

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

DYLAN TIMOTHY HARKNESS & DANIELLE ELIZABETH

/

Caroline Rajcsanyi

Property: Block 49 Unit 2Phase: 4 of Plan - 40M-2633

Project: 2174372 Ontario Ltd.

Model and Elevation: White Chestnut (T-2) Elev B2 Opt Rear Yard

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lvl 2 - Charleson 3DL - Orchid	Lv2 - Caesarstone-Cement	12881 Handle
Main Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	100 cm

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)

Counter top Edge

Kitchen

Double Edge (1 1/2") Top Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite		
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
NA	Lv1 Underpad-standard	Lv1 Underpad-standard

Opt. Flooring Extras

****STAIRS FROM FOYER TO MAIN HALL "ONLY" TO BE OAK AND STAINED TO MATCH HARDWOOD****

FLOOR AND WALL TILES

Floor Tile

Front Foyer

Main Hall

Kitchen/Breakfast

Powder Room

Laundry

1-13x13, Serpentine White

N/A

N/A

1-13x13, Serpentine White

1-13x13, Serpentine White

Decor

Listello

Kitchen Backsplash

Pwdr Wall if Applicable

N/A

N/A

Decor

Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
Shower - Upgrade Floor							

Opt. Tile Extras

REAR YARD ACCESS HALL - LVL 1 - 13 X 13 SERPENTINE WHITE

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Kitchen Sink

Kitchen Faucet

Drain for 2nd floor Laundry

Waterline for fridge

Supply and install all toilet paper holders, towel bars and soap dishes

Whirlpool

Standard

Standard

Standard

N/A

NA

Undermount

Standard

Yes

No

Yes

No

Yes

No

Laundry

N/A

Opt. Plumbing Extras

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

*Stained as Floor

*Stained as Floor

Carpet On Stair

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

Misc.

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

*1 - 2 3/4in Case & 4in Baseboard

Stair Type

Ext. Door Hardware

Cold Cellar

Standard

*Pewter Exterior package

Yes

No

Yes

No

Yes

No

Yes

No

Yes

No

Yes

No

Basement Windows Upgrade

Yes

No

****STAIRS FROM FOYER TO MAIN HALL "ONLY" TO BE OAK AND STAINED TO MATCH HARDWOOD****

HEATING

Fireplace

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

Type

Mantle

Surround

Hearth

*Yes

No

6 inch

8 inch

10 inch

Yes

No

Yes

No

Gas Provisions for BBQ

Humidifier

Yes

No

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: May 19/20

Signature: [Signature] Date: May 19 2020

Builder's Agent: [Signature] Date: May 19 2020

Printed 5/19/2020 12:43:45



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 49 Unit 2 Model:White Chestnut (T-2) Elev B2 Opt Rear Yard in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DYLAN TIMOTHY HARKNESS and DANIELLE ELIZABETH CLAXTON

TEL:

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.

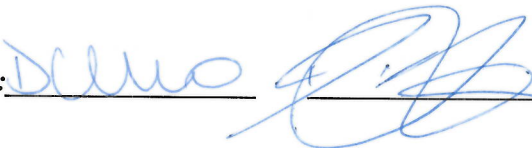
Plaster Mouldings and Medallions

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

Metal Spindles

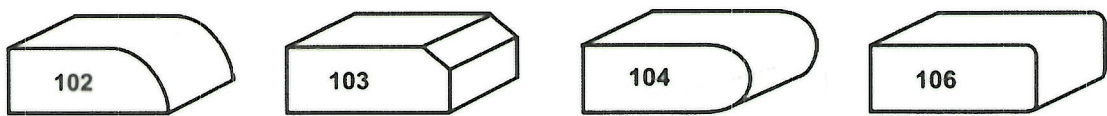
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be constued 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: May 19/20

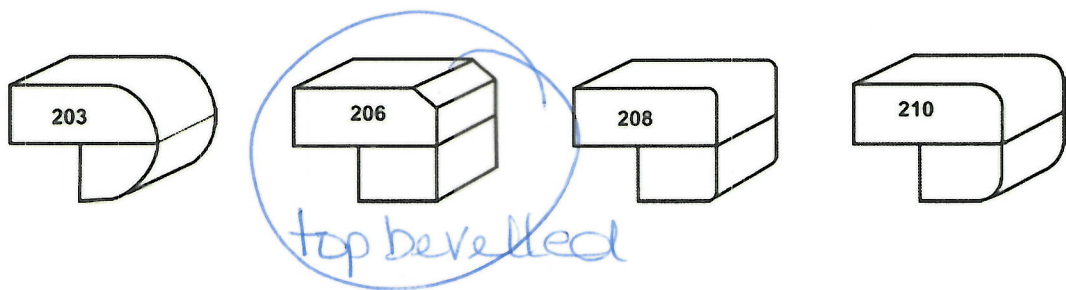
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



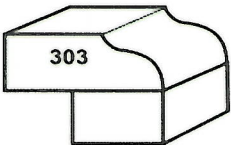
1st UPGRADE


Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign 
Sign DChen

Date May 19 2020
Date May 19 2020

Block 49.2
Fridge

FREEZER

Drawers	2-Tier Organization
Drawer Divider	Yes
Freezer Light	LED Lighting
Freezer Handle	SmorPull™ Handle

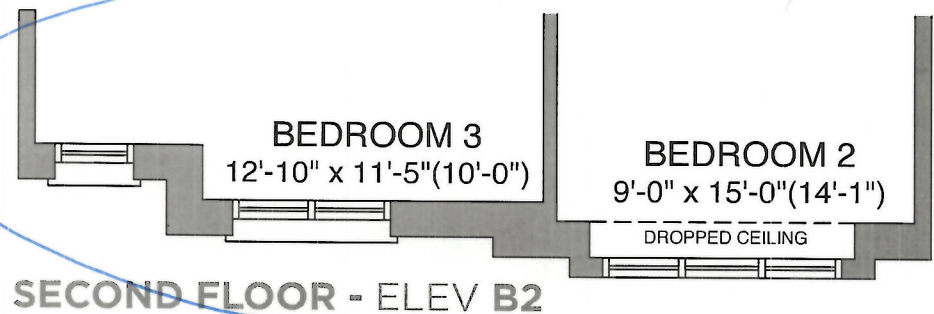
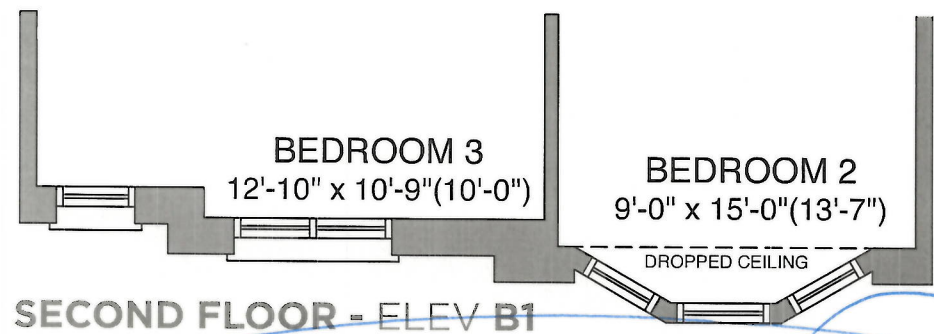
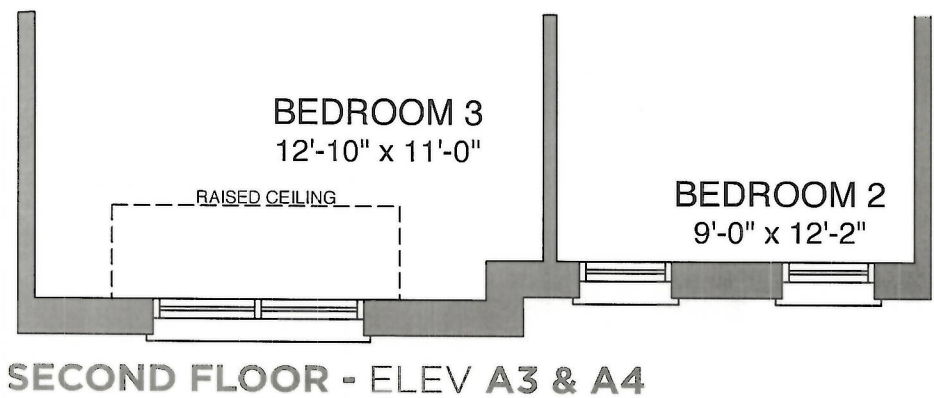
MATERIALS AND FINISHES

Contour Door	Yes
Hidden Hinges	Yes
Back	Flush & Metal Cover Over Mechanical Parts
Available Colours	Matte Black Stainless Steel and Smudge Resistant Finish

DIMENSIONS/CLEARANCES/WEIGHTS

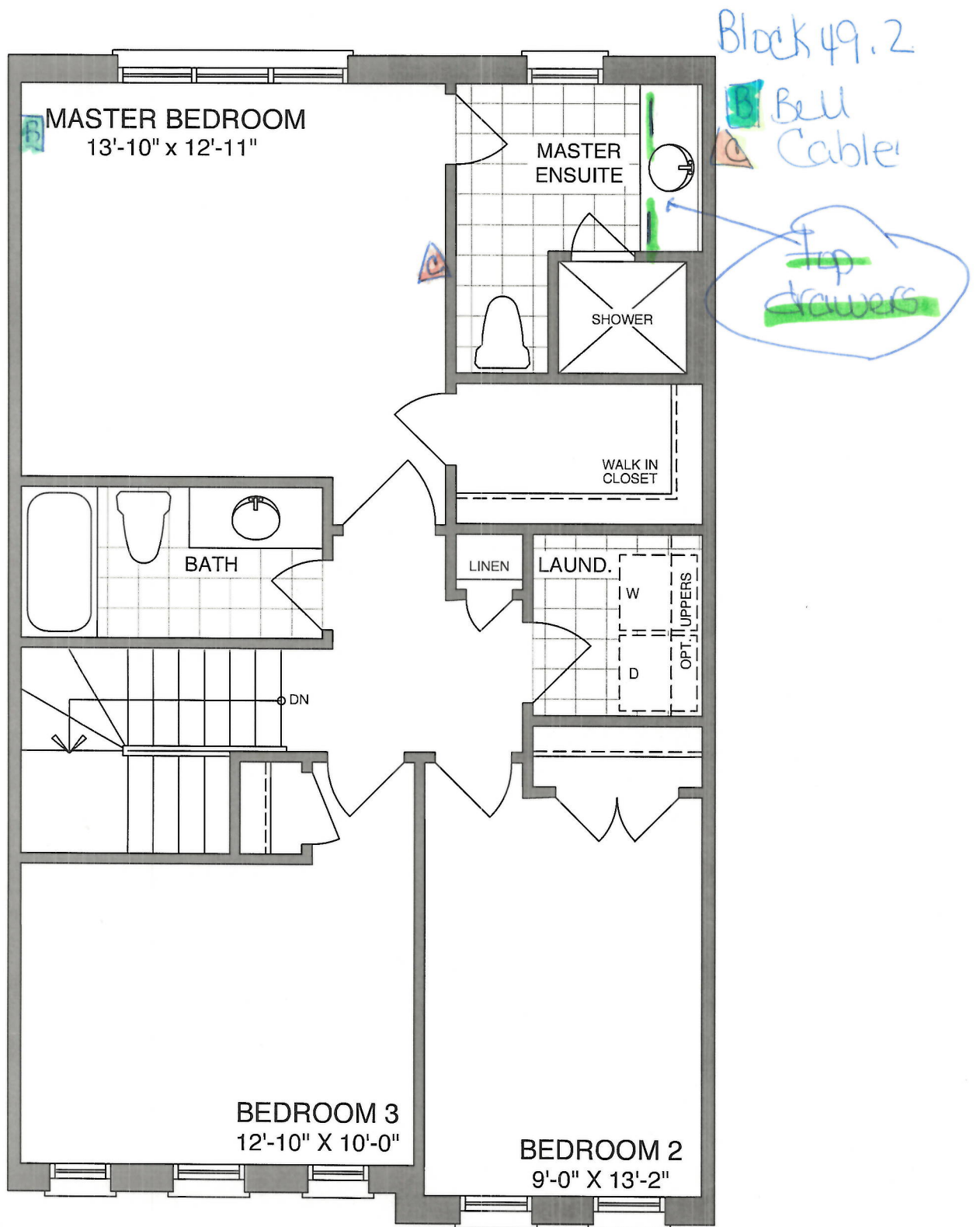
Depth with Handles	36 1/4"
Depth without Handles	33 3/4"
Depth without Door	29 7/8"
Depth (Total with Door Open)	48 1/4"
Height to Top of Case	68 3/8"
Height to Top of Door Hinge	69 3/4"
Width	35 3/4"

Block 49-2



Sign DCM
Sign [Signature]

Date May 19/20
Date May 19 2020

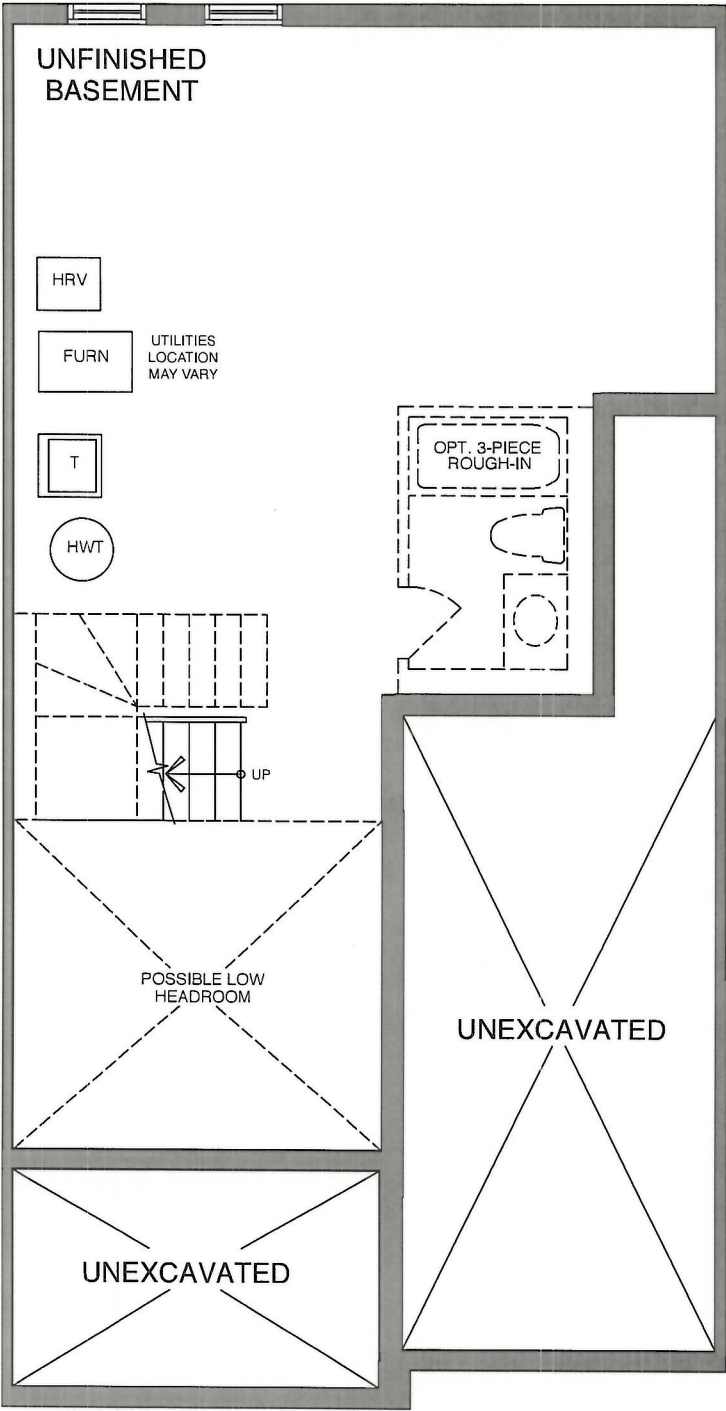


SECOND FLOOR - ELEV A1 & A2

Sign D. Ch...
Sign + [Signature]

Date May 19/20
Date May 17/20

Block 49-2



OPT. BASEMENT - ELEV A & B

Sign *DCU* Date May 19/20
Sign *[Signature]* Date May 19 2020



CONSTRUCTION SUMMARY				
Northglen (H) - 2174372 Ontario Ltd.				
PURCHASERS: DYLAN TIMOTHY HARKNESS and DANIELLE ELIZABETH CLAXTON				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 49 Unit 2 / 4	40M-2633	White Chestnut (T-2) Elev B2 Opt Rear Yard		01-Sep-20

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: \$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	



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LOT / PHASE Block 49 Unit 2 / 4	REG. PLAN # 40M-2633	HOUSE TYPE White Chestnut (T-2) Elev B2 Opt Rear Yard		CLOSING DATE 01-Sep-20

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST FLOOR (TOWNHOME MODELS) 21May20 Note: 11,450/35229	
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10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 21May20 Note: 11,450/35231	
1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 CAESARSTONE- - KITCHEN 21May20 Note: 11,450/35230	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 21May20 Note: 11,450/35240	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 21May20 Note: 11,450/35239	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - BREAKFAST AREA - BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN) 21May20 Note: 11,450/35232	
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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CERAMIC TILE - MAIN HALL (UPGRADE FROM CERAMIC) 21May20 Note: 11,450/35235	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CERAMIC TILE - - KITCHEN AND BREAKFAST (UPGRADE FROM CERAMIC) 21May20 Note: 11,450/35234	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) - 21May20 Note: 11,450/35233	

9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 21May20 Note: 11,450/35227	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) INCLUDES ELECTRICAL DEDICATED LINE 21May20 Note: 11,450/35226	
1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) 21May20 Note: 11,450/35225	
1 - CABINETS - KITCHEN - LEVEL 2 21May20 Note: 11,450/35224	

CABINETRY - VANITY



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 49 Unit 2 / 4	40M-2633	White Chestnut (T-2) Elev B2 Opt Rear Yard		01-Sep-20

CABINETRY - VANITY

2 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (MASTER ENSUITE) 21May20 Note: 11,450/35228	
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STAIR AND RAILING

1 - CHANGE STANDARD STAIR FROM FOYER TO MAIN HALL "ONLY" (STAINED TO MATCH HARDWOOD) 21May20 Note: 11,450/35342	
1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR 21May20 Note: 11,450/35238	

WINDOWS AND DOORS - EXTERIOR

1 - RELOCATE DOOR FROM REAR YARD ACCESS HALL TO GREAT ROOM, DOWN CLOSER TO THE REAR (SEE PLAN FOR LOCATION) 11May20 Note: 11,429/35118	
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