

OAKVILLE

MODEL:

OAK 529

SUITE:

222

xlw-18

*Cabinets		*Trim, Kitchen, Bathrooms	
Kitchen	Sierra White	Trim	Flat MDF 2-3/4" Casing X 5-1/4" Baseboard
Island *as per plan	N/A		
Master Ensuite	N/A	Kitchen Sink	Cantrio KSS2018 Undermount
Main	Sierra White	Kitchen Faucet	Peerless P7919LF CHROME, Pulldown Faucet
*Countertops		Master Ensuite Sink	N/A
Kitchen	Emerstone Quartz Carrera White Matte	Master Ensuite Faucet	N/A
Master Ensuite	N/A	Master Ensuite Tub	N/A
Main	Emerstone Quartz Carrera White Matte	Master Shower Faucet	N/A
*Tile/Hardwood		Master Ensuite Toilet	N/A
Laminate Flooring	Highland Willowbrook Oak 8 inch	Main Bath Sink	PS161C Undermount, rectangle
Kitchen Bk.Splash	Colours & Dimensions Silver Grey Matte 4 x 16	Main Bath Faucet	Peerless P1519LF CHROME
Laundry	Lily White Tile 12 x 12	Main Bath Tub	ADORA Skirted Tub
Master Glass Shower	N/A	Main Tub Faucet	Peerless PT14419 CHROME
Master Ensuite Floor	N/A	Main Toilet	WC-382 WHITE, Elongated, Soft-Close, One Piece
Master Ens. Shower Wall	N/A	Fridge	SEE SPEC
Master Shower Fir	N/A	Stove	SEE SPEC
Main Bath Floor	Genesis Light Grey 12 x 24	Dishwasher	SEE SPEC
Main Bath Wall	Genesis Light Grey 12 x 24	Microwave	SEE SPEC
		Washer/Dryer	SEE SPEC

LOCATION		DESCRIPTION OF UPGRADES	PRICE
		NO UPGRADES	
		STANDARD LIGHT PACKAGE	
ZANCOR HOMES		SUB-TOTAL	-
		HST	-
		TOTAL AMOUNT ▶	-

DISCLAIMER & CONDITIONS

1. 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
2. Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs
3. Purchaser has checked and acknowledged accuracy of colour and selections before signing.
4. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement
5. All extras must be paid in full.
6. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun of if materials have been ordered.
7. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
8. Verbal extras will not be accepted or acknowledged as part of the agreement.
9. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.

ALYCIA

April 4/22

FOR TRADE USE

the responsibility of all Trades to inform the builder of any discrepancies on sketches, P&S and/or colour charts PRIOR to installation.

PURCHASER NAME: Kahney Wilkins d Saal Piccolo

Keshav Mahalingam
PURCHASER SIGNATURE

PURCHASER SIGNATURE
APR 11/22

DATE _____

OAKVILLE

INTERIOR FINISHES ACKNOWLEDGEMENT

ZANCOR
HOMES

THH
BRANCH

The BRANCH - Oakville

SUITE: 222

DATE: April 1 2022

INTERIOR FINISHES ACKNOWLEDGEMENT

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. The purchaser acknowledges and agrees to proceed forthwith with reselections in the event the original selections cannot be incorporated into the interior finishing of the home upon notice by the Builder.

Every effort will be made to ensure the materials selected are as close as possible to the samples provided, however due to variances in manufacturing and properties of natural materials we do not guarantee identical colour matching.

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 patterns are to be expected, including various lighting may affect the overall finished look. Stone should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint may 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'.

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.

LAMINATE / HARDWOOD FLOORING: Due to the natural properties of wood & 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 and laminate 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.

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.**

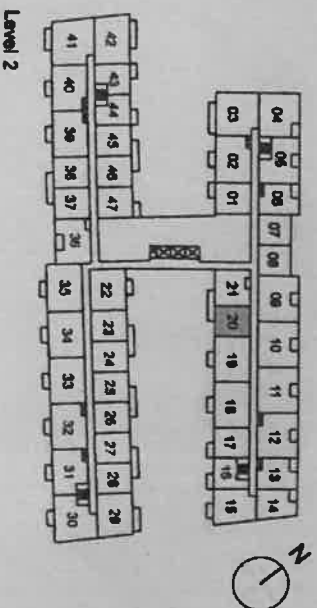
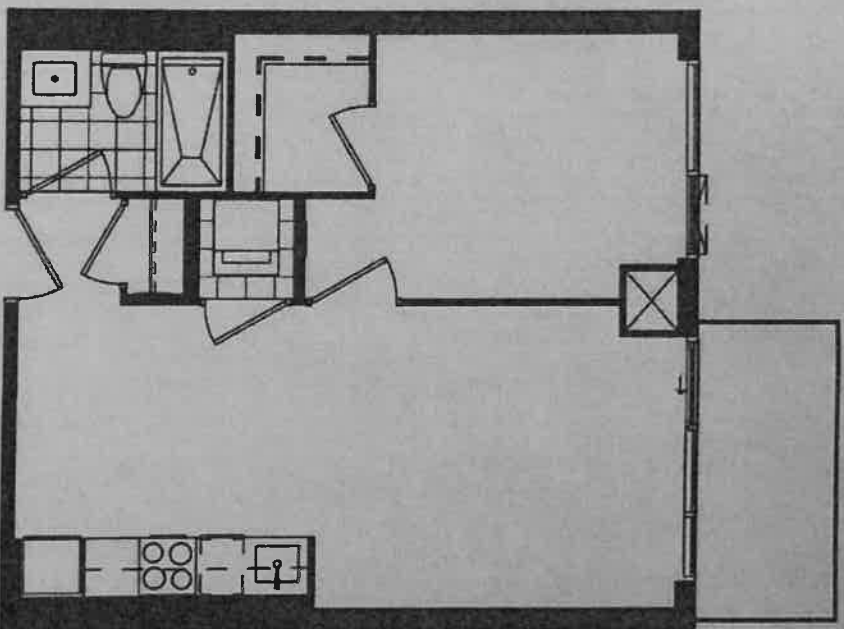
SCHEDULE "B"

To Agreement of Purchase and Sale
The Branch Condos
Oakville, ON

RESIDENTIAL SUITE

Suite Number: 220 Unit: 20 Level: 2

Revision
Suite# 222
Unit# 22



X km ff
INITIAL

222

Vendor's Initial:

EC

Purchaser's Initial:

KN SG

Suite 222

THE
BRANCH

LIGHT 1

Tile

Genesis Light Grey 12 x 24
Master Ensuite Floor -
Master Ensuite Shower Wall -
Main Bath Floor -
Main Bath Wall -

Countertop

Emerstone Quartz Carrara White Matte
- Kitchen
- Master Ensuite
- Main

Master Shower Floor

Volkas White Matte 2 x 2

Laundry Flooring (Picture Not Available)

- Lily Series White Matte 12 x 12

Cabinets

Sierra White
- Kitchen
- Master Ensuite
- Main

Kitchen Backsplash

Colours and Dimensions
Silver Grey Matte 4 x 16

Laminate Flooring

Highland Willowbrook Oak 8"

Purchaser Name Kahley Wilkerson

Purchaser Name Salvatore Piccolo

Date April 11/22

*Actual colours may vary from the images shown. All finishes are as per your schedule 'A' and are subject to change without notice. E. & O. E

March 15th 2022

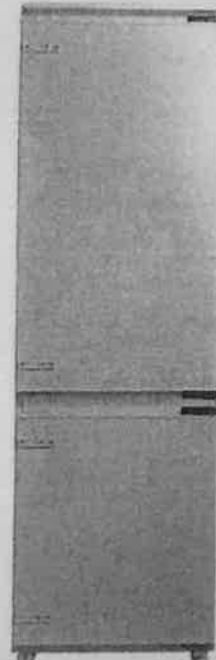
Suite
222

APPLIANCE PACKAGE

1 Bedroom Suite
1 Bedroom + Den Suite, Loft

THE
BRANCH

PURCHASER NAME Kahley Wilkerson
PURCHASER NAME Salvatore Piccolo
DATE April 11/22



24" Fridge
(Panel Ready)
GE - M2E9FPMKII



24" Range, Smooth top
GE - JCAS640RMSS



24" Over The Range
Microwave
Haier HMV1472BHS



24" Dishwasher
(Panel Ready)
UDT518SAHP



24" Washer
WM7200WW



24" Dryer
DV7600WW