

Site: CALEDON (B)

Lot: 177-2

Model: ROSEDALE (RLTH-01) ELEV C

Purchaser: Anupam Sinha

Purchaser: Neha Agrawal

Phone: 647-529-6436

Email: anupam.sinha15@gmail.com



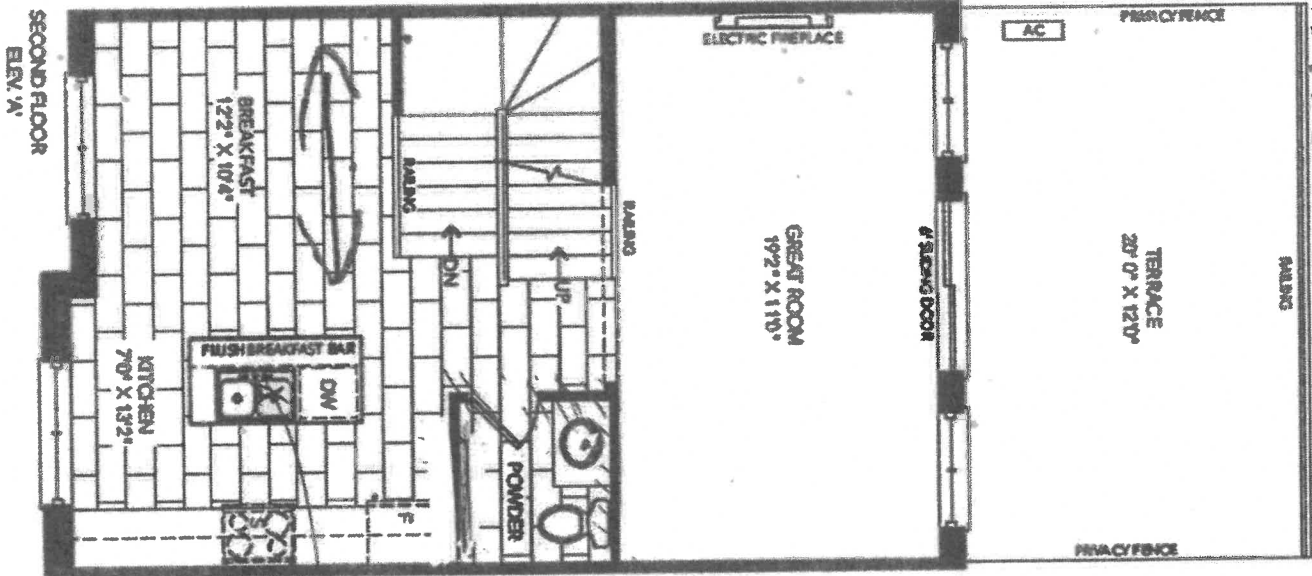
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
BONUS PACKAGE: AIR CONDITIONER		AS PER SCH E
	COLOURS	
1	(1) CAPPED LIGHT ABOVE KITCHEN SLAND ON SEPARATE SWITCH	18-Jan-22
2	PLUG ABOVE FIREPLACE INSTALL APPROX 65" FROM FLOOR	18-Jan-22
3	HARDWOOD UP # 1 GREAT ROOM, MAIN HALL/LANDINGS/REC ROOM, HALL, UPPER HALL	18-Jan-22
4	KITCHEN COUNTER TOP UP # 3 QUARTZ	18-Jan-22
5	POWDER ROOM COUNTER TOP UP # 3 QUARTZ GROUND FLOOR	18-Jan-22
6	POWDER ROOM COUNTER TOP UP # 3 QUARTZ 2ND FLOOR	18-Jan-22
7	MASTER ENSUITE COUNTER TOP UP # 2 QUARTZ	18-Jan-22
8	MAIN BATH COUNTER TOP UP # 2 QUARTZ, INCLUDES OVAL UNDERMOUNT SINK 4220 CFY	18-Jan-22
9	MASTER ENSUITE VANITY UP # 1	18-Jan-22
10	MAIN BATH VANITY UP # 1	18-Jan-22
11	COMFORT HEIGHT VANITIES MASTER ENSUITE & MAIN BATH	18-Jan-22
12	COMFORT HEIGHT VANITIES POWDER ROOM GROUND FLOOR & 2ND FLOOR	18-Jan-22
13	KITCHEN TILE BACKSPLASH UP # 2	18-Jan-22
14	BATHROOM ACCESSORIES GR FLOOR & 2ND FLOOR POWDER (2) PAPER HOLDERS YB2408 & TOWEL BAR YB2418	18-Jan-22
15	BATHROOM ACCESSORIES MAIN BATH AND MASTER ENSUITE (2) PAPER HOLDERS YB2408 (2) TOWEL BAR YB2424	18-Jan-22

Lot 1177-2
Jan 12/22

File
Direction

ROSEDALE RLTH-01

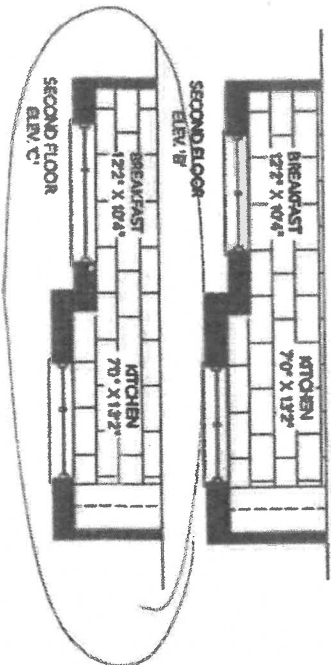
Plug x
Above
Fireplace
Insulation
los
Flange
Floor.





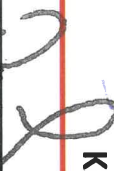


basal
channel
Sound
Insulation
walls.

ADD 1
cap lt
spc wall


A.S
N.R



2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		SIERRA MDF FOG GREY UP # 1 COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H-800-BC							
Main Bath - COUNTERTOP		CARRERA WHITE UP # 2 QUARTZ							
Main Bath - SINK(s)		OVAL 4220 CFY		Main Bath - FAUCET(s)	STANDARD				
Shared Bath - FLOORING		NA							
Shared Bath - TUB / SHOWER WALL		NA							
Shared Bath - SHOWER FLOOR		NA							
Shared Bath - SHOWER JAMB		NA							
Shared Bath - CABINETS		NN							
Shared Bath - HANDLES/KNOBS		Na							
Shared Bath - COUNTERTOP		NA							
Shared Bath - SINK(s)				Shared Bath - FAUCET(s)					
Ensuite Bath - FLOORING		NA							
Ensuite Bath - TUB / SHOWER WALL		NA							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		NA							
Ensuite Bath - HANDLES/KNOBS		NA							
Ensuite Bath - COUNTERTOP		NA							
Ensuite Bath - SINK(s)				Ensuite Bath - FAUCET(s)					
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED							
Laundry - CABINETS		EURO STORM		Laundry - HANDLES/KNOBS	H-800-BC				
Laundry - COUNTERTOP		SIERRA CASCADE 5005-38		Laundry - SINK	STANDARD				
Laundry - BACKSPLASH		NA		Laundry - FAUCET	STANDARD				
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		STANDARD ELECTRIC							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES	UPGRADE				
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		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" STANDARD		ELECTRICAL for Bar Fridge	DECLINED				
WATERLINE to Fridge		UPGRADE							
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:		CALEDON (B)			177-2				
PURCHASER(S):		Anupam Sinha							
PURCHASER(S):		Neha Agrawal							
CONTACT:		647-529-6436			anupam.sinha15@gmail.com				
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.									
		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		KATHERINE					
		Vendor APPROVAL							
PAGE 2 OF 2		FEB 10 2022							

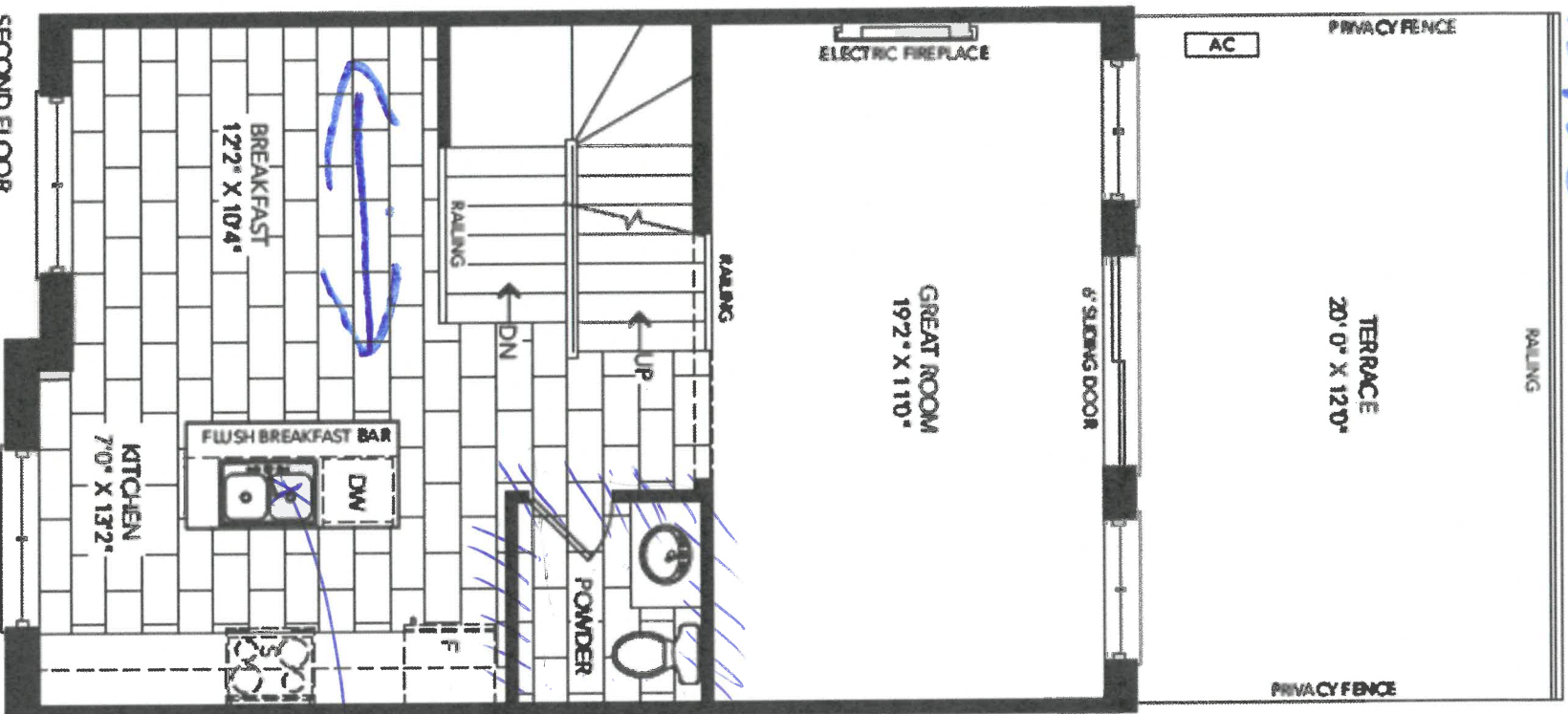
ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-18, 4:05 PM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED		
Breakfast - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED		
Kitchen - CABINETS		EURO STORM		
Island - CABINETS		EURO STORM		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H 800-BC		
Kitchen - COUNTERTOP	✓	CALACATTA GOLD QUARTZ UP # 3		
Island - COUNTERTOP	✓	CALACATTA GOLD QUARTZ 3		
Kitchen - BACKSPLASH	✓	C & D TENDER GREY BRIGHT 4 X 16 INSTALL STACKED UP # 2		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	✓	KENTWOOD OAK STURGEON ASST LENGTHS 3 1/2" X 3/4" UP # 1		
Main Hall - FLOORING	✓	KENTWOOD OAK STURGEON ASST LENGTHS 3 1/2" X 3/4" UP # 1		
Dining / Living Room - FLOORING		NA		
Library / Den - FLOORING		NA		
Ground Floor Rec Room - /Hall FLOORING	✓	KENTWOOD OAK STURGEON ASST LENGTHS 3 1/2" X 3/4" UP # 1		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR WITH ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POSTS		
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIN 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 GR FLOOR & 2ND FLOOR		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED		
Powder Room - CABINETS Gr & 2d floor	✓	EURO STORM COMFORT HEIGHT		
Powder Room - COUNTERTOP Gr & 2nd Floor	✓	CARRARRA WHITE QUARTZ UP # 2		
Powder Room - SINK		STANDARD OVAL UNDERMOUNT 4220 CFY		
Powder Room - FAUCET		STANDARD OVAL UNDERMOUNT 4220 CFY		
2ND FLOOR				
Upper Hall - FLOORING	✓	KENTWOOD OAK STURGEON ASST LENGTHS 3 1/2" X 3/4" UP # 1		
Master Bedroom - FLOORING		OPENING NIGHT T-21		
Bedroom 2 - FLOORING		OPENING NIGHT T-21		
Bedroom 3 - FLOORING		OPENING NIGHT T-21		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA		
Master Ensuite - CABINETS		SIERRA MDF FOG GREY UP # 1 COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H-800-BC		
Master Ensuite - COUNTERTOP		CARRERRA WHITE QUARTZ UP # 2		
Master Ensuite - SINK(s)		OVAL 4220 CFY	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 <u>PRIOR</u> to installation.		CALEDON	177-2	<div>W.B.A A.S </div>
		PURCHASER INITIALS		
		VENDOR APPROVAL		

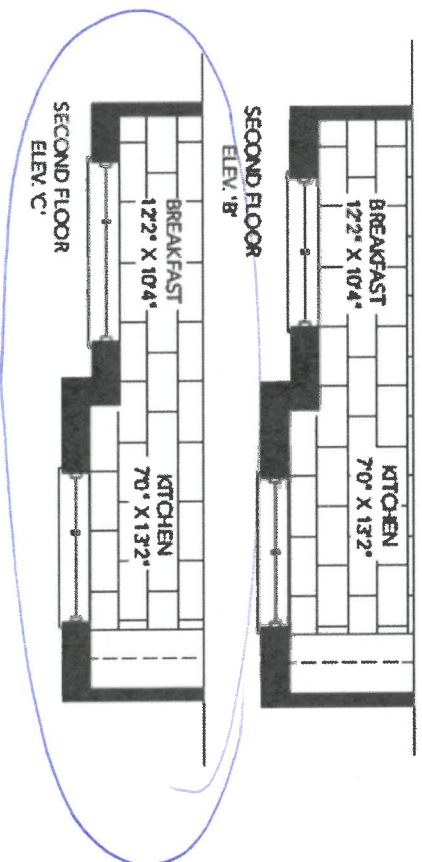
FEB 10 2022

Lot 177-2
Jan 18/22



Plug x
Above
Fridge
Install
65"
Floor.

File
Direction



Sound
Insulation
3-walls.

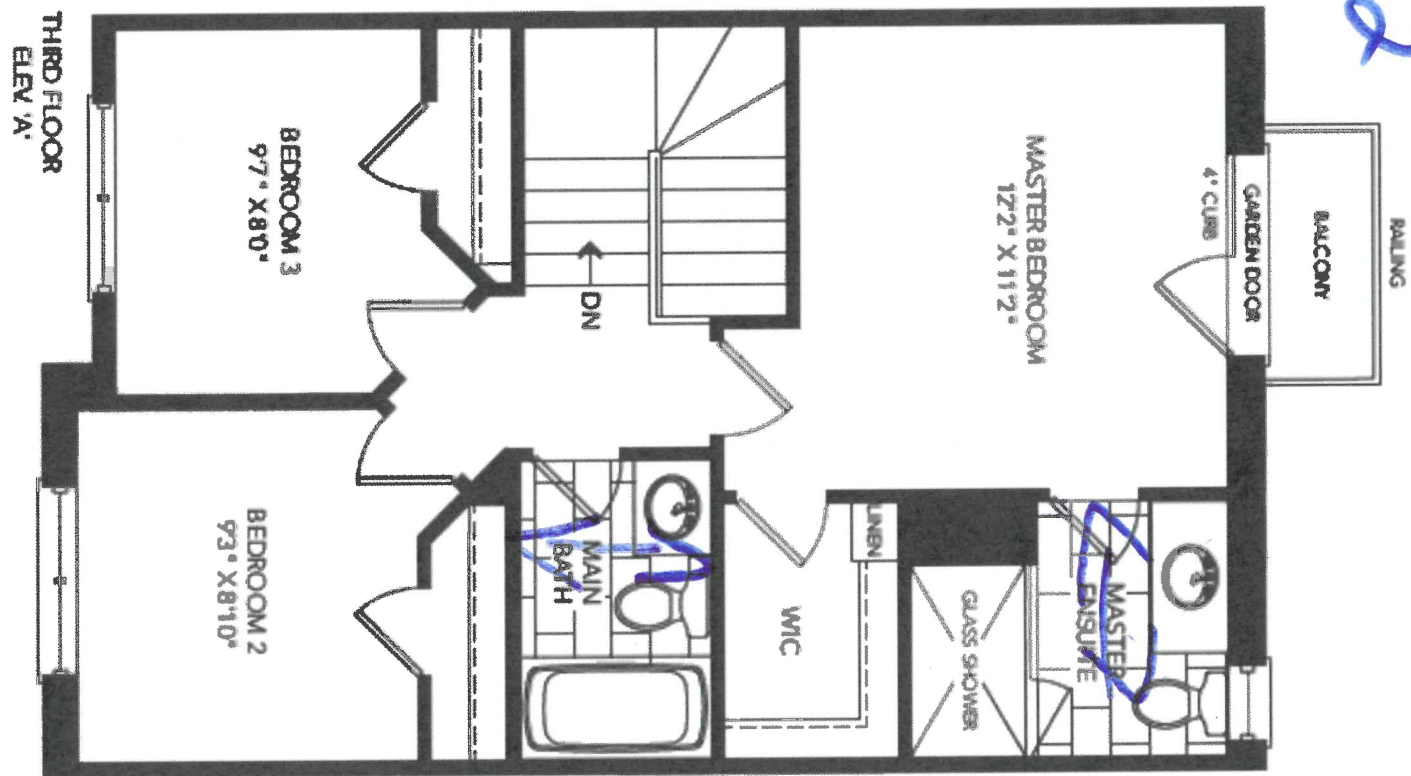
ADD 1
CAPLT
SP5 with

A.S
N.A

Lo6177-2

Jan 18/22

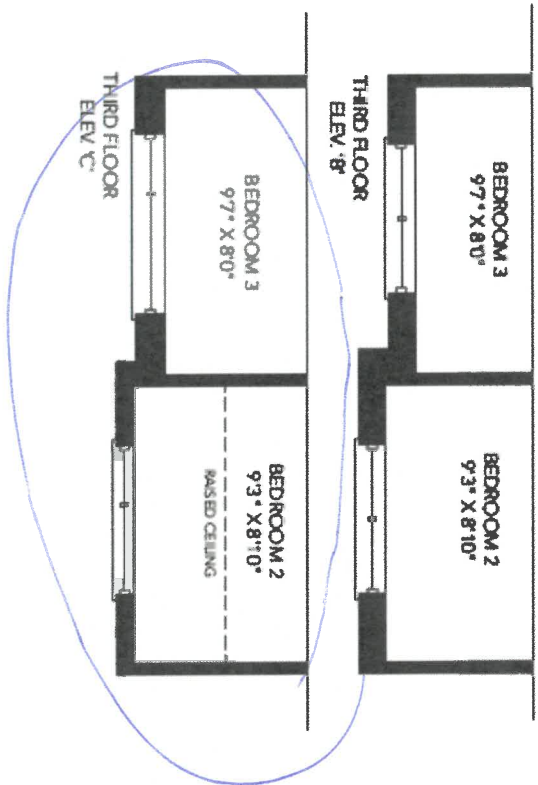
ROSEDALE RLTH-01



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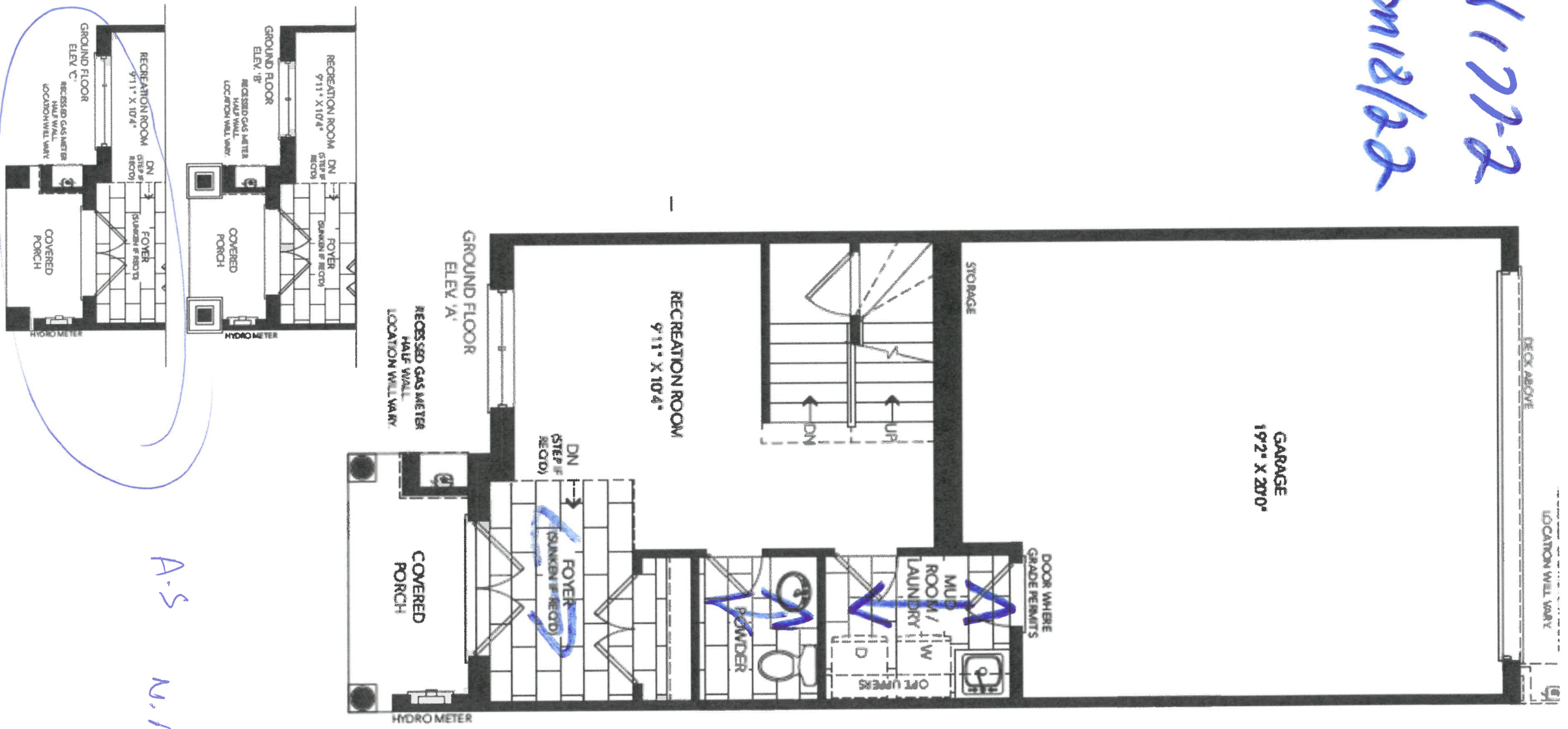
Tile
Direction



A.S N.A

Lot 1177-2
 Jan 18/22

ROSEDALE RLTH-01



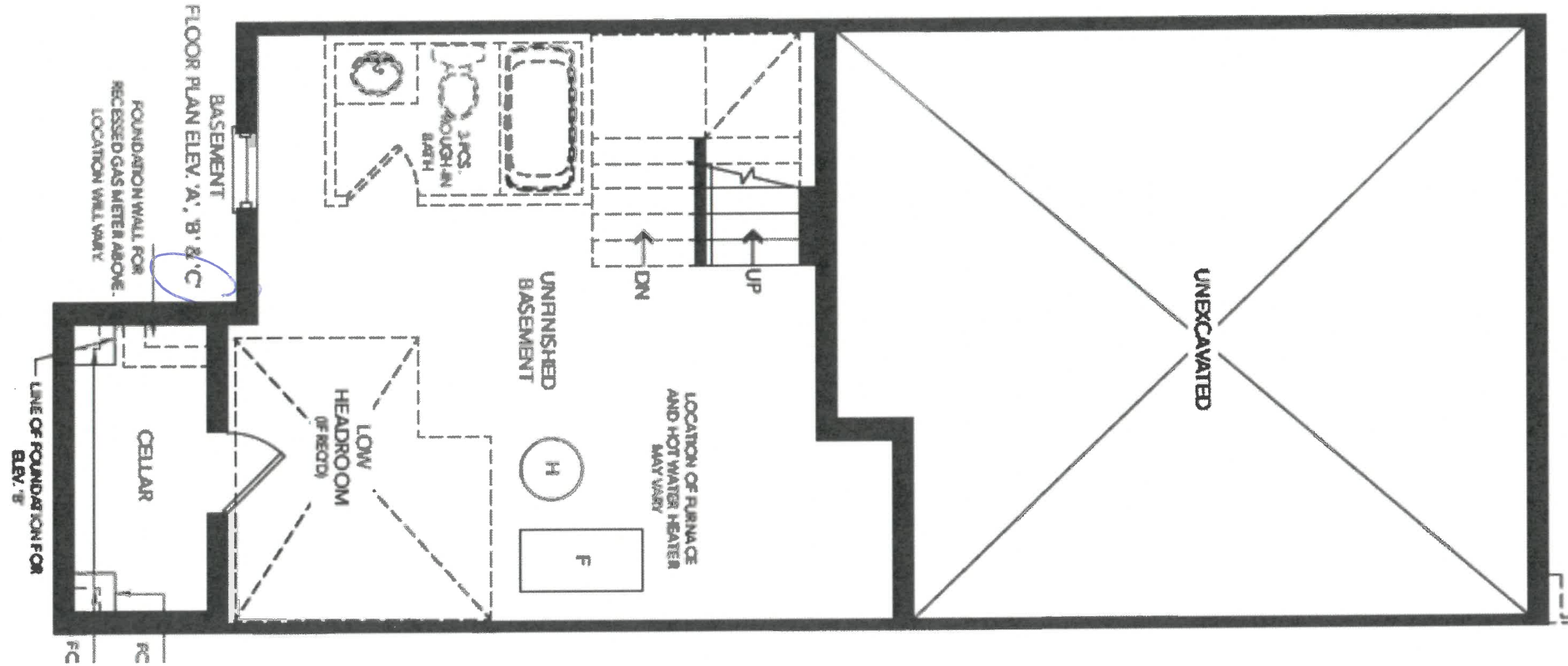
Tile
 Direction

A-S
 N, A

Lot 177-2

Jan 13/22

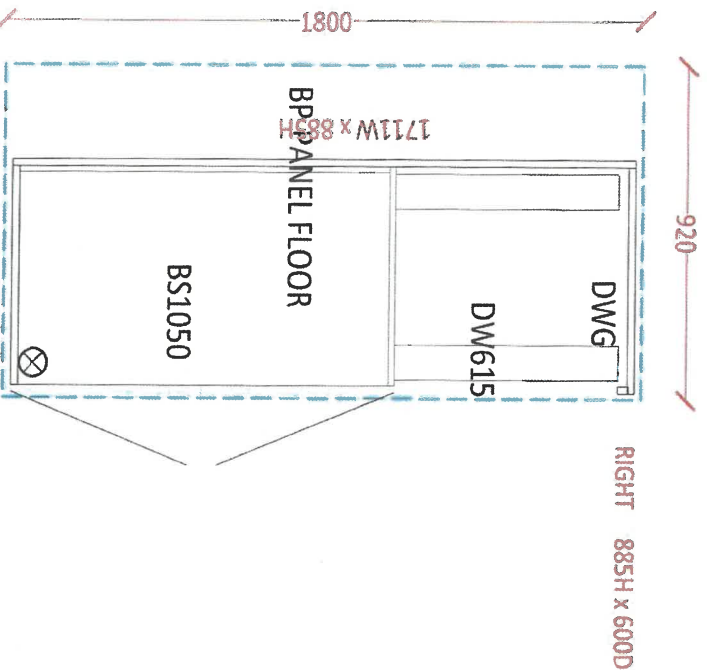
ROSEDALE RLTH-01



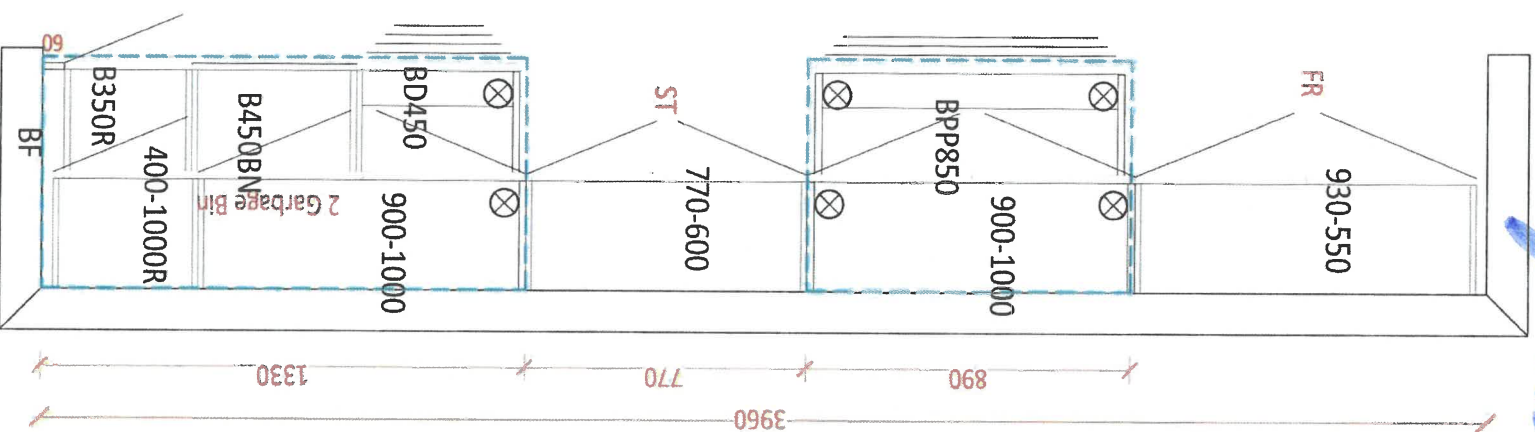
A.S N.A

RLTH-01-ELEV. A, B, C
KITCHEN

*Lot 177-2
Jan 18/22*



- Soft Close Doors and Drawers
- Cutlery Divider
- Recycle Bin



*A.S
N.A*

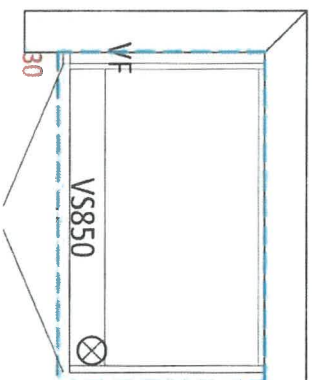
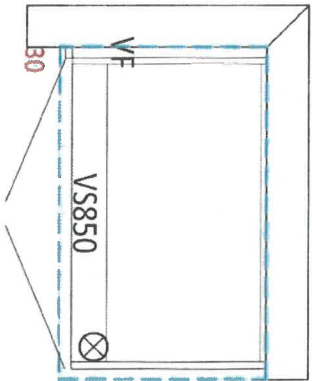
RLTH-01-ELEV. A, B, C
STD. VANITIES

POWDER

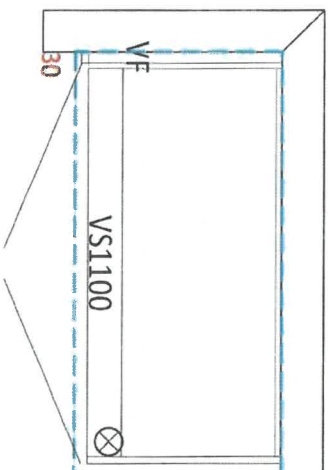
*2nd Floor
G-R Floor*

*Lot 1177-2
pm18/22*

MAIN



MASTER ENSUITE

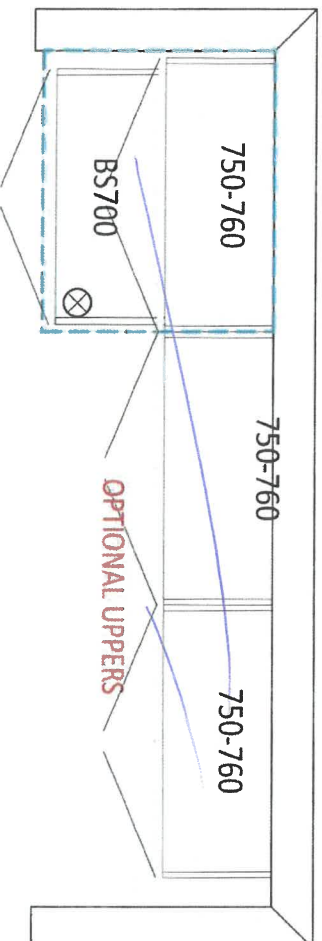


AKL Comfort. Bright

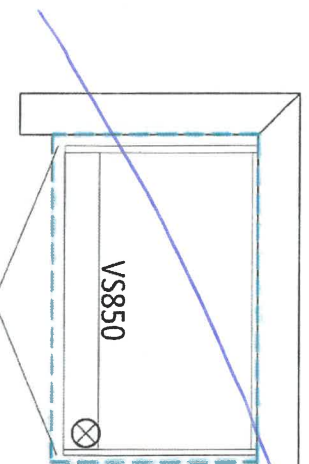
A-S

N.A

LAUNDRY



OPT. BASEMENT BATH



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

A-S N.I.A

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.**

A-S N.I.A

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

**Electrical required

DATE Jan 18/22 SITE CALEDON LOT 17722

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

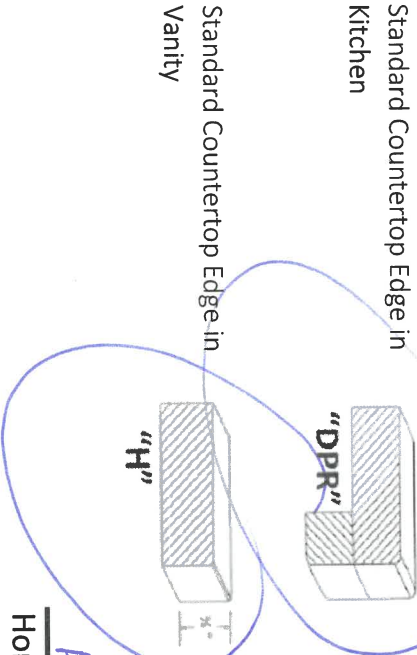
**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

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

Stone Countertop Edge Profiles
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

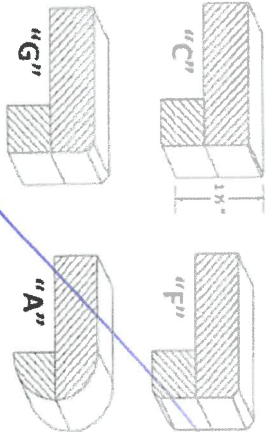


A-S N.A

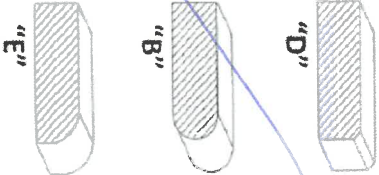
Homeowner(s) Initial

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

Optional Edge in Kitchen



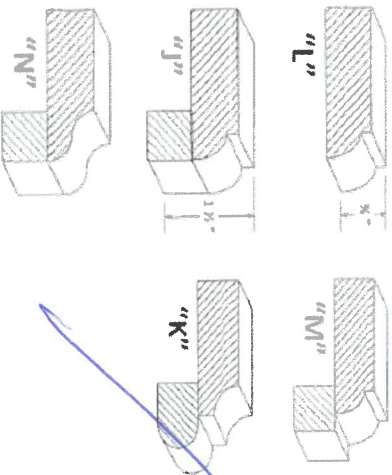
Optional Edge in Bathroom



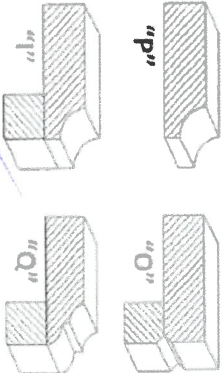
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

SITE

LOT

CALEDON

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.

A.S. N.A.
Homeowner(s) Initial

OPTION 2:

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.

A.S. N.A.
Homeowner(s) Initial

CALEDON

DATE

SITE

LOT

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 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 absorbcency 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
	CALEDON		177-2

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