

ZANCOR HOMES COLOUR CHART

CABINETRY			HARDWARE			ZANCOR APPLIANCES PACKAGE		
Kitchen	Q12503 MAPLE - CHESTNUT		250-SC	Appliance Package	NO			
Servary	N/A		N/A	Gas Line to Stove	Yes	Waterline	No	
Island	Q12503 MAPLE - CHESTNUT		250-SC	STANDARD				NOTES
Master Ensuite	Q12503 OAK - SMOKEHOUSE		3487-96	Kitchen	STANDARD			N/A
Twin	Q12503 OAK - SMOKEHOUSE		3487-96	Powder Room	STANDARD			N/A
2nd Ensuite (B4)	Q12503 OAK - SMOKEHOUSE		3487-96	Master Ensuite	STANDARD			VERTICAL SPA
3rd Ensuite	N/A		N/A	Twin	STANDARD			N/A
Laundry	Q11021 LAM - WHITE		200-SC	2nd Ensuite	STANDARD			N/A
Basement Bath	N/A		N/A	3rd Ensuite	N/A			N/A
Other	N/A		N/A	Other	N/A			N/A
COUNTERTOPS			EDGES			MIRRORS & ACCESSORIES		
Kitchen	TORONCINO WHITE		G	Mirrors	YES			
Servary	N/A		N/A	Bathroom Accessories	YES			
Island	TORONCINO WHITE		G	TRIM				
Master Ensuite	FRESCO 4207-60		N/A	Casing/Baseboards	UPGRADE 1 - COLONIAL			
Twin	PORTICO MARBLE 7735-58		N/A	Interior Doors	STANDARD			
2nd Ensuite (B4)	LIMESTONE 7204-58		N/A	Interior Door Hardware	STANDARD			
3rd Ensuite	N/A		N/A	Exterior Door Hardware	STANDARD			
Laundry	WHITE 949-58		N/A	PLASTER/MOULDING				
Basement Bath	N/A		N/A	Crown Moulding	STANDARD 105			
FLOOR & WALL TILES			FRESHOLDS			HARDWOOD/CARPET		
Kitchen Floor	GRAFFITI TERRA 24x24		N/A	Location	LIVING / DINING			
Breakfast Floor	GRAFFITI TERRA 24x24		N/A	Living Room	WICKHAM 4-1/4" OAK - MOKA			
Kitchen Bk Splash	N/A		N/A	Dining Room	WICKHAM 4-1/4" OAK - MOKA			
Main Foyer	GRAFFITI TERRA 24x24		N/A	Family/Great Room	WICKHAM 4-1/4" OAK - MOKA			
Main Hall	SEE HARDWOOD SECTION		N/A	Computer Loft	WICKHAM 4-1/4" OAK - MOKA			
Powder Room	GRAFFITI TERRA 24x24		N/A	Kitchen (W/over)	N/A			
Laundry	UP 1 La Reserve Ivory		N/A	Main Foyer (W/over)	N/A			
Master Ensuite Floor	CORTE MILA CASABLANCA 13x13		N/A	Main Hall	WICKHAM 4-1/4" OAK - MOKA			
Master Ensuite Shower	CORTE MILA CASABLANCA 8x10		YES	Upper Hall	WICKHAM 4-1/4" OAK - MOKA			
Master Ensuite Tub Wall	CORTE MILA CASABLANCA 8x10		NO	Master Bedroom	WICKHAM 4-1/4" OAK - MOKA			
Master Ensuite Tub Deck	CORTE MILA CASABLANCA 8x10		NO	Bedroom 2	WICKHAM 4-1/4" OAK - MOKA			
Master Shower Floor	WHITE 2x2		N/A	Bedroom 3	WICKHAM 4-1/4" OAK - MOKA			
Twin Floor	REFLECTION WHITE 12x12		N/A	Bedroom 4	WICKHAM 4-1/4" OAK - MOKA			
Twin Wall	REFLECTION WHITE 8x10		YES	Carpet Underpad	WICKHAM 4-1/4" OAK - MOKA			
Twin Shower	N/A		N/A	Basement Landing	SEE TILE SECTION			
2nd Ensuite Floor (B4)	NEW ALBION BLUE 13x13		N/A	Other	N/A			
2nd Ensuite Wall (B4)	N/A		N/A	STAIRS / RAILING & PICKETS				
2nd Ensuite Shower (B4)	NEW ALBION BLUE 8x10		YES	Main Flr. to 2nd Flr. Stair Finish/Scenic	OAK - STAIN MOKA			
Basement Landing	UP 1 La Reserve Ivory		N/A	Main Flr. to 2nd Flr. Railing Details:	UPGRADE 4			
Other	N/A		N/A	Stamped Square Collar Alt. w/ 3/4" Plain Picket (Colour Black)				
FIREPLACE			SPACERS / RAILING & PICKETS					
Location	FAMILY ROOM	Marble	NFS	Main Flr. to 2nd Flr. Railing Details:				
Insert & 4 PC surround	CREMA MARFIL	Hearth	NO	Main Flr. to 2nd Flr. Railing Details:				
PAINT			SPACERS / RAILING & PICKETS					
Kitchen/Breakfast	BALETT WHITE			Main to Basement Railing Details:				
Living Room	BALETT WHITE			Stamped Square Collar Alt. w/ 3/4" Plain Picket (Colour Black)				
Dining Room	BALETT WHITE			2 3/4" Inch Grooved Oak Handrail				
Family/Great room	BALETT WHITE			3 3/4" Inch Plain Oak Post w/ Plain Oak Post w/ Fancy Cap				
Computer Loft	BALETT WHITE			White Paint Req'd				
Main/Upper Hall	BALETT WHITE			N/A				
Master Bedroom	INTENSE WHITE			Where to Paint				
Bedroom 2	INTENSE WHITE			N/A				
Bedroom 3	INTENSE WHITE							
Bedroom 4	INTENSE WHITE							
Ensuite	INTENSE WHITE							
Twin	INTENSE WHITE							
2nd Ensuite (B4)	INTENSE WHITE							
3rd Ensuite	N/A							
Laundry	BALETT WHITE							
Other	N/A							
SITE:			KINGS RIDGE			LOT: 10		
PURCHASER(S):			RICHARD & LORA LUCCI					
HOME #:			905-508-5300					
CELL #:								
EMAIL:								
MODEL:			42-3 CASPIAN			ELEV: A		
WOB/LOB:								
ZANCOR HOMES			Purchaser Signature			Date		
ZANCOR HOMES			Decor Consultant Signature			Date		
ZANCOR HOMES			Vendor Signature			Date		

* IT IS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

Richard & Lora Lucci

Purchaser Signature
Decor Consultant Signature
Vendor Signature
Date
Date
Date

SCHEDULE "E-1"

INVOICE NUMBER 1,004

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (King City) Ltd	Purchaser: RICHARD LUCCI
Telephone Number: 905-508-5300	

Lot / Unit 10	House Type Caspian (42-3) Elev A Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 11-Sep-2012
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DESCRIPTION	AMOUNT
15. QIK QUOTE:	
16. INTERSTONE QUOTE: May 5, 2012	
17. RAILINGS - MAIN TO 2ND, MAIN TO BASEMENT Stamped Square Collar Alt. w/ 1/2 Inch Plain Picket (Colour Black) 2 1/2 Inch Grooved Oak Handrail 3 1/2 Inch Plain Oak Post w/Plain Oak Post w/Fancy Cap	
18. PAINT - MAIN TO 2ND, MAIN TO BASEMENT: Stain Stairs MOKA to match hardwood as close as possible.	
19. TRIM THROUGHOUT: Install Upgrade Trim throughout 3 1/2 Colonial -5 1/2 Colonial Base	
20. ELECTRICAL - PORTICO: Relocate standard exterior light to centre of ceiling in portico. See sketch *No charge to client. Site has confirmed that due to location of standard on brick, it will not work.	
21. ELECTRICAL - BREAKFAST: Relocated standard kitchen light and move over island. Line this up with breakfast area light.	
22. ELECTRICAL - KITCHEN: Install PUCK LIGHTS for under cabinet on separate switch. Trim to be BLACK. Switch to be located by dishwasher.	
23. FRAMING/DRYWALL - FAMILY ROOM: DELETE waffle ceiling **Client is aware that there will be no credit	
24. HARDWOOD - THROUGHOUT: Install wood thresholds to match hardwood	
25. PLUMBING - MASTER ENSUITE SHOWER: VERTICAL SPA K-10853-4 / K-693-K Package includes shower head, a multi-function adjustable hand shower and slide bar kit, multi-function showerhead, three WaterTies, round bodysprays, and Purist valve trim Requires HiFlow Rite-Temp pressure-balancing valve and 3-way transfer valve to complete the package.	
26. HARDWOOD - LIVING, DINING, FAMILY, MAIN HALL, UPPER HALL, COMPUTER LOFT, Install Upgrade 1 Wickham 4-1/4 inch OAK MOKA to the above areas in lieu of standard	
27. HARDWOOD - MASTER BED, BED 2, 3 & 4: Install Upgrade 1 Wickham 4-1/4 inch OAK MOKA to the above areas in lieu of standard **Standard flooring included as per schedule E	
28. Laundry room and basement landing: upgrade 1: La Riserva IVORY 13 x 13	
29. Items 15 to 28 included in purchase price	
	R.L.

7C

SCHEDULE "E-1"

Invoice Number 1,004

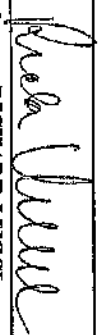
PURCHASER EXTRAS
Consultant:

Vendor: Zancor Homes (King City) Ltd	Purchaser: RICHARD LUCCI
Telephone Number: 905-508-5300	

Lot / Unit 10	House Type Caspian (42-3) Elev A Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 11-Sep-2012
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Conditions:

1. 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.
2. 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 this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. 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.
5. 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.
6. 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.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.


Purchaser - RICHARD LUCCI


Design Consultant
Vendor: Zancor Homes (King City) Ltd

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: Richard & Lora Lucci

LOT #: 10

(Caspian Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	24x24 Carrara	4th		
Foyer	24x24 Carrara	4th		
Main Hall		-		
Powder Room	24x24 Carrara	4th		
Laundry Room	24x24 Carrara	4th		
Ensuite Bath Floor	36x36 Carrara	4th		
Ensuite Bath Tub Deck/Face	36x36 Carrara			
Ensuite Bath Tub Walls	36x36 Carrara			
Ensuite Bath Shower Walls	36x36 Carrara			
Ensuite Bath Shower Floor	24x24 Carrara			
Main Bath Floor	13x13 Carrara	4th		
Main Bath Walls	36x36 Carrara			
2nd Ensuite Bath Floor	13x13 Carrara	4th		
2nd Ensuite Bath Walls	36x36 Carrara			
Kitchen Backsplash	36x36 Carrara			
Basement Landing	24x24 Carrara	4th		
Kitchen Countertop	36x36 Carrara	4th		
Kitchen Countertop	36x36 Carrara	4th		
Main Bath Vanity Top	36x36 Carrara	4th		
Ensuite Bath Vanity Top	36x36 Carrara	4th		
2nd Ensuite Vanity Top	36x36 Carrara	4th		

PURCHASER'S SIGNATURES:

Richard Lucci

PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS:

May 5/12.

A.V. CLASSIC REPRESENTATIVE:

Roger



80 Schite Drive, Vaughan, ON L4K 3C4
T 416/746-1811 F 905/761-5901
www.qtk.ca info@qtk.ca

PURCHASER:	RICK LUCCI	CONTRACTOR:	Zarego Homes
ADDRESS:		SITE:	Kings Ridge, King City
EMAIL:		MODEL #	CASPIAN 42-08
PHONE #	905-508-5800	LOT #	10
PHONE #	416-557-6088	DATE:	APRIL 20, 2012

KITCHEN & ISLAND	DOOR STYLE:	8503	CATEGORY
	FINISH:	CHESTNUT	
	SPECIES:	MAPLE	
	DOOR HARDWARE:	250-SC	
	HARDWARE:	250-SC	
	COUNTER TOP:	NONE	

ENSUITE	DOOR STYLE:	QT2002	2503 R-L
	FINISH:	SMOKEHOUSE	
	SPECIES:	OAK	
	HARDWARE:	0858-66 SC	3487 96 R-L
	COUNTER TOP:		

BED #4	DOOR STYLE:	QT1023	8503 R-L
	FINISH:	DARK CHOCOLATE	Smokehouse R-L
	SPECIES:	LP LAMINATE	
	HARDWARE:	3487-96	
	COUNTER TOP:		

TWIN	DOOR STYLE:	QT1023	2503 R-L
	FINISH:	DARK CHOCOLATE	Smokehouse R-L
	SPECIES:	LP LAMINATE	
	HARDWARE:	3487-96	
	COUNTER TOP:		

LAUNDRY	DOOR STYLE:	QT1021	
	FINISH:	WHITE	
	SPECIES:	LP LAMINATE	
	HARDWARE:	200-SC	
	COUNTER TOP:	949-58	

	DOOR STYLE:		
	FINISH:		
	SPECIES:		
	HARDWARE:		
	COUNTER TOP:		

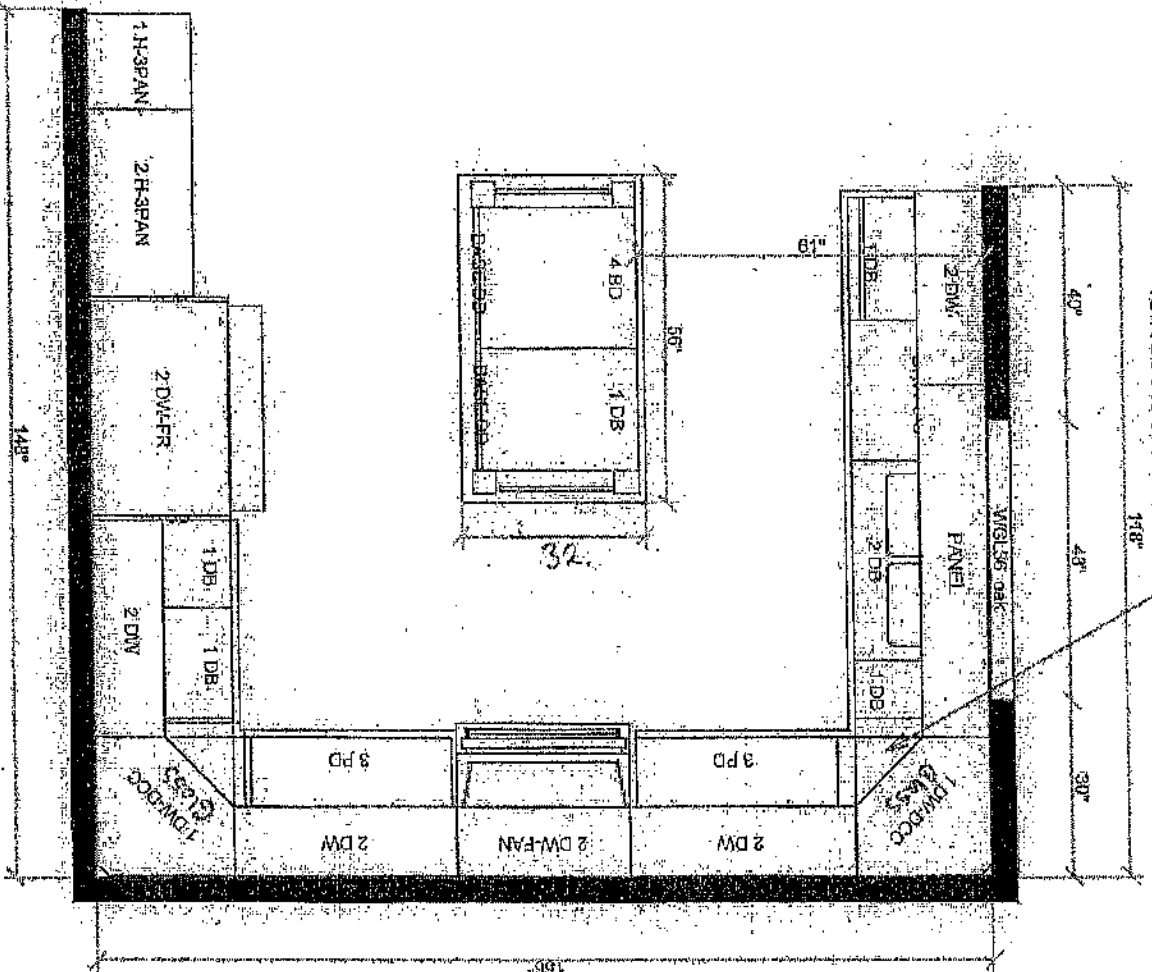
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

PLEASE NOTE: ALL SELECTIONS ARE FINAL WITH SIGNATURE.

25

NOTE: THIS BASE CORNER IS NOT ACCESSABLE!



SECRET

All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.



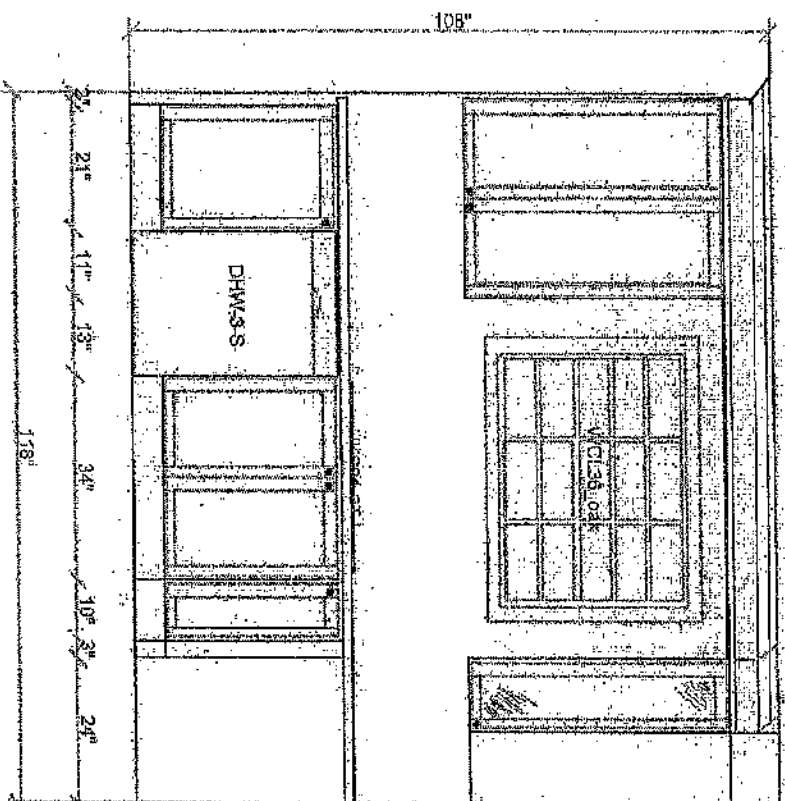
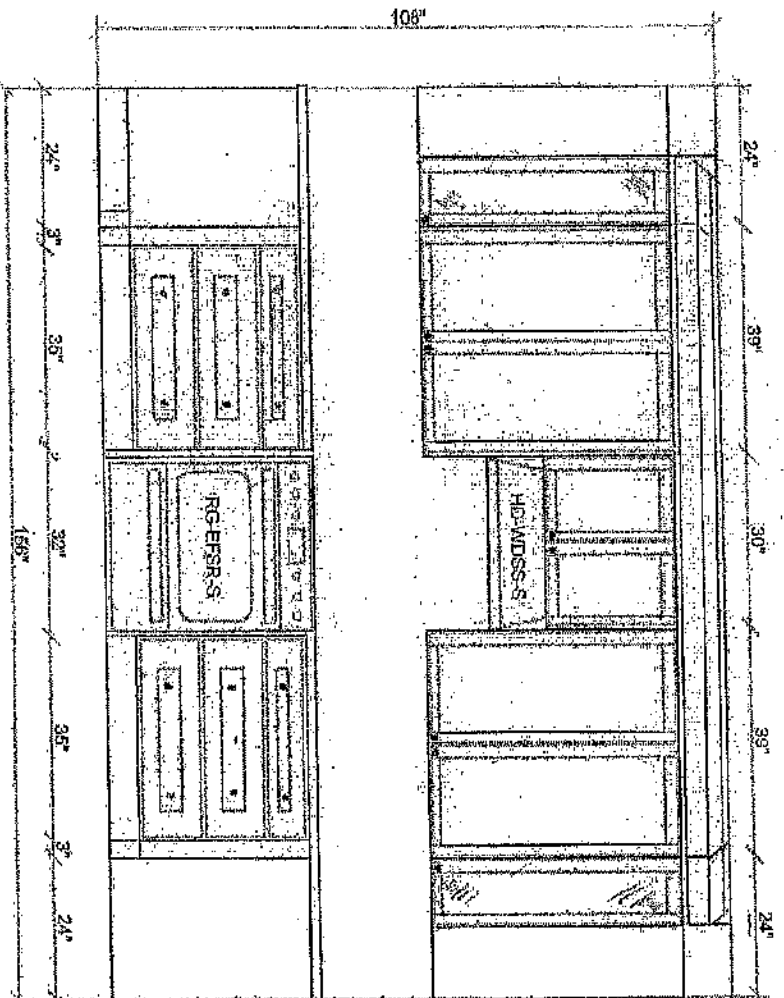
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Designed: 07.26.11
Printed: 07.26.12

Design: LOT 10 KR

பொருள்: 1

R.L.



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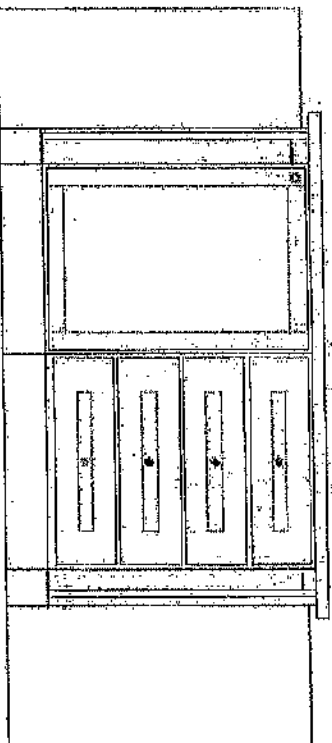
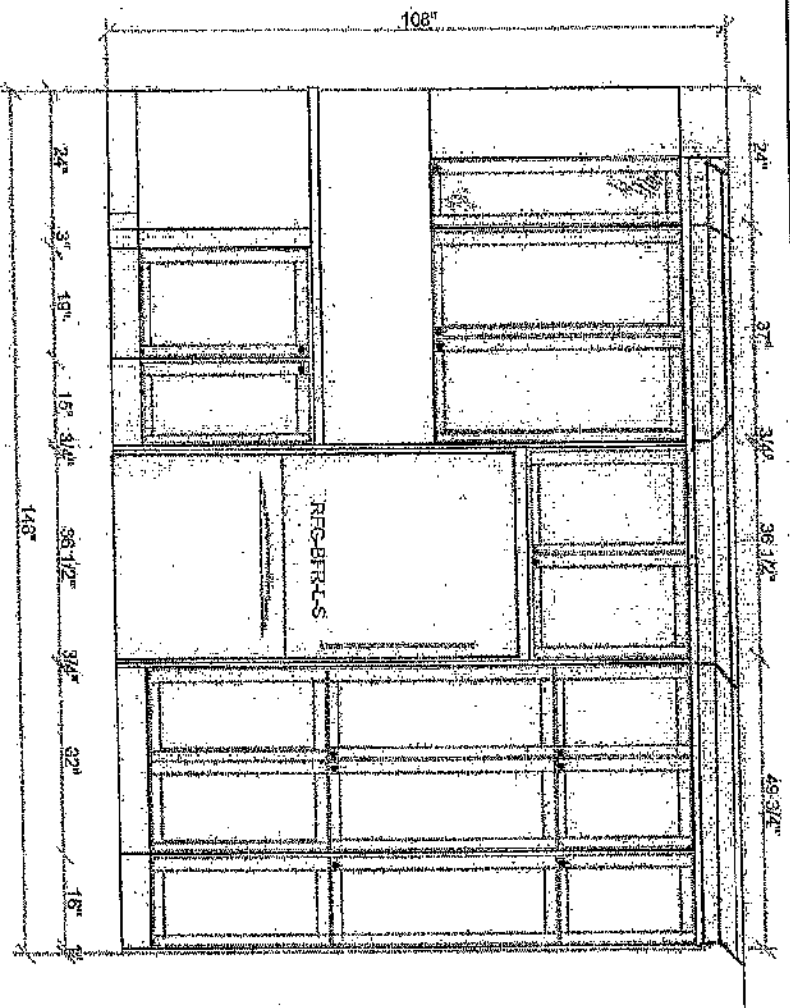
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Designed: 07.26.11
Printed: 07.26.12

Design: LOT 10 KR

Drawing #: 1

R-L



All dimensions given are subject to on-site verification and they are adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this draft is to be used as a guide only.



This drawing is the intellectual property of QTK. This drawing and must not be released or copied unless applicable fee has been paid or no order placed.

Designed: 06/25/11
Printed: 06/25/12

Design: LOT 10 KR

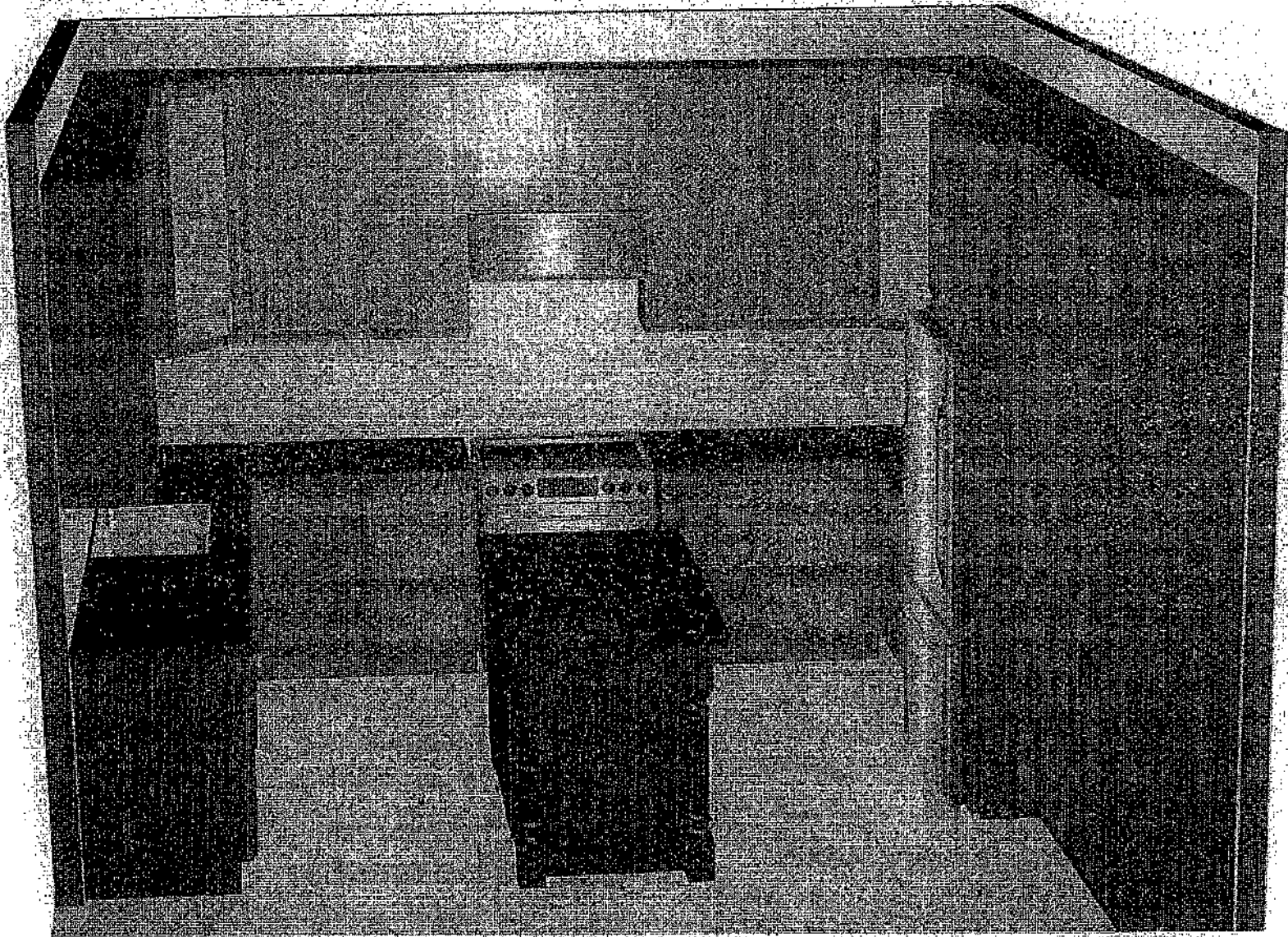
Drawing #: 1



Your kitchen, your legs

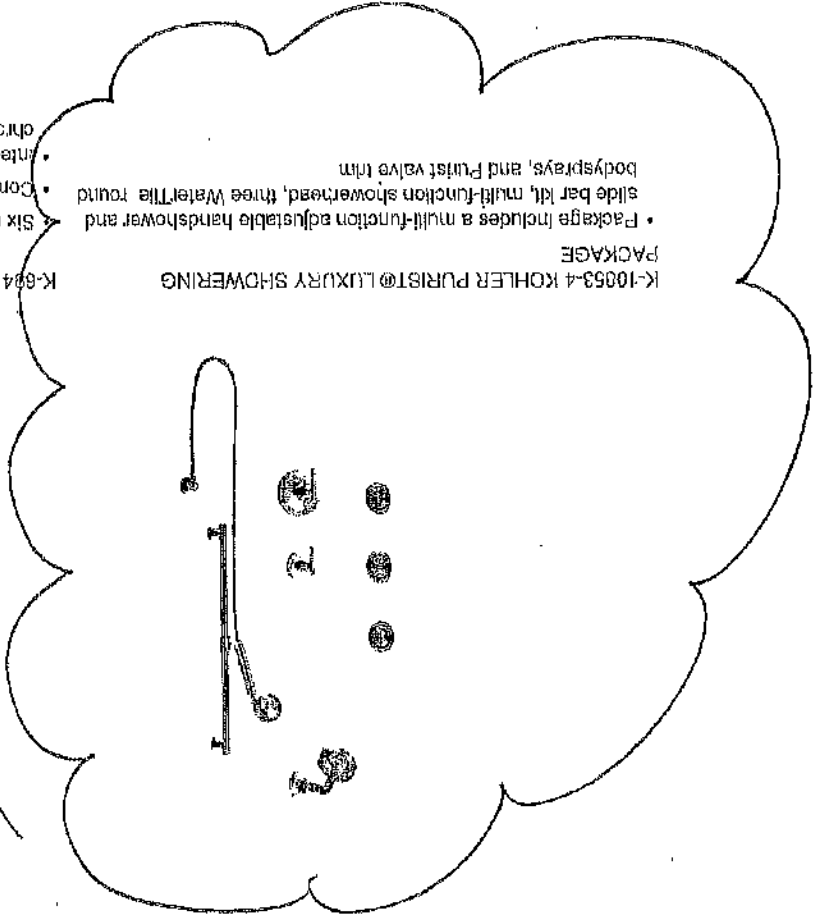
80 Scenic Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

Lot 10





Platinum Upgrades
King's Ridge

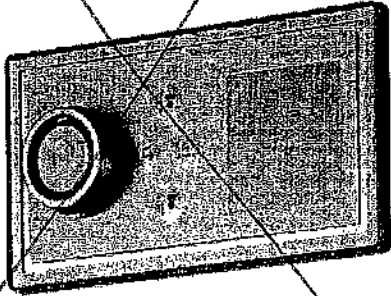


K-10053-4 KOHLER PURIST® LUXURY SHOWERING PACKAGE

- Package includes a multi-function adjustable handshower and slide bar kit, multi-function showerhead, three WaterTlie round body sprays, and Purist valve trim

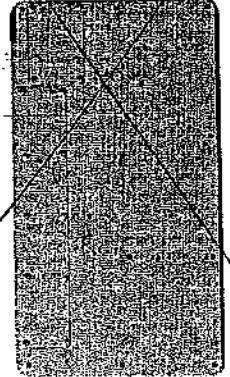
- Six user presets for one-touch access to saved experiences
- Complete shower experience at the touch of a button
- Integrated controls of KOHLER steam, audio, lighting and chromatherapy

K-694 KOHLER DTV® II LANDSCAPE DIGITAL INTERFACE



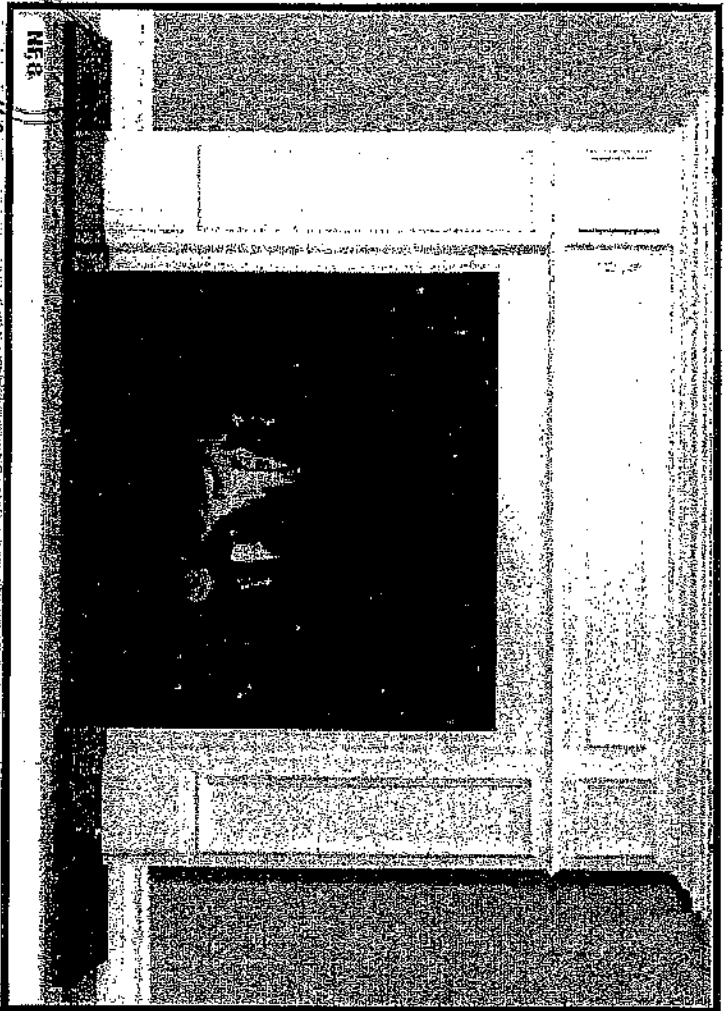
- Six user presets for one-touch access to saved experiences
- Complete shower experience at the touch of a button
- Integrated controls of KOHLER steam, audio, lighting and chromatherapy

K-638-K KOHLER DTV® II MEDIA SERVER

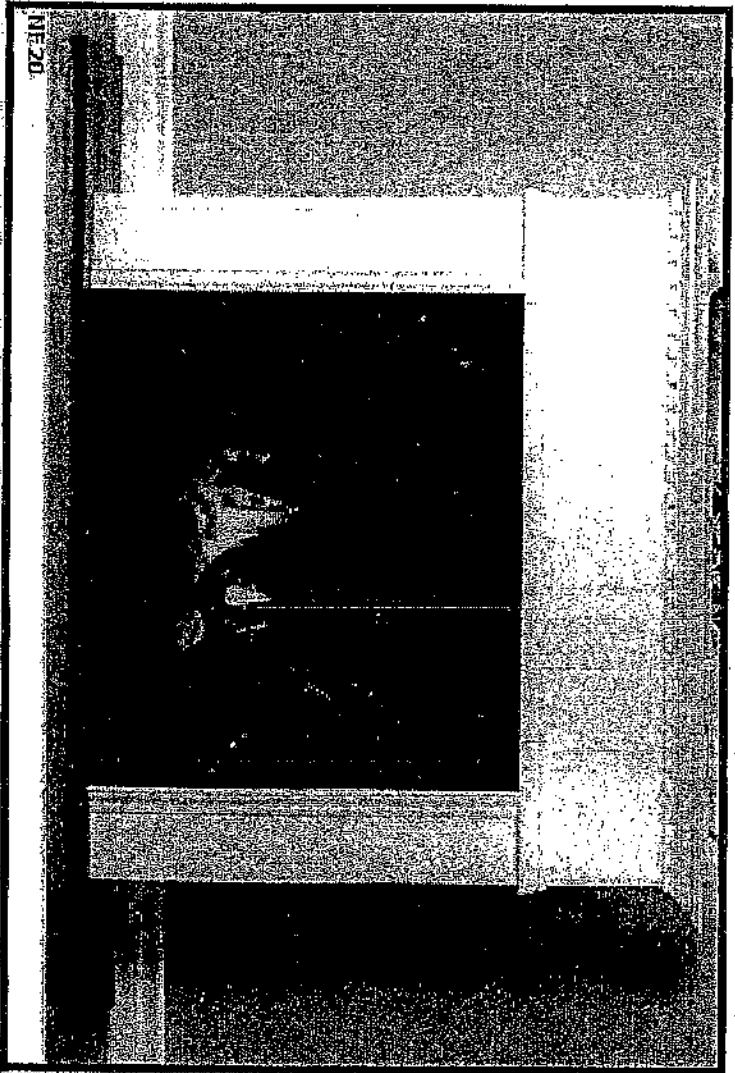
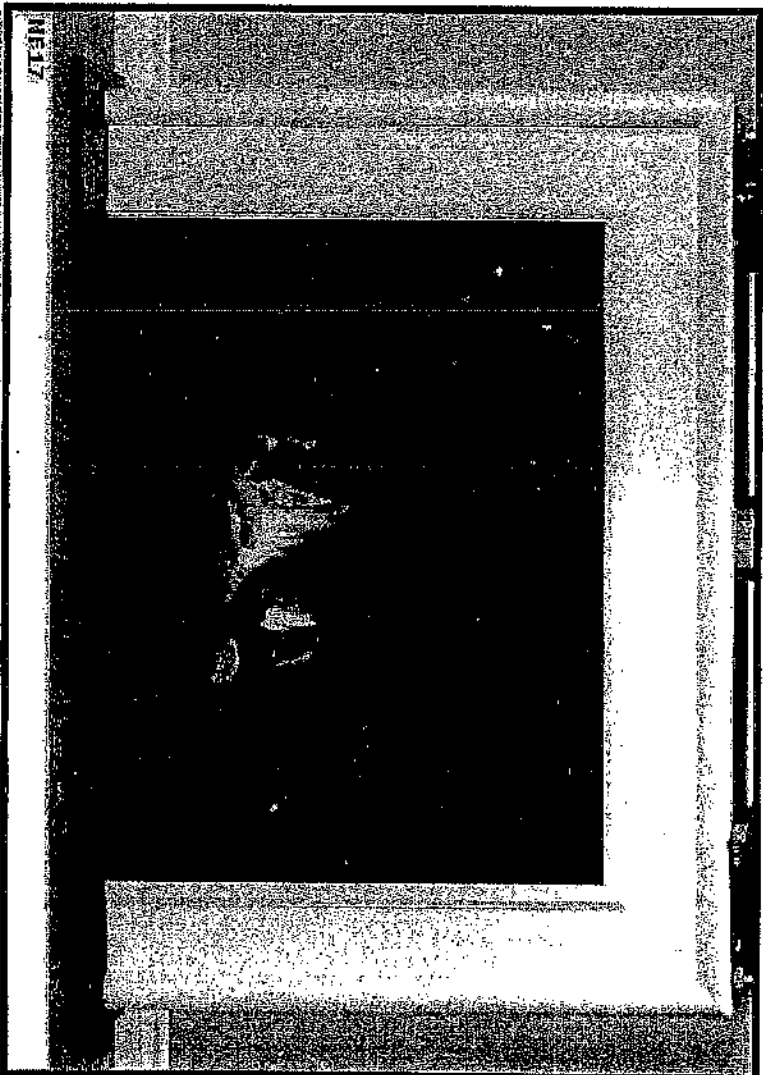


- Six user presets for one-touch access to saved experiences
- Complete shower experience at the touch of a button
- Integrated controls of KOHLER steam, audio, lighting and chromatherapy

Standard Mantles



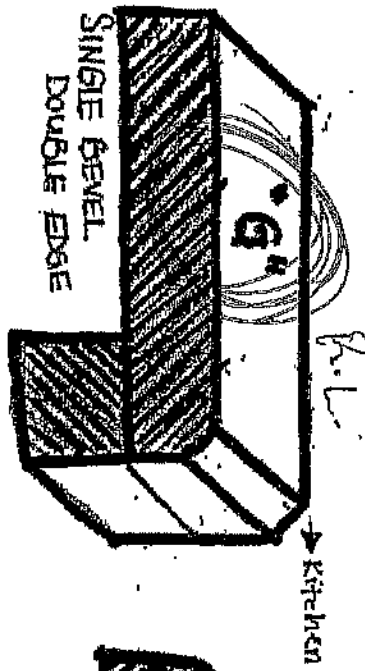
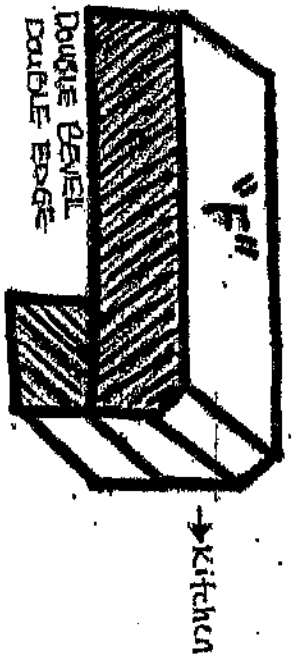
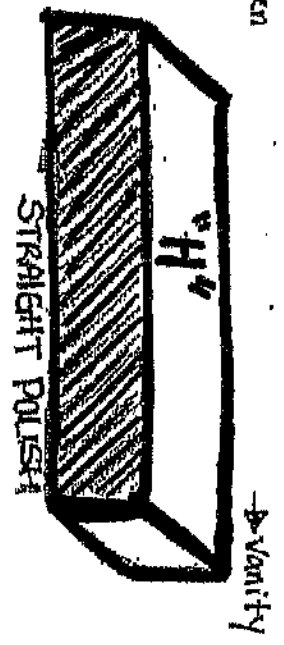
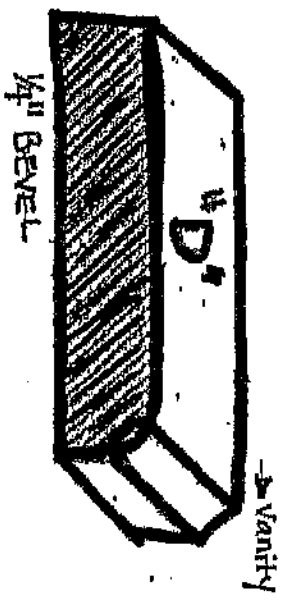
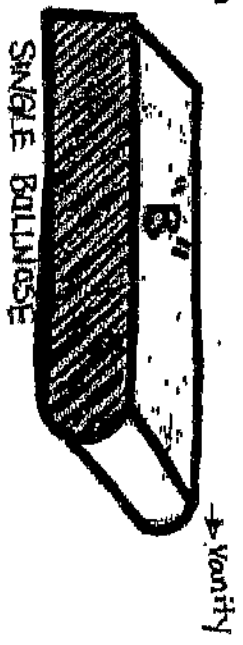
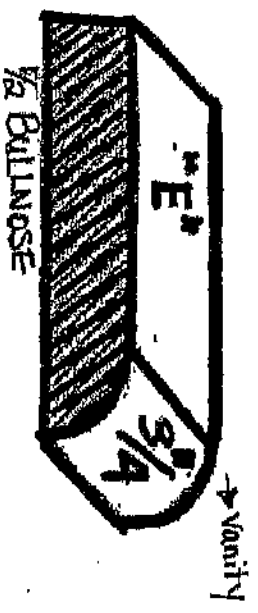
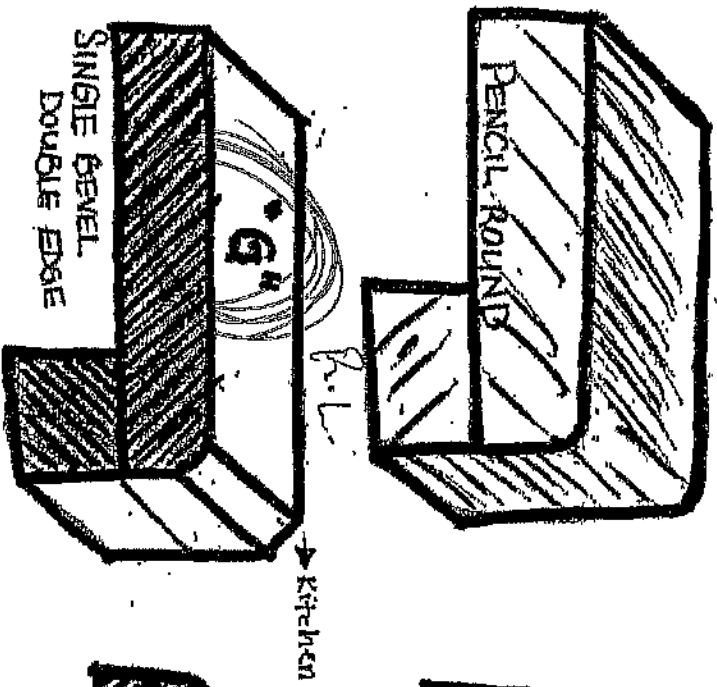
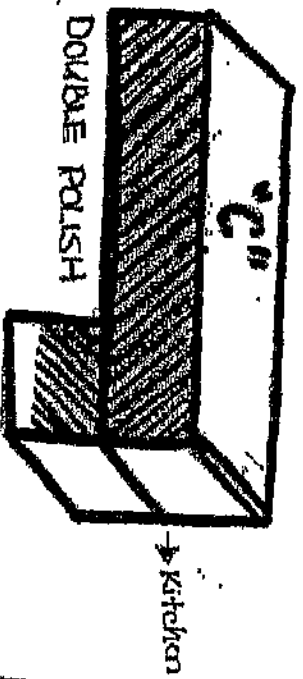
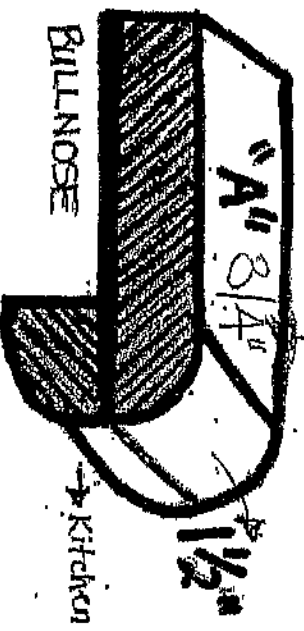
R.L.



lot 10

STANDARD MouldING

106110



ZANCOR HOMES

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☒ Range Conventional – 30" Width
- ☒ Hood Fan – 30" Width (must be the same as the range opening)
(Opening and bottom of cabinet height requirements are built as per Ontario Building Codes)
- ☒ Refrigerator – 36" W x 72" H (Approximate height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☐ Standard Washer/ Dryer

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED

- | | |
|--|---|
| ☐ Built-In Wall Oven | ☒ Built-in Refrigerator/Sub Zero – discuss counter-depth fridge with Design recommended. If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| ☐ Built-In Microwave with Trim Kit | ☐ Wine / Bar Fridge (electrical required) |
| ☐ Built-In Microwave Drawer with Trim Kit | ☐ Steam Oven / Built-In Coffee makers |
| ☐ Warming Drawer | ☐ Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| ☐ Slide-In Stove | ☐ *Note: Refrigerator Door Swing |
| ☐ Cooktop | |
| ☐ *(Gas/Electric – Cut-out Charge Required) | |
| ☐ OTR – Over The Range Microwave | |
| ☐ Hood Fan | |
| (may require larger vent – 6" is standard) | |
| ☐ 36" / 42" Stove | ☐ Cargo Waste Bin systems |
| (Hood fan width will be the same as per Ontario Building Code) | ☐ Front Load Washer & Dryer / Stackable Washer & Dryer
*(Specs required) |

Purchaser acknowledges responsibility for providing correct specification for such appliance and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than

If not received the standard openings as determined by Zancor Homes will be provided.

Purchaser Signature Ruth Wunn Date Sept 11 2012

Purchaser Signature _____ Date _____

PROJECT Yates Road LOT 10

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications.