

Lot **20**
Phase **North**
Model **Canterbury (50-05) Elev B**

ESTEBAN PEREZ-YOUSSOUFIAN and NANCY SIMPATICO

Colours Upgrade Report
The Castles of King City Print Date:25-Oct-16

PE With Agreement

- 1. WALK OUT DECK LOT - NO DECK OR STAIRS INCLUDED.
- 2. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

COLOURS

Lot 20
Phase North
Model Canterbury (50-05) Elev B
ESTEBAN PEREZ-YOUSSOUFIAN and NANCY SIMPATICO

Colours Upgrade Report
The Castles of King City Print Date:25-Oct-16

ID	Group	Description	Invoice	Date Ordered	
3752 ✓	INCLUDED IN OFFER	NO EXTRAS INCLUDED IN DEAL	702		
4049 ✓	STRUCTURAL	BEDROOM 3 DELELTE SIDE WALL WHERE OPTIONAL DESK IS	752		
4050 ✓	STRUCTURAL	INCREASE THE HEIGHT OF THE (18) DOORS ON THE 2ND FLOOR TO 8 FT IN LIEU OF STANDARD	752		
4051 ✓	STRUCTURAL	ADD EXTRA WINDOW OPERATOR IN FAMILY ROOM	752		
4052 ✓	STRUCTURAL	MOVE STANDARD WINDOW IN KITCHEN BREAKFAST AREA TO BE INSTALLED IN WINE ROOM	752		
4053 ✓	STRUCTURAL	PLUMBING ADD ROUGH IN FOR FUTURE SINK IN BASEMENT	752		
4054 ✓	STRUCTURAL	ADD ROUGH IN ONLY FOR WASHER AND DRYER IN BASEMENT	752		
4055 ✓	STRUCTURAL	ADD OPTIONAL 2 SIDED FIREPLACE IN MASTER BEDROOM INCLUDES MARBLE SURROUND	752		
4056 ✓	STRUCTURAL	FIREPLACE IN MASTER BEDROOM ADD HEAT ACTIVATED FAN KIT ADD THERMOSTAT PRICE TO BE CONFIRMED \$428.00	752		
4057 ✓	STRUCTURAL	SHIFT POWDER ROOM DOWN SHIFT DOOR INTO MUDROOM TO CREATE A MUDROOM APPROX 4 FEET WIDE DELELTE CLOSET, ADD DRYWALL NICHE (NICHE SAME AS NICHE ON 2ND FLOOR) RELOCATE HVAC	752		# See 4125
4058 ✓	STRUCTURAL	ELECTRICAL INSTALL A PLUG (NEMA 14-50) FOR FUTURE CAR CHARGE IN GARAGE	752		
4059 ✓	STRUCTURAL	ELECTRICAL INSTALL 50 AMP JUNCTION BOX FOR FUTURE HOT TUB/POOL	752		
4060 ✓	STRUCTURAL	FIREPLACE IN FAMILY ROOM ADD HEAT ACTIVATED FAN KIT ADD THERMOSTAT \$428.00 PRICE TO BE CONFIRMED	752		
4119 ✓	REAR ELEVATION	BASEMENT IS NOW A LOOK OUT ADDITIONAL WINDOWS AT REAR	759		
4125 ✓	REVISED POWDER ROOM	REVISED LAYOUT FOR POWDER/MUD ROOM - Dated June 15 2016	763		
4579 ✓	COLOURS	ELECTRICAL GFI PLUG 1-EXTRA ON KITCHEN ISLAND 1- EXTRA MASTER ENSUITE VANITY ON OPPOSITE SIDE OF STD 1 -ABOVE FIREPLACE IN MASTER ENSUITE	812		

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4581	COLOURS	ELECTRICAL PLUGS (SEE SKETCH) 1- FAMILY ROOM ABOVE FIREPLACE 1- MASTER BEDROOM ABOVE FIREPLACE 1- MUD ROOM INSTALL APPROX 42 INCHES FROM FLOOR 1-HALLWAY TO MUD ROOM 1- UPPER HALLWAY 1-MASTER BEDROOM 1- WINE ROOM FOR WINE FRIDGE 2- ABOVE KITCHEN COUNTER TOP 2- BREAKFAST AREA STANDARD HEIGHT FROM FLOOR 1- FAMILY ROOM ON THE RIGHT SIDE OF THE FIREPLACE STANDARD HEIGHT FROM THE FLOOR 1- FOYER 1- HALLWAY TO POWDER ROOM SEE SKETCH TOTAL OF 14 PLUGS	812		
4582	COLOURS	ELECTRICAL 2- FLUSH FLOOR MOUNTED RECEPTACLES IN FAMILY ROOM ON HARDWOOD INSTALL APPROX 4 FEET FROM EACH SIDE SEE SKETCH	812		
4583	COLOURS	ELECTRICAL CAPPED LIGHTS 1- MASTER BEDROOM 1- MASTER BEDROOM CLOSET SHIFT OVER AND SPACE EVENLY ALONG WITH STANDARD LIGHT 1- BEDROOM 2 1-BEDROOM 3 1 BEDROOM 4 NOTE SHIFT STANDARD LIGHT IN ALL BEDROOMS AND INSTALL CAPPED LIGHT SPACED EVENLY ON SAME SWITCH 1- KITCHEN ISLAND SPACED EVENLY ALONG WITH STANDARD LIGHT 1- EXTERIOR CEILING OF PORTICO ON A LED DIMMER SWITCH 7 IN TOTAL	812		
4584	COLOURS	ELECTRICAL CAPPED LIGHT 1- MASTER ENSUITE OVER TUB ON SEPARATE LED SEPARATE DIMMER SWITCH 1- ENSUITE # 2 ABOVE VANITY ON DIMMER SWITCH DELETE STD LIGHT 2- TWIN BATH 1 ABOVE EACH SINK ON DIMMER SWITCH DELETE STD LIGHT 1- POWDER ROOM INSTALL ON THE CEILING ON DIMMER SWITCH DELETE STD LIGHT ABOVE SINK 5 CAPPED LIGHTS 4- LED DIMMER SWITCHES	812		
4585	COLOURS	ELECTRICAL 1- PUCK LIGHT 2ND FLOOR NICHE SAME SWITCH AS HALL LIGHT 1-PUCK LIGHT MAIN FLOOR NICHE ON SAME SWITCH AS FOYER LIGHT	812		
4586	COLOURS	ELECTRICAL ADD 1 ADDITIONAL EXTERIOR COACH LIGHT AT THE REAR OF THE HOME ON SAME DIMMER SWITCH SWITCH, INSTALL OPPOSITE SIDE OF STANDARD LIGHT	812		

ESTEBAN PEREZ-YOUSSOUFIAN and NANCY SIMPATICO

4587	COLOURS	ELECTRICAL LED POTLIGHTS 4- KITCHEN BREAKFAST AREA ON SEPARATE DIMMER SWITCH 6- KITCHEN ON SEPARATE DIMMER SWITCH 4- FAMILY ROOM ON SEPARATE DIMMER SWITCH 4- DEN ON SEPARATE DIMMER SWITCH 4- DINING ROOM ON SEPARATE DIMMER SWITCH 5- MAIN FLOOR HALLWAY ON SEPARATEDIMMER SWITCH DELETE STD LIGHTS 3- MAIN FLOOR POWDER ROOM HALLWAY SEPARATE DIMMER SWITCH DELETE STANDARD LIGHT 4- MASTER BEDROOM UNDER TRAY CEILING ON SEPARATE DIMMER SWITC 2- MASTER BEDROOM FOYER ON DIMMER SWITCH DELELTE STANDARD LIGHT 4- UPPER HALLWAY ON SEPARATE DIMMER SWITCH DELETE STD LIGHT NOTE KEEP STANDARD LIGHT ABOVE 2ND FLOOR STAIRWELL 3- LAUNDRY ROOM ON SEPARATE DIMMER SWITCH DELETE STD LIGHT 3- BEDROOM # 3 ON SEPARATE DIMMER SWITCH DELETE STD LIGHT 4- BEDROOM # 2 ON SEPARATE DIMMER SWITCH 2- BEDROOM # 2 HALL ON SEPARATE DIMMER SWITCH 4- BEDROOM # 4 ON SEPARATE DIMMER SWITCH 56- POTLIGHTS IN TOTAL 15 - SEPARATE DIMMER SWITCHES 1- 4-WAY DIMMER SWITCH	812		
4588	COLOURS	TRIM UPGRADE # 2 INTERIOR BASEBOARD AND TRIM	812		
4589	COLOURS	KITCHEN UPGRADES QTK DATED AUGUST 17, 2016	812		
4590	COLOURS	TILE UPGRADES INTERSTONE	812		
4591	COLOURS	COUNTER TOP UPGRADES KITCHEN	812		
4592	COLOURS	PLUMBING UPGRSDE KITCHEN SINK TO BLANCO QUARTRUS U SUPER SINGLE # 401248	812		
4593	COLOURS	HARDWOOD UPGRADE # 3	812		
4687	COLOURS	ELECTRICAL ADD 240 V FOR BUILT IN WALL OVEN	812		
4688	COLOURS	HVAC 8 INCH KITCHEN EXHAUST VENT IN LIEU OF STD 6 INCH	812		
4714	COLOURS	ELECTRICAL ADD 15 AMP SEPARATE CIRCUIT INSTALL ABOVE WALL OVEN ELECTRICAL (NOTE THIS IS AN EXTRA PLUG)	812		→ FOR FUTURE MICROWAVE
4715	COLOURS	ELECTRICAL SHIFT FRIDGE LOCATION SEE QTK DRAWING	812		
4716	COLOURS	ELECTRICAL ADD STEP LIGHTS (ROUND) INSTALLED IN STAIR STRINGER IN EVERY OTHER RISER INCLUDES SWITCH 2 FLIGHTS FROM BASEMENT TO 2ND FLOOR	812		

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Colours Upgrade Report
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4717	COLOURS	ELECTRICAL ADD LED STRIP LIGHTING IN KITCHEN & SERVERY INCLUDES 1 SEPARATE DIMMER SWITCH FOR KITCHEN AND 1 SEPARATE DIMMER SWITCH FOR SERVERY	812		
4718	COLOURS	ELECTRICAL EXTERIOR LED SOFFIT POTLIGHTS 11- ON THE FRONT OF THE HOME ALL ON SAME SWITCH INSTALL SWITCH AT FRONT DOOR 3- ON THE LEFT SIDE OF THE HOME 3- ON THE RIGHT SIDE OF THE HOME BOTH SIDE ON SAME SEPARATE SWITCH INSTALL SWITCH AT FRONT DOOR 5- REAR OF HOME ON SEPARATE SWITCH , NOTE INSTALL SWITCH AT THE REAR DOOR 22 POTLIGHTS IN TOTAL 3- SWITCHES	812		
4719	COLOURS	ELECTRICAL ROUGH IN WALL SONCE 2- MASTER BEDROOM SCONCES 42 INCHES FROM EACH SIDE WALL AT 42 INCH HEIGHT 2 DIMMER SWITCHES FOR EACH SCONCE ABOVE 48 INCHES FROM EACH SIDE WALL 4 - MASTER BATHROOM SCONCES ABOVE EACH VANITY 67 INCHES FROM FLOOR 2 DIMMER SWITCHES FOR EACH PAIR OF SCONCES ABOVE 2 - BEDROOM #2 INSTALL 38 INCHES FROM EACH SIDE WALL AT 42 INCH HEIGHT 2 DIMMER SWITCHES FOR EACH SCONCE ABOVE 44 INCHES FROM EACH SIDE WALL 2 - BEDROOM #4 SCONCES 32 INCHES FROM EACH SIDE WALL WITH 42 INCH HEIGHT 2 DIMMER SWITCHES FOR EACH SCONCE ABOVE 38 INCHES FROM EACH SIDE WALL 10 ROUGH IN SCONCES 8 DIMMER SWITCHES	812		
4721	COLOURS	TILES ADD CEILING TILES TO TWIN BATH TUB ENCLOSURE	812		
4722	COLOURS	ELECTRICAL ADD 1 EXTRA WATERPROOF POTLIGHT IN MASTER ENSUITE SHOWER CEILING NOTE SPACE APART NOTE RAIN SHOWER TO BE CENTERED IN CEILING	812		

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	AS PER QTK	3487-160 ✓	SILVERWAVE 160524	C	
Servery	AS PER QTK	3487-160 ✓	SILVERWAVE 160524	C	
Master Ensuite	QT 1022 STORM LAMINATE	AS PER QTK	K 3093 WHITE	H	
Twin	QT 1101 WHITE FIBERBOARD	AS PER QTK	7735-58 PORTICO MARBLE	✓	
2nd Ensuite	QT 1022 COKALADA CROSSCUT LP LAM	AS PER QTK	4207-60 FRESCO	✓	
POWDER	NA	NA	NA	✓	
Laundry	AS PER QTK	✓	AS PER QTK	✓	
Basement Bath	NA				
TILES					
Kitchen Floor	ALL OVER WHITE 24 X 24	✓	INSERTS	SHOWER JAMB	
Breakfast Floor	ALL OVER WHITE 24 X 24	✓			
Kitchen Bk.Splash	COLORS & DIMENSIONS ARCTIC WHITE BRIGHT INC CHIMNEY				
Main Foyer	ALL OVER WHITE 24 X 24	✓			
Main Hall	NA				
Powder Room	ALL OVER WHITE 24 X 24	✓			
Laundry	MELINA CARBON 13 X 13	✓			
Mud Room	ALL OVER WHITE 24 X 24	✓			
Basement Foyer	ALL OVER WHITE 24 X 24	✓			
Mstr Ensuite Floor	CALCATTÀ GRIS 20 X 20	✓			
Mstr Ensuite Shower	CALCATTÀ GRIS 20 X 20				
Master Shower Floor	2 X 2 WHITE				
Mst Shower Jamb/Seat	BIANCA CARRERRA				
Twin Floor	MELINA ICE 13 X 13				
Twin Tub Wall	8x10 MELINA ICE 13x13	INCLUDES CEILING EXTRA \$ 47721			
2nd Ensuite Floor	BELINNI GREY 13 X 13				
2nd Ensuite Shower floor	2 X 2 WHITE				
2nd Ensuite Wall	BELINNI GREY 8 X 10				
2ND En Shower jamb	BIANCA CARRERRA				
HARDWOOD / CARPET					
Living Room	NA				
Dining Room	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3	✓			
Family/Great Room	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3	✓			
Den/Study	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3	✓			
Kitchen *(Waiver)	NA				
Main Foyer *(Waiver)	NA				
Main Hall	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Upper Hall	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Master Bedroom	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Bedroom 2	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Bedroom 3	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Bedroom 4	MARQUEE GLENVIEW WIREBRUSH EE 14030 UP# 3				
Carpet Underpad	NA				
Basement Foyer	NA				
Other	NA				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE	NF 8		✓
INSERT & SURROUND	NERO MARQUINA	HEARTH	NA		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	DELETE MASTER ENSUITE ONLY	Crown Moulding	102		
Bathroom Accessories	STANDARD	Location	DINING ROOM		
Purchaser has reviewed the colour chart		LOT / SITE			
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.					
** PAGE 1 OF 2 **		Purchaser Initial	Vendor		

20 CASTLES NORTH

NS S.P. OCT 2 0 2016

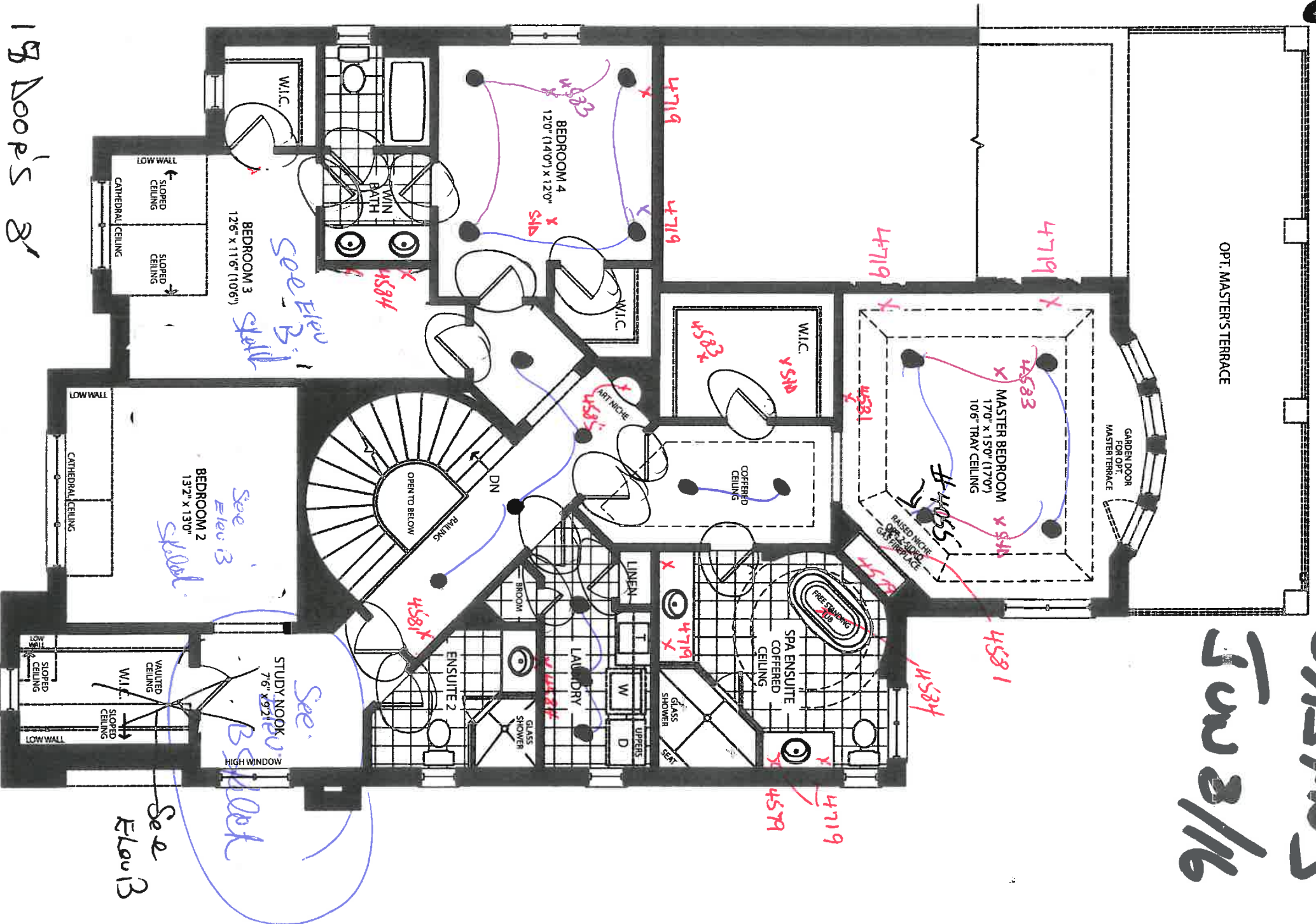
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				STAIN GLENVIEW	
Stair Stain / Species:					
Main to 2nd Railing Details:		Single collar w/alt Plain w/shoes(0101) R6 (3") Oak grooved handrail 31/2" champhered posts ✓			
Main to Basement Railing Details:		Single collar w/alt Plain w/shoes(0101) R6 (3") Oak grooved handrail 31/2" champhered posts ✓			
WHITE Paint Req'd & Where:		NA			
TRIM					
Casing/Baseboards	STANDARD UPGRADE EXTRA # 4588				
Interior Doors	STANDARD				
Interior Door Hardware	STANDARD				
Exterior Door Hardware	STANDARD				
PAINT					
Kitchen/Breakfast	OC 51 INTENSE WHITE	Master Bedroom	OC 51 INTESNE WHITE		
Living Room	OC51 INTENSE WHITE	Bedroom 2	OC 51 INTESNE WHITE		
Dining Room	OC51 INTENSE WHITE	Bedroom 3	OC 51 INTESNE WHITE		
Family/Great room	OC51 INTENSE WHITE	Bedroom 4	OC 51 INTESNE WHITE		
Den/Study	OC51 INTENSE WHITE	Ensuite	OC 51 INTESNE WHITE		
Main/Upper Hall	OC51 INTENSE WHITE	Main/Twin	OC 51 INTESNE WHITE		
Laundry	OC51 INTENSE WHITE	2nd Ensuite	OC 51 INTESNE WHITE		
Powder Room	OC51 INTENSE WHITE				
PLUMBING					
	FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	SEE EXTRA # 4592		
Powder Room	STANDARD	STANDARD			
Master Ensuite	STANDARD	STANDARD			
Main/Twin	STANDARD	STANDARD			
2nd Ensuite	STANDARD				
BASEMENT	NA				
Other					
ZANCOR APPLIANCE REQUIREMENTS					
Appliance Package received in 'Schedule E'					
	UPG (SEE PES)	DECLINED	NOTES		
GAS LINE	STANDARD				
WATERLINE to Fridge	STANDARD				
STOVE Venting SIZE	8"				
ELECTRICAL for Built-in Oven/MW	UPGRADE				
ELECTRICAL for Built-in Micro / OTR	NA				
ELECTRICAL for Gas Stove / Cooktop	STANDARD				
ELECTRICAL for Bar Fridge	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 Vendors's selection must be accepted by the purchaser				INITIALS	
Any changes to the colour chart after signing are subject to a \$50000 administration fee plus costs				NS SQ.	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				NS SQ.	
				NS S.R.	
SITE:CASTLES NORTH	50-5 B	LOT: 20			
PURCHASER(S):	Esteban Perez-Yousoufian Nancy Simpatico				
HOME #:			Purchaser Signature	Date	
CELL #:				Oct. 11/16	
EMAIL:			Purchaser Signature	Date	
				Oct 11, 2016	
FOR TRADE USE					
Any upgrades in the colour chart must be accompanied with a PES.			DÉCOR CONSULTANT SIGNATURE		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Date		
*** PAGE 2 OF 2 ***			Vendor Signature		
			Date		
			OCT 20 2016		

55



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SECC

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JUN 0



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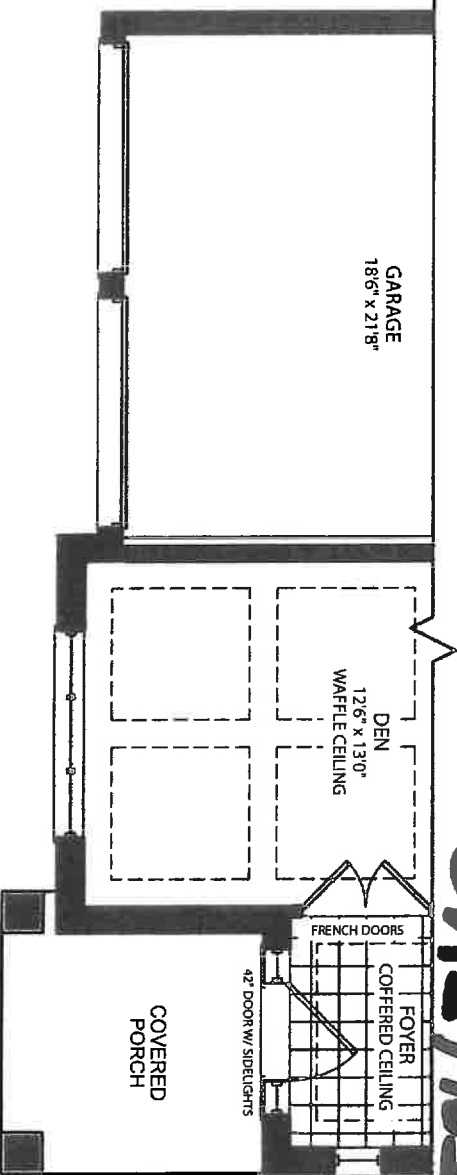


2

June 8/16

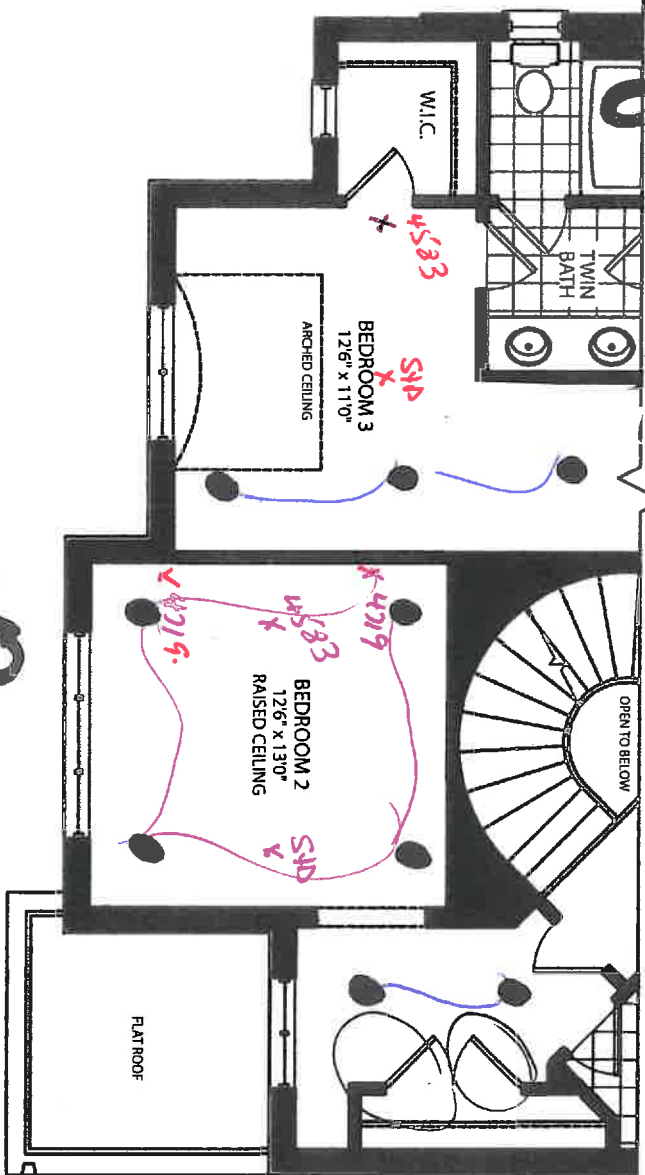
Lot 20

CRS flrs



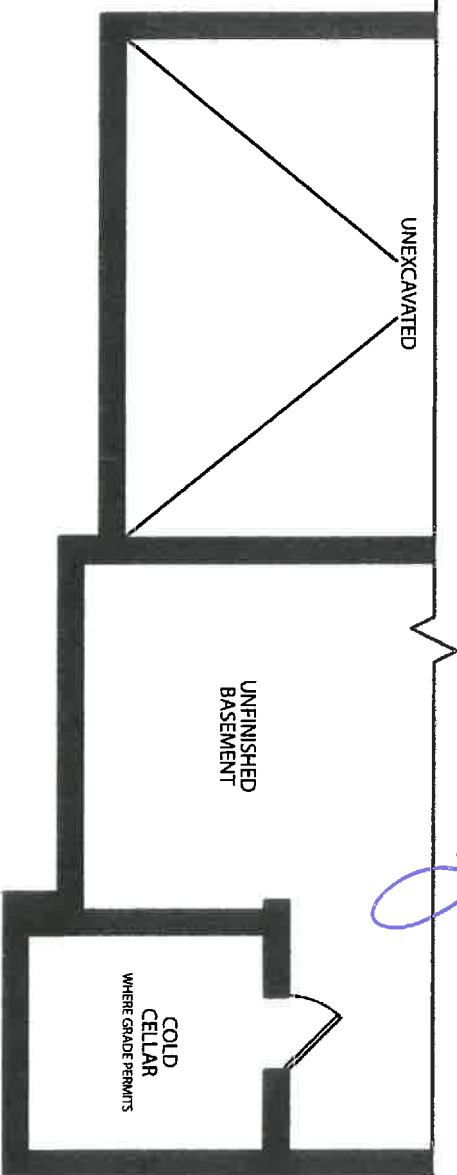
PARTIAL GROUND FLOOR - ELEVATION B

Oct 10/16



PARTIAL SECOND FLOOR - ELEVATION B

Oct 20 2016



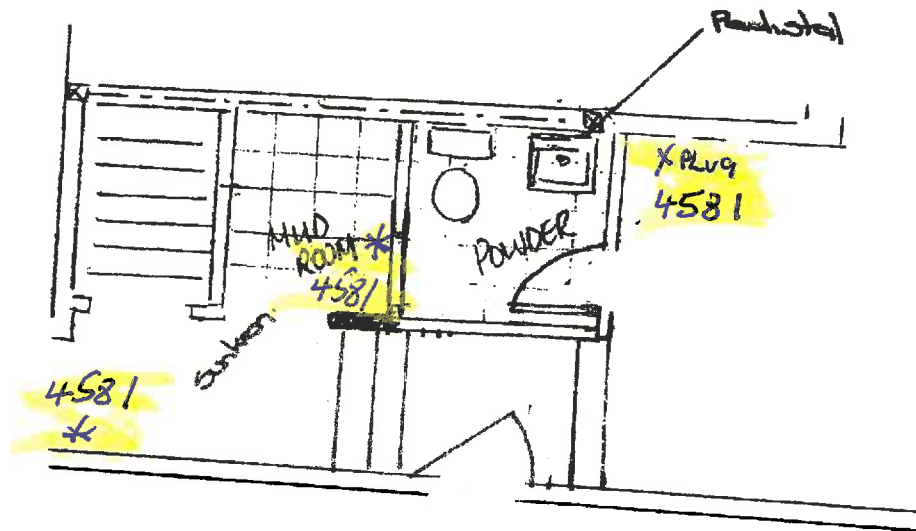
PARTIAL BASEMENT FLOOR - ELEVATION B

E.O.Y.
NS

JUN 09 2016

50-5
R

LOT 20 SOUTH NORTH
CASTLES.



Revised June 15/16.

\$15,000
#VAC DRUGS REQUIRED

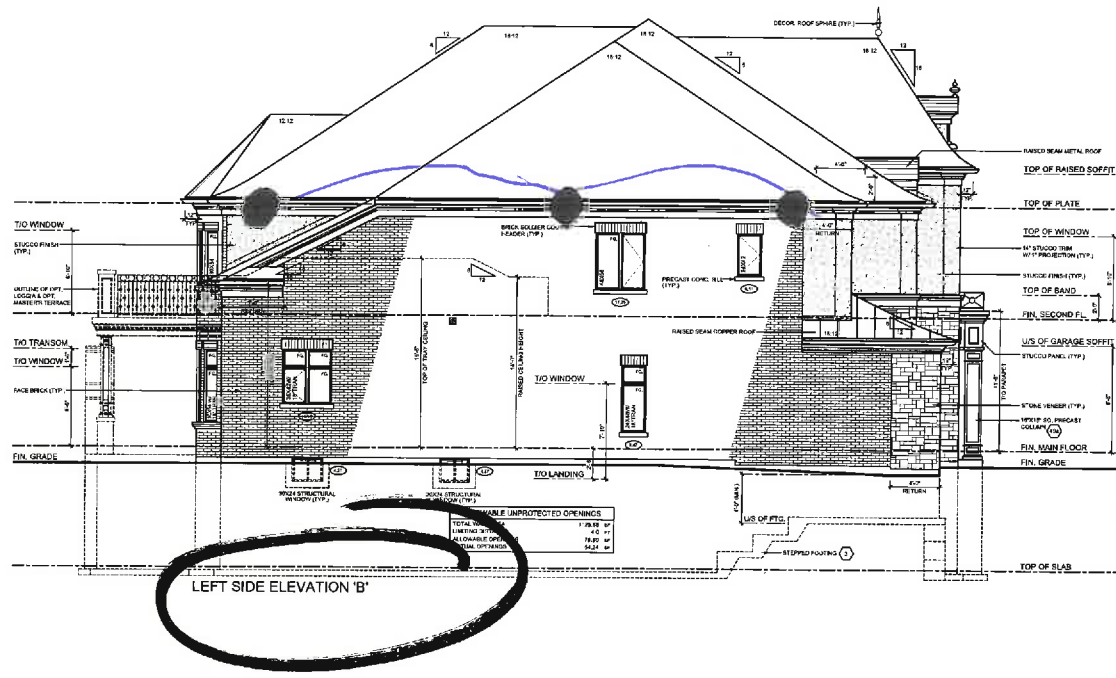
20 South

S. Perez
June 17/2016

NOV
June 17, 2016

25

2000



3-Left
Side

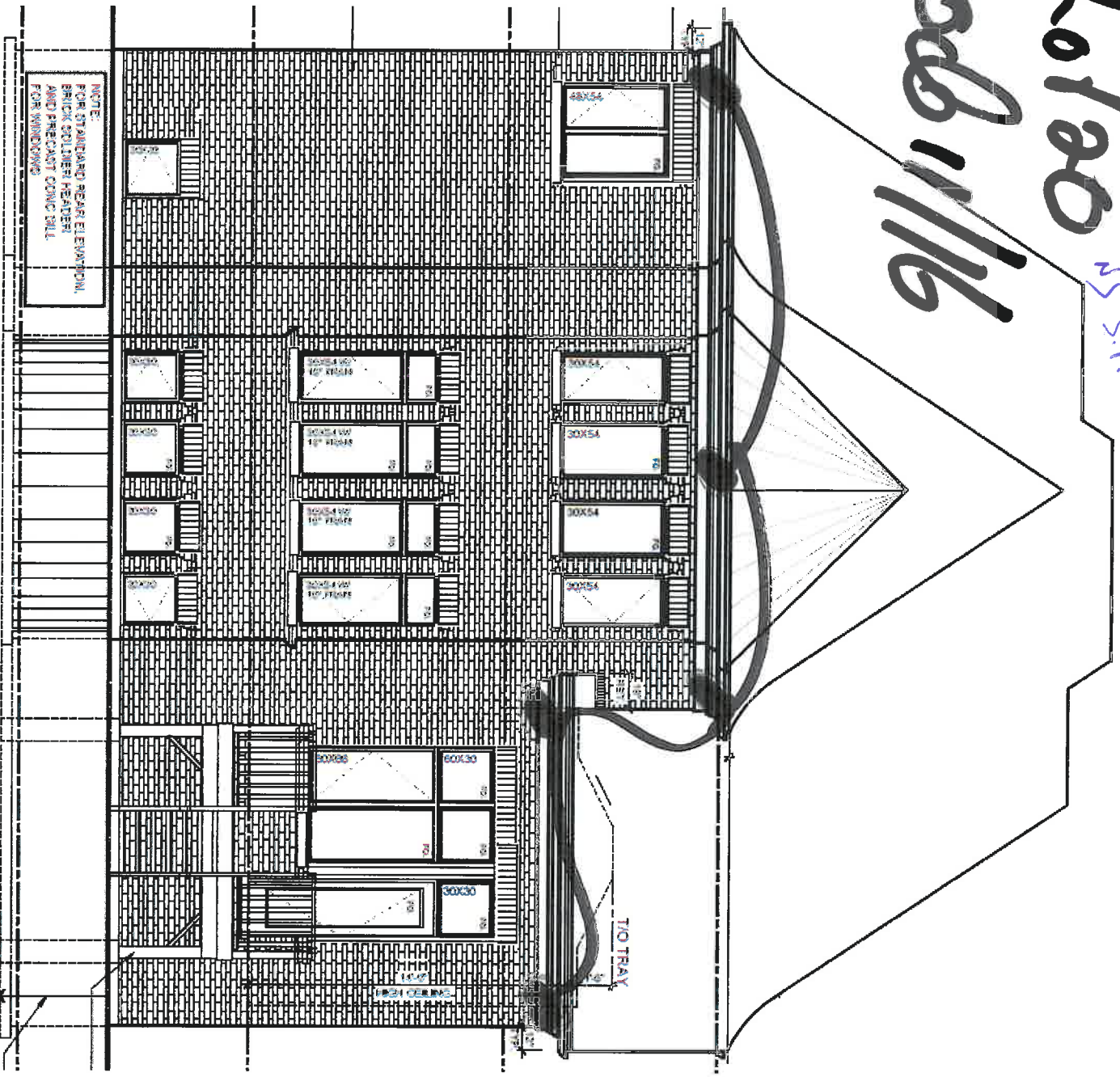
SCALE	3/16" = 1"
PROJECT NUMBER	12011
PAGE	A7

CASTLES OF KING -- 65M-4296 -- LOT 20
50-05 CANTERBURY ELEV. B
STANDARD REAR LOB CONDITION

With brick soldier course header and standard precast sill

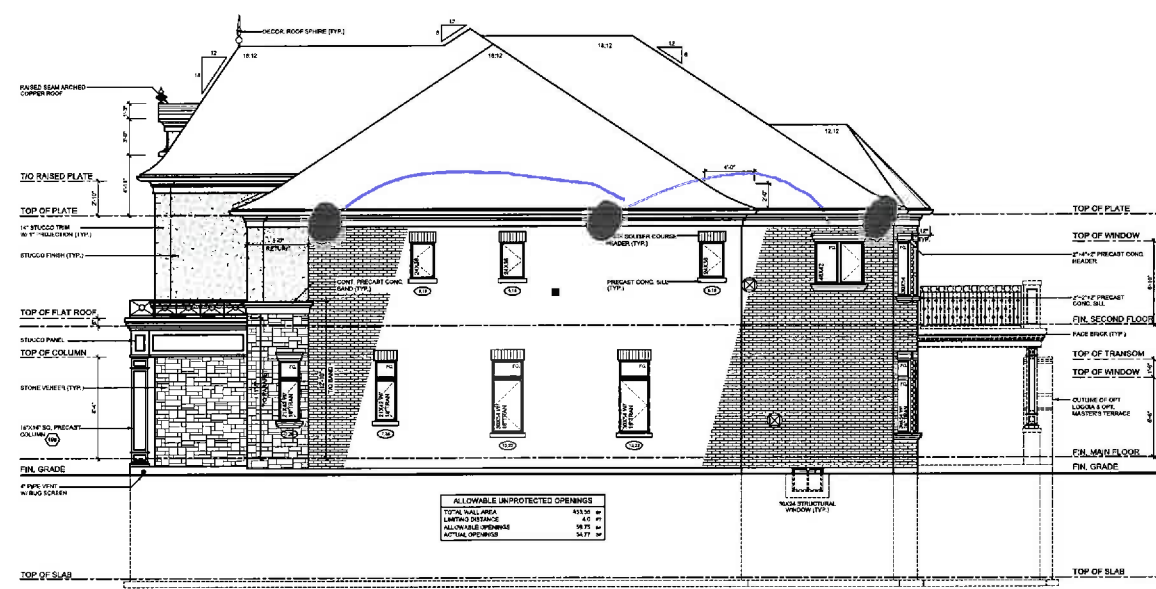
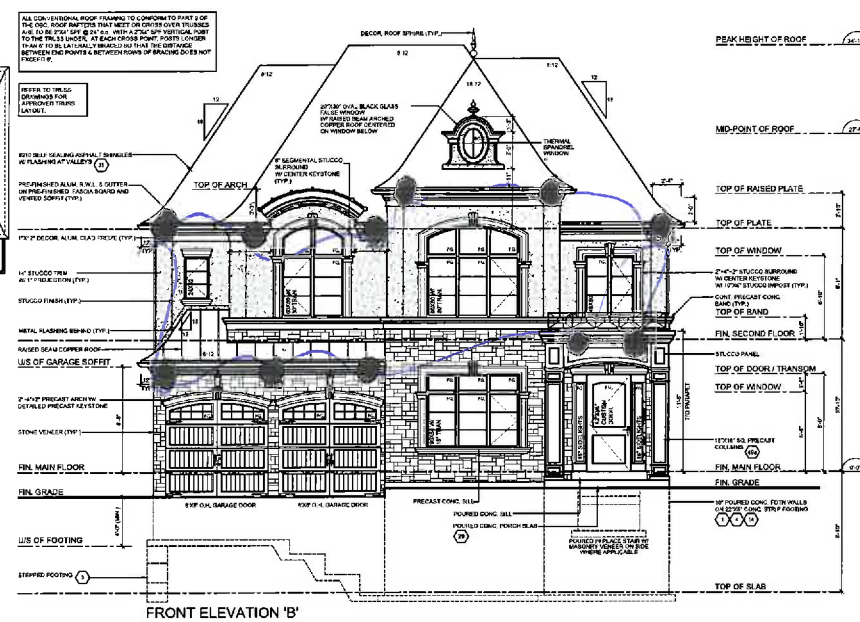
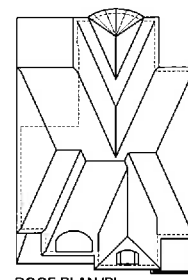
Lot 20
add 11/16

45 S.R.



REAR ELEVATION 'B'
LOOKOUT BASEMENT CONDITION

5 Softfit
Sep Smith.



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	433.50 sf
MINIMUM DISTANCE	4.0 ft
ALLOWABLE OPENINGS	58.75 sf
ACTUAL OPENINGS	34.77 sf

NK S.P.

3 Right Side.

[illegible]



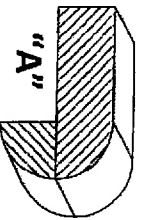
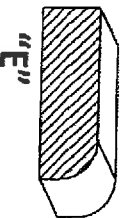
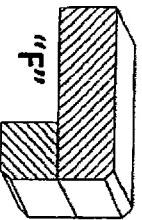
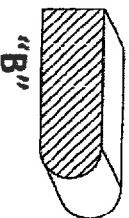
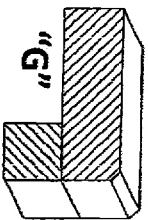
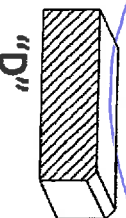
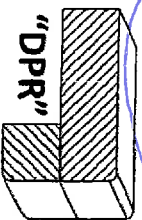
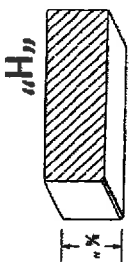
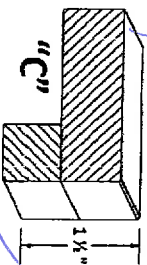
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

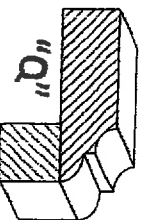
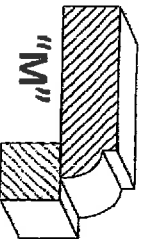
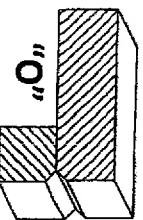
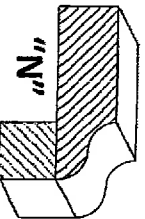
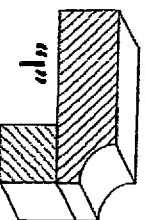
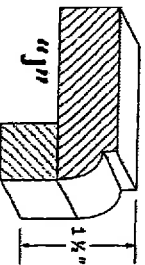
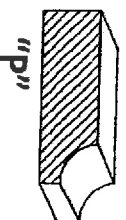
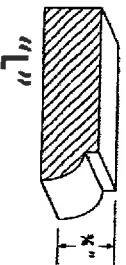
Kitchen

Master



UPGRADES

*Lo/ao.c
Oct 11/16*



5.8.12

ZANCOR HOMES
CASTLES NORTH
QUOTE / COLOUR SELECTIONS

PURCHASERS: STEVEN PEREZ/YOUSOUFIAN AND NACY SIMPATICO LOT #: 20

MODEL: CANTERBURY (50-05) - 416-409-9624

AREA	TILE SELECTION	UPGRADE LEVEL	
Kitchen ✓	24x24 All Over White		
Foyer ✓	24x24 All Over White		
Basement Foyer ✓	24x24 All Over White	6th	
Powder Room ✓	24x24 All Over White		
Mud Room ✓	24x24 All Over White		
Laundry Room	13x13 Melina Carbon	Stnd.	
Ensuite Bath Floor	31x31 Marmi Statuario		
Ensuite Bath Shower Walls	31x31 Marmi Statuario	Custom	\$5,852
Ensuite Bath Shower Floor	2x2 Statuario Porcelain	Upgrade	\$653
Ensuite Bath Shower Frame	White Quartz	Upgrade	\$500
Ensuite Bath Shower Seat	Compac Glacier	4th	\$405
2nd Ensuite Bath Floor ✓	13x13 Belina Grey	Stnd.	
2nd Ensuite Bath Shower Wall ✓	8x10 Belina Grey	Stnd.	
2nd Ensuite Shower Floor ✓	2x2 White	Stnd.	
2nd Ensuite Shower Frame ✓	Bianco Carrara	Stnd.	
Twin Bath Floor	13x13 Melina Ice	Stnd.	
Twin Bath Tub Wall	13x13 Melina Ice	Stnd.	
Kitchen Backsplash	Not Selected		

TOTAL FOR TILE UPGRADES

PURCHASER'S SIGNATURES:

Walter S. S. S.

DATE:

Oct. 11/2016

A.V. CLASSIC REPRESENTATIVE:

Purchaser(s) acknowledges that all pricing and/or selections are not final until reviewed, approved and accepted by the Builder

ZANCOR HOMES CASTLES NORTH QUOTE / COLOUR SELECTIONS

PURCHASERS: STEVEN PEREZYOUSOUFIAN AND NACY SIMPATICO LOT #: 20

MODEL: CANTERBURY (50-05) - 416-409-9624

KITCHEN COUNTERTOP <small>(Price based on standard layout - additional charge may apply)</small>	OPT. 1: COMPAC PLOMO	3RD	<div> <div>Sept 31/16</div> <div>Revised</div> </div>
	OPT. 2: WHITE ICE	3RD	
	OPT. 3: BIANCO ANTICO	3RD	
	OPT. 4: GIALLO ORNAMENTAL LIGHT	STND	
	EXTRA FOR OPTIONAL END RUN CABINET	3RD OR STND	
POWDER RM VANITY TOP <small>(Std. Marble included in deal)</small>	MISSED - NOT SELECTED		
ENSUITE BATH VANITY TOP <small>(Std. Marble included in deal)</small>	COMPAC GLACIER	4TH	
2ND ENSUITE BATH VANITY TOP			
TWIN BATH VANITY TOP			
	Note-Revised Price for Kitchen Countertop - up 3 - Special Pricing for this lot only.		
	NOTE: KITCHEN LAYOUTS HAVE NOT YET BEEN RECEIVED		
	(Price good)		
TOTAL FOR COUNTERTOP UPGRADES			

PURCHASER'S SIGNATURES:

[Signature]

DATE:

Oct. 11/2016

A.V. CLASSIC REPRESENTATIVE:

Purchaser(s) acknowledges that ALL countertop prices are based on standard model layouts
revision to price may be made once final layouts are received



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PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASER:	STEVE PEREZ & NANCY SIMPATICO		CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:			SITE:	CASTLES OF KING CITY	
EMAIL:	stevepy@gmail.com nsimpatico@gmail.c		MODEL TYPE:	CANTERBURY (50-05) ELEV B	
PHONE #:	416-409-9624		LOT #:	LOT 20 CKC	
PHONE #:			DATE:	Aug 17, 2016	Q2457

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION		CATEGORY
KITCHEN		DOOR STYLE:	QT 4401	NONE
		FINISH:	CLOUD WHITE	
		SPECIES:	FIBERBOARD	
		DOOR HARDWARE:	200 SC 3487-16C	CATEGORY 1
		DRW HARDWARE:	3487 160	CATEGORY 1
		COUNTER TOP:	Counter Top by Others	
		Category 3		
ITEM #	QTY	DESCRIPTION		
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H - (OPTION PAID FOR BY BUILDER)		
ASHK	1	ANTI-SLAM HINGES - KITCHEN - (OPTION PAID FOR BY BUILDER)		
DRW-UP	1	CHANGE STANDARD METABOX B/D 4 TO BLUM ANTARO WHITE ANTI-SLAM SLIDES - (OPTION PAID FOR BY BUILDER)		
3PD	1	1 SET OF POT DRAWERS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRAWER) - (OPTION PAID FOR BY BUILDER)		
UDCC-12	1	UPPER DIAGONAL CORNER CABINET 24" x 24" - 12-1/4" DEEP		
BMO2696	1	BUILT-IN MICRO & WALL OVEN w/ WOOD DRAWER(S) BELOW - 26" D x 95-1/2"H		
TCL2696	*	STRAIGHT PANTRY CABINET		
BCR-MC1	1	MAGIC CORNER 1 PULL-OUT UNIT w/ 4 S.S. ANTI-SLIP BASKETS		
TRY-WO	1	TRAY DIVIDER - ABOVE WALL OVEN		
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCLING + 1 x 21 L COMPOST BIN.		
THGB1-363	2	ISLAND GABLE 1-1/2" THICK x 34-3/4" H x UP TO 36" D		
3M-CPG	1	CLEAR GLASS, CLEAN CUT (PER DOOR)		
MMH-K	1	MIX & MATCH HANDLES ON DOORS / DRAWERS IN KITCHEN		
CUST-1	1	LIGHT VALANCE MOLDING - (OPTION PAID FOR BY BUILDER)		
CUST-2	1	CROWN MOLDING 1" - (OPTION PAID FOR BY BUILDER)		
CUST-3	1	CONVERT STANDARD BANK OF DRAWERS INTO 1 SET OF POT DRAWERS w/ BLUM WHITE ANTARO SLIDES - (1 SMALL, 2 BIG DRAWERS)		
CUST-4	1	2 TONE KITCHEN: QT 3401 CHESTNUT (MAPLE) - ISLAND		
CUST-5	1	UPGRADE CABINET TO CATEGORY 3		
ROOM		DESCRIPTION		CATEGORY
ENSUITE VANITY		DOOR STYLE:	QT 1022	NONE
		FINISH:	50mm LAMINATE	
		SPECIES:	Category 1	
		DOOR HARDWARE:	3487 128	CATEGORY 1
		DRW HARDWARE:	3487 128	CATEGORY 1
		COUNTER TOP:	Counter Top by Others	
		Category 1		
ITEM #	QTY	DESCRIPTION		
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)		
ROOM SUMMARY:				



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PURCHASE AGREEMENT FORM

PURCHASER:		STEVE PEREZ & NANCY SIMPATICO		CONTRACTOR:		Zancoor Homes (King City) Ltd.	
ADDRESS:				SITE:		CASTLES OF KING CITY	
EMAIL:		stevepj@gmail.com nsimpatico@gmail.c		MODEL TYPE:		CANTERBURY (50-05) ELEV B	
PHONE #:		416-409-9624		LOT #:		LOT 20 CKC	
PHONE #:				DATE:		Aug 15, 2016 Q2457	
ROOM		DESCRIPTION				CATEGORY	
BEDROOM 2 VANITY		DOOR STYLE: QT 1022 FINISH: COKALADA SPECIES: LPLAM DOOR HARDWARE: 250 142 DRW HARDWARE: 250 142 COUNTER TOP: Laminate Top by QTK				NONE CROSSCUT. CATEGORY 1 CATEGORY 1 Category 2	
ITEM #	QTY	DESCRIPTION					
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)					
ROOM		ROOM SUMMARY:					
TWIN BATH - BED 3 & 4		DOOR STYLE: QT 1101 FINISH: white SPECIES: FIBERBOARD DOOR HARDWARE: 3487 128 DRW HARDWARE: 3487 128 COUNTER TOP: Laminate Top by QTK				NONE CATEGORY 1 CATEGORY 1 Category 1 7735-58	
ITEM #	QTY	DESCRIPTION				PRICE	
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)					
ROOM		ROOM SUMMARY:					
LAUNDRY ROOM		DOOR STYLE: QT 1021 FINISH: WHITE SPECIES: WHITE MEL DOOR HARDWARE: 200 SC DRW HARDWARE: 200 SC COUNTER TOP: Laminate Top by QTK				NONE CATEGORY 1 CATEGORY 1 949-58 WHITE	
ITEM #	QTY	DESCRIPTION				PRICE	
ROOM		ROOM SUMMARY:					
WALK-IN CLOSET		DOOR STYLE: QT 1021 FINISH: WHITE SPECIES: WHITE MEL DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:				NONE Category 1	
ITEM #	QTY	DESCRIPTION				PRICE	
ROOM SUMMARY:							



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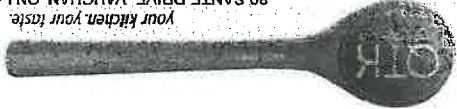
PURCHASER:	STEVE PEREZ & NANCY SIMPATICO	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	stevepy@gmail.com nsimpatico@gmail.c	MODEL TYPE:	CANTERBURY (50-06) ELEV B
PHONE #:	416-409-9624	LOT #:	LOT 20 CKC
PHONE #:		DATE:	Aug 15, 2016 Q2457

EXPECTED DELIVERY DATE		SUB-TOTAL
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST
		GRAND TO
DEPOSIT 1 DATE:		DEPOSIT 1
DEPOSIT 2 DATE:		DEPOSIT 2
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):

CUSTOMER SIGNATURE: [Signature] DATE: Oct 11/2016

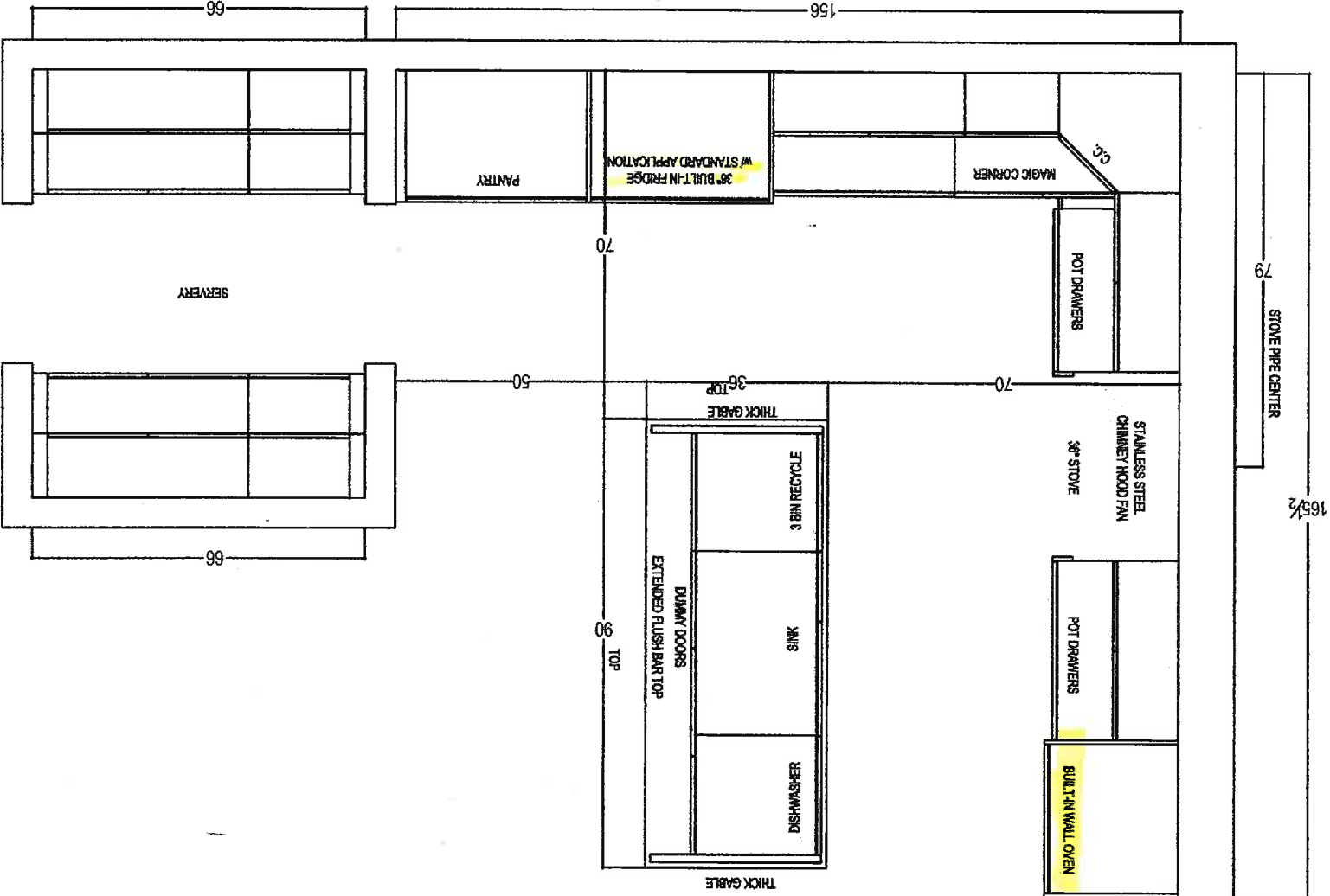
CUSTOMER SIGNATURE: [Signature] DATE: Oct 11/2016

SALES REP NAME: Roberta Pugliese QTK AUTHORIZED SIGNATURE: [Signature]



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

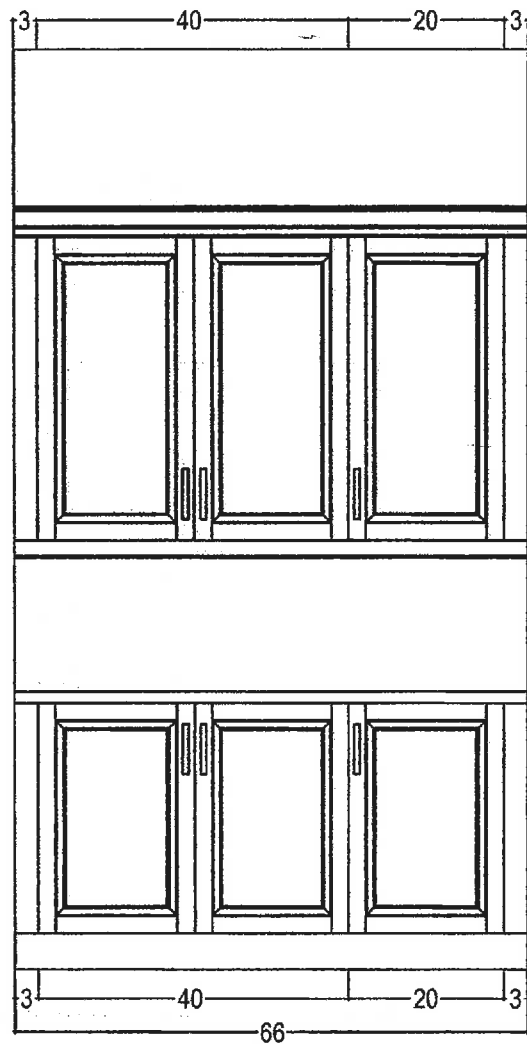
CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 CKC	ROOM: KITCHEN	DRAWN BY: MC	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"	PLAN VIEW
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 3, 2016	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/3	



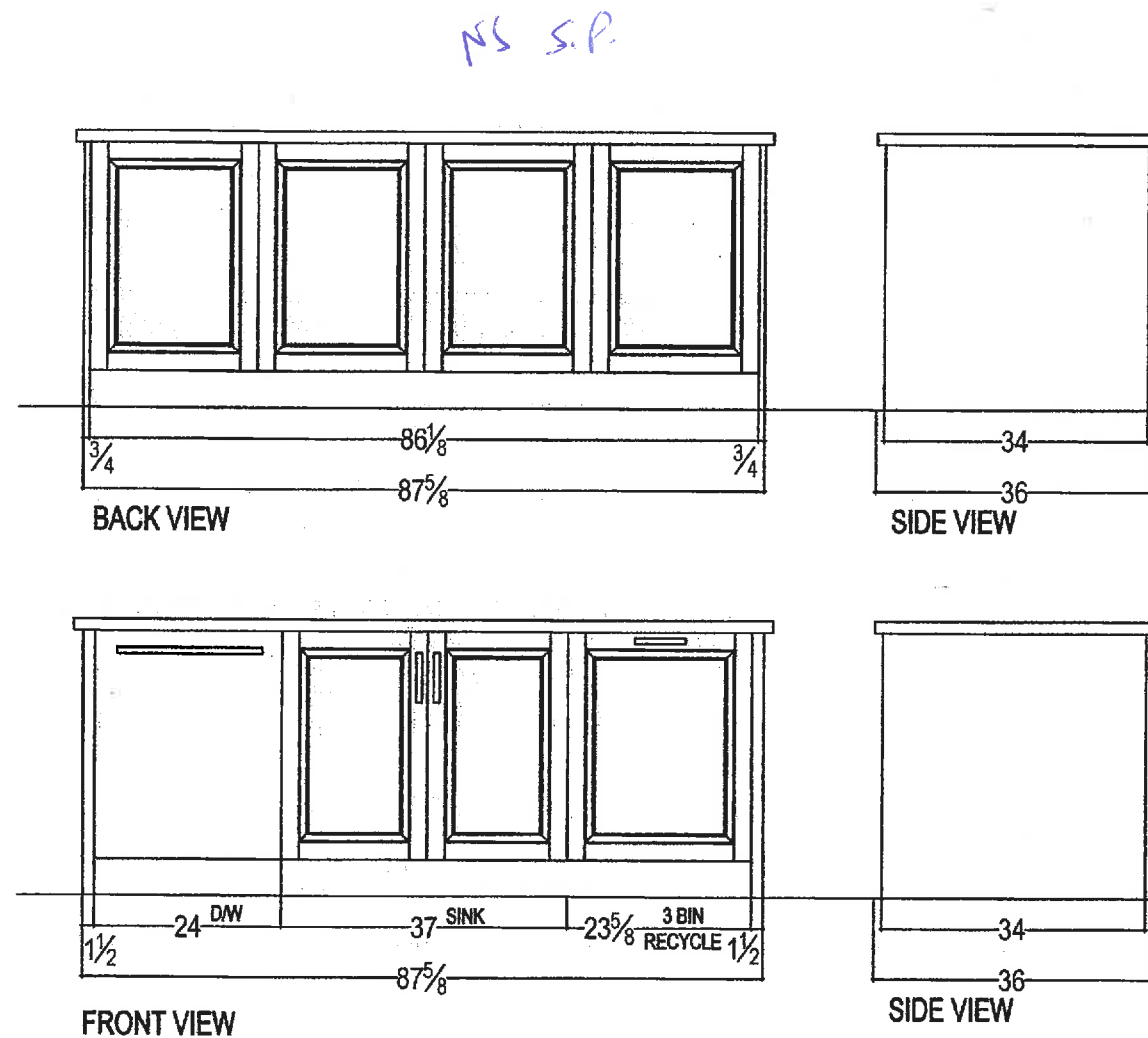
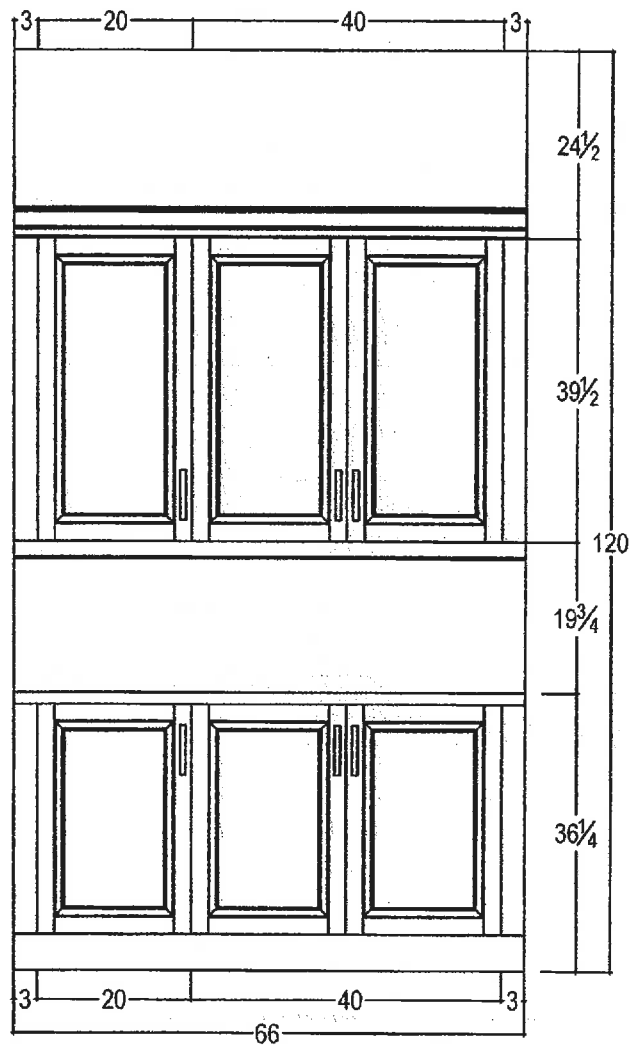


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T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 CKC	ROOM: KITCHEN	DRAWN BY: MC	COMMENTS: STOVE & FRIDGE WALL ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: $\frac{1}{2} = 1'-0"$	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: AUG 3, 2016	
EMAIL: ____	SPECIES: ____	TOP: ____	PAGE: 2/3	



SERVERY



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T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES

SITE: CASTLES OF KING CITY

PHONE: ____

EMAIL: ____

JOB NAME: LOT 20 CKC

DOOR STYLE: ____

FINISH: ____

SPECIES: ____

ROOM: KITCHEN

DOOR HANDLE: ____

DRW HANDLE: ____

TOP: ____

DRAWN BY: MC

SCALE: 1/2" = 1'-0"

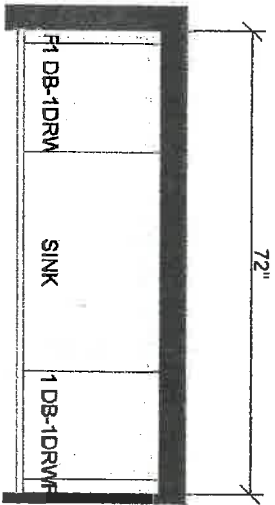
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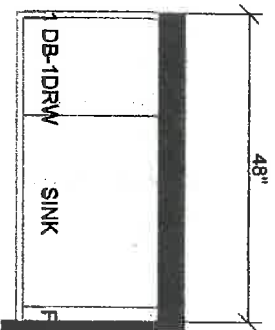
COMMENTS:

ISLAND & SERVERY ELEVATIONS

NS
S.P.

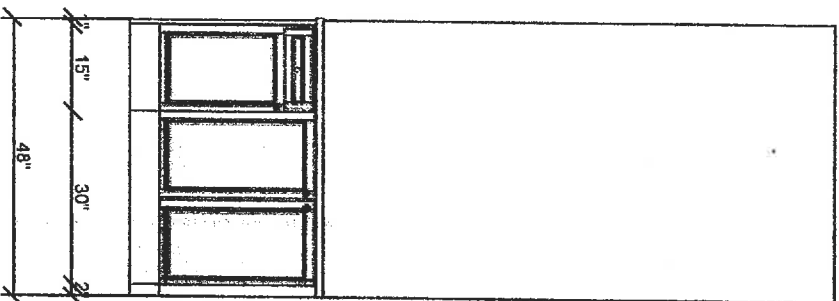
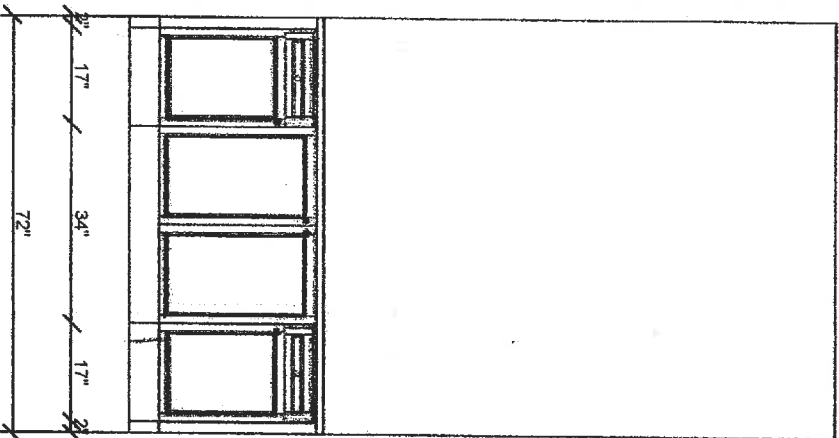


GLASS SHOWER



GLASS SHOWER

MASTER ENSUITE

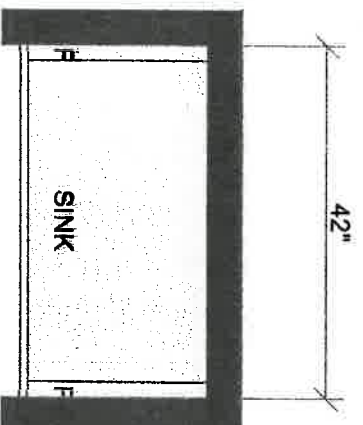


All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide and should not order stone tops based solely on these dimensions.

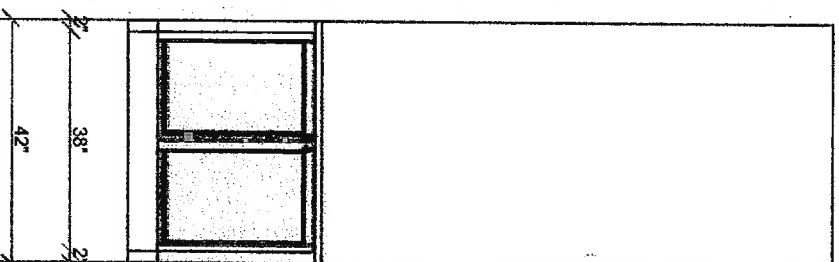


This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11.12.13
Printed: 11.12.13



BEDROOM 2



N.S.
S.P.

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 and should not order stone tops based solely on these dimensions.

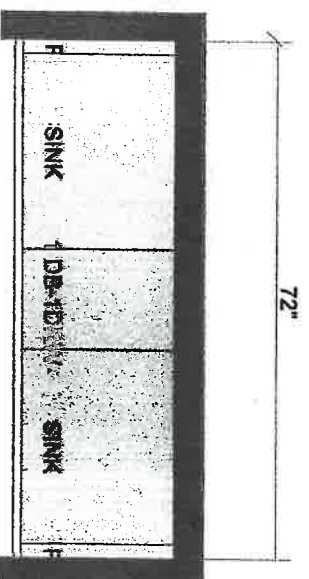


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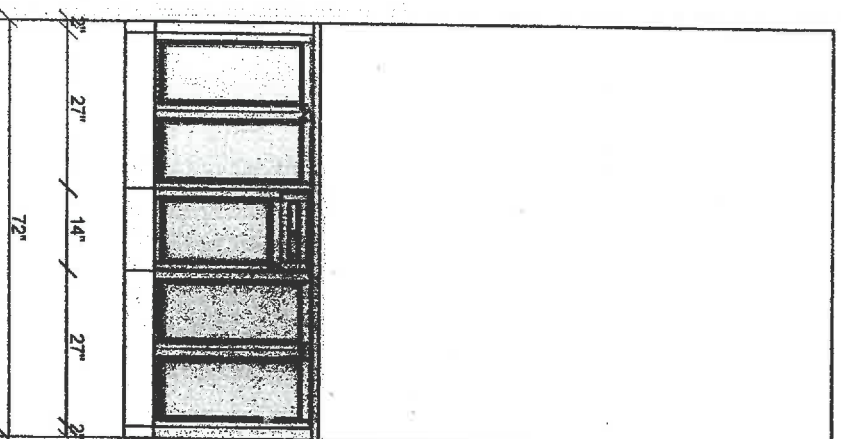
Designed: 10.18.13
Printed: 10.17.13

Design: 50-05

Drawing #: 1



BEDROOM 3+4



NS
5.8

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 and should not order stone tops based solely on these dimensions.



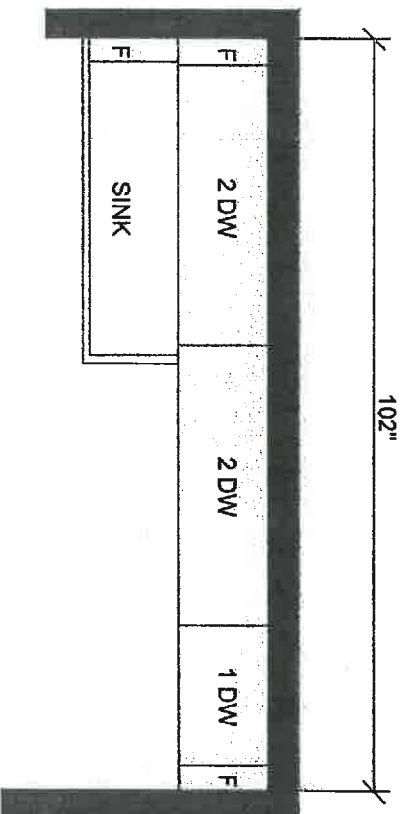
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Designed: 11.11.13
Printed: 11.11.13

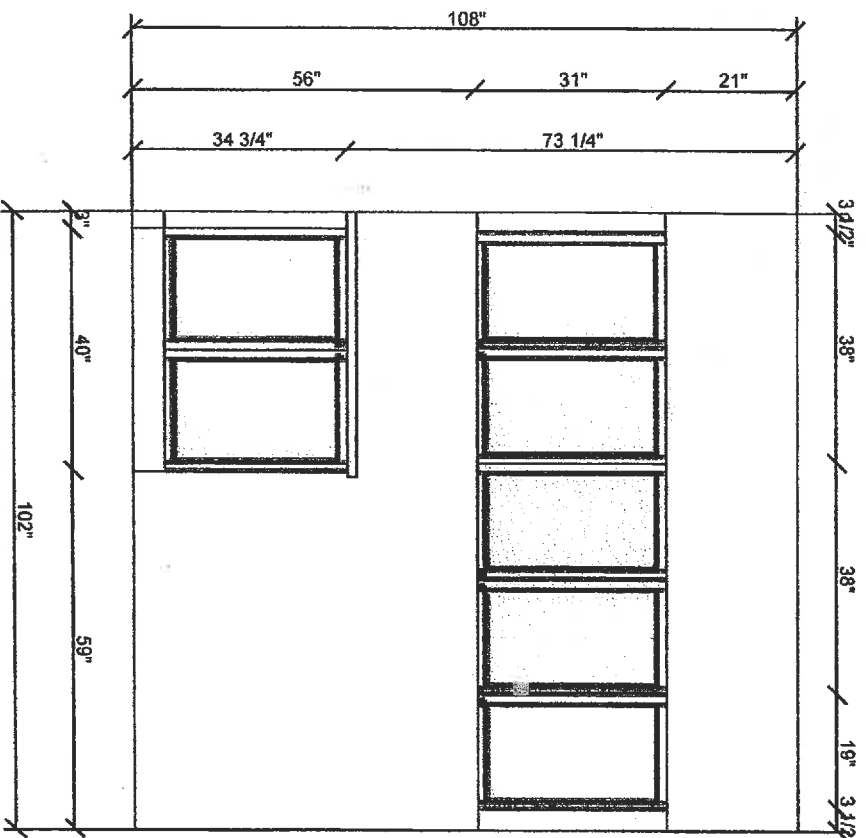
Design: 50-05

Drawing #: 1

61



LAUNDRY



Ni. S.P.

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 and should not order stone tops based solely on these dimensions.



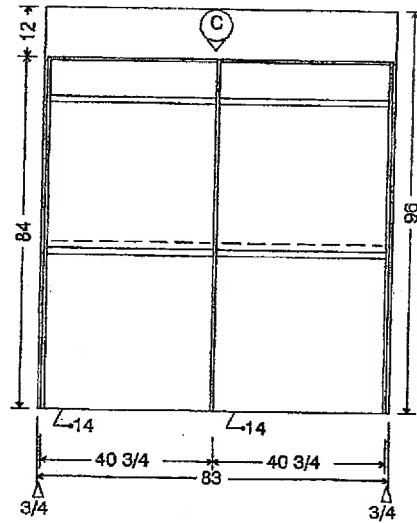
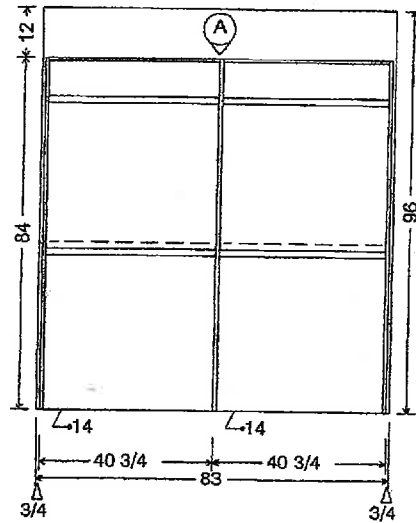
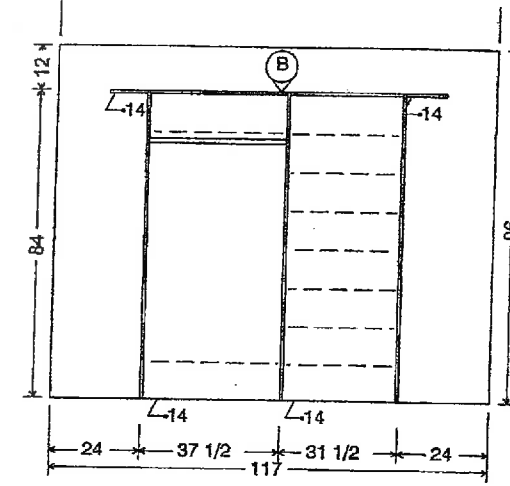
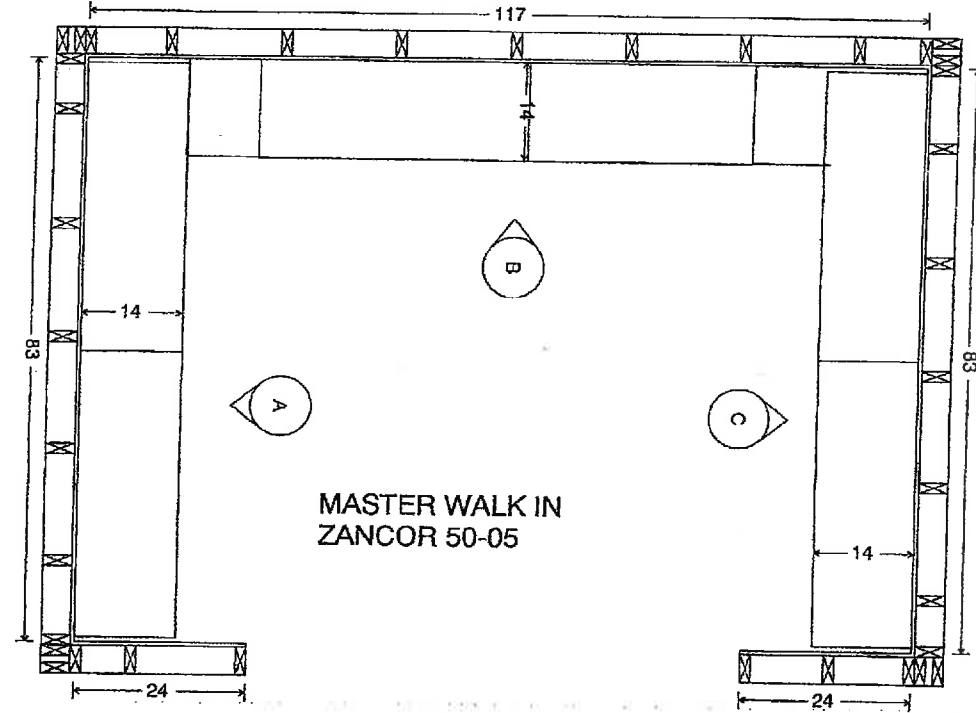
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Designed: 11.12.13
Printed: 11.12.13

Design: 50-05

Drawing #: 1

25
55



ZANCOR 50-05 MASTER

Scale: _____ Approved by: _____ Drawn by: _____
 Date: _____

Drawing Number:
 50-05

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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.

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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

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'.

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.

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.

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.

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.**

HARDWOOD FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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.

HARDWOOD 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."

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, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Charles North

LOT 20

DATE Feb 10/16