

Site: CALEDON (B)

Lot: 33B

Model: CAPILANO 30-05 ELEV. C

Purchaser: SHAHID RASUL VIRK

Purchaser: 0



Phone: 416-838-5530


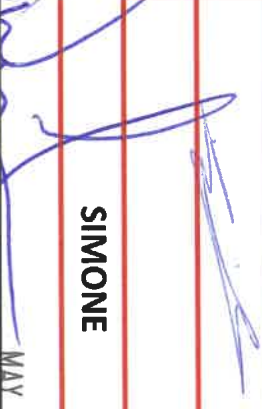
Email: SHAHIDVIRK@HOTMAIL.COM



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
	STRUCTURALS	
1	SIDE DOOR ENTRY FROM EXTERIOR TO SIDE LANDING, GRADE PERMITTING IF POSSIBLE	06-Dec-21
2	(4) LARGER BASEMENT WINDOWS 30 X 24 (in lieu of 30 x 16)	06-Dec-21
	COLOURS	
1	KITCHEN COUNTERTOP - UPGRADE 2	APRIL 28 2022
2	CABINET HANDLES H800MB	APRIL 28 2022
3	WATERLINE TO FRIDGE	APRIL 28 2022
4	HARDWOOD - UPGRADE 1 IN ALL STANDARD NON-TILED AREAS	APRIL 28 2022
5	KITCHEN - OTR (OVER THE RANGE MICROWAVE) **PLUG REQUIRED	APRIL 28 2022
6	BATHROOM ACCESSORIES - MOEN METHOD ACCESSORIES IN ALL BATHROOMS	APRIL 28 2022
7	ELECTRICAL - ADD PLUG ABOVE FIREPLACE 65 INCH AFF	APRIL 28 2022
8	COUNTERTOPS - STONE - SHARED BATHROOM *INCLUDES OVAL UNDERMOUNT	APRIL 28 2022
9	COUNTERTOPS - STONE - ENSUITE BATHROOM *INCLUDES OVAL UNDERMOUNT	APRIL 28 2022

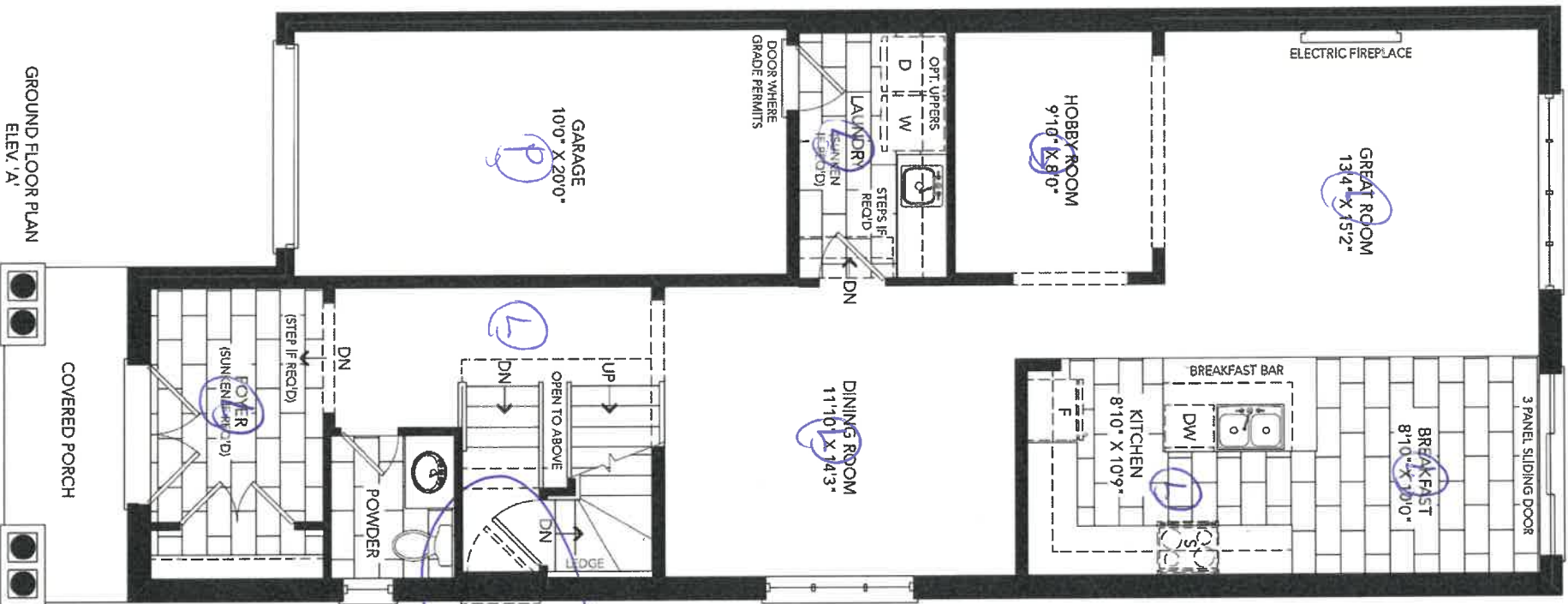
ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Mudroom - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Breakfast - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Kitchen - CABINETS		CONTEMPORARY SLAB OAK - TIMBER GREY		
Island - CABINETS		CONTEMPORARY SLAB OAK - TIMBER GREY		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800MB (BLACK)		
Kitchen - COUNTERTOP		EMERSTONE CARRARA WHITE (2)		
Island - COUNTERTOP		EMERSTONE CARRARA WHITE (2)		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - VINTAGE OAK PEARL 3-1/4" - MERCURY (1)		
Main Hall - FLOORING		HARDWOOD - VINTAGE OAK PEARL 3-1/4" - MERCURY (1)		
Dining / Living Room - FLOORING		HARDWOOD - VINTAGE OAK PEARL 3-1/4" - MERCURY (1)		
HOBBY ROOM		HARDWOOD - VINTAGE OAK PEARL 3-1/4" - MERCURY (1)		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Powder Room - CABINETS		CONTEMPORARY SLAB OAK - TIMBER GREY / H800MB (BLACK)		
Powder Room - COUNTERTOP		BIANCO CARRARA MARBLE		
Powder Room - SINK		STANDARD OVAL UNDERMOUNT		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - VINTAGE OAK PEARL 3-1/4" - MERCURY (1)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T20		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T20		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T20		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T20		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *VERTICAL STACK		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA MARBLE		
Master Ensuite - CABINETS		CONTEMPORARY OAK - TIMBER GREY		
Master Ensuite - HANDLES/KNOBS		H800MB (BLACK)		
Master Ensuite - COUNTERTOP		BIANCO CARRARA MARBLE		
Master Ensuite - SINK(s)	STD OVAL UNDERMOUNT	Master Ensuite - FAUCET(s)	STANDARD	
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 33B		
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *STACKED							
Main Bath - SHOWER FLOOR		N/A							
Main Bath - SHOWER JAMB		N/A							
Main Bath - CABINETS		SIERRA PVC WHITE							
Main Bath - HANDLES/KNOBS		H800G (GOLD)							
Main Bath - COUNTERTOP		BIANCO CARRARA MARBLE							
Main Bath - SINK(s)		OVAL UNDERMOUNT		Main Bath - FAUCET(s)				STANDARD	
Shared Bath- FLOORING		N/A							
Shared Bath- TUB / SHOWER WALL		N/A							
Shared Bath- SHOWER FLOOR		N/A							
Shared Bath- SHOWER JAMB		N/A							
Shared Bath- CABINETS		N/A							
Shared Bath- HANDLES/KNOBS		N/A							
Shared Bath- COUNTERTOP		N/A							
Shared Bath- SINK(s)				Shared Bath - FAUCET(s)					
Ensuite Bath - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK							
Ensuite Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *STACKED							
Ensuite Bath - SHOWER FLOOR		N/A							
Ensuite Bath - SHOWER JAMB		N/A							
Ensuite Bath - CABINETS		SIERRA PVC WHITE							
Ensuite Bath - HANDLES/KNOBS		H800G (GOLD)							
Ensuite Bath - COUNTERTOP		BIANCO CARRARA MARBLE							
Ensuite Bath - SINK(s)		OVAL UNDERMOUNT		Main Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK							
Laundry - CABINETS		CONTEMPORARY OAK TIMBER GREY		laundry - HANDLES/KNOBS		H800MB (BLK)			
Laundry - COUNTERTOP		LAMIANTE 1886K-07		laundry - SINK		STANDARD			
Laundry - BACKSPLASH		N/A		laundry - FAUCET		STANDARD			
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		YES							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		UPGRADE			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		YES		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		YES - OTR			
GAS LINE & ELECTRICAL TO DRYER		N/A		ELECTRICAL for Cooktop		N/A			
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A			
WATERLINE to Fridge		YES							
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:		CALEDON (B)		33B					
PURCHASER(S):		SHAHID RASUL VIRK							
PURCHASER(S):		0							
CONTACT:		416-838-5530		SHAHIDVIRK@HOTMAIL.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.									
		PURCHASER SIGNATURE		 MAY 12 2022					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
PAGE 2 OF 2		Vendor APPROVAL							

CALEDON CLUB

30-05 CAPILANO



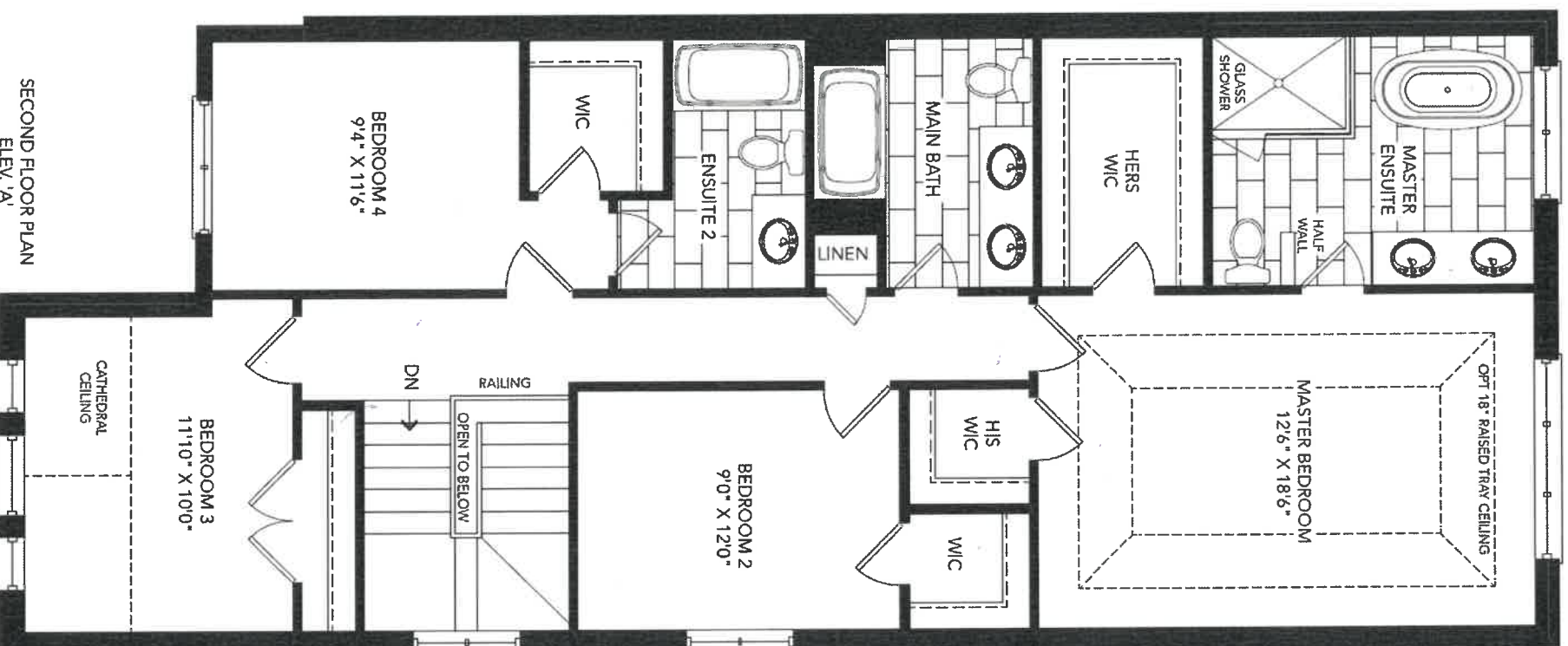
SIDE POOL
ENTRY, AND
PARKING

23/2/20

6/5/

CALEDON CLUB

30-05 CAPILANO

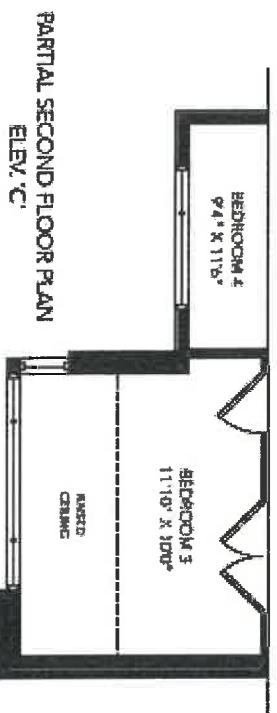
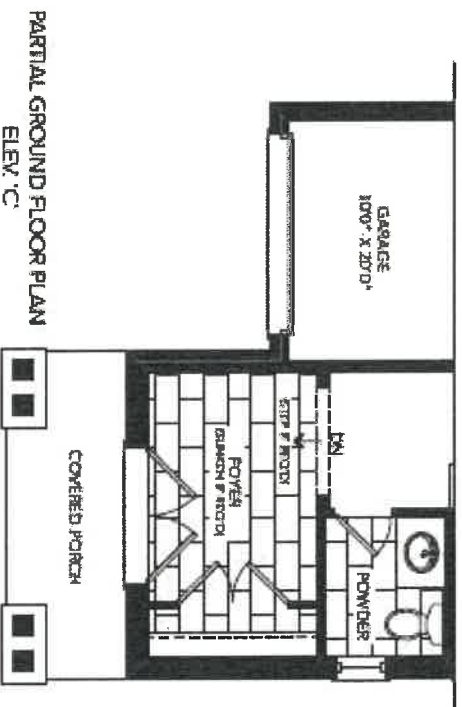
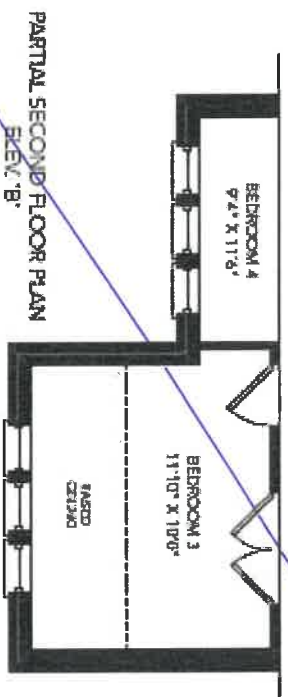
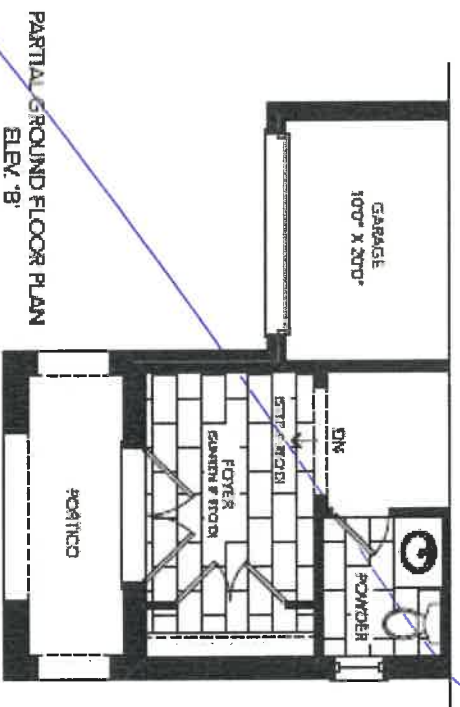


6-7'

MSB

CALEDON CLUB

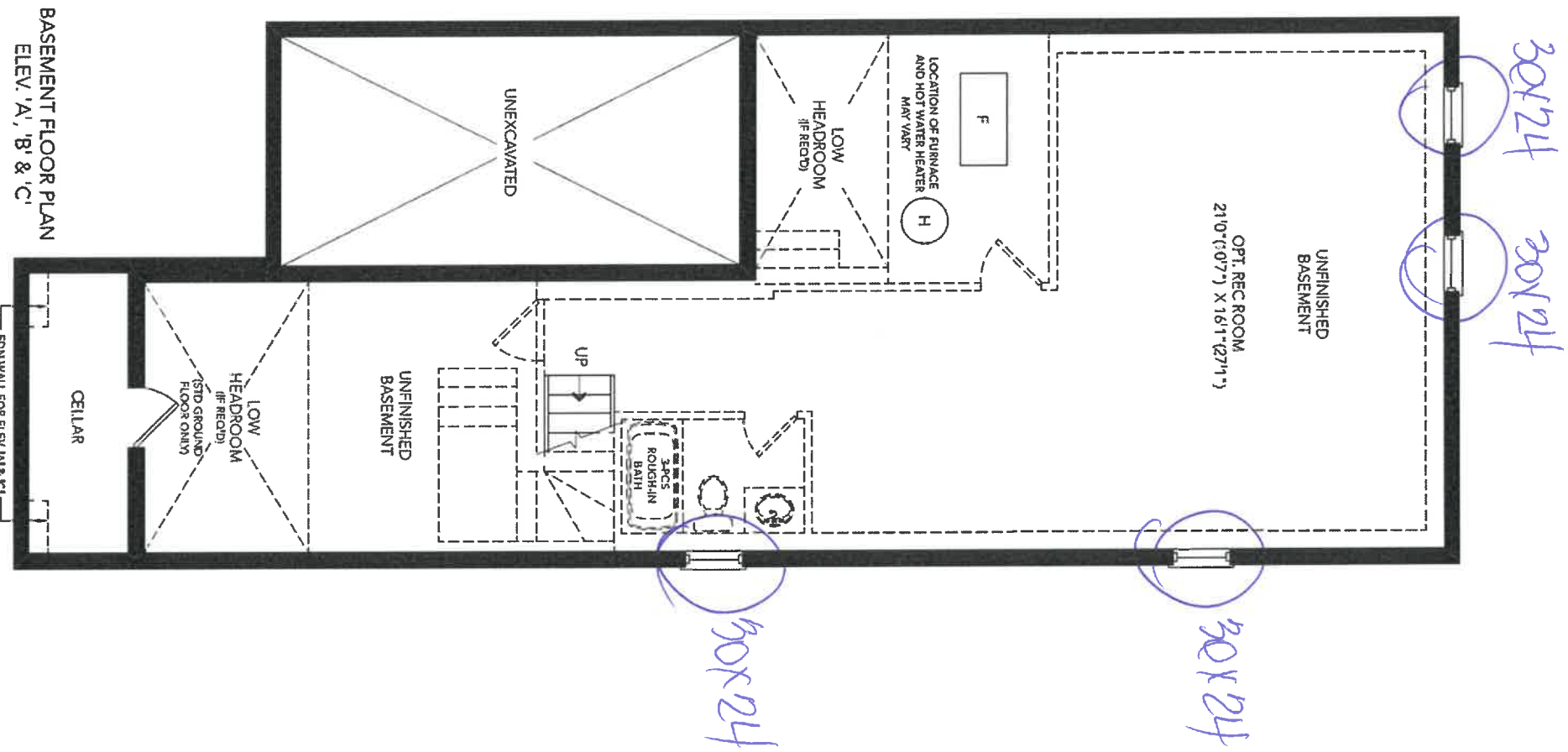
30-05 CAPILANO



33B

CALEDON CLUB

30-05 CAPILANO



BASEMENT FLOOR PLAN
ELEV. 'A', 'B' & 'C'

2358



DATE SUBMITTED

01 Mar 2022

CLIENT NAME: ZANCOR HOMES

SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:

CELL :

DRAFTED BY: KATLYN

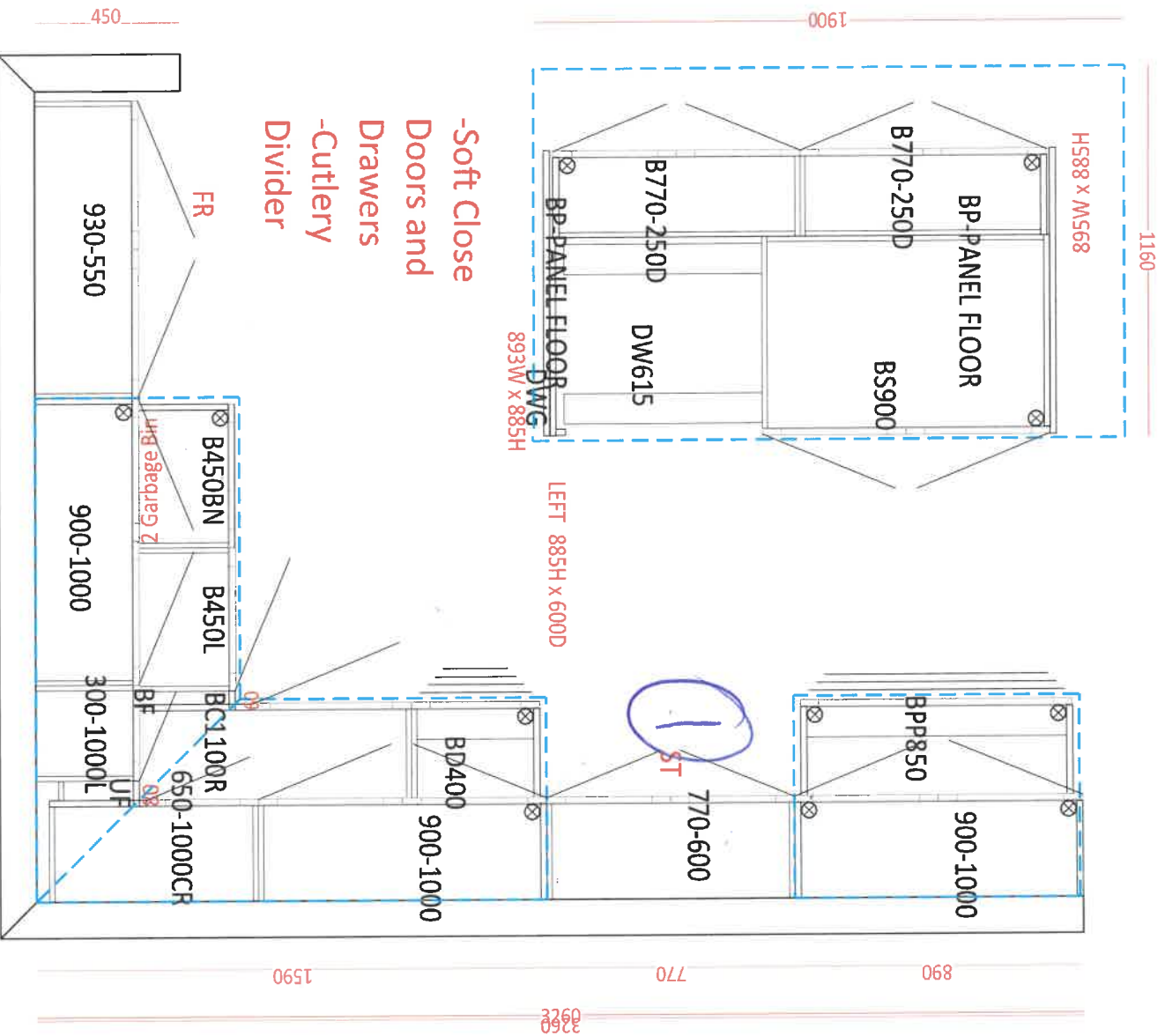
COMMENT

P/O #

PAGE

16 of 24

30-5-ELEV. A,B,C KITCHEN



-Soft Close
Doors and
Drawers
-Cutlery
Divider

① OTR.

23B

8/2/21



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

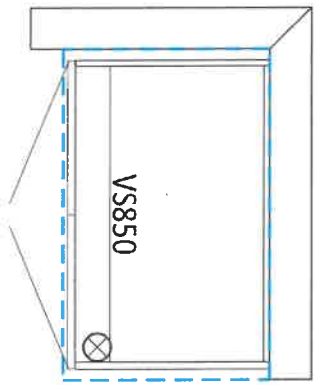
INSTALL DATE:

PAGE

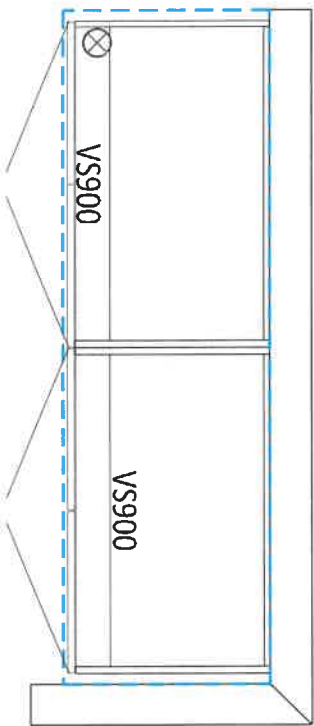
18 of 24

30-5-ELEV. A,B,C
STD VANITIES

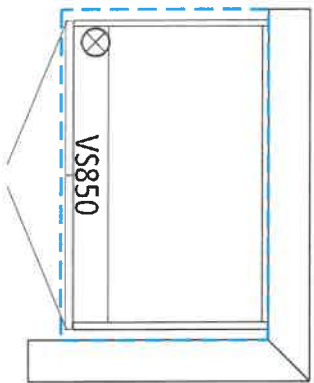
POWDER
910



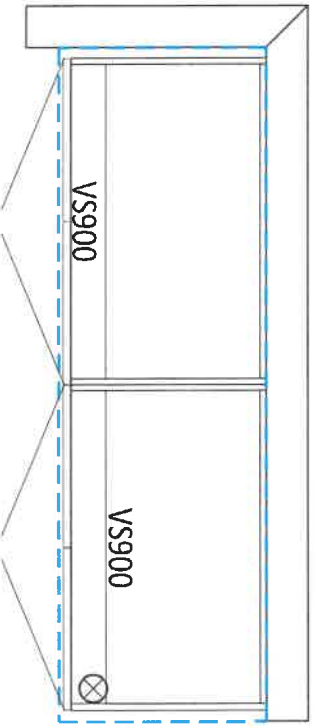
MAIN
1860



ENSUITE 2
910

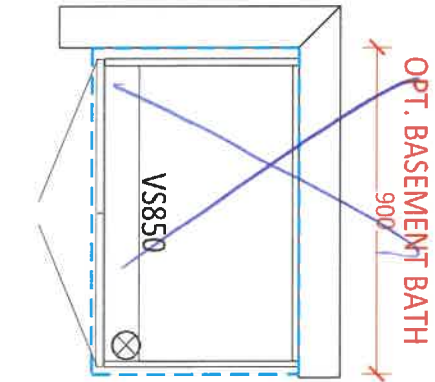
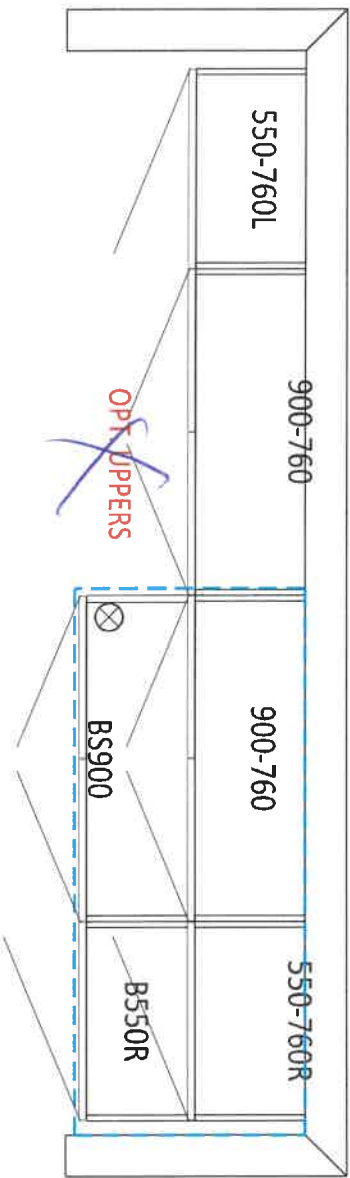


MASTER ENSUITE
1860



LAUNDRY ROOM

2990 1510



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" Accepts Standard
► Stove Opening 30" Openings **Initial
► Hood Fan Opening 30"
► 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.**

- 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

- ☐ 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: April 28th 2020 SITE: CALEDON LOT: 33B

** 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 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 Builder's 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 absorbcency in the mentioned areas, and agree to waive any claims against the Township of residence, TARLON and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE	SITE	LOT
April 12/20	CALEDON	33B
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.

S-V.
Homeowner(s) Initial

OPTION 2:

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.

S-V.
Homeowner(s) Initial

DATE

SITE

LOT

CALEDON

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*

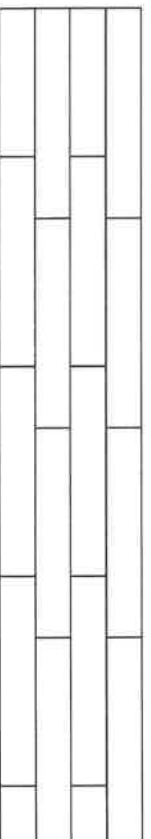
(Large tiles installation for floor and wall) – ¼ Brick

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 on 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.

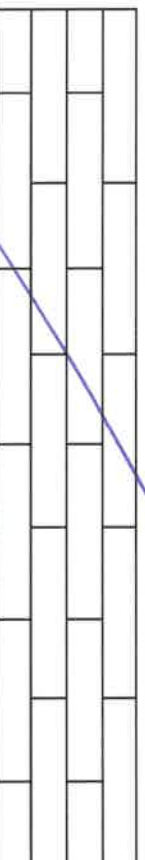
Homeowner(s) Initial

G.V.

(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

Apr 28/22

SITE

CALEDON

LOT

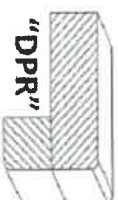
33B

Stone Countertop Edge Profiles

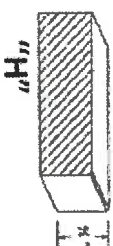
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

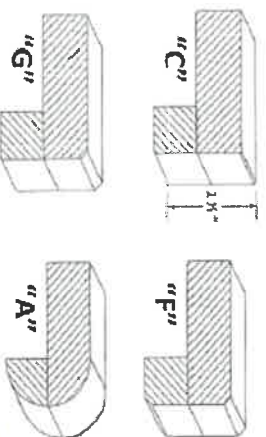


Homeowner(s) Initial

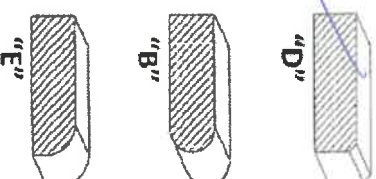
S-V

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

Optional Edge in Kitchen



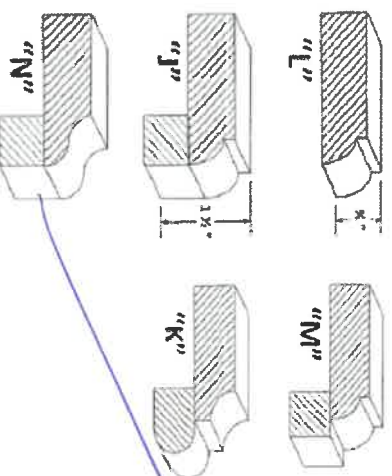
Optional Edge in Bathroom



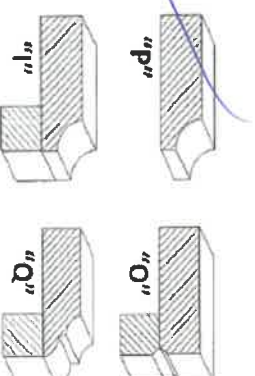
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Apr 28/22

SITE

CALEDON

LOT

338