



CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-06-18 / 3:01 PM / Page 1 of 1

Site: VILLAGE OF KING  
Lot: 2-9  
Model: ELWOOD TH-01 (A1)  
Purchaser: STEFANO DI BLASIO  
Phone/Email: 416-454-8248



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS	
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord	INCLUDED IN APS	
#1 ELECTRICAL - ADD PLUG ABOVE FIREPLACE **LOCATED BESIDE CABLE ROUGHIN	MARCH 10 2020	
#2 ELECTRICAL - POTLIGHTS w/LED BULB (X2) ON EITHER SIDE OF FIREPLACE **NOTE - INSTALL APPROX. 2 FEET FROM WALL AND CENTRED BETWEEN FIREPLACE AND END WALL **NO CHARGE, INCLUDED IN APS	MARCH 10 2020	
#3 ELECTRICAL - POTLIGHTS w/LED BULB (X6) IN KITCHEN **STD LIGHT TO BE INSTALLED OVER ISLAND **NO CHARGE, INCLUDED IN APS	MARCH 10 2020	
#4 ELECTRICAL - ADD CAPPED LIGHT OVER ISLAND, TO BE ON SAME SWITCH AS THE STANDARD LIGHT	MARCH 10 2020	
#5 RAILINGS - UPGRADE TO SQUARE OAK POST	MARCH 10 2020	
#6 TRIM - UPGRADE 2	MARCH 10 2020	
#7 TILES - FOYER - UPGRADE 2	MARCH 10 2020	
#8 TILES - POWDER ROOM - UPGRADE 2	MARCH 10 2020	
#9 ELECTRICAL - POTLIGHTS w/LED BULB (X2) IN MAIN HALL **NO CHARGE, INCLUDED IN APS	MARCH 10 2020	
#10 TILES - KITCHEN BREAKFAST - UPGRADE 2	MARCH 10 2020	
#11 TILES - MASTER ENSUITE FLOOR AND SHOWER WALL - UPGRADE 2	MARCH 10 2020	
#12 SHOWER JAMB IN MASTER ENSUITE - UPGRADE	MARCH 10 2020	
ADDITIONAL		
#1 DELETE CABINETS ABOVE THE STOVE FOR FUTURE CHIMNEY HOOD FAN	APRIL 23 2020	

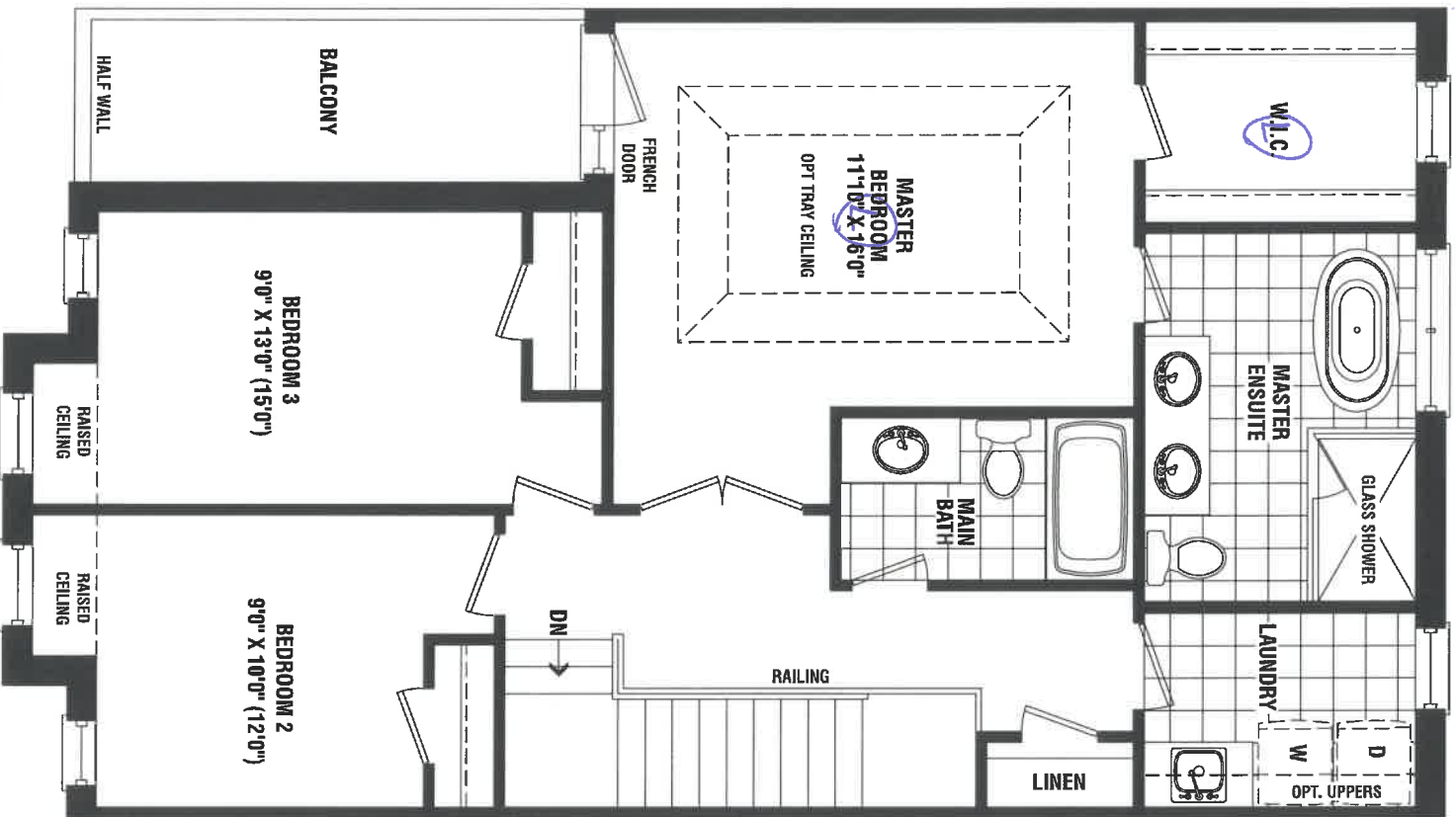
INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	1022 MEL - TUNDRA (CAT 1)	DH01320	EMERSTONE - BLANCO PURE (2)	
Island	1022 MEL - TUNDRA (CAT 1)	DH01320	EMERSTONE - BLANCO PURE (2)	
Powder Room	N/A			
Master Ensuite	1022 MEL - FROSTING (CAT 1)	DH01320		1573-60
Main Bath	1022 MEL - FROSTING (CAT 1)	DH01320		1573-60
Laundry	1022 MEL - FROSTING (CAT 1)	DH01320		1573-60
TILES				
Main Foyer	ALLURE GREY POLISHED 12 X 24 (2)			
Basement Foyer	N/A			
Powder Room	ALLURE GREY POLISHED 12 X 24 (2)			
Mud Room	ALLURE GREY MATTE 12 X 24			
Main Hall	HARDWOOD			
Kitchen	ALLURE GREY POLISHED 12 X 24 (2)			
Breakfast	ALLURE GREY POLISHED 12 X 24 (2)			
Kitchen Bk.Splash	N/A			
Laundry	ALLURE GREY MATTE 12 X 24			
Mstr Ensuite Floor	ALLURE GREY POLISHED 12 X 24 (2)			
Mstr Ensuite Shower WALL	ALLURE GREY POLISHED 12 X 24 (2)			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	MARMOLINE SNOW			
Main Bath Floor	ALLURE GREY MATTE 12 X 24			
Main Bath Wall	ALLURE GREY MATTE 12 X 24			
HARDWOOD / CARPET				
KITCHEN	TILES			
BREAKFAST	TILES			
Great Room	HARDWOOD - VINTAGE OAK 3-1/4" - GOTHAM			
Parlour	HARDWOOD - VINTAGE OAK 3-1/4" - GOTHAM			
Main hall	HARDWOOD - VINTAGE OAK 3-1/4" - GOTHAM			
Library / Den	N/A			
Upper Hall	HARDWOOD - VINTAGE OAK 3-1/4" - GOTHAM			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			VILLAGE OF KING	2-9
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

# ANCOR HOMES COLOUR CHIT

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair:	OAK STAIRS			
Stair / Paint:	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Main to 2nd PICKETS:	STANDARD METAL - SINGLE COLLAR w/ALT . PLAIN			
Main to 2nd POSTS:	UPGRADE TO SQUARE OAK POST 3-1/2" w/BEVEL CORNERS			
Main to 2nd HANDRAIL:	STANDARD OVAL OAK HANDRAIL			
TRIM				
Casing/Baseboards	UPGRADE 2 - **CHAMFER** 3-1/2" CASING X 5-1/2" BASEBOARD			
Interior Doors	STANDARD 2 PANEL SMOOTH			
Interior Door Hardware	STANDARD SATIN NICKEL LEVER			
Exterior Door Hardware	STANDARD GRIPSET			
PAINT				
Throughout	WARM GREY			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main Bath	STANDARD	STANDARD		
Laundry	STANDARD	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
	NO			
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE	6 INCH			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	NO			
ELECTRICAL for Gas Stove / Cooktop	NO			
ELECTRICAL for Bar Fridge	NO			
DISCLAIMER			INITIALS	
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				
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE:	VILLAGE OF KING	LOT:		
PURCHASER(S):	STEFANO DI BLASIO		MARCH 10 2020	
HOME #/CELL #	416-454-8248		Purchaser Signature	
EMAIL:	STEFANO.JD9@GMAIL.COM		Date	
DÉCOR NOTES			Purchaser Signature	Date
***FOR TRADE USE***				
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Décor Consultant Signature	Date
<div>ZANCOR HOMES</div>			Vendor Signature	Date
*** PAGE 2 OF 2 ***				





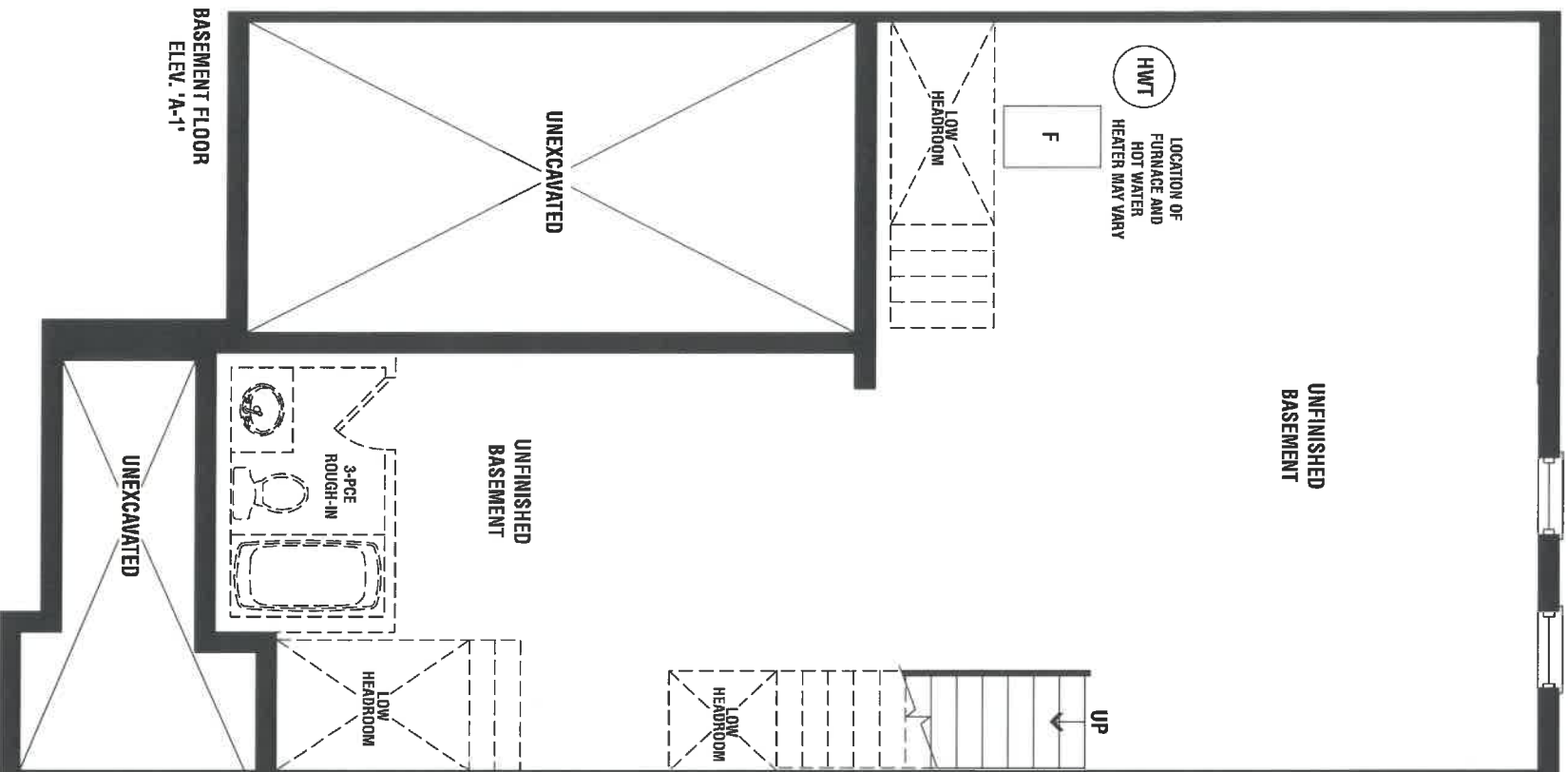
SECOND FLOOR  
ELEV. 'A-1'

TH-1

2-9







TH-1

2-9

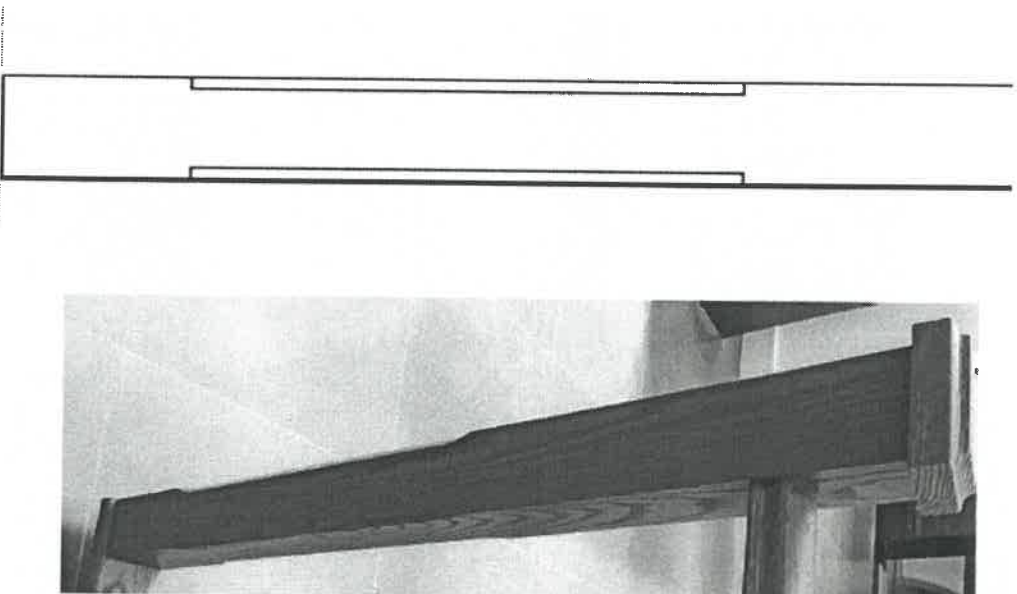
2-9

KING VILLAGE (BLOCK 81)

LOT # 2-9.

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3-1/4" LARGER SQUARE OAK POST w/BEVEL CORNERS  
& FLAT CAP (in lieu of standard turned 2-3/4" oak post)





QUALITY TOPS &  
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

DATE: JAN 7, 2020

SITE: VILLAGE AT KINGS RIDGE

JOB NAME

ROOM: KITCHEN

TH-01

MODEL: TAKE OFF

DOOR STYLE

SPECIES

FINISH

TOP:

LAYOUT  
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

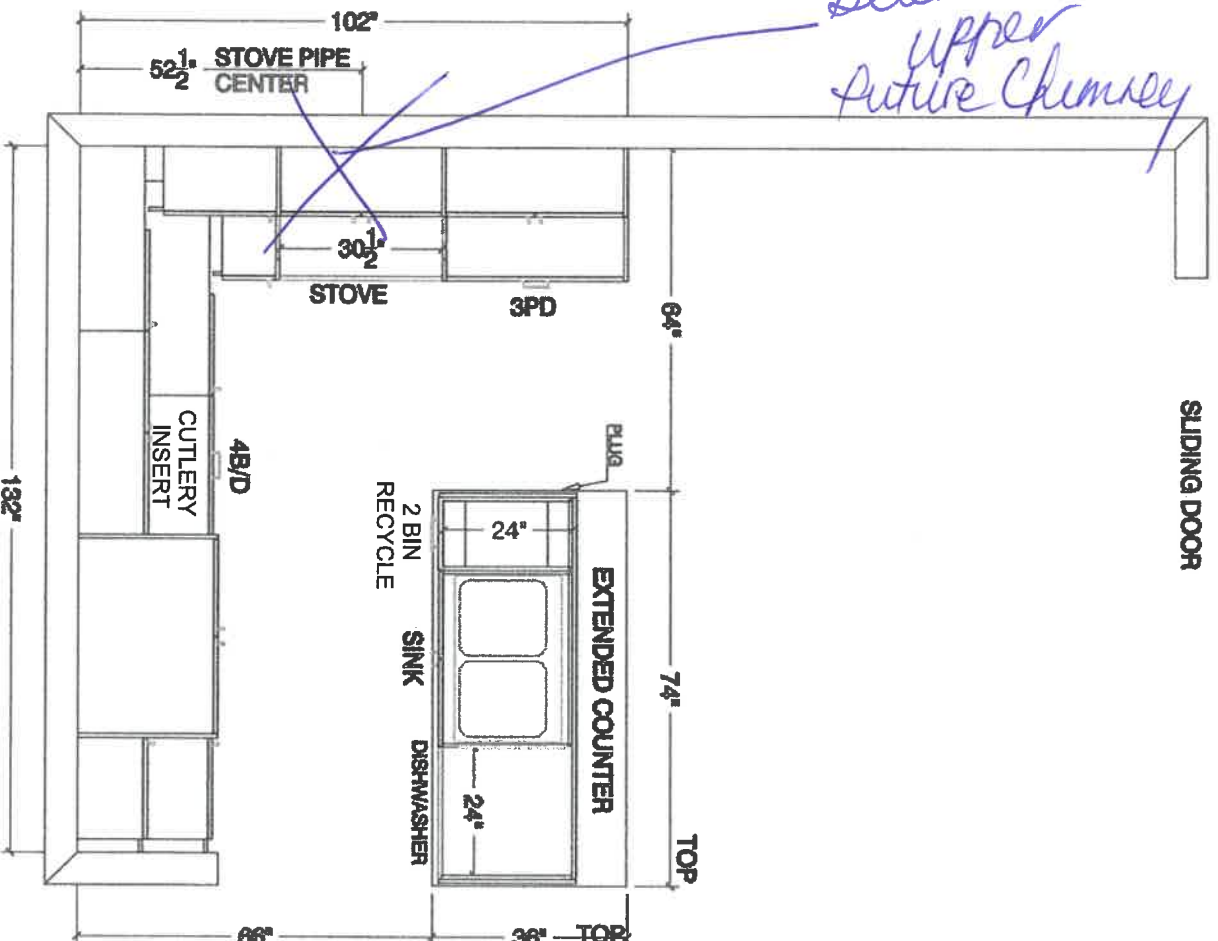
HINGE TYPE:

CABINET LIGHTING TYPE:

DIAMETER:

MOUNTING HEIGHT: 95 1/2"

## KITCHEN PLAN

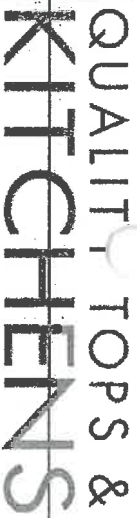


Q-9

4







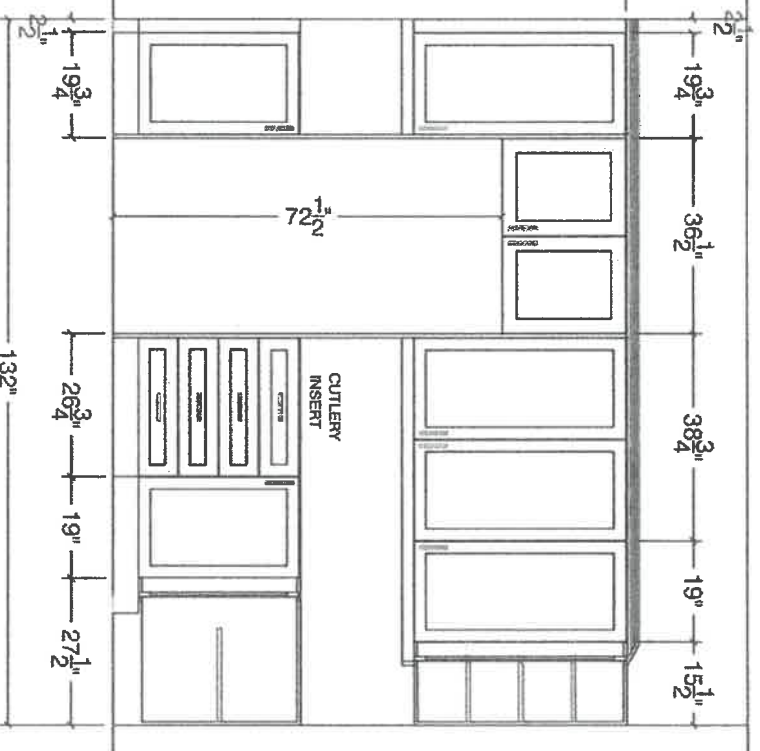
info@qtk.ca

## FINISH

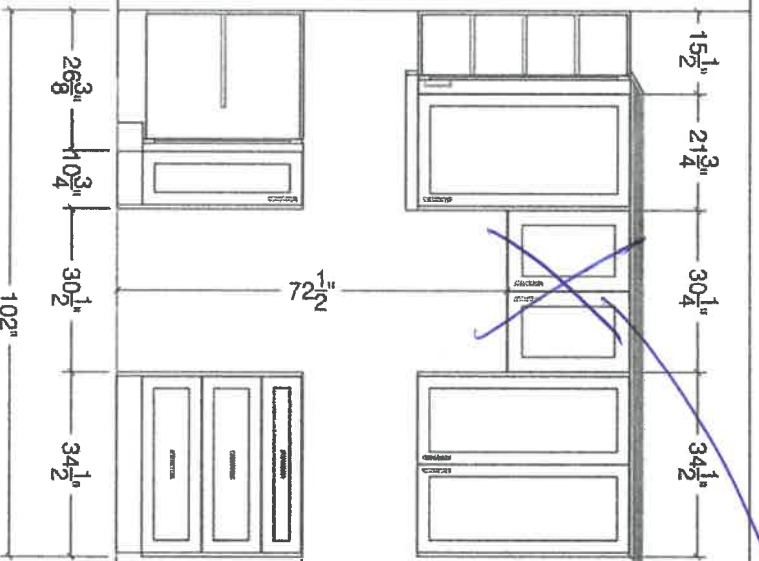
**LOCATION:**

**DIAMETER:**

**MOUNTING HEIGHT: 95 1/2"**



Future Chumney	Delete
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# QUALITY TOPS & KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

**JOB NAME**  
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

SPECIES

FINISH

TOP:

LAYOUT  
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

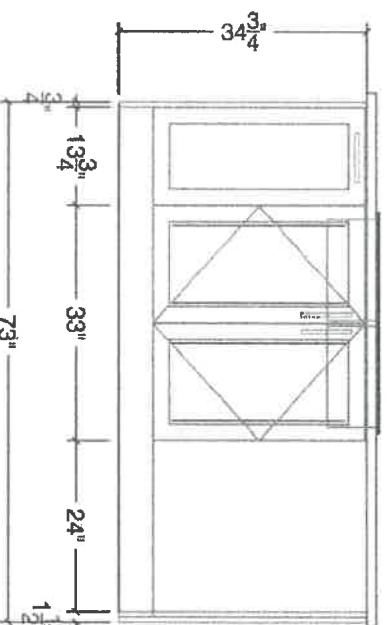
HINGE TYPE:

CABINET LIGHTING TYPE:

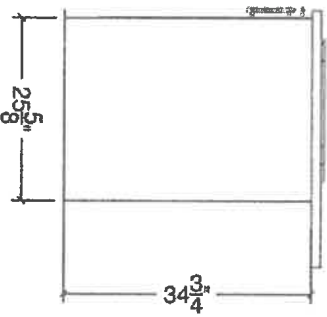
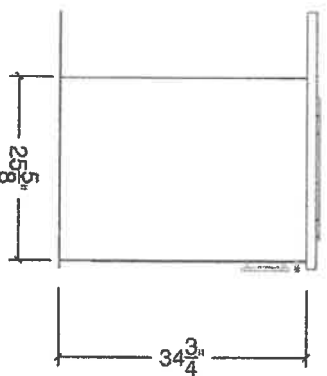
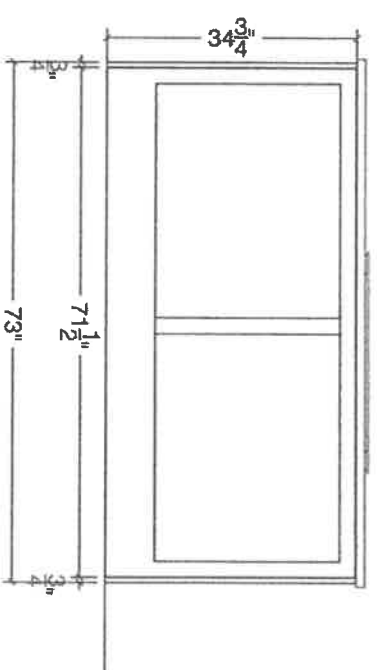
DIAMETER:

## ISLAND FRONT

MOUNTING HEIGHT:



## ISLAND REAR



QTK

QTK



QUALITY TOPS &  
KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: LAUNDRY

JOB NAME  
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT  
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

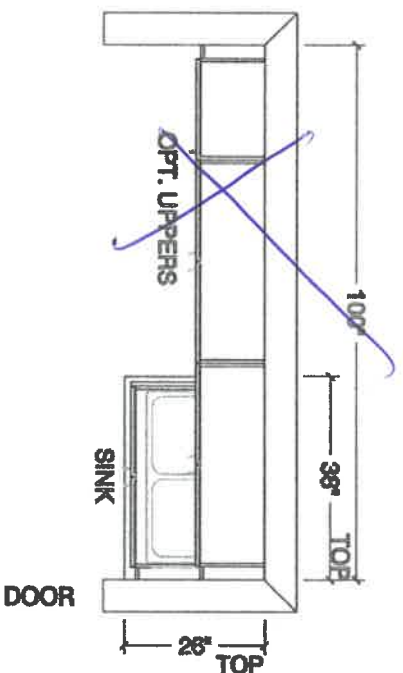
HINGE TYPE:

CABINET LIGHTING TYPE:

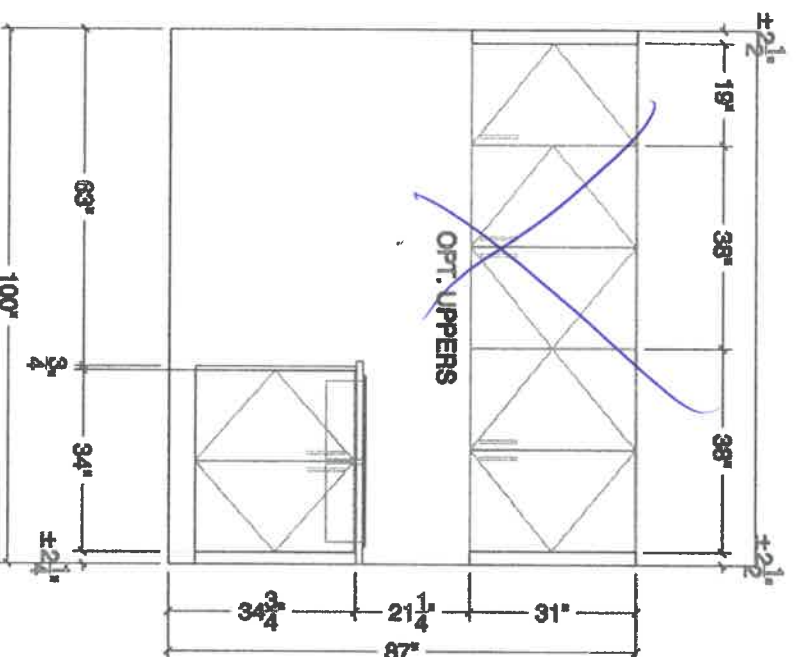
DIAMETER:

MOUNTING HEIGHT: 87"

## LAUNDRY PLAN



## LAUNDRY ELEVATION



2/9

2/9



# QUALITY TOPS & KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

**JOB NAME**  
TH-01

DATE: JAN 7, 2020  
LOT #: TH-01  
MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT  
DONE BY:

DOOR HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

DRW HANDLE:

LOCATION:

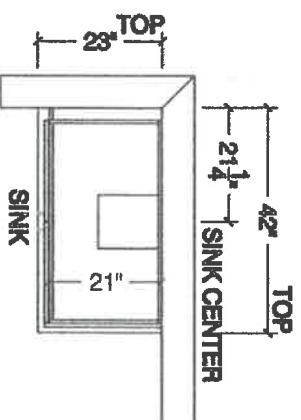
HINGE TYPE:

CABINET LIGHTING TYPE:

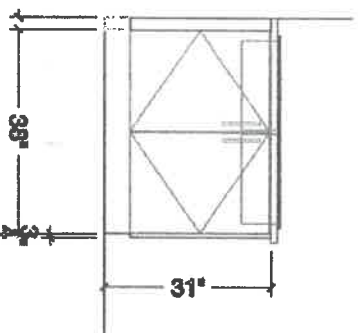
DIAMETER:

## MAIN BATH PLAN

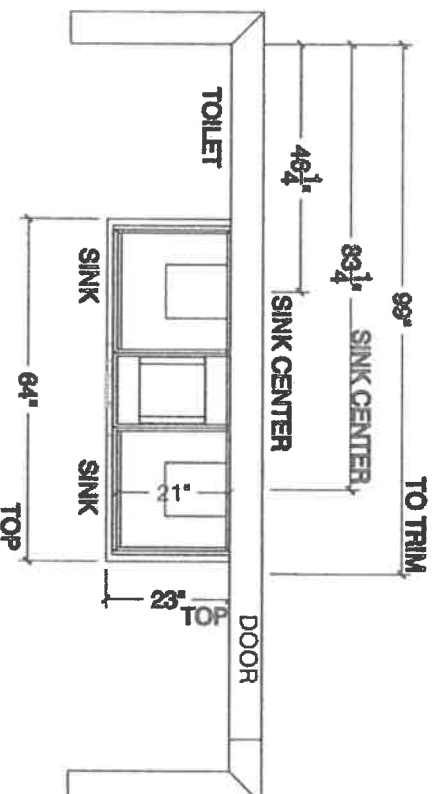
MOUNTING HEIGHT:



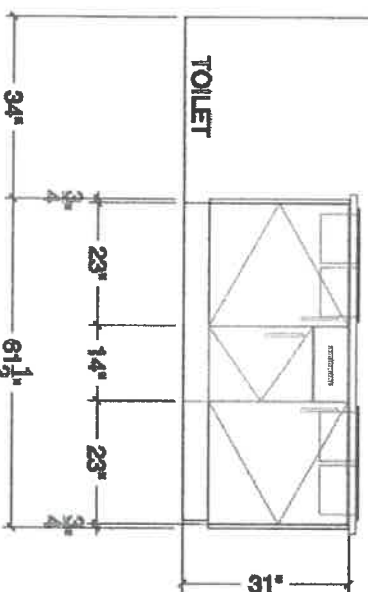
## MAIN BATH ELEV



## ENSUITE PLAN



## ENSUITE ELEV.



2-9

8

THE  
**GALLERY**  
BY ZANCOR

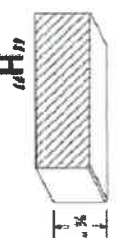
**Stone Countertop Edge Profiles**

**\*\*Where applicable as per site specifications\*\***

Standard Countertop  
Edge in Kitchen

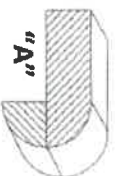
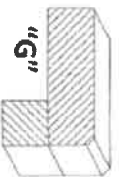
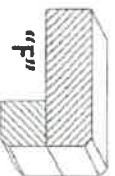
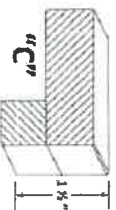


Standard Countertop  
Edge in Vanity

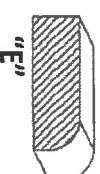
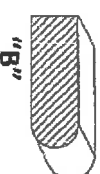


**Option 1 – Countertop Edges**

Optional Edge in  
Kitchen

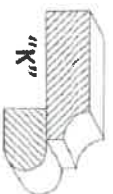
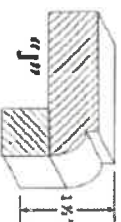


Optional Edge in  
Vanity -

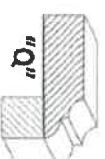
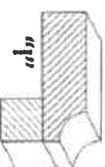
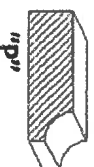


**Option 2 – Countertop Edges**

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE Mar 10/2020

SITE King

LOT 2-9

Homeowner(s) Initials SS

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948



THE  
**GALLERY**  
BY ZANCOR  
**APPLIANCE ACKNOWLEDGEMENT**

**CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, Vaughan**

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchasers responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

**STANDARD OPENINGS ACCEPTED BY PURCHASER:**

*ES*

**HOMEOWNER INITIALS**

<b>Fridge Opening</b>	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
<b>Stove Opening</b>	▶ 30"	<b>Hood Fan Opening</b> ▶ 30"
<b>Dishwasher Opening</b>	▶ 24"	<b>Hood Fan Vent</b> ▶ 6"

**Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)**

\*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

**UPGRADE APPLIANCE OPENING REQUIREMENTS:**

*ES*

**HOMEOWNER INITIALS**

**FRIDGE**

☐ Built-In  
☒ ~~Paneled / Integrated~~

☐ Flush Inset  
☒ ~~Water Line Required~~ *STD*

**RANGE**

☐ 36"  
☐ 48"  
☒ ~~Gas~~  
☐ Induction

☐ Cooktop (Apron front)  
☒ ~~Cooktop (Dropin)~~

\*\*Countertop Cut-out charge required for cooktop

**HOOD FAN &**

☐ Under Cabinet (Standard)  
☐ Chimney (centre vent)  
☐ Insert / Liner

☒ ~~6 Inch (Standard)~~  
☐ 8 Inch  
☐ 10 Inch

*TBD Hood*

**WALL OVEN &**

☐ Single Oven  
☐ Double Oven  
☒ ~~Stream Oven~~

☐ Warming Drawer  
☐ Over the Range Microwave

**MICRO**

☒ ~~Stream Oven~~

☐ Built-in Microwave (\*trim kit required)

**DATE** *Mar 10 / 2020*

**SITE** *K118*

**LOT** *2-9*

**\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.**

**\*\*It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.**

**ZANCOR**

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948



THE  
**GALLERY**  
BY ZANCOR

**INTERIOR FINISHES ACKNOWLEDGEMENT / 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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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 / LAMINATE FLOORING:** Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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 / LAMINATE 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, TARIION and/or the Builder in relation to the matter.

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

DATE Mar 10/2020

SITE 4109

LOT 2-9

**ZANCOR**