

Lot 27  
Phase South  
Model Berwick (50-09) Elev C  
TSEN JUNG HUNG

Colours Upgrade Report  
The Castles of King City Print Date:19-Sep-16

PE With Agreement

- 1. LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOUSE (NO STAIRS INCLUDED)
- 2. ~~\$11,000~~ TO BE USED AT TIME OF DECOR APPOINTMENT ON UPGRADES FROM BUILDERS STANDARD SAMPLES (INCLUSIVE OF HST)  
PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
- Rear Upgrade

SERVICE STAIRS  
#4698

\* All other items remain  
the same

ID	Group	Description	Invoice	Date Ordered	
3385	STRUCTURAL	FINISHED BASEMENT WITH STANDARD STANDARD CARPET , STIPPLE CEILINGS , STANDARD ELECTRICAL ,INCREASE BEAM SIZE AND SHIFT STANDARD COLUMNS TO ALLOW FOR MORE OPEN SPACE TO BE CONFIRMED , UNFINISHED FURNACE ROOM ADD 1 DOOR INTO UNFINISHED AREA FOR FUTURE STORAGE	632		
3386	STRUCTURAL	ADD 3 PCE FINISHED BATHROOM IN BASEMENT WITH BATHTUB STANDARD FINISHES SAME AS 2ND FLOOR ENSUITE 2	632		
3387	STRUCTURAL	ADD WALK OUT BASEMENT APPROX 2 RISERS , INCLUDES INCREASING THE HEIGHT OF THE REAR WINDOWS AND ADDING A DOOR FROM THE BASEMENT DRAWING TO BE APPROVED	632		
3388	STRUCTURAL	UPGRADE TO HIS AND HERS MASTER ENSUITE	632		
3389	STRUCTURAL	INSULATE EXTERIOR WALL IN GARAGE	632		
3390	STRUCTURAL	INSULATE 2ND FLOOR LAINDRY ROOM WALLS SOUND INSULATION	632		
3391	STRUCTURAL	UPGRADE (7) DOORS ON 2ND FLOOR TO 8 FT IN LIEU OF STANDARD	632		
3392	STRUCTURAL	PLUMBING UPGRADE TO BODY JETS (4) JETS IN MASTER ENSUITE SHOWER GROHE F SERIES 27-252 000 IN CHROME	632		
3393	STRUCTURAL	PLUMBING ADD INFINITY DRAIN IN MASTER ENSUITE (NO CURB)	632		
3394	STRUCTURAL	UPGRADE TO DOUBLE FRENCH DOORS IN DINING ROOM, WOOD MULLION DOORS WITH CLEAR GLASS NOTE SEE SWING	632		
3395	STRUCTURAL	UPGRADE TO DOUBLE FRONT EXTERIOR DOORS IN LIEU OF SINGLE DOOR AND 2 SIDE LITES	632		
3476	ELECTRICAL	ELECTRICAL - MASTER BEDROOM Install 5.5ft Electrical Outlet over Fireplace  (Paid at Smart Tech)	642		
3815	COLOURS	ELECTRICAL ADD (2) CAPPED BOXES ABOVE KITCHEN ISLAND MAY NOT BE CENTERED INSIDE WAFFLE CEILING SPACE EVENLY WITH STANDARD LIGHT ABOVE ISLAND	715		
3816	COLOURS	ELECTRICAL CAPPED BOXES IN LIEU OF STD LIGHT ABOVE VANITY ADD (2) 1 ABOVE EACH VANITY MASTER ENSUITE ON SAME SWITCH (1) ABOVE POWDER ROOM SINK ON SAME SWITCH (1) ABOVE ENSUITE 2 ON SAME SWITCH (1) ABOVE ENSUITE 3 ON SAME SWITCH (1) ABOVE ENSUITE 4 ON SAME SWITCH (1) ABOVE BASEMENT ON SAME SWITCH	715		
3817	COLOURS	ELECTRICAL ADD (1) PICK LIGHT IN GLASS UPPER IN KITCHEN ON SAME AS SAME SWITCH AS LIGHT VALANCE SEE KITCHEN PLAN	715		
3818	COLOURS	ELECTRICAL KITCHEN LIGHT VALANCE ADD LED STRIP LIGHTING IN KITCHEN ON SEPARATE SWITCH AND SERVERY ON SEPARATE SWITCH	715		
3819	COLOURS	ELECTRICAL ADD 1 GFI PLUG IN SERVERY ABOVE COUNTER TOP	715		
3820	COLOURS	ELECTRICAL ADD (1) PLUG ABOVE FIREPLACE IN FAMILY ROOM	715		

Lot 27  
Phase South  
Model Berwick (50-09) Elev C  
TSEN JUNG HUNG

Colours Upgrade Report  
The Castles of King City Print Date:19-Sep-16

3821	COLOURS	PLUMBING ADD OPTIONAL SINK IN KITCHEN ISLAND BLANCO QUATRUS R 15 U BAR UNDERMOUNT #401515 WITH GROHE CONCETTO FAUCET INCLUDES ROUGH IN	715		
3823	COLOURS	PLUMBING UPGRADE KITCHEN SINK TO BLANCO QUATRUS U SUPER SINGLE 9 INCHES DEEP IN LIEU OF STANDARD MODEL # 401248	715		
3824	COLOURS	PLUMBING KITCHEN FAUCET ADD LADY LUXE 3 IN CHROME MODEL #32 298 001 IN LIEU OF STANDARD (MAIN SINK) ADD (1) SOAP DISPENSER MODEL AUTHENTIC MODEL 40 537 000 INSTALL ON THE RIGHT OF THE SINK	715		
3828	COLOURS	ELECTRICAL LED POTLIGHTS (5) KITCHEN ON SEPARATE SWITCH (8) BREAKFAST AREA ON SEPARATE SWITCH (9) FAMILY ROOM ON DIMMER SWITCH DELELTE STD LIGHT (4) MAIN FLOOR HALLWAY ON SAME SWITCH DELELTE STD LIGHT (2) POWDER ROOM ON SEPARATE SWITCH (4) DEN ON SEPARATE DIMMER SWITCH <i>STD REMAINS</i>	715		
3829	COLOURS	ELECTRICAL ADD LED POTLIGHT (4) MASTER BEDROOM ON SEPARATE DIMMER SWITCH (3) MASTER PRIVATE STUDY ON SAME SWITCH DELETE STD LIGHT (2) FURNITURE NICHE ON SEPARATE SWITCH (2) MASTER DRESSING AREA ON SAME SWITCH DELELTE STD LIGHT (3) HER MASTER ENSUITE ON SEPARATE DIMMER SWITCH (3) UPPER HALLWAY ON SAME SWITCH DELELTE STD LIGHT (6) GAMES ROOM ON SAME SWITCH DELELTE STD LIGHT (1) HIS WATER CLOSET ON SAME SWITCH DELELTE STD LIGHT	715		
3830	COLOURS	TRIM UPGRADE#1 INTERIOR HARDWARE WAVE	715		
3831	COLOURS	TRIM UP # 1 STEP BASEBOARD AND CASING	715		
3832	COLOURS	RAILING UP # 7 IRON	715		
3833	COLOURS	HARDWOOD UP # 4 VINTAGE	715		
3834	COLOURS	TRIM UPGRADE #109 CORNICE MOULDING BREAKFAST AREA, FAMILY ROOM MAIN HALLWAY, DEN INSIDE WAFFLE CEILING (NO FOYER)	715		
3931	COLOURS	KITCHEN UPGRADES QTK DATED APRIL 2, 2016	715		
3932	COLOURS	TILE AND COUNTER TOP UPGRADES DATED APRIL 29, 2016	715		
3933	COLOURS	ELECTRICAL SHIFT STANDARD LIGHT 2ND FLOOR STAIRCASE TO BE CENTERED ABOVE STAIRCASE	715		
3934	COLOURS	ELECTRICAL ADD LED POTLIGHTS IN BASEMENT (7) ON SEPARATE DIMMER SWITCH (5) ON SEPARATE DINNER SWITCH (7) ON SEPARATE DIMMER SWITCH DELELTE STANDARD LIGHTS WHERE POTLIGHTS ARE GOING TO BE	715		
3935	COLOURS	ELECTRICAL ADD SHUT OFF SWITCH IN APPLIANCE GARAGE IN KITCHEN SWITCH SUPPLIED BY QTK KITCHENS	715		
3936	COLOURS	ELECTRICAL FOR BUILT IN MICROWAVE/OVEN IN KITCHEN ISLAND	715		

Lot 27  
Phase South  
Model Berwick (50-09) Elev C  
TSEN JUNG HUNG

Colours Upgrade Report  
The Castles of King City Print Date:19-Sep-16

3937	COLOURS	APPLIANCE UPGRADES	715		
3938	COLOURS	TRIM ADD RECESS SHAKER PANEL TO (4) COLUMNS IN DINING ROOM	715		
3940	COLOURS	TRIM ADD 3/4 PANEL 1 LITE IN LIEU OF STANDARD FRENCH DOORS 1 IN DEN 2 IN FAMILY ROOM	715		
3941	COLOURS	8 inch EXHAUST VEN	715		
4156	COLOURS	HARDWOOD UPGRADE IN BASEMENT AREA	715		
4161	SIGNED BLACKLINES	PURCHASER SIGNED & ACCEPTED BLACKLINES FOR BASEMENT *Dated June 22 2016	765		
4698	SERVICE STAIRS	BASEMENT SERVICE STAIRS UPGRADE TO CARPET TREADS AND RISERS, OAK HANDRIL, OAK VENEER STRINGERS APPROVED BY DD	827		

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species: STAIN TO MATCH GOTHAM

Main to 2nd Railing Details: Single Bulb w/alt Dbl bulb (round pickets) w/shoes(1212)R6handrail 3 1/2 champhered Posts  
Main to Basement Railing Details: Single Bulb w/alt Dbl bulb (round pickets) w/shoes(1212)R6handrail 3 1/2 champhered Posts

Service Stairs:

TRIM

Casing/Baseboards

UP # 1 B STEP

Interior Doors

STANDARD

Interior Door Hardware

UP # 1 WAVE IN PEWTER

Exterior Door Hardware

STANDARD

PAINT

Kitchen/Breakfast	OC 8 ELEPHANT TUSK	Master Bedroom	OC 8 ELEPHANT TUSK
Basement/Bathroom	OC 8 ELEPHANT TUSK	Bedroom 2	OC 8 ELEPHANT TUSK
Dining Room	OC 8 ELEPHANT TUSK	Bedroom 3	OC 8 ELEPHANT TUSK
Family/Great room	OC 8 ELEPHANT TUSK	Bedroom 4	OC 8 ELEPHANT TUSK
Den/Study	OC 8 ELEPHANT TUSK	Ensuite	OC 8 ELEPHANT TUSK
Main/Upper Hall	OC 8 ELEPHANT TUSK	Main/Twin	OC 8 ELEPHANT TUSK
Laundry	OC 8 ELEPHANT TUSK	2nd Ensuite	OC 8 ELEPHANT TUSK
Powder Room	OC 8 ELEPHANT TUSK	3rd Ensuite	OC 8 ELEPHANT TUSK

PLUMBING

Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	UPGRADE	UPGRADE	BLANCO QUATRUS U SUPER SINGLE /FAUCET LADY LUXE 3/ SOAP DISP
Master Ensuite	STANDARD	STANDARD	
En 2 & 3 & 4	UPGRADE	STANDARD	
Island	UPGRADE	STANDARD	
BASEMENT	STANDARD	STANDARD	BLANCO QUATRUS R15 U BAR

ZANCOR APPLIANCE REQUIREMENTS

Appliance Package received in 'Schedule E'

GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
STOVE Venting SIZE	STANDARD		
ELECTRICAL for Built-in Oven	8"		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	YES		
ELECTRICAL for Bar Fridge	STANDARD		
	NA		

DISCLAIMER

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

INITIALS

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.

SITE: CASTLES SOUTH 50-9 ELEV C LOT: 27S

PURCHASER(S): Tsen Jung Hung

HOME #: 416- 903 7851

CELL #:

EMAIL:

Purchaser Signature

Date

Purchaser Signature

Date

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.

Doctor Consultant Signature

Date

\*\*\* PAGE 2 OF 2 \*\*\*

Vendor Signature

Date

JUN 23 2016



# ZANCOR HOMES COLOUR CHART

## CABINETRY / COUNTERTOPS

	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	QT 2503 SLATE FLAT CUT MAPLE	16338-195	KASHMIRE CREAM (2)	F
Servery	QT 2503 SLATE FLAT CUT MAPLE	16338-195	KASHMIRE CREAM (2)	F
Master Ensuite	QT 2503 PINENUT	200 SC	BRECCIA DI TAVIRA (4)	D
Powder Room	QT 2503 CHESTNUT FLAT CUT MAPLE	200 PEWTER	PERLATO ROYALE	D
Ensuite 2	QT 2503 SLATE FLAT CUT RED OAK	200 SMK	GIALLO ORNAMENTAL (2)	D
Ensuite 3 & Ensuite 4	QT 2503 SMOKEHOUSE FLAT CUT MAPLE	200 SC	GIALLO ORNAMENTAL (2)	D
Laundry	QT 1021 WHITE MEL	200 SC	949-58 WHITE	D
Basement Bath	QT 2503 SLATE FLAT CUT MAPLE	200 SMK	CALCOTTA 4925K-07	

## TILES

	NA	INSERTS	THRESHOLDS
Kitchen/Bk Floor			
Basement Foyer	DALLAS GOLD 20 X 20		
Kitchen Bk.Splash	TUNDRA GREY TUSCANY STRIPS /INCLUDES AROUND WINDOW		
Main Foyer	DALLAS GOLD 20 X 20		
Mud Room/Garage Landing	MELINA IVORY 13 X 13		
Powder Room	MARCO POLO NOCE 20 X 20		
Laundry	MELINA ICE 13 X 13		
Mstr Ensuite Floor	HELLO SILVER 20 X 20		
Mstr Ensuite Shower	NEW BYZANTINE GREY 12 X 24	Shower SEAT	Perlato Roy
Master Shower Floor	EMPERADOR GREY 2 X 4	Shower Jamb	Perlato Roy
Ens 2 floor	NEW ALBION TAUPE 13 X 13		
Ens 2 Tub Wall	NEW ALBION TAUPE 8 X 10		
Ens 3 Floor	LIBERTY GREY 12 X 12		
Ens 3 Shower Wall	LIBERTY GREY 8 X 12/ PLUS INSERTS 6 PCES	YES	
Ens 3 Shower Floor	ALMOND LIGHT 2 X 4	Shower Jamb	Perlato Roy
Ens 4 Floor	MELINA CARBON 13 X 13		
Ens 4 Tub Wall	MELINA ICE 8 X 10		
Basement BATH Floor	NEW REEDS BROWN 13 X 13		
Bsm't Bath Tub Wall	GOLF GRIGIO 8 X 10		

## HARDWOOD / CARPET

Servery/Pantry	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Dining Room	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Family Room	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Den	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Kitchen/Breakfast *(Waiver)	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
	NA		
Main Hall	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Upper Hall	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Master Bedroom	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Bedroom 2	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Bedroom 3	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11
Bedroom 4	VINTAGE WHITE OAK SOLID SAWN SMOOTH	GOTHAM UP # 4	5"11

VINTAGE OAK 3 1/4" ANTIQUE BROWN

Service Stairs

TRP.140 - COLORE T13

## FIREPLACES

LOCATION	FAMILY ROOM	MANTLE	NFB
INSERT & SURROUND	BIANCA CARRERA	HEARTH	NA

## MIRRORS & ACCESSORIES

	STANDARD	PLASTER Moulding
Mirrors		
Bathroom Accessories	STANDARD	Location

DINING ROOM

LOT / SITE

CASTLES SOUTH LOT 27

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.

Initials

\*\* PAGE 1 OF 2 \*\*

Purchaser Initial

Vendor

JUN 23 2016