

Lot 12  
Phase RC  
Model -Balmoral (42-08) Elev A

Colours Upgrade Report  
Kings Ridge Print Date:26-Feb-13

ABDESLEM BOUFADENE and VALERIA ALATI

PE With Agreement

- 1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
- 2. 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
- 3. STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
- 4. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
- 5. 6 PIECE FRIGIDAIRE GALLERY APPLIANCE PACKAGE
- 6. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

~~IN ROOM ONE (BATHROOM) LOT WITH 11 FOOT DECK AND BATHS OFF REAR OF HOME, AND LARGER WINDOW TO REAR OF HOME  
AND LARGER WINDOW~~

ITEMS IN AGREEMENT OF PURCHASE & SALE

ID	Group	Description	Invoice	Date Ordered	
8407	Included in Offer	Raise house approx 8 risers to create a Walk out Basement condition. Purchaser acknowledges that there will be additional steps at the front entrance and that a wood landing will be installed in the garage to provide garage access and that the landing may encroach into the parking space. The powder room landing area may be dropped 1 riser pending final design	1609		
8408	Included in Offer	Larger basement windows 30inches x 24 inches on side elevations where indicated	1609		
8409	Included in Offer	Water line to fridge location	1609		
8410	Included in Offer	Rough in gas line to stove	1609		
8411	Included in Offer	Finished basement area per sketch attached. Includes finished bathroom and approx 14ft x 12ft den with closets and window per sketch. All selections from builders standard samples. Includes berber carpet in finished basement area.	1609		
8412	Included in Offer	Waffle ceiling in Great Room and Kitchen and Breakfast area with approx 5 x 3 squares per attached sketch. Sizes of square may vary due to layout. Final design of waffle to be co-ordinated with QTK	1609		
8413	Included in Offer	15 pot lights in squares of waffle ceiling in Great Room and Kitchen area on existing switches	1609		
8414	Included in offer	Re-configure toilet area of ensuite to allow for a rough in bidet per attached sketch	1609		
8415	Included in Offer	Bump out rear corner of kitchen and Master Bedroom to line up with balance of rear wall per sketch attached	1609		
8416	Included in Offer	Bump out exterior wall of Dining Room to line up with balance of side wall. Shift wall between kitchen and dining room to creat approx 20ft in kitchen. Delete half wall between dining and hall and create a 9ft opening approx. All per sketch attached.	1609		
8417	Included in Offer	Delete wall between library and living room, creating a large library area. Move wall in great room to line up with wall in kitchen creating approx. 20 ft length. All per sketch attached,	1609		
8418	Included in Offer	Standard height double french exterior doors with side-lites and transoms in breakfast and basement in lieu of single french door and window. Install Juliette railing off of breakfast area in lieu of deck due to walkout condition. Purchaser to install own deck after closing	1609		
8419	Incuded in Offer	Install bow window system in great room and directly below in basment in lieu of windows per attached. Provide 2 operators per bow window.	1609		
8420	Included in Offer	Vegetable sink and faucet in kitchen island. Location to be finalized at QTK. Finished bar sink with faucet (11449-NA & K-15160CP). Sink 16inches x 20 inches	1609		
8421	Included in Offer	NOTE - Final design, configuration and postioning of walls, windows and doors are subject to final engineering and architectural design control and approvals	1609		
8422	Included in Offer	Increase height of door (8ft high) in the Library in lieu of standard single door	1609		
8423	Included in Offer	Direct vent fireplace (36inches) in basement with paint grade matel and marble surround from builders standard samples	1609		
8424	Included in Offer	Upgrade fireplace in great room to 400BDV and relocate to interior wall as shown on sketch. Vent up and out to side. Additional bulkhead may be required. Adjust end wall and waffle ceiling layout to suit	1609		
8425	Included in Offer	Reconfigure Master Ensuite bathroom. Shift box out window over and centre with bow window system on main floor. Upgrade tub to a free-standing Maxx Jaxx - 105359 tub. Vanities and layout per sketch attached.	1609		



RN design  
Imagine • Inspire • Create

Project Number  
11072

Issued

1	JAN. 17/13	AL
2	JAN. 24/13	AL
3	JAN. 25/13	AL

Scale  
1/8" = 1'-0"

Client  
ZANCOR HOMES

Project  
KING VALLEY  
KING CITY

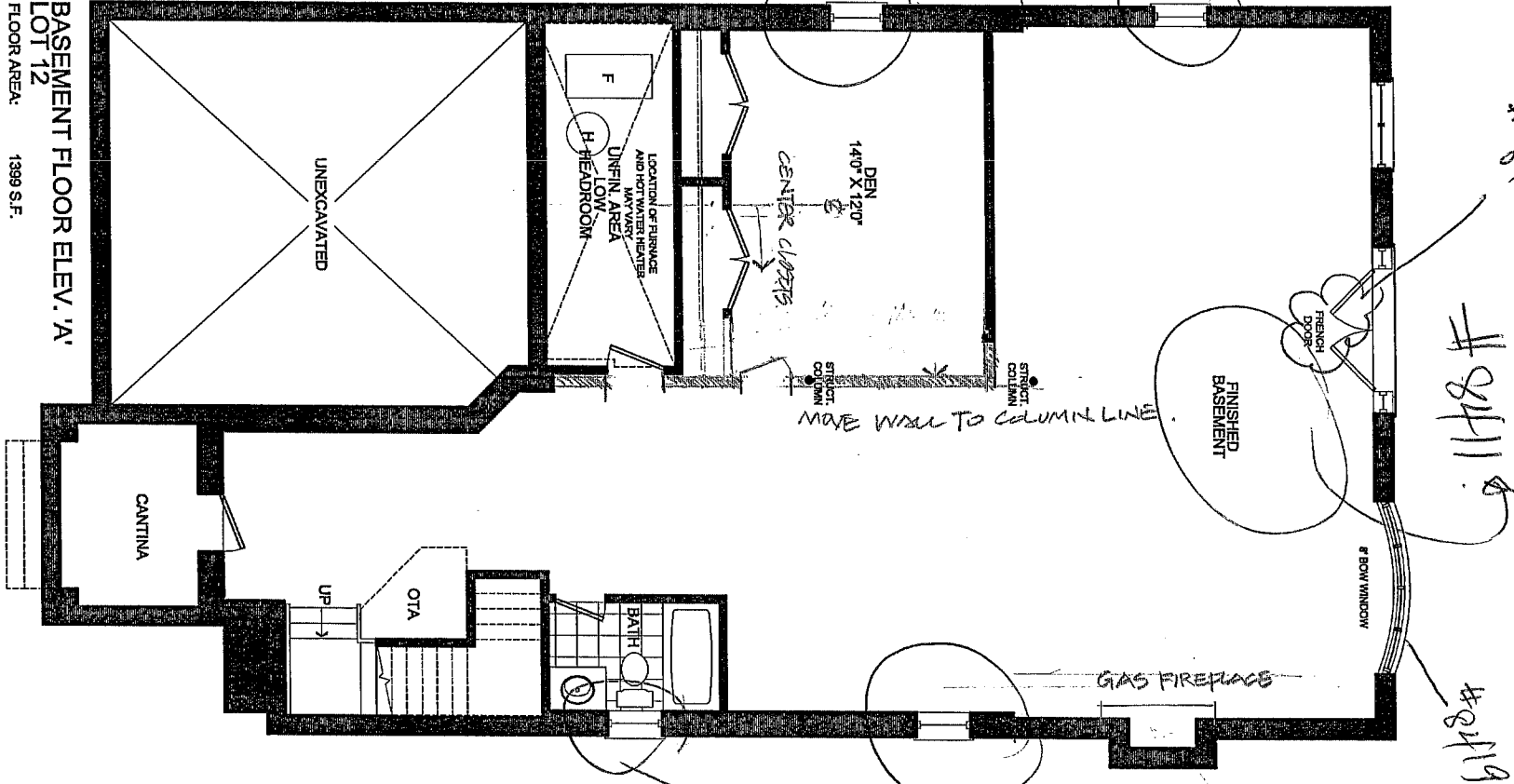
Model  
42-08

Area (s.f.)

Lot Coverage (max.)

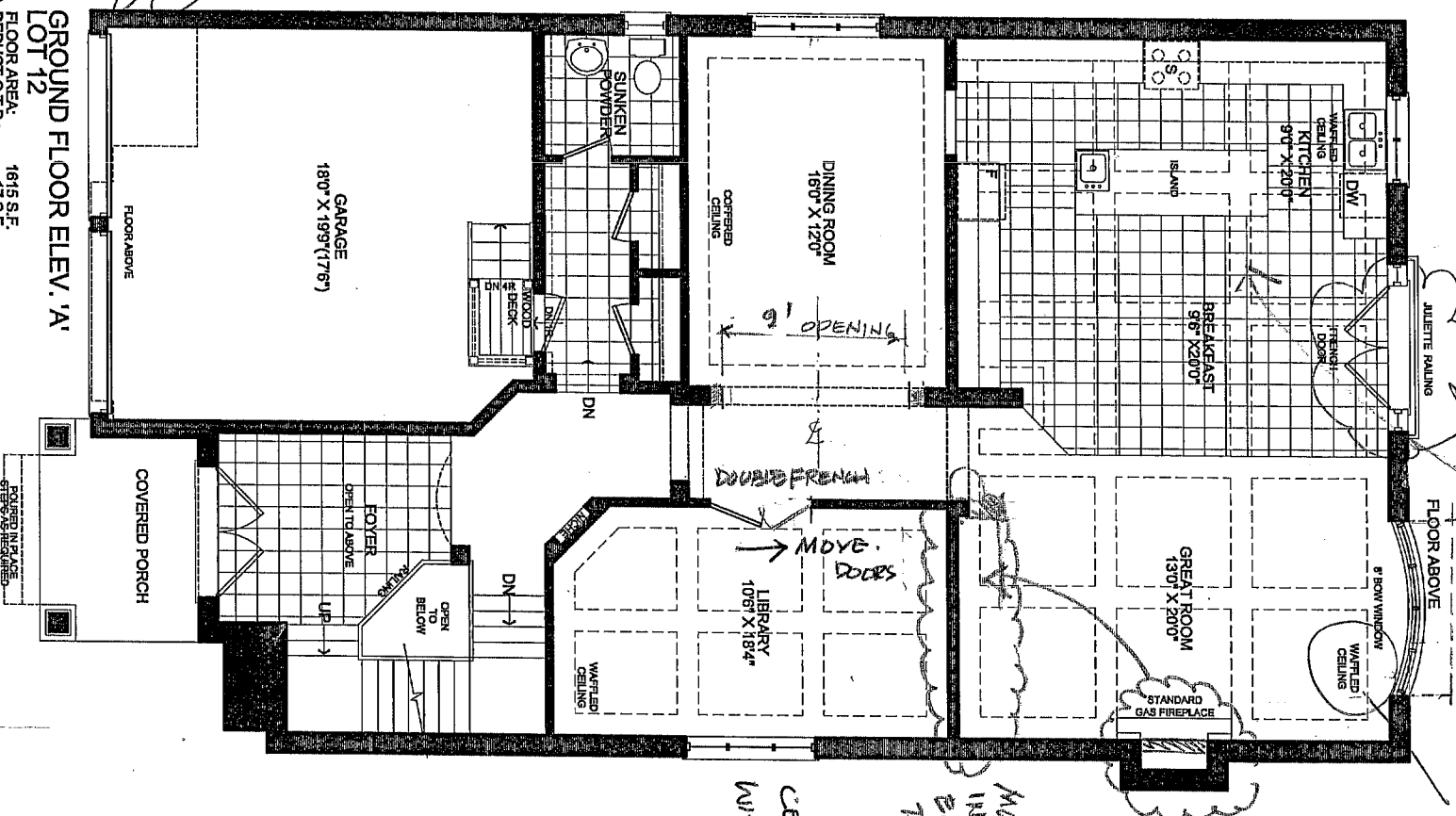
LOT 12

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8412  
~~THE~~ MAPLE COUNG DESIG  
 TO BE COORDINATED WITH Q7

2188

2418

24/8

MOVE FIREPLACE TO  
INTERIOR WALL, ADJUST  
END WALL & WALLS  
TO SUIT.

CENTRE FRANCH DOORS  
WITH DINING ROOM  
OPENING



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Model

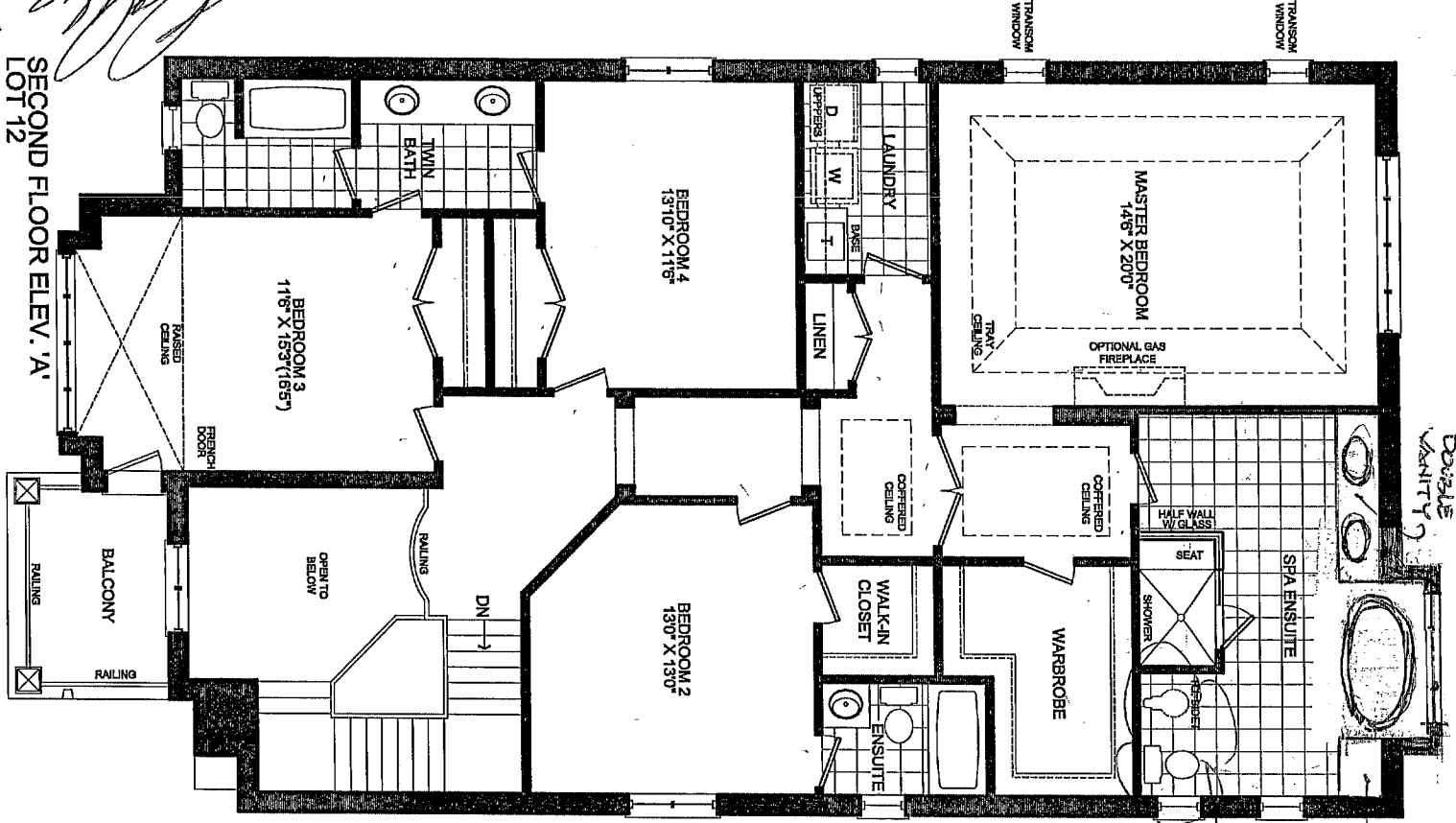
42-08

Area (s.f.)

Lot Coverage (max.)  
LOT 12

Page

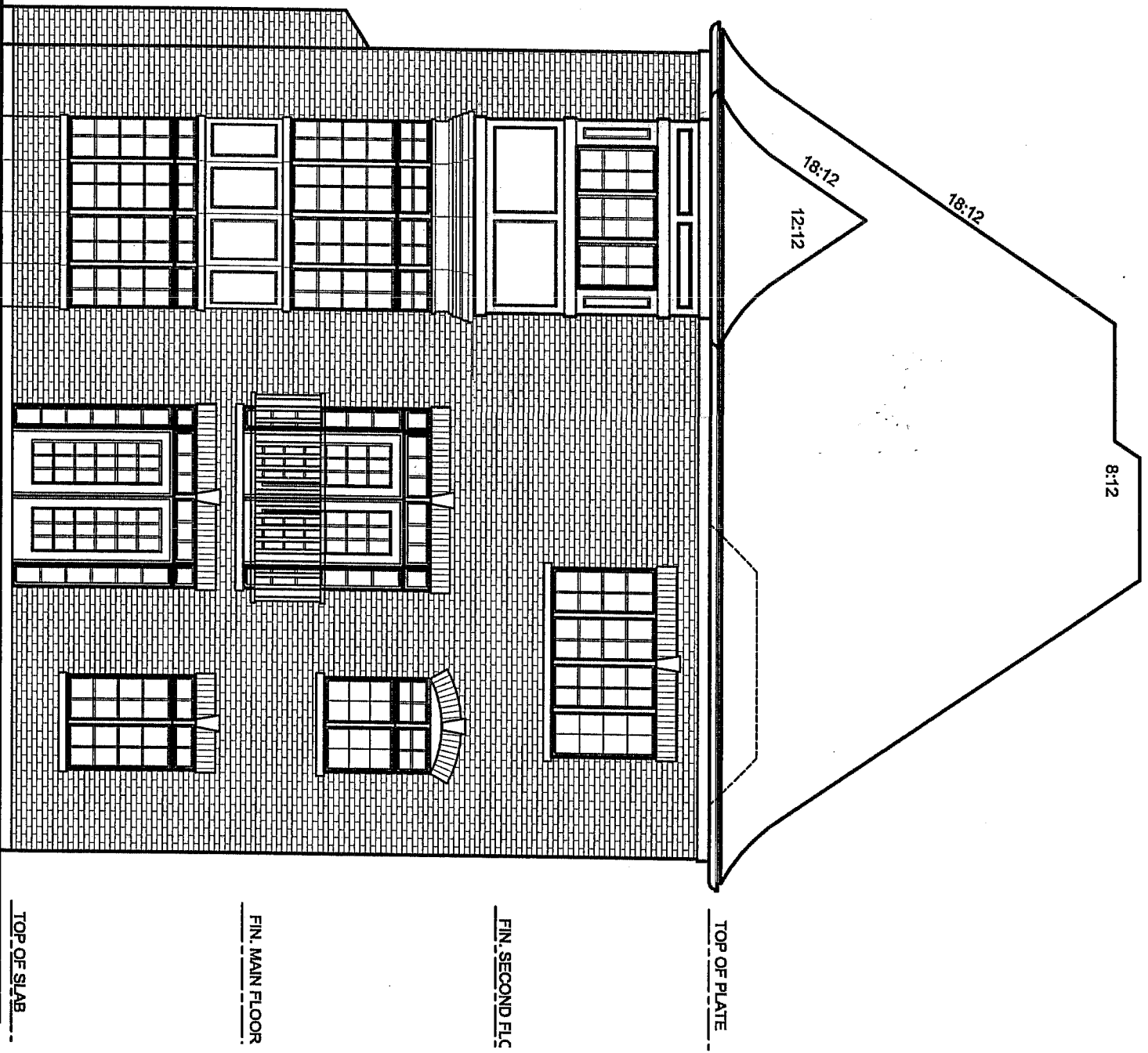
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SECOND FLOOR ELEV. 'A'  
LOT 12  
FLOOR AREA:  
1965 SF  
DEDUCT O.I.B.:  
102 SF  
TOTAL:  
1863 SF

*Handwritten signature and notes:*  
C. J. J. J.  
C. J. J. J.

*Handwritten signatures and initials.*



UPGRADED REAR ELEVATION 'A'  
WALKOUT BASEMENT CONDITION  
LOT 12

*PRELIMINARY*  
*SUBJECT TO FINAL ARCHITECTURAL APPROVALS.*