

Site: WASAGA

Lot: 96

Model: VIEW (52-06) ELEV C

Purchaser: BOWSLAN PATPANATHAN

Purchaser: 0

Phone: 647.283.6566

Email: BOWSLAN@HOTMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
1	TILE- KITCHEN/BREAKFAST FLOOR TILE- UP 2- BRICKED	25-Aug-21
2	TILE- FOYER- UP 2- BRICKED	25-Aug-21
3	TILE- POWDER ROOM- UP 2- BRICKED	25-Aug-21
4	HARDWOOD- FAMILY ROOM, MAIN HALL, DINING ROOM, UPPER HALL- UP 1	25-Aug-21
5	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE 1 AND HALF FLIGHT	25-Aug-21
6	COMFORT HEIGHT- MASTER, ENSUITE, SHARED	25-Aug-21
7	TILE- MASTER SHOWER FLOOR- UP 1	25-Aug-21
8	50" LINEAR DIMPLEX ELECTRIC FIREPLACE IN LIEU OF STANDARD BLF5051- WALL TO BE BUILT INTO ROOM APPROX 8" TO ACCOMIDATE- SEE SKETCH	25-Aug-21
9	PLUG ABOVE FIREPLACE FOR FUTURE TV, INSTALL 65 AFF, BESIDE CABLE- SEE SKETCH	25-Aug-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-08-25, 9:52 AM

ENTRANCES				
Main Foyer - FLOORING	FLOW DARK GREY MATTE- 12 X 24-UP 2 BRICKED			
Mudroom - FLOORING	LOFT ASH 12 X 24- BRICKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	FLOW DARK GREY MATTE- 12 X 24-UP 2 BRICKED			
Breakfast - FLOORING	FLOW DARK GREY MATTE- 12 X 24-UP 2 BRICKED			
Kitchen - CABINETS	EURO HIGH GLOSS WHITE			
Island - CABINETS	EURO HIGH GLOSS WHITE			
Servery - CABINETS	EURO HIGH GLOSS WHITE			
Kitchen - HANDLES/KNOBS	H800BC			
Kitchen - COUNTERTOP	5006K-07			
Island - COUNTERTOP	5006K-07			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	MIRAGE ADMIRATION COLLECTION GRAPHITE RED OAK 3 5/16 CASHMERE- UP 1			
Main Hall - FLOORING	MIRAGE ADMIRATION COLLECTION GRAPHITE RED OAK 3 5/16 CASHMERE- UP 1			
Dining / Living Room - FLOORING	MIRAGE ADMIRATION COLLECTION GRAPHITE RED OAK 3 5/16 CASHMERE- UP 1			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	BLACK METAL SINGLE COLLAR W/ ALT PLAIN			
Railing Details - POSTS	2 3/4" TURNED OAK			
Railing Details - HANDRAIL	2 1/2 OVAL OAK			
Stair Stain - MAIN STAIRS	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	FLOW DARK GREY MATTE- 12 X 24-UP 2 BRICKED			
Powder Room - CABINETS	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	MIRAGE ADMIRATION COLLECTION GRAPHITE RED OAK 3 5/16 CASHMERE- UP 1			
Master Bedroom - FLOORING	T03 OPENING NIGHT			
Bedroom 2 - FLOORING	T03 OPENING NIGHT			
Bedroom 3 - FLOORING	T03 OPENING NIGHT			
Bedroom 4 - FLOORING	T03 OPENING NIGHT			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	LOFT ASH 12 X 24- BRICKED			
Master Ensuite - SHOWER WALL	LOFT ASH 12 X 24- STACKED VERTICLE			
Master Ensuite - SHOWER FLOOR	ONTARIO HEX SERIES BLACK MATTE- UP 1			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	EURO OLMO CARISMA- COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H800BC			
Master Ensuite - COUNTERTOP	5003-38			
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 PRIOR to installation.		WASAGA SHORELINE 96		
		PAGE 1 OF 2		
		PURCHASER INITIALS		
		VENDOR APPROVAL		

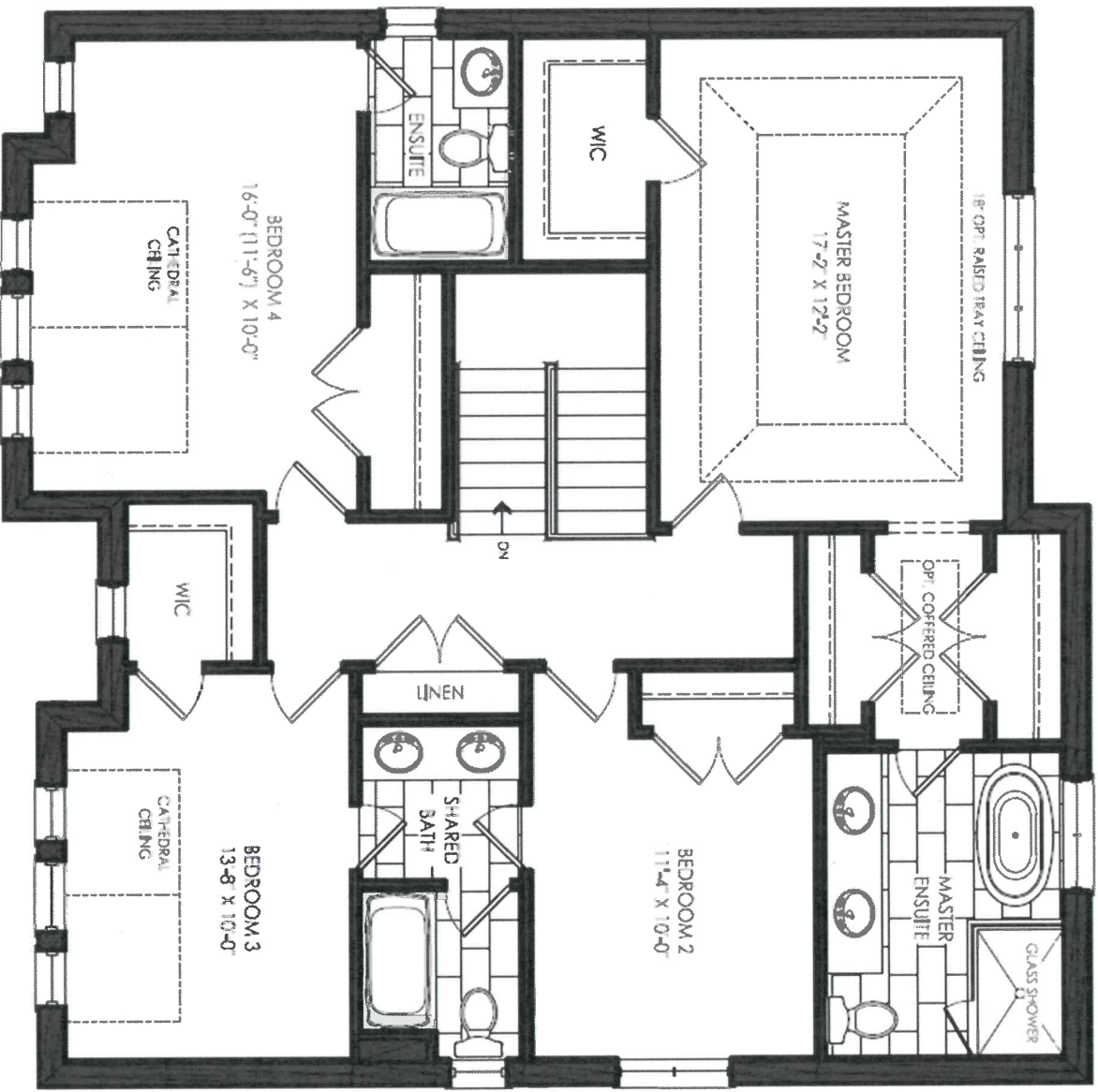
2ND FLOOR CONTINUED...

Main Bath - FLOORING		NA	
Main Bath - TUB / SHOWER WALL		NA	
Main Bath - SHOWER FLOOR		NA	
Main Bath - SHOWER JAMB		NA	
Main Bath - CABINETS		NA	
Main Bath - HANDLES/KNOBS		NA	
Main Bath - COUNTERTOP		NA	
Main Bath - SINK(s)	NA	Main Bath - FAUCET(s)	NA
Shared Bath - FLOORING	LOFT ASH 12 X 24- BRICKED		
Shared Bath- TUB / SHOWER WALL	LOFT ASH 12 X 24- STACKED HORIZONTAL		
Shared Bath- SHOWER FLOOR	NA		
Shared Bath- SHOWER JAMB	NA		
Shared Bath- CABINETS	EURO BLACKWOOD- COMFORT HEIGHT		
Shared Bath- HANDLES/KNOBS	H800BC		
Shared Bath- COUNTERTOP	5005-38		
Shared Bath- SINK(s)	STD	Shared Bath - FAUCET(s)	STD
Ensuite Bath - FLOORING	LOFT ASH 12 X 24- BRICKED		
Ensuite Bath - TUB / SHOWER WALL	LOFT ASH 12 X 24- STACKED HORIZONTAL		
Ensuite Bath - SHOWER FLOOR	NA		
Ensuite Bath - SHOWER JAMB	NA		
Ensuite Bath - CABINETS	EURO BLACKWOOD- COMFORT HEIGHT		
Ensuite Bath - HANDLES/KNOBS	H800BC		
Ensuite Bath - COUNTERTOP	5005-38		
Ensuite Bath - SINK(s)	STD	Ensuite Bath - FAUCET(s)	STD
LAUNDRY			
Laundry - FLOORING	**BRICK PATTERN Confirmed by email	LOFT ASH 12 X 24- STACKED	Laundry - HANDLES/KNOBS
Laundry - CABINETS		HIGH GLOSS EURO WHITE	Laundry - SINK
Laundry - COUNTERTOP	Feb 6 2023	5006K-07	Laundry - FAUCET
Laundry - BACKSPLASH		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	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			
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		96
PURCHASER(S):	BOWSLAN PATPANATHAN		
PURCHASER(S):	0		
CONTACT:	647.283.6566	BOWSLAN@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.			
ZANCOR HOMES		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	
		Vendor APPROVAL	
PAGE 2 OF 2		0	

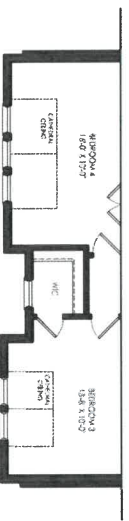
SHORELINE POINT
WASAGA BEACH

VIEW 52-06

Lot 96
Aug 25/21

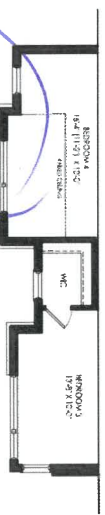


Elevation A
Second Floor



Elevation B
Second Floor

6.3

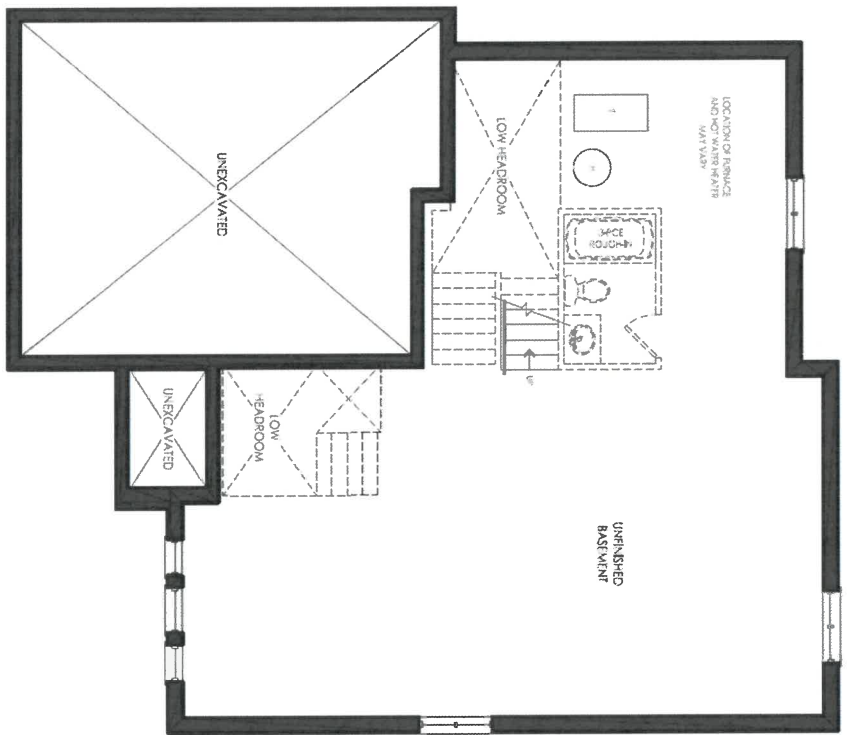


Elevation C
Second Floor

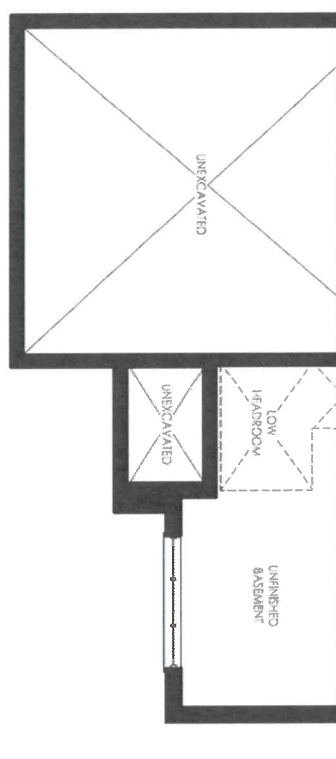
SHORELINE POINT
WASAGA BEACH

VIEW 52-06

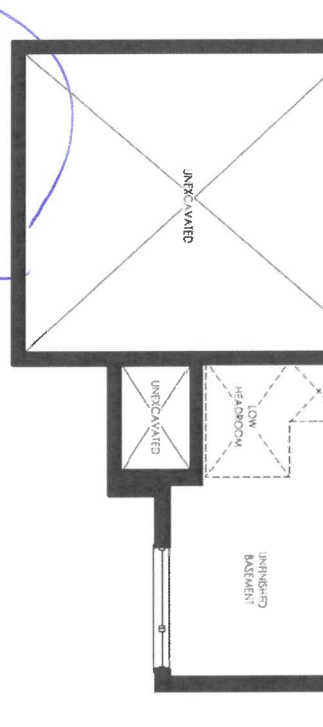
1st 96
Aug 25/21



Elevation A
Basement



Elevation B
Basement



Elevation C
Basement

Q-3



DATE SUBMITTED
17 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : WASAGA BEACH
52-06

PH:
CELL :

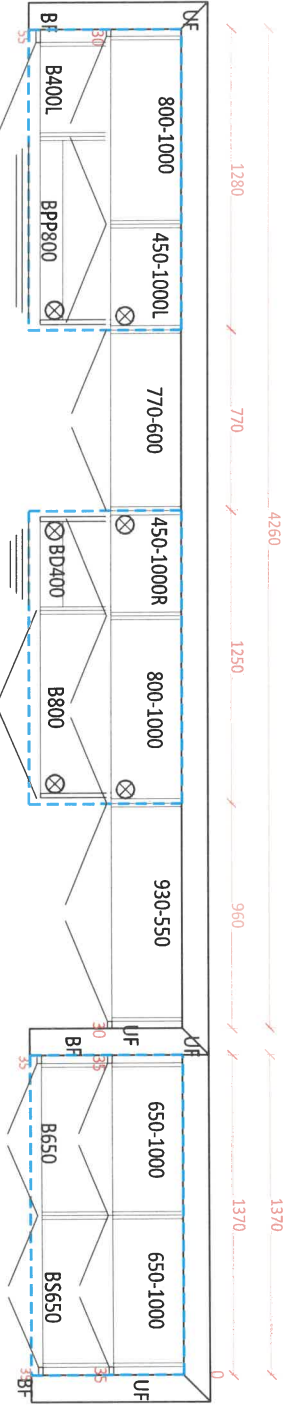
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COMMENT

P/O #

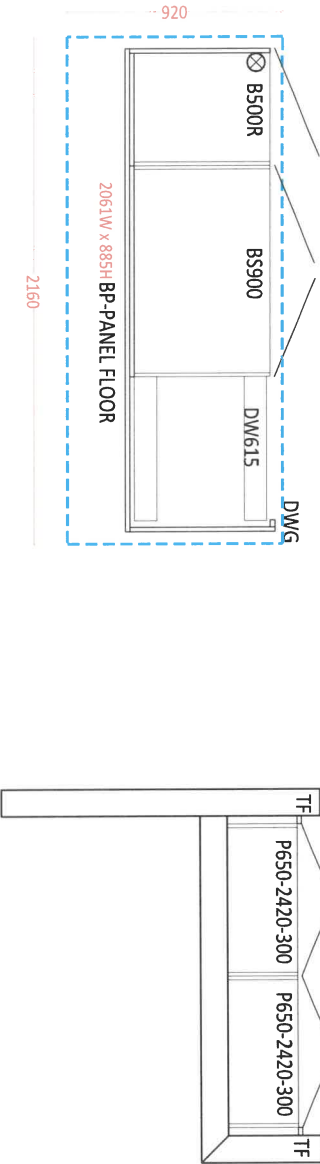
JOB NUMBER
INSTALL DATE:
PAGE
1 of 3

KITCHEN
EL. A&B&C

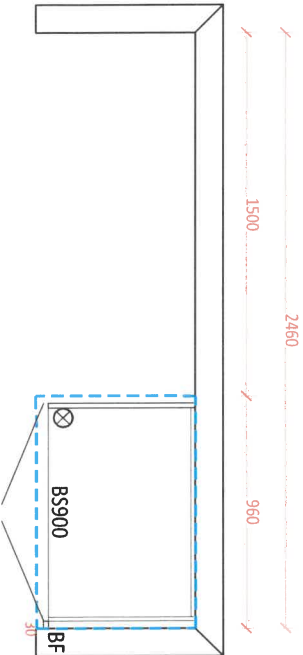
1 of 96
Aug 25/21



-Soft Close Doors
and Drawers
-Cutlery Divider



LAUNDRY BASE
EL. A&B&C



P.B



CLIENT NAME: ZANCOR HOMES
SHIP TO : WASAGA BEACH
52-06

PH:
CELL :

JOB NUMBER
INSTALL DATE:

PAGE
3 of 3

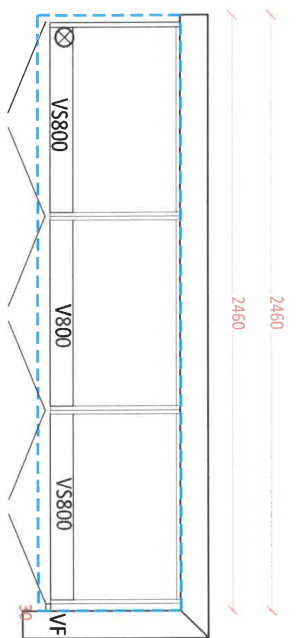
DATE SUBMITTED
17 Jun 2021

DRAFTED BY: AHMET
COMMENT

P/O #

MASTER ENSUITE
EL. A&B&C

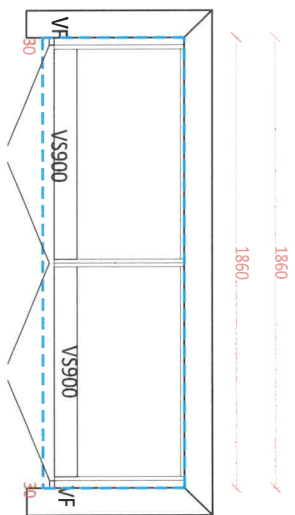
Comfort
Height



10 + 96
Aug 25/21

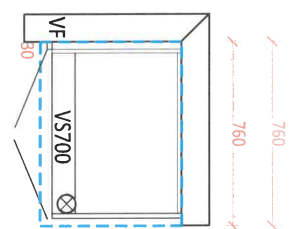
SHARED VANITY
EL. A&B&C

Comfort
Height

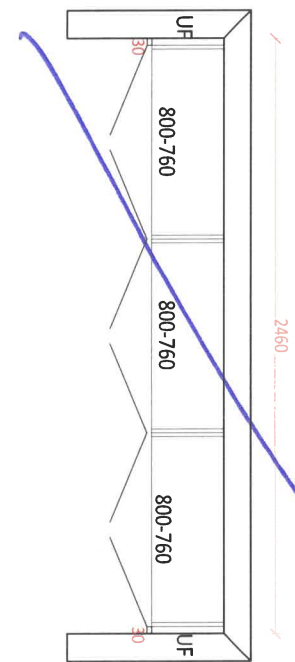


ENSUITE
EL. A&B&C

Comfort
Height



OPT. LAUNDRY UPPERS
EL. A&B&C



G-3



DATE SUBMITTED
17 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : WASAGA BEACH
52-06

PH:
CELL :

DRAFTED BY: AHMET
COMMENT

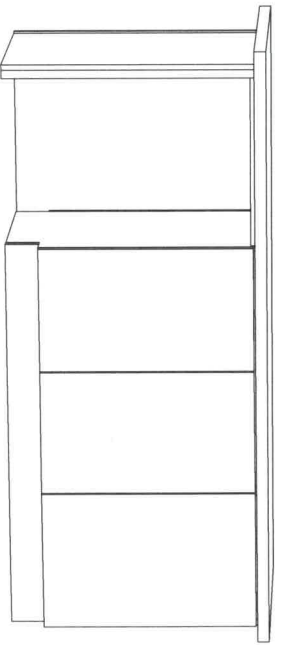
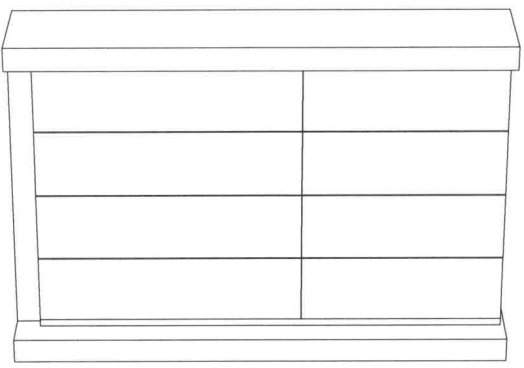
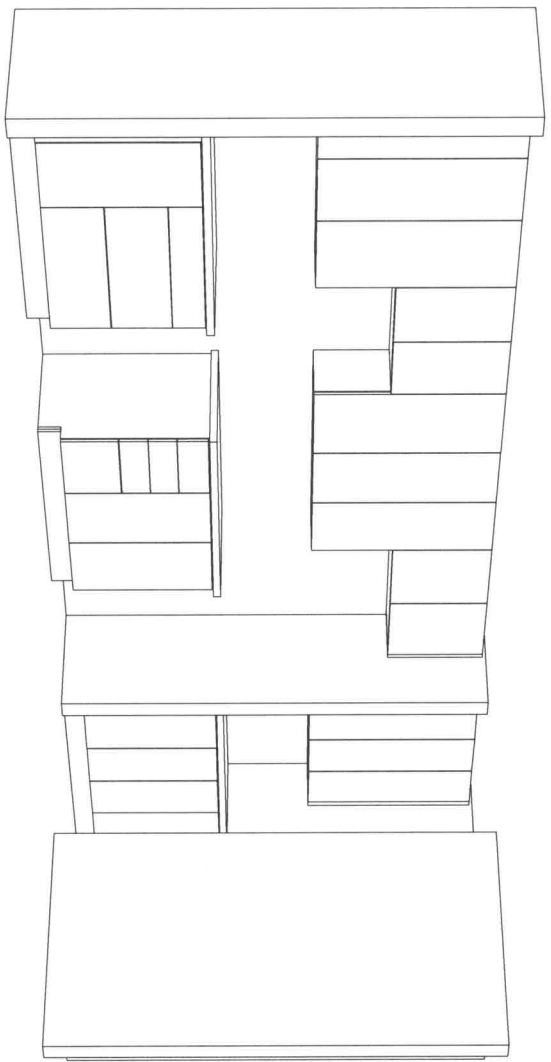
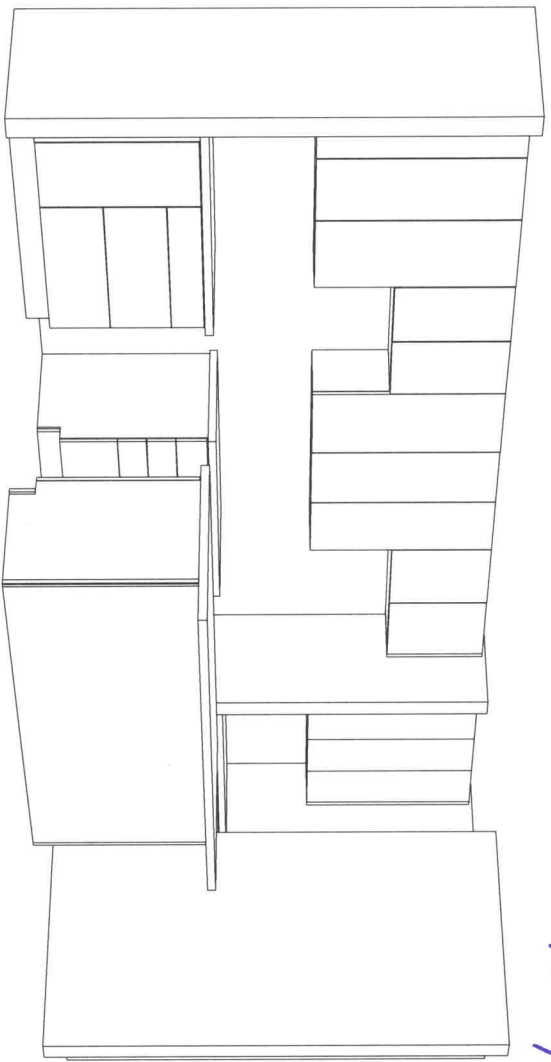
P/O #

JOB NUMBER

INSTALL DATE:

PAGE
2 of 3

1 of 96
August/21



Q-B

THE
GALLERY

SHORELINE POINT

BY ZANCOR

WASAGA BEACH

ZANCOR

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

Q-13

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)**

Q-13
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
- ☒ Panelled **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

**Electrical required

DATE Aug 25/21 SITE WASAGA SHORLINE LOT 96

** 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.

Q-13

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.**

Q-13

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.

Q-13

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'.

Q-13

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.

Q-13

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.

Q-13

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.

Q-13

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.**

Q-13

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.

Q-13

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.

Q-13

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****

Q-13

DATE Aug 25/21

SITE WASAGA SHORELINE

LOT 9

221 North Rivermeade Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

THE
GALLERY
BY ZANCOR

SHORELINE POINT
WASAGA BEACH

ZANCOR

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

CONTACT:

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

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.

K-B
Homeowner(s) Initial

WASAGA SHORELINE

DATE Agas/21

SITE

LOT

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

BRICK/JOINT PATTERN INSTALLATION
RELEASE FORM

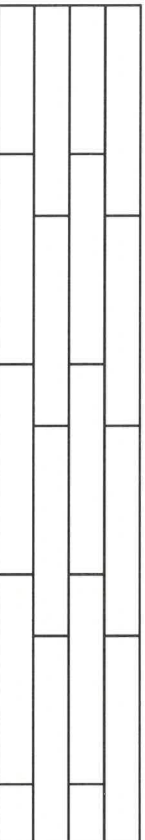
BRICK installation is included as a standard on the floor for 12 x 24 tiles and must be noted on the colour chart and acknowledged on this form

(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=7In 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: Living, Breakfast, kitchen, laundry, Mcd, Master, 1
LOCATIONS: Powder Room
LOCATIONS: ensuite shower



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

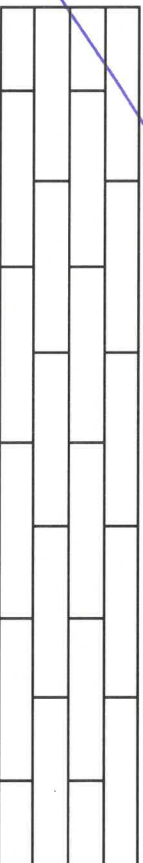
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Q.B
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: _____
LOCATIONS: _____
LOCATIONS: _____
LOCATIONS: _____



Homeowner(s) Initial

Aug 25/21
DATE

WASAGA SHORELINE
SITE

96
LOT