

Site: CALEDON

Lot: 192-1

Model: ESSEX (RLTH-04) ELEV B- OPT 4 BEDROOM

Purchaser: GURINDERJIT SINGH BOPARAI

Purchaser: 0

Phone: 365.778.0035

Email: GARRYBOPARAI1313@GMAIL.COM



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
	BONUS PACKAGE: AIR CONDITIONER	INCLUDED IN APS
	STRUCTURALS & COLOUR	
1	BANK OF DRAWERS IN MASTER ENSUITE	27-Jan-22
2	MAIN BATH GROUND FLOOR BANK OF DRAWERS	27-Jan-22
3	FRIDGE ENCLOSURE- DEEP UPPER AND GABLE	27-Jan-22
4	RISER AND STANDARD CROWN INSTALLED OVER CABINETS. CROWN INSTALLED AT CEILING- SEE SKETCH	27-Jan-22
5	NA	27-Jan-22
6	50" ELECTRIC FIREPLACE, BLF5051. WALL BUILT INTO ROOM BY APPROX 8" TO ACCOMMODATE- SEE SKETCH	27-Jan-22
7	KITCHEN COUNTERTOP- UP 2	27-Jan-22
8	KITCHEN BACKSPLASH- UP 2- STACKED	27-Jan-22
9	MASTER SHOWER FLOOR- UP 1	27-Jan-22
10	HARDWOOD- HOBBY ROOM/ LIVING/DINING/HALL/ REC ROOM/HALL/ UPPER HALL- UP 1	27-Jan-22
11	RAILING- UP 2	27-Jan-22
12	COMFORT HEIGHT- MASTER AND GROUND FLOOR MAIN	27-Jan-22
13	24" TOWEL BAR- YB2424- X 3- MASTER, MAIN, GF MAIN	27-Jan-22
14	9" TOWEL BAR- YB2486- INSTALL NEAR SINK FOR HAND TOWEL X 4- MASTER, MAIN, GF MAIN AND POWDER	27-Jan-22
15	PIVOTING PAPER HOLDER- YB2408- MASTER, MAIN, GF MAIN, POWDER- QTY 4	27-Jan-22
16	GROUND FLOOR MAIN BATH COUNTERTOP- INCLUDES OVAL UNDERMOUNT SINK	27-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-27, 11:45 AM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Mudroom - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Kitchen - CABINETS		SHAKER V PVC TUXEDO		✓
Island - CABINETS		SHAKER V PVC TUXEDO		✓
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOB		H800BC		✓
Kitchen - COUNTERTOP		CARRARA WHITE- UP 2		✓
Island - COUNTERTOP		CARRARA WHITE- UP 2		✓
Kitchen - BACKSPLASH		COLOUR AND DIMENSION ARTIC WHITE BRIGHT 4 X 16- UP 2- STACKED		✓
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NA		
Main Hall - FLOORING		MIRAGE GRAPHITE RED OAK 3 5/16" CASHMERE- UP 1		✓
Dining / Living Room - FLOORING		MIRAGE GRAPHITE RED OAK 3 5/16" CASHMERE- UP 1		✓
Library / Den - FLOORING- HOBBY ROOM		MIRAGE GRAPHITE RED OAK 3 5/16" CASHMERE- UP 1		
Basement Rec Room - FLOORING		MIRAGE GRAPHITE RED OAK 3 5/16" CASHMERE- UP 1		
STAIRS				
Railing Details - PICKETS		1 3/4" SQUARE OAK W/ BEVEL CORNERS- UP 2		✓
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ BEVEL CORNERS- UP2		✓
Railing Details - HANDRAIL		2 3/4" SQUARE OAK		
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		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Powder Room - CABINETS		SHAKER V PVC TUXEDO		✓
Powder Room - COUNTERTOP		BIANCO CARRARA		✓
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		MIRAGE GRAPHITE RED OAK 3 5/16" CASHMERE- UP 1		✓
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		✓
Bedroom 3 - FLOORING		T03 OPENING NIGHT		
Bedroom 4 - FLOORING		T03 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		✓
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		✓
Master Ensuite - SHOWER FLOOR		ONTARIO SERIES DARK GREY MATTE- UP 1		✓
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		✓
Master Ensuite - CABINETS		EURO STORM- COMFORT HEIGHT		✓
Master Ensuite - HANDLES/KNOB		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		✓
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 PRIOR to installation.		CALEDON 192-1	✓	CSB
PAGE 1 OF 2				✓
		PURCHASER INITIALS		VENDOR APPROVAL

JAN 3 1 2022

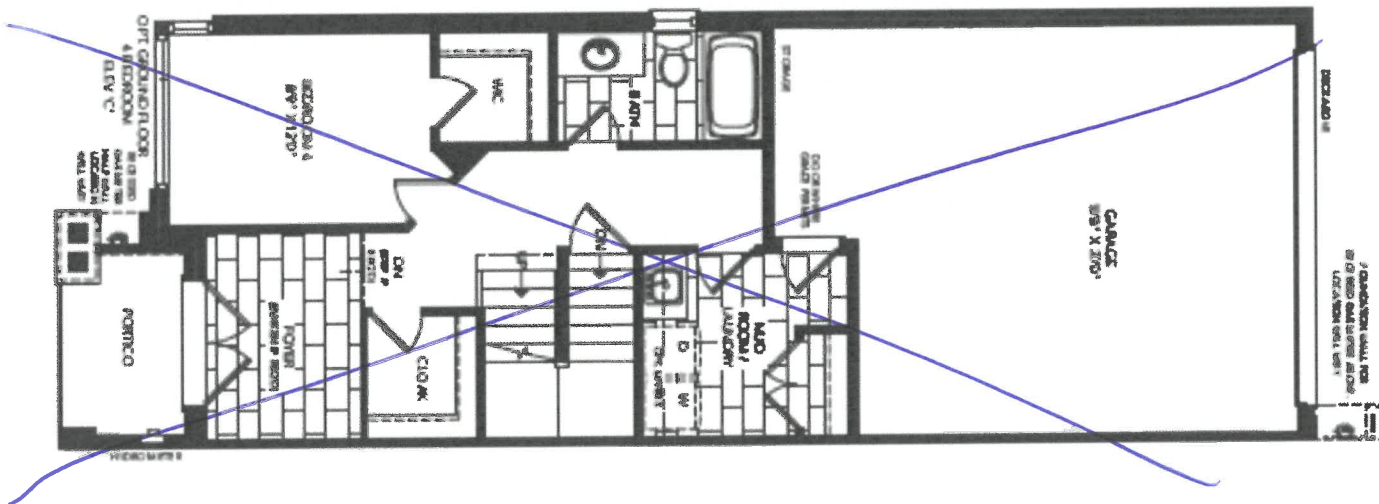
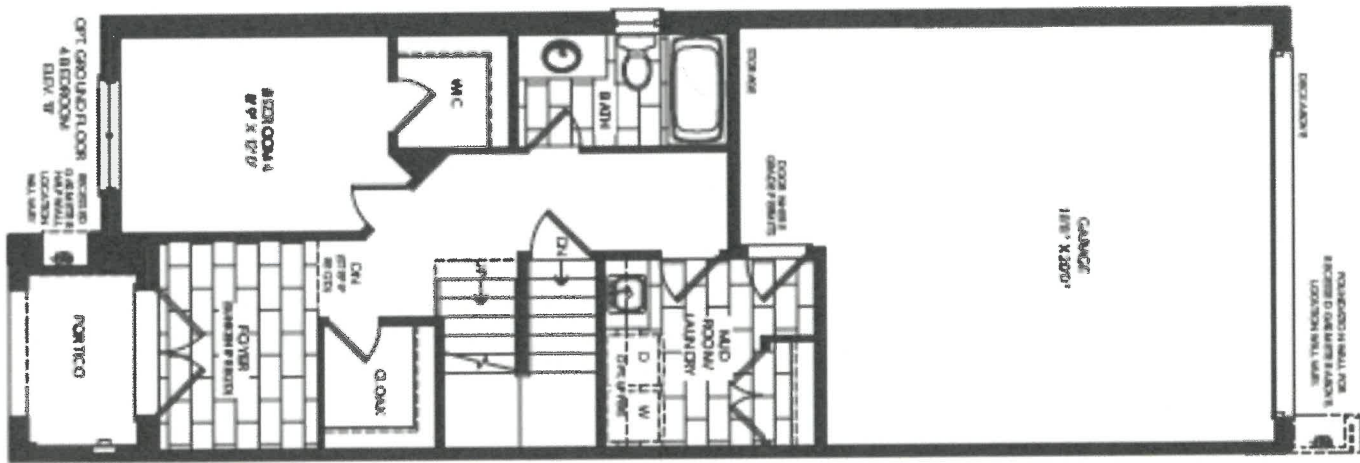
ZANCOR HOMES COLOUR CHART

2ND FLOOR CONTINUED...

Main Bath - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			✓
Main Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL			✓
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	EURO STORM			✓
Main Bath - HANDLES/KNOBS	H800BC			✓
Main Bath - COUNTERTOP	5001K-07			✓
Main Bath - SINK(s)	STD		Main Bath - FAUCET(s)	STD
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
GF MAIN Bath - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			✓
GF MAIN Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL			✓
GF MAIN Bath - SHOWER FLOOR	NA			
GF MAIN Bath - SHOWER JAMB	NA			
GF MAIN Bath - CABINETS	EURO STORM- COMFORT HEIGHT			✓
GF MAIN Bath - HANDLES/KNOBS	H800BC			✓
GF MAIN Bath - COUNTERTOP	BIANCO CARRARA			
GF MAIN Bath - SINK(s)	4220-CFY ✓		Ensuite Bath - FAUCET(s)	STD
LAUNDRY				
Laundry - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Laundry - CABINETS	EURO STORM		Laundry - HANDLES/KNOBS	H800BC
Laundry - COUNTERTOP	5001K-07		Laundry - SINK	STD
Laundry - BACKSPLASH	NA		Laundry - FAUCET	STD
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			INITIALS	
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:	CALEDON			0
PURCHASER(S):	GURINDERJIT SINGH BOPARAI			
PURCHASER(S):	0			
CONTACT:	365.778.0035			0
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.				
<div><div>ZANCOR HOMES</div></div>		PURCHASER SIGNATURE		
		PURCHASER SIGNATURE		
		DÉCOR CONSULTANT		
		JILLIAN		
		Vendor APPROVAL		
		JAN 31 2022		

ESSEX RLTH-04

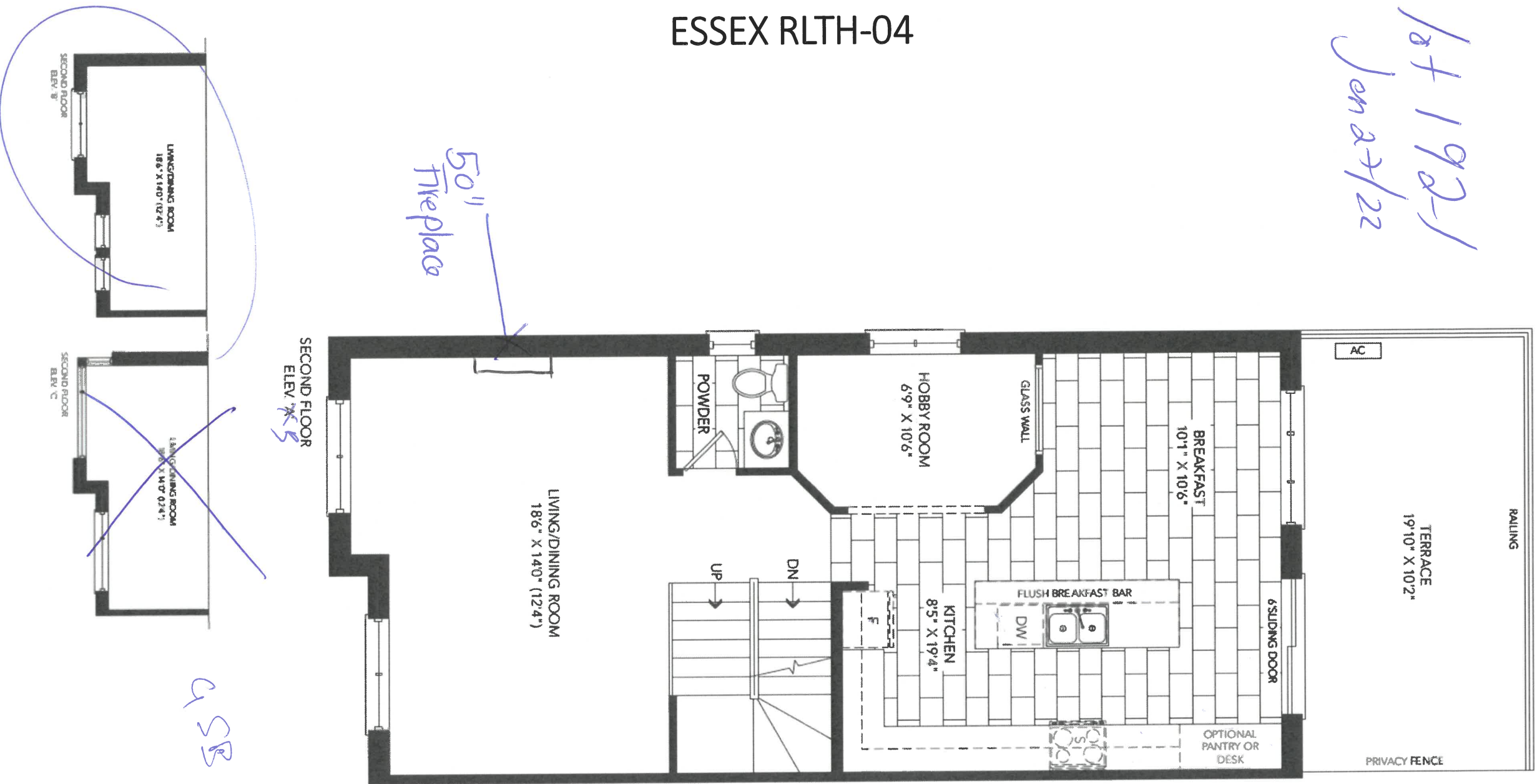
lot 192-1
Jan 27/22



CSB

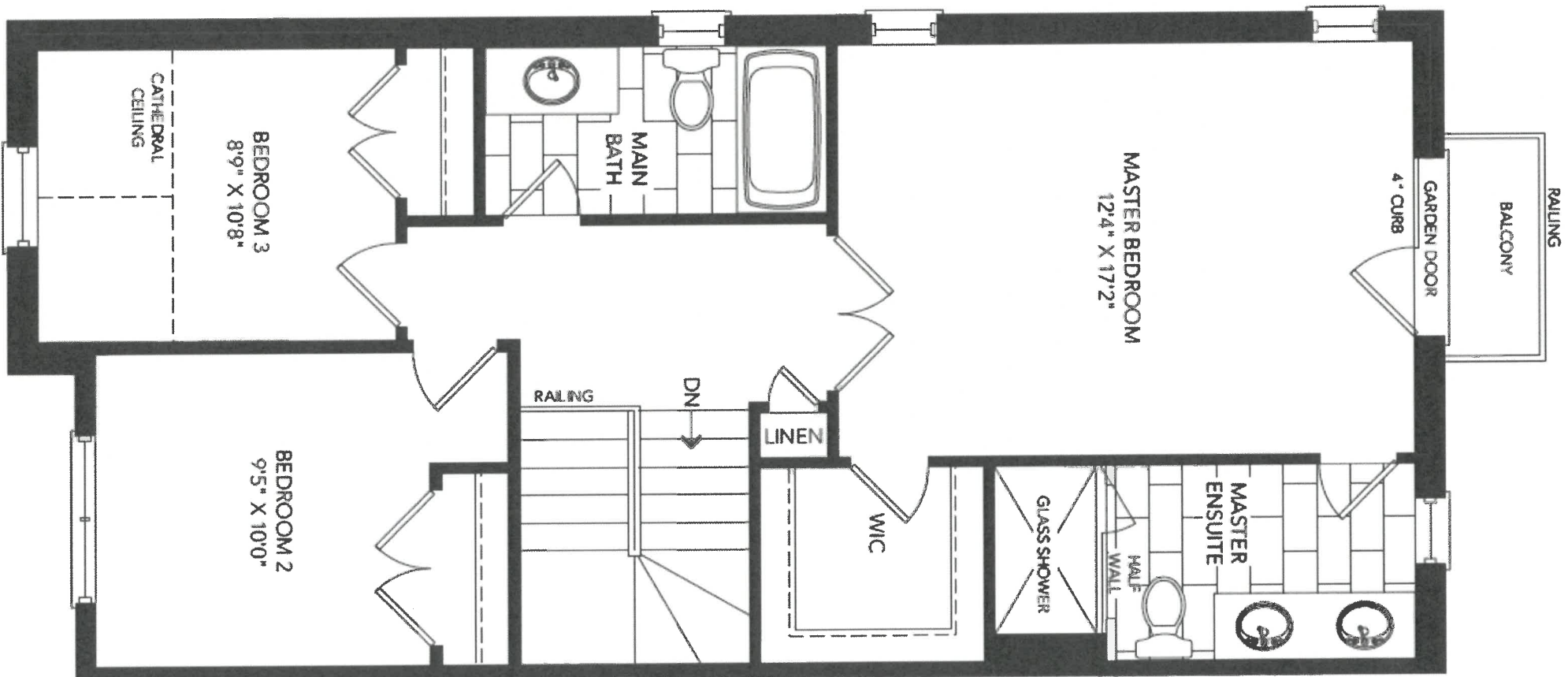
lot 192-1
Jan 27/22

ESSEX RLTH-04



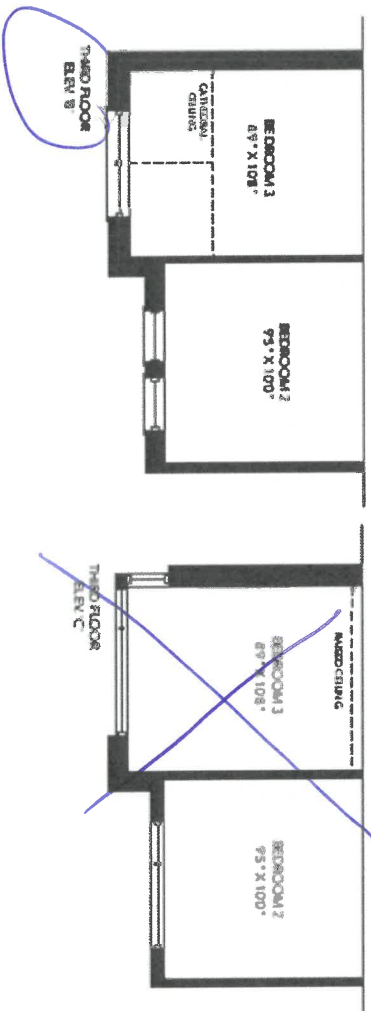
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Jan 27/22

ESSEX RLTH-04



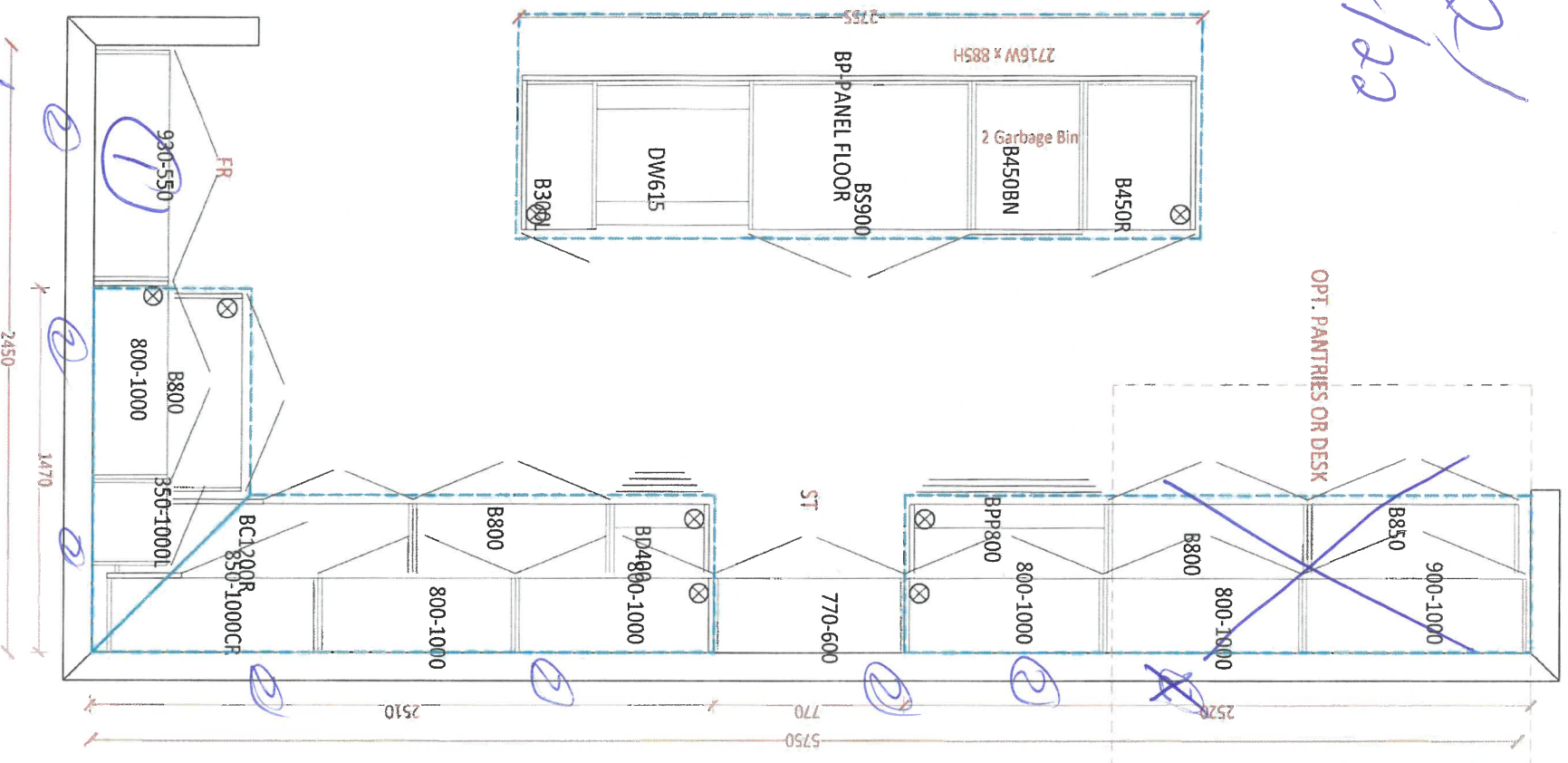
THIRD FLOOR
ELEV B

QSB



RLTH-04-ELEV. A, B, C
KITCHEN

10/192/10
2022/2022



- ① Fridg enclosure
- ② Rigid + Crown installed over cabinets, crown installed at ceiling

35

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DATE SUBMITTED
10 Mar 2021

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

PAGE

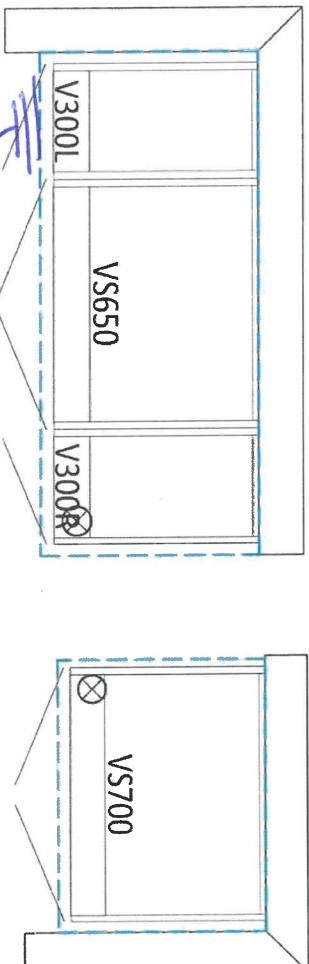
10 of 12

*1 of 192-1
Jan 22/22*

RLTH-04-ELEV. A, B, C
OPT. GROUND FLOOR W/4 BRD

MAIN GROUND FLOOR *Concord Hill* POWDER

1310 750

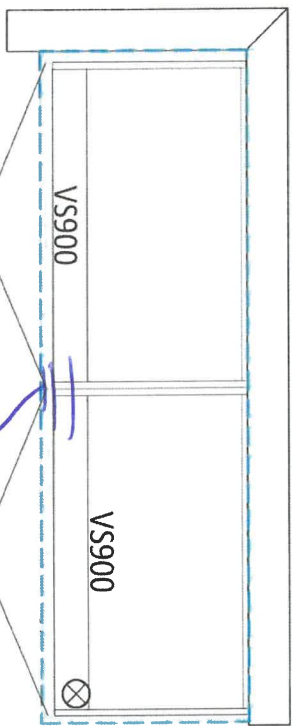
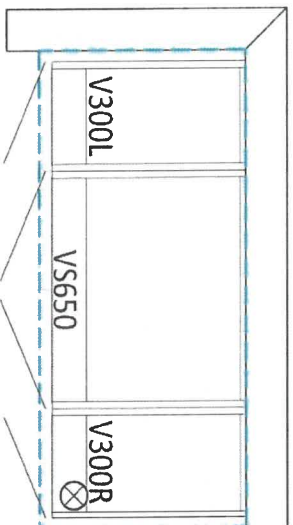


MAIN

1310

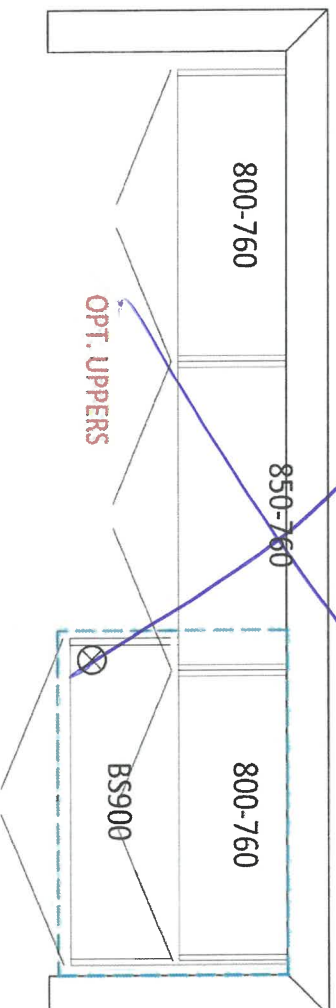
MASTER ENSUITE *Concord Hill*

1850



LAUNDRY ROOM

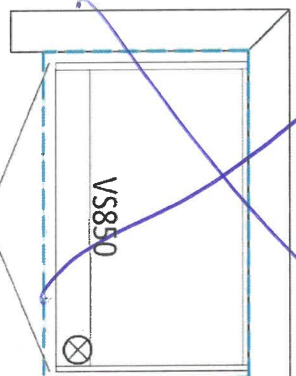
2540 950



OPT. UPPERS

OPT. BASEMENT BATH

900



QSB

APPLIANCE ACKNOWLEDGEMENT

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

- 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.

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

MSB

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.**

MSB

- **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

- ☐ 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 Jan 27/22

SITE CALEDON

LOT 192-1

** 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

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

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 there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab.

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

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

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

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.

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:

Artistic Smart Homes

Phone:

(905) 850-9386

Location:

8601 Jane Street

Concord, Ont L4K 5N9

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.

I/we the Homeowner(s) acknowledge that if we do not contact the home automation company, I/we the Homeowner(s) have agreed to the Vendor locations for the standard rough-ins for Cable, CAT6, Telephone that are included in the Agreement of Purchase and Sale.

XGGB
Homeowner(s) Initial

Homeowner(s) Initial

Jan 27/22
DATE

CALEDON
SITE

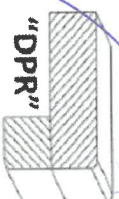
192-1
LOT

Stone Countertop Edge Profiles

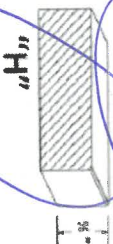
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

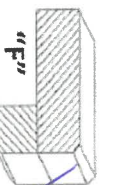
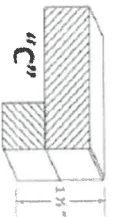


Q&S

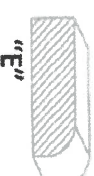
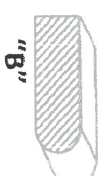
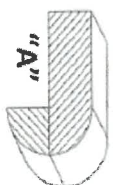
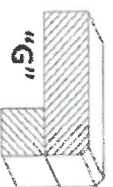
Homeowner(s) Initial

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

Optional Edge in Kitchen



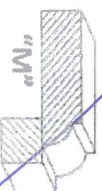
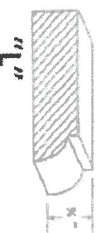
Optional Edge in Bathroom



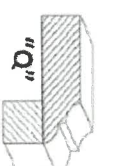
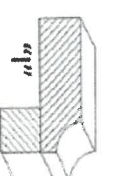
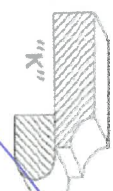
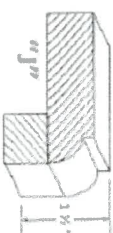
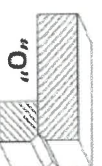
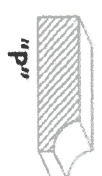
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Jan 27/22

SITE

CALEDON

LOT

192-1