

Site: WASAGA

Lot: 169

Model: COVE (60-03) ELEV A

Purchaser: RUSLAN ALADORT

Purchaser: 0

Phone: 416.720.3434

Email: ALADORT@HOTMAIL.COM



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	STRUCTURALS	
1	SMOOTH CEILING ON MAIN FLOOR IN LIEU OF STRIPPLE	15-Nov-21
2	10' MAIN FLOOR- IN LIEU OF 9', INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT FRONT DOOR, REAR AND GARAGE MAN DOOR, TRANSOMS ABOVE WINDOWS	15-Nov-21
3	NA	15-Nov-21
4	NA	15-Nov-21
5	50" ELECTRIC FIREPLACE, DIMPLEX- BLF5051, WALL TO BE BUILT INTO ROOM BY APPROX 8" TO ACCOMMODATE- SEE SKETCH	15-Nov-21
	COLOURS	
1	ELECTRICAL- PLUG FOR FUTURE TV OVER FIREPLACE, INSTALL 65 AFF	15-Nov-21
2	MASTER BATH TILE- UP 2- 18 X 18	15-Nov-21
3	MASTER BATH WALL TILE- UP 2- 18 X 18	15-Nov-21
4	MASTER BATH SHOWER FLOOR- UP 2	15-Nov-21
5	MASTER SHOWER JAMB	15-Nov-21
6	FOYER TILE- UP 2- 18 X 18	15-Nov-21
7	LAUNDRY/MUDROOM TILE- UP 2- 18 X 18	15-Nov-21
8	POWDER ROOM TILE- UP 2- 18 X 18	15-Nov-21
9	ENSUITE FLOOR- UP 2- 18 X 18	15-Nov-21
10	BASEMENT FOYER- UP 2- 18 X 18	15-Nov-21
11	HARDWOOD - FAMILY ROOM, DINING ROOM, MAIN HALL- UP 2	15-Nov-21
12	HARDWOOD- KITCHEN/BREAKFAST - UP 2	15-Nov-21
13	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	15-Nov-21
14	HARDWARE FOR CABINETS	15-Nov-21
15	METHOD MOEN PIVOTING PAPER HOLDER- QTY 3- MASTER, ENSUITE AND POWDER- YB2408	15-Nov-21
16	MOEN METHOD 24" TOWEL BAR- MASTER AND ENSUITE- YB2424	15-Nov-21
17	MOEN METHOD 9" TOWEL BAR- INSTALL NEAR SINK FOR HAND TOWEL- POWDER ROOM- YB2486	

ZANCOR HOMES COLOUR CHART

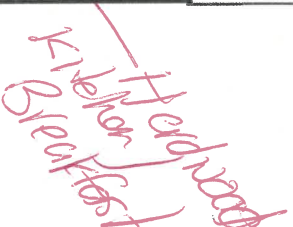
ENTRANCES				
Main Foyer - FLOORING		TAJ MAHAL ONYX 18 X 18- UP 2		
Mudroom - FLOORING		TAJ MAHAL ONYX 18 X 18- UP 2		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		TAJ MAHAL ONYX 18 X 18- UP 2		
KITCHEN				
Kitchen - FLOORING		NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 5"- NATUTILUS- UP 2		
Breakfast - FLOORING		NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 5"- NATUTILUS- UP 2		
Kitchen - CABINETS		CONT SLAB OAK TIMBER GREY		
Island - CABINETS		CONT SLAB OAK TIMBER GREY		
Servery - CABINETS		CONT SLAB OAK TIMBER GREY		
Kitchen - HANDLES/KNOBS		H800MB		
Kitchen - COUNTERTOP		6696-58		
Island - COUNTERTOP		6696-58		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 5"- NATUTILUS- UP 2		
Main Hall - FLOORING		NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 5"- NATUTILUS- UP 2		
Dining / Living Room - FLOORING		NORTHERN SOLID SAWN CHARACTER PEARL WHITE OAK 5"- NATUTILUS- UP 2		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		TAJ MAHAL ONYX 18 X 18- UP 2		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NA		
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		NA		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		TAJ MAHAL ONYX 18 X 18- UP 2		
Master Ensuite - SHOWER WALL		TAJ MAHAL ONYX 18 X 18- UP 2		
Master Ensuite - SHOWER FLOOR		ETERNA SERIES MOSAIC MEDIUM GREY POLISHED HERRINGBONE- UP 2		
Master Ensuite - SHOWER JAMB		PERAL QUARTZ		
Master Ensuite - CABINETS		SIERRA WHITE PVC		
Master Ensuite - HANDLES/KNOBS		H800MB		
Master Ensuite - COUNTERTOP		1886K-07		
Master Ensuite - SINK(s)		STD	Master Ensuite - FAUCET(s)	STD
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 <u>PRIOR</u> to installation.		WASAGA SHORELINE 169	RA	SIGNATURES

ZANCOR HOMES COLOUR CHART

2ND FLOOR CONTINUED...									
Main Bath - FLOORING				NA					
Main Bath - TUB / SHOWER WALL				NA					
Main Bath - SHOWER FLOOR				NA					
Main Bath - SHOWER JAMB				NA					
Main Bath - CABINETS				NA					
Main Bath - HANDLES/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA				Main Bath - FAUCET(s)		NA	
Shared Bath- FLOORING				NA					
Shared Bath- TUB / SHOWER WALL				NA					
Shared Bath- SHOWER FLOOR				NA					
Shared Bath- SHOWER JAMB				NA					
Shared Bath- CABINETS				NA					
Shared Bath- HANDLES/KNOBS				NA					
Shared Bath- COUNTERTOP				NA					
Shared Bath- SINK(s)		NA				Shared Bath - FAUCET(s)		NA	
Ensuite Bath - FLOORING				TAJ MAHAL ONYX- 18 X 18- UP 2					
Ensuite Bath - TUB / SHOWER WALL				NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED					
Ensuite Bath - SHOWER FLOOR				NA					
Ensuite Bath - SHOWER JAMB				NA					
Ensuite Bath - CABINETS				SIERRA WHITE PVC					
Ensuite Bath - HANDLES/KNOBS				H800MB					
Ensuite Bath - COUNTERTOP				1886K-07					
Ensuite Bath - SINK(s)		STD				Ensuite Bath - FAUCET(s)		STD	
LAUNDRY									
Laundry - FLOORING		TAJ MAHAL ONYX- 18 X 18- UP 2		Laundry - HANDLES/KNOBS		H800MB			
Laundry - CABINETS		SIERRA WHITE PVC		Laundry - SINK		STD			
Laundry - COUNTERTOP		1886K-07		Laundry - FAUCET		STD			
Laundry - BACKSPASH		NA							
TRIM / PAINT									
Casing/Baseboards				STD					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				COOL WHITE					
FIREPLACE									
Location / Insert / Mantle				50" DIMPLEX					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		UPGRADE			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		DECLINED							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				RA		RA			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				RA		RA			
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:		WASAGA		RUSLAN ALADORT		169			
PURCHASER(S):									
PURCHASER(S):				0		ALADORT@HOTMAIL.COM			
CONTACT:		416.720.3434				SIGNATURES / 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.									
ZANCOR HOMES		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
		Vendor APPROVAL						DEC 09 2021	

WASAGA BEACH

1st 169
Mar 29/21



Smooth Ceiling

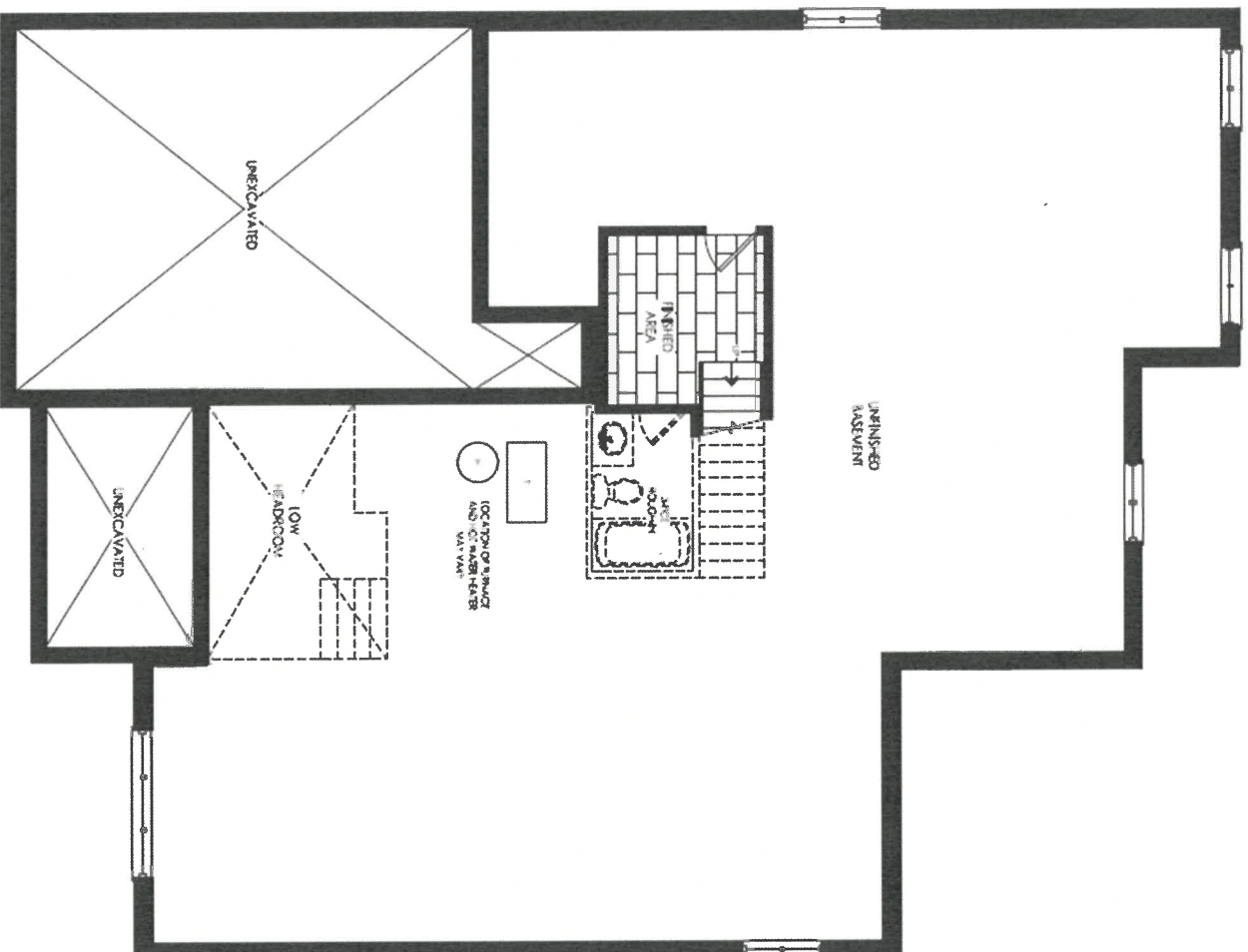
10' Foot
MAIN
FLOR

8 Feet
dears
transmission ports
above

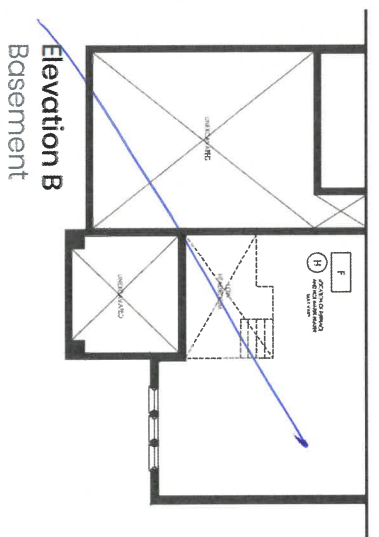
SHORELINE POINT
WASAGA BEACH

COVE 60-03

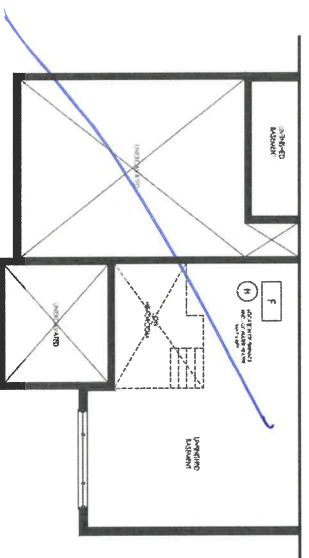
lot 169
NW 27/21



Elevation A
Basement



Elevation B
Basement



Elevation C
Basement

RA



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

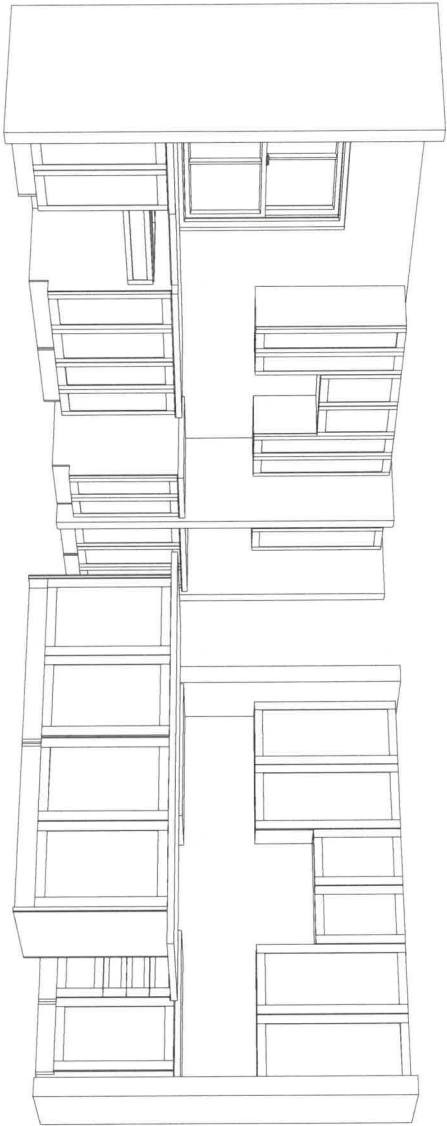
PO#

JOB NUMBER

INSTALL DATE

PAGE

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lot 169
NW 29/21

RA



CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

DRAFTED BY: FERNANDA

PH:
CELL:

JOB NUMBER

INSTALL DATE:

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18 of 22

PG #

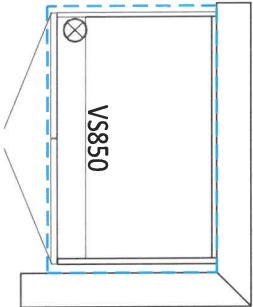
DATE SUBMITTED

16 Jun 2021

60-03

MAIN

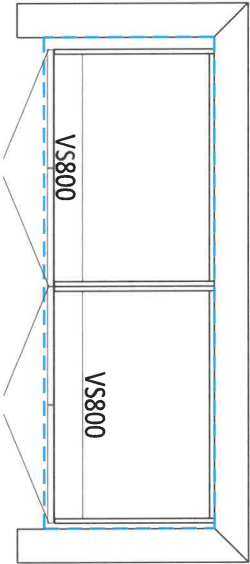
900



lot 169
rev 29/21

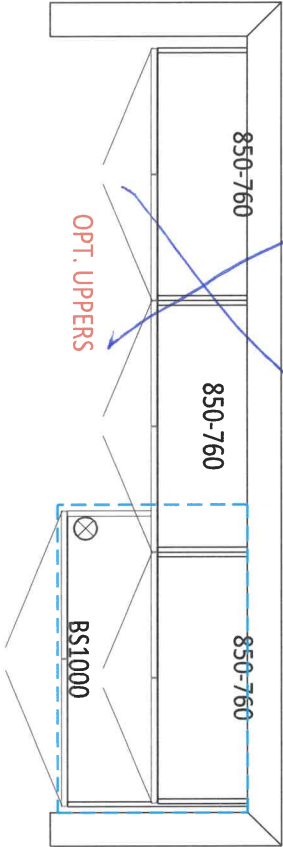
MASTER ENSUITE

1660



LAUNDRY

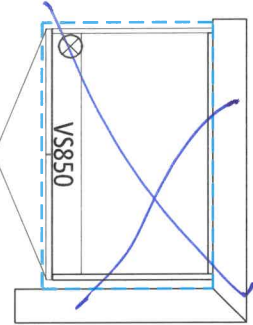
2620 1040



OPT. UPPERS

OPT. BASEMENT BATH

900



RA



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

DRAFTED BY: FERNANDA

COMMENT

PH:
CELL :

JOB NUMBER

INSTALL DATE:

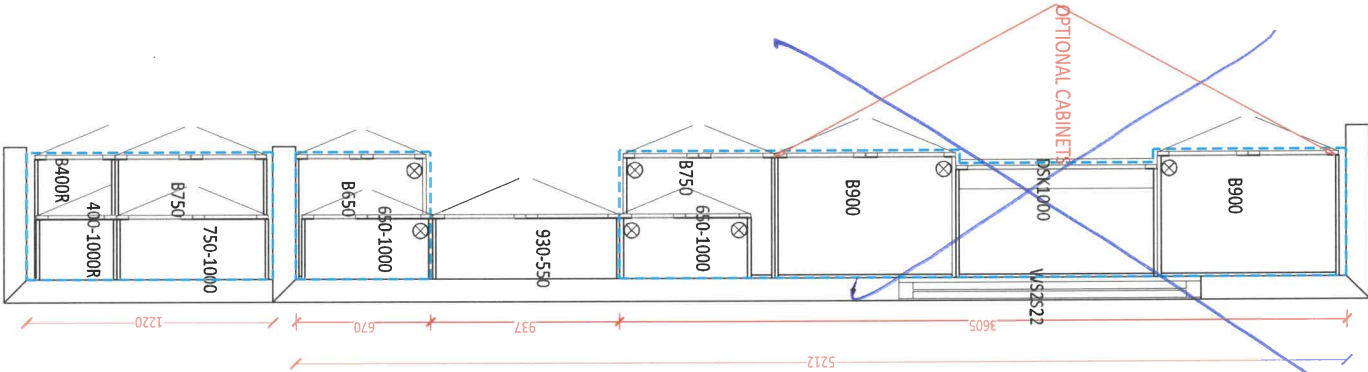
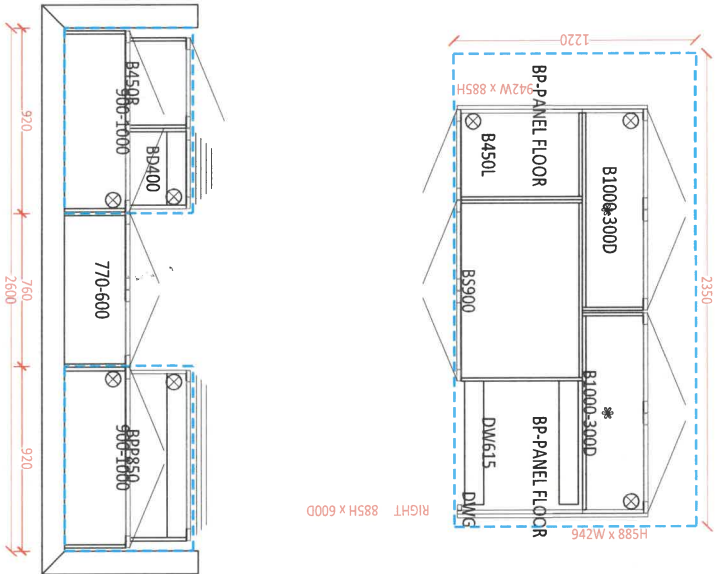
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P/O #

60-03
KITCHEN

-Soft Close Doors
and Drawers
-Cutlery Divider



OPTIONAL CABINETS

1 of 169
per 29/21

RA

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

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 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

RA

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.**

RA

▶ 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
- ☐ Paneled **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

- ☐ 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 Then Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

**Electrical required

DATE Nov 29/21

WASAGA SHORLINE

SITE

LOT

169

** 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

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.

RA

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.**

RA

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.

RA

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'.

RA

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.

RA

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.

RA

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.

RA

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RA

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.

RA

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.

RA

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****

RA

DATE Nov 29/21

WASAGA SHORELINE

SITE

LOT

769

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

CONTACT:

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.

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
Email: kris@smart-tech.ca
Rep: Kris
Location: 200 Millway Avenue, Unit 8
Concord, Ont L4K 5K8

ACKNOWLEDGEMENT:

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Smart-Tech, locations of the standard rough-ins will be installed as per Vendors discretion.

RA
Homeowner(s) Initial

DATE Nov 29/24

WASAGA SHORELINE

SITE

169
LOT