

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

INNISFIL

26W

KEEL 50-01 (A) *OPT. 4TH BEDROOM

AMANDA KATHERINE FERRI-MAGRONE

PAOLO L. MAGRONE

647-293-4616

AKFERRI@GMAIL.COM / P.MAGRONE@HOTMAIL.CA



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
	STRUCTURALS	
#1 INCREASE POWDER ROOM DOOR TO 32" INCHES IN LIEU OF STANDARD ***DOOR IS TO SWING OUT OF THE ROOM. **DELETE CLOSET		FEB 9 2021
#2 SMOOTH CEILINGS ON THE MAIN FLOOR		FEB 9 2021
#3 SMOOTH CEILINGS ON THE SECOND FLOOR		FEB 9 2021
	COLOURS	
#1 N/A		APRIL 27 2021
#2 FRAMELESS GLASS SHOWER IN MASTER ENSUITE		APRIL 27 2021
#3 HARDWOOD - UPGRADE 3 IN STANDARD AREAS ON MAIN FLOOR (GREAT RM, DINING, HALL)		APRIL 27 2021
#4 TILES - UPGRADE 2 IN KITCHEN/BREAKFAST		APRIL 27 2021
#5 HARDWOOD - UPPER HALL IN LIEU OF CARPET		APRIL 27 2021
#6 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		APRIL 27 2021
#7 KITCHEN - UPGRADE 1 CABINETS		APRIL 27 2021
#8 KITCHEN - TWO TONE		APRIL 27 2021
#9 KITCHEN COUNTERTOP - UPGRADE 3		APRIL 27 2021
#10 KITCHEN - FRIDGE ENCLOSURE		APRIL 27 2021
#11 KITCHEN - POT DRAWERS (2 SETS - ONE ON EITHER SIDE OF STOVE)		APRIL 27 2021
#12 KITCHEN - 2 BIN GARBAGE PULL-OUT IN ISLAND **INSTALL CLOSEST TO SINK		APRIL 27 2021
#13 N/A		APRIL 27 2021
#14 N/A		APRIL 27 2021
#15 N/A		APRIL 27 2021
#16 MASTER ENSUITE - FLOOR TILES UPGRADE 2		APRIL 27 2021
#17 MASTER ENSUITE - FLOOR TILES ON WALL IN SHOWER UPGRADE 2		APRIL 27 2021
#18 MASTER ENSUITE - SHOWER JAMB		APRIL 27 2021
#19 MASTER ENSUITE - SHOWER FLOOR		APRIL 27 2021
#20 MASTER ENSUITE - UPGRADE 1 CABINETS		APRIL 27 2021
#21 TILES - FOYER - UPGRADE 2		APRIL 27 2021
#22 N/A		APRIL 27 2021
#23 RAILINGS - UPGRADE TO SQUARE OAK (2)		APRIL 27 2021



COUNTERTOP REQUEST -

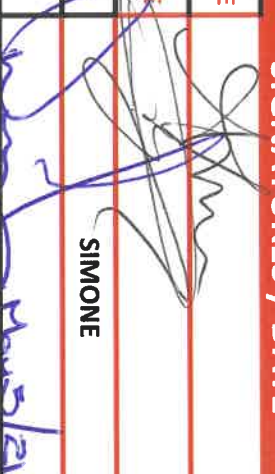
SEE FLOOR PLAN FOR LOCATION OF COUNTERTOP SEAM (IF REQUIRED AND IF POSSIBLE)

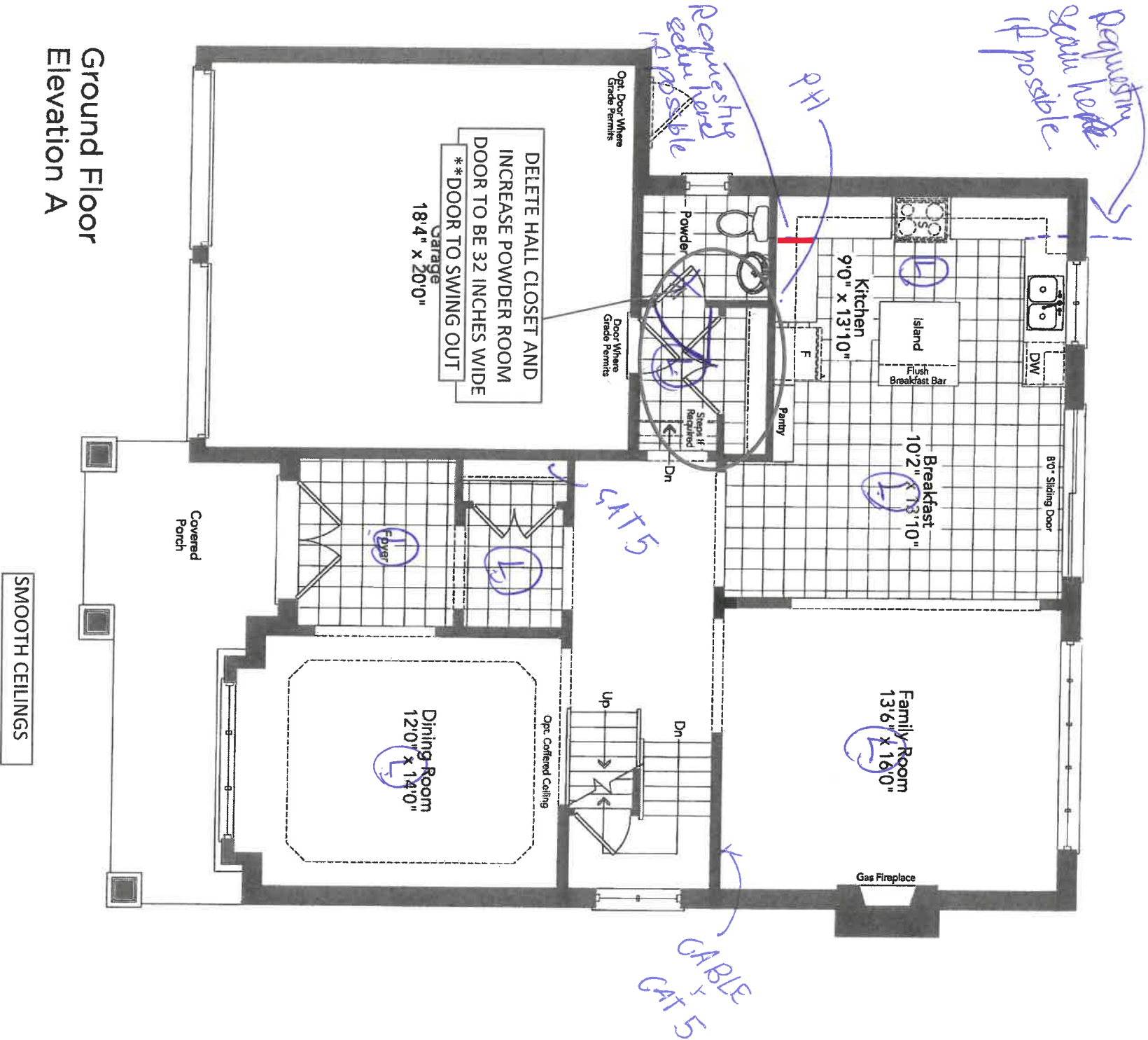
SMART-TECH LOCATIONS NOTED

ZANCOR HOMES COLOUR CHART

PRINTED 2021-04-27, 1:43 PM

ENTRANCES				
Main Foyer - FLOORING		BIEL BIANCO (2) *STACKED		
Mudroom - FLOORING		N/A		
Side Hall - FLOORING		KEATON ICE 13 X 13		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		BIEL BIANCO (2) *STACKED		
Breakfast - FLOORING		BIEL BIANCO (2) *STACKED		
Kitchen - CABINETS UPPEERS, FRIDGE & PANTRY		MOSAIC MDF - VANILLA MILKSHAKE (1)		
Island - CABINETS LOWERS		MOSAIC MDF - FOG GREY (1)		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		EMERSTONE CARARRA LISICIO (2)		
Island - COUNTERTOP		EMERSTONE CARARRA LISICIO (2)		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		HARDWOOD - VINTAGE WHITE OAK 5 INCH APOLLO UV (3)		
Main Hall - FLOORING		HARDWOOD - VINTAGE WHITE OAK 5 INCH APOLLO UV (3)		
Great Room - FLOORING		HARDWOOD - VINTAGE WHITE OAK 5 INCH APOLLO UV (3)		
Library / Den - FLOORING		N/A		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		UPGRADE TO 1.5/16 INCH SQUARE OAK		
Railing Details - POSTS		UPGRADE TO SQUARE OAK POST		
Railing Details - HANDRAIL		UPGRADE TO SQUARE OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		KEATON ICE 13 X 13		
Powder Room - CABINETS		N/A		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		STANDARD PEDESTAL		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - VINTAGE WHITE OAK 5 INCH APOLLO UV (3)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		ALLURE GREY 12 X 24 POLISHED (2) **STACKED		
Master Ensuite - SHOWER WALL		ALLURE GREY 12 X 24 POLISHED (2) **STACKED		
Master Ensuite - SHOWER FLOOR		ONTARIO SERIES HEX DARK GREY MATTE (1)		
Master Ensuite - SHOWER JAMB		MARMOLINE SHADOW		
Master Ensuite - CABINETS		MOSAIC MDF - STONE GREY (1)		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		LAMINATE - 5001K-07		
Master Ensuite - SINK(S)	STANDARD	Master Ensuite - FAUCET(S)	STANDARD	
*** 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.		INNISFIL 26W		
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

2ND FLOOR CONTINUED...					
Main Bath - FLOORING			KEATON ICE 13 X 13		
Main Bath - TUB / SHOWER WALL			KEATON ICE 8 X 10		
Main Bath - SHOWER FLOOR			N/A		
Main Bath - SHOWER JAMB			N/A		
Main Bath - CABINETS			EURO BLACKWOOD		
Main Bath - HANDLES/KNOBS			H800BC		
Main Bath - COUNTERTOP			LAMINATE P344-CA		
Main Bath - SINK(s)	STANDARD		Main Bath - FAUCET(s)	STANDARD	
Shared Bath- FLOORING			N/A		
Shared Bath- TUB / SHOWER WALL			N/A		
Shared Bath- SHOWER FLOOR			N/A		
Shared Bath- SHOWER JAMB			N/A		
Shared Bath- CABINETS			N/A		
Shared Bath- HANDLES/KNOBS			N/A		
Shared Bath- COUNTERTOP			N/A		
Shared Bath- SINK(s)			Shared Bath - FAUCET(s)		
Ensuite Bath - FLOORING			N/A		
Ensuite Bath - TUB / SHOWER WALL			N/A		
Ensuite Bath - SHOWER FLOOR			N/A		
Ensuite Bath - SHOWER JAMB			N/A		
Ensuite Bath - CABINETS			N/A		
Ensuite Bath - HANDLES/KNOBS			N/A		
Ensuite Bath - COUNTERTOP			N/A		
Ensuite Bath - SINK(s)			Ensuite Bath - FAUCET(s)		
LAUNDRY					
Laundry - FLOORING	KEATON ICE 13 X 13	Laundry - HANDLES/KNOBS	N/A		
Laundry - CABINETS	N/A	Laundry - SINK	N/A		
Laundry - COUNTERTOP	N/A	Laundry - FAUCET	N/A		
Laundry - BACKSPLASH	N/A				
TRIM / PAINT					
Casing/Baseboards	STANDARD				
Interior Doors	STANDARD				
Interior Door Hardware	STANDARD				
PAINT - Throughout	WARM GREY				
FIREPLACE					
Location / Insert / Mantle	GREAT ROOM - GAS FIREPLACE w/NF8 MANTLE				
ACCESSORIES					
Mirrors	DELETE	BATH ACCESSORIES	DELETE		
APPLIANCE REQUIREMENTS					
GAS LINE TO BBQ	DECLINED	ELECTRICAL for Built-in Oven	N/A		
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for Built-in Micro	N/A		
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	N/A		
HOOD FAN VENT SIZE	6 INCH	ELECTRICAL for Bar Fridge	N/A		
WATERLINE to Fridge	DECLINED				
DISCLAIMER					
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.					
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					
SITE / LOT:	INNISFIL LOT 26W				
PURCHASER(S):	AMANDA KATHERINE FERRI-MAGRONE				
PURCHASER(S):	PAOLO L. MAGRONE				
CONTACT:	647-293-4616		AKFERRI@GMAIL.COM / P.MAGRONE@HOTMAIL.CA		
****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.		SIGNATURES / DATE			
<div>ZANCOR HOMES</div>		PURCHASER SIGNATURE			
		PURCHASER SIGNATURE			
		DÉCOR CONSULTANT			
		Vendor APPROVAL			



~~Partial Ground Floor
Elevation B~~

DS
AFM

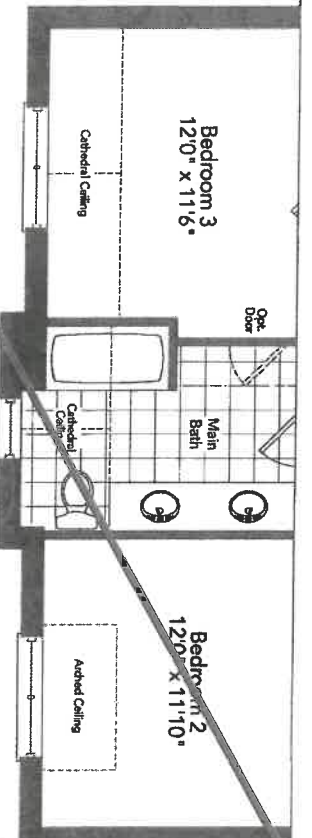
DS
FM

LOT 26W

KEEL 50-01

7

SMOOTH CEILINGS

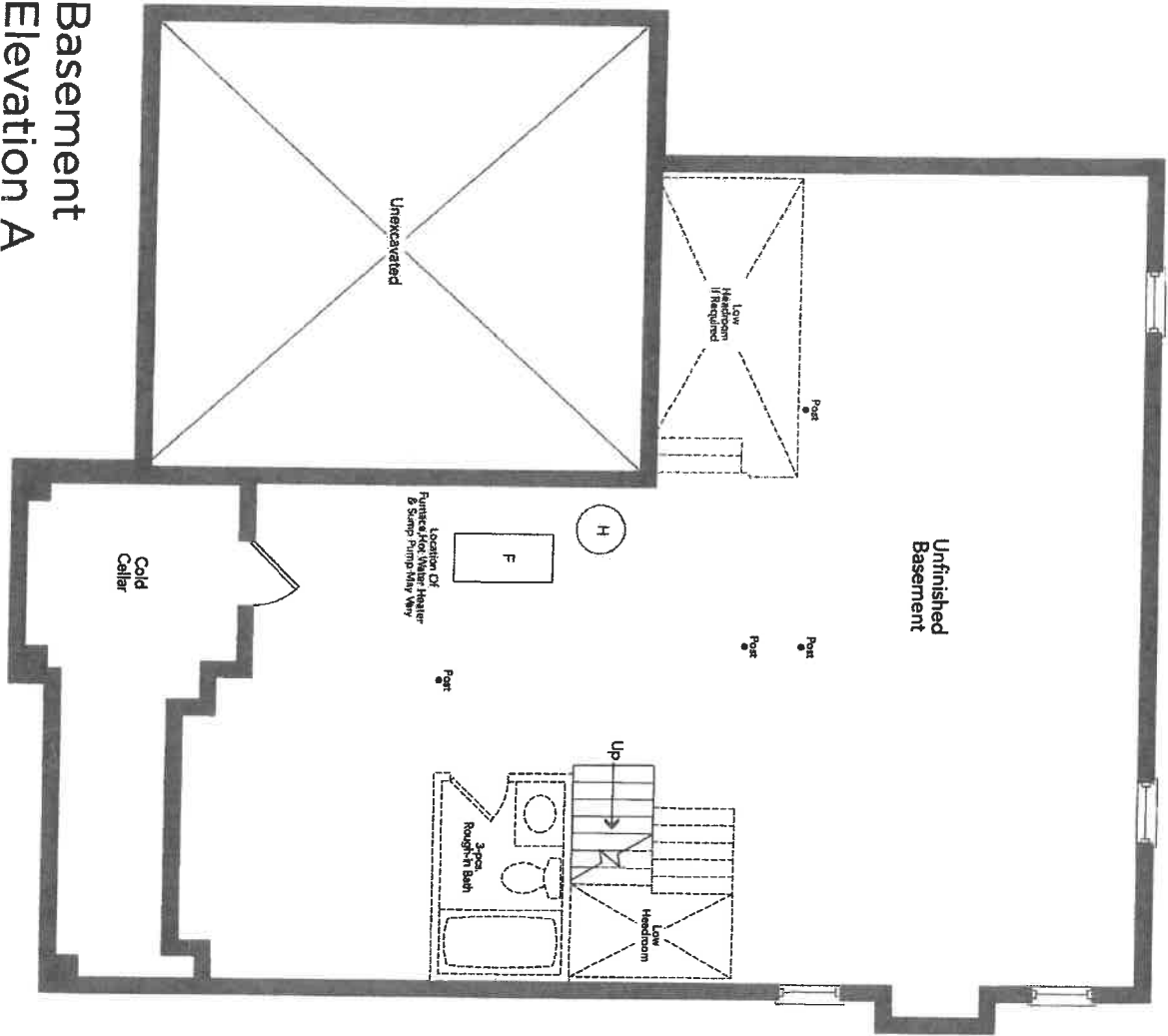


DS
[Signature]

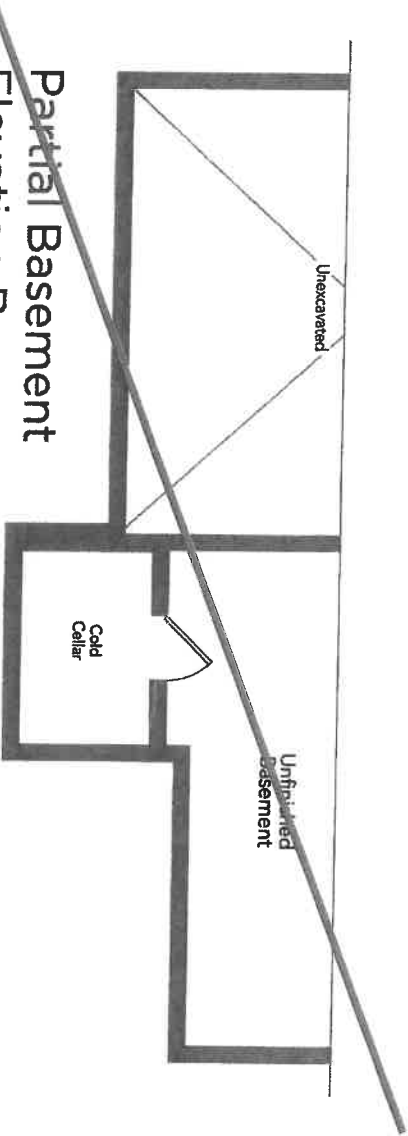
LOT 26W

~~Partial Second Floor
Optional 4 Bedroom Plan
Elevation B~~

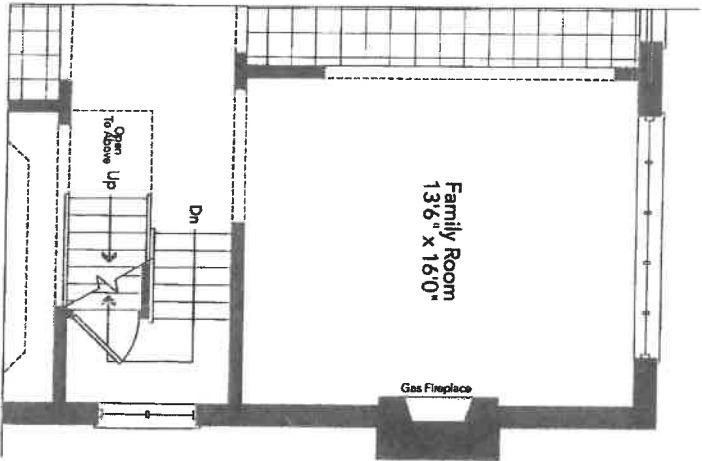
KEEL 50-01



Basement
Elevation A



Partial Basement
Elevation B



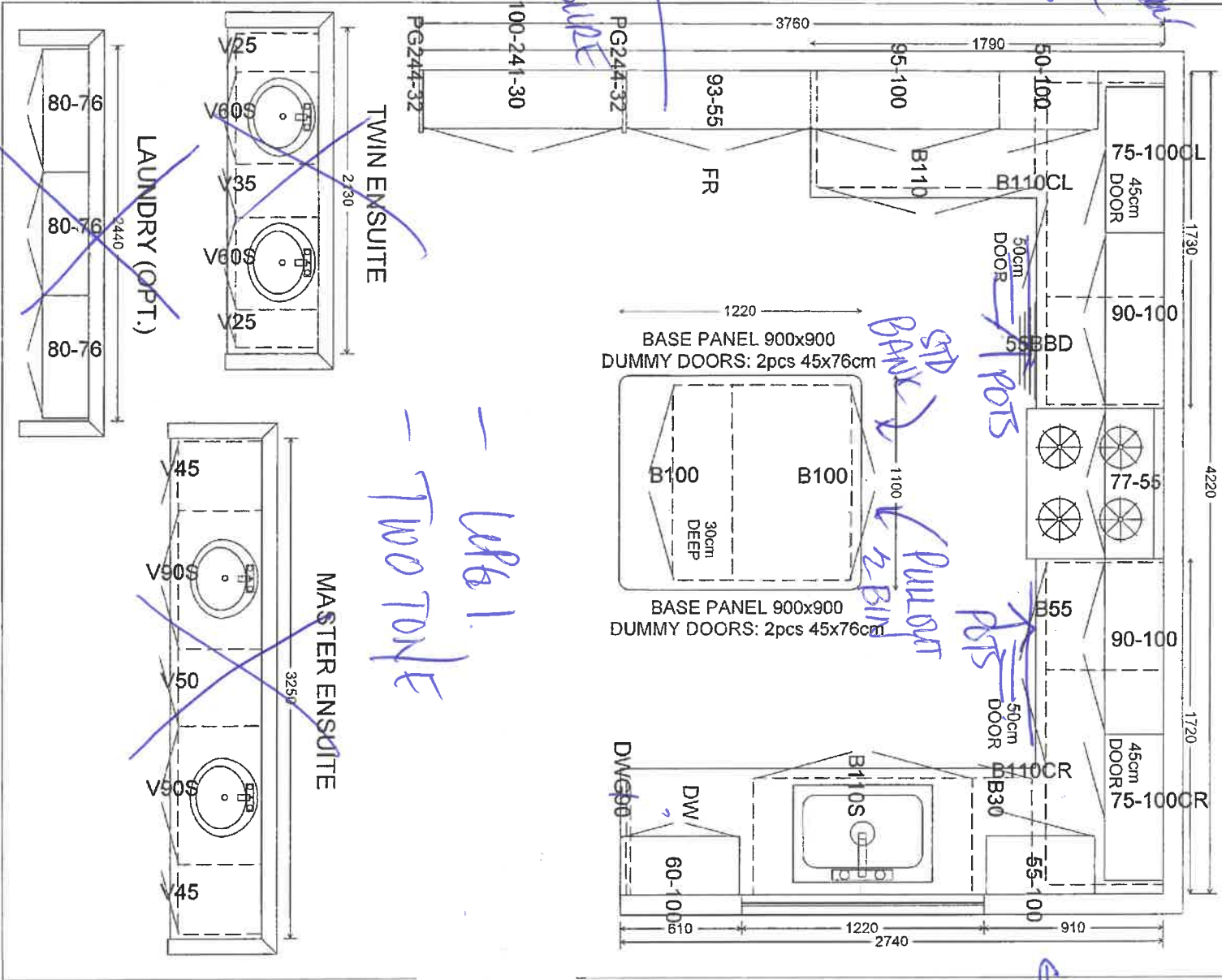
Partial Ground Floor
For Optional Second
Floor Plan
Elevation A & B

DS *AFM* DS *PR*

LOT 26W

KEEL 50-01

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MSER	
Date: 14/10/15		Revised:	Drawing number:
BELLE AIR SHORES, INNISFIL			
MODEL: 50-01			



Remove if possible

FRIDGE ENSUITE

Life 1. Two tone

STP BANK 2 BIN

Remove if possible

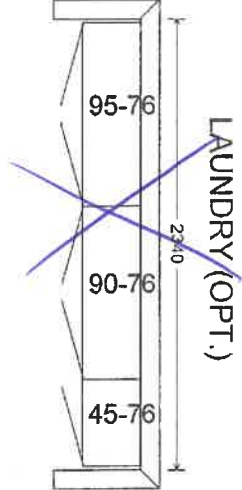
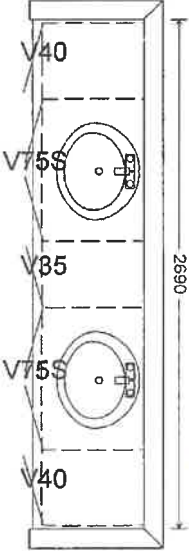
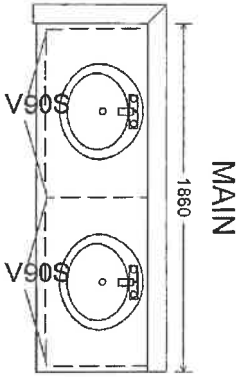
26W

8

JS

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 14/10/15	Drawn by: MGER
	Revised:
Drawing number:	
BELLE AIR SHORES, INNISFIL	

MODEL: 50-01 SECOND FLOOR
(OPT. 4 BEDROOM)



26W

26W

126W.

New Image Kitchens Inc.

Scale: Approved by:

Drawn by: MGER

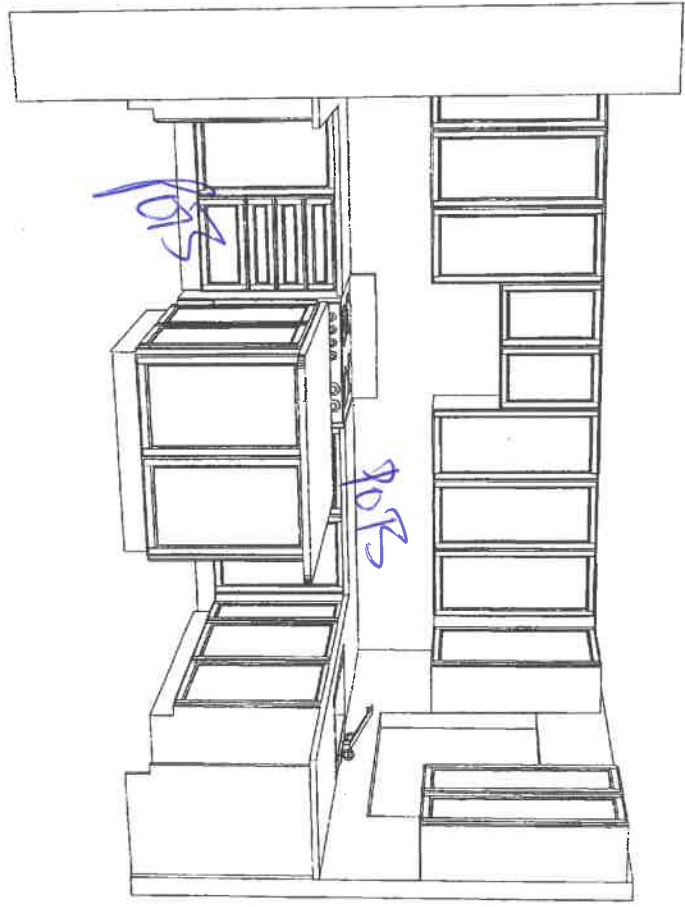
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Revised:

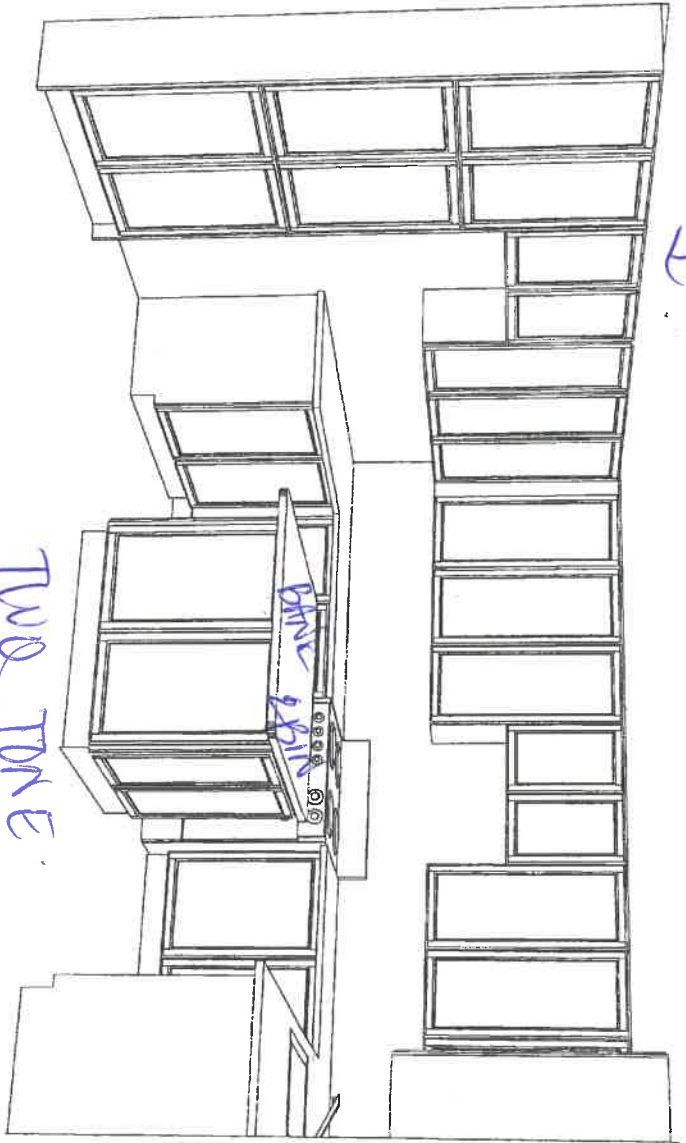
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-01



TRIDGE
ENCLOSURE



TWO TONE



JK

CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8701 Jane Street, Vaughan

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

STANDARD APPLIANCE OPENINGS provided by Zancor:

*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.

- ▶ Fridge Opening 36" x 74"
- ▶ Stove Opening 30"
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

Accepts Standard
Openings **Initial

 INITIAL

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

****Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

 INITIAL

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

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.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ Panelled **Panel to match required
- ☐ Integrated / Flush Inset
- ☐ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range **gas line and electrical required & sold separately
- ☐ Induction **electrical required & sold separately
- ☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT

UPGRADE

- ☐ 8 Inch **Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan **Vent must be centred
- ☐ Insert / Liner

WALL OVEN/MICRO

UPGRADE

**Electrical required

- ☐ Single Wall Oven **electrical required & sold separately
- ☐ Double Wall Oven **electrical required & sold separately
- ☐ Steam Oven **electrical required & sold separately
- ☐ Warming Drawer **electrical required & sold separately
- ☐ Over The Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE

SITE

LOT

** 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

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

SITE

LOT

Stone Countertop Edge Profiles

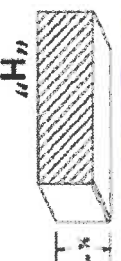
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



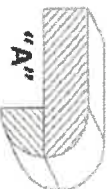
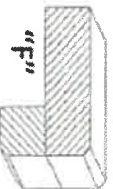
Standard Countertop Edge in
Vanity



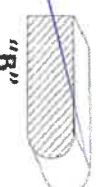
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



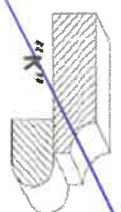
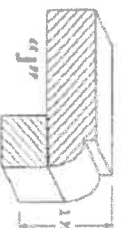
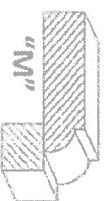
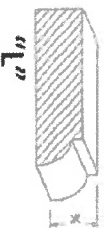
Optional Edge in Bathroom



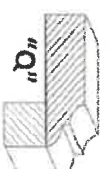
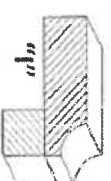
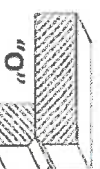
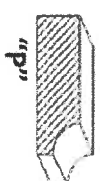
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Apr 27/21

SITE Inst 1

LOT 26u

HOME AUTOMATION
(Cable, CAT5/6, Telephone)

OPTION 1:

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale. 2 3 2

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade:

Smart-Tech Home Automation

Phone:

(905) 761-6469

Rep:

Kris

Location:

200 Millway Avenue, Unit 8

Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

Homeowner(s) Initial

OPTION 2:

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

Homeowner(s) Initial

DATE

SITE

LOT