

## HIGHCASTLE HOMES - COLOUR SCHEDULE

**Purchasers:** RYAN M BURNS & STEPHANIE ANNE DOYON  
**Telephone Res. / Bus:** (905) 926-3149 /  
**Decor Advisor:** Caroline Rajcsanyi

**Property:** 121Phase: 2 of Plan - S-C-2007-004  
**Project:** 2174372 Ontario Ltd.  
**Model and Elevation:** The Astley (33-4) Elev A

## KITCHEN AND VANITIES

[illegible]

Stove opening – if not specified will be set to builders standard opening of approximately 30 in width  
Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)  
- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Slide in Stove ☐ Yes ☒ No

### Counter top Edge

Kitchen	Single Edge (3/4") Top Bevelled

**PARQUET / HARDWOOD OR BROADLOOM**

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	Lv1 -TXP135 Lv1 - T15	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	Lv1 -TXP135 Lv1 - T15	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T15		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T15	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

### Underpad Main Floor

### Underpad 2nd Floor

### Underpad Main Stairs

Lv1 Underpad-standard	Lv1 Underpad-standard	Lv1 Underpad-standard
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### Opt. Flooring Extras

## FLOOR AND WALL TILES

<b>FLOOR AND WALL TILES</b>					
<b>Front Foyer</b>	1-13x13, New Reeds, Brown	<b>Floor Tile</b>		<b>Wall Tile</b>	
<b>Main Hall</b>	1-13x13, New Reeds, Brown				
<b>Kitchen/Breakfast</b>	1-13x13, New Reeds, Brown				<b>Decor   Listello</b>
<b>Powder Room</b>	1-13x13, New Reeds, Brown		<b>Kitchen Backsplash</b>	N/A	
<b>Laundry</b>	1-13x13, Alpes, White		<b>Pwdr Wall if Applicable</b>	N/A	

Decor Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listel
Main Bathroom	1-13x13, Alpes, White	1-8x10 Weave, Tender Grey	N/A	N/A	NA		
Master Ens	1-13x13, Reflex, DK Brown	N/A	1-8x10 Reflection, DK Brown	1-13x13, Reflex, DK Brown	1-8x10 Reflection, DK Brown		

### Shower - Upgrade Floor

### Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room	Standard
Main Bath	Standard
Master Ensuite	Standard
2nd Ensuite	N/A
R.I. Bath	NA

Kitchen Sink	*Undermount
Kitchen Faucet	Standard

Drain for 2nd floor Laundry ☐ Yes ☒ No

Waterline for fridge ☐ Yes ☒ No

Supply and install all toilet paper holders, towel bars and soap dishes ☐ Yes ☒ No

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	Natural	Natural	Carpet On Stair
Opt. Paint Extras				

MISCELLANEOUS

Railing Style	RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.				
Opt. Garage Door	No	Opt. Side Door	No	Stair Type	Standard
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	Standard - 2 1/4in Case & 3in Baseboard		Cold Cellar
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No	Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth

Air Conditioning ☒ Yes ☐ No

Hood Fan Duct ☒ 6 inch ☐ 8 inch ☐ 10 inch

Gas Provisions for Dryer ☐ Yes ☒ No

Gas Provisions for Stove ☐ Yes ☒ No

Gas Provisions for BBQ ☐ Yes ☒ No

Humidifier ☐ Yes ☒ No

Exterior Colour Scheme: Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.

b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.

c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final not withstanding that the Purchaser may have completed a colour selection schedule

d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: [Signature]

Date: 11/20/15

Signature: [Signature]

Date: 11/20/15

Builder's Agent: [Signature] Date: Nov 2015

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## Highcastle Homes Décor Centre Disclaimers

Lot#: 121 Model: The Astley (33-4) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: RYAN M BURNS and STEPHANIE ANNE DOYON

TEL: RES.: 905-926-3149

*Through years of doing business, we at Highcastle Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Purchaser's Extras forms and all Interior Colour Scheme forms.*

### Fireplaces

Fireplace Marble: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace will not be identical to the samples. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

### Ceramic Floor Tile

Many variables including variegation can affect tile colour, pattern and/or design which mean installed tiles may not be identical to the samples. We will make every attempt to come as close as possible, but cannot be responsible for results which differ from the samples.

### Hardwood Flooring

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normal appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring.

Shrinking and expanding/cupping of the hardwood floors may occur if the humidity levels in the home are not kept at industry recommendations. If the hardwood floors shrink or expand due to the homeowner not complying with these levels, the hardwood floor will no longer be under warranty and it will be the homeowner's responsibility to repair the flooring.

### Stain Colours

Due to many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, will not be identical to samples. Factors such as density, age humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The purchaser is responsible for choosing the stain on these areas to their satisfaction.

### Appliances

All fridge openings are set to builder's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets is required for any built - in appliances. The purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

### Kitchen Cabinets

The kitchen you order/purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

Shrinking and expanding of the kitchen cabinets may occur if the humidity levels in the home are not kept at industry recommendations. If the cabinets shrink or expand due to the homeowner not complying with these levels, the cabinets will no longer be under warranty and it will be the homeowner's responsibility to repair the cabinets.

### Plaster Mouldings and Medallions



Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

### Metal Spindles

Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be construed as a defect or damage.

I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):

Date:

11/20/15

# granitec

## Edge Profiles

### Single Edge (3/4")



3/4" Square Edge



3/4" Top Bevel



3/4" Bullnose



3/4" Roman Ogee

### Double Edge Standard (1 1/2")



1 1/2" Square Edge



1 1/2" Top Bevel



1 1/2" Double Bevel

### Double Edge Upgrade (1 1/2")



1 1/2" Bullnose



1 1/2" Ogee Flush



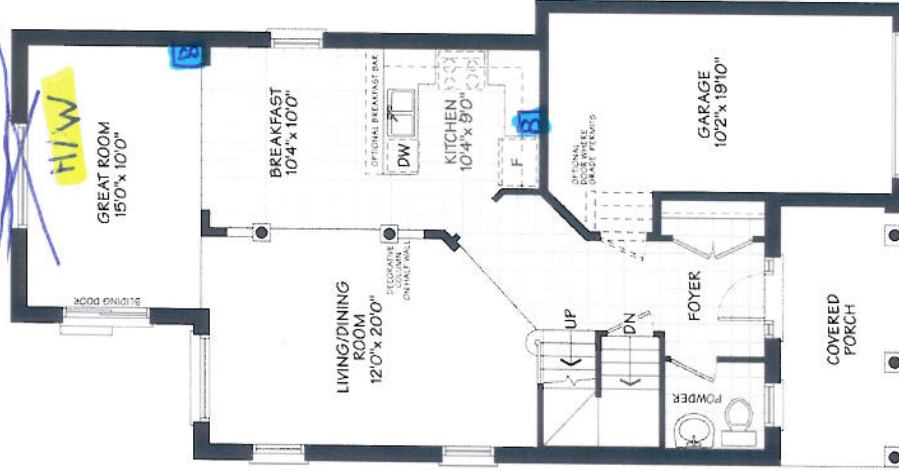
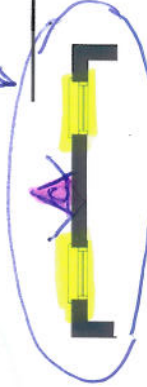
1 1/2" Ogee Step Out

8001 Weston Road #3, Woodbridge, Ontario Te:905.856.0615 Fax:905.856.9192  
www.granitec.ca sales@granitec.ca

Sign by Mr. Bunn  
Sign [Signature]

Date 11/20/15  
Date 11/20/15

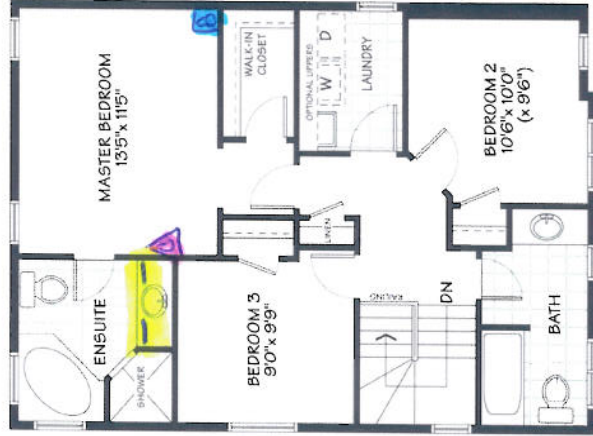




ELEV - A

PARTIAL ELEV - B

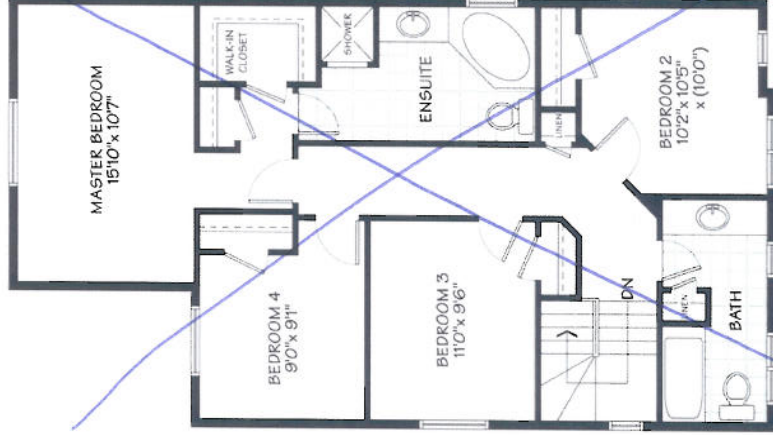
MAIN FLOOR



ELEV - A

PARTIAL ELEV - B

SECOND FLOOR



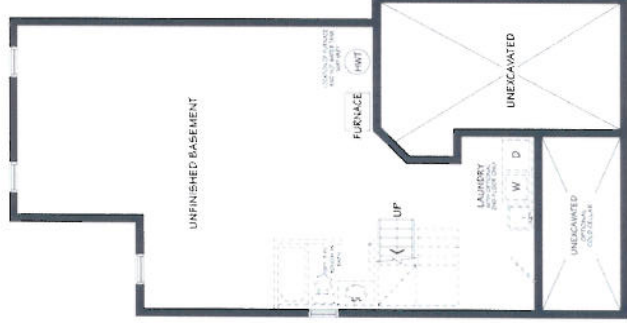
ELEV - A

PARTIAL ELEV - B

OPTIONAL 4-BEDROOM

Elev. -A 1826 sq.ft.

Elev. -B 1885 sq.ft.



ELEV - A & B

BASEMENT

Signature  
Date 11/20/15  
Signature  
Date 11/20/15



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: RYAN M BURNS and STEPHANIE ANNE DOYON

TEL: RES.: 905-926-3149

LOT / PHASE 121 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Astley (33-4) Elev A	CLOSING DATE 29-Sep-16
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Agreement of Purchase and Sale

GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
5 APPLIANCE PACKAGE - INCLUDES WHITE: FRIDGE, STOVE, BUILT IN DISHWASHER, CLOTHES WASHER/DRYER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	

1) CONSTRUCTION

1 - GREAT ROOM - REPLACE 1 LARGE WINDOW TO 2 SMALLER WINDOWS (SEE PLAN) 20Nov15 Note: 11,114/30027	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 20Nov15 Note: 11,114/30029	
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6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 20Nov15 Note: 11,114/30026	
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9) CABINETRY

1 - CABINETS - MAIN BATH - LEVEL 2 20Nov15 Note: 11,114/30032	
1 - CABINETS - MASTER ENSUITE - LEVEL 2 20Nov15 Note: 11,114/30031	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 20Nov15 Note: 11,114/30025	
1 - CABINETS - KITCHEN - LEVEL 2 20Nov15 Note: 11,114/30023	

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 - MASTER ENSUITE 20Nov15 Note: 11,114/30024	
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WINDOWS AND DOORS

1 - GREAT ROOM - REPLACE 1 LARGE WINDOW TO 2 SMALLER WINDOWS (SEE PLAN) 20Nov15 Note: 11,114/30028	
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