

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

INNISFIL

356W

PORT (36-03) ELEV B- OPTIONAL 4 BED

HAIMEL CHEN

YE CHENGYING

647.533.8866



CHENYECOUPLE@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	
1 BANK OF DRAWERS IN MASTER		17-Nov-21
2 ELECTRICAL- 2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH. STD LIGHT TO REMAIN- SEE SKETCH		17-Nov-21
3 GAS FIREPLACE- NAPOLEAN B36- DIRECT VENT 36INCH ( INCLUDES STANDARD MANTLE)		17-Nov-21
4 ELECTRICAL- PLUG FOR FUTURE TV OVER FIREPLACE, INSTALL 65 AFF, BESIDE CABLE- SEE SKETCH		17-Nov-21
5 HARDWOOD- UP 1- GREAT ROOM, DINING ROOM, MAIN HALL		17-Nov-21
6 STAIN FOR STAIRS TO MATCH HARDWODO		17-Nov-21
7 COMFORT HEIGHT- MASTER AND MAIN		17-Nov-21
		17-Nov-21
8 DO NOT INSTALL BATHROOM ACCESSORIES		17-Nov-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-11-17, 11:53 AM

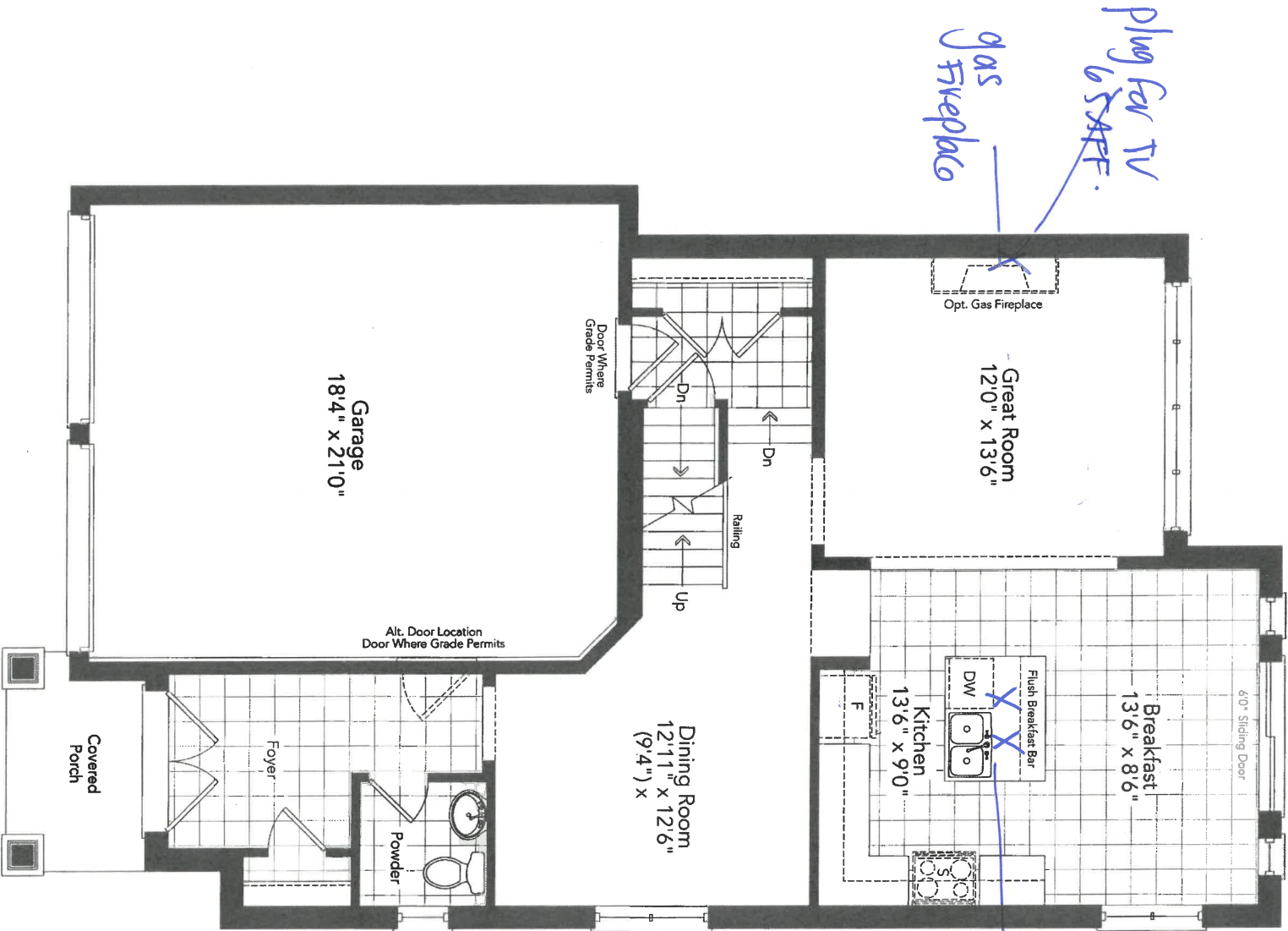
ENTRANCES				
Main Foyer - FLOORING		GRECO GREY 13 X 13		
Mudroom - FLOORING		GRECO GREY 13 X 13		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		GRECO GREY 13 X 13		
Breakfast - FLOORING		GRECO GREY 13 X 13		
Kitchen - CABINETS		EURO BLACKWOOD		
Island - CABINETS		EURO BLACKWOOD		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		MIRAGE ADMIRATION RIO RED OAK 3 5/16" CASHMERE- UP 1		
Main Hall - FLOORING		MIRAGE ADMIRATION RIO RED OAK 3 5/16" CASHMERE- UP 1		
Dining / Living Room - FLOORING		MIRAGE ADMIRATION RIO RED OAK 3 5/16" CASHMERE- UP 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1-5/16" TURNED OAK		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
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		
POWDER ROOM				
Powder Room - FLOORING		GRECO GREY 13 X 13		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		T03 OPENING NIGHT		
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		<del>BIANCO GREY 13 X 13</del>		
Master Ensuite - SHOWER WALL		<del>BIANCO GREY 8 X 10</del>		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO STORM- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H500P		
Master Ensuite - COUNTERTOP		P-948-CA		
Master Ensuite - SINK(s)		STD	Master Ensuite - FAUCET(s)	STD
***FOR TRADE USE***				
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.		INNISFIL 356W		
			PURCHASER INITIALS	VENDOR APPROVAL



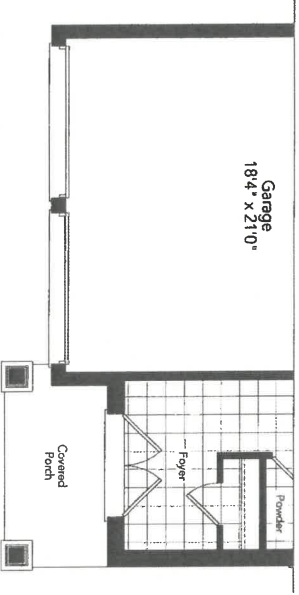
2ND FLOOR CONTINUED...									
Main Bath - FLOORING		MALENA ICE 13 X 13							
Main Bath - TUB / SHOWER WALL		MALENA ICE 8 X 10							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		CONT SLAB OAK TIMBER GREY- COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H500P							
Main Bath - COUNTERTOP		4945-38							
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	
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)		NA		Ensuite Bath - FAUCET(S)				NA	
LAUNDRY									
Laundry - FLOORING		<del>BALTIMA GREY</del> 13 X 13							
Laundry - CABINETS				Laundry - HANDLES/KNOBS				NA	
Laundry - COUNTERTOP		<div>RESELECTION REQUIRED **KEATON ICE 13 X 13 Confirmed by email Mar 3 2023</div>		Laundry - SINK				NA	
Laundry - BACKSPLASH		NA		Laundry - FAUCET				NA	
TRIM / PAINT									
Casing/Baseboards		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		GAS FIREPLACE NAPOLEAN B 36----- MANTLE- NF8							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES				DO NOT INSTALL	
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		DECLINED		ELECTRICAL for Built-in Oven				DECLINED	
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro				DECLINED	
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop				DECLINED	
HOOD FAN VENT SIZE		6" STD		ELECTRICAL for Bar Fridge				DECLINED	
WATERLINE to Fridge		DECLINED							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a <b>\$5000</b> 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:		INNISFIL						356W	
PURCHASER(S):				HAIMEL CHEN					
PURCHASER(S):				YE CHENGYING					
CONTACT:		647.533.8866		CHENYECOUPLE@GMAIL.COM					
SIGNATURES / DATE									
<div>Any upgrades in the colour chart must be accompanied with a Extras Form. 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>		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		0					
**PAGE 2 OF 2**		Vendor APPROVAL							

Elevation A 1999 sq.ft.  
Elevation B 2041 sq.ft.

lot 356w  
Nov 12/21



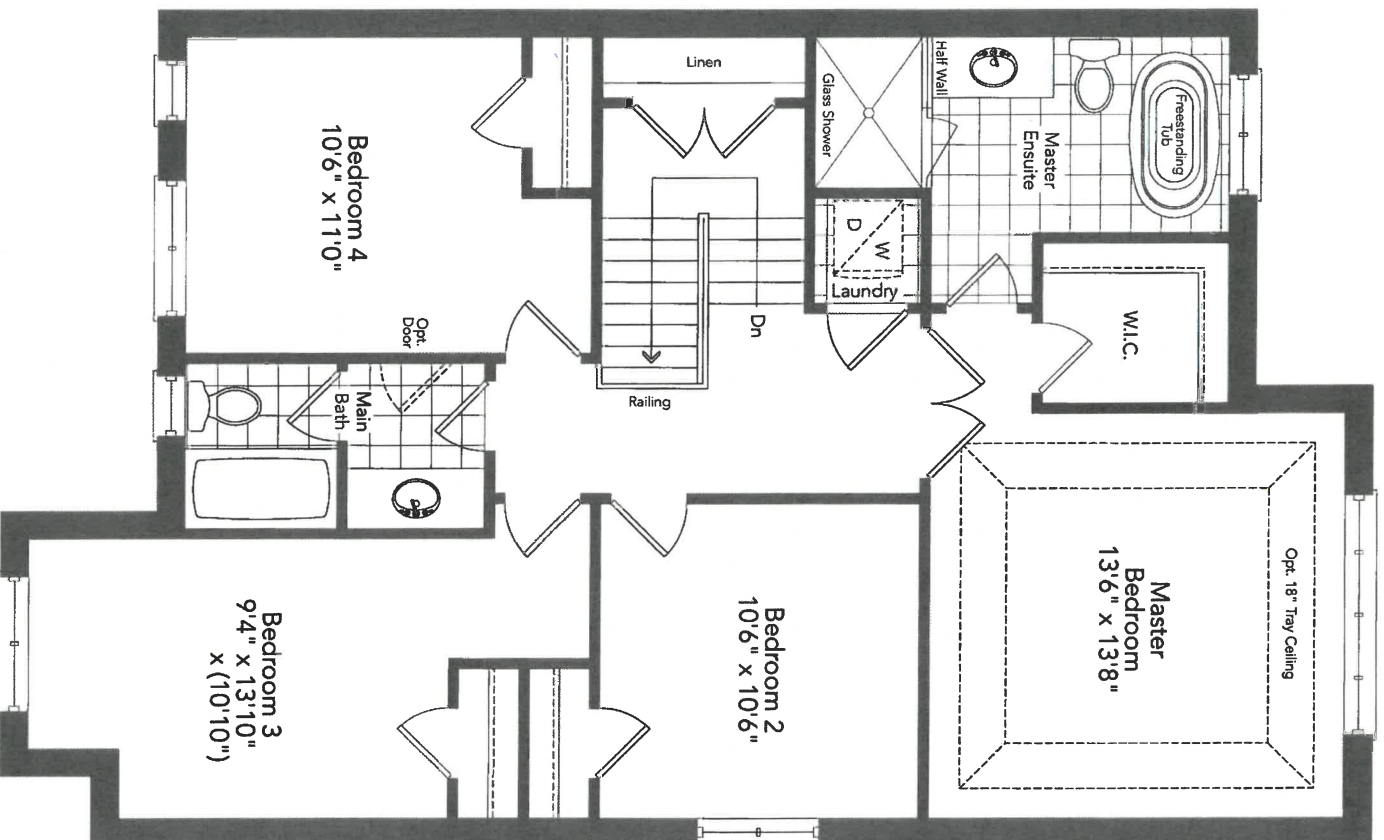
Ground Floor  
Elevation A *B*



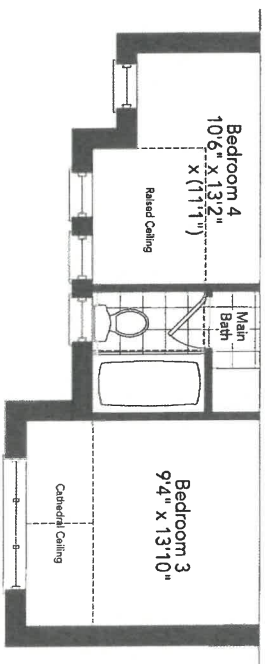
Partial Ground Floor  
Elevation B

PORT 36-03

Lot 35600  
rev 17/21



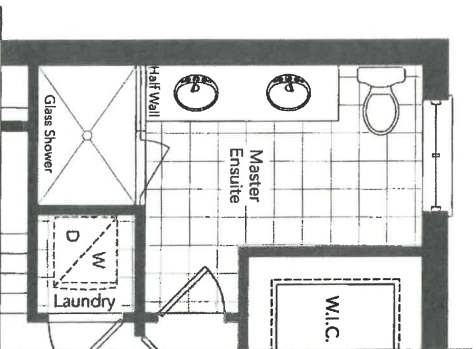
Second Floor  
Optional 4 Bedroom Plan  
Elevation A *B*



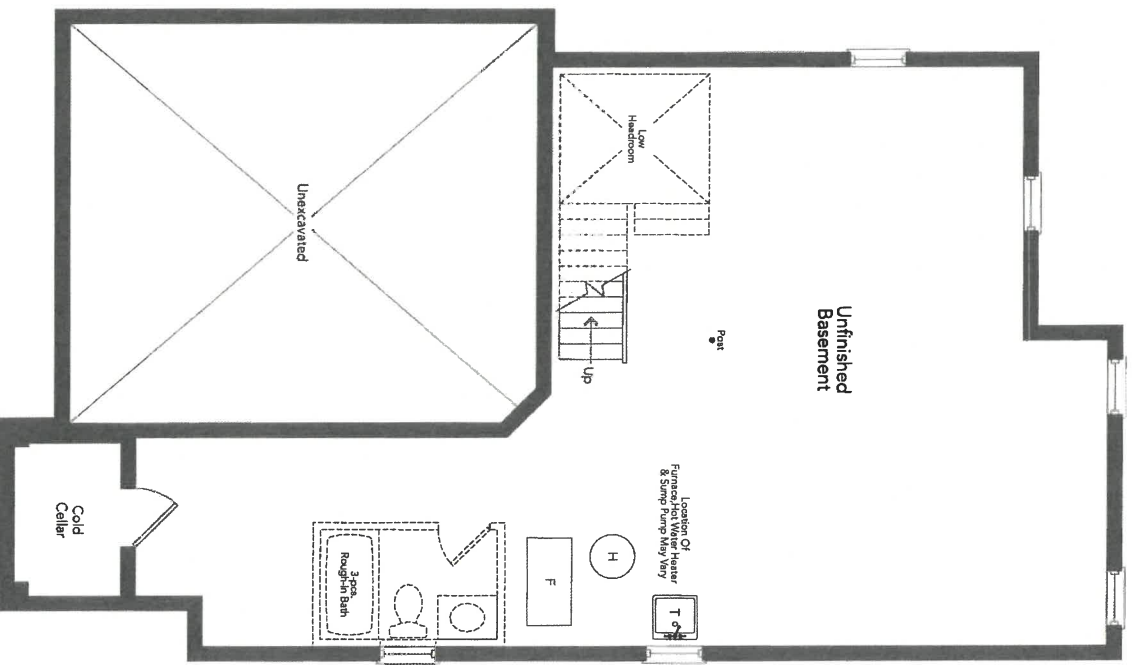
Partial Second Floor  
Optional 4 Bedroom Plan  
Elevation B

*[Handwritten signature]*

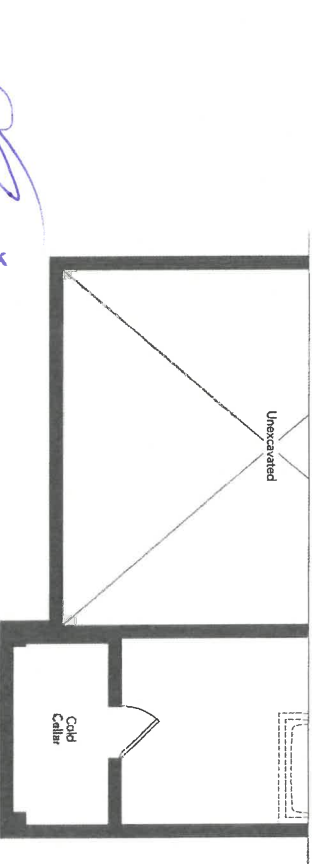
lot 35640  
Nov 17/21



Optional Master Ensuite  
For Optional Second Floor



Basement  
Elevation A *KS*



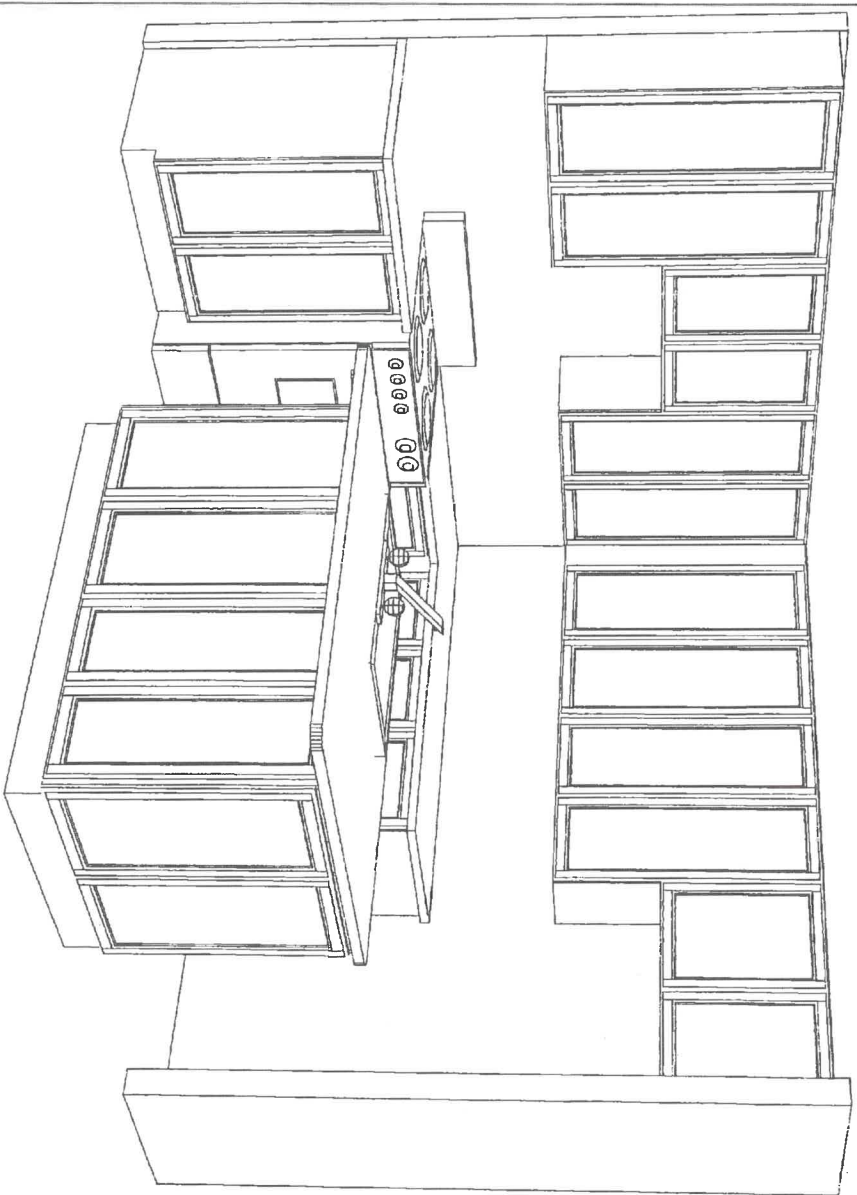
Partial Basement  
Elevation B



lot 356u  
Nov 17/21

New Image Kitchens Inc.			
Scale	Approved by	Drawn by: MGER	
Date: 24/02/17		Fixed:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 36-03



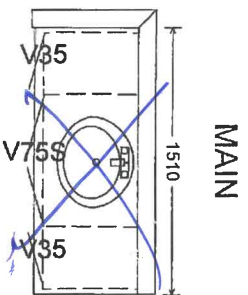
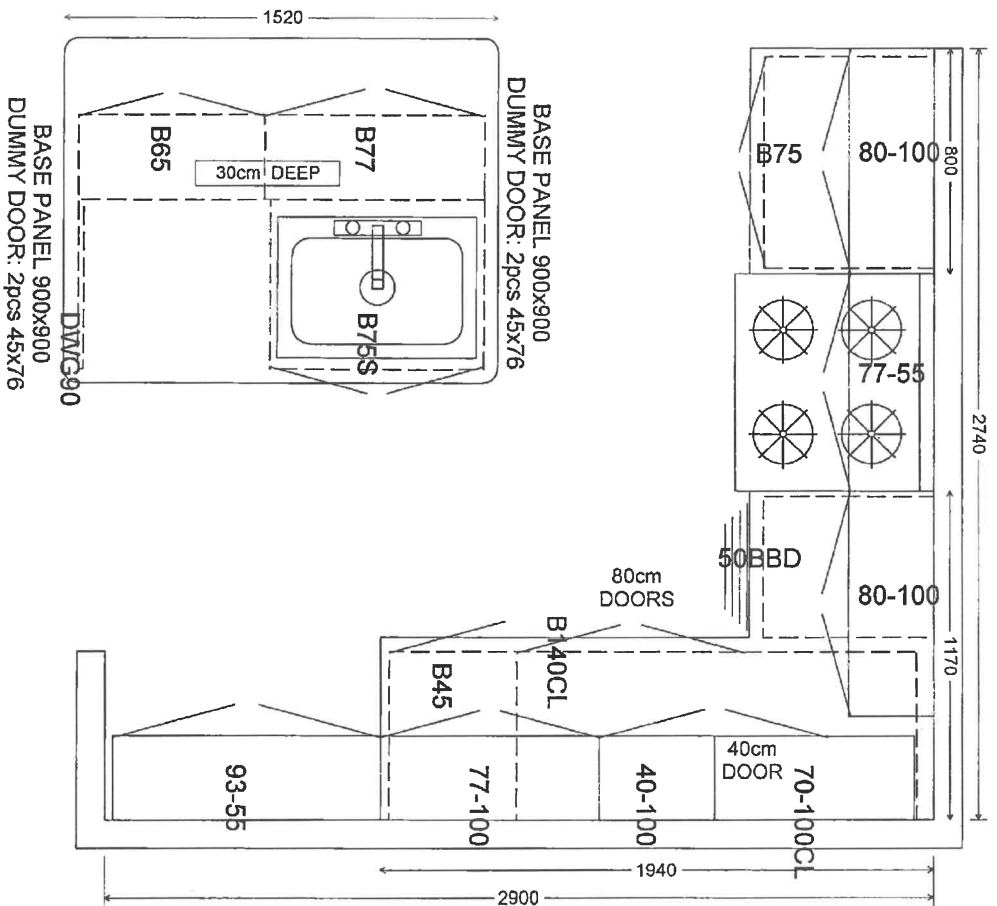
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New Image Kitchens Inc.	
Scale:	Approved by:
Date: 07/10/15	Drawn by: MGER
	Revised:

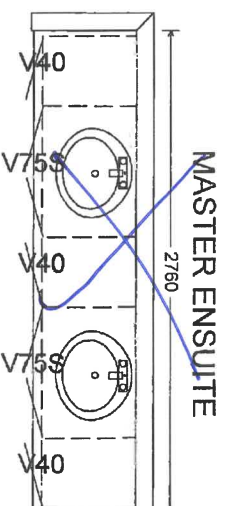
BELLE AIR SHORES, INNISFIL Drawing number:

MODEL: 36-03

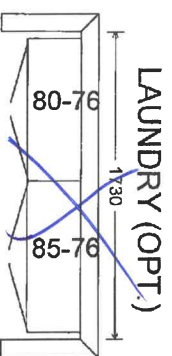
Nov 17/21  
1st 3600



MAIN



MASTER ENSUITE

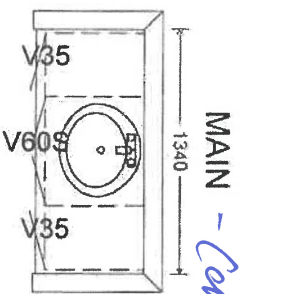


LAUNDRY (OPT.)

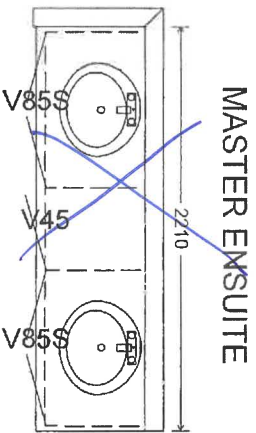
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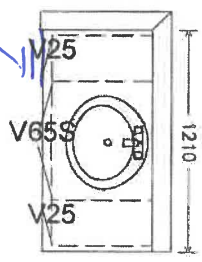
New Image Kitchens Inc.			
Scale		Drawn by: MGER	
Date: 07/10/13		Revised:	
BELLE AIR SHORES, INNISFIL MODEL: 36-03 (OPT.4)		Drawing Number:	



MAIN - *Completed He 19th*



~~MASTER ENSUITE~~



MASTER ENSUITE  
(PARTIAL OPT.) - *Completed He 19th*

*Back of ovens -*


APPLIANCE ACKNOWLEDGEMENT

**CONTACT: Wayne - Coast Appliance (905) 303-6909 / [wwanamaker@coastappliance.com](mailto:wwanamaker@coastappliance.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



**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.**

  
INITIAL

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

► \*\*\*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 to Fridge~~

**RANGE UPGRADE**

\*Larger hood fan CFM might be required, which need a larger vent

- ☐ Gas Line to Stove
- ☐ 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 Nov 17/21

SITE INNISFIL LOT 356W

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

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

ZANCOR

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

## INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

**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 Nov 17/21

SITE INNISFIL

LOT 356W



## HOME AUTOMATION (Cable, CAT5/6, Telephone)

**INCLUDED** as per Schedule A:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for telephone (2) location
- Rough-in for cable T.V.: (2) location
- Rough-in for network (3) wiring (CAT5)

**Trade:**

Smart-Tech Home Automation

**Rep:**

Andrea Chow

**Phone:**

✕ (905) 761-6469 ✕

**Email:**

✕ [andrea@smart-tech.ca](mailto:andrea@smart-tech.ca)

**Location:**

200 Millway Avenue, Unit 8  
Concord, Ont L4K 5K8

**ACKNOWLEDGMENT:**

- 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.

- 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

\_\_\_\_\_  
Nar13/21

INNISFIL

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SITE

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LOT

356W

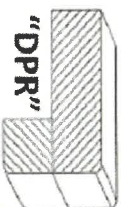


Stone Countertop Edge Profiles

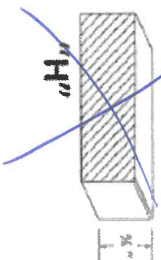
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



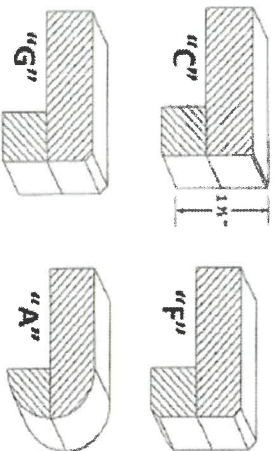
Standard Countertop Edge in Vanity



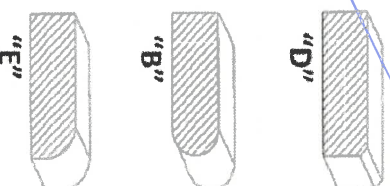
Homeowner(s) Initial 

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

Optional Edge in Kitchen



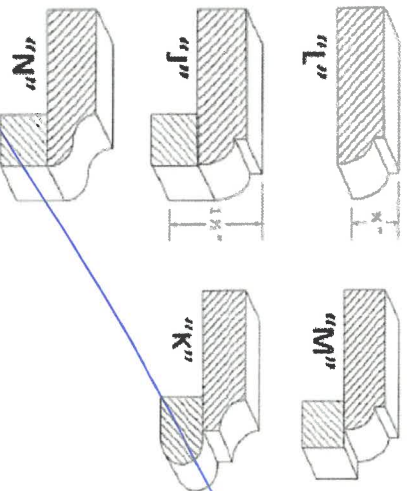
Optional Edge in Bathroom



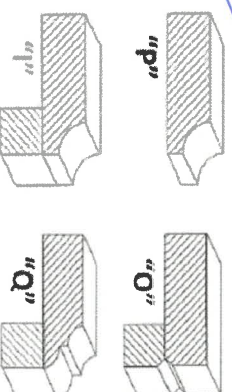
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE 12/12/21

SITE INNISFIL

LOT 35641