

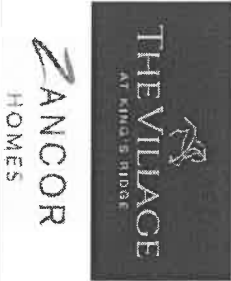
Site: VILLAGE OF KING

Lot: 1-3

Model: ELWOOD TH-01 (B1)

Purchaser: JOSEPH & ANNA MARIANI

Phone/Email: 416-200-4973



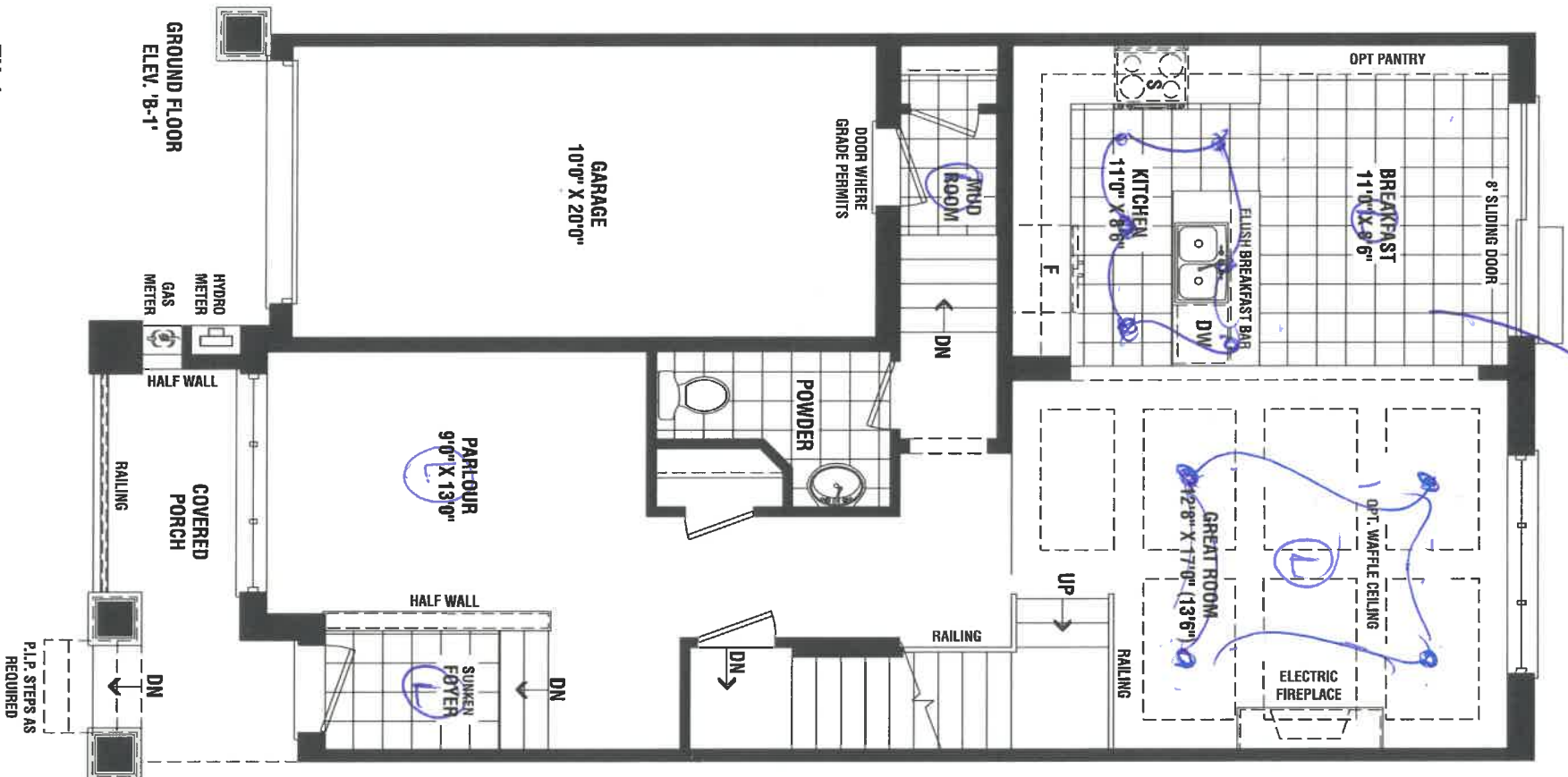
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS	
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - <i>Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord</i>	INCLUDED IN APS	
#1 ELECTRICAL - (4) 4 INCH POTLIGHTS WITH LED BULB IN GREAT ROOM, STD REMAINS **NO CHARGE, INCLUDED IN DEAL	JANUARY 20 2020	
#2 ELECTRICAL - (6) 4 INCH POTLIGHTS WITH LED BULB IN KITCHEN, DELETE STD **NO CHARGE, INCLUDED IN DEAL	JANUARY 20 2020	
#3 ELECTRICAL - PLUG ABOVE FIREPLACE TO BE LOCATED BESIDE CABLE ROUGHIN APPROX 5'5"	JANUARY 20 2020	
#4 ELECTRICAL - RELOCATE STANDARD LIGHT FROM WALL TO BE ON CEILING IN MASTER ENSUITE AND POWDER ROOM	JANUARY 20 2020	
#5 ELECTRICAL - DIMMER SWITCH FOR BREAKFAST AREA	JANUARY 20 2020	
#6 N/A	JANUARY 20 2020	
#7 KITCHEN - UPGRADE 4 COUNTERTOP	JANUARY 20 2020	
#8 CARPET - ALL BEDROOMS - UPGRADE 1	JANUARY 20 2020	
#9 CARPET - ALL BEDROOMS - UPGRADE UNDERPAD	JANUARY 20 2020	
#10 N/A	JANUARY 20 2020	
#11 RAILINGS - UPGRADE TO 3-1/4" SQUARE OAK POSTS w/BEVEL EDGES	JANUARY 20 2020	
#1 KITCHEN COUNTERTOP - DELETE UPGRADE 4	JANUARY 20 2020	
#2 KITCHEN COUNTERTOP - INSTALL UPGRADE 5 - EMERSTONE BORGHINI SILVER	JANUARY 20 2020	
#3 HARDWOOD - CHANGED - TO BE INSTALLED IS VINTAGE OAK 3-1/4" GOTHAM	JANUARY 20 2020	
#4 HARDWOOD - INSTALL IN KITCHEN AND BREAKFAST IN LIEU OF STANDARD TILE	JANUARY 20 2020	
#5 TILES REQUEST - GROUT LINES TO BE AS TIGHT AS POSSIBLE IN ALL AREAS	JANUARY 20 2020	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	EMERSTONE MONT BLANC (7)	
Island	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	EMERSTONE MONT BLANC (4)	
Powder Room	N/A			
Master Ensuite	1203 FB - WHITE (CAT 1) ✓	DH01190	4886-38	
Main Bath	1203 FB - WHITE (CAT 1) ✓	DH00010	P344-LM	
Ensuite 2	N/A			
Laundry	1021 WHITE SLAB /	DH01190	WHITE LAMINATE	
TILES				
Main Foyer		LIVORNO 18 X 18		
Basement Foyer		N/A		
Powder Room		LIVORNO 18 X 18		
Mud Room		LIVORNO 18 X 18		
Main Hall		HARDWOOD		
Kitchen	LIVORNO 18 X 18	LIVORNO 18 X 18		
Breakfast	LIVORNO 18 X 18	LIVORNO 18 X 18		
Kitchen Bk.Splash		N/A		
Laundry		VERSAIS GRIS 18 X 18		
Mstr Ensuite Floor		LIVORNO 18 X 18		
Mstr Ensuite Shower WALL		LIVORNO 18 X 18		
Master Shower Floor		WHITE 2 X 2		
Master Shower JAMB		BIANCO CARRARA		
Main Bath Floor		VERSAIS GRIS 18 X 18		
Main Bath Wall		VERSAIS GRIS 18 X 18		
Ensuite 2 Floor		N/A		
Ensuite 2 Tub Wall		N/A		
HARDWOOD / CARPET				
Kitchen/ Breakfast		TILES		
Great Room	KENTWOOD OAK STURGEON 3-1/2"			
Dining Room	N/A			
Main hall	KENTWOOD OAK STURGEON 3-1/2"			
Parlour	KENTWOOD OAK STURGEON 3-1/2"			
Upper Hall	KENTWOOD OAK STURGEON 3-1/2"			
Master Bedroom	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE (UPG 1) w/UPG 1 (1/2") FOAM UNDERPAD			
Bedroom 2	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE (UPG 1) w/UPG 1 (1/2") FOAM UNDERPAD			
Bedroom 3	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE (UPG 1) w/UPG 1 (1/2") FOAM UNDERPAD			
Bedroom 4	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE (UPG 1) w/UPG 1 (1/2") FOAM UNDERPAD			
FIREPLACES				
LOCATION		GREAT ROOM - ELECTRIC FIREPLACE BLF34		
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart				
FOR TRADE USE			SITE & LOT	
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.			VILLAGE OF KING	1-3
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

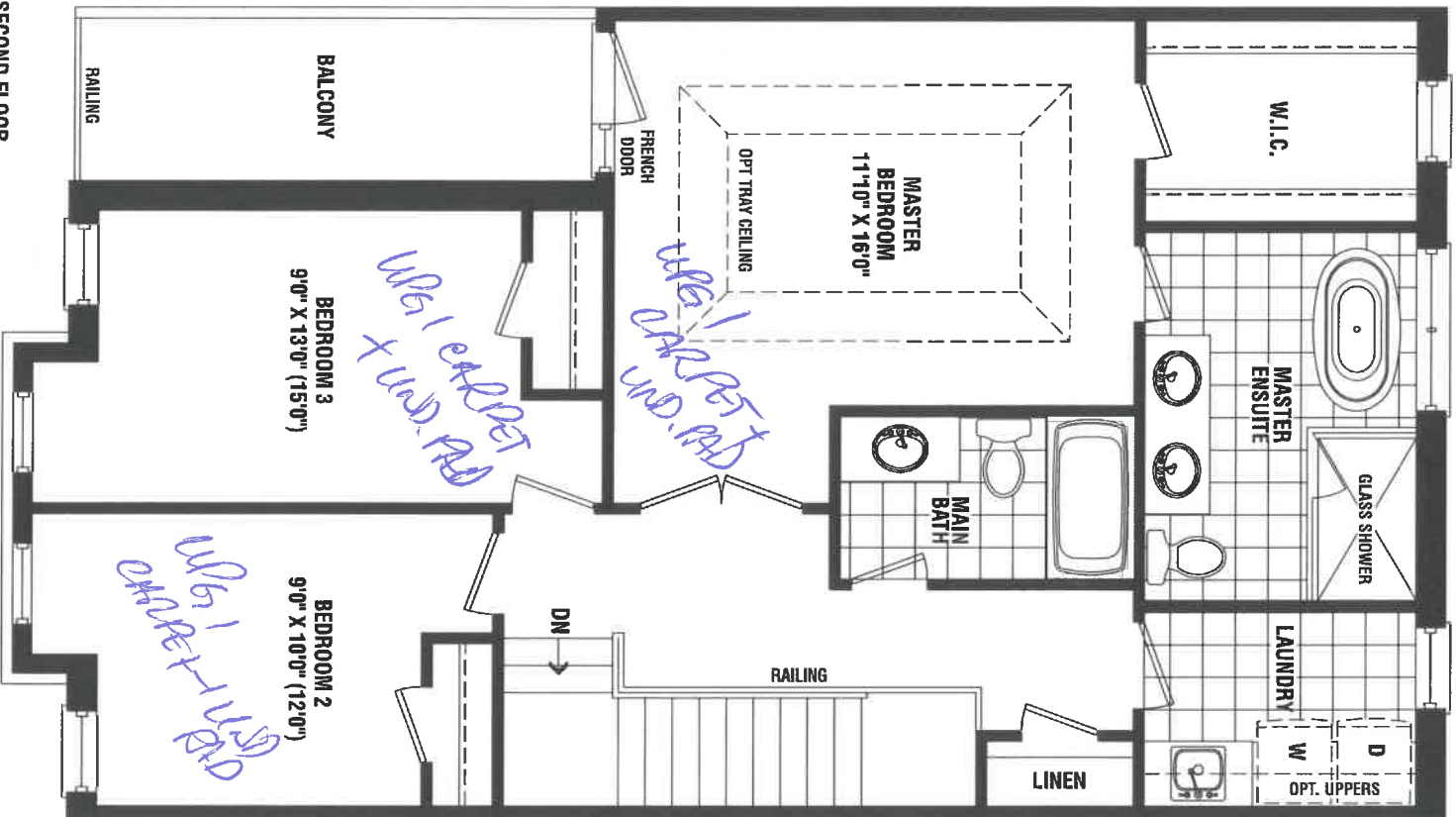
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair:	OAK STAIRS			
Stain / Paint:	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Main to 2nd PICKETS:	STANDARD METAL - SINGLE COLLAR w/ALT. PLAIN			
Main to 2nd POSTS & HANDRAIL:	UPGRADE TO SQUARE OAK POSTS w/BEVEL EDGES, STANDARD OVAL HANDRAIL			
Main to Basement Railing Details:	N/A			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD 2 PANEL SMOOTH			
Interior Door Hardware	STANDARD SATIN NICKEL LEVER			
Exterior Door Hardware	STANDARD GRIPSET			
PAINT				
Throughout	WARM GREY			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main Bath	STANDARD	STANDARD		
Ensuite 2	N/A	N/A		
Laundry	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 TO STOVE	NO			
WATERLINE to Fridge	YES - STANDARD			
Hood Fan Venting SIZE	6 INCH			
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			JM	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			JM	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			JM	
SITE:	VILLAGE OF KING	LOT: 1-3		
PURCHASER(S):	JOSEPH & ANNA MARIANI		JAN 20 2020	
HOME #/CELL #	416-200-4973		Date	
EMAIL:			Date	
	J.MARIANI@GATSTEEL.COM / A.MARIANI@LIVE.COM / JACQUELINE.MARIANI@LIVE.COM		Date	
DÉCOR NOTES		Date		
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.			Décor Consultant Signature	
ZANCOR HOMES			Date	
*** PAGE 2 OF 2 ***			Vendor Signature	
			Date	



HARDWOOD IN KITCHEN / BREAKFAST

gn

1-3 King Village

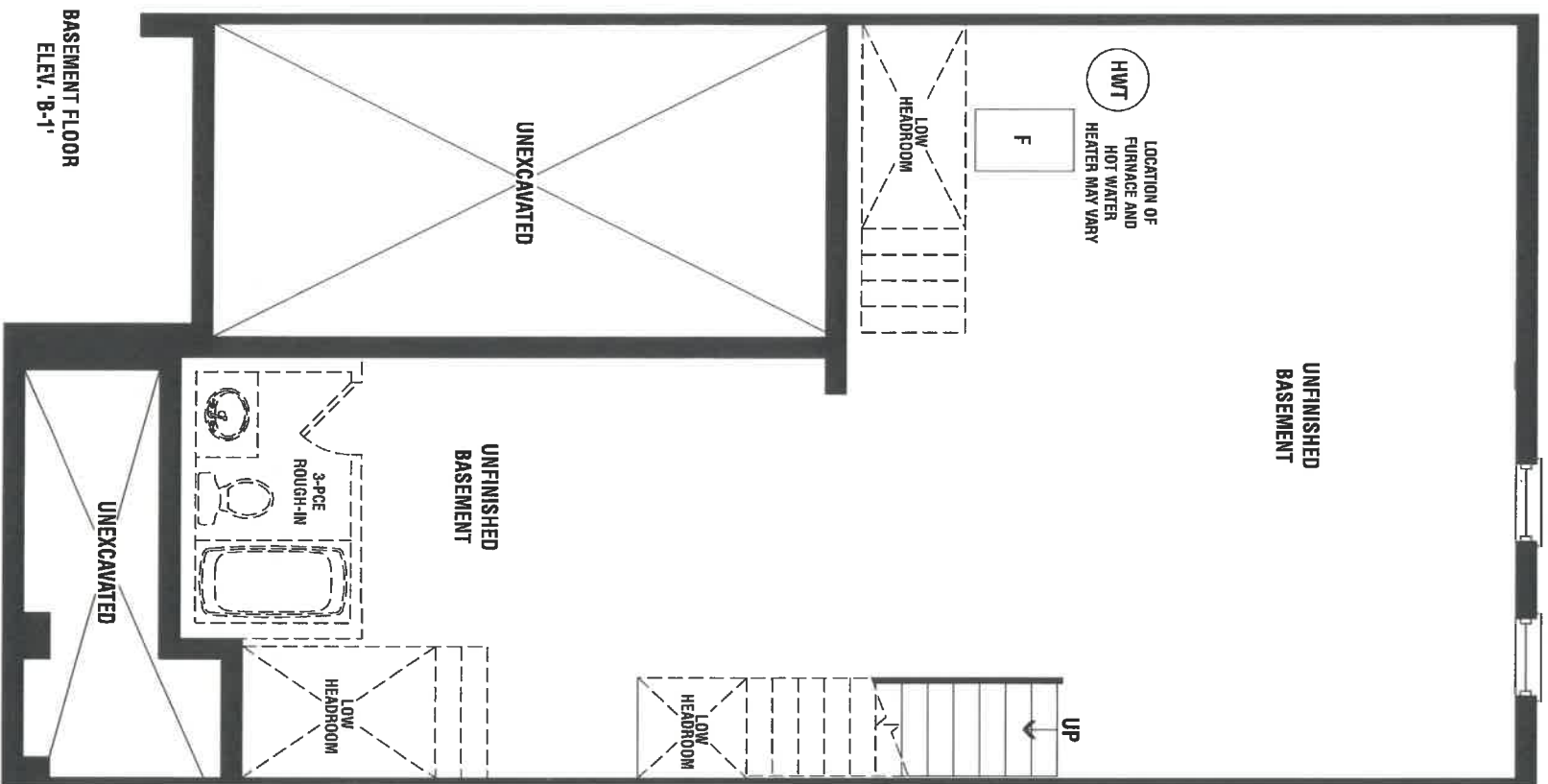


SECOND FLOOR
ELEV. 'B-1'

TH-1

OK

1-3 King Village



BASEMENT FLOOR
ELEV. '8-1'

TH-1

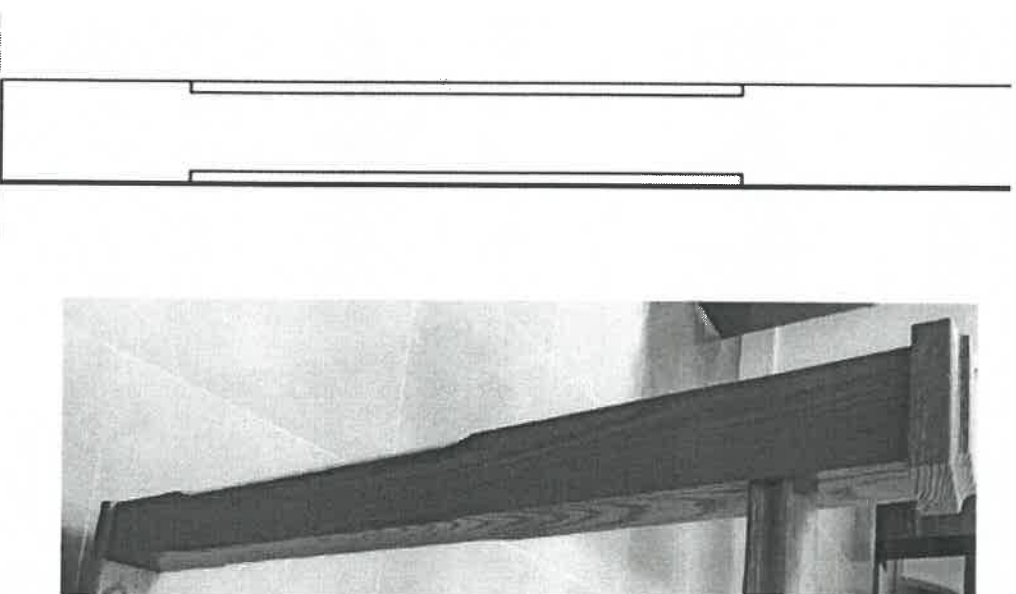
OK

1-3 King
11/1/08

KING VILLAGE (BLOCK 81)

LOT # 1-3

3-1/4" LARGER SQUARE OAK POST W/BEVEL CORNERS
& FLAT CAP (in lieu of standard turned 2-3/4" oak post)





QUALITY TOPS &
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

JOB NAME
TH-01

DATE: JAN 7, 2020

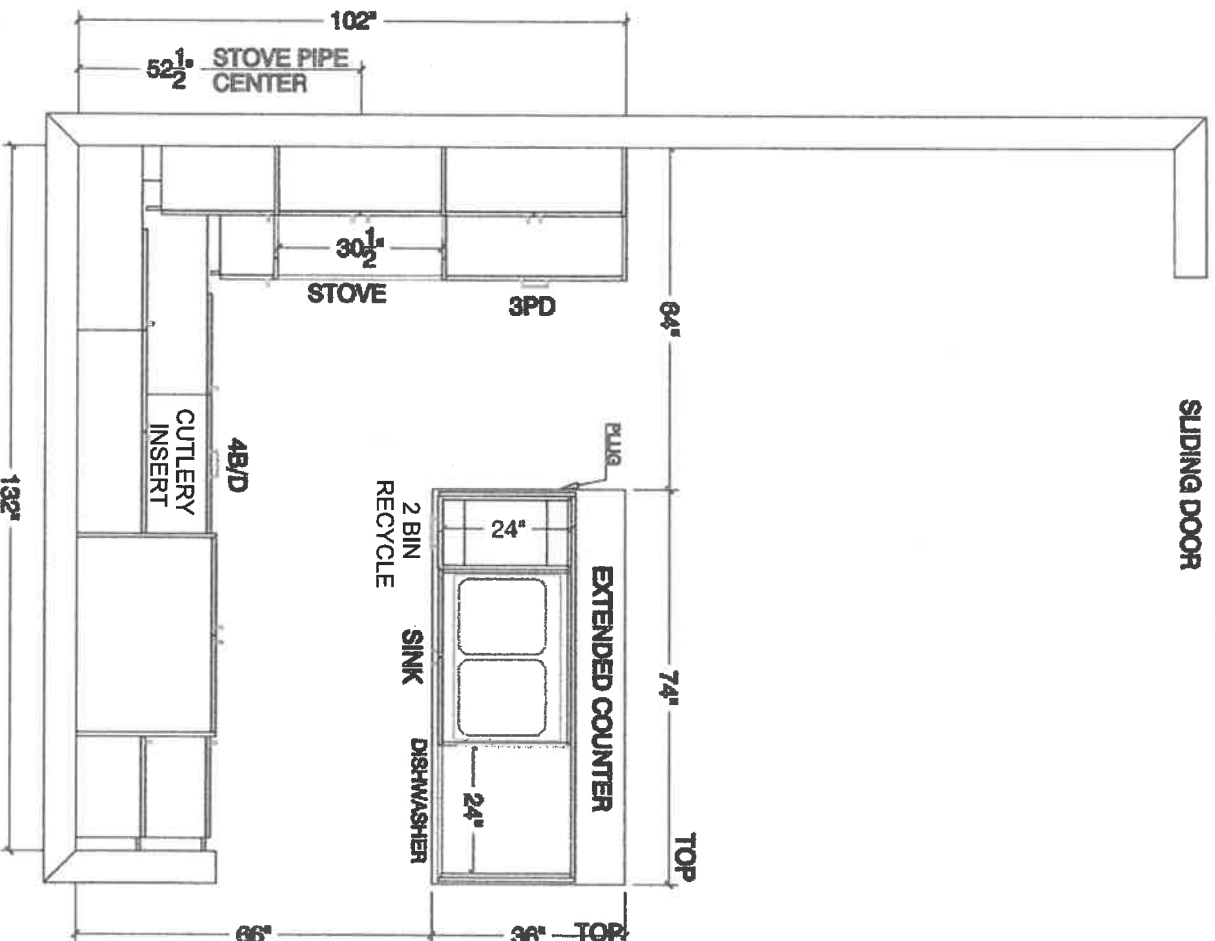
LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE		DOOR PANEL		SPECIES	FINISH	
TOP:		LAYOUT DONE BY :		DOOR HANDLE: DIRECTION:		DRW HANDLE: LOCATION:
CT P.O.#		GLASS P.O.#		DIAMETER:		
HINGE TYPE:		CABINET LIGHTING TYPE:				

KITCHEN PLAN

MOUNTING HEIGHT: 95 1/2"



OK

1-3 Kings Village

4



QUALITY TOPS &
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

JOB NAME

TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

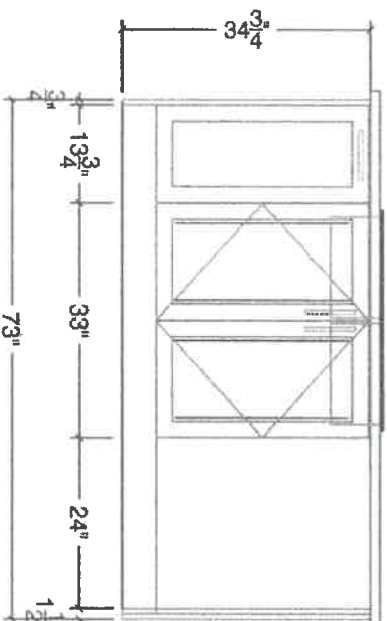
HINGE TYPE:

CABINET LIGHTING TYPE:

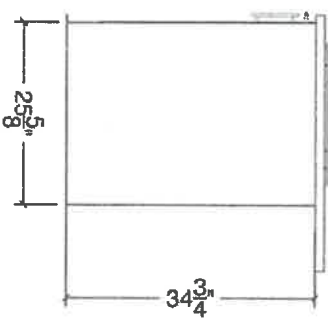
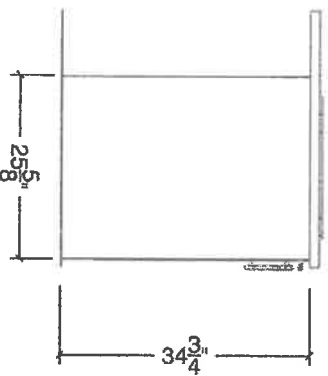
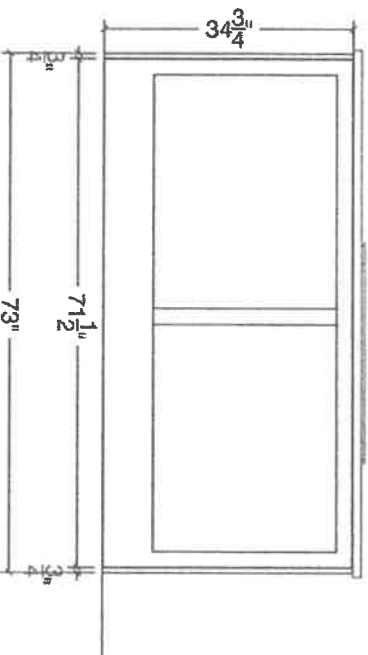
DIAMETER:

ISLAND FRONT

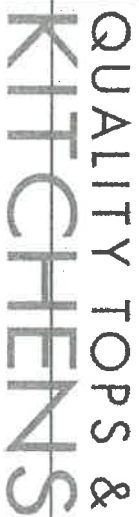
MOUNTING HEIGHT:



ISLAND REAR



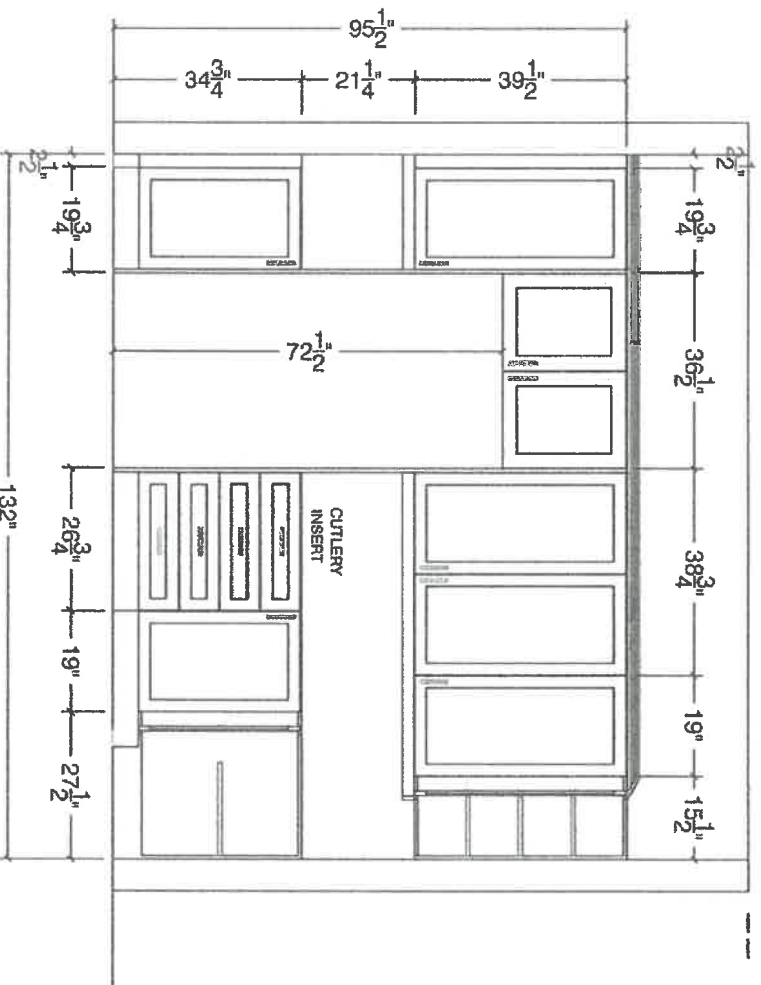
1-3 Kings
Village



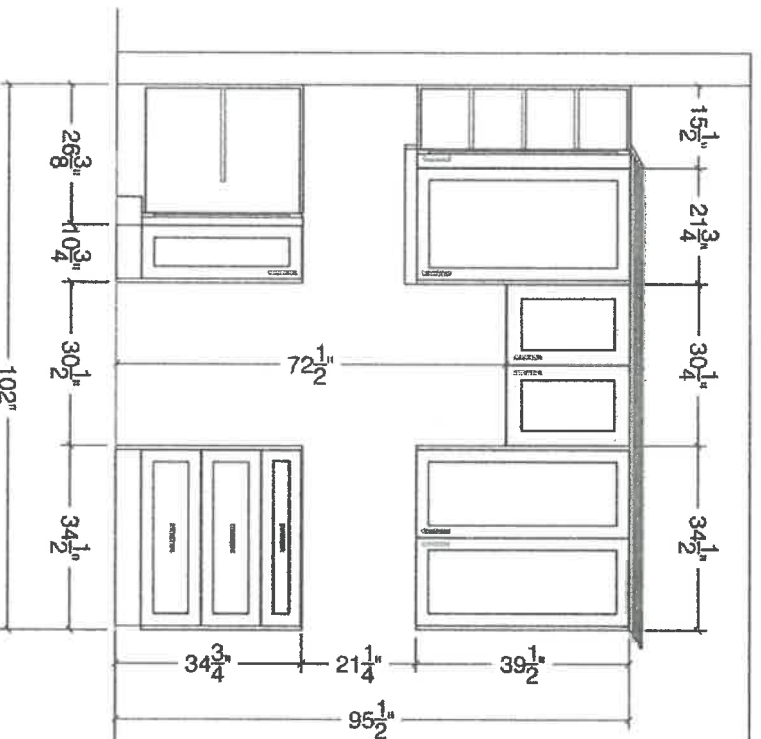
F 905.761.5901
info@qtk.ca

FINISH

MOUNTING HEIGHT: 95 1/2"



STOVE WALL



[Signature]

[Handwritten signature]



QUALITY TOPS &
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: LAUNDRY

JOB NAME
TH-01

DATE: JAN 7, 2020

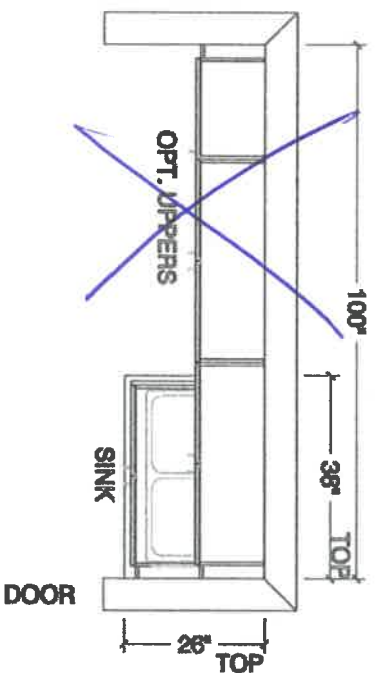
LOT #: TH-01

MODEL: TAKE OFF

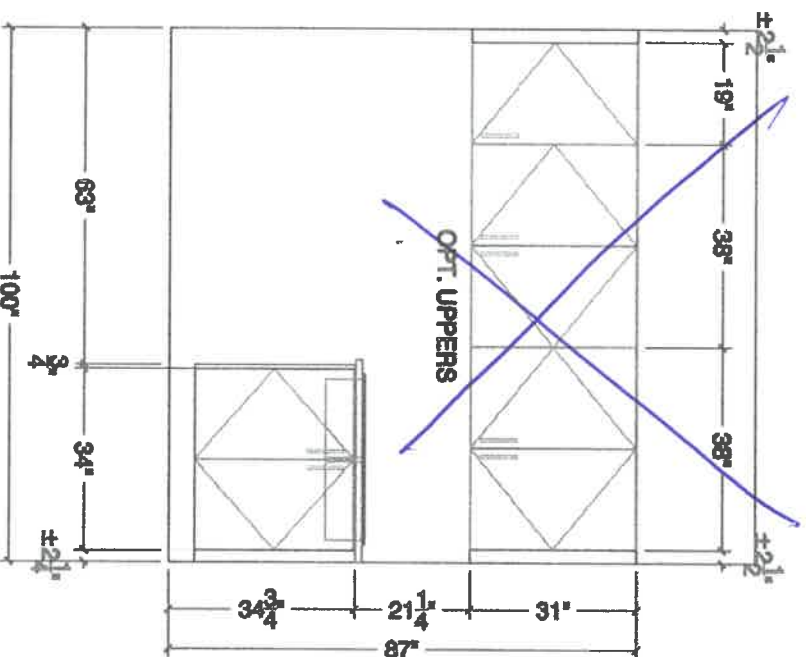
DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY:	DOOR HANDLE:		DRW HANDLE:	
CT P.O. #	GLASS P.O. #	DIRECTION:		LOCATION:	
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

LAUNDRY PLAN

MOUNTING HEIGHT: 87"



LAUNDRY ELEVATION



1-3 King
Village

OK



QUALITY TOPS &
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

JOB NAME
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY :

DOOR HANDLE:
DIRECTION:

DRW HANDLE:
LOCATION:

CT P.O.#

GLASS P.O.#

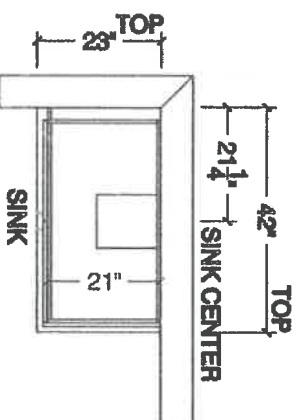
HINGE TYPE:

CABINET LIGHTING TYPE:

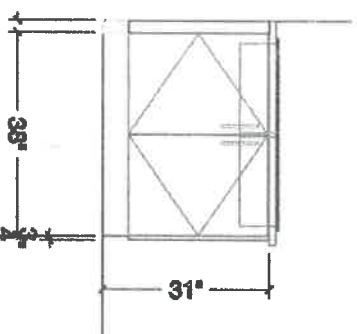
DIAMETER:

MAIN BATH PLAN

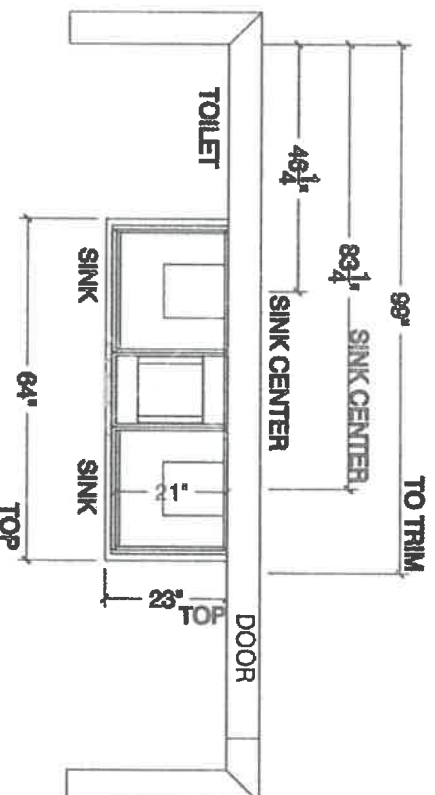
MOUNTING HEIGHT:



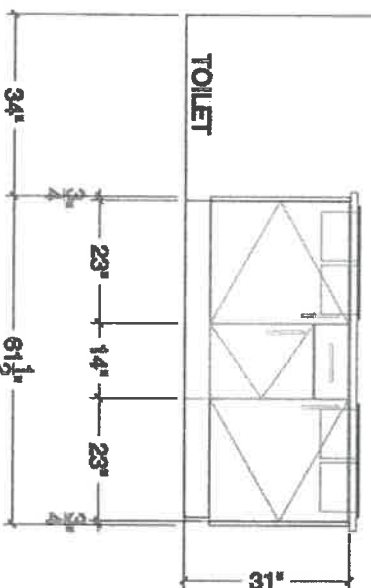
MAIN BATH ELEV



ENSUITE PLAN



ENSUITE ELEV.



1-3
King Village

THE
GALLERY
BY ZANCOR

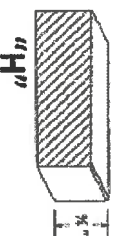
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

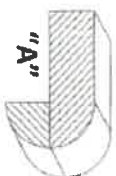
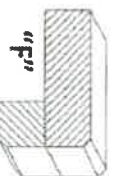
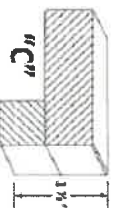


Standard Countertop
Edge in Vanity

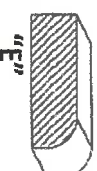
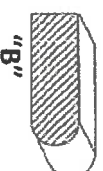
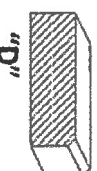


Option 1 – Countertop Edges

Optional Edge in
Kitchen

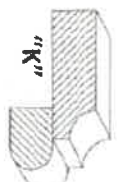
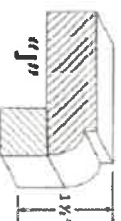
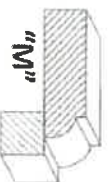


Optional Edge in
Vanity

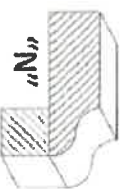
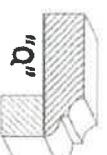
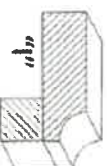
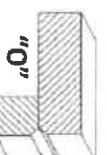
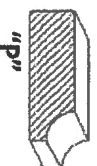


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Jan 13/2020

SITE 11116 VILLAGE

LOT 1-3

Homeowner(s) Initials

DP

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, Vaughan

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ 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.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

[Signature]
HOMEOWNER INITIALS

Fridge Opening ▶ 36" (+/-) x 74" (+/-) **Space above the fridge is required due to proper air flow

Stove Opening ▶ 30" **Hood Fan Opening** ▶ 30"

Dishwasher Opening ▶ 24" **Hood Fan Vent** ▶ 6"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

[Signature]
HOMEOWNER INITIALS

FRIDGE

☐ Built-In ☐ Flush Inset

☐ Paneled / Integrated ☒ Water Line Required *STD*

RANGE

☐ 36" ☐ Cooktop (Apron front)

☐ 48" ☐ Cooktop (Dropin)

☐ Gas ****Countertop Cut-out charge required for cooktop**

☐ Induction

HOOD FAN & VENT

☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)

☐ Chimney (centre vent) ☐ 8 Inch

☐ Insert / Liner ☐ 10 Inch

WALL OVEN & MICRO

☐ Single Oven ☐ Warming Drawer

☐ Double Oven ☐ Over the Range Microwave

☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE Jan 13/2020 **SITE** KING VILLAGE **LOT** 1-3

**** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.**

****It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.**

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

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.

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.**

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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

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, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE Jan 13/2020

SITE King Village

LOT 1-3

ZANCOR