


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 31 Model Type & Elevation : BASSWOOD 40-04 ELEVATION A Purchasers Names : MOHAN SINGH VIRK		
	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
	<i>3 piece stainless steel kitchen appliances with white top loading washer and dryer</i>		Bonus Package
	<i>Chimney Hood Fan</i>		Bonus Package
	<i>Natural finish laminate flooring on main floor in non tiles areas as per plan</i>		Bonus Package
	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
	<i>Carpet Grade Stairs with Oak pickets</i>		Bonus Package
	<i>Glass shower in Master Ensuite as per plan — SEE ITEM #3 ***UPGRADED</i>		Bonus Package
1/	KITCHEN CABINETRY - DEEP UPPER OVER FRIDGE WITH SIDE PANELS	27-Oct-16	COLOURS
2/	KITCHEN CABINETRY - UPPER ANGLE CORNER CABINET	27-Oct-16	COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE IN LIEU OF FRAMED GLASS	27-Oct-16	COLOURS
4/	MASTER ENSUITE - UPGRADE 1 FLOOR TILES AND WALL TILES	27-Oct-16	COLOURS
5/	MAIN BATH - UPGRADE 1 FLOOR TILES AND WALL TILES	27-Oct-16	COLOURS
6/	KITCHEN CABINETRY - DO NOT DRILL FOR HARDWARE	27-Oct-16	COLOURS
7/	DELETE ALL CERAMIC ACCESSORIES AS PER COLOUR CHART	27-Oct-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	TERRA OAK ESPRESSO STAIN	NO HOLES	CALCATTa MARBLE 4925K-07	
Master Ensuite	SHAKER OAK ESPRESSO STAIN	NO HOLES	AUTUMN CARNIVAL 1877K-52	
Main Bath	SHAKER OAK ESPRESSO STAIN	NO HOLES	AUTUMN CARNIVAL 1877K-52	
Laundry	NA			
TILES				
			INSERTS	THRESHOLDS
Kitchen Floor	MELINA ICE 13 X 13	✓		
Breakfast Floor	MELINA ICE 13 X 13	✓		
Kitchen Bk.Splash	NA			
Main Foyer	MELINA ICE 13 X 13	✓		
Main Hall at Dining Room	NA			
Powder Room	MELINA ICE 13 X 13	✓		
Laundry	MELINA ICE 13 X 13	✓		
Mud Room	NA			
Basement Foyer	NA			
Mstr Ensuite Floor	SERPENTINE KREM 13 X 13 UPGRADE # 1			PR
Mstr Ensuite Shower	SERPENTINE KREM 8 X 10 UPGRADE # 1			
Mstr Ensuite Shower Jamb	PERLATO ROYALE	✓		
Master Shower Floor	2 X 2 BONE	✓		
Main Bath Floor	SERPENTINE KREM 13 X 13 UPGRADE # 1			PR
Main Bath Tub Wall	SERPENTINE KREM 8 X 10 UPGRADE # 1			
2nd Ensuite Floor	NA			
2nd Ensuite Wall	NA			
2nd Ensuite Shower	NA			
LAMINATE /HARDWOOD / CARPET				
Living Room	NA			
Dining Room	LEXINGTON BUTTERRUM OAK TL- 21007	✓ (STD)		
Great Room	LEXINGTON BUTTERRUM OAK TL- 21007	✓ (STD)		
Den/Study	NA			
Kitchen *(Waiver)	NA			
Main Foyer *(Waiver)	NA			
Main Hall at Dining Room	LEXINGTON BUTTERRUM OAK TL- 21007	(STD)		
Upper Hall	NA			
Master Bedroom	PERFORMA 111 LIGHT CASHMERE # 6383			
Bedroom 2	PERFORMA 111 LIGHT CASHMERE # 6383			
Bedroom 3	PERFORMA 111 LIGHT CASHMERE # 6383			
Bedroom 4	PERFORMA 111 LIGHT CASHMERE # 6383			
2nd floor Study	PERFORMA 111 LIGHT CASHMERE # 6383			
Carpet Underpad	STANDARD			
TREADS & RISERS STAIRS	PERFORMA 111 LIGHT CASHMERE # 6383			
FIREPLACES				
LOCATION	NA	MANTLE	NA	
INSERT & SURROUND	NA	HEARTH	NA	
MIRRORS & ACCESSORIES				
Mirrors	STANDARD	Crown Moulding	NA	
Bathroom Accessories	DELETE ALL	Location	NA	
Purchaser has reviewed the colour chart				LOT / SITE
FOR TRADE USE				LOT 31 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	

FC OCT 27 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK/TREADS & RISERS CARPET		
Main to 2nd Railing Details:	(STD)	1 5/16" TURNED OAK PICKET 21/2' OVAL OAK HANDRAIL 2 3/4"TURNED OAK POST	
Main to top of Basement stairs Railing Details:	(STD)	1 5/16" TURNED OAK PICKET 21/2' OVAL OAK HANDRAIL 2 3/4"TURNED OAK POST	
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
		STUDY	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/ Ensuite	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	STANDARD	STANDARD	
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 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		MSV	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		MSV	
SITE:ANGUS SOUTH	40-4-A BASSWOOD	LOT: 31	
PURCHASER(S):	Mohan Singh Virk		
HOME #:			
CELL #:	647-527-5330		
EMAIL:			
FOR TRADE USE		Purchaser 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.		D�cor Consultant Signature	
*** PAGE 2 OF 2 ***		Date	
		Vendor Signature	
		Date	



[Signature]

OCT 27 2016

[Signature] 08/30/16

FLOOR PLAN

12

Lot 31

7 Oct 20/16

msv

Unit 404

2515 sq. ft. Elev. A

Prices and specifications are subject to change without notice. The pictures may vary. Window sizes and locations may vary. Location of furniture and vendor table are approximate. Steps may be required at front entrance, rear entrance and garage area down entrance due to grades. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with floor system. See Sales representative for Style Booklet C. All trademarks are the property of their respective owners. E & CLE (4000)

[illegible]**BASEMENT PLAN, BL. "A"**

#3 Frameless CLASS

[illegible]

SECOND FLOOR PLAN, EL. 'A'

GROUND FLOOR PLAN FOR 2ND FLOOR LAUNDRY

2ND FLOOR LAUNDRY PLAN

**GROUND FLOOR PLAN FOR
APT. SECOND FLOOR
LUMINITY**

4TH FLOOR LAUNDRY
ELA

100th Precinct

GREAT ROOM
317x370

DINING ROOM
110x134

KITCHEN
100x130

POWER

NEW YORK CITY

GROUND FLOOR PLAN, BL 'A'



~~Vendor's Initials~~

Purchaser's Initials

Purchaser's Initials

nsQL_016.rpt 22may14

Lot No.:31 Phase:South Plan No.: Vendor: ZANCOR HOMES (ANGUS SOUTH) LTD.

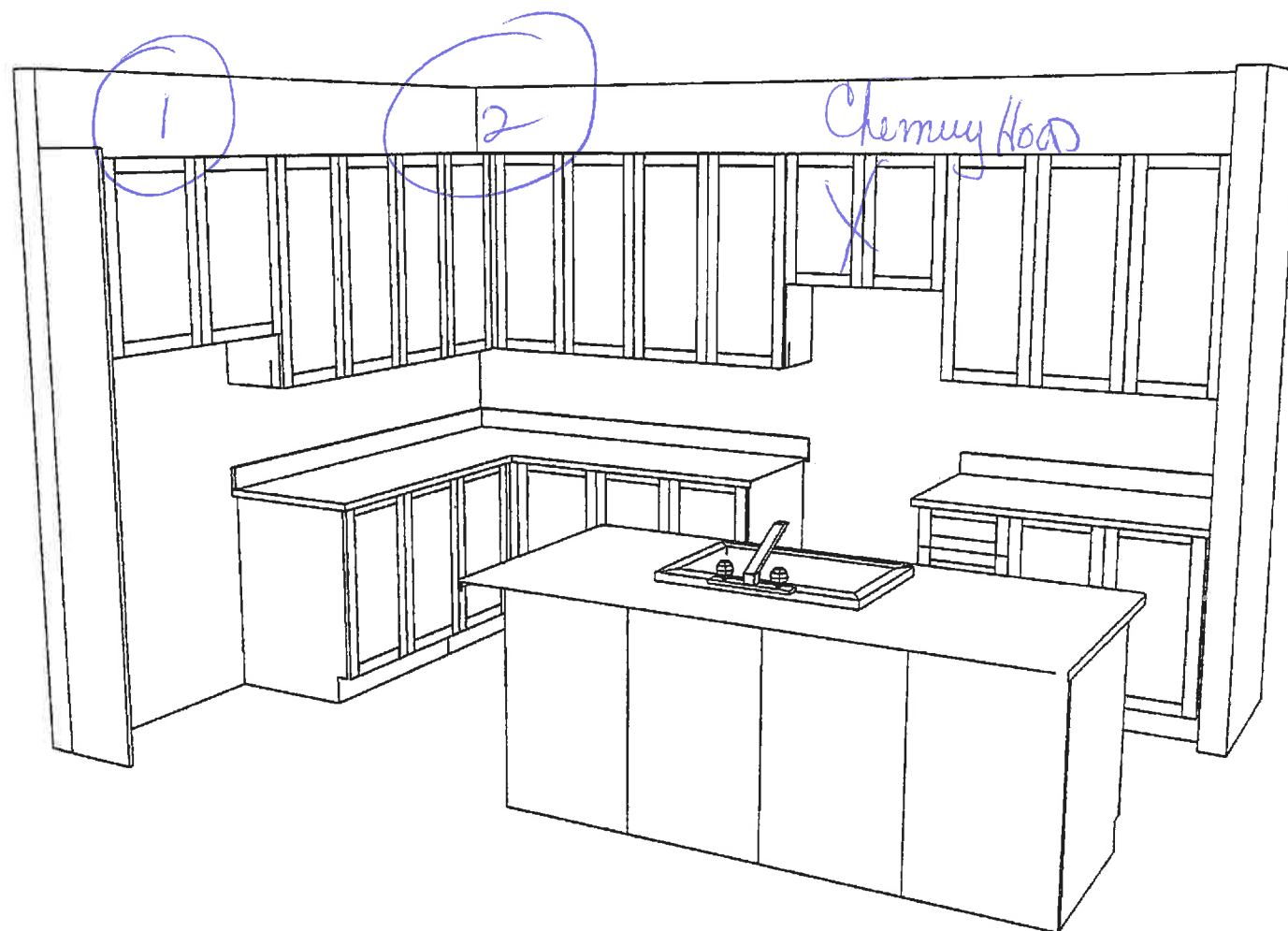
① Dep upper over FRidge
with 2 side Panels

② UPPER Angle
CORNERS

MSV

ANGUS SOUTH
L6631

4004
0620/16



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

STB

UPGRADED APPLIANCE OPENINGS

*Check all that apply - NON-STANDARD APPLIANCE OPTIONS

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)~~
~~Gas Stove~~
~~Slide-In Stove~~
~~Cooktop~~
~~*(Gas/Electric – Cut-out Charge & Plug Required)~~
~~Built-In Wall Oven~~
~~Hood Fan (may require larger vent, charges will apply – 6" is standard)~~
~~8" Vent / 10" Vent~~

Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)

~~Built-In Microwave with Trim Kit~~
~~Built-In Microwave Drawer with Trim Kit~~
~~Warming Drawer~~
~~OTR – Over The Range Microwave *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"~~
~~*Applicable charges may apply if required to due to space accommodations~~
~~*Note: Refrigerator Door Swing~~
~~Wine / Bar Fridge (electrical required)~~
~~Steam Oven / Built-In Coffee makers~~
~~Cargo Waste Bin systems~~
~~Front Load Washer & Dryer *(Specs required if installing counter above)~~

Stackable Washer & Dryer

MR **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.

MR 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.

MR 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

Mr & L

Date

Oct 20/16

Purchaser Signature

Date

PROJECT

Angus South

LOT

31

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 Angus St.

LOT 31

DATE 08/20/16