

Site: CALEDON (B)

Lot: 159B

Model: GLENCARIN (30-04) ELEV B OPT. 4 BEDROOM

Purchaser: SUKHRAU BAHADUR SINGH SARKARIA

Purchaser: BALIT DHILLON

Phone: 416.500.8727 / 416.953.1313

Email: SARKARIA@TRANSPORT@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
BONUS PACKAGE: AIR CONDITIONER	AS PER SCH E	
	STRUCTURALS	
1 SMOOTH CEILING MAIN FLOOR		11-Jan-22
2 8 FOOT HIGH INTERIOR DOORS ON MAIN FLOOR (IN LIEU OF STANDARD, 6'8")- QTY 4- SEE SKETCH		11-Jan-22
	COLOURS	
1 N/A		04-May-22
2 HARDWOOD UP # 1 GREAT ROOM LIVIN ROOM, MAIN HALL LANDINGS, UPPER HALLWAY		04-May-22
3 COM/FORT HEIGHT VANITY MASTER ENSUITE ONLY		04-May-22
4 UPGRADE CABINET HARDWARE H 800 MATT BLACK		04-May-22
5 BATHROOM ACCESSORIES POWDER ROOM (1) PAPER HOLDER YB2408 (1) 18" TOWEL BAR YB2418		04-May-22
6 BATHROOM ACCESSORIES MASTER ENSUITE & MAIN BATH (2) PAPER HOLDER YB2408 (2) 24" TOWEL BAR YB2424		04-May-22
7 TILES MASTER ENSUITE SHOWER FLOOR UP # 2		04-May-22
8 TILES KITCHEN BACKSPLASH UP # 2		04-May-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-05-04, 11:18 AM

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		MALINA CARBON 8 X 10							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		CONT SLAB OAK TIMBER GREY							
Main Bath - HANDLES/KNOBS		H 800-MB							
Main Bath - COUNTERTOP		SERRANIA 1890K-22							
Main Bath - SINK(s)		STANDARD		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		NA							
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 ASSURO BLUE 12 X 24 INSTALL STACKED							
Laundry - CABINETS		CONT SLAB OAK TIMBER GREY		Laundry - HANDLES/KNOBS		H800-MB			
Laundry - COUNTERTOP		SERRANIA 1890K-22		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STANDARD			
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		8 FOOT INTERIOR DOORS MAIN FLOOR- QTY 4- SEE SKETCH							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		STANDARD ELECTRIC							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES					
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		DECLINED							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser									
SITE / LOT:		CALEDON (B) 159B							
PURCHASER(S):		SUKHRAJ BAHADUR SINGH SARKARIA							
PURCHASER(S):		BALJIT DHILLON							
CONTACT:		416.500.8727 / 416.953.1313		SARKARIA@TRANSPORT@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 PRIOR to installation.									
		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
		KATHERINE							
PAGE 2 OF 2		Vendor APPROVAL		MAY 0 9 2022					

ZANCOR HOMES COLOUR CHART

PRINTED 2022-05-04, 11:18 AM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Mudroom - FLOORING		LOFT ANTHRACITE 12 X 24 INSTALL STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Kitchen - CABINETS		300 SERIES WHITE PVC		
Island - CABINETS		300 SERIES WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H 800MB		
Kitchen - COUNTERTOP		BIANCA SARDO GRANITE		
Island - COUNTERTOP		BIANCA SARDO GRANITE		
Kitchen - BACKSPLASH		C & D PETAL DÉCOR ARCTIC WHITE 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 3 1/2" X 3/4" UP # 1		
Main Hall - FLOORING		KENTWOOD OAK STURGEON 3 1/2" X 3/4" UP # 1		
Dining / Living Room - FLOORING		KENTWOOD OAK STURGEON 3 1/2" X 3/4" UP # 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR WITHH 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		LOFT ANTHRACITE 12 X 24 INSTALL STACKED		
Powder Room - CABINETS		300 SERIES WHITE PVC. HARDWARE H 800 MB		
Powder Room - COUNTERTOP		BIANCA CARRERERA MARBLE		
Powder Room - SINK		STANDARD		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		KENTWOOD OAK STURGEON 3 1/2" X 3/4" UP # 1		
Master Bedroom - FLOORING		OPENING NIGHT T-03		
Bedroom 2 - FLOORING		OPENING NIGHT T-03		
Bedroom 3 - FLOORING		OPENING NIGHT T-03		
Bedroom 4 - FLOORING		OPENING NIGHT T-03		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		LOFT ANTHRACITE 12 X 24 INSTALL STACKED		
Master Ensuite - SHOWER WALL		LOFT ANTHRACITE 12 X 24 INSTALL HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		ONTARIO SERIES WHITE /BLACK MATT HEXAGON UP # 2		
Master Ensuite - SHOWER JAMB		BIANCA CARRERERA		
Master Ensuite - CABINETS		300 SERIES WHITE PVC COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H 800 MB		
Master Ensuite - COUNTERTOP		BIANCA CARRERERA MARBLE		
Master Ensuite - SINK(S)	STANDARD OVAL	FAUCETS	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 159B	2155	2
		PURCHASER INITIALS	VENDOR APPROVAL	

MAX 09 2022

CALEDON CLUB

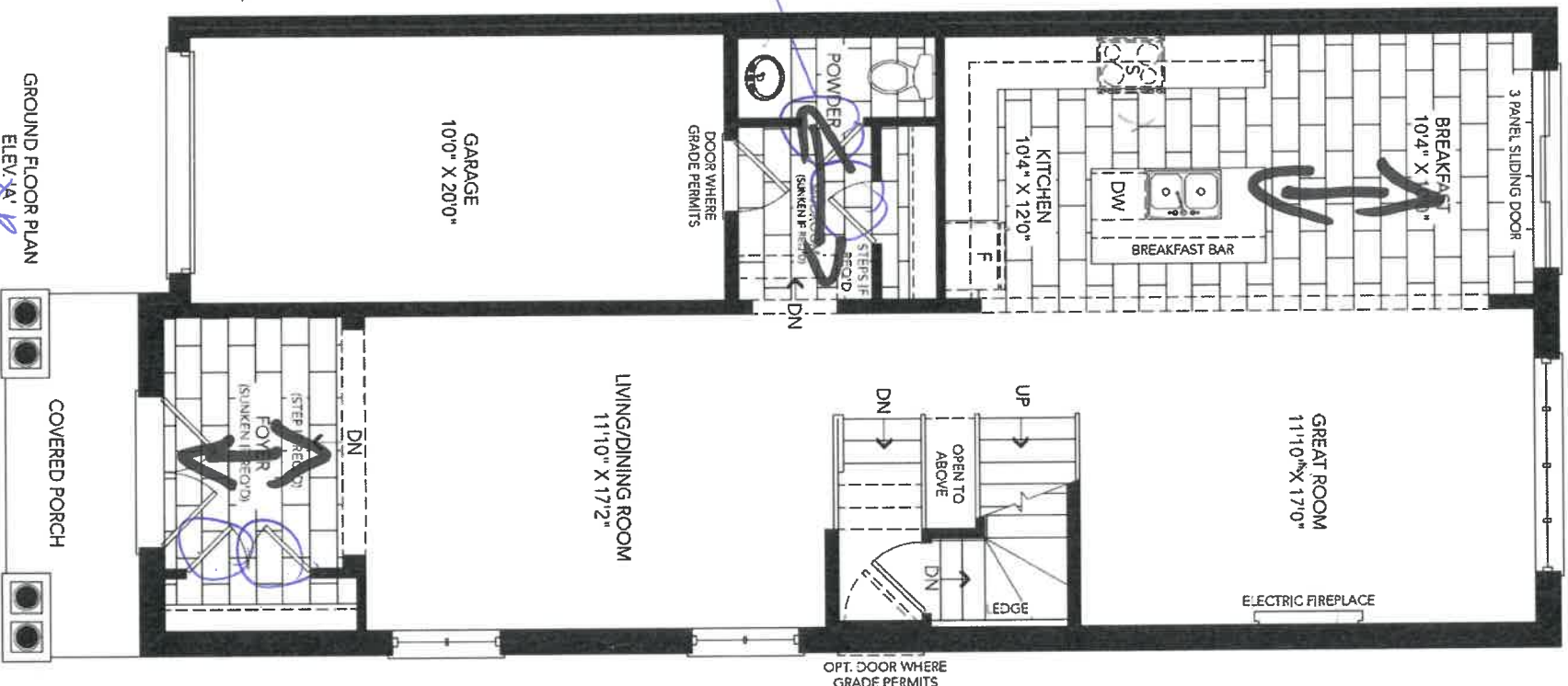
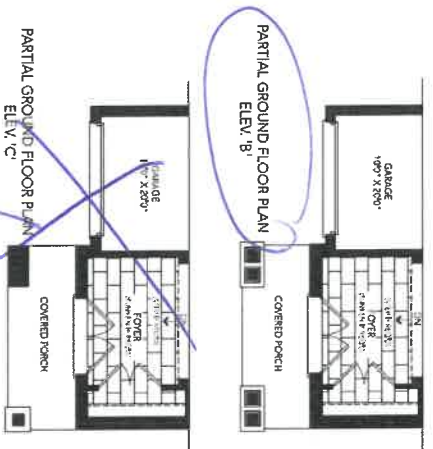
1st 1598
Jan 11/22

30-04 GLENCARIN

↔
Floor tile
Direction

may 4/22

9th 4
8' doors



Smooth
Ceiling

1st 1598
Jan 11/22

CALEDON
CLUB

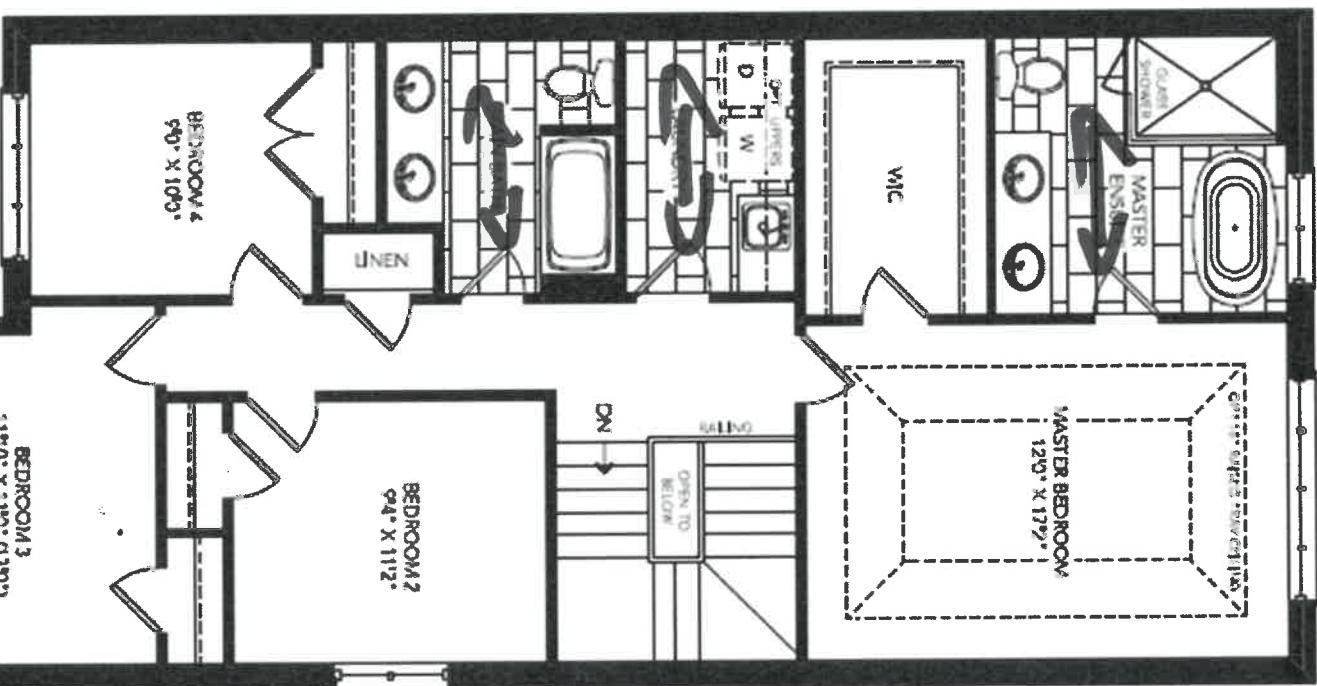
30-04 GLENCARIN

1st/1595

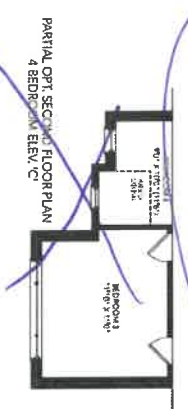
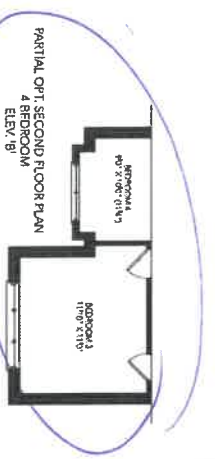
11-11-2

may
4/22

↔
Floor Tile
Dirac View



OPT. SECOND FLOOR PLAN
4 BEDROOM
ELEV. B



BT S.S

167159B

may/4/22





CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DATE SUBMITTED
22 Jul 2021

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

PAGE

15 of 24

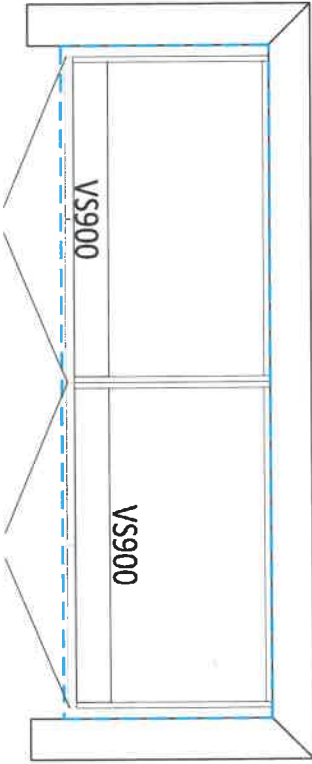
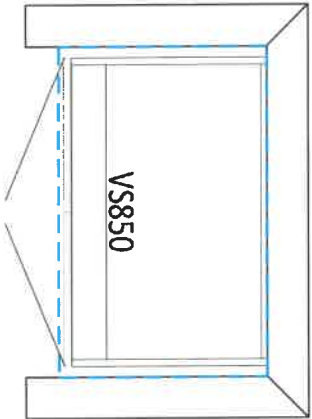
30-4-ELEV. A,B,C
VANITIES OPT. 4 BRD

POWDER

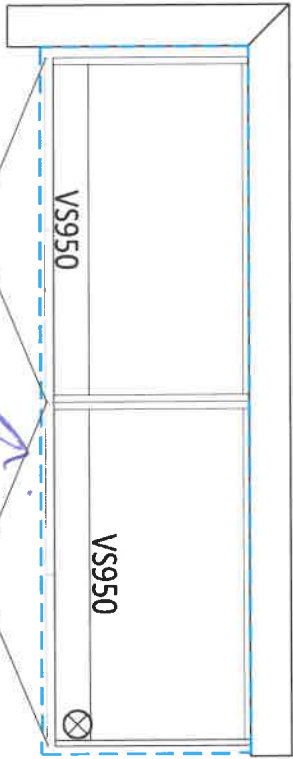
910

MAIN

1860



MASTER ENSUITE
1950

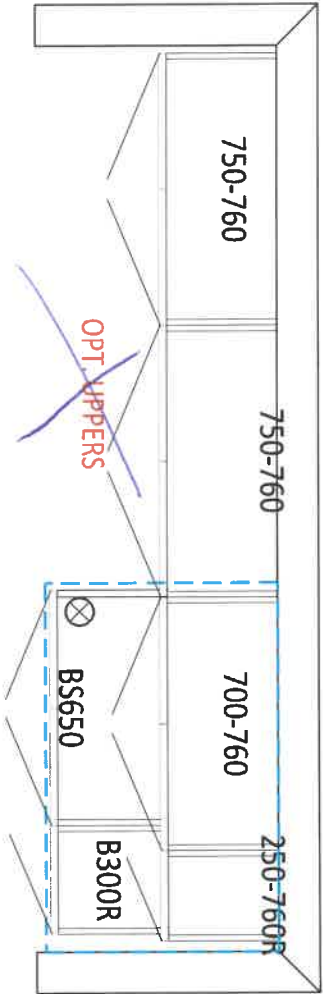


comfort height

LAUNDRY ROOM

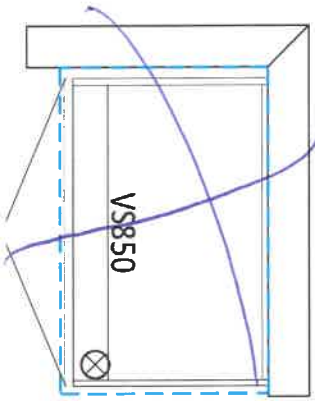
2500

1020



OPT. BASEMENT BATH

900



BS650



22 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

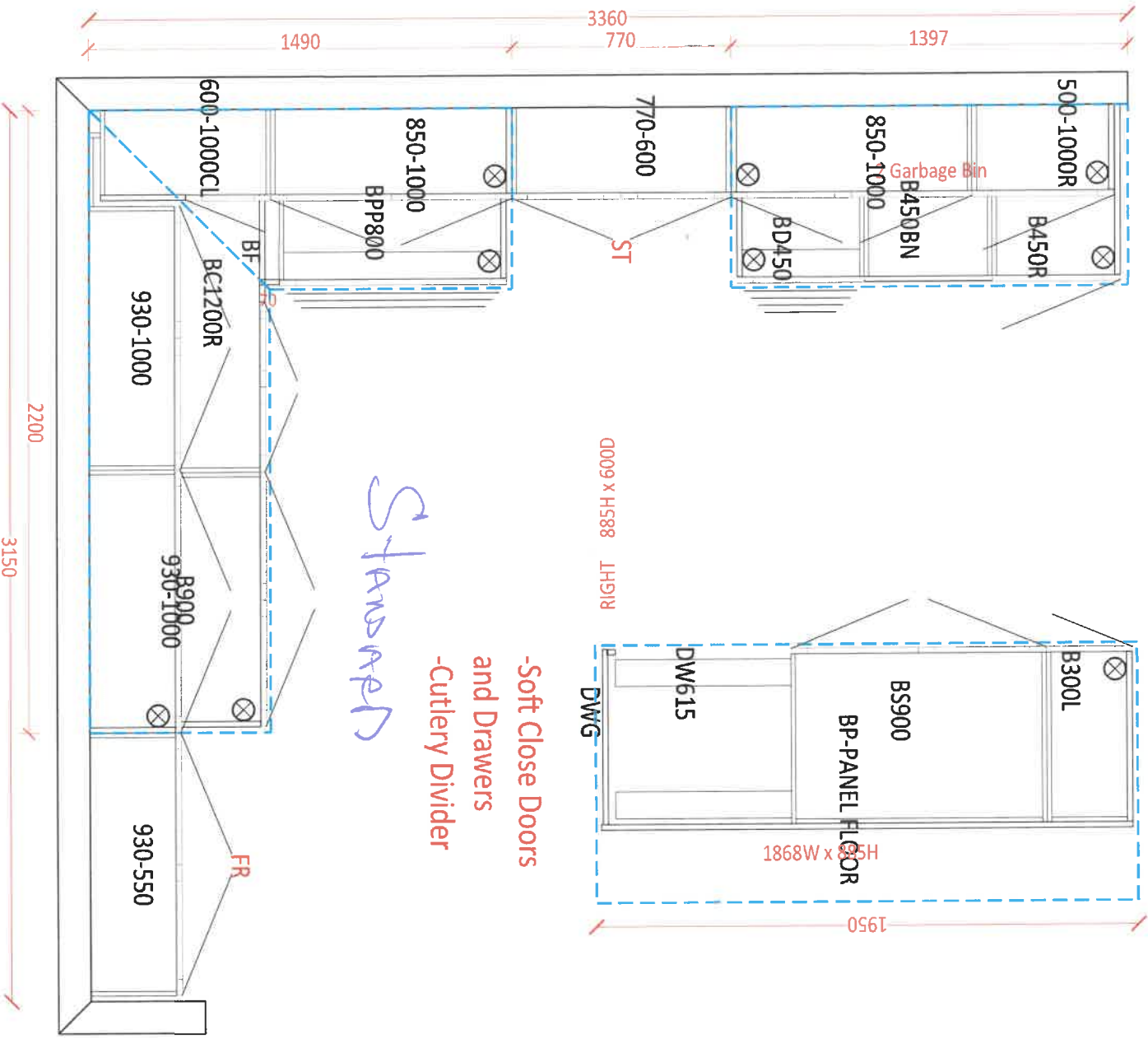
P/O#

INSTALL DATE:

PAGE
12 of 24

KITCHEN

may 4/22



Standard

- Soft Close Doors
- and Drawers
- Cutlery Divider

42



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

1041595

INSTALL DATE:

PH:
CELL:

DATE SUBMITTED

22 Jul 2021

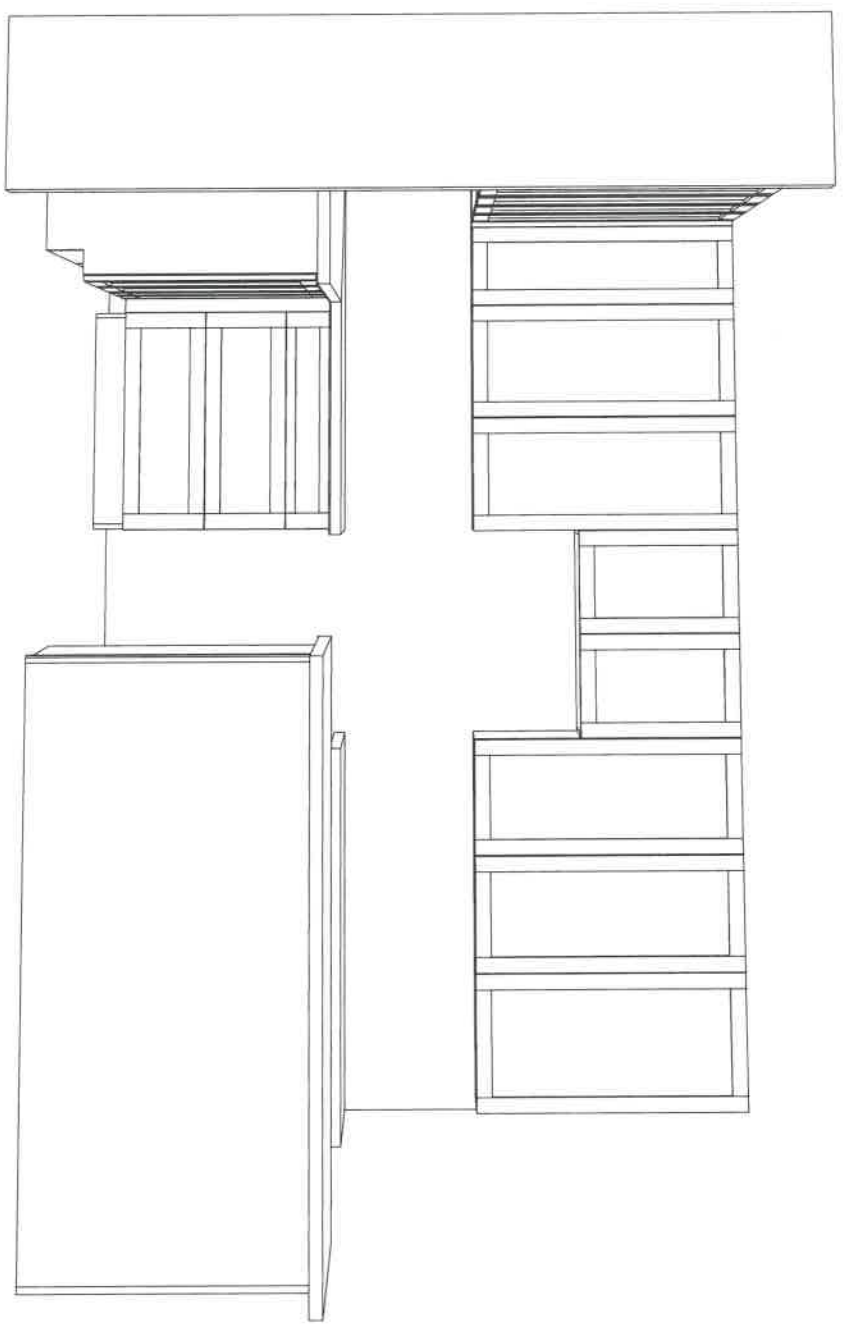
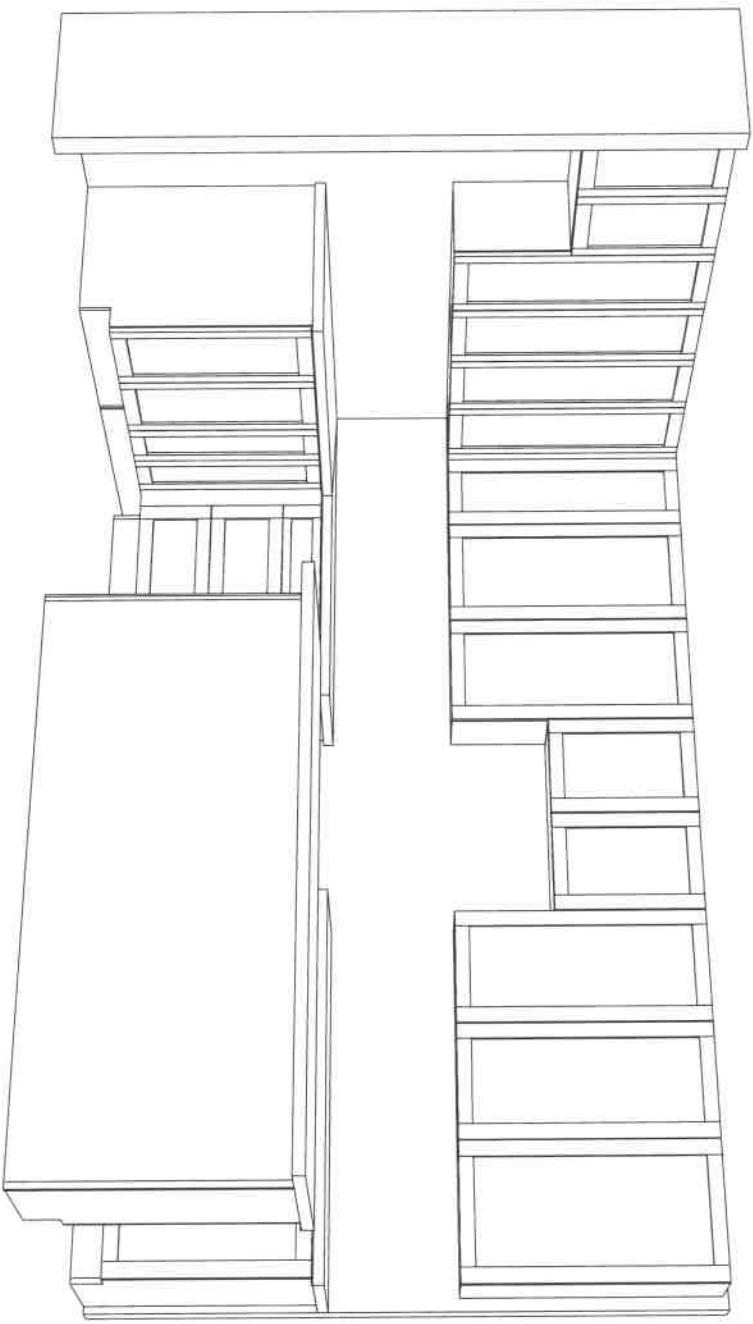
DRAFTED BY: FERNANDA

P/O #

PAGE
13 of 24

30-4-ELEV. A,B,C
KITCHEN

may 4/22



21/03

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

SM

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

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

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

INITIAL

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

- NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.

- Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ 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

**Electrical required

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

DATE May 4/23

SITE CALEDON

LOT 159B

** 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

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.

Homeowner(s) Initial

ZSS

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.

Homeowner(s) Initial

CALEDON

DATE

SITE

LOT

May 4/22

159B

Stone Countertop Edge Profiles

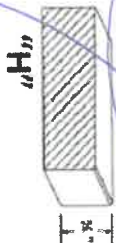
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

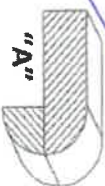
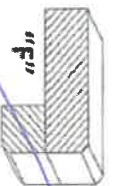
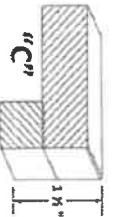


PSGS

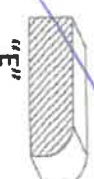
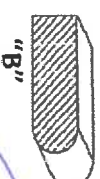
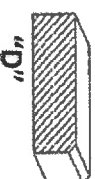
Homeowner(s) Initial

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

Optional Edge in Kitchen



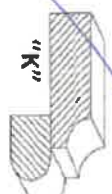
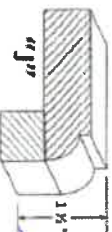
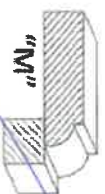
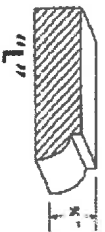
Optional Edge in Bathroom



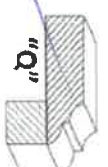
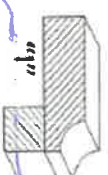
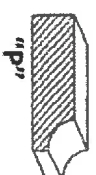
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE May 4/22

SITE CALEDON

LOT 159B

Lot 1593

May 4/22

Method™

Traditional | Transitional | Modern



Double Robe Hook
Model YB2403

Chrome
Other



Pivoting Paper Holder
Model YB2408

Chrome
Other



18\"/>

Chrome
Other



24\"/>

Chrome
Other



36\"/>

Chrome
Other



FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Chrome (CH), LifeShine® Brushed Nickel (BN).

PROFIT
INSTALLATION SYSTEM

FSes

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	May 4/22	
SITE	CALEDON	LOT 159B
		5125

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