


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 122L Model Type & Elevation : 30-03 CHERRY ELEVATION A Purchasers Names : ALEXANDER KRONSHTEIN		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	<i>Natural finish laminate flooring on main floor in non tiles areas as per plan</i>	-	Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen (1) Master Bedroom</i>		Bonus Package
Included	3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS)		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE		INCL IN OFFER
1/	STANDARD COLOUR SELECTIONS	24-Mar-17	COLOURS
2/	APPLIANCES - 3 PIECE STAINLESS STEEL KITCHEN APPLIANCES WITH WHITE TOP LOADING WASHER AND DRYER	24-Mar-17	COLOURS

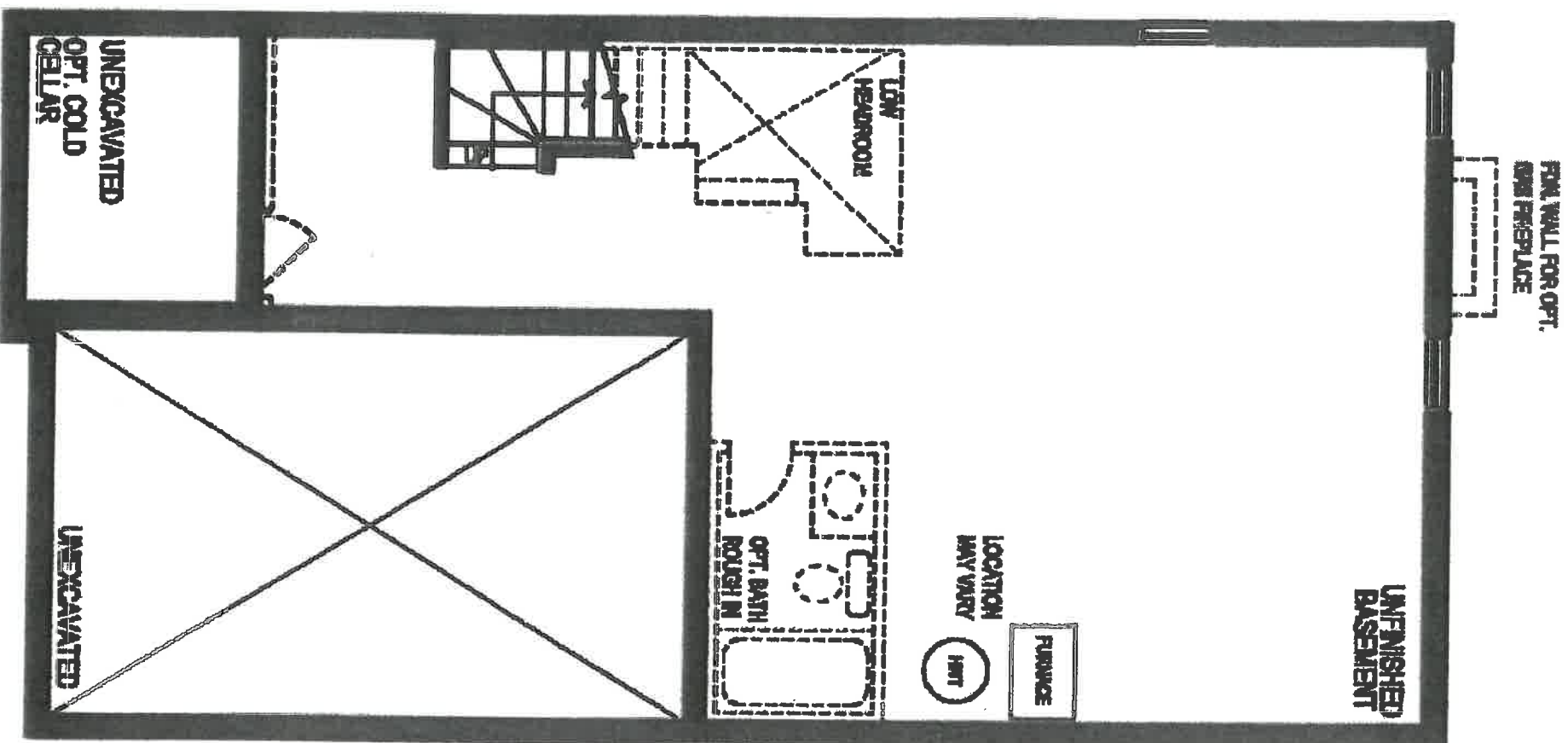
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA OAK MAYFLOWER BROWN PAINT	H800BC	AUTUMN CARNIVAL-18977K-52	STD		
Island	SIERRA OAK MAYFLOWER BROWN PAINT	H800BC	AUTUMN CARNIVAL-18977K-52	STD		
Master Ensuite	STD 300 SERIES PVC WHITE	H500C	CALCUTTA MARBLE-4925K-07	STD		
Main	STD CONT SLAB MDF VANILLA MILKSHAKE	H500C	ARGENTO ROMANO-6697-46	STD		
Twin						
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X13					
Powder Room	GRECO IVORY 13 X13					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13 X13					
Breakfast Floor	GRECO IVORY 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	BELLINA GREY 13 X13					
Mstr Ensuite Floor	BELLINA GREY 13 X13					
Mstr Ensuite Shower	BELLINA GREY 8 X 10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X2					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	BELLINA GREY 13 X 13					
Main Bath Tub Wall	BELLINA GREY 8 X10					
HARDWOOD / CARPET						
Great Room	STD 3 1/4" NATURAL HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD 3 1/4" NATURAL HARDWOOD					
Upper Hall	STD OPENING NIGHT CARPET -T18					
Master Bedroom	STD OPENING NIGHT CARPET -T18					
Bedroom 2	STD OPENING NIGHT CARPET -T18					
Bedroom 3	STD OPENING NIGHT CARPET -T18					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
LOCATION		Opt. Surround		N/A		
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				122L		
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.						
** PAGE 1 OF 2 **		Purchaser Initial	A.K.	Vendor		

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN		OAK STAIR VARISH ONLY	
Stair Stair / Species:		N/A	
White Paint Req'd		STANDARD	
Main to 2nd Railing Details:		STANDARD	
Main to Basement Railing Details:		STANDARD	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
		Bedroom 2	OYSTER WHITE
		Bedroom 3	OYSTER WHITE
Great room	OYSTER WHITE		
		Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	OYSTER WHITE
Laundry	OYSTER WHITE		
Powder Room	OYSTER WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	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	NO		
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	YES 6"		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	NO		
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:	PINE RIVER SOUTH LOT: 122L		
PURCHASER(S):	ALEXANDER KRONSHTEIN		
HOME #/CELL #	647-295-4994		
EMAIL:	NONE		
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.			
ZANCOR HOMES			
Purchaser Signature		Date	
DÉcor Consultant Signature		Date	
Vendor Signature		Date	

LOT 1592 Pine River Court



BASEMENT PLAN, EL. 'A'

THE CHERRY

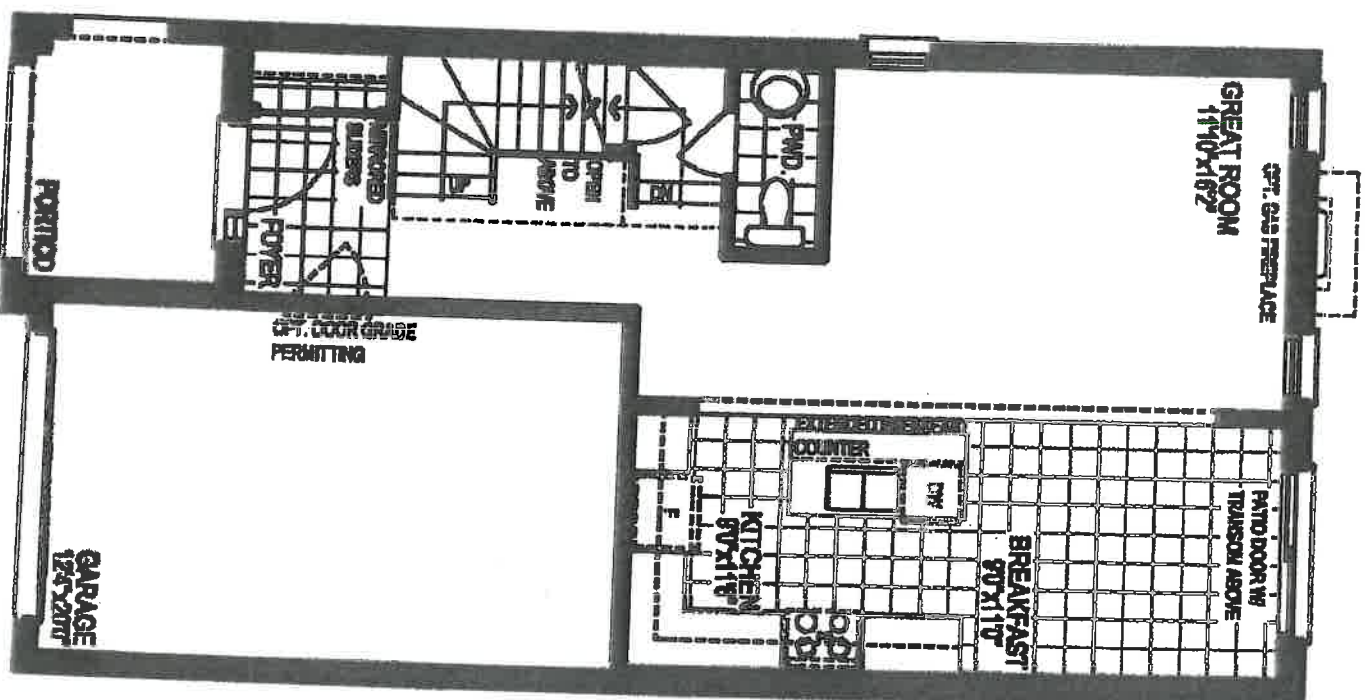
[Unit 3003]

1675 sq. ft. | 1700 sq. ft. | 1700 sq. ft.
Elev. A | Elev. B | 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 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

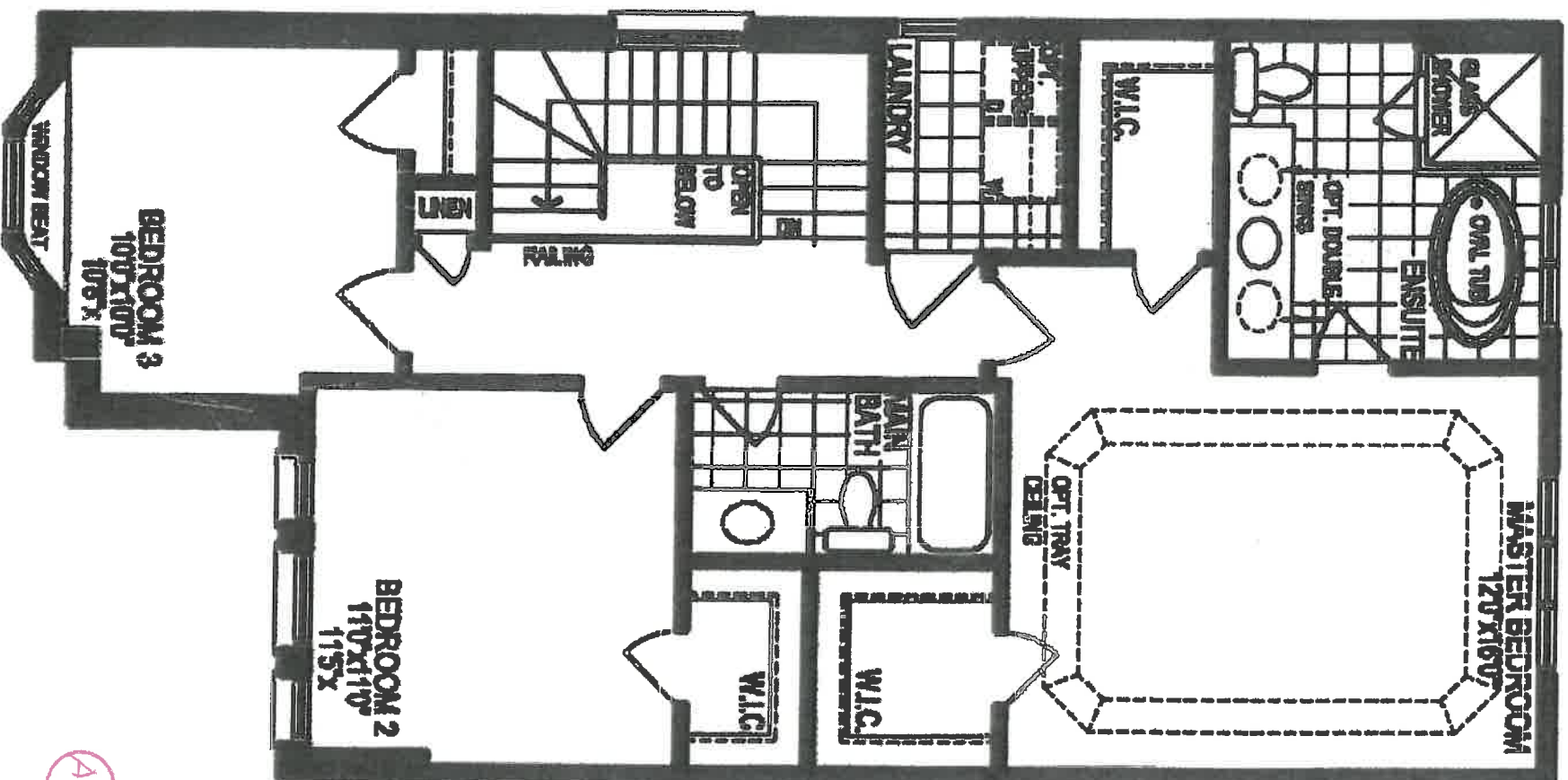
A.16

Lot 122L Pine River South



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LOT 1924 Pine River North

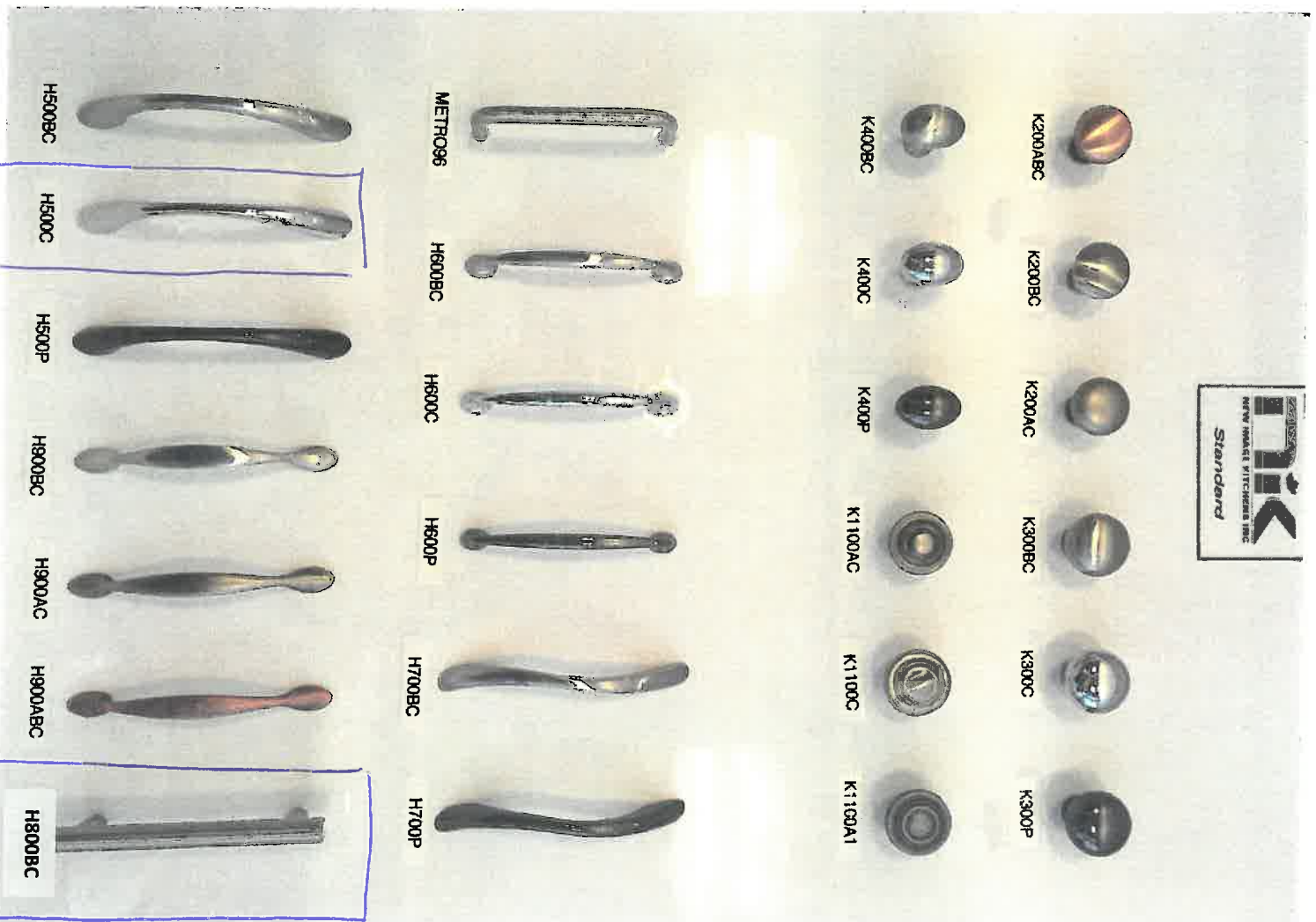


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LOT 1221 Pine River bath

STANDARD CABINET HARDWARE

(New Image Kitchens)



↑
MISTERS & SONS
4 MAIN BATHROOM

4.2

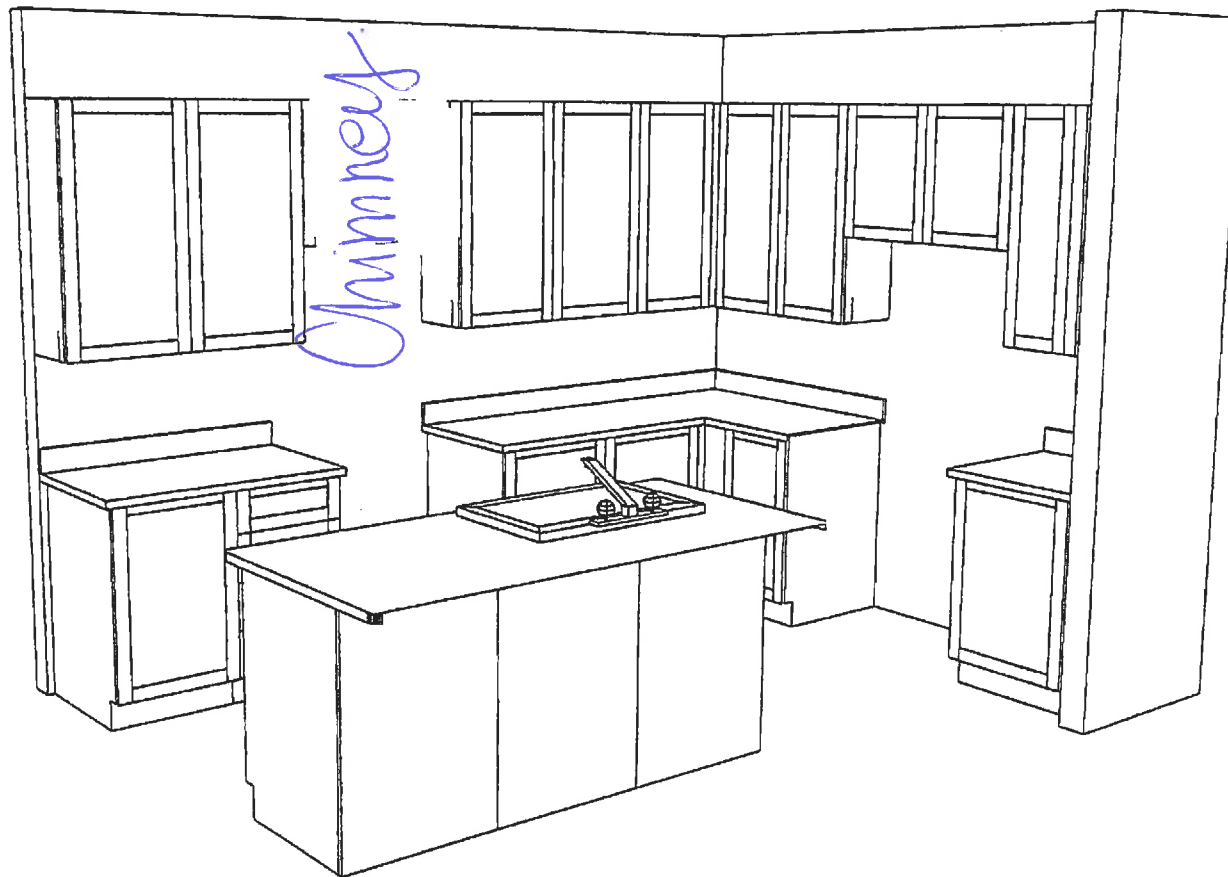
KITCHEN

A.K.

Architectural floor plan of a bathroom and ensuite. The plan includes the following components and dimensions:

- Main Bathroom:**
 - Bathtub: B55 (60-100)
 - Shower: B100CL (85-100)
 - Toilet: B110 (75-100CR)
 - Vanity: B110S (100-100)
 - FR (Fridge)
 - Overall width: 3560
 - Overall length: 2740
- Ensuite:**
 - Bathtub: B50 (100-100)
 - Shower: B110S (100-100)
 - Overall width: 1790
 - Overall length: 1190
- Main Bathroom Details:**
 - 186 CT (Cupboard)
 - 176 X 90 PANEL (Mirror)
 - DW (Door)
 - B110S (Sink)
 - STV (Shower Tray)
 - 458BD (Bath Drain)
 - B50 (Bath)
 - 100-100 (Shower Area)
 - 1000 (Shower Area)
- Main Bathroom Dimensions:**
 - 60-100 (Bathtub Area)
 - 93-60 (Shower Area)
 - 85-100 (Shower Area)
 - 75-100CR (Toilet Area)
 - 100-100 (Vanity Area)
- Main Bathroom Labels:**
 - MAIN
 - ENSUITE
 - V100S (Vanity)
 - V50 (Vanity)
 - V110S (Vanity)

3003



AK
LOT 122L PINE RIVER
SOUTH

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 The River South

LOT 1822

DATE MARCH 20 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 1221 Pro River South DATE: March 20. 2017

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

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 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 are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature

A.K

Date

March 20. 2017

Purchaser Signature

Date