

Site: WASAGA

Lot: 27

Model: PEBBLE (40-04) - ELEV C

Purchaser: VANDANA FERROZ BHARMAL

Purchaser: FERROZ BHAMAL

Phone: 437.778.4488

Email: VANDANAFERROZ@GMAIL.COM



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	STRUCTURALS	
#1	INCREASE CEILING HEIGHT TO 10 FEET ON MAIN FLOOR, INCLUDES 8 FOOT INTERIOR FLOOR, 8 FOOT FRONT DOOR, AND REAR AND GARAGE MAN FLOOR, TRANSOMS ABOVE WINDOWS	29-Jul-21
#2	EGRESS WINDOW - IN BASEMENT, APPROX 48" X 48" IF POSSIBLE. SEE SKETCH. STANDARD WINDOW IN THIS LOCATION WILL BE MOVED IF POSSIBLE- SEE SKETCH	29-Jul-21
	COLOURS	
#1	HARDWOOD- FAMILY ROOM, LANDINGS, MAIN HALL, DINING ROOM- UP 2	29-Jul-21
#2	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	29-Jul-21
#3	MASTER ENSUITE SHOWER FLOOR- UP 1	29-Jul-21
#4	RAILING- UP 2	29-Jul-21
#5	COMFORT HEIGHT MASTER ENSUITE	29-Jul-21
#6	PIVOTING PAPER HOLDER- YB2408- QTY 3- MASTER, MAIN, POWDER	29-Jul-21
#7	24" TOWEL BAR- YB2424- QTY 2- MASTER AND MAIN	29-Jul-21
#8	9" TOWEL BAR- NEAR SINK FOR HANDTOWEL- QTY 3- MASTER, MAIN AND POWDER	29-Jul-21
#9	50" DIMPLEX ELECTRIC FIREPLACE, IN LIEU OF STANDARD- BLF5051- WALL BUILT INTO ROOM APPROX 8 INCHES TO ACCOMIDATE	29-Jul-21
#10	SMOOTH CEILINGS ON MAIN FLOOR IN LIEU OF STIPPLE	29-Jul-21
#11	PLUG FOR FUTURE TV ABOVE FIREPLACE- INSTALL 65 AFF, BESIDE CABLE- SEE SKETCH	29-Jul-21
#12	OVER THE RANGE MICRO- SEE SKETCH- SPECS TO BE PROVIDED BY AUGUST 30, 2021	29-Jul-21

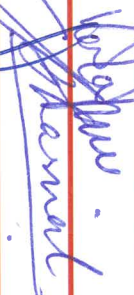
ZANCOR HOMES COLOUR CHART

PRINTED 2021-07-29, 4:15 PM

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
Breakfast - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
Kitchen - CABINETS	EURO LARICE BIANCO			
Island - CABINETS	EURO LARICE BIANCO			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H800BC			
Kitchen - COUNTERTOP	P-948- CA			
Island - COUNTERTOP	P-948- CA			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
FAMILY / Living Room - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2			
Main Hall - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2			
DINING Room - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	ALL PLAIN BLACK METAL- UP 2			
Railing Details - POSTS	3 1/4" SQUARE OAK POST W/ REVEAL- UP 2			
Railing Details - HANDRAIL	2 3/4" SQUARE OAK HANDRAIL- UP 2			
Stair Stain - <i>Basement stairs</i>	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - <i>Main stairs</i>	<i>Stain stairs to Match Hardwood as close as possible.</i>			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
Powder Room - CABINETS	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	NA			
Master Bedroom - FLOORING	T04 OPENING NIGHT			
Bedroom 2 - FLOORING	T04 OPENING NIGHT			
Bedroom 3 - FLOORING	T04 OPENING NIGHT			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED VERTICLE			
Master Ensuite - SHOWER FLOOR	ONTARIO HEX SERIES TENDER GREY MATTE- UP 1 ✓			
Master Ensuite - SHOWER JAMB	PERLATO ROYALE- COMFORT HEIGHT			
Master Ensuite - CABINETS	EURO BLACKWOOD			
Master Ensuite - HANDLES/KNOBS	H800BC			
Master Ensuite - COUNTERTOP	P-948- CA			
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)	STD	
FOR TRADE USE				
<i>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.</i>		WASAGA SHORELINE	27	SIGNATURES
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED ...									
Main Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO BLACKWOOD							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		P-948-CA							
Main Bath - SINK(s)		STD				Main Bath - FAUCET(s)		STD	
Shared Bath- FLOORING		NA							
Shared Bath- TUB / SHOWER WALL		NA							
Shared Bath- SHOWER FLOOR		NA							
Shared Bath- SHOWER JAMB		NA							
Shared Bath- CABINETS		NA							
Shared Bath- HANDLES/KNOBS		NA							
Shared Bath- COUNTERTOP		NA							
Shared Bath- SINK(s)		NA				Shared Bath - FAUCET(s)		NA	
Ensuite Bath - FLOORING		NA							
Ensuite Bath - TUB / SHOWER WALL		NA							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		NA							
Ensuite Bath - HANDLES/KNOBS		NA							
Ensuite Bath - COUNTERTOP		NA							
Ensuite Bath - SINK(s)		NA				Ensuite Bath - FAUCET(s)		NA	
LAUNDRY									
Laundry - FLOORING		B4 ZANTINE PENTELLIC GRY 12X24- STACK		Laundry - HANDLES/KNOBS		H800BC			
Laundry - CABINETS		EURO BLACKWOOD		Laundry - SINK		STD			
Laundry - COUNTERTOP		P-948-CA		Laundry - FAUCET		STD			
Laundry - BACKSPASH		NA							
TRIM / PAINT									
Casing/Baseboards				STD					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				WARM GREY					
FIREPLACE									
Location / Insert / Mantle				50" DIMPLEX					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		UPGRADE			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		YES			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STANDARD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		DECLINED							
DISCLAIMER									
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.									
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 / LOT:		WASAGA SHORELINE				27			
PURCHASER(S):		VANDANA FEROS BHARMAL							
PURCHASER(S):		FEROS BHARMAL							
CONTACT:		437.778.4488				VANDANAFEROZ@GMAIL.COM			
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		   Aug 12/21					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
Vendor APPROVAL									

SHORELINE POINT
WASAGA BEACH

PEBBLE 40-04

lot 27
July 28/21

50" electric
fireplace

Add plug
for future
TV, above
fireplace,
install 65" A/C



Elevation A
Ground Floor

Handwritten signature and initials.

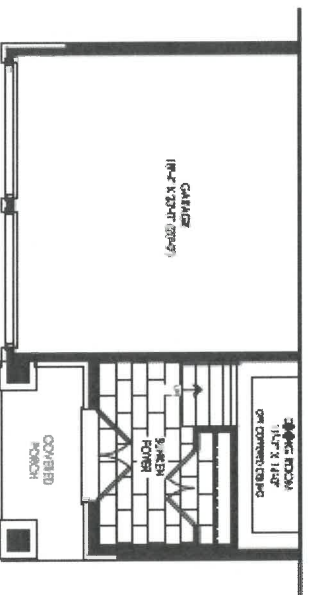
SHORELINE POINT
WASAGA BEACH

PEBBLE 40-04

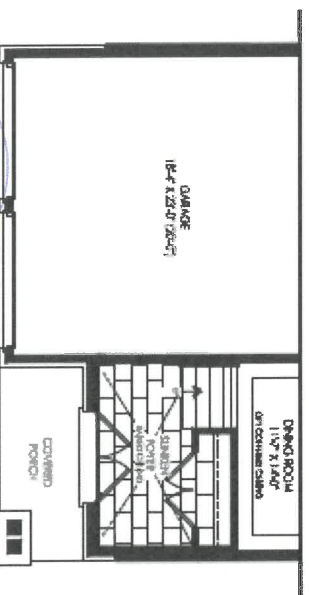
lot 27
July 28/21

Add egress
windoos to this
location, if possible

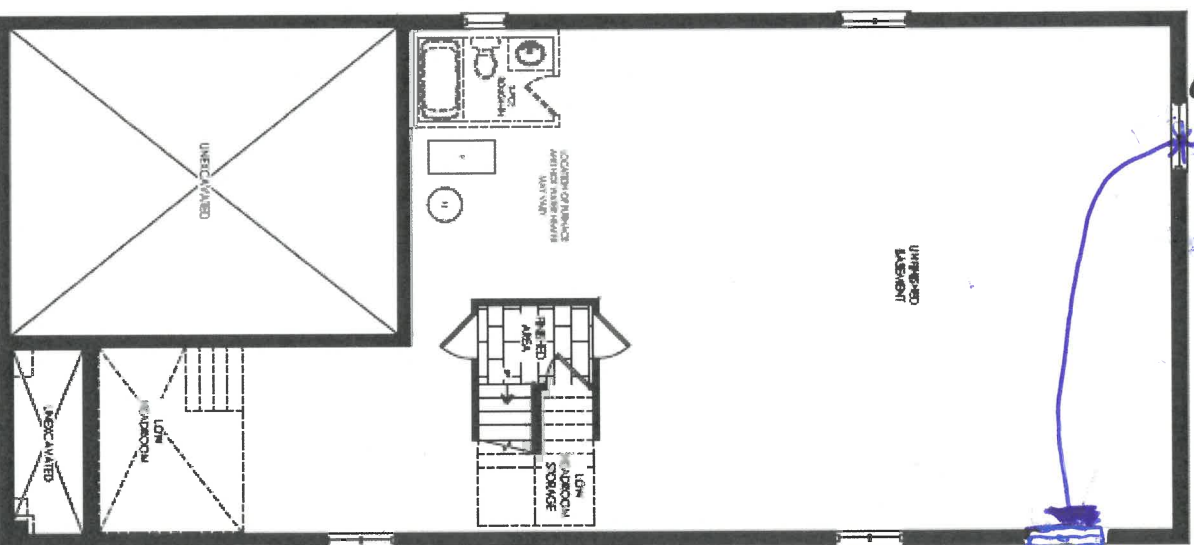
shift
standard
window
here



Elevation B
Ground Floor



Elevation C
Ground Floor



Elevation A, B & C
Basement

[Handwritten signature]



DATE SUBMITTED
16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

DRAFTED BY: FERNANDA

COMMENT

PH:
CELL :

DWG NUMBER

INSTALL DATE:

PAGE

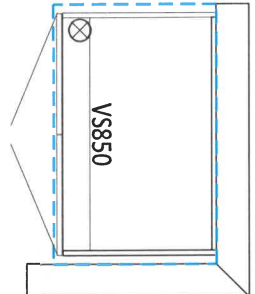
12 of 12

PIC #

40-04

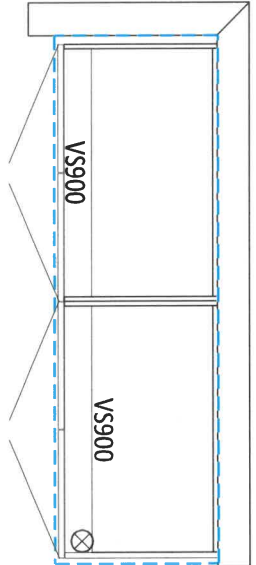
MAIN

910



MASTER ENSUITE

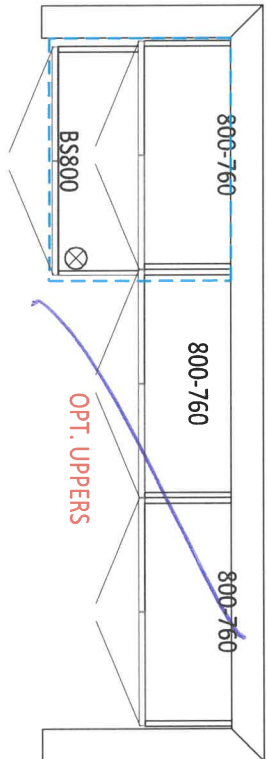
1850



Comfort
Heard

LAUNDRY

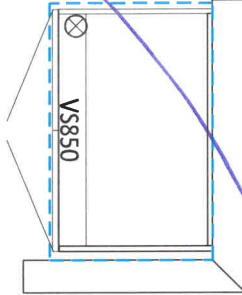
2410



OPT. UPPERS

OPT. BASEMENT BATH

900



Lot 27
July 28/21

100g
100g

Lot 27
July 28/21



new image kitchens inc.

DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES

SHIP TO: SHORELINE POINT

PH:

CELL:

DRAFTED BY: FERNANDA

COMMENT

DWG NUMBER

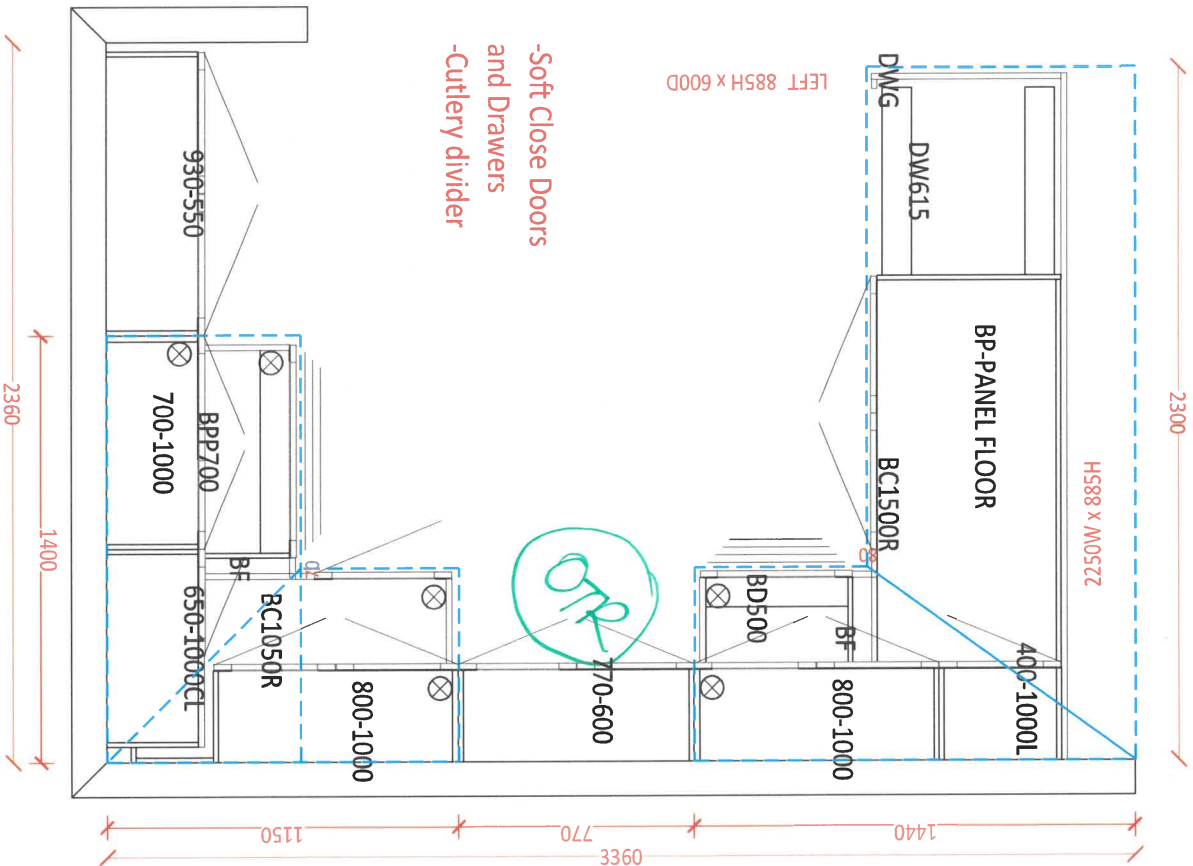
INSTALL DATE:

PAGE

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P/O #

40-04
KITCHEN



Handwritten signature

lot 27
July 28/21



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: SHORELINE POINT

JOB NUMBER

INSTALL DATE:

PH:

CELL:

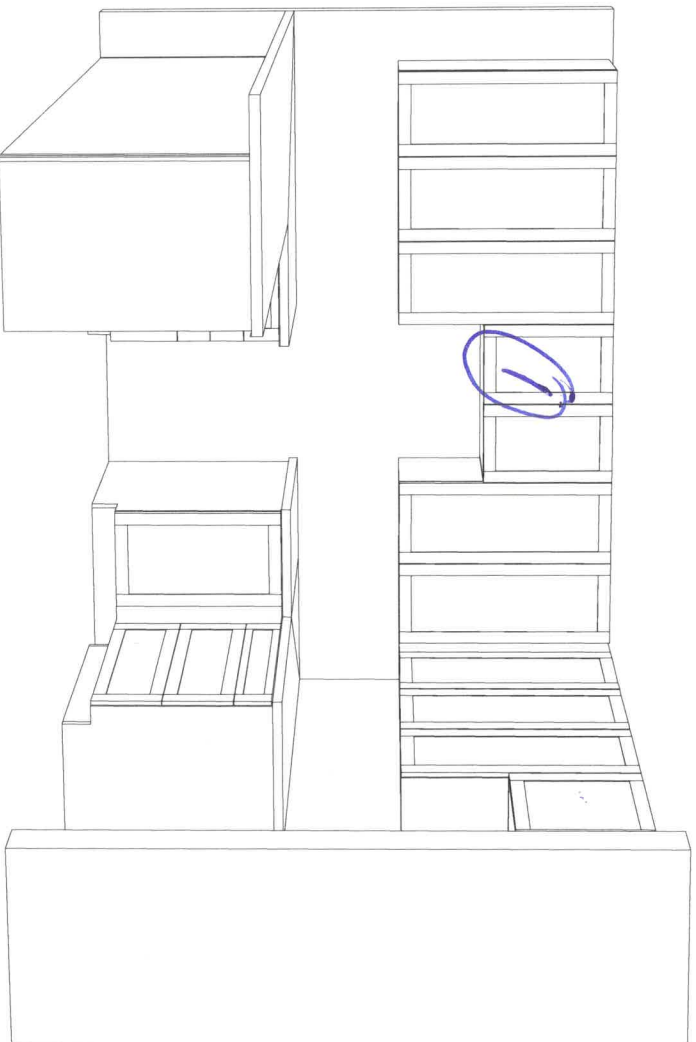
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COMMENT

P/O #

PAGE

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① over the Range.
microwaves

Wef
[Signature]

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- 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 provided by Zancor:

*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.

- Fridge Opening 36" x 74"
► Stove Opening 30"
► Hood Fan Opening 30"
► Hood Fan & Vent 6" with Under Cabinet Hood
► Dishwasher Opening 24"

Accepts Standard
Openings **Initial

Initial

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- ****Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

► Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

Initial

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

- 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.

FRIDGE UPGRADE

- ☐ Built-in
☒ Paneled **Panel to match required
☐ Integrated / Flush Inset
☐ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
☒ Gas Range **gas line and electrical required & sold separately
☐ Induction **electrical required & sold separately
☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
☐ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT UPGRADE

- ☒ 8 Inch **Required for 600 CFM
☐ 10 Inch
☐ Chimney Hood Fan **Vent must be centred
☐ Insert / Liner

WALL OVEN/MICRO

UPGRADE

**Electrical required

- ☐ Single Wall Oven **electrical required & sold separately
☐ Double Wall Oven **electrical required & sold separately
☐ Steam Oven **electrical required & sold separately
☐ Warming Drawer **electrical required & sold separately
☒ Over Then Range Microwave (OTR)
☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE July 29/21

WASAGA SHORLINE

SITE

LOT

27

** 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

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.

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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 July 29/21

SITE WASAGA SHORELINE

LOT 27

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

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

OPTION 1:

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Smart-Tech Home Automation

Phone: (905) 761-6469

Email: kris@smart-tech.ca

Rep: Kris

Location: 200 Millway Avenue, Unit 8

Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

Homeowner(s) Initial

ACKNOWLEDGEMENT:

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Smart-Tech, locations of the standard rough-ins will be installed as per Vendors discretion.

Homeowner(s) Initial

DATE

SITE

LOT

WASAGA SHORELINE