

ZANCOR
HOMES

Res. No:

Subdivision: Brookline

VICTOR, H

additions:

If the purchaser wish to add any of this items at a later date, then the new prices will be quoted.

Extras must be paid in full.

9.

knowledge as part of the agreement.

Selections are final. Chances to the above are subject to a 20% administration fee. Minimum of \$1000.

Devin

1

DATE:

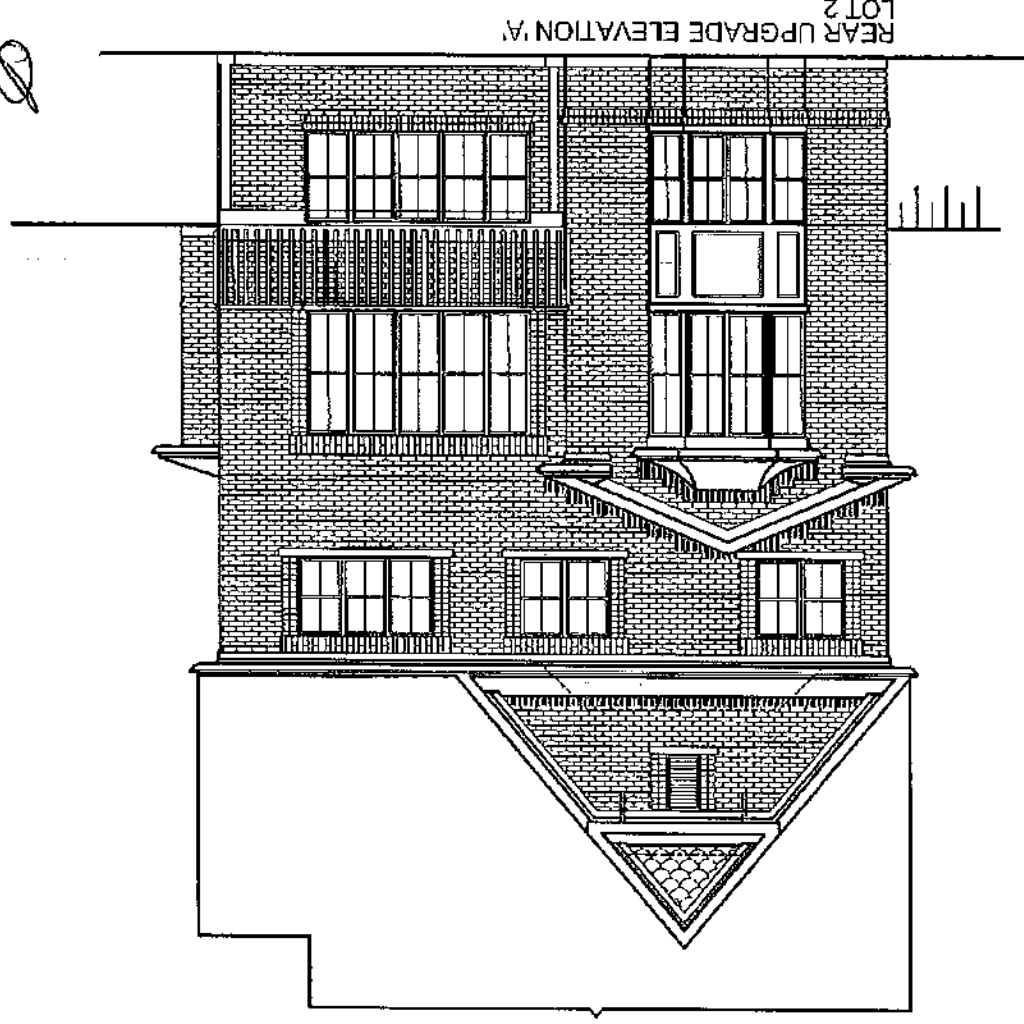
1



RN design
Imagine • Inspire • Create

Project Number		09014	
Issued		1 MAR-19-12 LL	
Scale		1/8" = 1'-0"	
Client		ZANCOR HOMES	
Project		OLDE WINCHESTER PHASE 7 WHITBY, ONT	
Model		40-6	
Area (s.f.)		A=2865 SF	
Includes finished basement does not include open to below		Lot Coverage (max.)	
1760 S.F.		Page	
4 OF 4			

7072





RN design
Imagine • Inspire • Create

09014

Project Number

penssi

1

77

Scale

$$180^\circ = 180^\circ$$

Client

ZANGOR
HOMES

Project

OLDE WINCHESTER
PHASE 7
WHITBY, ONT

Model

40-6

Area (s-l.)

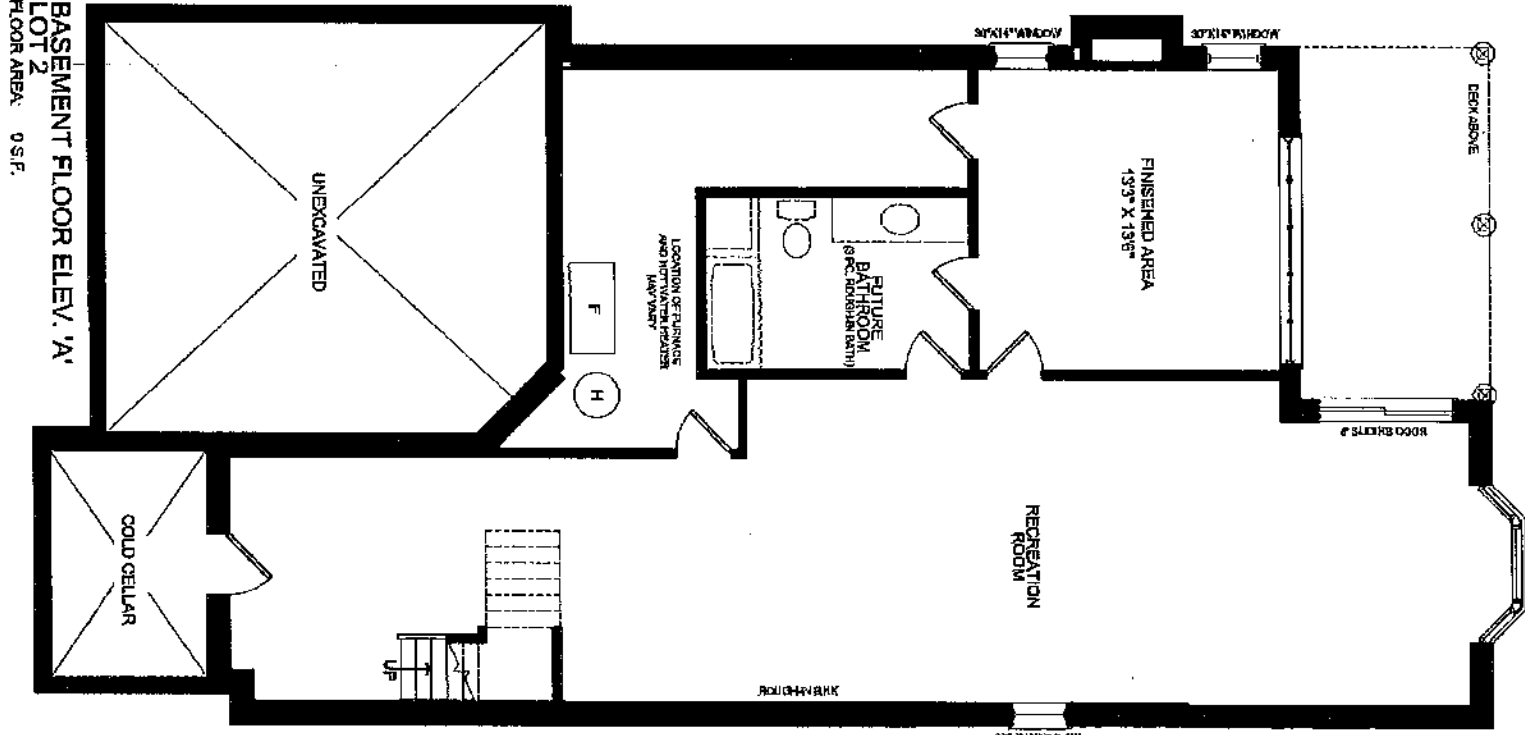
A=2665 SF

**INCLUDES RUGGED BASEMENT
DOES NOT INCLUDE OPEN TO BELOW**

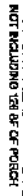
1760 S.F.

Page

1 OF 4



LOT 2

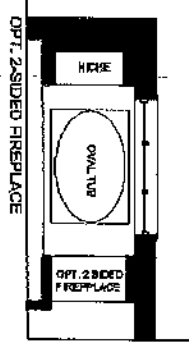


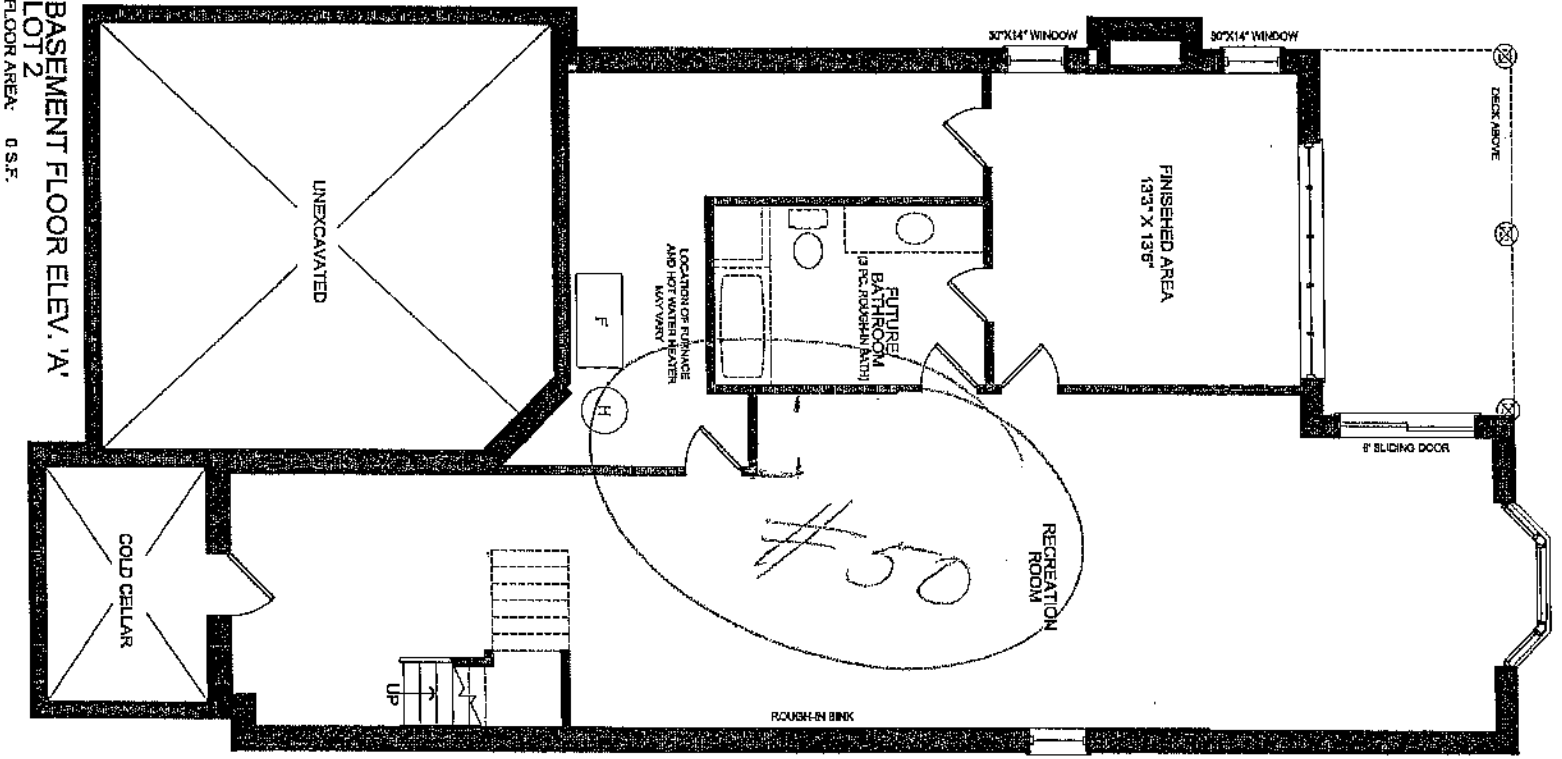
FLOOR AREA: 1328 S.F.
DEDUCT O.T.B.: 0 S.F.

This floor plan shows a 4-bedroom house with a detached garage. The layout includes:

- Master Bedroom:** 16'8" x 13'0" with a 6'6" tray ceiling, featuring a large bay window and a fireplace.
- Bedroom 2:** 11'0" x 10'6" with a fireplace and a bay window.
- Bedroom 3:** 11'0" x 12'4" (14'10") with a bay window.
- Bedroom 4:** 11'8" x 12'0" with a bay window.
- Bath:** Located between the bedrooms, featuring a bathtub, toilet, and double vanity.
- Ensuite:** Attached to the Master Bedroom, containing a toilet, shower, and vanity.
- Living Area:** Includes a fireplace and a bay window, opening up to a rear porch.
- Kitchen:** Features a bay window and opens up to a rear porch.
- Garage:** A detached 2-car garage with a bay window.
- Other Features:** A central hall, a linen closet (LINEN), a closet (CLO.), and a fireplace in the living area.

LOT 2





LOT 2



LOT 2



REAR UPGRADE ELEVATION 'A'
LOT 2

FC

Project Number 09014		
Issued		
1	MAR-19-12	LL
Scale 1/8" = 1'-0"		
Client ZANCOR HOMES		
Project OLDE WINCHESTER PHASE 7 WHITBY, ONT		
Model 40-6		
Area (s.f.) A=2665 SF INCLUDES FINISHED BASEMENT DOES NOT INCLUDE OPEN TO BELOW		
Lot Coverage (max.) 1760 S.F.		
Page 4 OF 4		



Project Number
09014

Issued		
1	MAR-19-12	LL

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

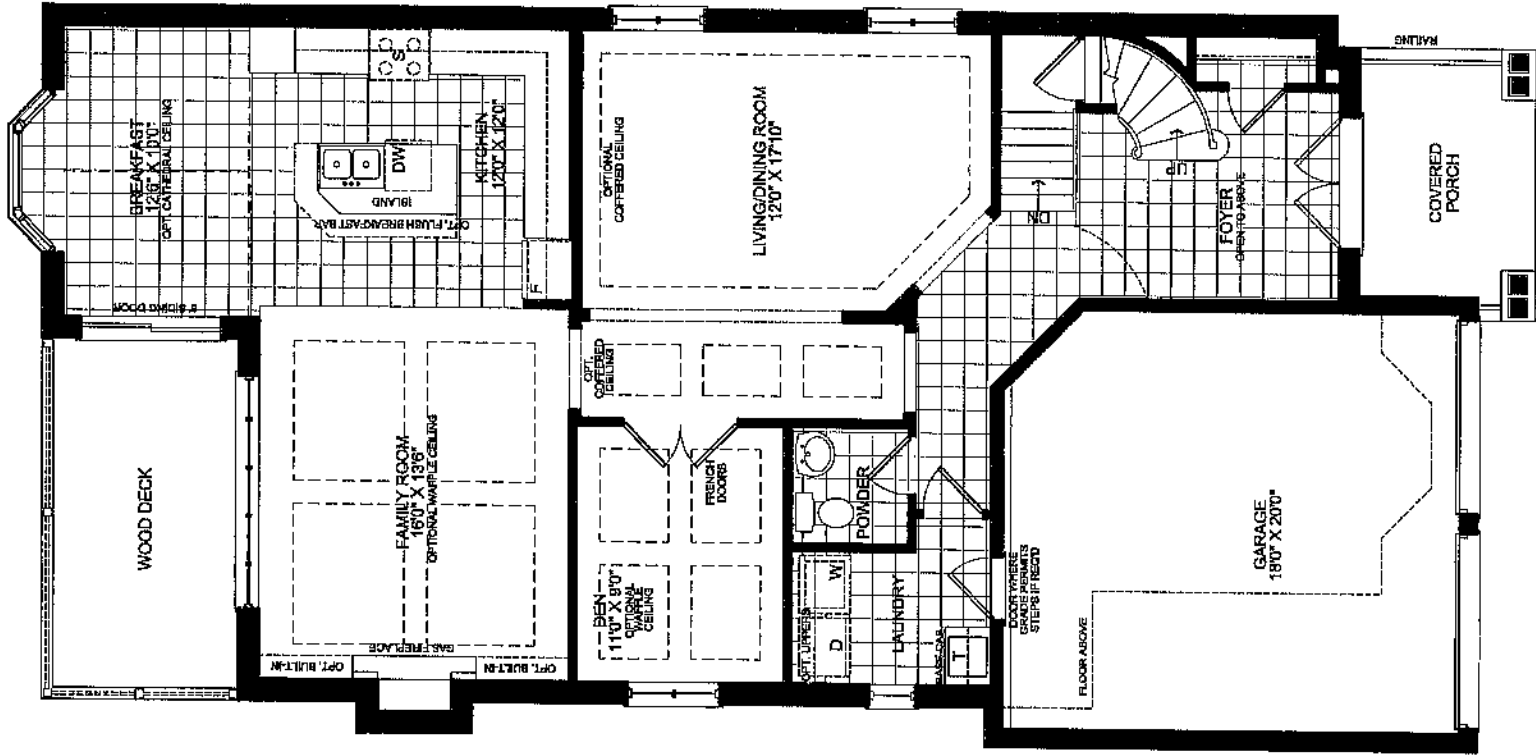
Project
OLDE WINCHESTER
PHASE 7
WHITBY, ONT

Model
40-6

Area (s.f.)
A=2665 SF
INCLUDES FINISHED BASMENT
DOES NOT INCLUDE OPEN TO BELOW

Lot Coverage (max.)
1760 S.F.

Page
2 OF 4



GROUND FLOOR ELEV. 'A'
LOT 2

FLOOR AREA: 1326 S.F.
DEDUCT O.T.B.: 0 S.F.
TOTAL: 1326 S.F.
COVERAGE: 1714 S.F.
(W/O PORCH)
MAX COVERAGE: 1760 S.F.
PORCH AREA: 84 S.F.
NOT INCLUDING 128 SF OF PORCH

LOT 2

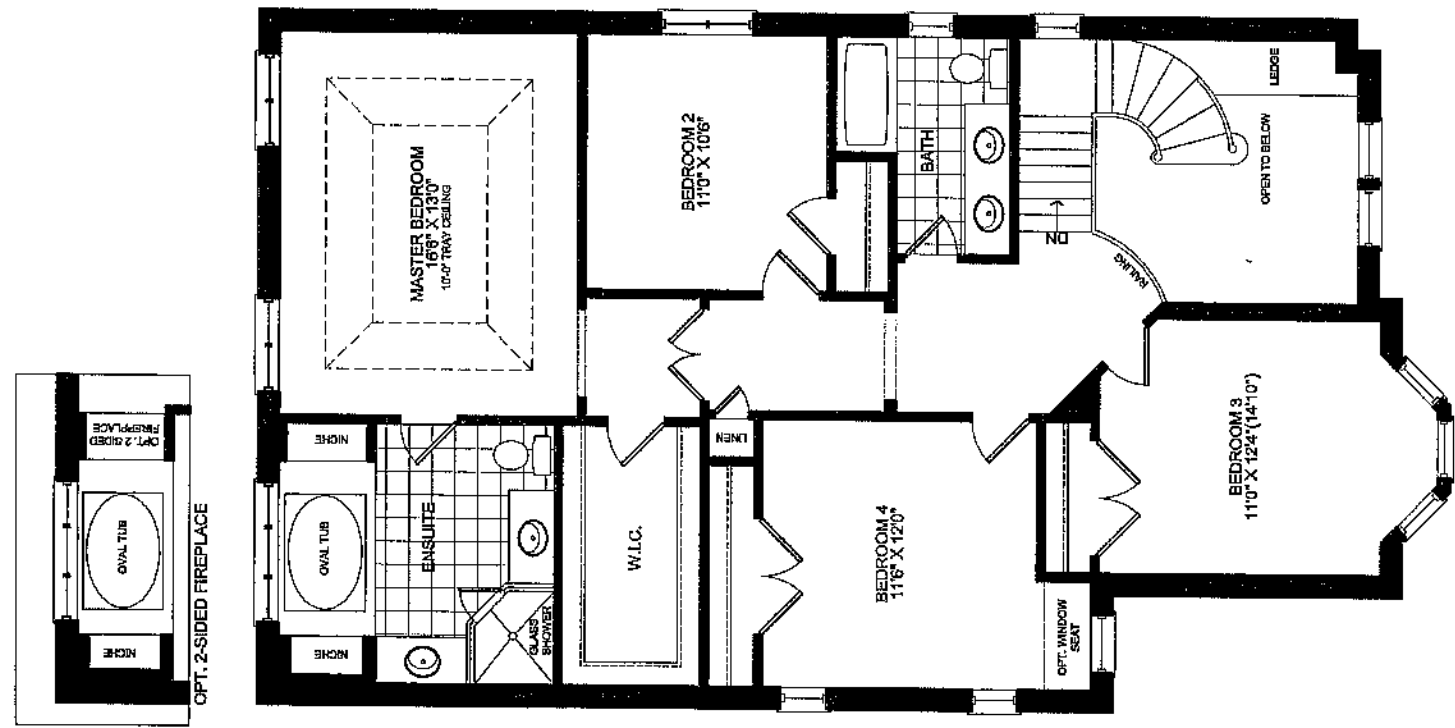
FC





Project Number 09014		
Issued		
1	MAR-19-12	LL
Scale 1/8" = 1'-0"		
Client ZANCOR HOMES		
Project OLDE WINCHESTER PHASE 7 WHITBY, ONT		
Model 40-6		
Area (s.f.) A=2665 SF INCLUDES FINISHED BASEMENT DOES NOT INCLUDE OPEN TO BELOW		
Lot Coverage (max.) 1760 S.F.		
Page 3 OF 4		

File: D:\acadrm_projects\09014\Architecturals\Models\Lot 2 - 40-6-A\09014-40-6-lot 2 FINAL.dwg Plot: cad: Mar 28, 2012 By: arics



SECOND FLOOR ELEV. 'A'

LOT 2
FLOOR AREA: 1423 S.F.
DEDUCT O.T.B.: 84 S.F.
TOTAL: 1339 S.F.

Lot 2

FD

20



Project Number
09014

Issued

1 MAR-19-12 LL

Scale

1/8" = 1'-0"

Client

ZANCOR HOMES

Project

OLDE WINCHESTER
PHASE 7
WHITBY, ONT

Model

40-6

Area (s.f.)

A=2665 SF

INCLUDES FINISHED BASEMENT
DOES NOT INCLUDE OPEN TO BELOW

Lot Coverage (max.)

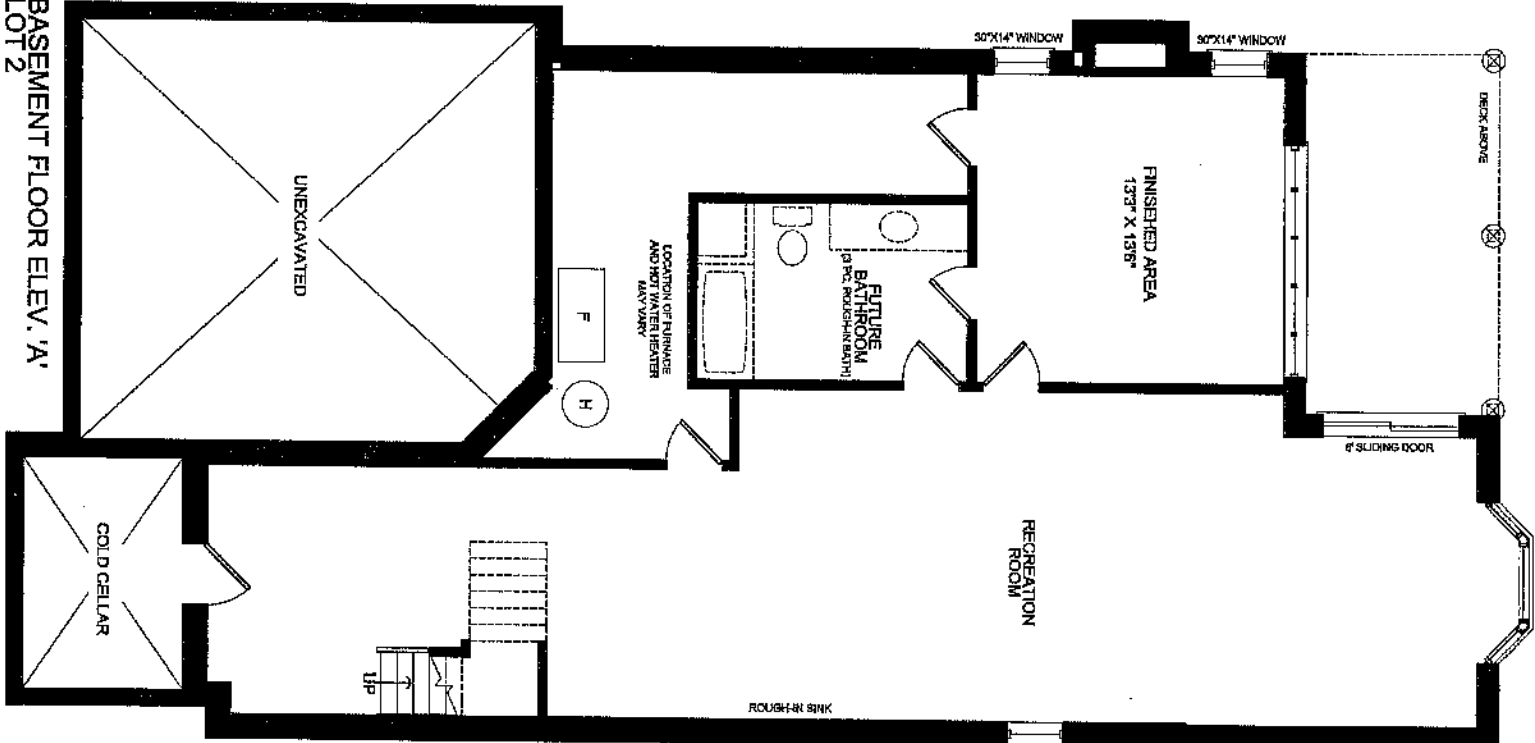
1760 S.F.

Page

1 OF 4

FileD:\acadrm projects\09014\architectural\modles\Lot Specific Models\Lot 2 - 40-6 A\09014-40-6-lot 2 FINAL.dwg Plotted: Mar 28, 2012 By: rics

BASEMENT FLOOR ELEV. 'A'
LOT 2
FLOOR AREA: 0 S.F.



LOT 2

FC

PURCHASER REQUEST FOR EXTRAS

ZANCOR
HOMES

Purchaser: IRVINE
Res. No: _____ Bus. No: _____

Subdivision: Brookline

Lot No.	House Type	Elevation	Date Required	Date Ordered
2	40-6	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	1	FRAME, DRYWALL, TAPE ALL EXTERIOR WALLS AND INTERIOR WALLS AS SHOWN ON FLOOR PLAN FOR BASEMENT (INCL. IN BASEMENT HEATING AND STANDARD HEATING AND ELECTRICAL PLUGS FOR STOVE & FRIDGE)	
	2	STANDARD VENTING FOR FUTURE BATHROOM, HOOD FAN AND DRYER	
	3	ROUGH-IN FOR SHOWER STALL, TUB, TOILET AND SINK	
	4	ROUGH-IN PLUMBING FOR FUTURE SINK, DISHWASHER	
	5	FOR THAT PRIME BMT WALLS & ALL OPENINGS TO BE AS PER PLAN	
	7	"	
		SUB-TOTAL	
		HST	
		TOTAL AMOUNT	

Conditions:

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 purchaser's extra agreement.
The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer.
The purchaser wish to add any of this items at a later date, then the new prices will be quoted.
All extras must be paid in full.
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 or if materials have been ordered.
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.
Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
All sales are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1,000.

BUILDER: _____
HOME OWNER: _____
HOME OWNER: _____
DATE: Dec 15/11

PURCHASER REQUEST FOR EXTRAS

ZANCOR
HOMES

Purchaser: REVUE

Res. No: _____

Bus. No: _____

Subdivision: BROOKLIN

Lot No.	House Type	Elevation	Date Required	Date Ordered
<u>2</u>	<u>40-6</u>	<u>A</u>		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	8	SOUND INSULATION ON	
		SECOND FLOOR AS SHOWN	
	9	3RD UPGRADE PICKETS	
		(BLACK METAL)	
	10	1ST UPGRADE KITCHEN CABINETS	
	11	DOUBLE DOOR ^{IT} IS 60 CM DEEP	
	12	TRAY CEILING 1ST UPGRADE CABINET	
	13	10 POTLIGHTS	
	14	SMOOTH CEILING ^{ON MAIN FLOOR} THROUGH OUT ^{IT} IS	
	15	1ST UPGRADE TRIM + CASING	
		3" CASING 5 1/4" BASE, + DOOR STOP	
	16	BRICK UPGRADE	
	17	DOUBLE SINK IN MAIN BATHROOM	
	18	EXTRA LIGHT IN MAIN BATHROOM	
		OVER MIRROR LOCATION	
	19	200 AMP SERVICE	
		TOTAL AMOUNT	

Conditions:

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 purchaser's extra agreement.

The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer.

Should the purchaser wish to add any of these items at a later date, then the new prices will be quoted.

All extras must be paid in full.

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 or if materials have been ordered.

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.

Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be

known as part of the agreement.

All select are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

HOME OWNER:

IT

HOME OWNER:

Revue

BUILDER:

[Signature]

Jan 21, 2012

DATE:

Dec 15/11

N

ZANGOR
HOMES

Bus. No.:

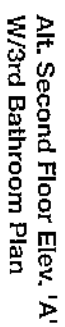
Res. No:

Bus. No.:

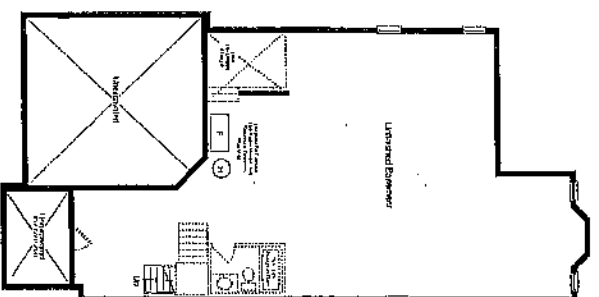
"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	20	RECESS W/DEPLAC	
	21	COLD CEILING	
		P63 SUB TOTAL	
		P62 SUB TOTAL	
		P61 SUB TOTAL	
		SUB TOTAL	
		HST	
		TOTAL	
		MINUS BUILDER BONUS	
		MINUS REFERRAL FROM LOT 53	
		GROSS TOTAL	
		Deposit	
		Balance added to Purchase Price	
		by amendment	
		SUB-TOTAL	
		HST	
		TOTAL AMOUNT	

40-6

* Sand 10544720



Partial Alt. Second Floor Elev. 'A'
W/3rd Bathroom Plan



A

Bedroom 3
11' 4" x 12' 4"

Open to Stairs

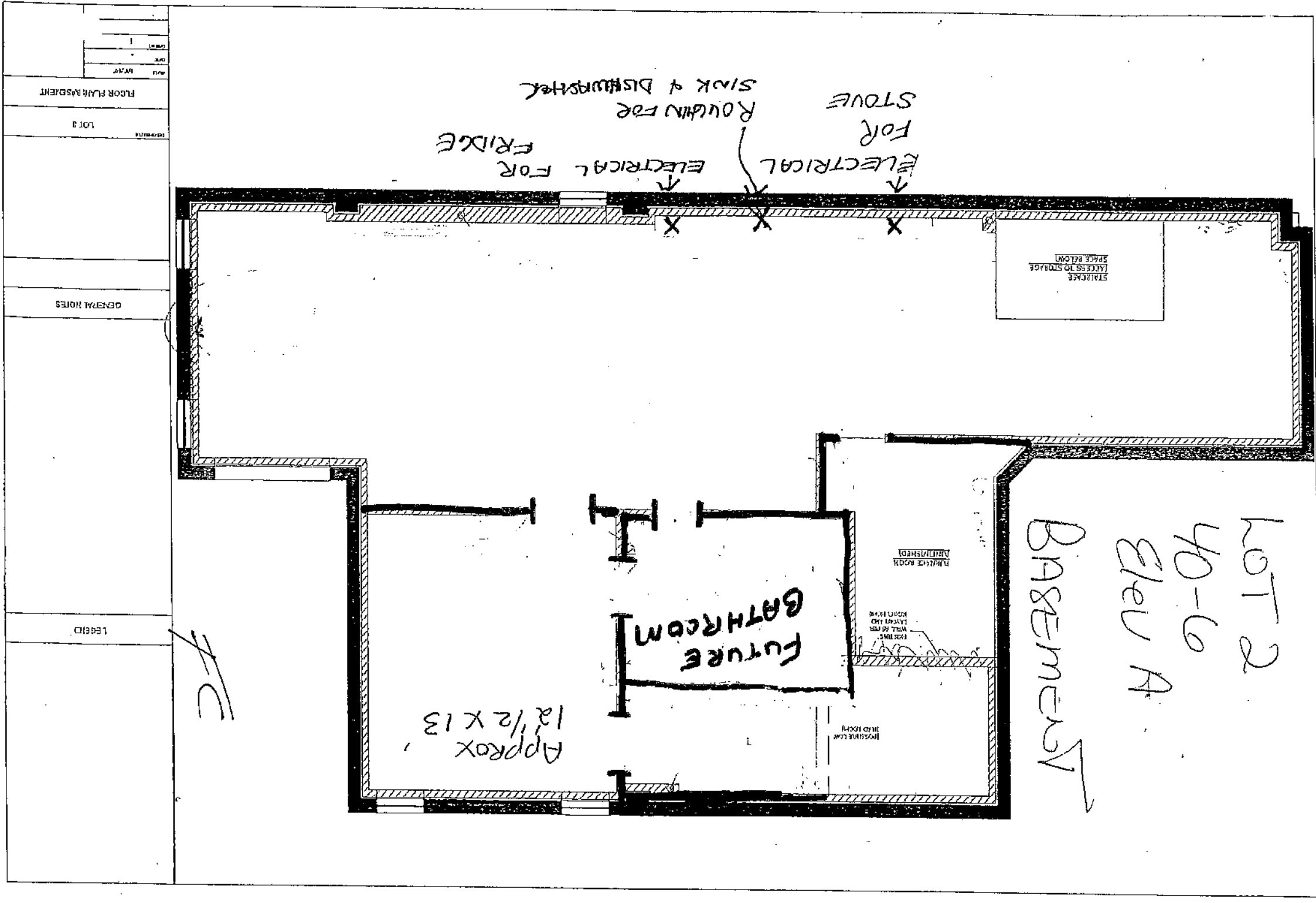
Large

Closet

Second Floor Elev. 'A'

PH

7. 1



**ZANCOR
HOMES**

BRICK SELECTION REQUEST*
To be completed at time of Structural

LOT #: 2

IN THE CITY OF: BROOKLYN

MODEL TYPE: VICTORIA ELEVATION: A

BETWEEN:

ZANCOR HOMES (BROOKLYN SEVEN) LTD
as VENDOR

AND

ADRIENNE + JEFF RUDINE
as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 3

SECOND CHOICE: _____

THIRD CHOICE: _____

Roofs - Oakwood
Window - Almond
Railing - Tan

Dated at BROOKLYN this 15TH day of December 2011
(Day) (Month) (Year)

Witness

Purchaser

Witness

Devin
Purchaser

DE

SCHEDULE "E"
PURCHASER'S EXTRAS

Vendor Zancor Homes (Brooklyn Seven) Ltd		Purchaser(s) ADRIENNE IRVINE JEFF IRVINE Telephone Number: 905-723-0209		
Lot Number 2	House Type Victoria (40-6) Elev A	Reg. Plan # 40M-2416	Closing Date As Per Agreement	Date Ordered 21-Nov-2011

IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

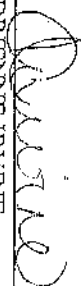
DESCRIPTION

BUILDER BONUS-UPGRADE LOOK- OUT BASEMENT TO WALK-OUT BASEMENT TO INCLUDE LARGE REAR WINDOWS, SLIDING DOORS, AND 5 FOOT BY 7 FOOT DECK FROM MAIN FLOOR (NO STEPS)
KOHLER PLUMBING FIXTURES THROUGHOUT
ENERGY STAR QUALIFIED HOMES
NO HIDDEN CLOSING COSTS:
NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THERE SHALL BE NO ADJUSTMENTS IN THE SCHEDULE X WITH RESPECT TO THE FOLLOWING:
(A) GRADING DEPOSIT;
(B) TREE PLANTING CHARGES;
(C) HYDRO AND WATER METER AND CONNECTION CHARGES;
(D) LAW SOCIETY OF UPPER CANADA TRANSACTION LEVY CHARGE; AND
(E) CHARGES RELATING TO INCREASES IN THE EXISTING LEVY AND NEW LEVY CHARGES
HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS)
GAS FIREPLACE
PURCHASERS ARE TO RECEIVE A CREDIT FOR \$2500 FOR OPTIONS OR UPGRADES AS A RESULT OF BEING REFERRED BY LOT 53 -KYRA PELTEKOFF A JOHN DOUGLAS
PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code.

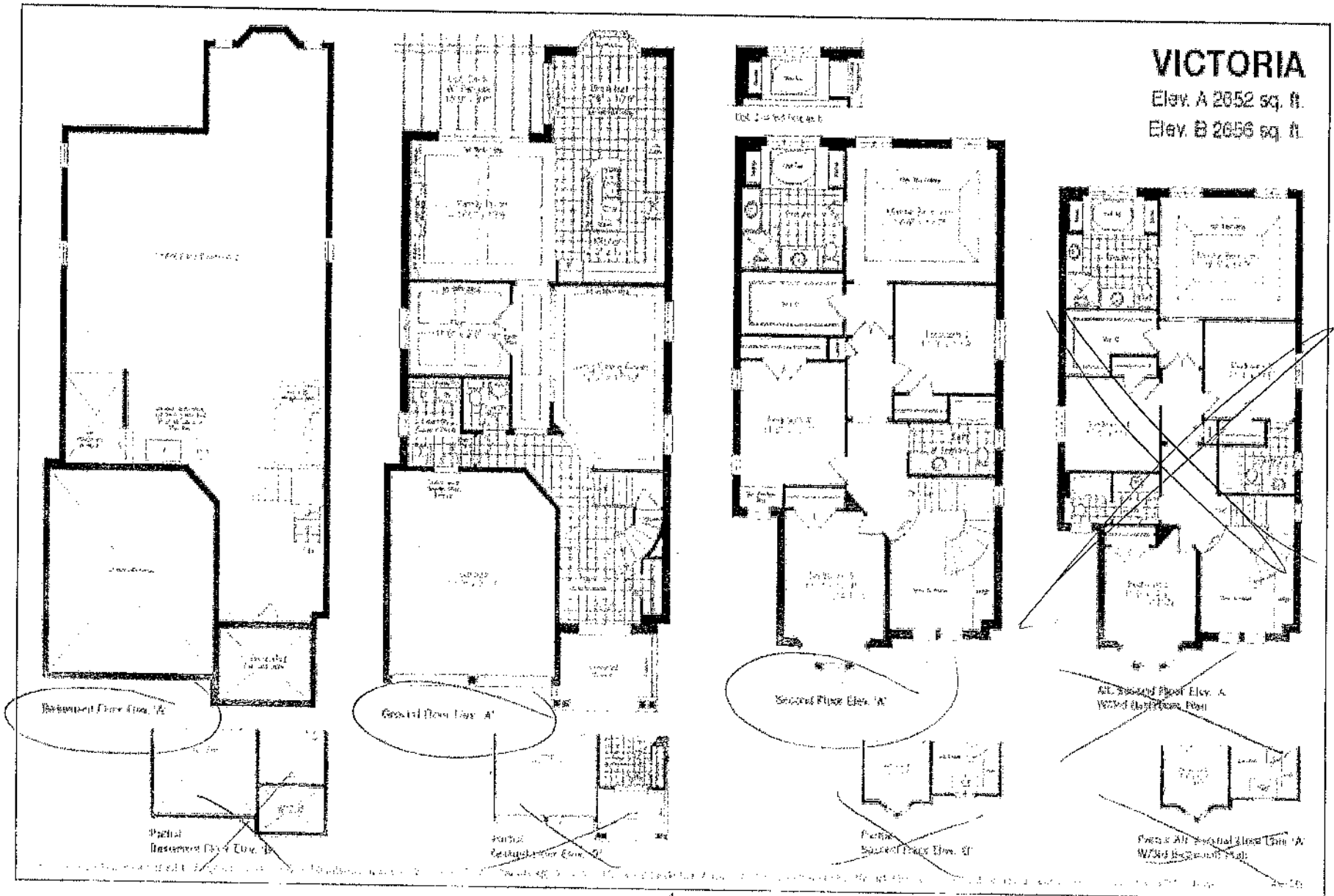
Paid: Included in the purchase price

V.  or _____


Purchaser: ADRIENNE IRVINE


Purchaser: JEFF IRVINE

SCHEDULE "FLP"
FLOOR PLAN



Lot 2. Elev A

Vendor's Initials

[Handwritten initials]

Purchaser's Initials

[Handwritten initials]

Purchaser's Initials

[Handwritten initials]