

Site: CALEDON (B)

Lot: 178-3

Model: ROSEDALE (RLTH-01) ELEV B

Purchaser: SIMRANJIT KAUR KALER

Purchaser: GURPREET SINGH KALER

Phone: 647.929.3896


Email: GURPREET.KALER@YMAIL.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
BONUS PACKAGE: AIR CONDITIONER		AS PER SCH E
COLOURS		
1	KITCHEN /BREAKFAST TILE- 12 X 24- UP 2- BRICKED	29-Jan-22
2	POWDER ROOM TILE- UP 2- 12 X 24- BRICKED	29-Jan-22
3	KITCHEN COUNTERTOP- UP 2	29-Jan-22
4	HARDWOOD- UP 1- GREAT ROOM/ REC ROOM/ LANDINGS/ UPPER HALL/ MAIN HALL	29-Jan-22
5	COMFORT HIEGHT- MASTER	29-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-29, 12:24 PM


ENTRANCES				
Main Foyer - FLOORING		LOFT GREY 12 X 24- BRICKED		
Mudroom - FLOORING		LOFT GREY 12 X 24- BRICKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		FLOW DARK GREY POLISHED 12 X 24- BRICKED- UP 2		
Breakfast - FLOORING		FLOW DARK GREY POLISHED 12 X 24- BRICKED- UP 2		
Kitchen - CABINETS		EURO BLACKWOOD		
Island - CABINETS		EURO BLACKWOOD		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CARRARA WHITE- UP 2		
Island - COUNTERTOP		CARRARA WHITE- UP 2		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK 3 1/4"- UP 1- MERCURY		
Main Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK 3 1/4"- UP 1- MERCURY		
Dining / Living Room - FLOORING		NA		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK 3 1/4"- UP 1- MERCURY		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN		
Railing Details - POSTS		1 3/4" TURNED OAK		
Railing Details - HANDRAIL		2 1/4" OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		SF- FLOW DARK GREY POLISHED 12 X 24- BRICKED- UP 2---GF- LOFT GREY 12 X 24- BRICKED		
Powder Room - CABINETS		SF- EURO BLACKWOOD----GF- EURO OLMO CARISMA		
Powder Room - COUNTERTOP		BIANCO CARRARA---- HARDWARE-- H800BC		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK 3 1/4"- UP 1- MERCURY		
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		LOFT GREY 12 X 24- BRICKED		
Master Ensuite - SHOWER WALL		LOFT GREY 12 X 24- STACKED		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO OLMO CARISMA- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(s)		STD	Master Ensuite - FAUCET(s)	STD
***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 <u>PRIOR</u> to installation.		CALEDON 178-3	SK	
			PURCHASER INITIALS	VENDOR APPROVAL

FEB 10 2022



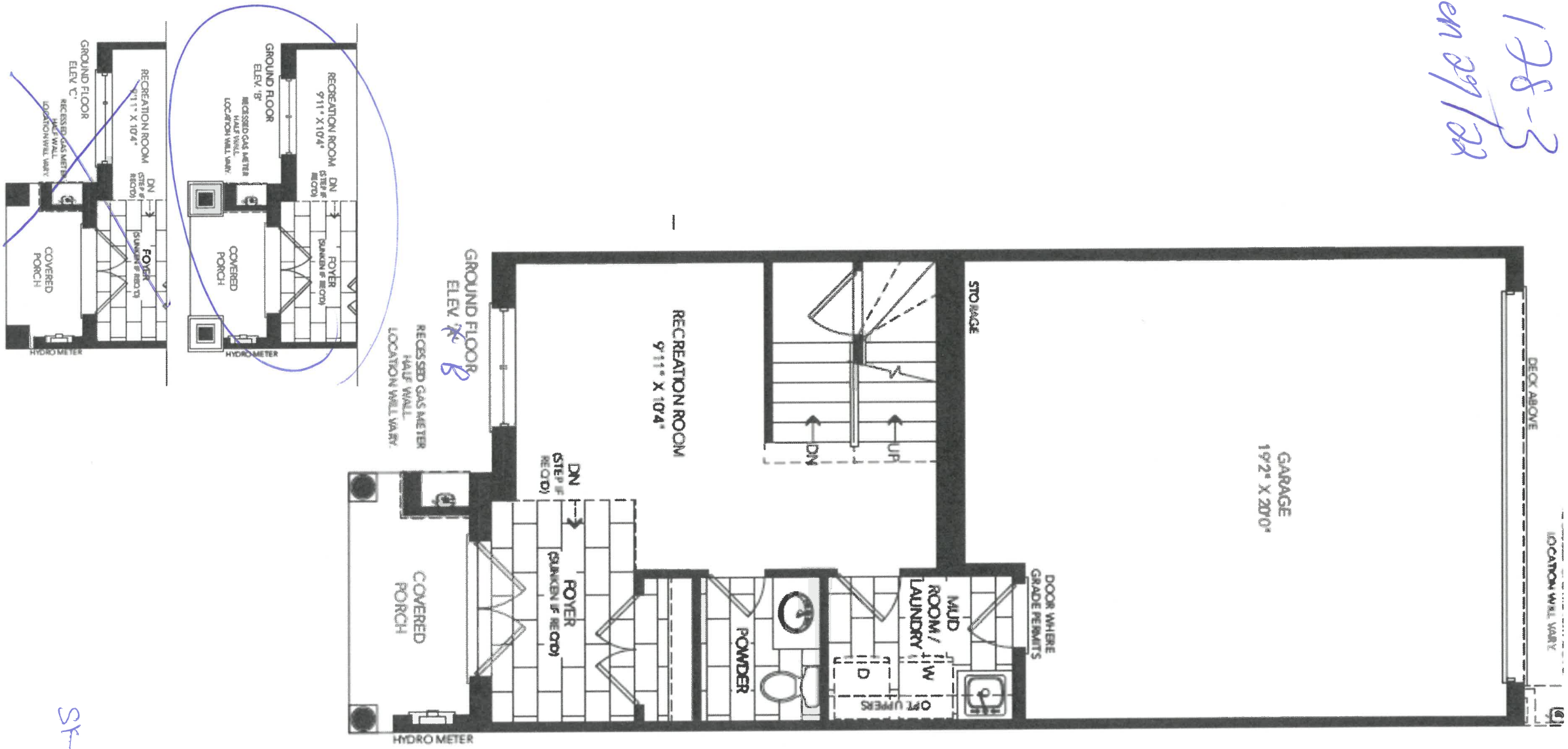
ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED...						
Main Bath - FLOORING	LOFT GREY 12 X 24- BRICKED					
Main Bath - TUB / SHOWER WALL	LOFT GREY 12 X 24- STACKED VERTICAL					
Main Bath - SHOWER FLOOR	NA					
Main Bath - SHOWER JAMB	NA					
Main Bath - CABINETS	EURO OLMO CARISMA					
Main Bath - HANDLES/KNOBS	H800BC					
Main Bath - COUNTERTOP	5009-60					
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	LOFT GREY 12 X 24- BRICKED					
Laundry - CABINETS	EURO OLMO CARISMA	Laundry - HANDLES/KNOBS	H800BC			
Laundry - COUNTERTOP	5009-60	Laundry - SINK	STD			
Laundry - BACKSPLASH	NA	Laundry - FAUCET	STD			
TRIM / PAINT						
Casing/Baseboards	STD					
Interior Doors	STD					
Interior Door Hardware	STD					
PAINT - Throughout	COOL WHITE					
FIREPLACE						
Location / Insert / Mantle	STD					
ACCESSORIES						
Mirrors	YES	BATH ACCESSORIES	YES			
APPLIANCE REQUIREMENTS						
GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED			
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for Built-in Micro	DECLINED			
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED			
HOOD FAN VENT SIZE	6" STD	ELECTRICAL for Bar Fridge	DECLINED			
WATERLINE to Fridge	DECLINED					
DISCLAIMER			INITIALS			
Any changes to the colour chart after signing are subject to a <b>\$5000</b> administration fee plus costs			SK			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			SK			
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:	CALEDON (B)			178-3		
PURCHASER(S):	SIMRANJIT KAUR KALER					
PURCHASER(S):	0					
CONTACT:	647.929.3896 GURPREET.KALER@YMAIL.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.				SIGNATURES / DATE		
		PURCHASER SIGNATURE		Simranjit Kaler		
		PURCHASER SIGNATURE				
		DÉCOR CONSULTANT		JILLIAN		
**PAGE 2 OF 2**		Vendor APPROVAL		FEB 10 2022		

lot 128-3  
Jan 29/22

# ROSEDALE RLTH-01



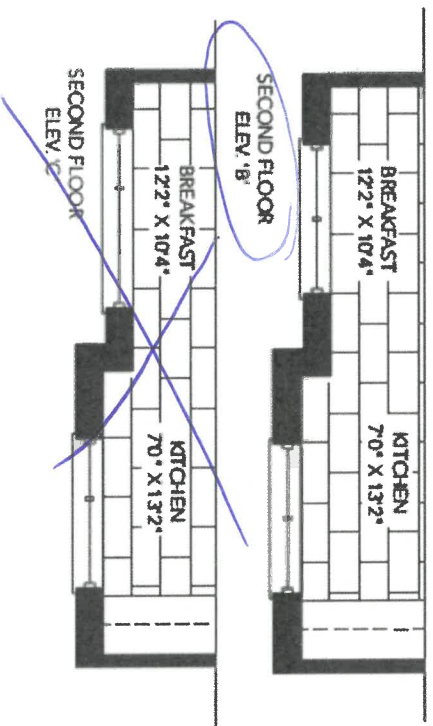
SK

Jan 29/20

**SECOND FLOOR**  
ELEV. *AK*

The floor plan includes the following rooms and features:

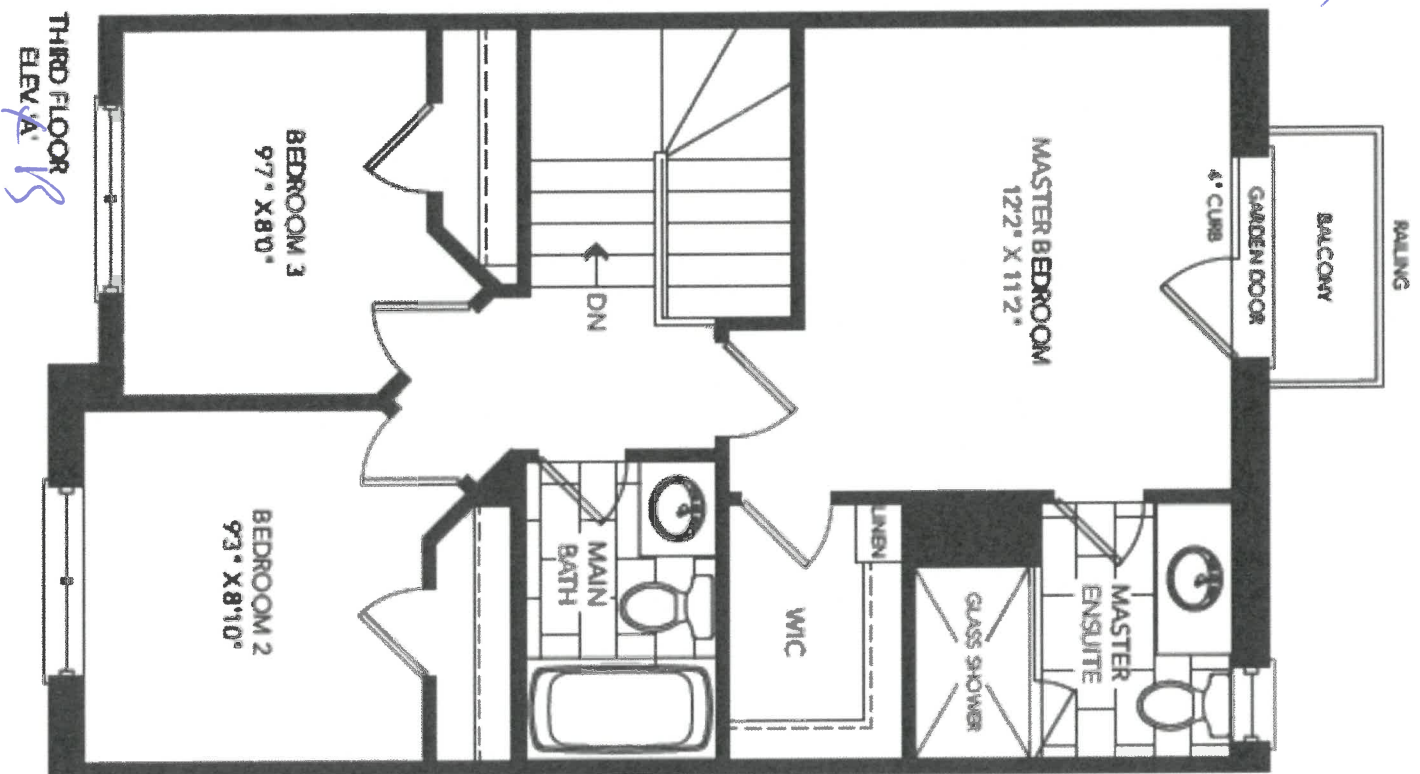
- TERRACE:** 20' 0" X 12' 0", featuring a privacy fence and a railing.
- GREAT ROOM:** 19' 2" X 11' 0", containing an electric fireplace and a railing.
- KITCHEN:** 7' 0" X 13' 2", featuring a flush breakfast bar, a dishwasher (DW), and a sink.
- BATHROOM (POWDER):** Includes a toilet and a vanity.
- Stairs:** Indicated with "UP" and "DN" arrows and a railing.
- Other Features:** A 6' sliding door, an AC unit, and a privacy fence on the right side.



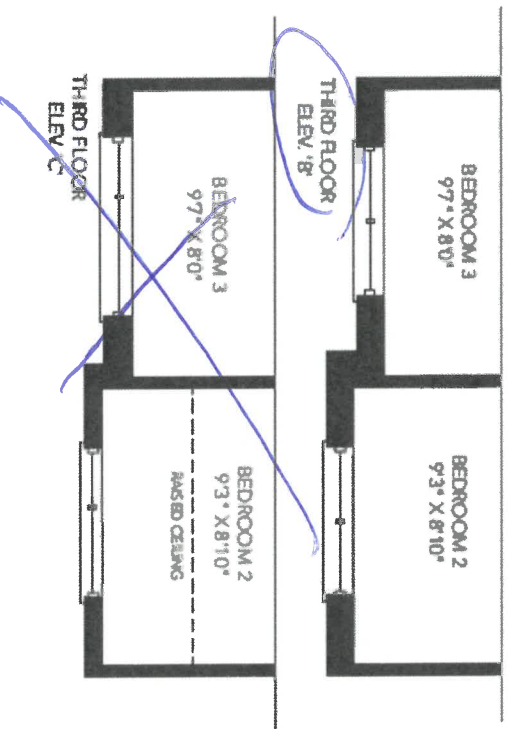
57



lot 178-3  
Jan 29/22

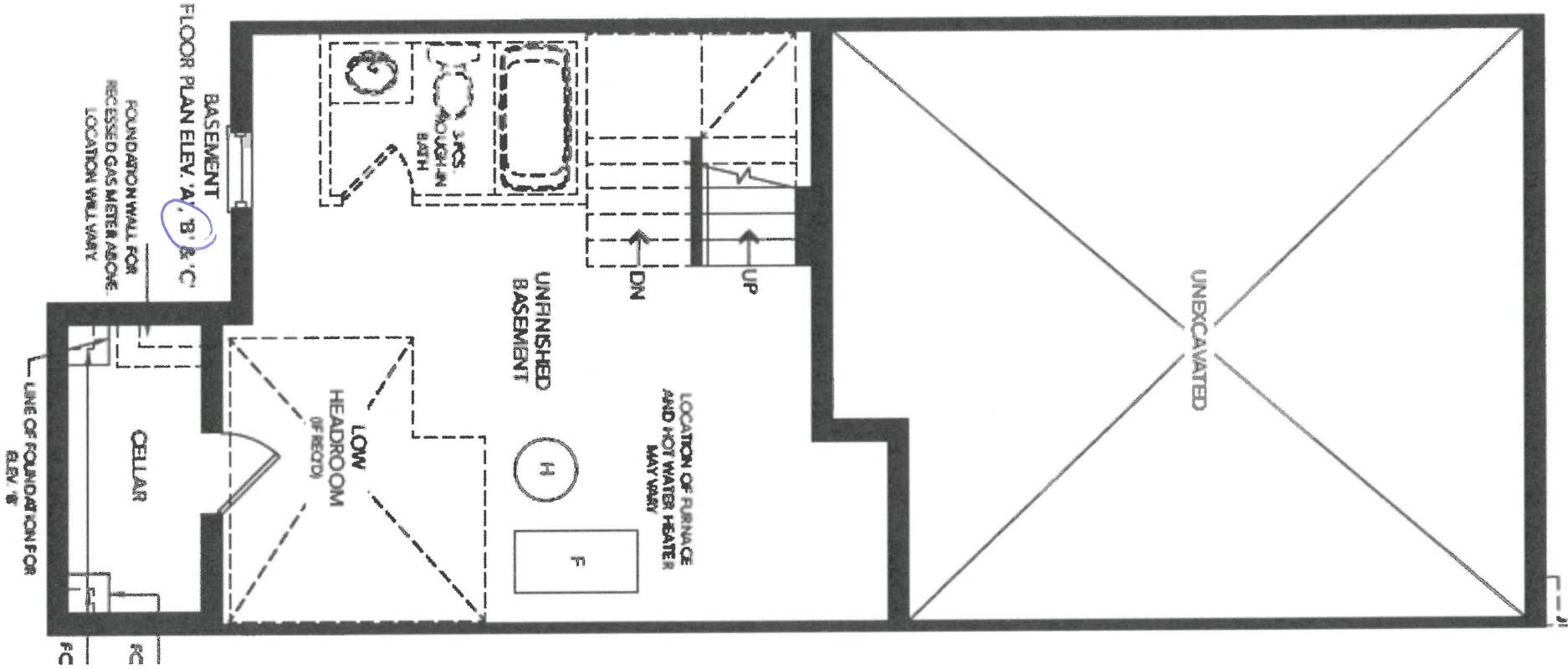


# ROSEDALE RLTH-01



SK

ROSEDALE RLTH-01



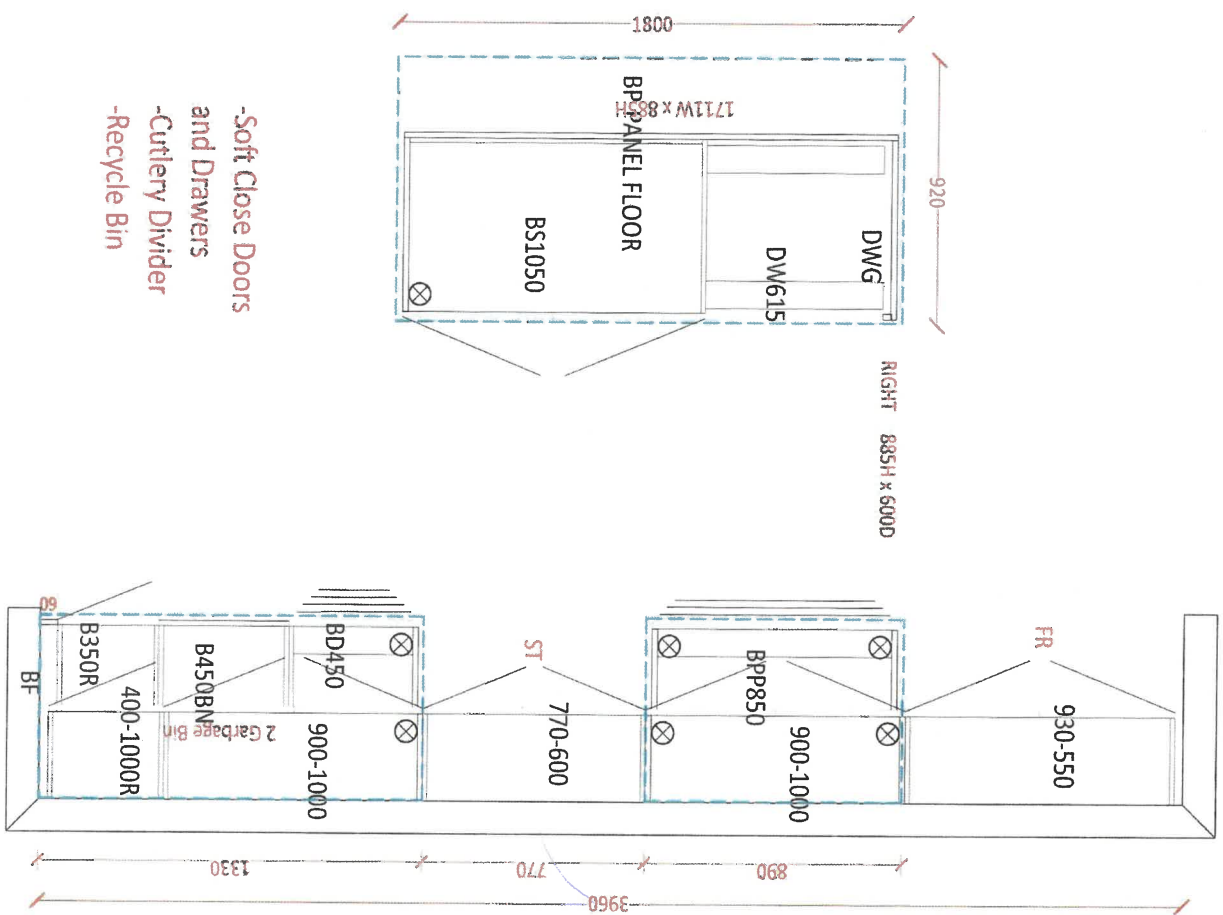
lot 178-3  
Jan 29/20

SK

		CLIENT NAME: ZANCOR HOMES	
SHIP TO : CALEDON CLUB		PH:	
DRAFTED BY: FERNANDA		CELL:	
DATE SUBMITTED 10 Mar 2021		P/O#	
COMMENT		PAGE 1 of 12	

RLTH-01-ELEV. A, B, C  
KITCHEN

178-3  
Jan 29/22



SK





CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

PH:   
CELL :

DATE SUBMITTED  
10 Mar 2021

DRAFTED BY: FERNANDA  
COMMENT

JOB NUMBER

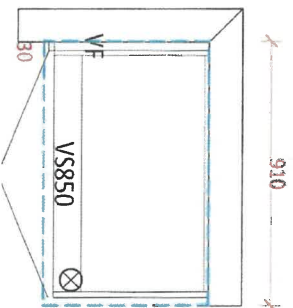
INSTALL DATE:

PAGE

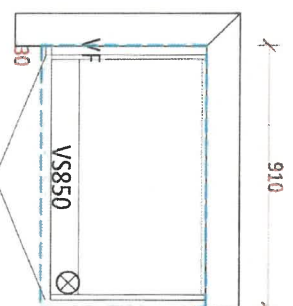
2 of 12

RLTH-01-ELEV. A, B, C  
STD. VANITIES

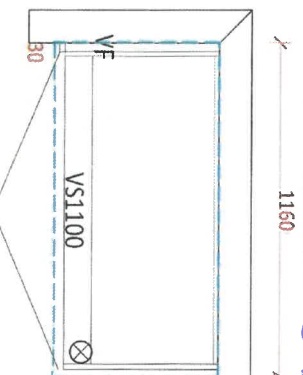
POWDER



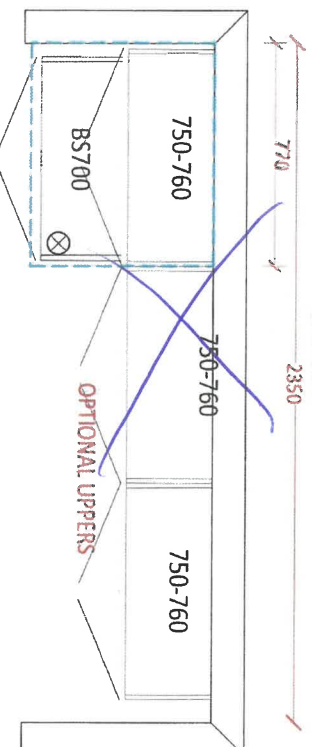
MAIN



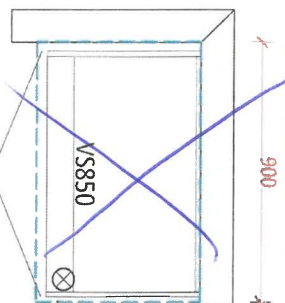
MASTER ENSUITE



LAUNDRY



OPT. BASEMENT BATH



178-3  
Jan 29/22

SK

APPLIANCE ACKNOWLEDGEMENT

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

- It is the Purchasers 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"                  | Accepts Standard<br>Openings **Initial |
| ▶ Stove Opening      | 30"                        |  |
| ▶ Hood Fan Opening   | 30"                        | X SK                                   |
| ▶ Hood Fan & Vent    | 6" with Under Cabinet Hood |  |
| ▶ Dishwasher Opening | 24"                        |  |

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.**

X SK

- ▶ 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

- |   |                           |
|---|---------------------------|
| <input type="checkbox"/> Built-in                 | **Panel to match required |
| <input type="checkbox"/> Paneled                  |                           |
| <input type="checkbox"/> Integrated / Flush Inset |                           |
| <input type="checkbox"/> Waterline                |                           |

RANGE UPGRADE

- \*Larger hood fan CFM might be required, which need a larger vent
- |   |
|---|
| <input type="checkbox"/> 36" **Hood fan opening must be the same size or larger (8" vent might be required) |
| <input type="checkbox"/> 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)   |

- |   |
|---|
| <input type="checkbox"/> Gas Range **gas line and electrical required & sold separately |
| <input type="checkbox"/> Induction **electrical required & sold separately              |

- |  |
|--|
| <input type="checkbox"/> Cooktop (Apron Front) **Countertop Cut-out required & sold separately |
| <input type="checkbox"/> Cooktop (Drop-in) **countertop Cut-out required & sold separately     |

HOOD FAN & VENT  
UPGRADE

- |  |
|--|
| <input type="checkbox"/> 8 Inch **Required for 600 CFM           |
| <input type="checkbox"/> 10 Inch                                 |
| <input type="checkbox"/> Chimney Hood Fan **Vent must be centred |
| <input type="checkbox"/> Insert / Liner                          |

WALL OVEN/MICRO  
UPGRADE

- |   |
|---|
| <input type="checkbox"/> Single Wall Oven **electrical required & sold separately |
| <input type="checkbox"/> Double Wall Oven **electrical required & sold separately |

- |   |
|---|
| <input type="checkbox"/> Steam Oven **electrical required & sold separately                             |
| <input type="checkbox"/> Warming Drawer **electrical required & sold separately                         |
| <input type="checkbox"/> Over Then Range Microwave (OTR)  |
| <input type="checkbox"/> Built-In Microwave **Trim Kit required **electrical required & sold separately |

DATE	Jan 29/22	SITE	CALEDON	LOT	178-3
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\*\* 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



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 there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab.

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

DATE Jan 29/20 SITE CALEDON LOT 178-3

221 North Rivermede 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: Artistic Smart Homes  
Phone: (905) 850-9386  
Location: 8601 Jane Street  
Concord, Ont L4K 5N9

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.

I/we the Homeowner(s) acknowledge that if we do not contact the home automation company, I/we the Homeowner(s) have agreed to the Vendor locations for the standard rough-ins for Cable, CAT6, Telephone that are included in the Agreement of Purchase and Sale.

Homeowner(s) Initial  
Homeowner(s) Initial

DATE Jan 29/22 SITE CALEDON LOT 178-3



## BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

**FLOOR TILES** \*Brick installation is standard\*

**WALL TILES** \*Brick installation requires an additional charge and must be included on the extras if selected\*

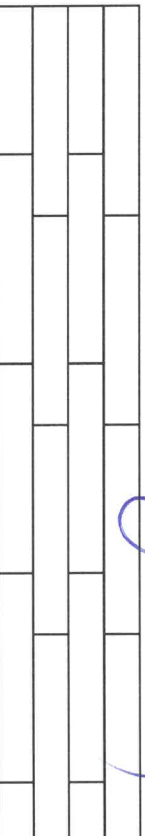
(Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed o=1 in a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

*all floors*



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

*SK*  
Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS:



Homeowner(s) Initial

DATE

*Jan 29/22*

SITE

**CALEDON**

LOT

*178-3*

Stone Countertop Edge Profiles

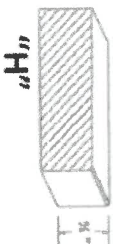
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



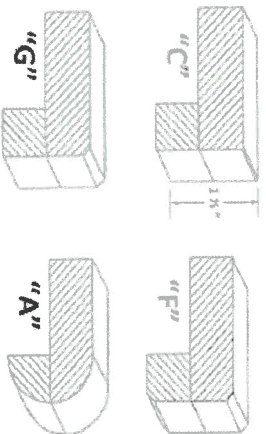
Standard Countertop Edge in  
Vanity



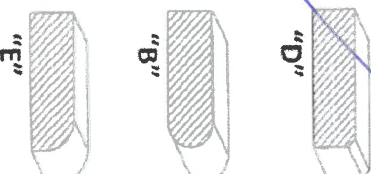
SK  
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



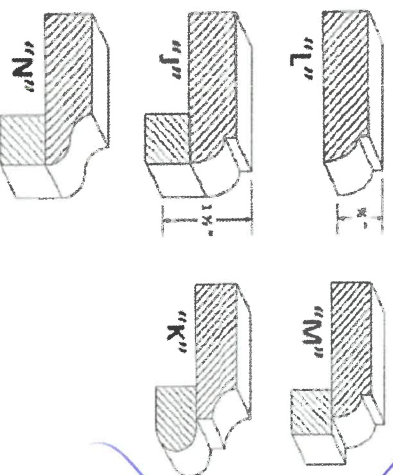
Optional Edge in Bathroom



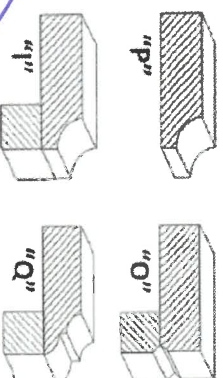
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

178-3

DATE Jan 29/22

SITE CALEDON

LOT