

Lot 20
Phase South
Model Manor (50-14) Elev C
ANOUSH BEHESHTI-ARDEBILI

Colours Upgrade Report
The Castles of King City Print Date:31-Oct-16

PE With Agreement

- Rear Upgrade
- 1 LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME (NO DECK NO STAIRS).
- 2 \$20,000 TO BE USED AT THE TIME OF DECOR APPOINTMENT ON UPGRADES FROM BUILDERS STANDARD SAMPLES (INCLUSIVE OF HST)

COLOURS
see #4449 & 4452

ID	Group	Description	Invoice	Date Ordered	
3434	STRUCTURAL	ADD CONCRETE LOGGIA (NO CANTINA) APPROX 19FT X 4 X 13 FT WITH COLUMNS AND FLAT ROOF ALUMINUM SOFFIT AND RAILING AND FASCIA WITH DECORATIVE FRIEZE NOTE PURCHASER TO REVIEW FINAL BLACKLINES	637		
3435	STRUCTURAL	UPGRADE THE (6) DOORS ON THE 2ND FLOOR TO 8 FT IN LIEU OF STANDARD	637		
3436	STRUCTURAL	PLUMBING ADD INFINITY DRAIN IN MASTER ENSUITE SHOWER AND ENSUITE 3 SHOWER (NO CURB)	637		
3437	STRUCTURAL	DELELTE 2 DOOR CLOSET IN BEDROOM 3 ADJUST LAUNDRY ROOM SIZE AND CABINETS, SHIFTING LAUNDRY SINK , WASHER AND DRYER ROUGH IN , ADJUST LINEN CLOSET AND ALLOWING FOR A WALK IN CLOSET FOR BEDROOM 3 SEE SKETCH	637		
3472	STRUCTURAL	BEDROOM 2 CLOSET SHIFT DOOR INSTALL SWING AS PER SKETCH , REVERSE CLOSET HANGING AND SHELF SEE SKETCH	637		
3473	STRUCTURAL	BEDROOM 4 SWING ON DOOR AS PER SKETCH	637		
4356	ADDITIONAL STRUCTURAL	ADD OPTIONAL VIEWING WINDOW IN DINING ROOM/PANTRY FIXED PICTURE WOOD FRAME TEMPERED GLASS WINDOW APPROX 60 X 80 INCHES HIGH WILL SIT APPROX 16 INCHES FROM FINISHED FLOOR	785		
4357	ADDITIONAL STRUCTURAL	KITCHEN SHIFT WALL INTO PANTRY BY APPROX 2 INCHES FINISHED DEPTH TO BE 26 INCHES SEE KITCHEN SKETCH AS WELL	785		
4379	ADDITIONAL STRUCTURAL	UPGRADE 9 EXTRA DOORS ON THE 2ND FLOOR TO BE 8 FT IN HEIGHT NOTE NOT INCLUDING LINEN CLOSET IN LAUNDRY ROOM	785		
4443	COLOURS	KITCHEN UPGRADES QTK DATED JUNE 24, 2016	797		
4444	COLOURS	TILES AV CLASSIC	797		
4445	COLOURS	ELECTRICAL ADD 2 CAPPED LIGHTS ABOVE KITCHEN ISLAND ALONG WITH THE STANDARD LIGHT NOTE CENTRE LIGHTS ABOVE ISLAND	797		
4446	COLOURS	ELECTRICAL ADD LED STRIP LIGHTING IN KITCHEN AND SERVERY	797		
4447	COLOURS	ELECTRICAL ADD 2 CAPPED LIGHTS ABOVE SOCIAL PUB ON SAME SWITCH	797		
4448	COLOURS	ELECTRICAL 1- 240 V FOR BUILT IN WALL OVEN 2-20 AMP SEPARATE CIRCUIT FOR STEAM OVEN 3- 15 AM SEPARATE CIRCUIT FOR BUILT IN COFFEE MAKER 50 AMP IN LIEU OF STD 40 AMP FOR COOKTOP	797		
4449	COLOURS	HVAC EXHAUST VENT UPGRADE TO 8 INCH IN LIEU OF STANDARD 6 INCH ALSO ADD AN ADDITIONAL 8 INCH VENT EXTERIOR WALL	797	*	LOCATION OF ADDITIONAL TO BE CONFIRMED
4450	COLOURS	WALK IN PANTRY IN KITCHEN NOTE DELELTE SHELVES	797		
4451	COLOURS	PLUMBING KITCHEN SINK UPGRADE TO BLANCO QUATRUS U SUPER SINGLE # 401248 KITCHEN ISLAND UPGRADE TO BLANCO QUATRUS R 25 U BAR # 401515	797		
4452	COLOURS	PLUMBING UPGRADE SINK AND FAUCET INCLUDES ROUGH IN SOCIAL PUB BLANCO STELLAR U BAR # 401029 CONCETTO FAUCET # 32 665 000 CHROME	797		

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ANOUSH BEHESHTI-ARDEBILI

4453	COLOURS	TRIM UPGRADE # 4 VICTORIAN	797		
4542	COLOURS	ELECTRICAL LED POTLIGHTS 6- FAMILY ROOM ON SAME SWITCH DELETE STANDARD LIGHT 3- KITCHEN ON SEPARATE SWITCH 3- BREAKFAST AREA ON SAME SWITCH DELETE STANDARD LIGHT	797		
4543	COLOURS	ELECTRICAL ADD 3 PUCK LIGHTS IN KITCHEN GLASS UPPER CABINETS ON SAME SWITCH AS LIGHT VALANCE	797		
4544	COLOURS	UPGRADE TO FRAMLESS GLASS SHOWER IN LIEU OF STANDARD FRAMED	797		
4545	COLOURS	COUNTER TOPS AV CLASSIC NOTE ALL COUNTER TOPS CLEAN CUT	797		
4546	COLOURS	HARDWOOD UPGRADE # 5 INCLUDES BASEMENT FOYER	797		
4547	COLOURS	TRIM UPGRADE # 1 INTERIOR HARDWARE	797		
4548	COLOURS	TILES UPGRADE KITCHEN ONLY BACKSPLASH NO SOCIAL PUB NO SERVERY	797		
4767	SMART TECH ELECTRICAL	ELECTRICAL ADD 1 EXTRA LED POTLIGHT IN KITCHEN ON SAME SWITCH 1 EXTRA LED POTLIGHT IN BREAKFAST AREA ON SAME SWITCH	836		

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen/Servery/ social Pub	AS PER QTK	AS PER QTK		DPR 1 1/4"	
Kitchen Island& RaisedPub Bar	AS PER QTK	AS PER QTK	CMP CARRERRA		DPR 1 1/4"
Master Ensuite	AS PER QTK	AS PER QTK	ALPINE		DPR 1 1/4"
2nd Ensuite	AS PER QTK	AS PER QTK	LAIS GREY		DPR 1 1/4"
3rd Ensuite	AS PER QTK	AS PER QTK	GRAFITE POLISH		DPR 1 1/4"
4th Ensuite	AS PER QTK	AS PER QTK	INVISIBLE WHITE		DPR 1 1/4"
Laundry/ walk in closet	AS PER QTK	AS PER QTK	ALMOND BEIGE		DPR 1 1/4"
Powder Room	AS PER QTK	AS PER QTK	AS PER QTK		DPR 1 1/4"
TILES					
Kitchen Floor	NA		INSERTS	Shower Jamb	
Breakfast Floor	NA				
Kitchen ONLY Bk.Splash	CMP CARRERRA				
Main Foyer	SUPERNATURAL VISCONE 24 X 24 INSTALL DIAGONALLY				
Main Hall	NA				
Powder Room	GRAFITE MARBLE POLISHED 12 X 24				
Laundry	CINQ BLACK 13 X 13				
Mud Room	BELLINA GREY 13 X 13				
Basement Foyer	NA				
Mstr Ensuite Floor	SUPERNATURAL CRISTALLO 24 X 24 INSTALL DIAGONALLY				
Mstr Ensuite Shower	Stone Rain Brown Polish 12x 24 INSTALL VERTICAL				WATER CLOSET
Master Shower Floor	SUPERNATURAL CRISTALLO CUT DOWN FOR INFINITY DRAIN				WHITE QUARTZ
2nd Ensuite Floor	SIMPLICITY BLACK 12 X 24				
2nd Ensuite Tub Wall	SIMPLICITY BLACK 12 X 24				
3rd Ensuite Floor	BONTON BLACK ON WHITE 8 X8				
3rd Ensuite Shower Wall	LUMINA DIAMANTE WHITE GLOSS 10 X 30				
3rd Ensuite Shower Floor	BONTON BLACK ON WHITE 8 X8				
4th Ensuite Floor	SIMPLICITY WHITE 12 X 24				
4th Ensuite Tub Wall	SIMPLICITY WHITE 12 X 24				
HARDWOOD / CARPET					
Living Room	NA				
Dining Room	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Family/Great Room	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Library	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Kitchen *(Waiver)	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Main Foyer *(Waiver)	NA				
Main Hall	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Upper Hall	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Master Bedroom	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Bedroom 2	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Bedroom 3	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Bedroom 4	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Carpet Underpad	NA				
Basement Foyer	MARQUEE OAK BEACH GROVE WIREBRUSH OAK EE 16003 7"	UPGRADE # 5			
Other	NA				
FIREPLACES					
LOCATION	FAMILY ROOM/MASTER BEDROOM 2 SIDED	MANTLE	FAMILY ROOM NF 17		
INSERT & SURROUND	CREMA MARFIL	HEARTH	NA		
MIRRORS & ACCESSORIES					
Mirrors	Delete only ensuite #3	Crown Moulding	102		
Bathroom Accessories	STANDARD	Location	DINING ROOM		
Purchaser has reviewed the colour chart					
FOR TRADE USE					
CASTLES SOUTH LOT 20 S					
Purchaser Initial			Vendor		

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.

FOR TRADE USE

CASTLES SOUTH LOT 20 S

Purchaser Initial

Vendor

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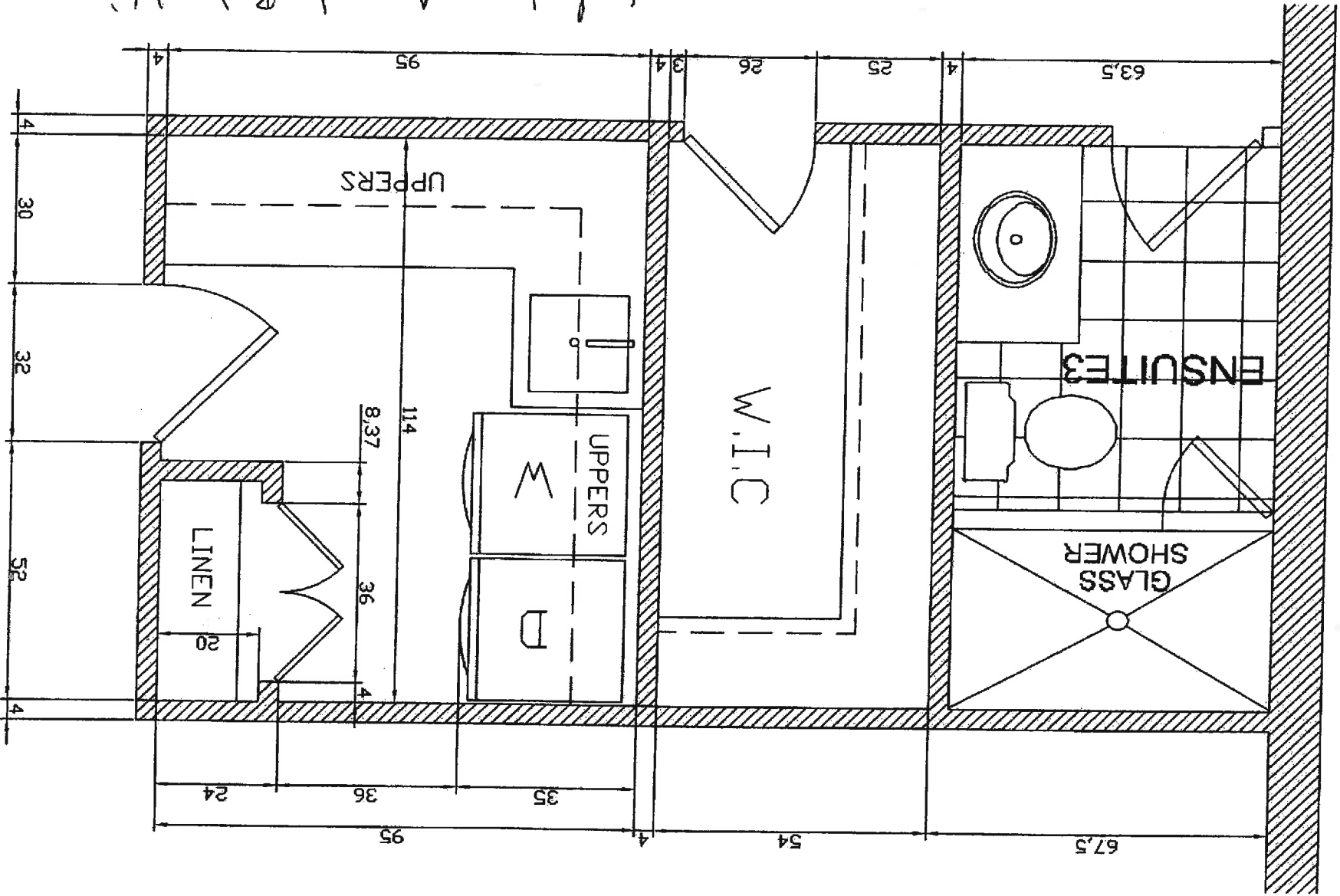
PAGE 1 OF 2

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ANCOR HOMES COLOUR CH T

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH BEECH GROVE AS CLOSE AS POSSIBLE		
Main to 2nd Railing Details:	single collar w /alt Plain w/shoes (0101) R6 (3") Grooved oak handrail 3 1/2" square champhered posts		
Main to Basement Railing Details:	single collar w /alt Plain w/shoes (0101) R6 (3") Grooved oak handrail 3 1/2" square champhered posts		
WHITE Paint Req'd & Where:	NA		
TRIM			
Casing/Baseboards	UP# 4 VICTORIAN		
Interior Doors	STANDARD SOLID / 8FT #3435 #44739		
Interior Door Hardware	UPGRADE # 1 WAVE IN SATIN NICKEL		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OC 90° BALLET WHITE	Master Bedroom	OC BALLET WHITE
Living Room	OC BALLET WHITE	Bedroom 2	OC BALLET WHITE
Dining Room	OC BALLET WHITE	Bedroom 3	OC BALLET WHITE
Family/Great room	OC BALLET WHITE	Bedroom 4	OC BALLET WHITE
Den/Study	OC BALLET WHITE	Ensuite	OC BALLET WHITE
Main/Upper Hall	OC BALLET WHITE	4th Ensuite	OC BALLET WHITE
Laundry	OC BALLET WHITE	2nd Ensuite	OC BALLET WHITE
Powder Room	OC BALLET WHITE	3rd Ensuite	OC BALLET WHITE
PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen/ISLAND Bar	UPGRADE	STANDARD	SEE PES FOR UPGRADE SINKS
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
2nd Ensuite	UPGRADE	STANDARD	RECTANGULAR UNDERMOUNT
3RD Ensuite	UPGRADE	STANDARD	RECTANGULAR UNDERMOUNT
4th Ensuite	UPGRADE	STANDARD	RECTANGULAR UNDERMOUNT
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'		DECLINED	NOTES
GAS LINE	UPG (SEE PES)		
WATERLINE to Fridge	STANDARD		
STOVE Venting SIZE	8"		INCLUDES ADDITIONAL 8" VENT
ELECTRICAL for Built-in Oven	UPGRADE		
ELECTRICAL for Built-in Steam oven	UPGRADE		
ELECTRICAL for Gas Stove / Cooktop	UPGRADE		
ELECTRICAL for Coffee maker	UPGRADE		
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		AB	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		AB	
SITE:CASTLES SOUTH	50-14 C MANOR	LOT: 20 S	
PURCHASER(S):	Anoush Beheshti-Ardebili		
HOME #:	289-234-8411		
CELL #:			
EMAIL:			
FOR TRADE USE		Purchaser Signature	Date
Any upgrades in the colour chart must be accompanied with a PES.		Decor Consultant Signature	Date
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		FEC SEP 22 2016	
*** PAGE 2 OF 2 ***		Vendor Signature	Date

20 South Castles



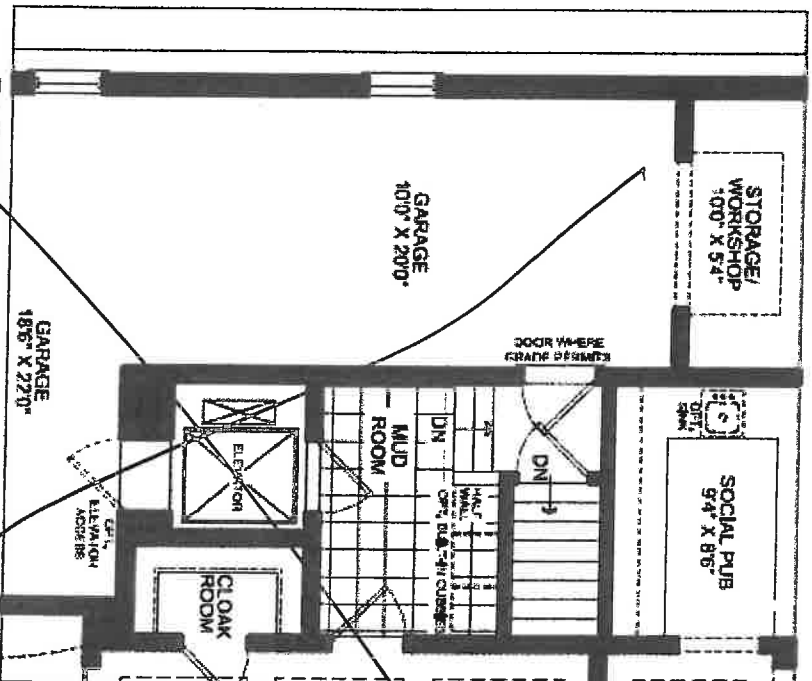
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Accepted by: Anoush Belsheti
30/3/2016
R. G. D. m.

CASTLES SOUTH
LOT 205

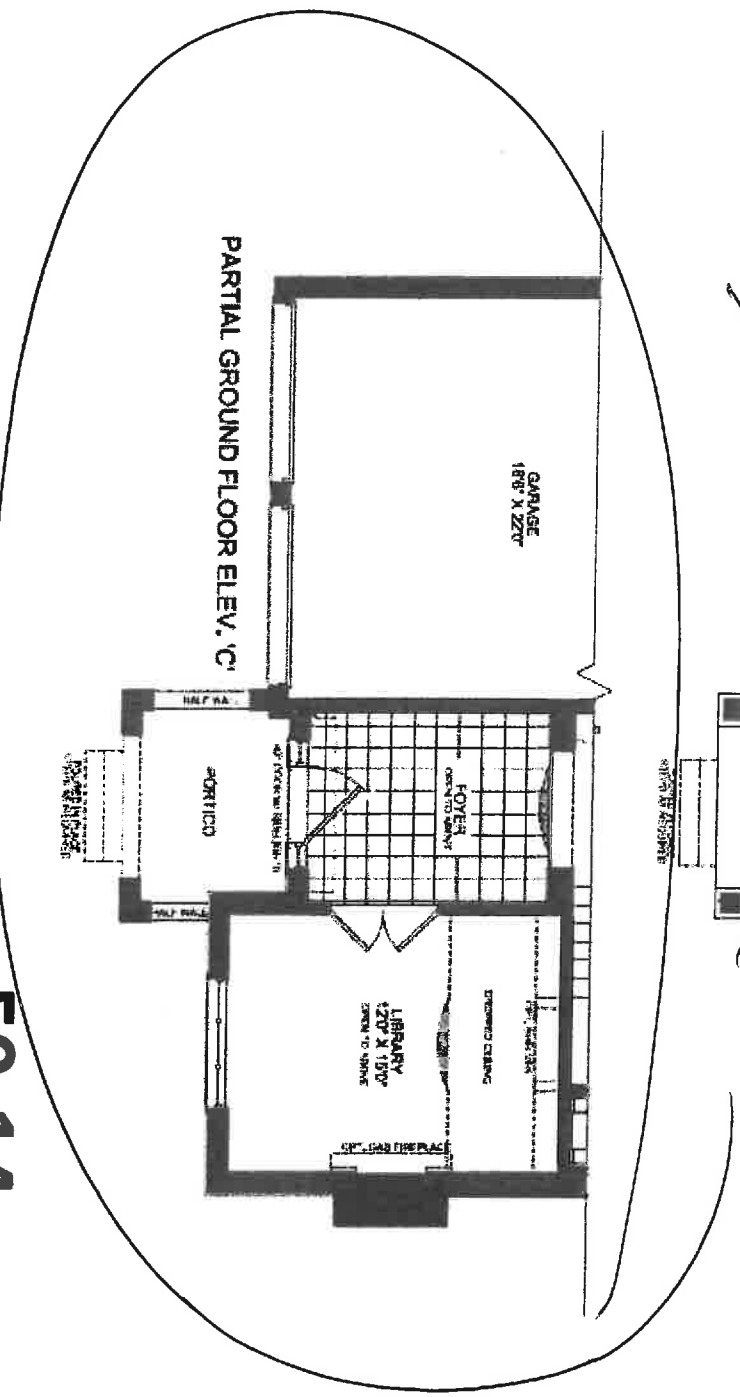
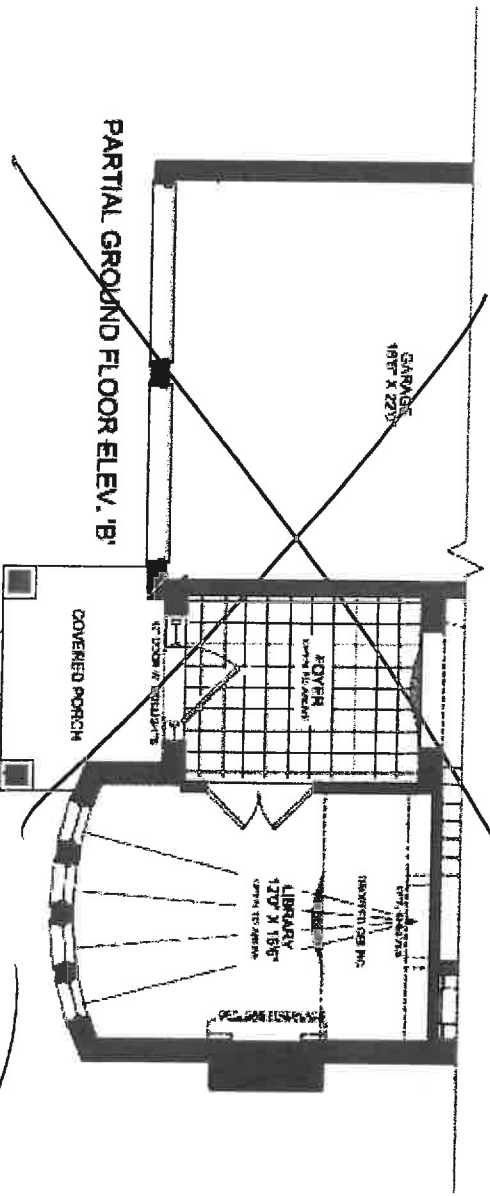
Lot 205
50-14
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FEB 17/16



PARTIAL
GROUND FLOOR
OPTIONAL ELEVATOR
IN LIEU OF W.I.C.

X



AB
FEB 18 2016
50-14

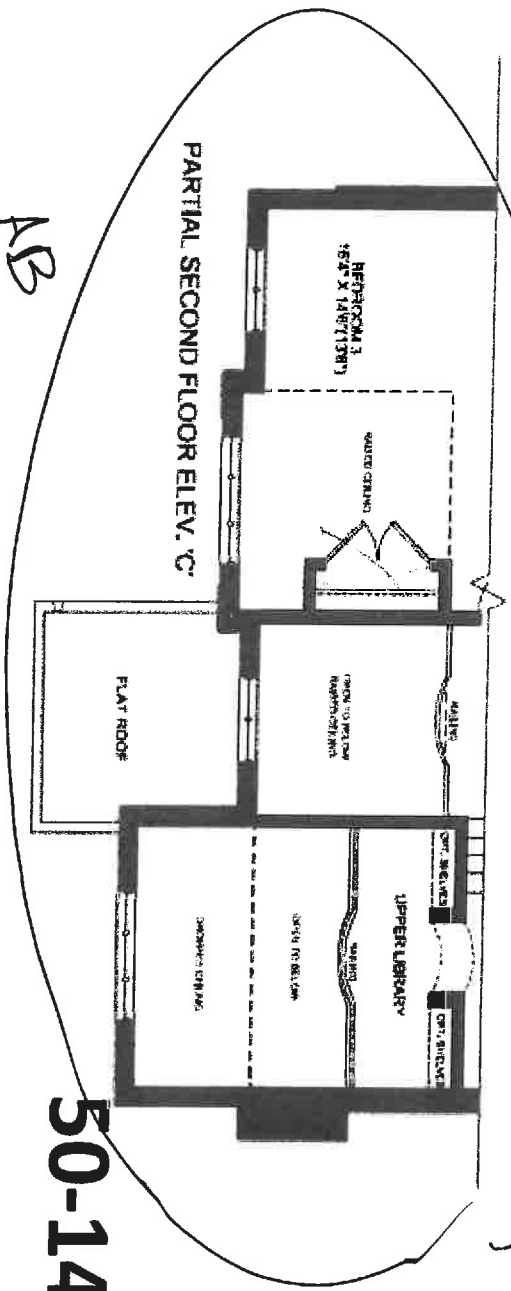
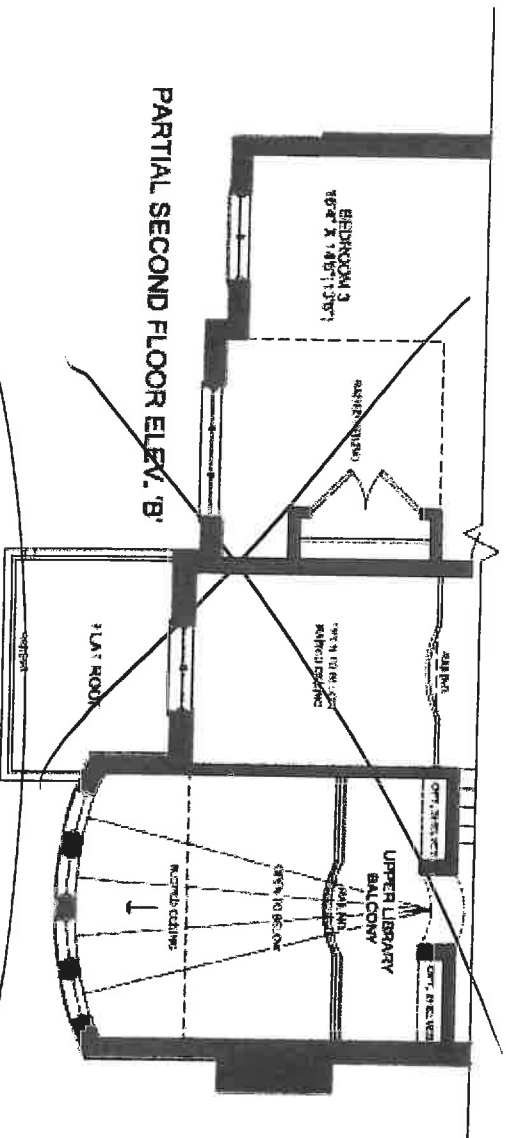
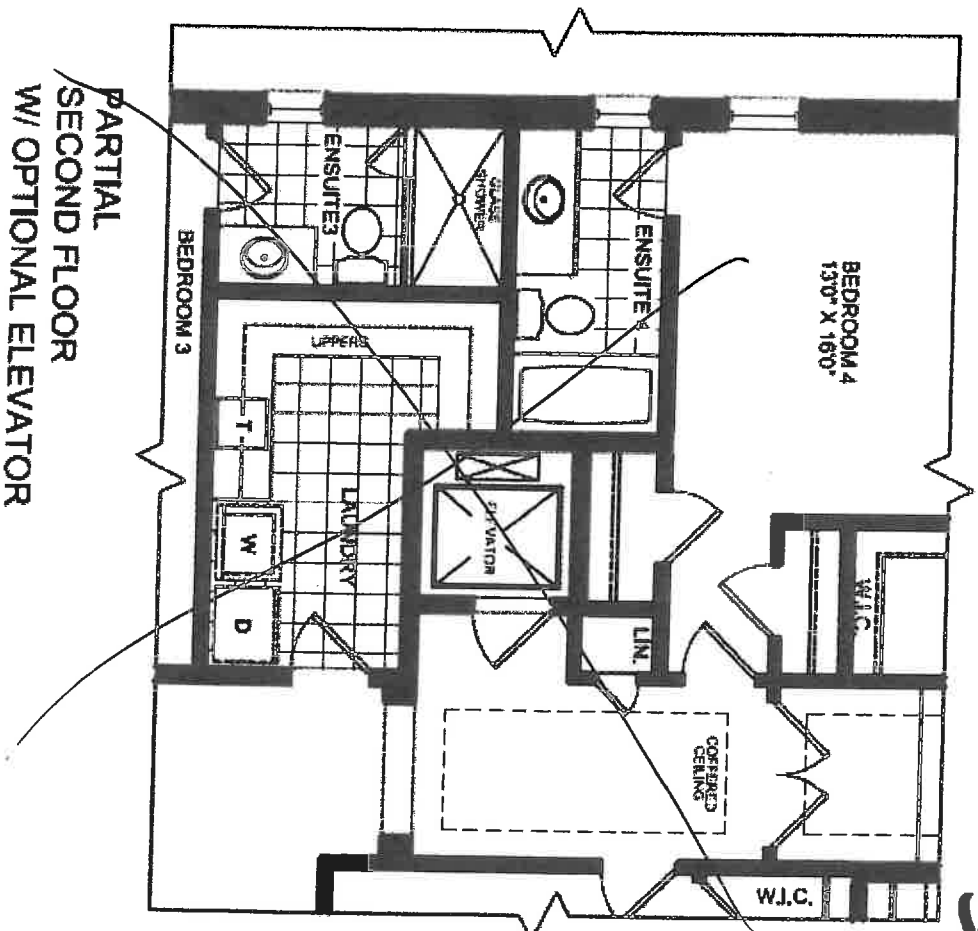
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50-14

Floor
C

FEB

17/16



AB

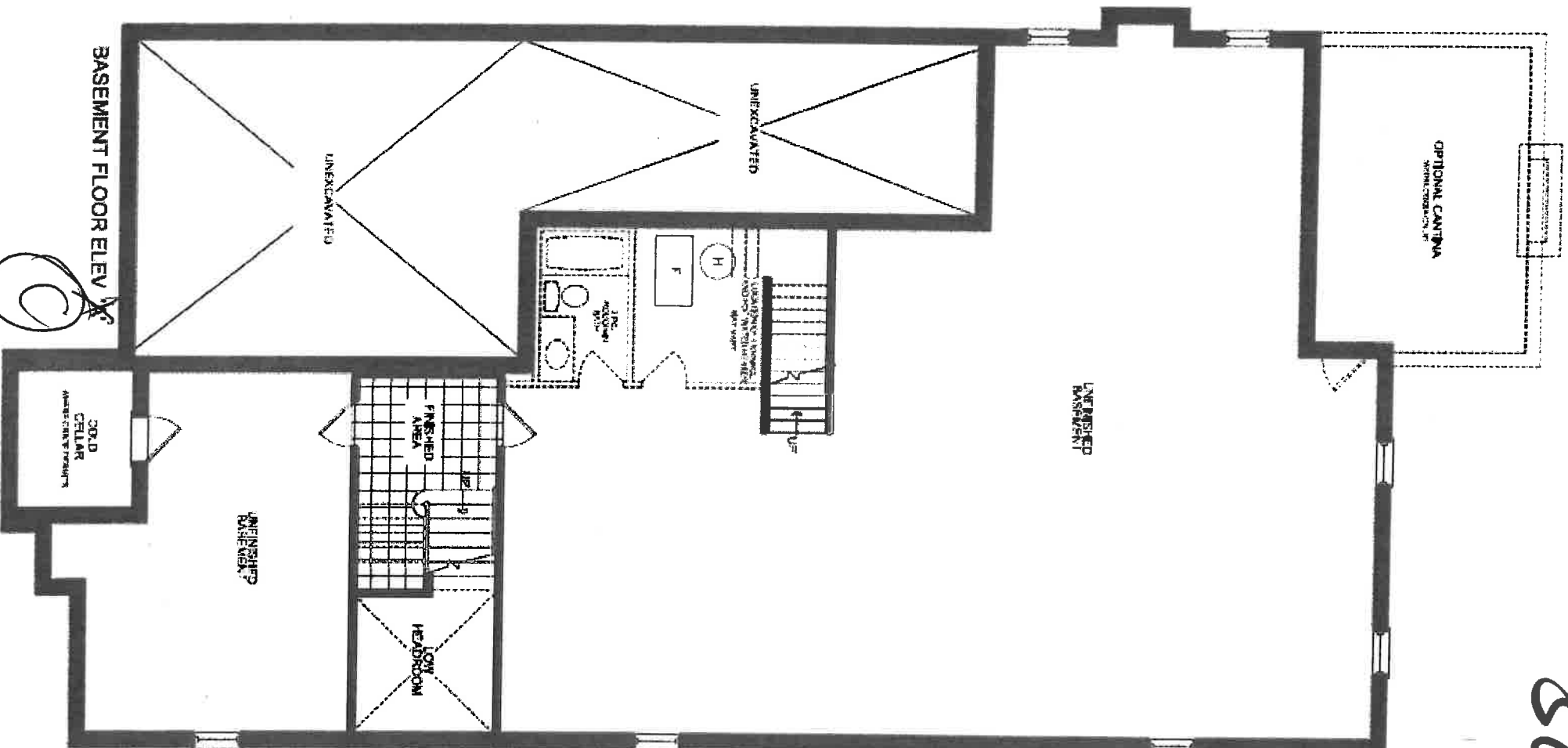
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FC FEB 18 2016

FEB 17/16

Lo/20-5

50-14
C



AB

No Basement

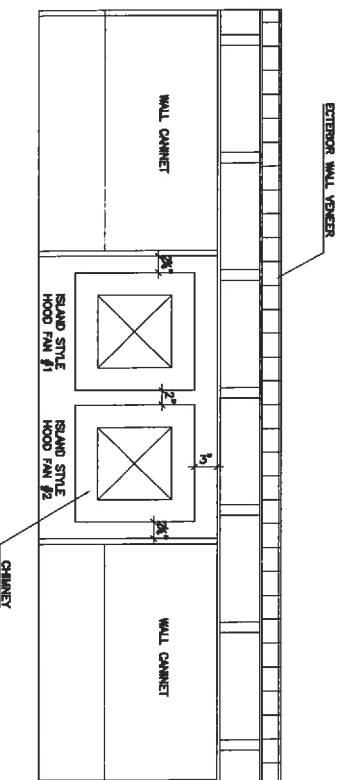
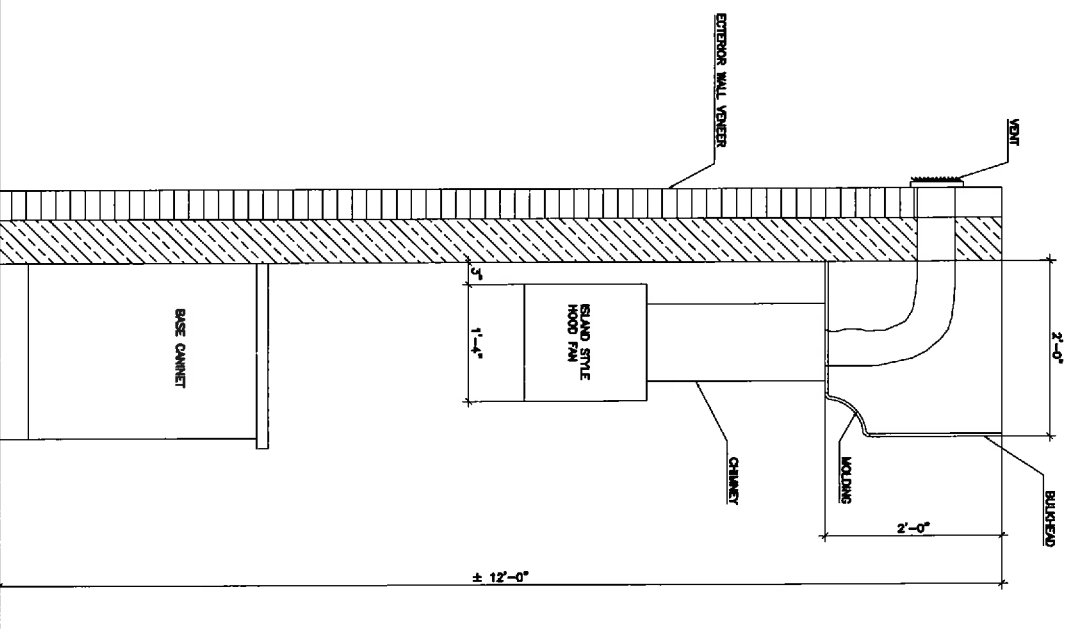
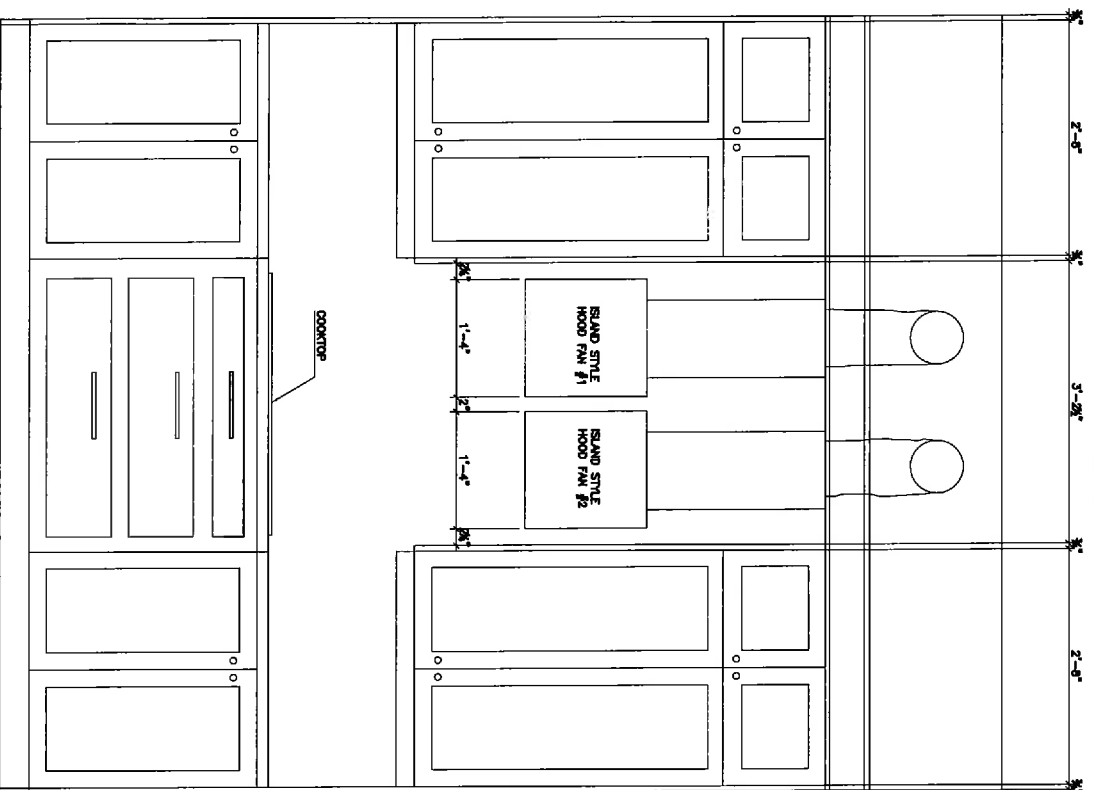
Changes

X

50-14

F.C FEB 18 2016

VENTS ABOVE STOVE



20 South
Castles

ZANCOR HOMES CASTLES SOUTH QUOTE / COLOUR SELECTIONS

PURCHASERS: ANUSH BEHESHTI - 416-605-7901 LOT #: 20

MODEL: MANOR (50-14) ELEV. C

AREA	TILE SELECTION	UPGRADE LEVEL	QUOTE
Kitchen	H / W		
Foyer	24x24 Super Natural Visone Install Diagonally ✓	6th	
Basement Foyer	H / W		
Powder Room	12x24 Grafite Marble Polished ✓	4th	
Mud Room	13x13 Bellina Grey ✓	Std.	
Laundry Room	13x13 Cinq Black ✓	Std.	
Ensuite Bath Floor	24x24 Super Natural Cristallo Install Diagonally. ✓	6th	
Ensuite Bath Shower Walls	12x24 Stone Rain Brown Polished Install Vertically. <i>see below photo</i>	6th	
Ensuite Bath Shower Floor	Custom cut 24x24 Super Natural Cristallo due to infinity drain ✓	Custom	
Ensuite Bath Shower Frame	No Jamb required at Shower due to infinity drain but it is required at water closet - WHITE QUARTZ ✓	Upgrade	
Bed 2 Bath Floor	12x24 Simplicity Black	4th	
Bed 2 Bath Tub Wall	12x24 Simplicity Black	4th	
Bed 3 Bath Floor	8x8 Borton Black on White	Custom	
Bed 3 Bath Shower Walls	10x30 Lumina Diamante White Gloss	5th	
Bed 3 Bath Shower Floor	8x8 Borton Black on White	Custom	
Bed 3 Bath Shower Frame	No Jamb required due to infnity drain		
Bed 4 Bath Floor	12x24 Simplicity White	4th	
Bed 4 Bath Tub Wall	12x24 Simplicity White	4th	
Kitchen Backsplash	Not Selected		

TOTAL FOR TILE UPGRADES

PURCHASER'S SIGNATURES: *[Signature]*

DATE: *Aug 17, 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 SOUTH


QUOTE / COLOUR SELECTIONS

PURCHASERS: ANUSH BEHESHTI - 416-605-7901

LOT #: 20

MODEL: MANOR (50-14) ELEV. C

KITCHEN COUNTERTOP <small>(Price based on QTK Layout dated April 7, 2016)</small>	PERIMETER:	COMPAC CARRARA	
	ISLAND:	ALPINE	<i>note Bookmatch. 4th</i>
	SOCIAL PUB:	COMPAC CARRARA WITH RAISED BREAKFAST BAR ONLY IN ALPINE	
	EXTRA FOR:	COOK-TOP CUT-OUT SLIDE-IN STOVE	
	EDGE:	DPR	
POWDER RM VANITY TOP <small>(Stand, Marble Included in deal)</small>	GRAFITE POLISHED - EDGE "D"	<i>✓</i>	6TH
	EXTRA FOR:	UPGRADED 1½" EDGE DPR	UPGRADE
ENSUITE BATH VANITY TOP <small>(Stand, Marble Included in deal)</small>	LAIS GREY - EDGE "D"	<i>✓</i>	4TH
	EXTRA FOR:	UPGRADED 1½" EDGE DPR	UPGRADE
BED 2 BATH VANITY TOP	GRAFITE POLISHED - EDGE "D"	<i>✓</i>	6th
	EXTRA FOR:	UPGRADED 1½" EDGE DPR	UPGRADE
	OPTION 1:	WHITE JADE - EDGE "D"	4TH
	OPTION 2:	INVISIBLE WHITE - EDGE "D"	CUSTOM
BED 3 BATH VANITY TOP	OPTION 3:	THASSOS - EDGE "D"	CUSTOM
	EXTRA FOR:	UPGRADED 1½" EDGE DPR	UPGRADE
BED 4 BATH VANITY TOP	ALMOND BEIGE - EDGE "D"		5TH
	EXTRA FOR:	UPGRADED 1½" EDGE DPR	UPGRADE
TOTAL FOR COUNTERTOP UPGRADES			

PURCHASER'S SIGNATURES: 

DATE: Aug 17/2016

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 _____

April 11/16 PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.O.E. **206205**

PLUMBING - GROHE KITCHEN UPGRADES (Baypoint)

GROHE - BAR SINK & FAUCET		MODEL #	COLOUR	PRICE
OPTION 1				
Blanco Stellar Ubar Undermount		401029	S/S	
Concetto faucet		32.665.000	Chrome	
OPTION 2				
Blanco Quattrus R15 Ubar Undermount		401515	S/S	
Concetto faucet		32.665.000	Chrome	

OPTION 1

****This is standard as per plan**

****Price is for additional bar sink & faucet where not standard**

Social Pub

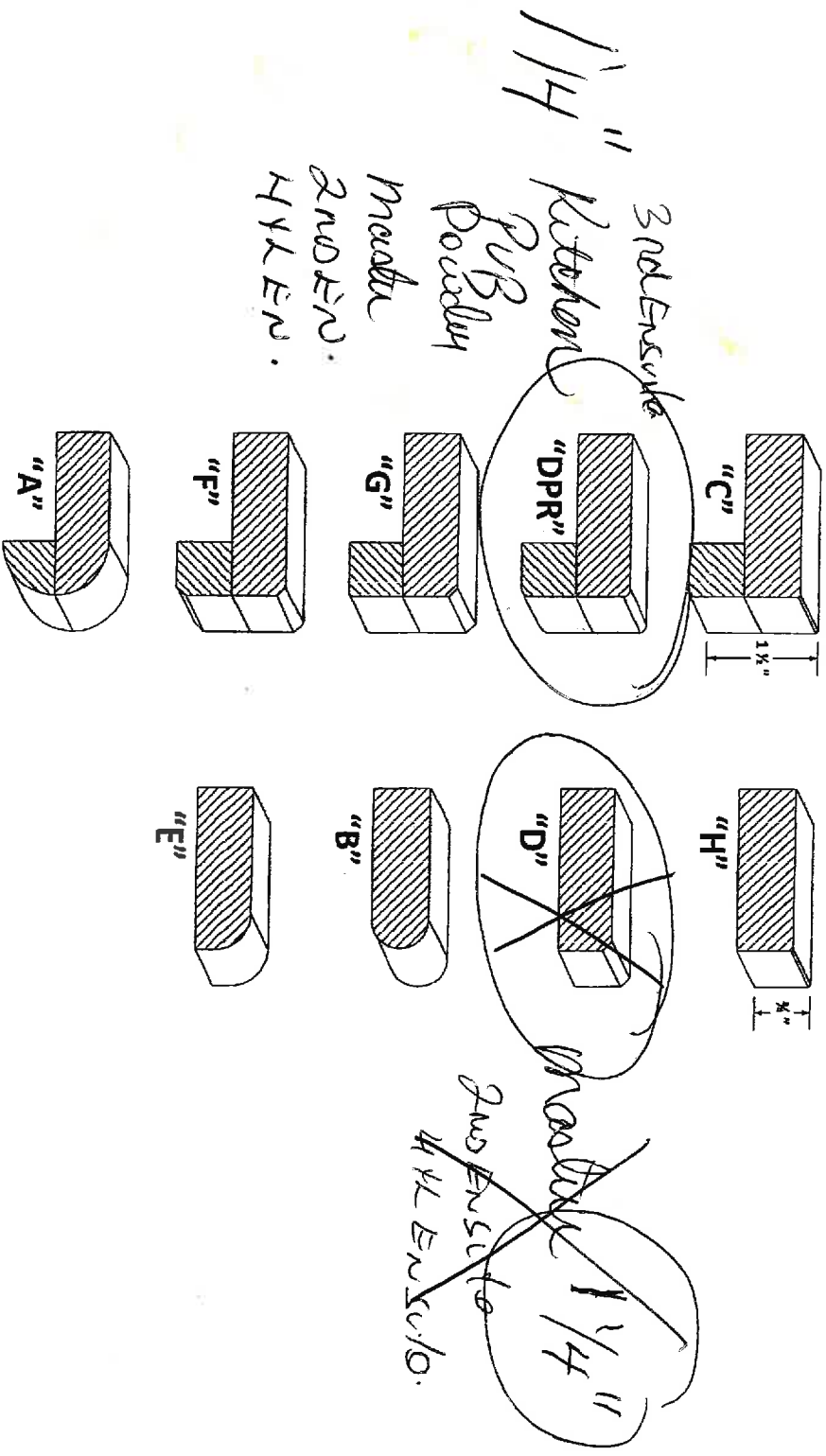
OPTION 2

Alaskan Jewel

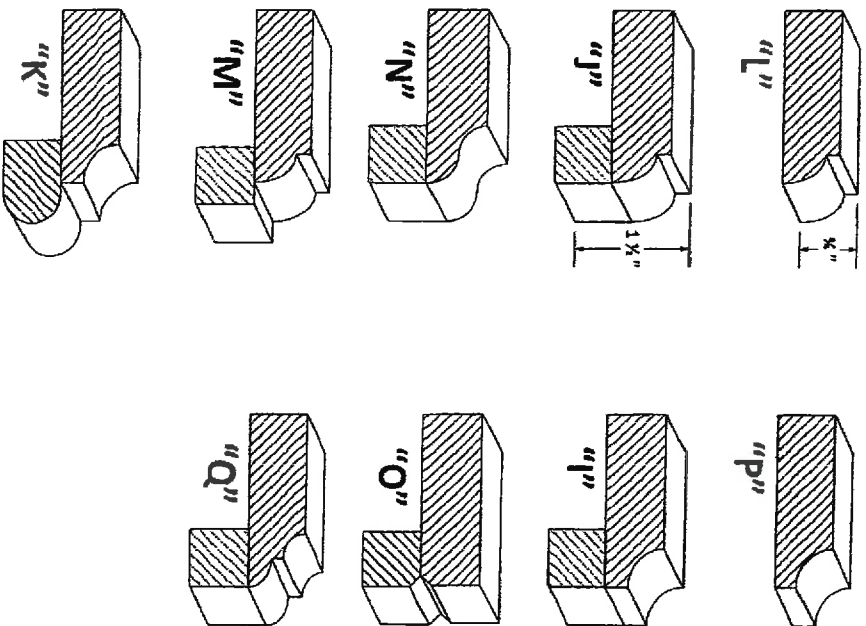
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ZANCOR HOMES EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



Aug 17/16
20 South
LOT / SITE

PURCHASER SIGNATURE
[Signature]



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

your kitchen, your taste.
PURCHASE AGREEMENT FORM

PURCHASER:	Zancor Homes (King City) Ltd.	CONTRACTOR:	
ADDRESS:	CASTLES OF KING CITY	CONTRACTOR #:	
EMAIL:	anoush@spandevlopments.com	EMAIL:	
PHONE #:		JOB NAME:	LOT 20 SCS
PHONE #:		DATE:	Jun 24, 2016 Q2435

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 6709 FINISH: CLOUD WHITE SPECIES: PG MAPLE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	FLAT VENEER PANEL	Category 4
ITEM #	QTY	DESCRIPTION		PRICE
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)		
CK-3PD	1	DROP IN COOK-TOP w/ POT DRWS w/ BLUM ANTARO WHITE - P/D 3 (1 SMALL, 2 BIG DRW)		
BMO2696	1	BUILT-IN MICRO & WALL OVEN w/ WOOD DRAWER(S) BELOW - 26" D x 96-1/2"H		
TCL2696	*	STRAIGHT PANTRY CABINET		
POSS-PAN	1	ADD PULL-OUT S.S. UNIT TO SINGLE DOOR PANTRY NON ROTATING (MIN. 17-1/2" W x 63"-78" H CAB)		
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 96-1/2"H - (OPTION PAID FOR BY BUILDER)		
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.		
3M-CPG	3	CLEAR GLASS, CLEAN CUT (PER DOOR)		
DD-BG35	2	DUMMY DOOR FOR BASE (PER DOOR) 34-3/4"H (DOWN TO THE FLOOR)		
THGB1-483	2	ISLAND GABLE 1-1/2" THICK x 34-3/4" H x UP TO 48" D		
CUST-1	1	UPGRADE CABINET TO CATEGORY 4		
CUST-2	1	2 TONE KITCHEN: QT 6709 BLACK JUS (WALNUT) - AS INDICATED ON DRAWINGS		
CUST-3	1	LIGHT VALANCE MOLDING - (OPTION PAID FOR BY BUILDER)		
CUST-4	1	HARDWARE: B603 SC (KNOB), 8267 1BPN (HANDLE) - ON ALL PAINTED CABINETS		
CUST-5	1	HARDWARE: B603 ORB (KNOB), 8268 1VB (HANDLE) - ON ALL WALNUT CABINETS		
CUST-6	1	TALL PANTRY w/ BUILT-IN COFFEE		
CUST-7	1	BUILT-IN FRIDGE FROM 36" WIDE TO 48" WIDE INCLUDING FLUSH INSET APPLICATION - 26 1/2" DEEP CABINET REQ.		
CUST-8	1	ADD 1 SET OF 3 DRAWERS IN COFFEE STATION w/ BLUM WHITE ANTARO SLIDES - (3 EQUAL DRAWERS)		
CUST-9	1	66" HIGH DOUBLE UPPER CABINETS w/ CROWN MOULDING "F32" - 120" HIGH OVERALL		
CUST-10	3	MATCHING COLOUR LP LAMINATE INTERIOR IN GLASS CABINET - TO MATCH PAINTED FINISH		
ROOM SUMMARY:				
ROOM		DESCRIPTION	CATEGORY	
SOCIAL PUB		DOOR STYLE: QT 6709 FINISH: CLOUD WHITE SPECIES: PG MAPLE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	FLAT VENEER PANEL Category 4	
ITEM #	QTY	DESCRIPTION		PRICE
TP-DRW-U	2	1 TOP DRAWER ABOVE EACH DOOR w/ BLUM ANTARO WHITE		

AB



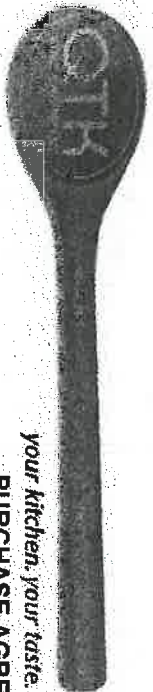
Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca
your kitchen, your taste

PURCHASE AGREEMENT FORM

PURCHASER:	Zancor Homes (King City) Ltd.	CONTRACTOR:	
ADDRESS:	CASTLES OF KING CITY	CONTRACTOR #:	
EMAIL:	anoush@spandevolutions.com	EMAIL:	
PHONE #:		JOB NAME:	LOT 20 SCS
PHONE #:		DATE:	Jun 24, 2016 Q2435

ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	58" HIGH DOUBLE UPPER CABINETS w/ CROWN MOLDING "F32" - 120" HIGH OVERALL		
CUST-2	1	2 TONE: QT 6709 BLACK JUS (WALNUT) - BACK PANEL OF RAISED BAR ONLY		
CUST-3	1	HARDWARE: B603 SC (KNOB), 8267 1BPN (HANDLE)		
		ROOM SUMMARY:		
ROOM		DESCRIPTION	CATEGORY	
		DOOR STYLE: QT 3501	FLAT VENEER PANEL	
		FINISH: DARK CHESTNUT w/ BURN THROUGH		
		SPECIES: FLAT CUT MAPLE		
		DOOR HARDWARE: 8288 1WN	CATEGORY 2	
		DRW HARDWARE: 8288 1WN	CATEGORY 2	
		COUNTER TOP: Counter Top by Others		
		Category 3G		
ITEM #	QTY	DESCRIPTION		PRICE
CG2H-V	1	CATEGORY 2 HANDLES PER VANITY		
CUST-1	1	UPGRADE CABINET TO CATEGORY 3G		
		ROOM SUMMARY:		
ROOM		DESCRIPTION	CATEGORY	
		DOOR STYLE: QT 3401	FLAT VENEER PANEL	
		FINISH: DARK CHESTNUT w/ BURN THROUGH		
		SPECIES: FLAT CUT MAPLE		
		DOOR HARDWARE: 250 142	CATEGORY 1	
		DRW HARDWARE: 250 142	CATEGORY 1	
		COUNTER TOP: Counter Top by Others		
		Category 3G		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	UPGRADE CABINET TO CATEGORY 3G		
		ROOM SUMMARY:		
ROOM		DESCRIPTION	CATEGORY	
		DOOR STYLE: QT 1022	NONE	
		FINISH: CHIOSTRO		
		SPECIES: LP LAMINATE		
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP: Laminate Top by QTK	4925K-07 CAL. MARBLE	
		Category 1		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	DELETE BACKSPLASH ON LAMINATE COUNTER TOP - CLEAN CUT BACK & SIDES		
CUST-2	1	NO HANDLES - NO DRILLING NEEDED		
		ROOM SUMMARY:		

AB



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

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PURCHASE AGREEMENT FORM

PURCHASER:	Zancor Homes (King City) Ltd.	CONTRACTOR:	
ADDRESS:	CASTLES OF KING CITY	CONTRACTOR #:	
EMAIL:	anoush@spandedevelopments.com	EMAIL:	
PHONE #:		JOB NAME:	LOT 20 SCS
PHONE #:		DATE:	Jun 24, 2016 Q2435

ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1022	NONE
		FINISH:	STONY	
		SPECIES:	LP LAMINATE	
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP:	Laminate Top by QTK	4925K-07 CAL. MARBLE
		Category 1		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	DELETE BACKSPLASH ON LAMINATE COUNTER TOP - CLEAN CUT BACK & SIDES		
CUST-2	1	NO HANDLES - NO DRILLING NEEDED		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1022	NONE
		FINISH:	BIANCO (MCR TEXTURED LAMINATE)	
		SPECIES:	LP LAMINATE	
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP:	Laminate Top by QTK	4927-38 CREMA MARFIL
		Category 1		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	DELETE BACKSPLASH ON LAMINATE COUNTER TOP - CLEAN CUT BACK & SIDES		
CUST-2	1	NO HANDLES - NO DRILLING NEEDED		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1101	NONE
		FINISH:	WHITE	
		SPECIES:	FIBERBOARD	
		DOOR HARDWARE:	3487 128	CATEGORY 1
		DRW HARDWARE:	3487 128	CATEGORY 1
		COUNTER TOP:	Laminate Top by QTK	949-58 WHITE
		Category 2		
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	UPGRADE CABINET TO CATEGORY 1		
CUST-2	1	DELETE BACKSPLASH ON LAMINATE COUNTER TOP - CLEAN CUT BACK & SIDES		
CUST-3	1	ADJUST UPPER CABINET HEIGHT TO ACCOMODATE FOR HANGING ROD ABOVE WASHER/DRYER - AS PER DRAWINGS		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1021	NONE
		FINISH:	WHITE	
		SPECIES:	WHITE MEL	
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP:		
		Category 1		
ITEM #	QTY	DESCRIPTION		PRICE

[Signature]



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www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	Zancor Homes (King City) Ltd.	CONTRACTOR:	
ADDRESS:	CASTLES OF KING CITY	CONTRACTOR #:	
EMAIL:	anoush@spandevolutions.com	EMAIL:	
PHONE #:		JOB NAME:	LOT 20 SCS
PHONE #:		DATE:	Jun 24, 2016 Q2435
ROOM SUMMARY:			

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	
DEPOSIT 1 DATE:		DEPOSIT	
DEPOSIT 2 DATE:		DEPOSIT	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: Roberta Pugliese QTK AUTHORIZED SIGNATURE: _____ CUSTOMER INITIALS: _____

Page 4 of 5



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PURCHASE AGREEMENT FORM

PURCHASER:	ANOUSH BEHESTI	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:		MODEL TYPE:	MANOR (50-14)
PHONE #:		LOT #:	LOT 20 S CKC
PHONE #:		DATE:	Apr 12, 2016 Q2435

5. PIECE PAINT GRADE MAPLE DOOR ACKNOWLEDGEMENT WAIVER

Wood is a living product that is influenced by moisture content in the air. In Canada where the temperatures go from +30 degrees Celsius to -20 degrees Celsius between summer and winter it is inevitable for wood products to expand and contract.

When a door is stained the stain penetrates into the wood and although the door is subject to the same expansion and contraction as the seasons change, the expansion and contraction of the wood is not as visible as when the same thing happens to a painted door. A painted door has primer and paint on the SURFACE of the door. The paint does not penetrate the wood like the stain does and as a result when the wood expands and contracts it is evidenced by thin surface cracks or splitting (particularly at the joints). These cracks cannot be repaired without sanding down and repainting the door. For this reason QTK Fine Cabinetry (QTK) offers the same doors styles that are offered in 5 Piece Paint Grade Maple in a 1 Piece Fiberboard Door. You can ask your sales representative or décor consultant to show you the corresponding Fiberboard door. Fiberboard is a synthetic man made wood product that is more stable and will not expand and contract and will never develop surface cracks at the joints.

QTK recommends that you select a 1 piece Fiberboard Door of the same style.

As a result of your selection of a Paint Grade Maple 5 Piece door you must acknowledge the risks associated with your choice. Should you choose to ignore QTK's warning you also accept that QTK nor the builder or contractor will warrant or repair any cracks on the joints of any 5 Piece Paint Grade Maple Doors.

The Customer has ignored QTK's warning about the potential issues with 5 Piece Paint Grade Maple doors and agrees to not hold QTK Fine Cabinetry or the builder/contractor liable for any repairs or replacement to the cabinet doors as a result of surface cracks that may have been caused by the changing moisture conditions.

CUSTOMER SIGNATURE: 

DATE: Aug 17 2016

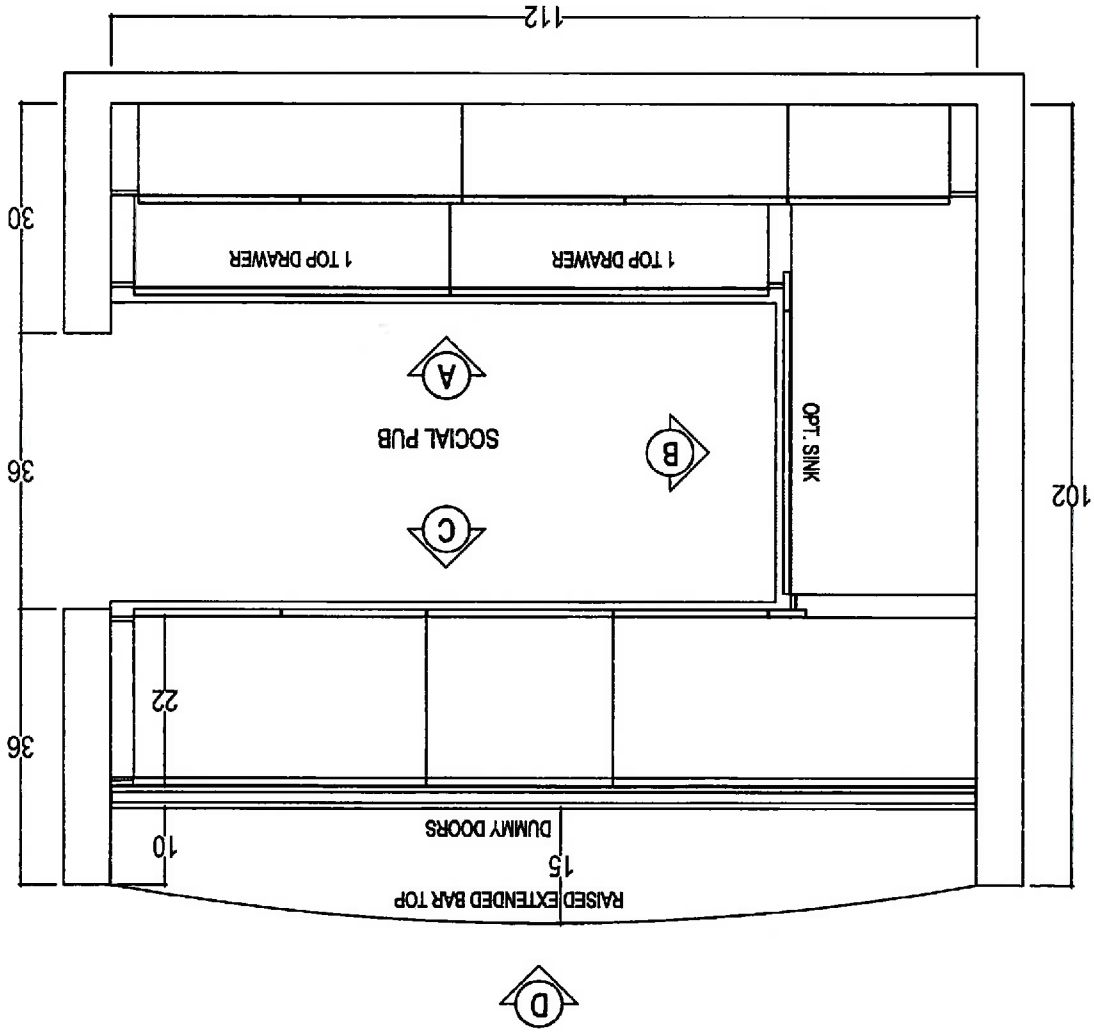
CUSTOMER SIGNATURE: _____

DATE: _____



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

COMMENTS:	CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: SOCIAL PUB - PLAN	DRAWN BY: RP
	SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 7, 2016
	EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/3

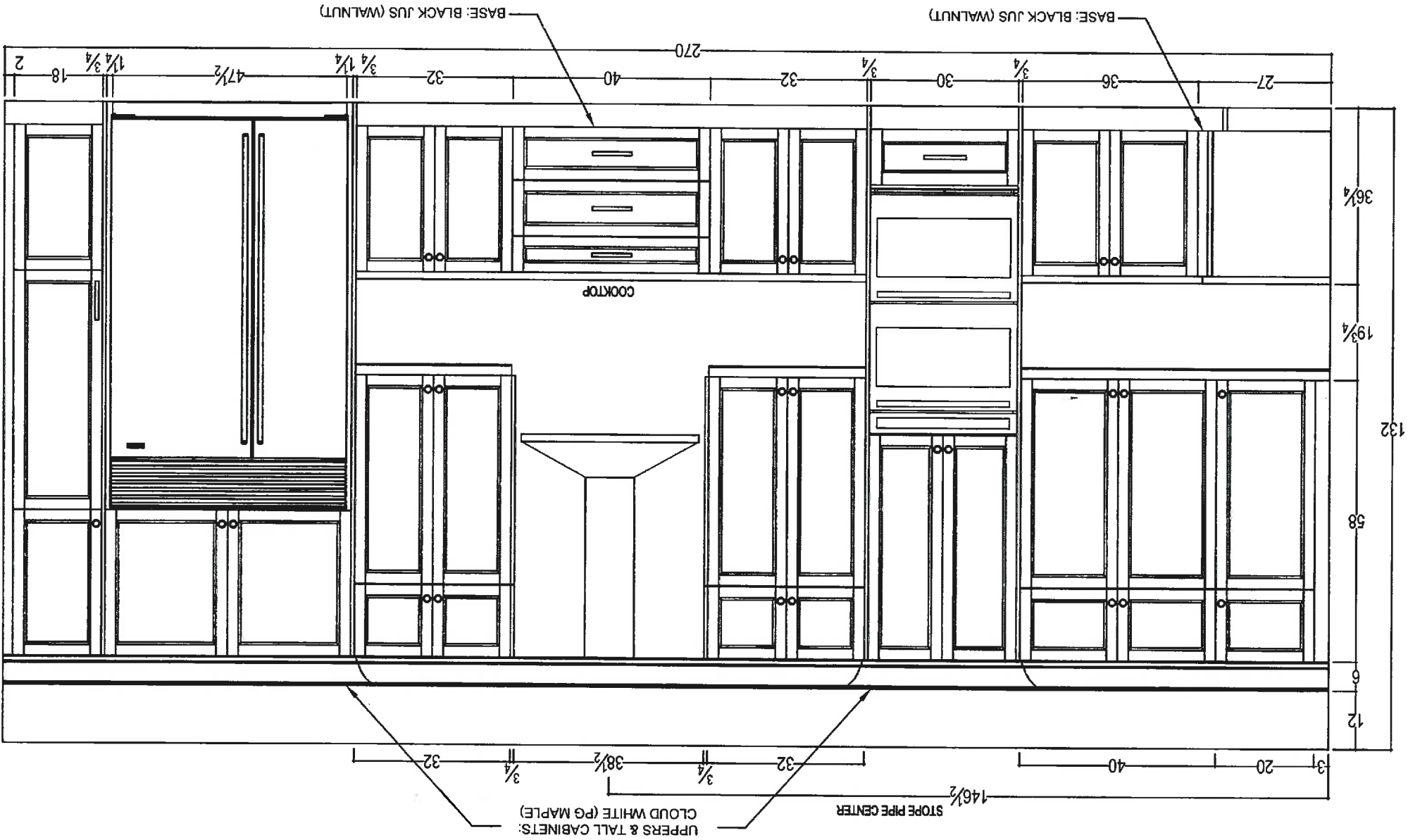


BA



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

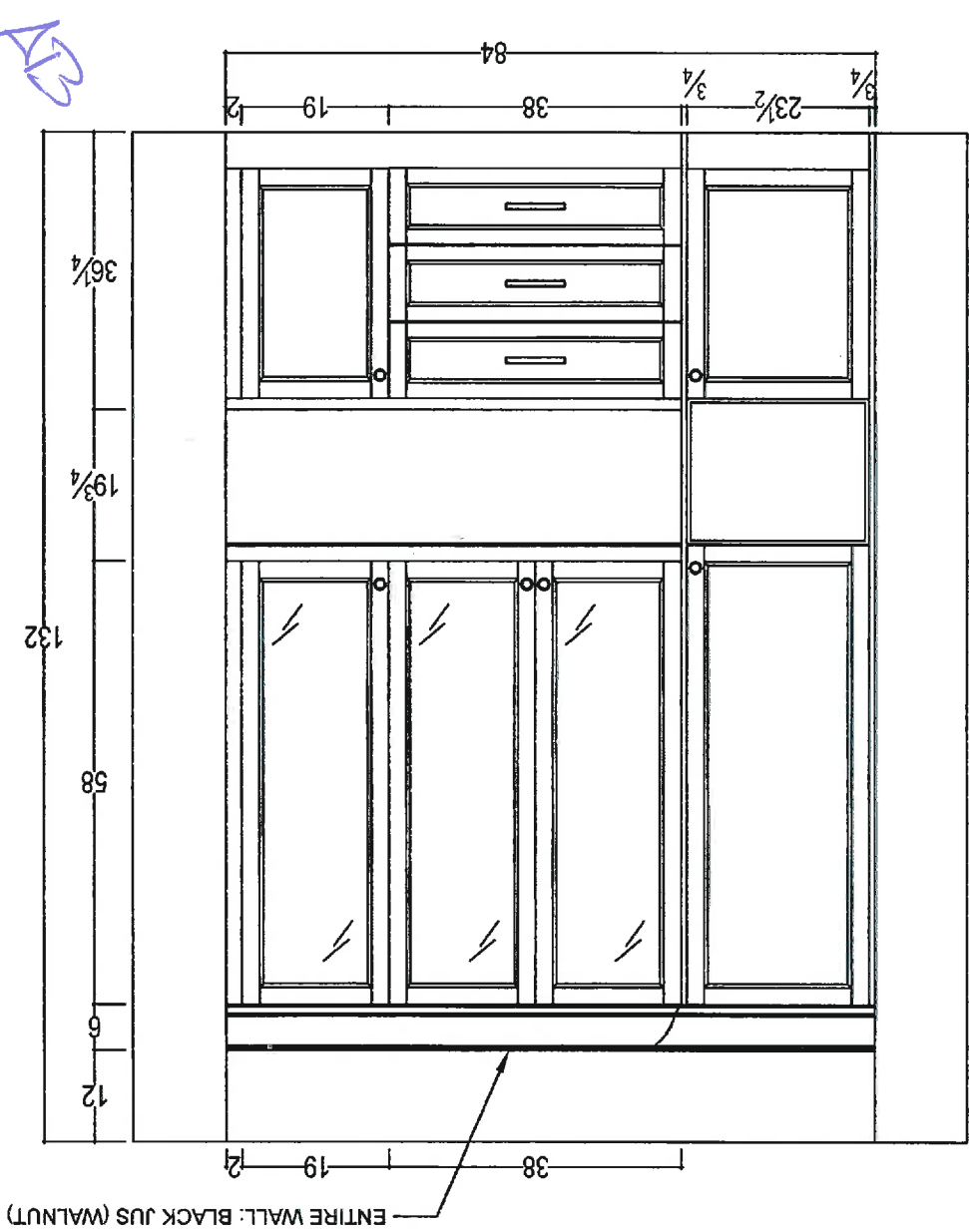
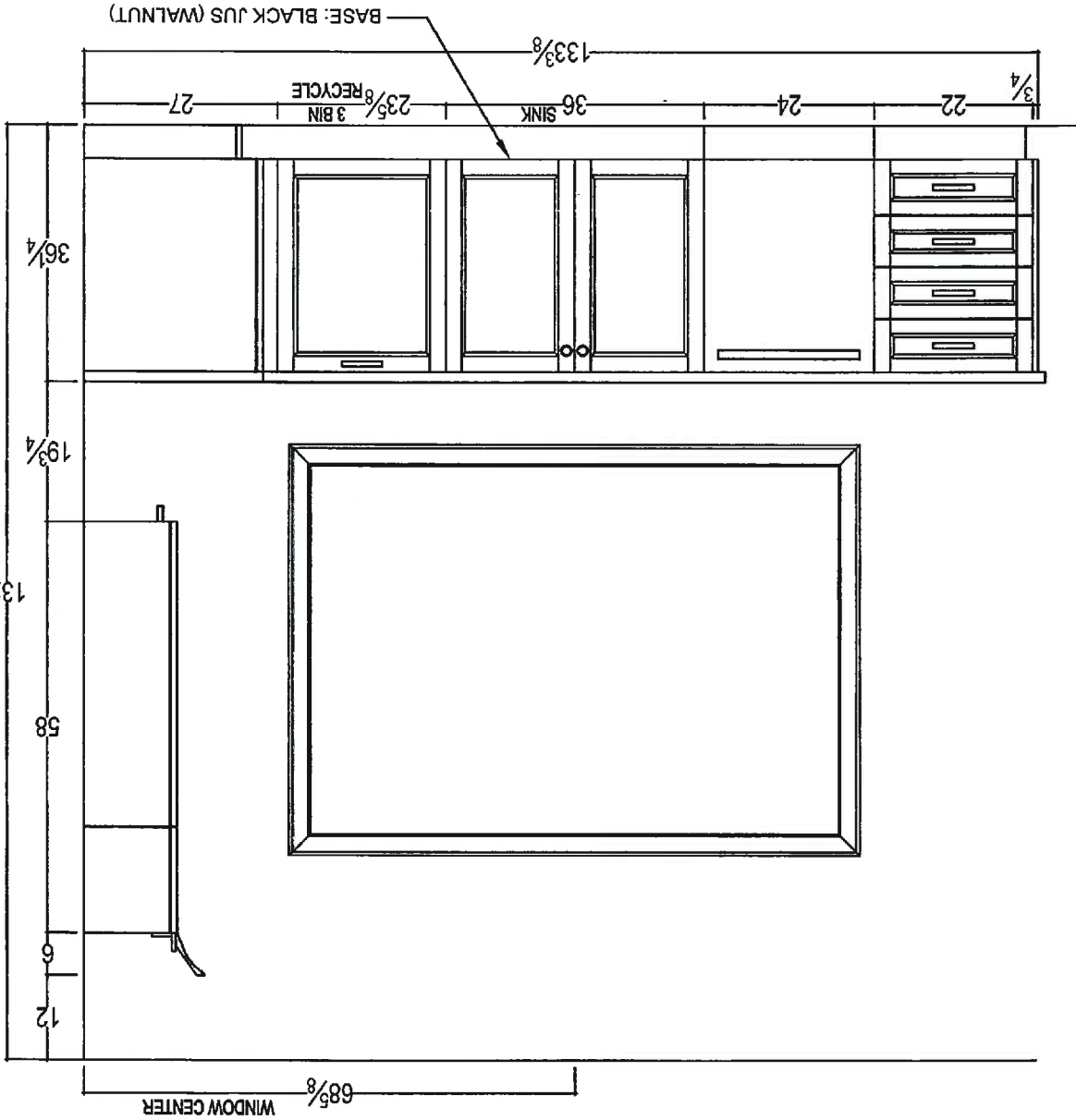
CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE WALL ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/5	





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

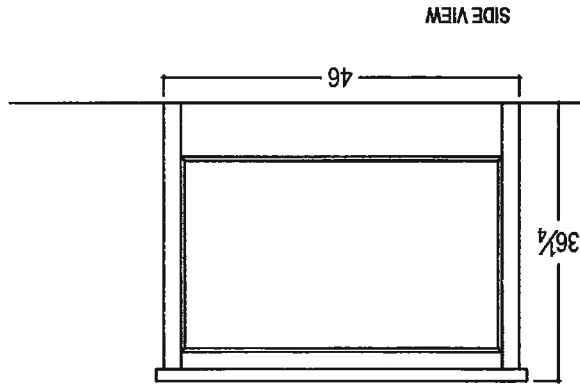
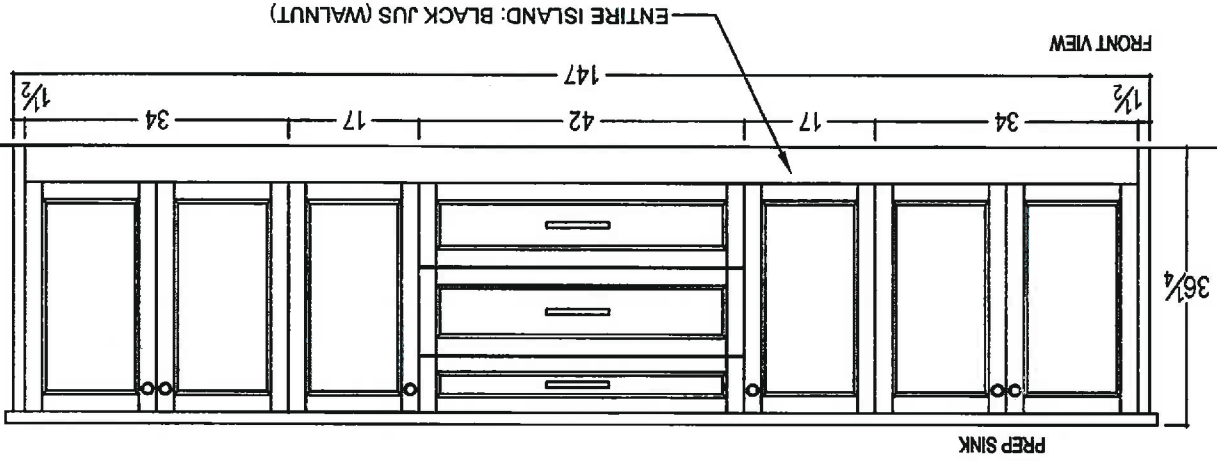
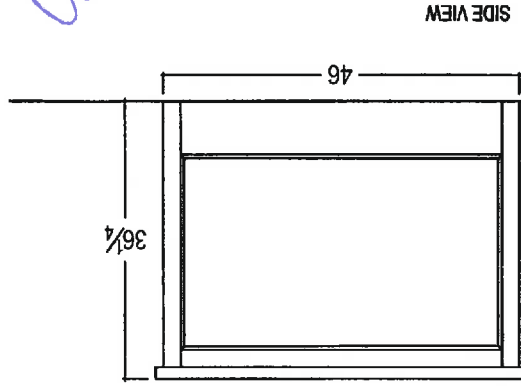
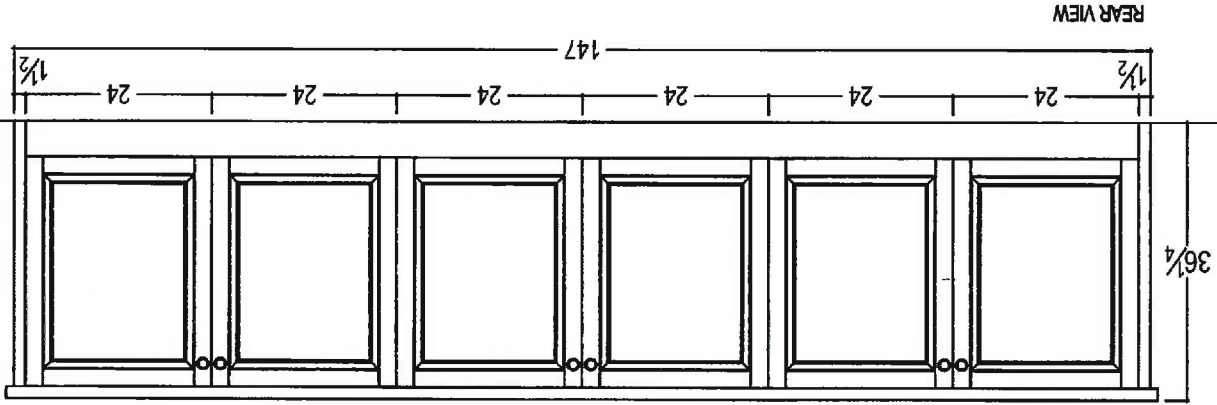
CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SINK & COFFEE STATION ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2018	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 3/5	





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

CLIENT: ZANGOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: ISLAND ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 5/5	

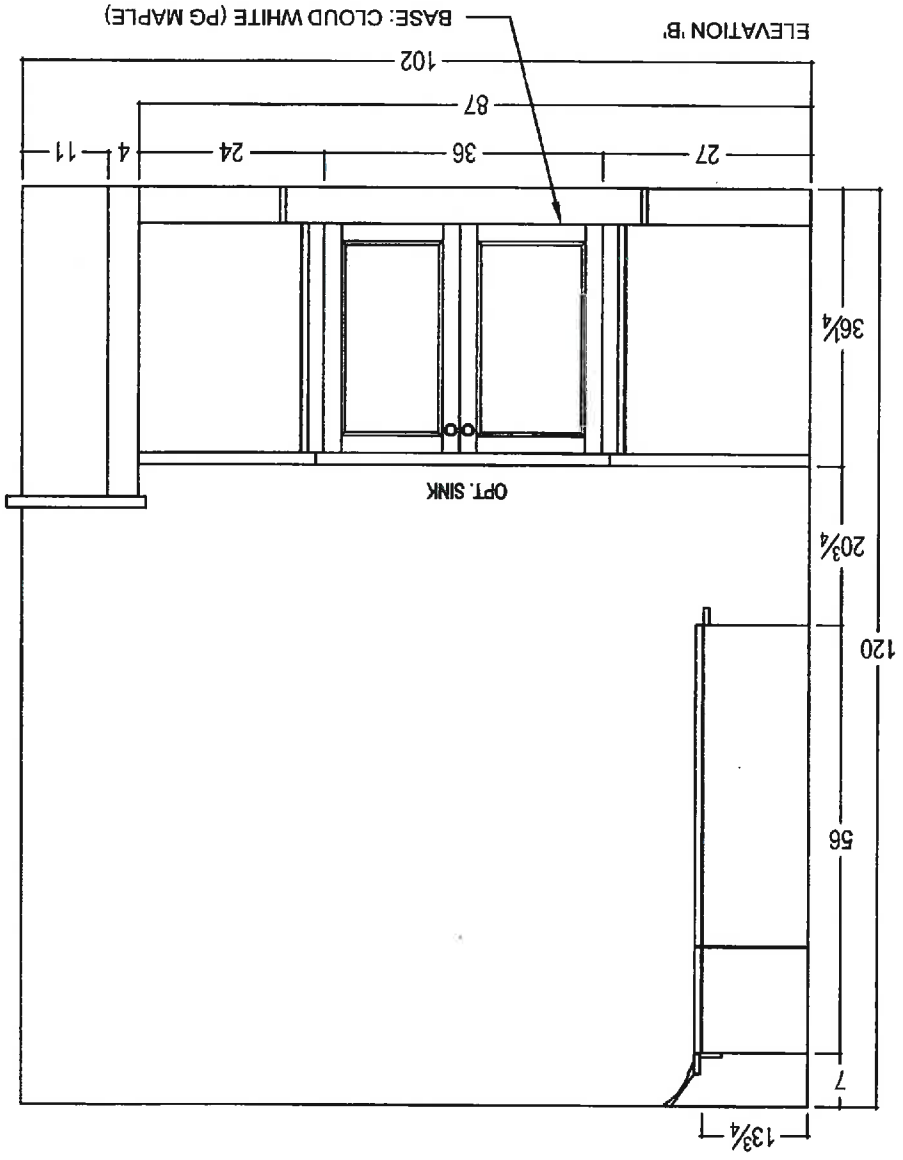
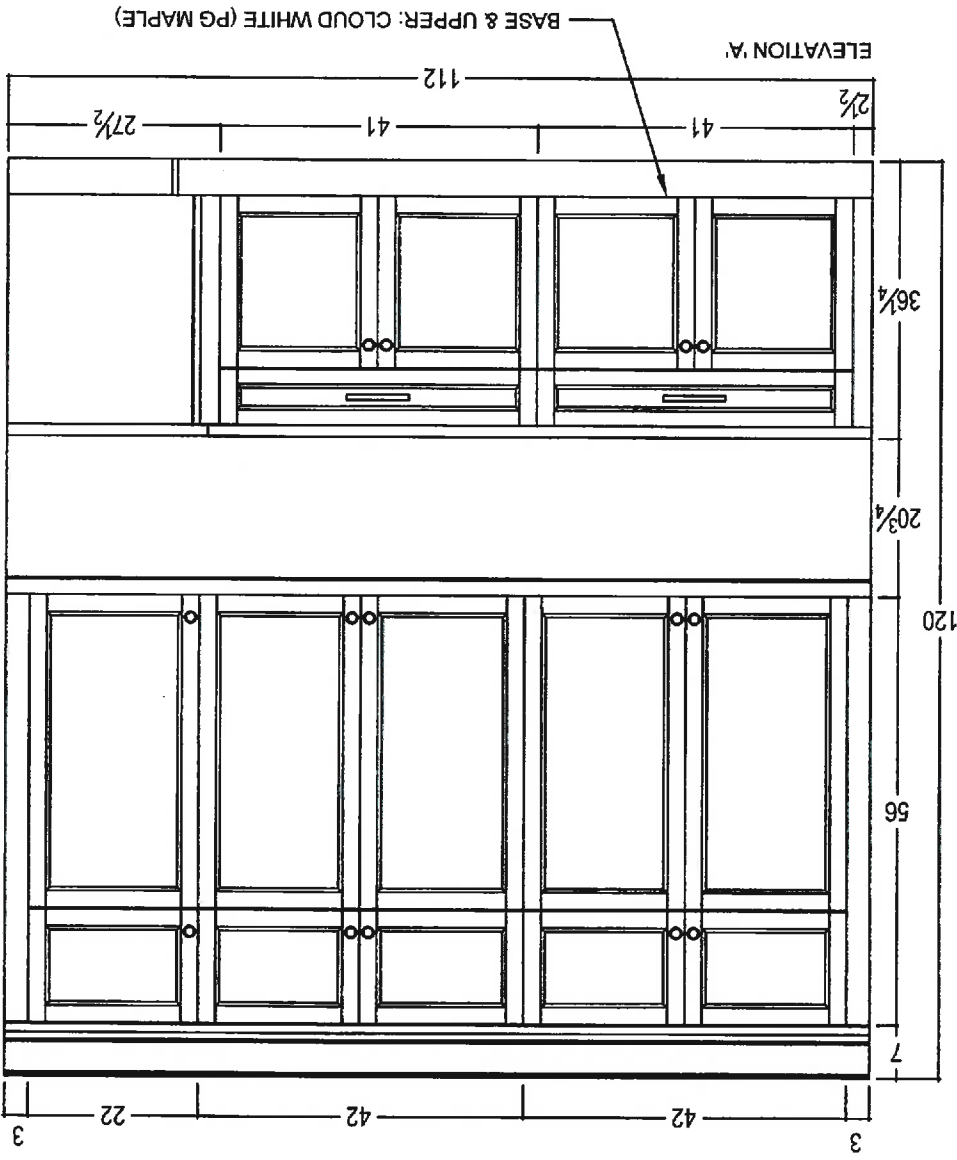


AB



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

CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: SOCIAL PUB - ELEVATION	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 7, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/3	

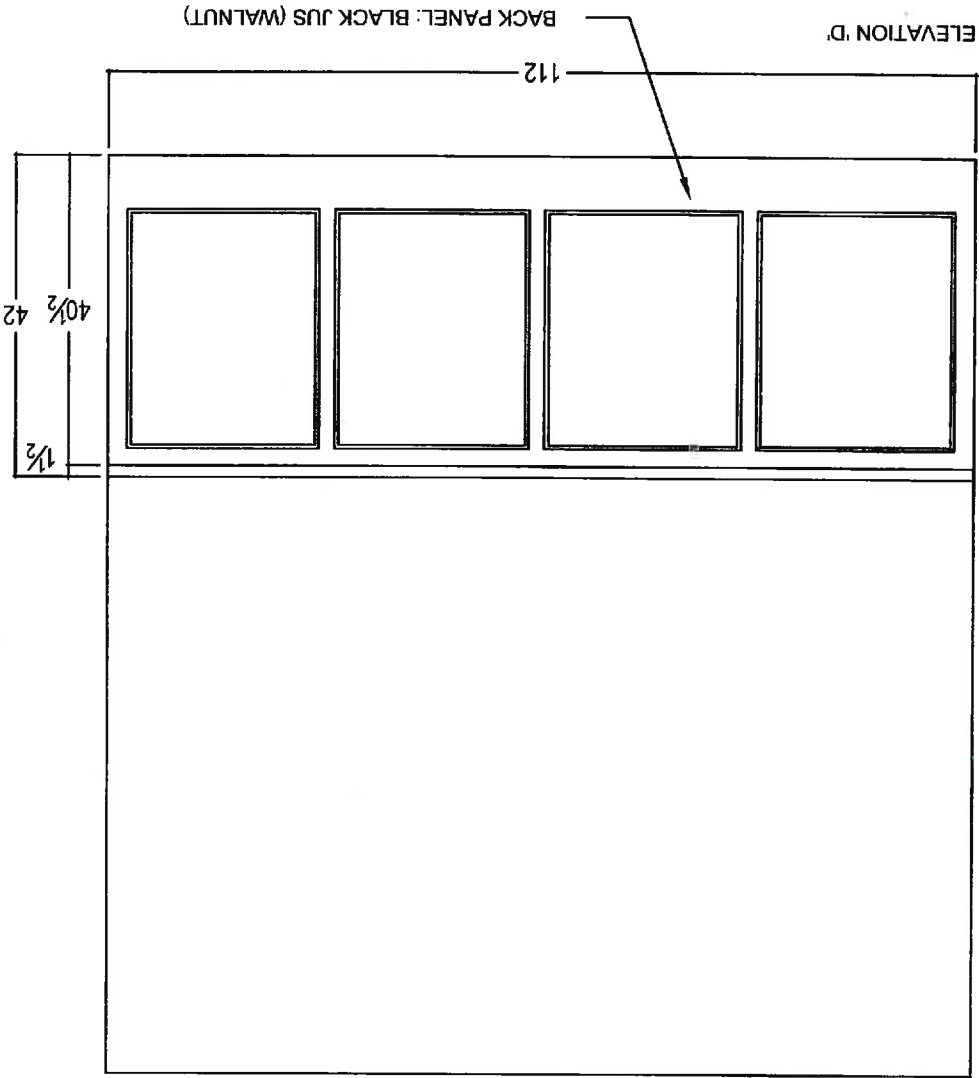
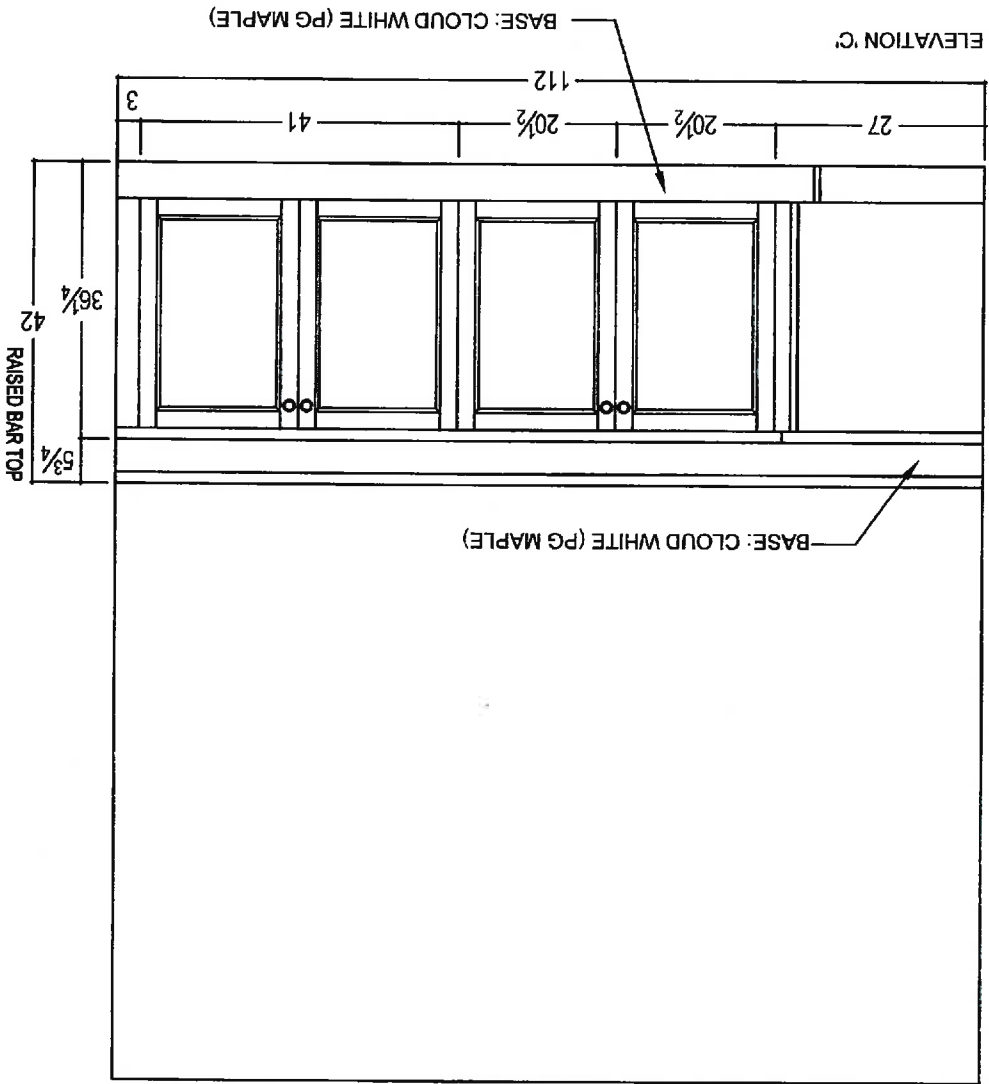


AB



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

CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: SOCIAL PUB - ELEVATION	DRAWN BY: RP	COMMENTS:	
					SITE: CASTLES OF KING CITY
					DOOR STYLE: —
					DOOR HANDLE: —
					SCALE: 1/2" = 1'-0"
					DATE: APR 7, 2016
					PAGE: 3/3
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					SPECIES: —
					PHONE: —
					EMAIL: —



QTR



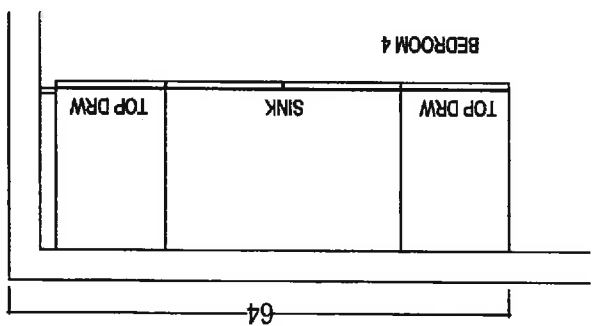
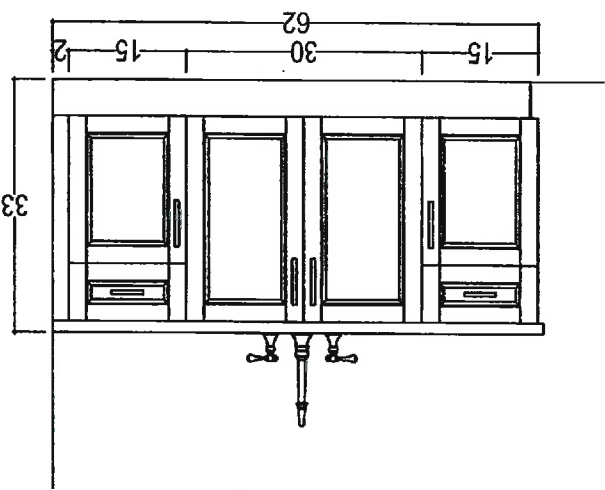
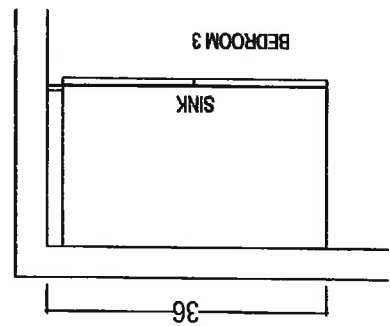
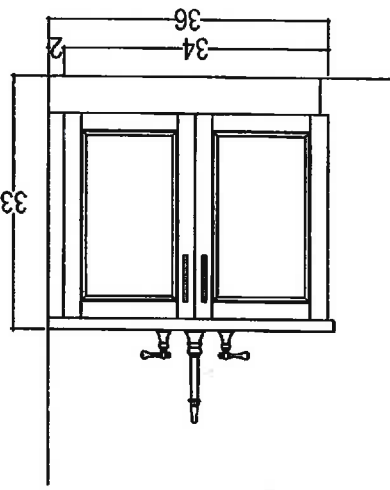
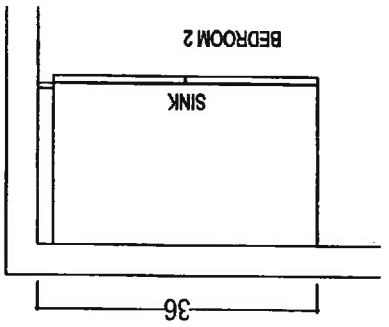
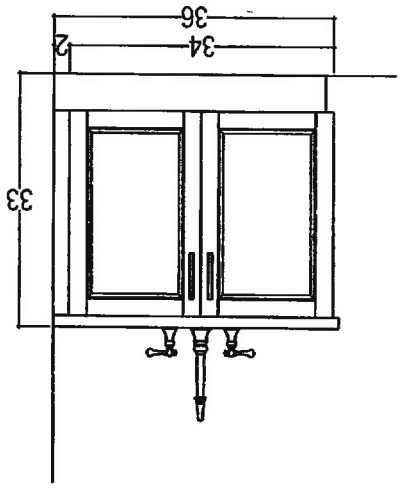
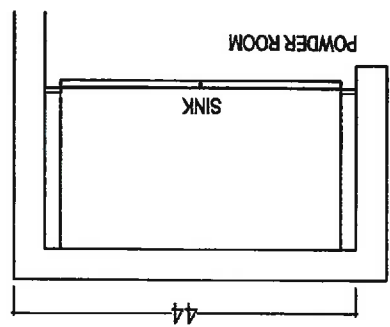
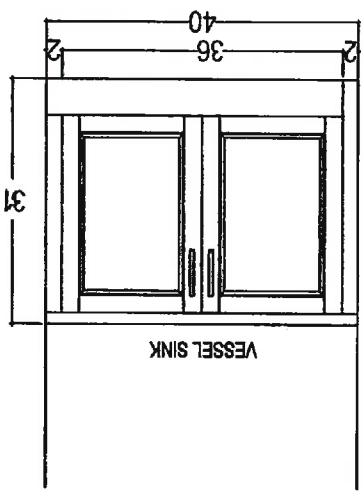
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: MODEL 50-14	ROOM: VANITIES	DRAWN BY: SS
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 7, 2015
EMAIL: —	SPECIES: —	TOP: NONE	PAGE:

Lot 20 South Castles

COMMENTS:

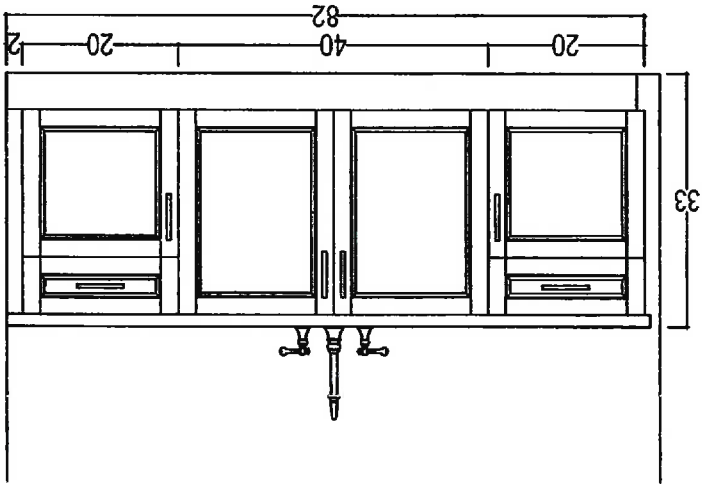
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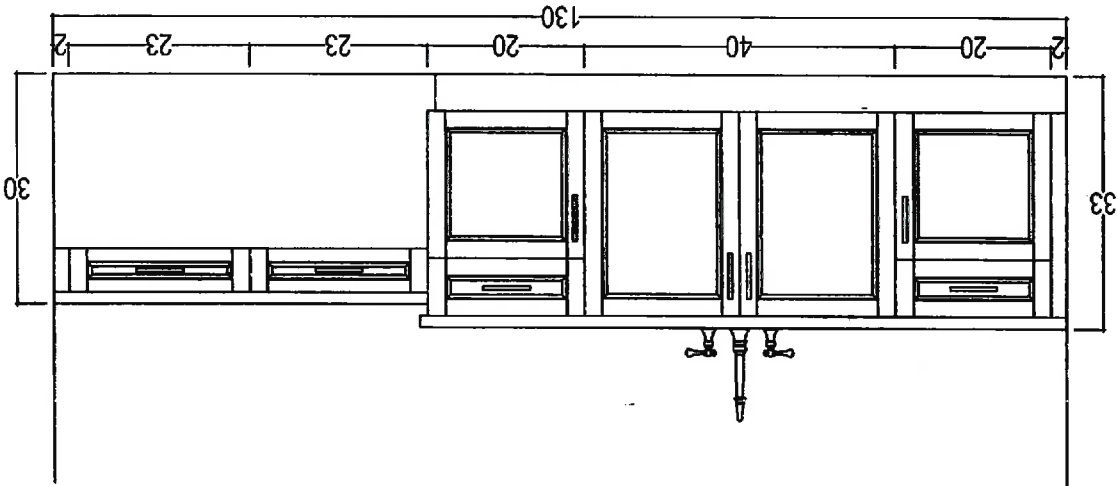
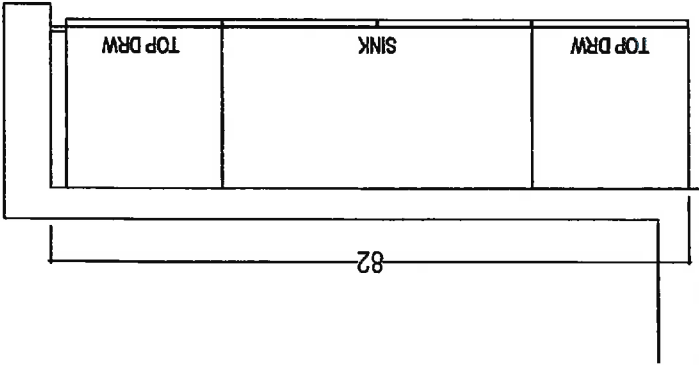


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

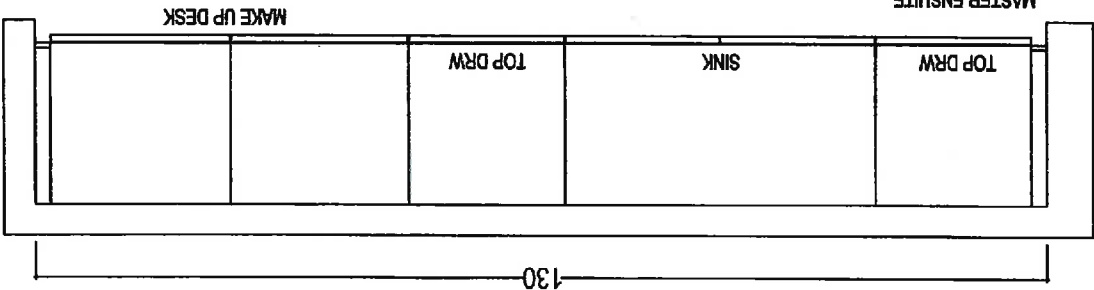
COMMENTS: <i>Lot 20 South Castles</i>	CLIENT: ZANCOR HOMES	JOB NAME: MODEL 50-14	ROOM: MASTER ENSUITE	DRAWN BY: SS
	SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 7, 2015
	EMAIL: —	SPECIES: —	TOP: NONE	PAGE:



MASTER ENSUITE

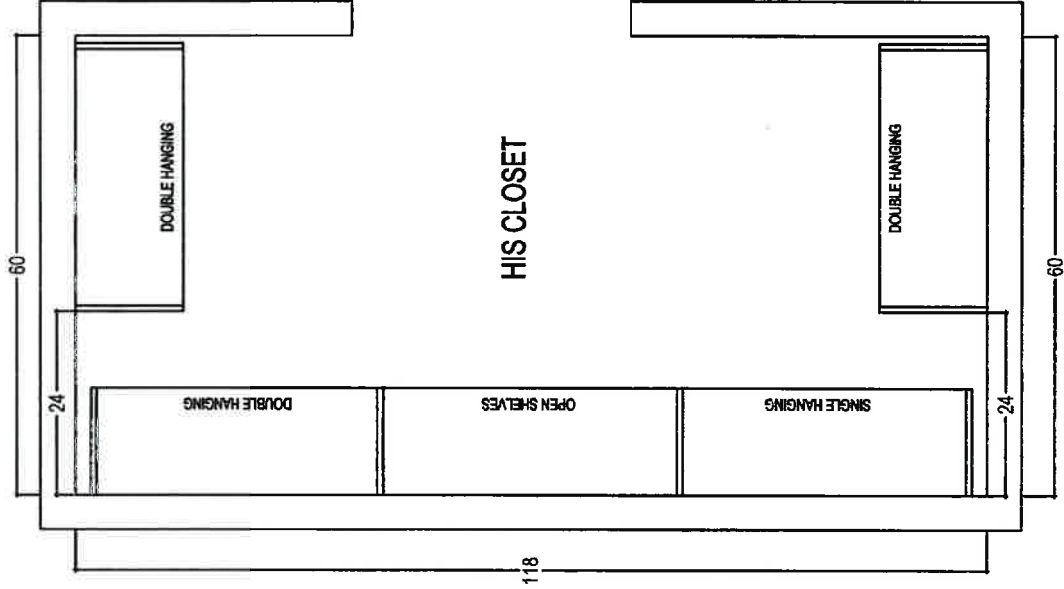


MASTER ENSUITE



QTR

GA



CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: WALK-IN CLOSET	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1' - 0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MAY 5, 2016
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/2

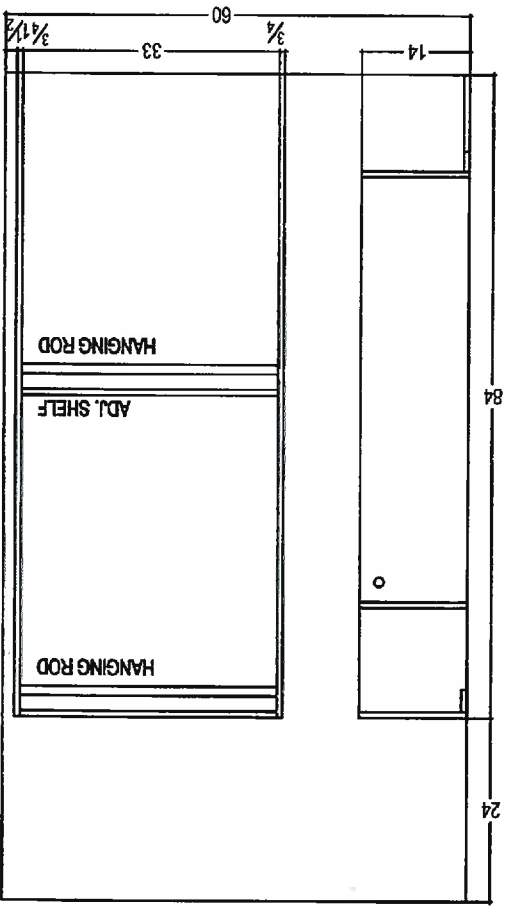
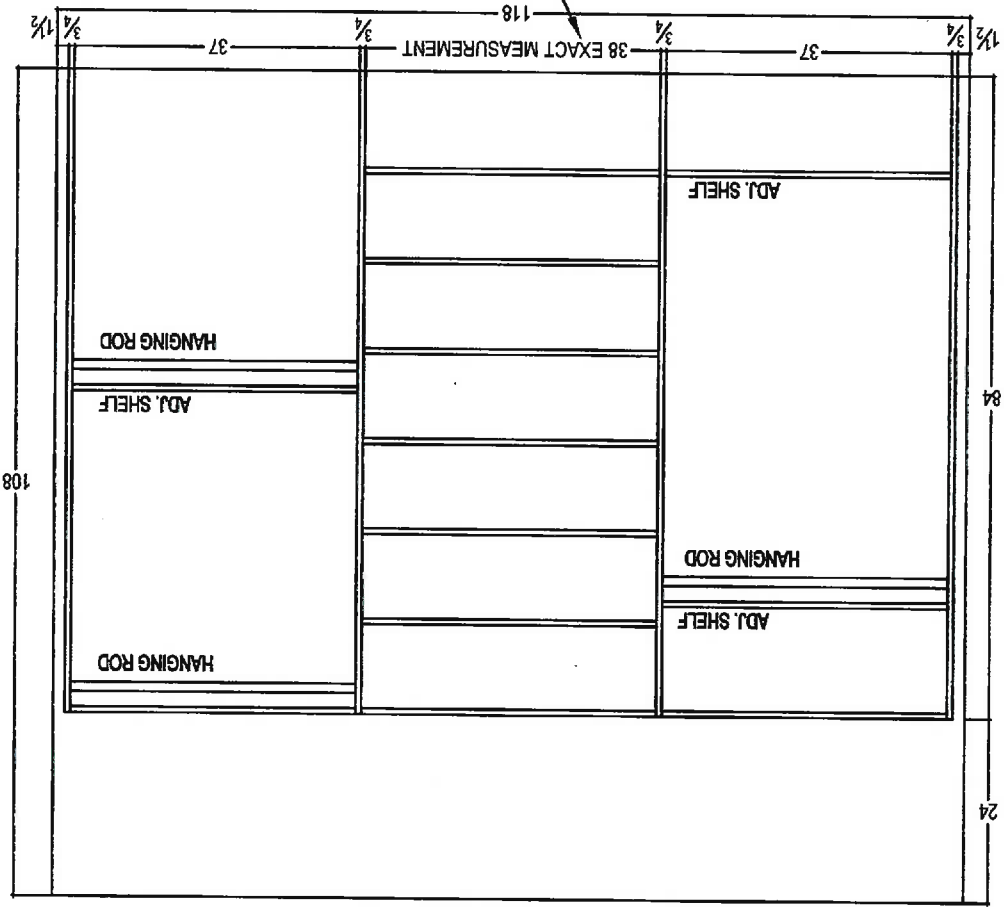
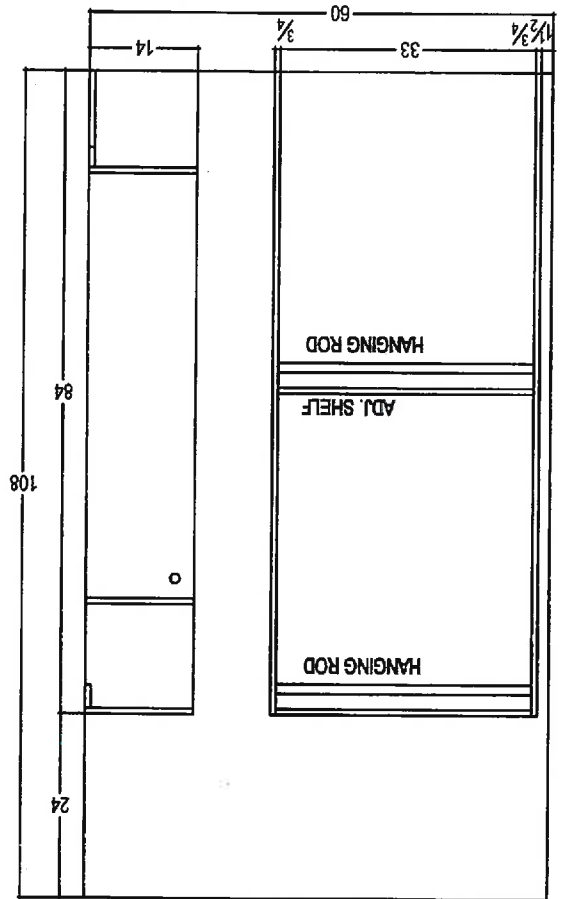


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: WALK-IN CLOSET	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2016
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/2

COMMENTS:

DO NOT MODIFY CABINET SIZE - KEEP SIZE AS IS



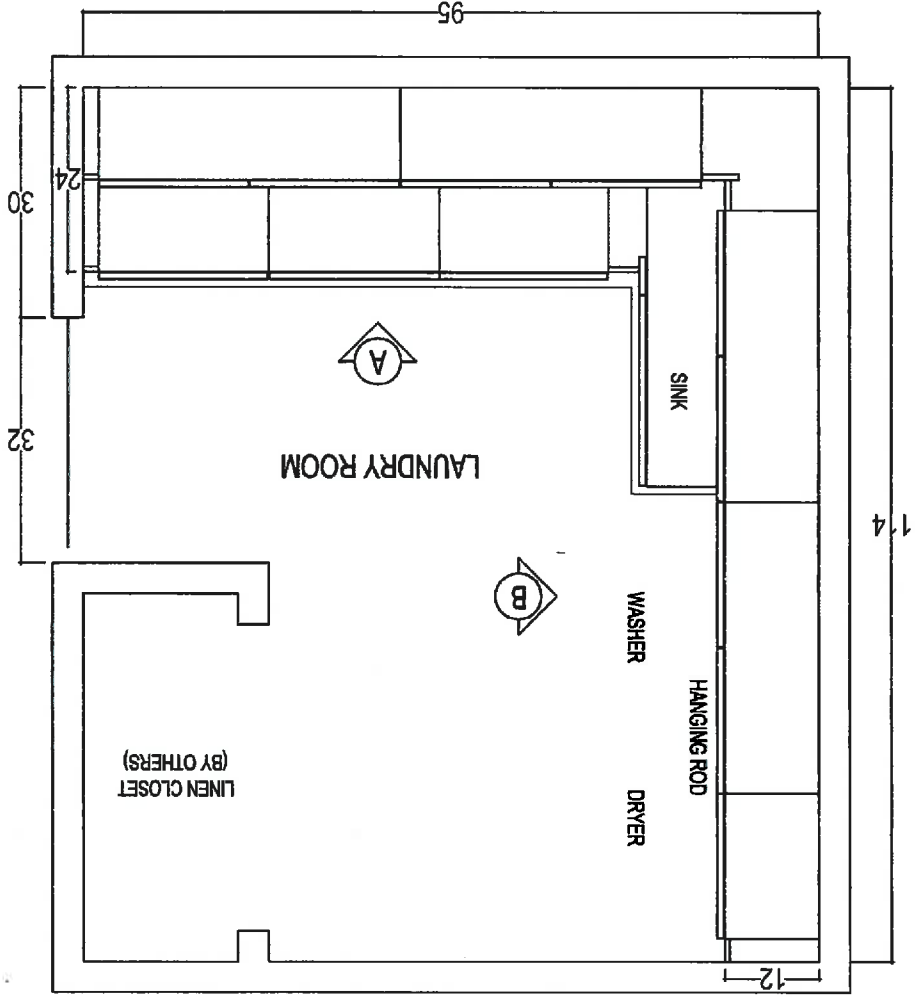
23



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

CLIENT: ZANCOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: LAUNDRY - PLAN	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2016
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/2

COMMENTS:



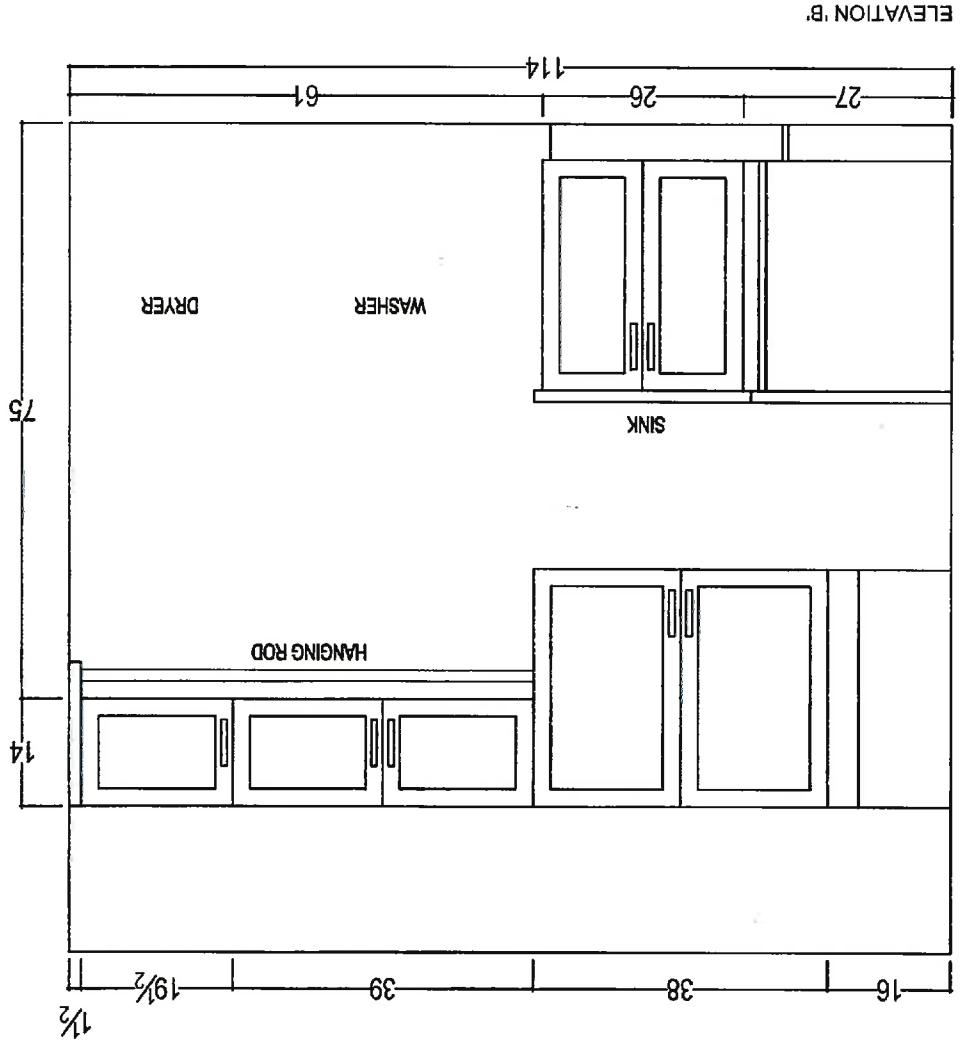
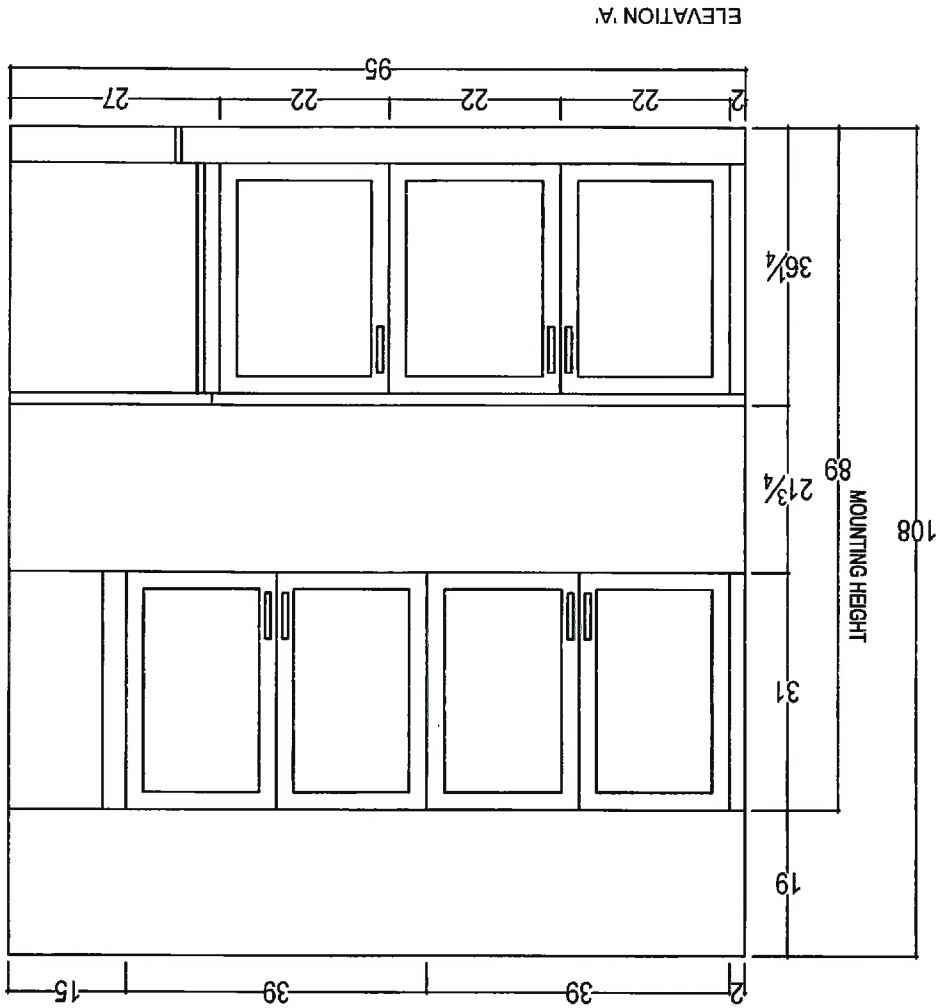
13



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

CLIENT: ZANGOR HOMES	JOB NAME: LOT 20 SOUTH CKC	ROOM: LAUNDRY - PLAN	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APR 29, 2016
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/2

COMMENTS:



QTR

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 Canlis South

LOT 20S

DATE Aug 12/16