



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Purchaser: CYERRA POLSINELLI & FRANCESCO POLSINI Property: 17A Phase-1 Plan - 19T-05G07/19T-05G08
Telephone Res. / Bus: / Project: Townsgate Homes Inc.
Decor Advisor: Angela Meagher Model and Elevation: Cedar Ridge 1 Elev C
Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	Kingston Thermofoil Cotton	Grigio Sardo Granite w/Std edge	116
Kitchen Island			
Laundry Room			
Powder Room	Pedestal White		
Main Bathroom	Arctic Thermofoil Cotton	9314-58 Neo Cloud	135
Master Ensuite	Arctic Thermofoil Cotton	9306-58 White Bardiglio	135
Ensuite 2			
Ensuite 3/4			

Breakfast Bar ☐ No ☒ Flush ☐ Raised Exhaust Opening ☒ 6" ☐ 8"
Hood Fan ☐ STD ☒ OTR ☐ Chimney ☐ Canopy

Comment

2. Stairs and Railings

Railing Type	Upg C	Picket Colour	White
Stringer / Riser	Painted	Treads	Oak
Spindle Type	Upg C Paint Grade	Oak Stairs	☐ Yes ☐ No ☒ S/F
Comment		Stain Stairs	Vintage Graphite

Comment

3. Floor Tile

	Selection	Grout
Foyer	18x18 Gacela Bianco Alpaca 10165	Bone
Main Hall	18x18 Gacela Bianco Alpaca 10165	Bone
Kitchen / Breakfast	18x18 Gacela Bianco Alpaca 10165	Bone
Breakfast		
Laundry Room	12x24 Zera Annex Bianco 9670	Bone
Powder Room	18x18 Gacela Bianco Alpaca 10165	Bone
Main Bathroom	12x24 Zera Annex Bianco 9670	Bone
Master Ensuite Bathroom	12x24 Eramosa Ice HD Matte 10281	Vapour Grey
Skirt and Deck	12x24 Eramosa Ice HD Matte 10281	Vapour Grey
Ensuite 2		
Ensuite 3/4		

Delete Ceramic Accessories ☒ Yes ☐ No Shower Jamb ☒ Sky White STD ☐ Other
Shower Floor ☒ White STD ☐ Other

Comment



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4. Wall Tile

	Selection	Listello/Inserts	Describe
Main Bathroom	6x10 Uniwall White	☐ Yes ☒ No	
Master Ensuite Bathroom		☐ Yes ☒ No	
Tub Splash	6x10 Lindt White Glossy Grout White	☐ Yes ☒ No	
Shower Stall	6x10 Lindt White Glossy Grout White	☐ Yes ☒ No	
Bath Walls		☐ Yes ☒ No	
Ensuite 2		☐ Yes ☒ No	
Ensuite 3/4		☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No		
Laundry Room Backsplash	☐ Yes ☒ No		
Comment			

5. Carpeting

	Upgrade	Description
Main Hall	☐	
Living Room	☐	
Dining Room	☐	
Family Room	☐	
Den/Library/Office	☐	
Upper Hall	☐	
Computer Loft	☐	
Master Bedroom	☐	40 oz Colour 20
Bedroom #2	☐	40 oz Colour 20
Bedroom #3	☐	40 oz Colour 20
Bedroom #4	☐	40 oz Colour 20
Bedroom #5	☐	
Upgrade Underpad	Type: ☐ Standard ☐ Carpet Area: ☐ All ☐ Runner - Upgrade ☐ Not Standard	
Carpet on Stairs		
Comment		

6. Plumbing Fixtures

Kitchen	Undermount Sink/Faucet -	Powder Room	Standard	
Main Bath	Standard	Ensuite 2		
Master Ensuite Bathroom	Standard	Ensuite 3/4		
3PC Rough-in Basement	☒ Yes ☐ No			
Comment				

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7. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall		Upper Landing	3 1/4" Vintage Oak Graphite
Kitchen / Breakfast		Upper Hall	3 1/4" Vintage Oak Graphite
Living Room		Computer Loft	
Dining Room	3 1/4" Vintage Oak Graphite	Master Bedroom	
Family Room	3 1/4" Vintage Oak Graphite	Bedroom #2	
Den/Library/Office		Bedroom #3	
Foyer		Bedroom #4	
Lower Landing (If Applicable)	3 1/4" Vintage Oak Graphite	Bedroom #5	
		Ledge	2 1/4" Vintage Oak Graphite
Comment	No Hardwood Flooring ☐		

Comment No Hardwood Flooring ☐

-8. Walls-

Walls Paint Colour	Warm Grey
Trim and Doors Paint Colour	Standard White
Smooth Ceilings	☒ Yes ☐ No
Comment	Smooth Ceilings main and 2nd Floor

Comment	Smooth Ceilings main and 2nd Floor
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9. Trim Carpentry-

Interior Doors	Upgrade	Interior Door Handles	Upgrade
Interior Trim	Standard	Exterior Front Door Handle	Standard
Comment			

Comment

18. Cornice Mouldings

Foyer			Kitchen/Breakfast		
Main Hall			Den/Library/Office		
Living Room			Lower Landing		
Dining Room			Master Bedroom		
Family Room			Master Ensuite		
Upper Hallway					
No Mouldings	☒		Waffle Ceiling	☐	

No Mouldings

Waffle Ceiling ☐

11. Fireplaces

Living Room:		Family Room:			
☐ Purchased	☐ Per Plan	☐ N/A	☒ Purchased	☐ Per Plan	☐ N/A
Fireplace Type			Standard		
Mantle Type			PF 1		
Colour / Stain			White		
Surround 3 PC			Not Standard		

Comment



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12. Heating and Air Conditioning

Air Conditioning	☒ Install	Gas Provisions Stove	☒ Not Standard
Humidifier	☒ Not Standard	Gas Provisions Barbecue	☒ Not Standard
Comment			

13. Electrical

Plugs and Switches	☐ STD ☒ Decora	Kitchen Valsance Lighting	☐ Yes ☒ No
Hood Fan	☒ White ☐ Other	Pot Lights	☐ Yes ☒ No
Appliances	☐ Built in Cooktop	Gas Stove	☐ Yes ☒ No
Comment	☐ Yes ☒ No	Microwave	☐ Yes ☒ No

14. Miscellaneous

Cold Cellar	☒ Yes ☐ No	Larger Basement Windows	☐ Yes ☒ No
Exterior Basement Door (as per plan)	☐ Yes ☒ No	Exterior Side Door (as per plan)	☐ Yes ☒ No
Garage Door to House (as per plan)	☒ Yes ☐ No	Delete All Bathroom Mirrors	☐ Yes ☒ No
Glass Shower Enclosure	☒ Yes ☐ No	Glass Shower Door	☐ Yes ☒ No
Appliance Package	☐ Yes ☒ No	Garage Door Opener	☐ Yes ☒ No

15. Additional Comments

16. Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are not and void unless accompanied by a separate invoice/contract. Said invoice must be paid in full.
- The Purchaser acknowledges that after Interior Colour Scheme form is signed and dated, no further changes, deletions or alterations will be permitted or entertained other than re-requests due to unavailability.
- The Purchaser acknowledges reading and accepting the "Townsgate Homes Buyer Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

Artistic Countertop Waiver:

Purchaser acknowledges that countertops are susceptible to damage/scratching from standing water. Care must be taken to ensure that countertops are kept free of standing water at joints and openings at sinks and faucets. Delamination can also occur caused by excessive heat from appliances and cooking equipment. Therefore, the vendor assumes no responsibility for these conditions if caused by the Purchaser's negligence.

Granite/Marble Waiver:

As granite/marble is a natural product, Purchaser is aware that the actual piece of stone from which their countertop will be made, will not have the exact same colour blend or veining as the sample they chose from in the Design Studio.

Hardwood Floor/Stair Waiver:

Purchaser acknowledges and accepts that the hardwood flooring is pre-finished in a factory in a controlled environment and that the stairs are finished on site. The vendor will do their best to match the colour between the stairs and the floor, but it is not possible to have an identical match and that there may be shade differences.

Berber/Seals Carpet Waiver:

As with all loop carpet, some may be visible and out of seam ends may unravel. On installation the use of the samples is an industry standard for the installation of carpet runners and they may be visible. Patterned stairs are not recommended for running carpet runners.

Hardwood Floor Waiver:

Hardwood floors installed by the Vendor will be fully warranted for one full year against any defects in workmanship, due to improper installation.

The Purchaser acknowledges and understands that the Vendor will not be responsible to repair the natural drying out of wood that may cause shrinkage.

This Interior Colour Selection is final and approved by:

Signature: Cyerra Polsinelli Date: APR 14 2021 Signature: Francesco Polsini Date: APR 14 2021