21006 ✓					
Main Foyer *(Waiver)	NA ✓					
Main Hall By Stairs	LEXINGTON MIDNIGHT OAK TL 21006 ✓					
Upper Hall	PERFORMA 111 RUSTIC WOOL # 6590					
Master Bedroom	PERFORMA 111 RUSTIC WOOL # 6590					
Bedroom 2	PERFORMA 111 RUSTIC WOOL # 6590					
Bedroom 3	PERFORMA 111 RUSTIC WOOL # 6590					
MEDIA ROOM	PERFORMA 111 RUSTIC WOOL # 6590					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MAINTLE	NA	
PLASTER MOULDING						
MIRRORS & ACCESSORIES	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL BATHROOMS	location	NA			
Purchaser has reviewed the colour chart						
SITE & LOT						
***FOR TRADE USE***						
ANGUS SOUTH			LOT 24			

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

ZANCOR HOMES COLOUR CHART

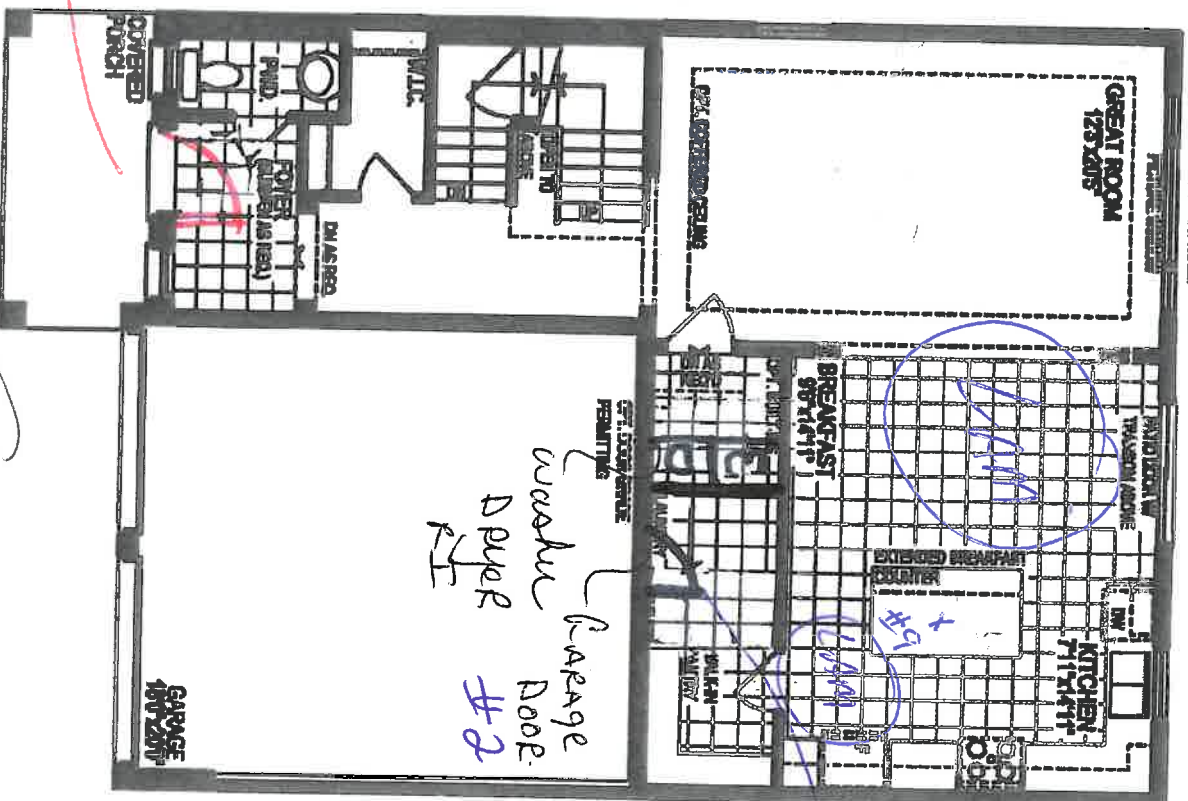
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH MIDNIGHT OAK		
White Paint Req'd	NA		
Main to 2nd Railing Details:	METAL SINGLE COLLAR/ALT PLAIN 2 3/4" GROOVED HANDRAIL 3 1/4" SQUARE OAK POSTS UP #3		
Main to top of Basement door Railing	METAL SINGLE COLLAR/ALT PLAIN 2 3/4" GROOVED HANDRAIL 3 1/4" SQUARE OAK POSTS UP #3		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	NA	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	media Room	BIRCH WHITE
Den/Study	NA	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
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 BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	60"		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
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			
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: ANGUS SOUTH	40-2 BAYBERRY-B	LOT: 24	
PURCHASER(S):	Steven O'Connor Rebekah Manbahadur		
HOME #/CELL #	416 832-3411		
EMAIL:			
DÉCOR NOTES			
***FOR TRADE USE***			
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 Signature Date 12/01/16	
		 DÉCOR Consultant Signature Date JAN 10 2017	
*** PAGE 2 OF 2 ***		Vendor Signature Date	



# BAYBERRY 4002

Lot 24

1/16



#1 known  
marty / mud  
form  
→ mark in  
Pantry.

Garage  
Door  
#2

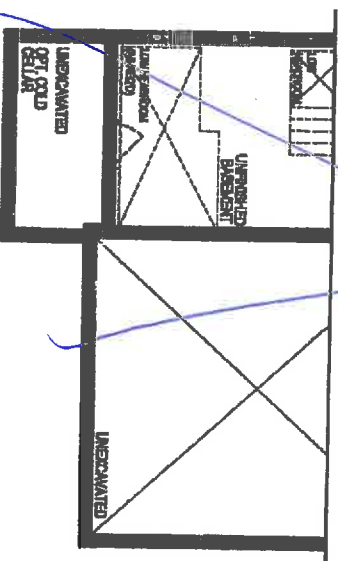
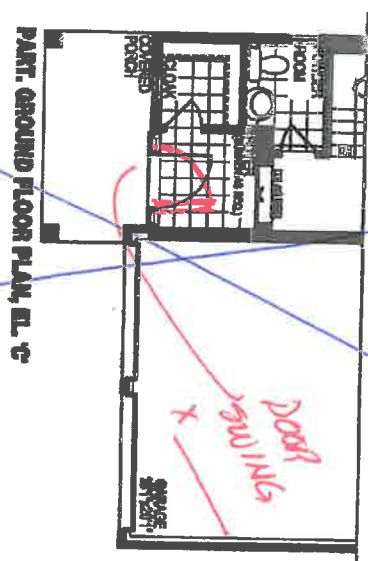
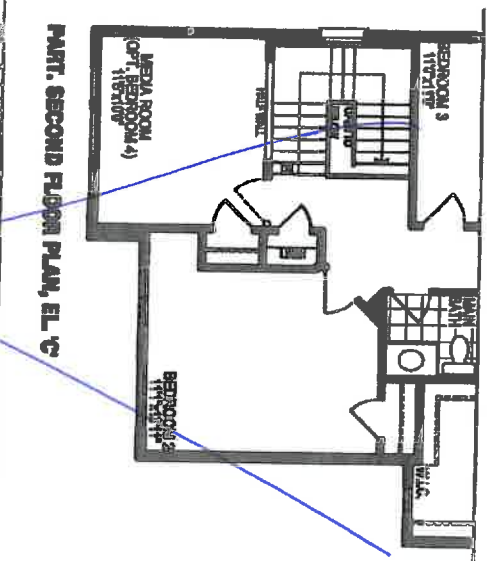
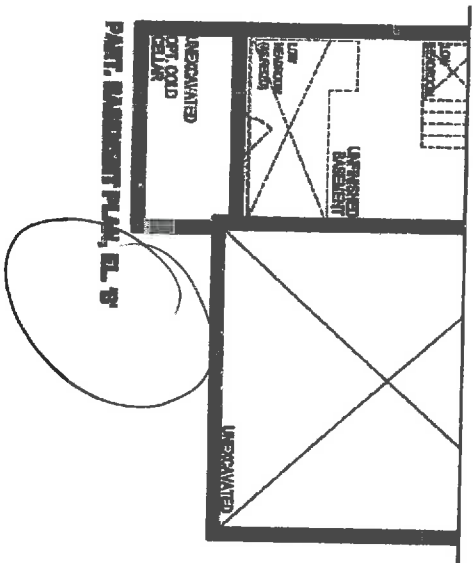
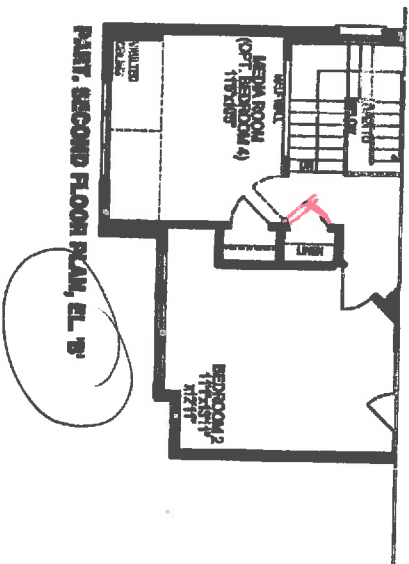
**GROUND FLOOR PLAN, EL. B'**



See partials for deviation B

BAYBERRY 4002

Lot 24  
Dec 13/16

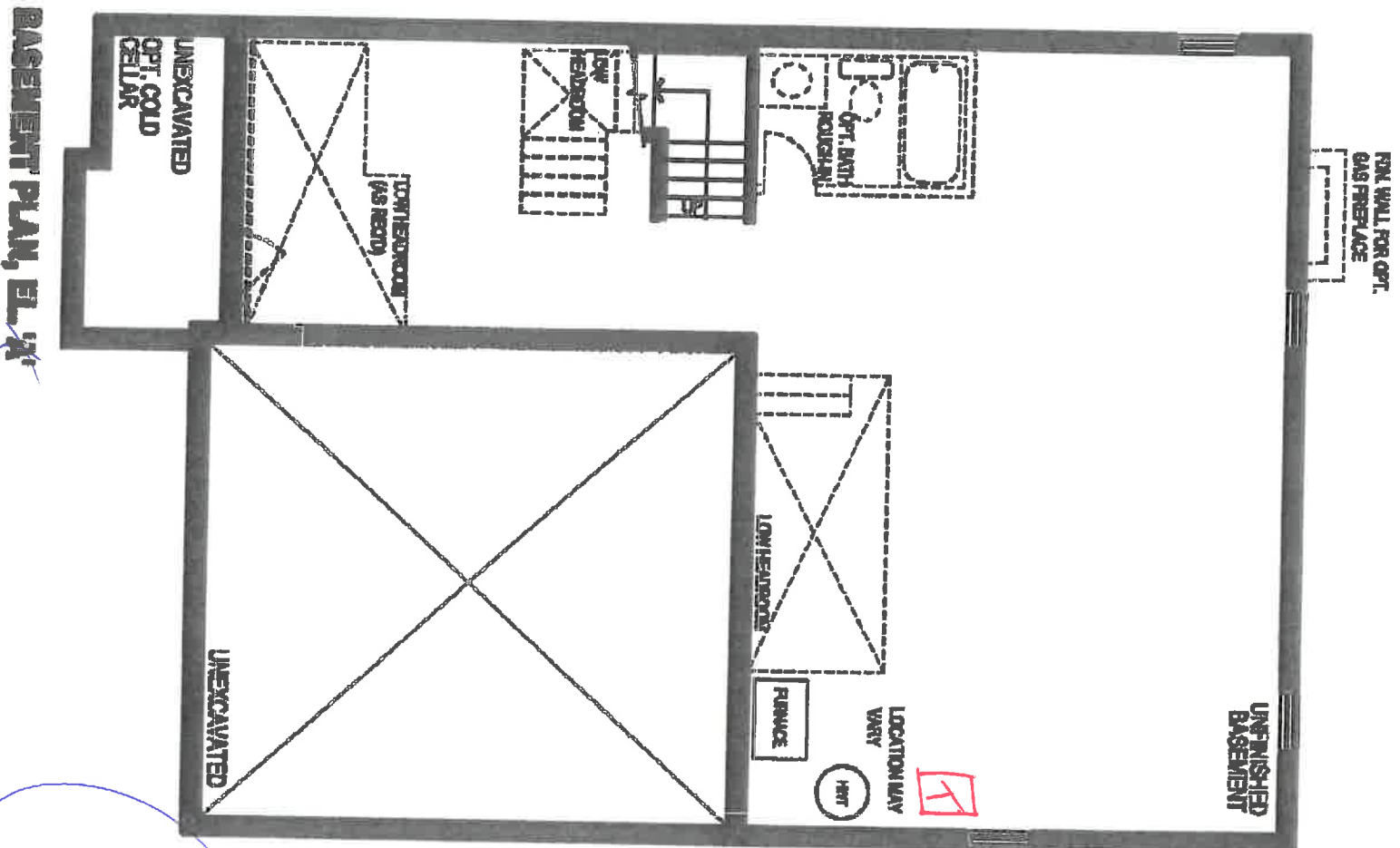


[Unit 4]  
2050 sq. ft. 2035;  
Elev. A Elev

Prices and specifications are subject to change. Sizes and location may vary. Location of furniture required at front entries, rear entries and garage floor space may vary from the stated floor area. Dimensions may change with style chosen. See renderings are effects o

See materials for elevations.

# BAYBERY 4002



Lab 24

Nov 23/16



Waco TX

# THE BAYBERRY

**[Unit 4002]**

2050 sq. ft. Elev. A	2035 sq. ft. Elev. B	2030 sq. ft. Elev. C

Elev. A

Elley, B.

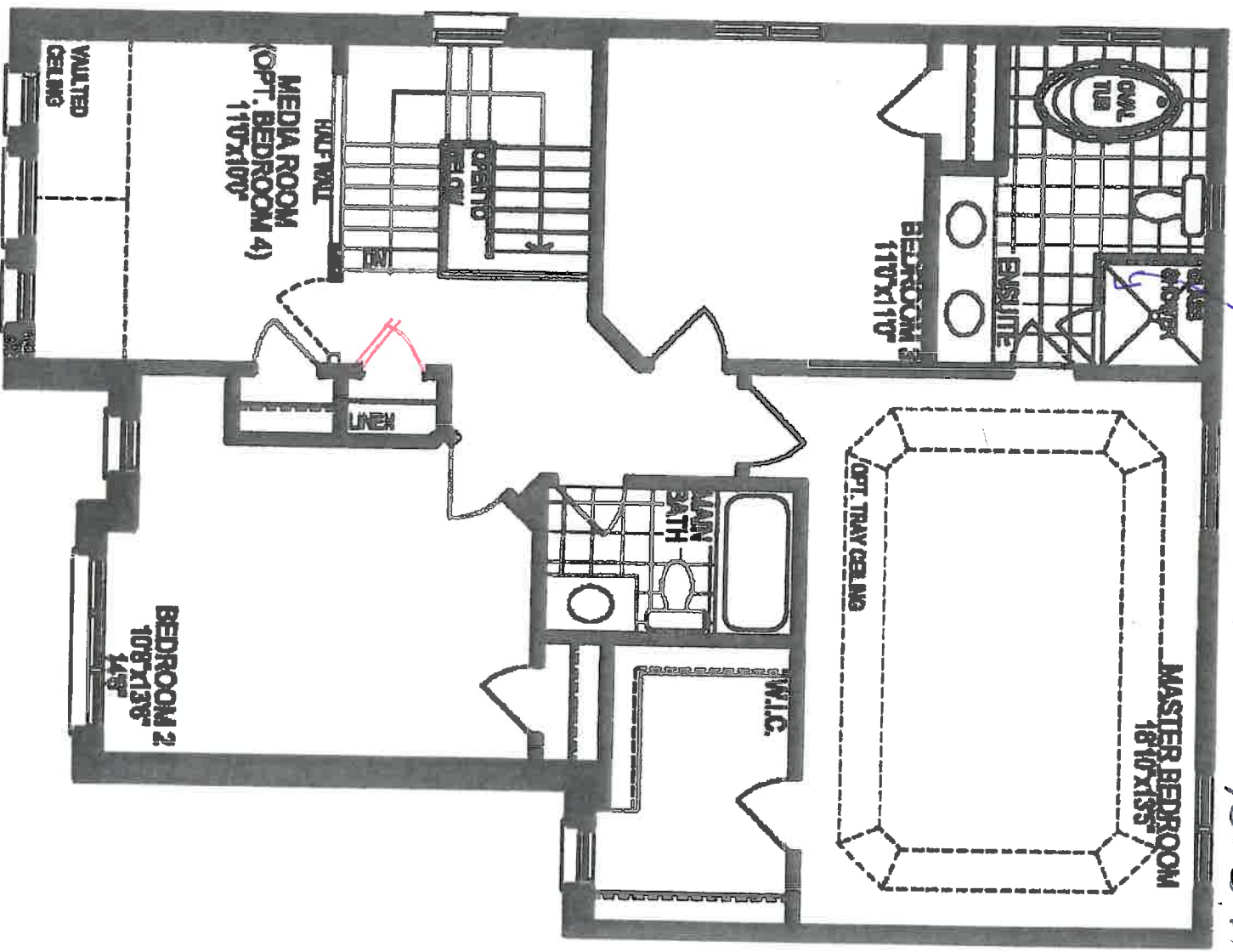
## Play C

Prices and specifications are subject to change without notice. Tile 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 man 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. [4002]

All parties for elections

BAYBERRY 4002

#15 FRAMELESS L6124  
GLASS FRONT Dec 1, 1/16



SECOND FLOOR PLAN, EL. 1

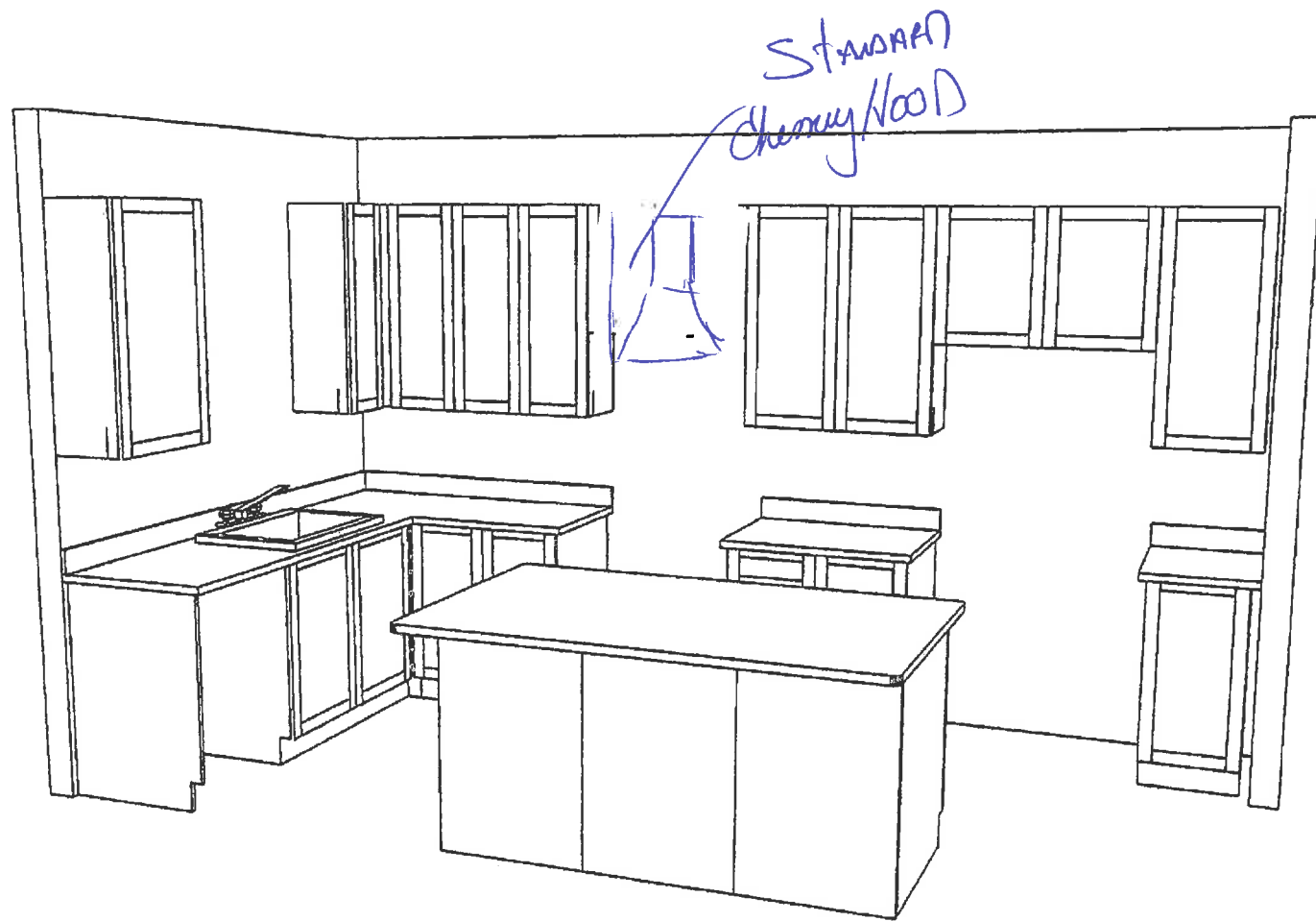
2nd fl  
all

Left B





4002



Lol 24  
Dec 1, 16.

James  
&

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Angus South 10124

DATE: NOV 24/16

SITING: ☐ Standard ☐ Reverse

## RANGE

- ☒ 30" (STD)  
☐ 36"  
☐ 48"  
☐ GAS  
☐ COOKTOP (APRON)  
☐ COOKTOP (DROPIN)

## REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"  
☐ BUILT IN FRIDGE  
☐ WATERLINE REQUIRED  
☐ PANELLED/INTEGRATED  
☐ FLUSH INSET

## WALL OVENS

- ☐ 30"  
☐ SINGLE  
☐ DOUBLE  
☐ STEAM OVEN  
☐ WARMING DRAWER

## MICROWAVES

- ☐ BUILT IN MICRO  
☐ MICRO TRIM KIT  
☐ OVER THE RANGE

## 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 \_\_\_\_\_

Purchaser Signature [Signature]

Date 2016/11/16

Purchaser Signature [Signature]

Date 2016/11/16

**INTERIOR FINISHES ACKNOWLEDGEMENT / 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 / LAMINATE FLOORING:** Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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.

**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 / LAMINATE 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 Angus South

LOT 24

DATE Dec 1/16