

Site: CALEDON

Lot: 23A

Model: GREYSTONE 30-03 (A) **OPT. 4 BEDROOM

Purchaser: JAYESHKUMAR KAL PATEL

Purchaser: PUSHPABAHEN JAY PATEL

Phone: 416-938-3016 / 647-267-6307

Email: JAYRAJ_HOUSE@HOTMAIL.COM /
MANASVISENH@HOTMAIL.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
1	ENLARGE (3) BASEMENT WINDOWS TO 30 X 24	JULY 15 2021
2	GAS LINE TO STOVE *INCLUDES 15 AMP PLUG	JULY 15 2021
3	EXTERIOR SIDE DOOR TO STAIR LANDING, GRADE PERMITTING	JULY 15 2021
4	KITCHEN BACKSPLASH	JULY 15 2021
5	KITCHEN - FRIDGE ENCLOSURE	JULY 15 2021

ZANCOR HOMES COLOUR CHART

PRINTED 2021-07-15, 10:45 AM

ENTRANCES				
Main Foyer - FLOORING		GENESIS LIGHT GREY 12 X 24 *BRICK		
Mudroom - FLOORING		GENESIS LIGHT GREY 12 X 24 *BRICK		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		GENESIS LIGHT GREY 12 X 24 *BRICK		
Breakfast - FLOORING		GENESIS LIGHT GREY 12 X 24 *BRICK		
Kitchen - CABINETS		400 SERIES PVC CHOCOLATE BROWN		
Island - CABINETS		400 SERIES PVC CHOCOLATE BROWN		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		COLOURS & DIMENSIONS DIAMOND DÉCOR ARCTIC WHITE BRIGHT 4 X 16 (2)		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - VINTAGE OAK PEARL - JAVA 3-1/4"		
Main Hall - FLOORING		HARDWOOD - VINTAGE OAK PEARL - JAVA 3-1/4"		
Dining / Living Room - FLOORING		HARDWOOD - VINTAGE OAK PEARL - JAVA 3-1/4"		
Library / Den - FLOORING		N/A		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		STANDARD TURNED OAK		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN 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		GENESIS LIGHT GREY 12 X 24 *BRICK		
Powder Room - CABINETS		EURO BLACKWOOD / H800BC		
Powder Room - COUNTERTOP	BIANCO CARRARA w/OVAL UNDERMOUNT	LAMINATE 5000 30 WHITE CASECARE		
Powder Room - SINK	SINK (DEC 12 2022)	STANDARD		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - VINTAGE OAK PEARL - JAVA 3-1/4"		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING	RESELECTION - NOV 8 2022 CONFIRMED BY EMAIL	TOFFINO 12 X 24 *BRICK		
Master Ensuite - SHOWER WALL	**GENESIS WHITE**	TOFFINO 12 X 24 *STACKED		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		PERLATO ROYAL MARBLE		
Master Ensuite - CABINETS		400 SERIES PVC WHITE		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		PERLATO ROYAL MARBLE		
Master Ensuite - SINK(S)	STANDARD OVAL UNDERMOUNT	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 23A	TOP.	SIGNATURES
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

PRINTED 2021-07-15, 10:45 AM

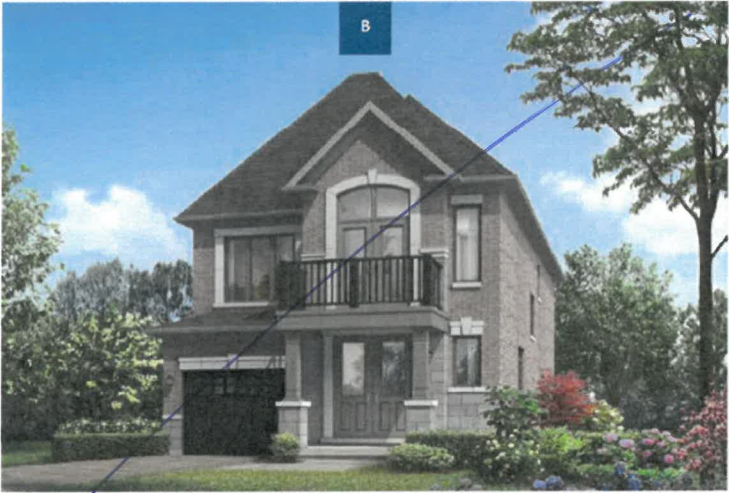
2ND FLOOR CONTINUED...									
Main Bath - FLOORING	RESELECTION - NOV 8 2022				10FT X 12 X 24 * BRICK				
Main Bath - TUB / SHOWER WALL	CONFIRMED BY EMAIL				10FT X 12 X 24 * STACKED				
Main Bath - SHOWER FLOOR	**GENESIS WHITE**				N/A				
Main Bath - SHOWER JAMB					N/A				
Main Bath - CABINETS					400 SERIES PVC WHITE				
Main Bath - HANDLES/KNOBS					H800BC				
Main Bath - COUNTERTOP					LAMINATE 7264-58 LIMESTONE				
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	10FT X 12 X 24 * BRICK				Laundry - HANDLES/KNOBS		H800BC		
Laundry - CABINETS (LOWERS)	400 SERIES PVC WHITE				Laundry - SINK		STANDARD		
Laundry - COUNTERTOP	LAMINATE 7264-58 LIMESTONE				Laundry - FAUCET		STANDARD		
Laundry - BACKSPLASH	N/A								
TRIM / PAINT									
Casing/Baseboards					STANDARD				
Interior Doors					STANDARD				
Interior Door Hardware					STANDARD				
PAINT - Throughout					WARM GREY				
FIREPLACE									
Location / Insert / Mantle					STANDARD ELECTRIC				
ACCESSORIES									
Mirrors	YES		BATH ACCESSORIES				YES		
APPLANCE REQUIREMENTS									
GAS LINE TO BBQ	STANDARD				ELECTRICAL for Built-in Oven		N/A		
GAS LINE & ELECTRICAL TO STOVE	YES				ELECTRICAL for Built-in Micro		N/A		
GAS LINE & ELECTRICAL TO DRYER	N/A				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 \$55000 administration fee plus costs							INITIALS		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.							7/14/21		
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 Vendors's selection must be accepted by the purchaser							7/14/21		
SITE / LOT:	CALEDON				23A				
PURCHASER(S):	JAYESHKUMAR KAL PATEL								
PURCHASER(S):	PUSHPABAHEN JAY PATEL								
CONTACT:	416-938-3016 / 647-267-6307				HOUSE@HOTMAIL.COM / MANASVISENH@HOTM				
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.					PURCHASER SIGNATURE				
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.					PURCHASER SIGNATURE				
					DÉCOR CONSULTANT				
					SIMONE				
PAGE 2 OF 2					Vendor APPROVAL				

30'

GREYSTONE

THREE BEDROOM / OPTIONAL FOUR BEDROOM

ELEV A: 2175 SQ FT / ELEV B: 2167 SQ FT / ELEV C: 2167 SQ FT



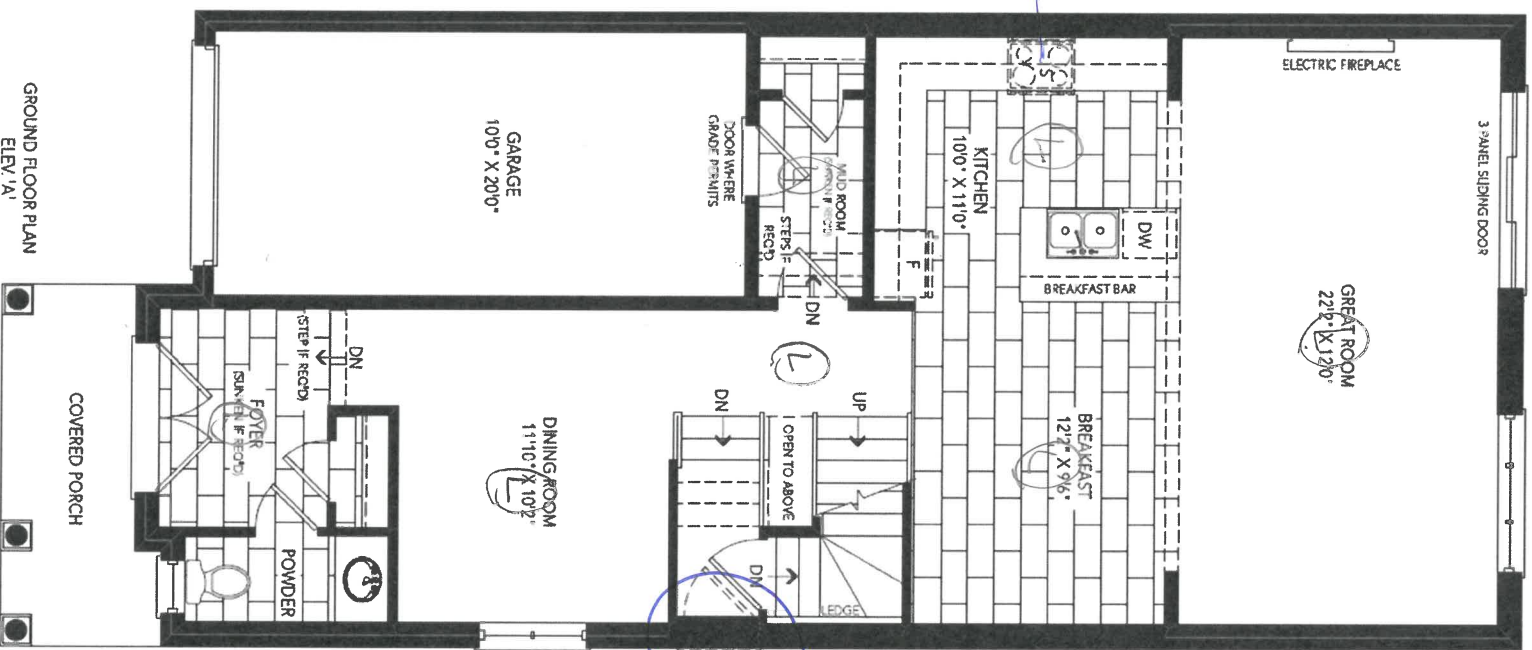
Caledon Club

GREYSTONE 30-03

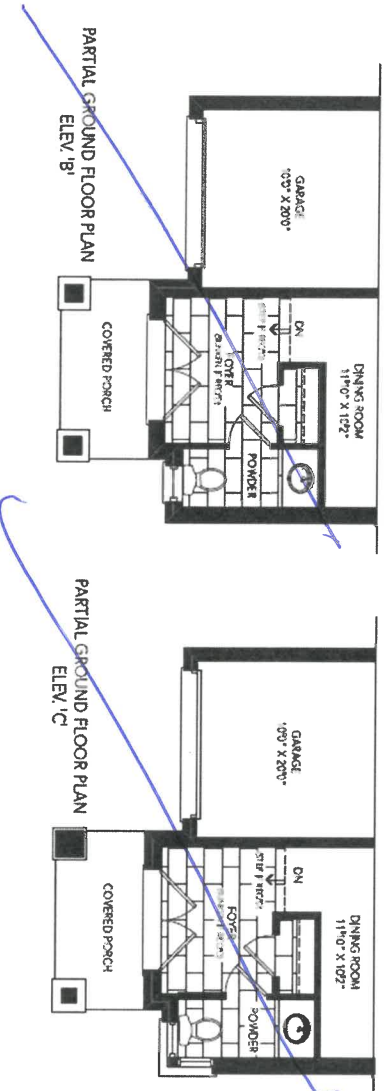
23A

23A

GREYSTONE 30-03



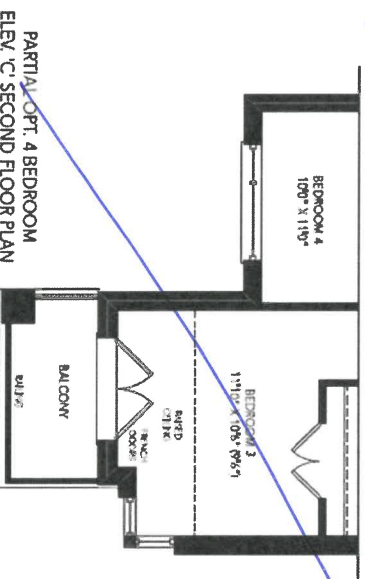
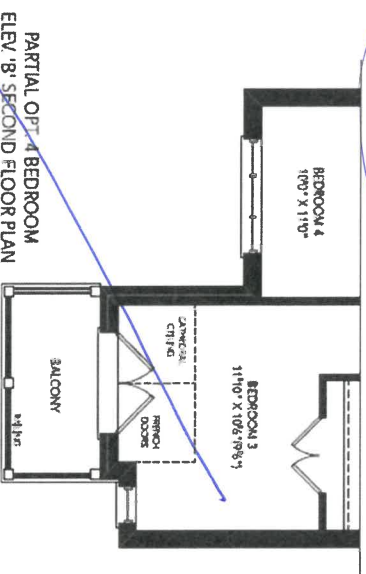
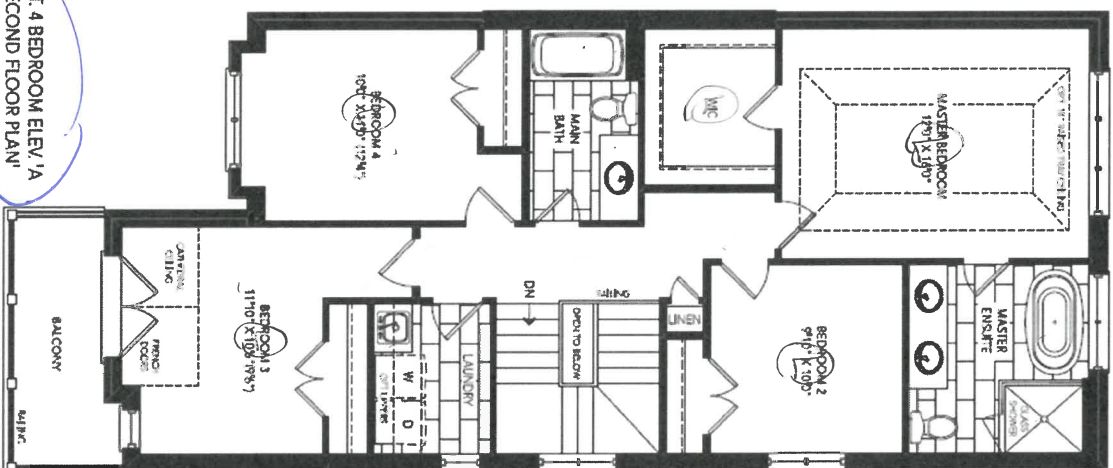
SIDE
DOOR
GRADE
PERMITS



25.

254

Caledon Club GREYSTONE 30-03

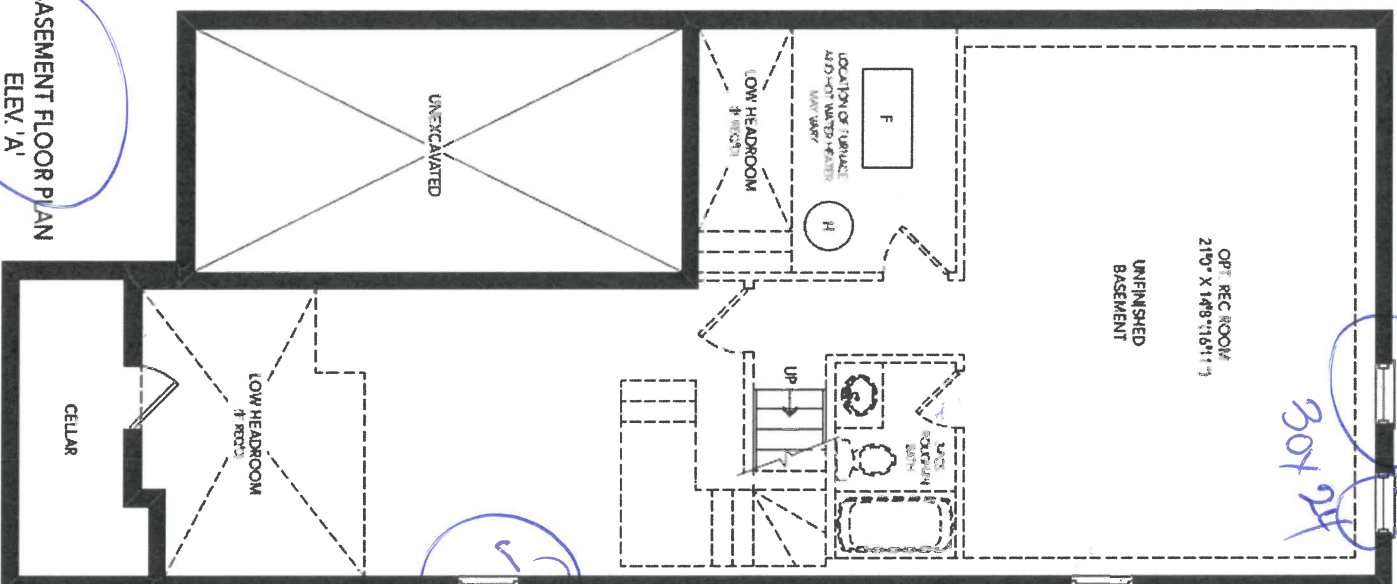


7/4

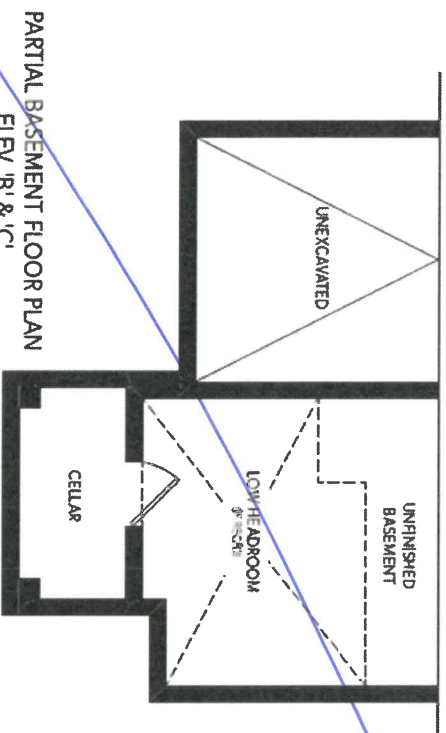
23A

Caledon Club

GREYSTONE 30-03



BASEMENT FLOOR PLAN
ELEV. 'A'



PARTIAL BASEMENT FLOOR PLAN
ELEV. 'B' & 'C'



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

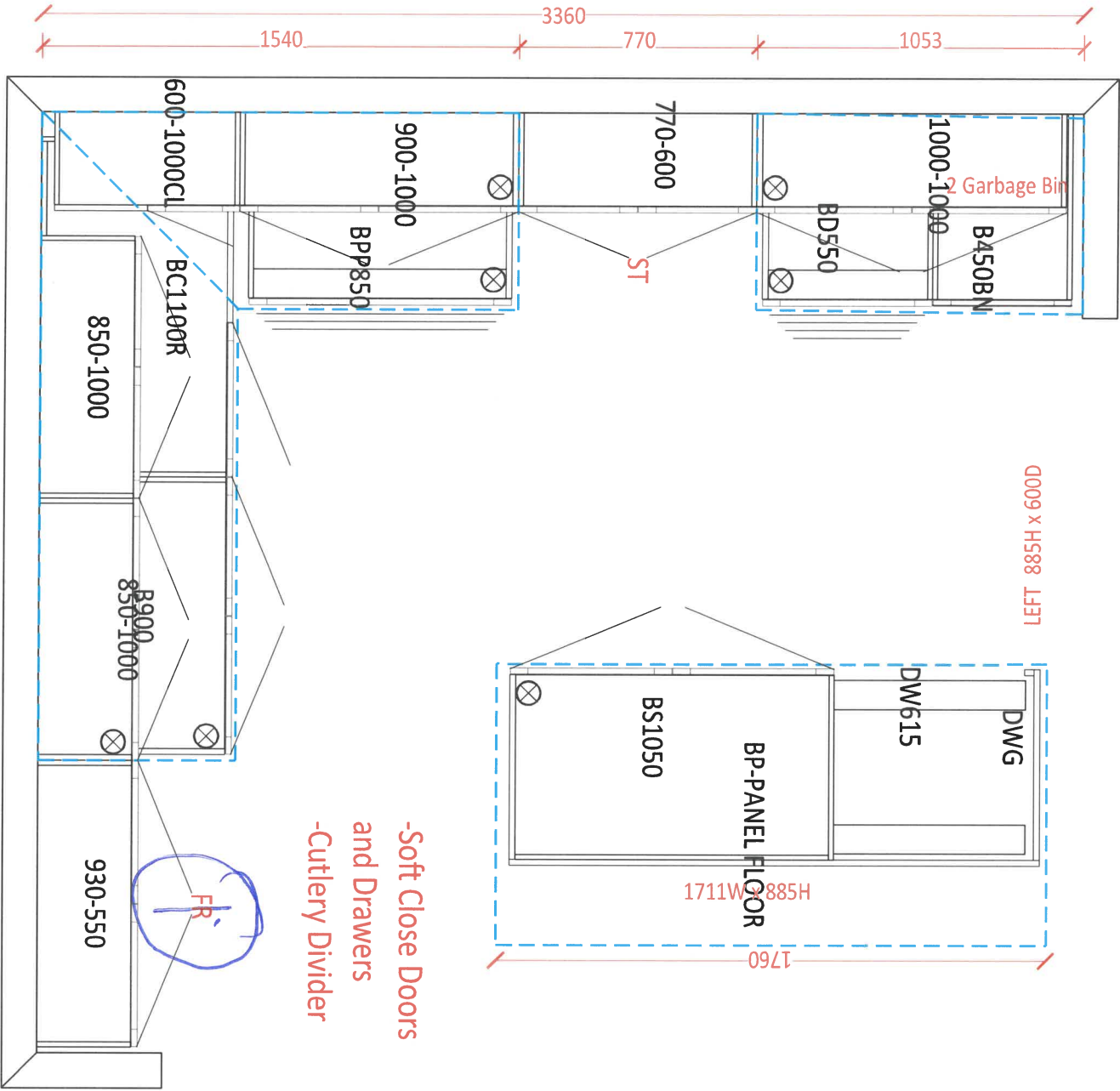
JOB NUMBER

INSTALL DATE:

PAGE

8 of 24

30-3-ELEV. A,B,C
KITCHEN



① Fridge Enclosure

2nd

23A



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:
CELL :

DRAFTED BY: FERNANDA

COMMENT

P/O #

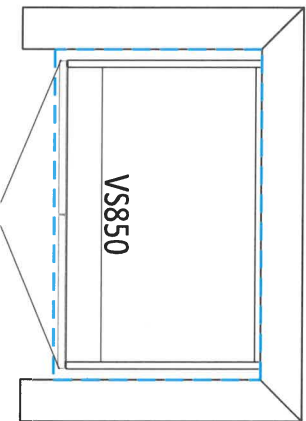
PAGE

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30-3-ELEV. A,B,C
VANITIES OPT. 4 BRD

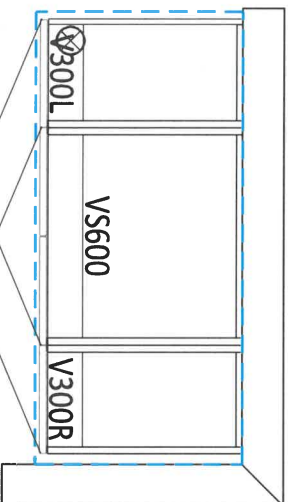
POWDER

910



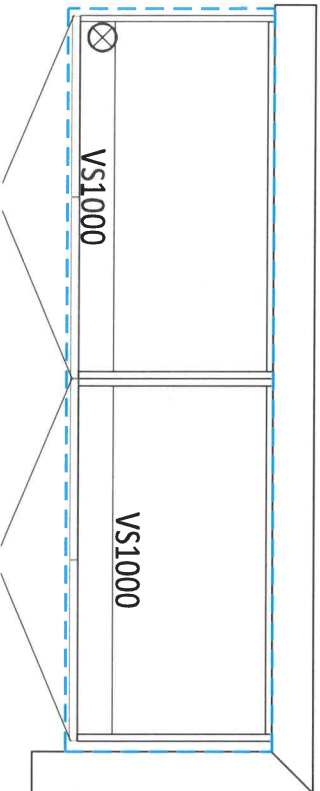
MAIN

1250



MASTER ENSUITE

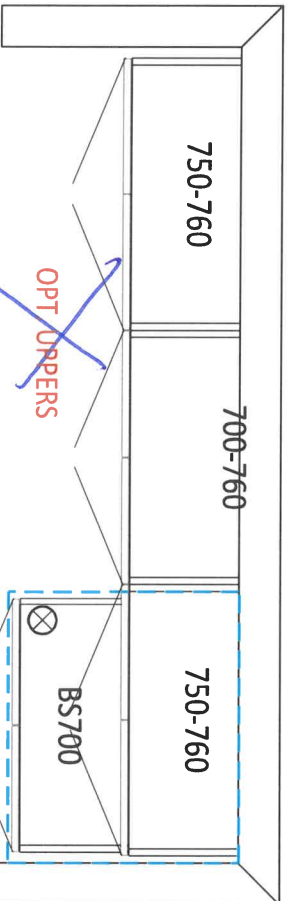
2050



LAUNDRY ROOM

2250

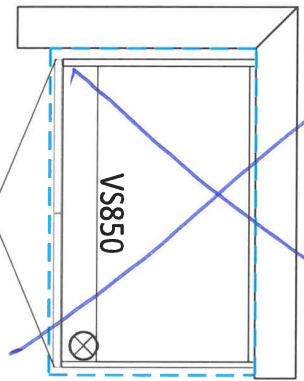
750



OPT. ORPERS

OPT. BASEMENT BATH

900



in.

23A

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

SL

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.**

SL

- 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

Gas line Purchased

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 July 15/21

CALEDON

SITE

23A

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

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 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	July 15/21	SITE	CALEDON	LOT	234
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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.

W.

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.

W.

Homeowner(s) Initial

CALEDON

DATE

SITE

LOT

BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

FLOOR TILES *Brick installation is standard*
WALL TILES *Brick installation requires an additional charge and must be included on the extras if selected*

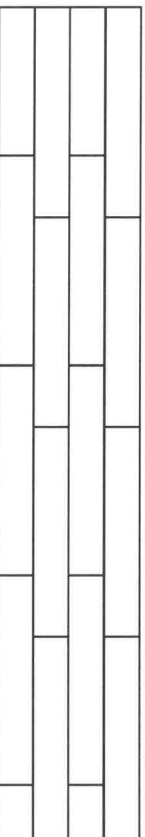
(Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS: _____

All floors



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

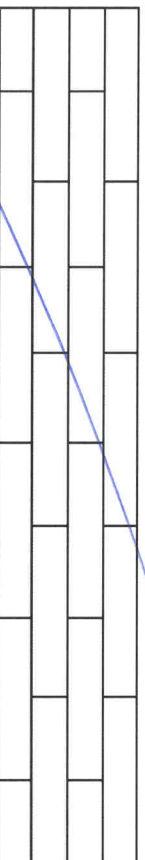
LS

Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS: _____



Homeowner(s) Initial

DATE

July 15/21

SITE

CALEDON

LOT

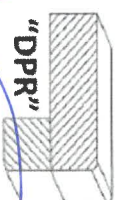
234

Stone Countertop Edge Profiles

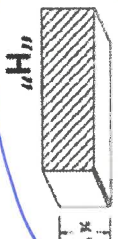
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

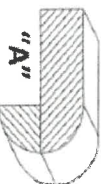
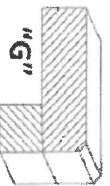
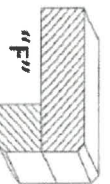
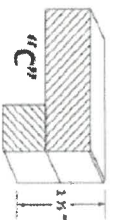


Ed.

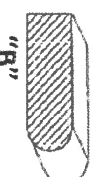
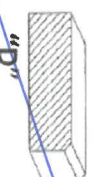
Homeowner(s) Initial

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

Optional Edge in Kitchen



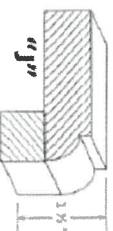
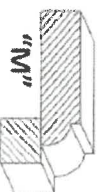
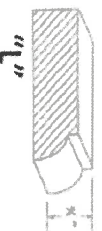
Optional Edge in Bathroom



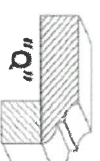
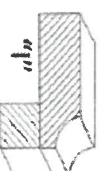
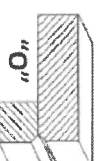
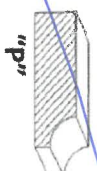
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

July 15/21

SITE

CALEDON

LOT

23A