


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 28 Model Type & Elevation : LILAC 40-03 ELEVATION A Purchasers Names : CLIFFORD TUCKER		
Included	Rough-in for 3 Piece in basement		Bonus Package
<del>Included</del>	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del>		<del>Bonus Package</del>
Included	Chimney Hood Fan		Bonus Package
Included	<del>Natural finish</del> laminate flooring on main floor in non tiles areas as per plan - <b>SEE ITEM #7 STAINED LAMINATE</b>		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
<del>Included</del>	<del>Carpet Grade Stairs with Oak pickets</del> <b>UPGRADED TO OAK- SEE ITEM #1</b>		<del>Bonus Package</del>
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	OAK STAIRCASE, ****INCLUDES STAIN TO STAIRS	27-Oct-16	COLOURS
2/	FAMILY ROOM - ADD OPTIONAL GAS FIREPLACE (B3ONTR) INCLUDES PAINT GRADE MANTEL	27-Oct-16	COLOURS
3/	KITCHEN - ROTATE ISLAND KEEP ISLAND THE SAME SIZE, SHIFT FRIDGE, SHIFT STOVE, ADD APPROX 7FT OF EXTRA CABINETS AND COUNTERTOPS, PURCHASER IS AWARE THE BREAKFAST AREA WILL BE APPROX 7FT	27-Oct-16	COLOURS
4/	PLUMBING - SEE NEW DISHWASHER LOCATION	27-Oct-16	COLOURS
5/	ELECTRICAL - SEE NEW FRIDGE AND STOVE LOCATION	27-Oct-16	COLOURS
6/	HVAC - SEE NEW STOVE LOCATION	27-Oct-16	COLOURS
7/	STAINED LAMINATE FLOORING	27-Oct-16	COLOURS
8/	FRAMING - 2ND FLOOR HALLWAY INTO MASTER BEDROOM SHIFT WALL INTO WALK IN CLOSET ALLOW FOR DOUBLE DOORS INTO BEDROOM	27-Oct-16	COLOURS
9/	FRAMING - REMOVE WALL BETWEEN WALK IN CLOSETS IN MASTER CREATING ONE LARGE CLOSET WITH DOUBLE DOORS	27-Oct-16	COLOURS
10/	KITCHEN - CUT OUT FOR SLIDE IN STOVE ** NOTE COUNTER TOP CLEAN CUT BACK	27-Oct-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	KINGSTON OAK AVACODO	✓	K1100ABB	✓	BLACK ALCANTE 4926k-07	✓
Master Ensuite	300 SERIES PVC WHITE	✓	K 300 P	✓	BLACK ALCANTE 4926k-07	✓
Main Bath	300 SERIES PVC WHITE	✓	K300 P	✓	BLACK ALCANTE 4926k-07	✓
Powder	NA					
Laundry	NA					
TILES						
			INSERTS	THRESHOLDS		
Kitchen Floor	NEW ALBION GREY 13 X 13	✓				
Breakfast Floor	NEW ALBION GREY 13 X 13	✓				
Kitchen Bk.Splash	NA					
Main Foyer	NEW ALBION GREY 13 X 13	✓				
Main Hall	NA					
Powder Room	NEW ALBION GREY 13 X 13	✓				
Laundry	MELINA CARBON 13 X 13	✓				
Mud Room	NA					
Basement Foyer	NA					
Mstr Ensuite Floor	MELINA ICE 13 X 13	✓				BC ✓
Mstr Ensuite Shower wall	MELINA ICE 8 X 10	✓		NA		
Master Shower Floor	2 X 2 WHITE	✓				
Master shower jamb	BIANCA CARRERRA	✓				
Main Bath Floor	MELINA CARBON 13 X 13	✓				BC ✓
Main Bath Tub Wall	MELINA CARBON 8 X 10	✓		NA		
2nd Ensuite Floor	NA					
2nd Ensuite Wall	NA					
2nd Ensuite Shower	NA					
LAMINATE /HARDWOOD / CARPET						
Dining Room	LEXINGTON MIDNIGHT OAK TL-21006					
Great Room	LEXINGTON MIDNIGHT OAK TL-21006					
Den/Study	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall at Stairs	LEXINGTON MIDNIGHT OAK TL-21006					
Upper Hall	NA					
Master Bedroom	PERFORMA 111 RUSTIC WOOL #65909	✓				
Bedroom 2	PERFORMA 111 RUSTIC WOOL #65909	✓				
Bedroom 3	PERFORMA 111 RUSTIC WOOL #65909	✓				
Bedroom 4	PERFORMA 111 RUSTIC WOOL #65909	✓				
Carpet Underpad	STANDARD					
Other	NA					
FIREPLACES						
LOCATION	GREAT ROOM		MANTLE		NF 8	
INSERT & SURROUND	NA		HEARTH		NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD		Crown Moulding		NA	
Bathroom Accessories	STANDARD		location		NA	
Purchaser has reviewed the colour chart						
LOT / SITE						
***FOR TRADE USE***						
LOT 28 ANGUS SOUTH						
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	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		STAIN TO MATCH MIDNIGHT OAK ✓	
Main to 2nd Railing Details: (STB)		1.5 / 1.6" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS	
Main to Basement Railing Details:		OAK TREADS AND RISERS	
		NA	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
Kitchen/Breakfast	WARM GREY	Master Bedroom	WARM GREY
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Main/Upper Hall	WARM GREY	Main/Twin	WARM GREY
Laundry	WARM GREY	Ensuite	WARM GREY
Powder Room	WARM GREY		
PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	✓
Main/Twin	STANDARD	STANDARD	
BASEMENT	NA	NA	
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	NA		
STOVE Venting SIZE	6" STANDARD		✓
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
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		C.T	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		C.T	
SITE:ANGUS SOUTH	40-3-A LILAC	LOT: 28	
PURCHASER(S):	Clifford Tucker		
HOME #:		Purchaser Signature	Date
CELL #:	647 868 7455		
EMAIL:		Purchaser Signature	Date
***FOR TRADE USE***		Decor Consultant Signature	
Any upgrades in the colour chart must be accompanied with a PES.		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.		Date	
*** PAGE 2 OF 2 ***		Vendor Signature	



*[Signature]*  
Decor Consultant Signature

*[Signature]* OCT 27 2016

*[Signature]* Oct 24/16

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	Revised:
Date: 6/8/16		VINCE	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4003			

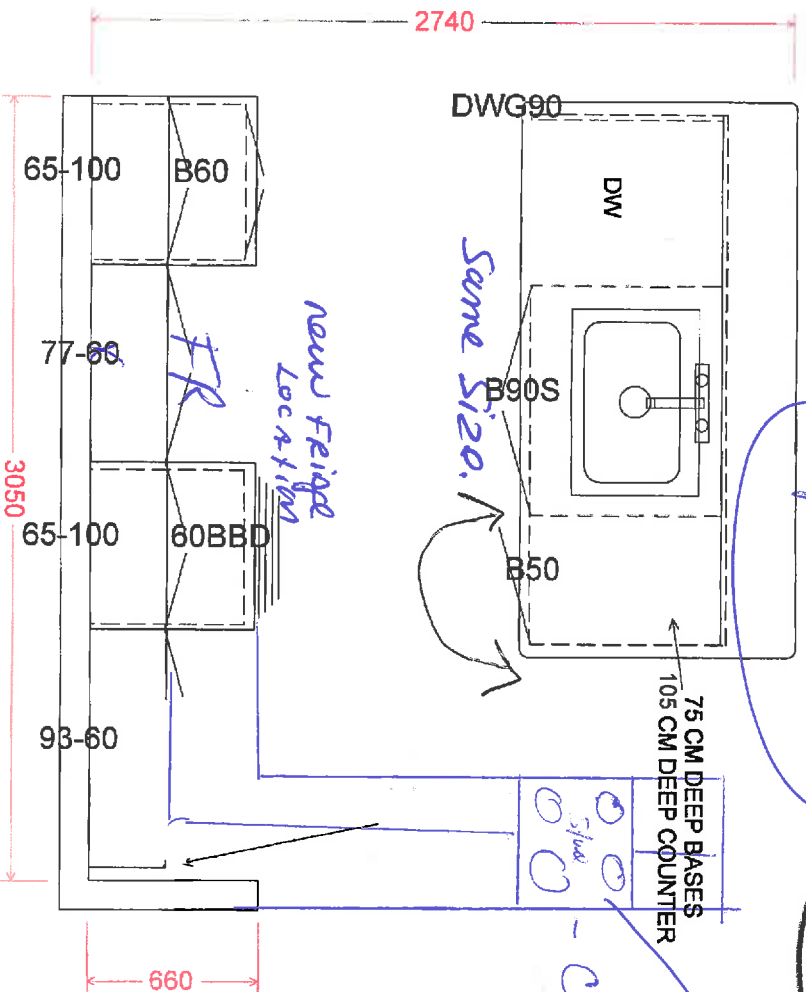
Lab 28

08/28/16

See Floor Plan

216 CT  
206 X 90 PANEL

Rotate Island



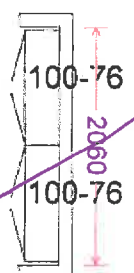
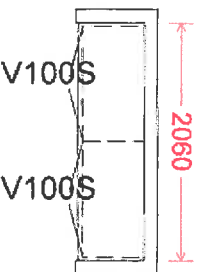
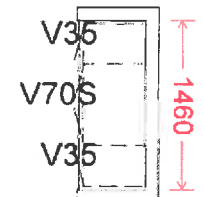
1 Rotate Island - keep same size.

2 kitchen uplens + lower 'APPROX 7' + counter up.

MAIN

ENSUITE

OPT LAUNDRY



CS



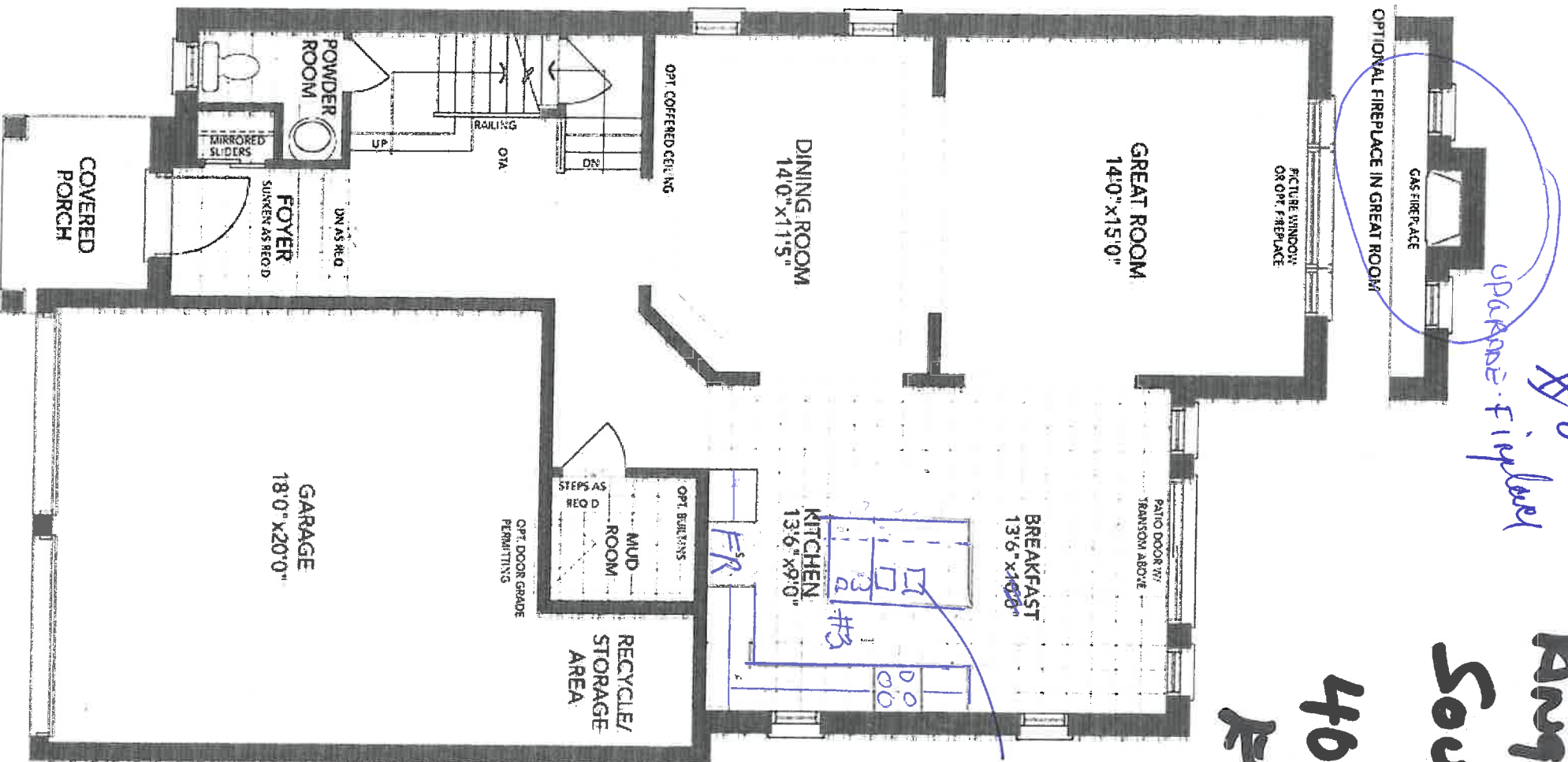
Oct 24/16

Lot 28

Angus  
South.

40-3

FL00 A



CT.

FC OCT 27 2016

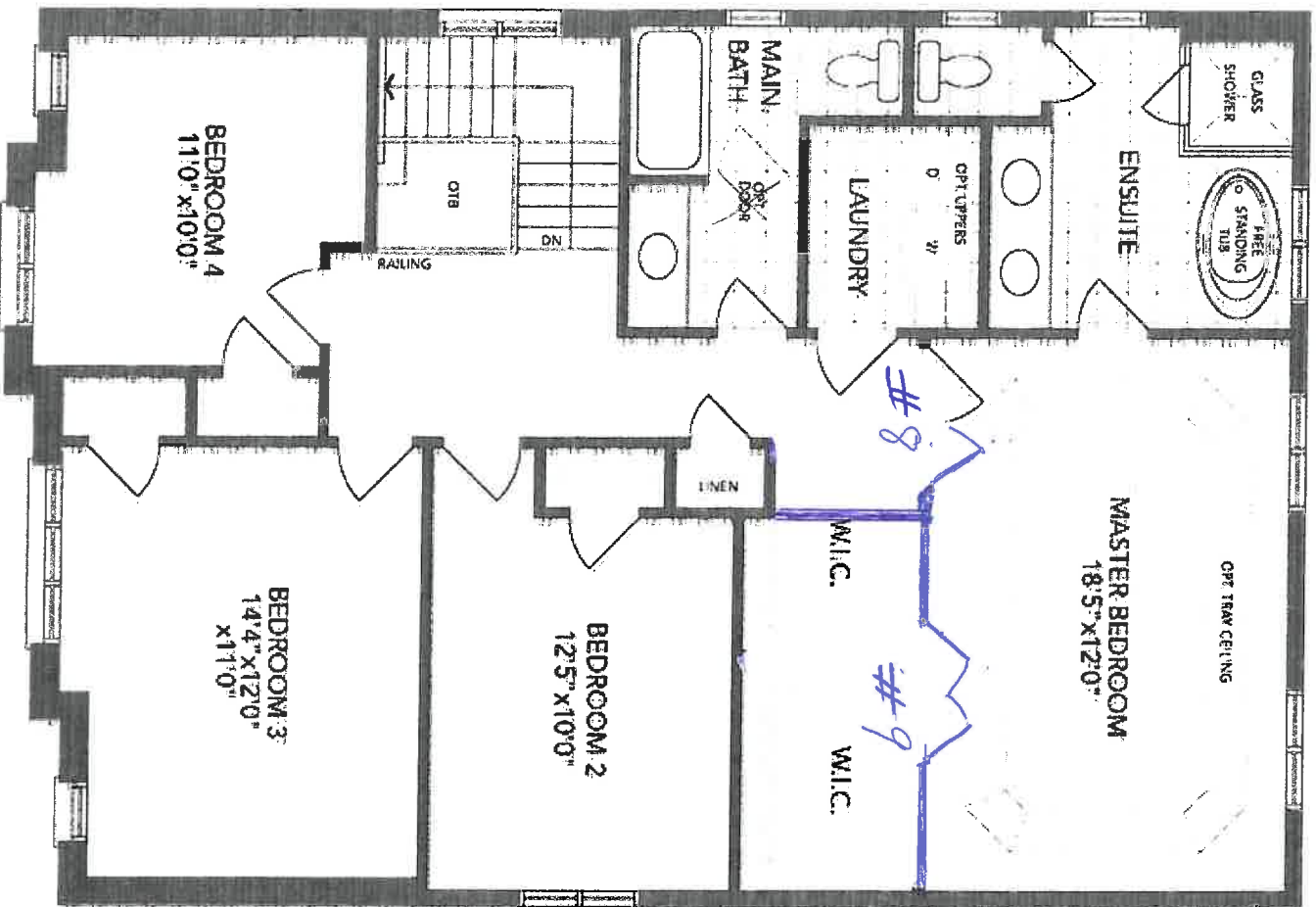
0262416

24

Lot 28

August South.

40-3  
Elev A.



CT.

FC OCT 27 2016

**STANDARD APPLIANCE OPENINGS**

The purchaser acknowledges the following standard spaces for kitchen appliances:

Range Conventional – 30" Width

Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)

Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)

Dishwasher – 24" Width

6" Exhaust Vent above stove

OTHER \_\_\_\_\_

**UPGRADED APPLIANCE OPENINGS**

\*Check all that apply - NON-STANDARD APPLIANCE OPTIONS

*FRIDGE*  
*Stove*

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

**\*\*MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED\*\***

**36" / 42"** Stove (Hood fan width will be the same as per Ontario Building Code)

Built-In Microwave with Trim Kit

Gas Stove

Built-In Microwave Drawer with Trim Kit

Slide-In Stove

Warming Drawer

Cooktop

OTR – Over The Range Microwave \*Plug required

\*(Gas/Electric – Cut-out Charge & Plug Required)

Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24"

Built-In Wall Oven

\*Applicable charges may apply if required to due to space accommodations

Hood Fan (may require larger vent, charges will apply – **6" is standard**)

\*Note: Refrigerator Door Swing

8" Vent / 10" Vent

Wine / Bar Fridge (electrical required)

**Chimney hoods \*\*CENTRE VENT ABOVE**

Steam Oven / Built-In Coffee makers

STOVE (clearance space will be left with this appliance will not butt up against cabinetry)

Cargo Waste Bin systems

Front Load Washer & Dryer \*(Specs required if installing counter above)

Stackable Washer & Dryer

CT **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

CT Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

CT If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

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

Appliance Specifications received \_\_\_\_\_

Purchaser Signature \_\_\_\_\_

Date 06/24/16

Purchaser Signature \_\_\_\_\_

Date \_\_\_\_\_

PROJECT Augus South.

LOT 28



(1)

Showroom Locations	Address	Hours
<a href="#">Toronto</a> (Content/Canadian-Appliance-Source-Toronto-39)	65 Dufflaw Rd.	Monday: Store Closed Wed: 10:00 AM - 7:00 PM <a href="#">Call Us</a>
<a href="#">Etobicoke</a> (Content/Canadian-Appliance-Source-Etobicoke-50)	90 Ronson Dr.	Monday: Store Closed Wed: 10:00 AM - 7:00 PM <a href="#">Call Us</a>
<a href="#">Mississauga/Brampton</a> (Content/Canadian-Appliance-Source-Mississauga-40)	600 Matheson Blvd. W (Venice St. / Across From Lobo)	Monday: Store Closed Wed: 10:00 AM - 7:00 PM <a href="#">Call Us</a>
<a href="#">Ottawa/Nepaan</a> (Content/Canadian-Appliance-Source-Ottawa-45)	1547 Merivale Rd.	Monday: Store Closed Wed: 10:00 AM - 7:00 PM <a href="#">Call Us</a>
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Showroom Open:

Wednesday - Oct 26, 2016(10:00am - 7:00pm)

(<https://plus.google.com/+CanadianApplianceSourceToronto>) (<https://plus.google.com/112104360816744061288>)

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Home (<http://www.canadianappliance.ca/>) > Ranges (<http://www.canadianappliance.ca/Cooking-Ranges-And-Stoves-16/>) > Samsung (<http://www.canadianappliance.ca/Samsung/Cooking-Ranges-And-Stoves-16/>) > NX58K9500WG

SAMSUNG (<http://www.canadianappliance.ca/Samsung-Appliances-Canada-861/>) Samsung NX58K9500WG Colour: Black Stainless Steel

Authorized Dealer



(img/xlarge/samsung/NX58K9500WG\_1.jpg)



Samsung NX58K9500WG Range, Gas Range, 30 inch, Self Clean, Convection, 5 Burners, Sealed Burners (Gas), Warming Drawer, 5.8 cubic ft, Slide In, Black Stainless Steel colour

Quick Specs

Power Source: Gas Range  
Exterior Width: 30 inch  
Self Clean: Yes  
Convection: Yes

Number of Burners: 5  
Cooktop Surface: Sealed Burners (Gas)  
Warmer/Bake Drawer: Warming Drawer  
Capacity (Cu. Ft.): 5.8

Range Style: Slide In

Ratings & Reviews

0.0 (No reviews)

Be the first to Write a Review (/product/Samsung\_NX58K9500WG\_Ranges\_Samsung\_NX58K9500WG.html#review)

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Printer Friendly ([http://www.canadianappliance.ca/product/Samsung\\_NX58K9500WG\\_Ranges\\_Samsung\\_NX58K9500WG.html?printer\\_friendly=1](http://www.canadianappliance.ca/product/Samsung_NX58K9500WG_Ranges_Samsung_NX58K9500WG.html?printer_friendly=1))



**OCT. 7 - NOV. 3, 2016**



### Description and Specifications

DESCRIPTION	FEATURES	SPECIFICATIONS	LITERATURE	WRITE A REVIEW
-------------	----------	----------------	------------	----------------

## Features

Cool Select Pantry with Temperature Control	Yes
Total Capacity (cu. ft.)	24.6
External Filtered Water and Ice Dispenser	Yes
High-Efficiency LED Lighting	Yes
Cooling System	Twin Cooling Plus®
Surround Air Flow	Yes
Power Freeze and Power Cool Options	Yes
Humidity Controlled Crispers	2
Tempered Glass Spill Proof Shelves	5
Gallon Bins	3
EZ-Open Handle	Yes
Auto Pull Out Clear Upper Freezer Drawer	Yes
2-Minute Door Alarm	Yes
Contour Doors w/ Smooth Finish	Yes
CoolTight Door	Yes
Dispenser Light	Yes
Display Color	Blue
Filter Indicator	Yes
Water Filter	HAF-CIN/EXP
Refrigerant	R134a

## Dimensions

Product Dimensions with Hinges, Handles and Door (W x H x D)	35 3/4" x 70" x 35 5/8"
Product Dimensions without Hinges and Door (W x H x D)	35 3/4" x 68 5/8" x 29 1/2"
Product Dimensions with Door without Handles (W x H x D)	35 3/4" x 70" x 33 1/4"
Product Dimensions with Doors Open (W x H x D)	35 3/4" x 70" x 48 1/8"
Shipping Dimensions (W x H x D)	38 5/8" x 75 3/4" x 36 1/4"

## Refrigerator Features

Refrigerator Capacity (cu. ft.)	16.6
External Filtered Water/Ice Dispenser	Yes
Humidity Control Crispers	2
Tempered Glass Shelves	5
Gallon Bins	3
Total Bins	6
High-Efficiency LED Lighting	Yes
CoolSelect Pantry	Yes

Extending Half Shelf	1
> Foldable Shelves	>
Interior Light	Brands
	1
	High Efficiency LED



DT

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PLAYER & SELECT SOUND BAR  
OR  
XBOX ONE S GEARS  
OF WAR 4 BUNDLE**

ear Parts and Labor on Refrigerator  
Parts and Labor on Sealed Refrigeration System Only\*  
ears Parts and Five (5) years Labor on Digital Inverter Compressor (\*Compressor,  
r, condenser, drier, connecting tubing)

**Stainless Steel**



(1)

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SAMSUNG

Samsung RF263BEAESG

Colour: Black Stainless Steel

Authorized Dealer



(img/xlarge/samsung/french-door-freestanding-refrigerator/RF263BEAESG-canada.jpg)

Categories

Brands



Samsung RF263BEAESG French Door Refrigerator, 36" Width, Thru Door Ice Dispenser, Energy Star Efficient, 25 cubic ft, Exterior Water Dispenser, LED Lighting, Black Stainless Steel colour

Quiet Safe  
Ice Maker  
Energy Star Efficient, 25  
Capacity (cubic feet): 25  
Water Dispenser: Exterior Water Dispenser

BUY A SELECT  
Ratings & Reviews  
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4.5 (131 reviews)

Read 131 Reviews (in product / Samsung RF263BEAESG Refrigerators, Samsung, RF263BEAESG.htm#ReviewHeader)

Write a Review (in product / Samsung RF263BEAESG Refrigerators, Samsung, RF263BEAESG.htm#review)

OR

XBOX ONE S GEARS  
OF WAR 4 BUNDLE

Lob 28 Angus Sal  
0624/16

## 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 upgrades 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 Angus South.

LOT 28

DATE Feb 24/16