

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

NEIL STURAM & MAGDALENA STURAM

Telephone Res. / Bus:

/

Decor Advisor:

Caroline Rajcsanyi

Property: 27Phase: 4 of Plan - 40M-2633

Project: 2174372 Ontario Ltd.

Model and Elevation: Aurora (33-2) Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Shale Grey CL	Lv1 - GR-Serenata	12881 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	77 cm - Standard

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	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Cobalt	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	N/A		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Cobalt		
Corn. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	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	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White		
Main Hall	1-13x13, Serpentine White		
Kitchen/Breakfast	1-13x13, Serpentine White		
Powder Room	1-13x13, Serpentine White		
Laundry	1-13x13, Serpentine White		

Kitchen Backsplash

N/A

☐

☐

Pwdr Wall if Applicable

N/A

☐

☐

	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	1-8x10, Serpentine White	N/A	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

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Property:

27Phase: 4 of Plan - 40M-2633

Project:

2174372 Ontario Ltd.

Model and Elevation:

Aurora (33-2) Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

NA

Laundry

Standard

Kitchen Sink

Standard

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

22 Warm Grey

Trim Colour

Standard

Railing Colour

*Stained as Floor

Pickets Colour

*Stained as Floor

Stair Colour

*Stained as Floor

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

*Yes-Grade Permitting

Opt. Side Door

No

Stair Type

*Oak

Interior Doors

Standard - Classique

Int. Door Hardware

*Pewter Knob

Ext. Door Hardware

*Pewter Exterior package

Trim Style

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

Cold Cellar

☒

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ 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:

Date: 5/6/20

Signature:

Date: June 5 2020

Builder's Agent:

Date: June 5 2020

Printed 6/5/2020 13:37:24



Highcastle Homes Décor Centre Disclaimers

Lot#: 27 Model:Aurora (33-2) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: NEIL STURAM and MAGDALENA STURAM

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

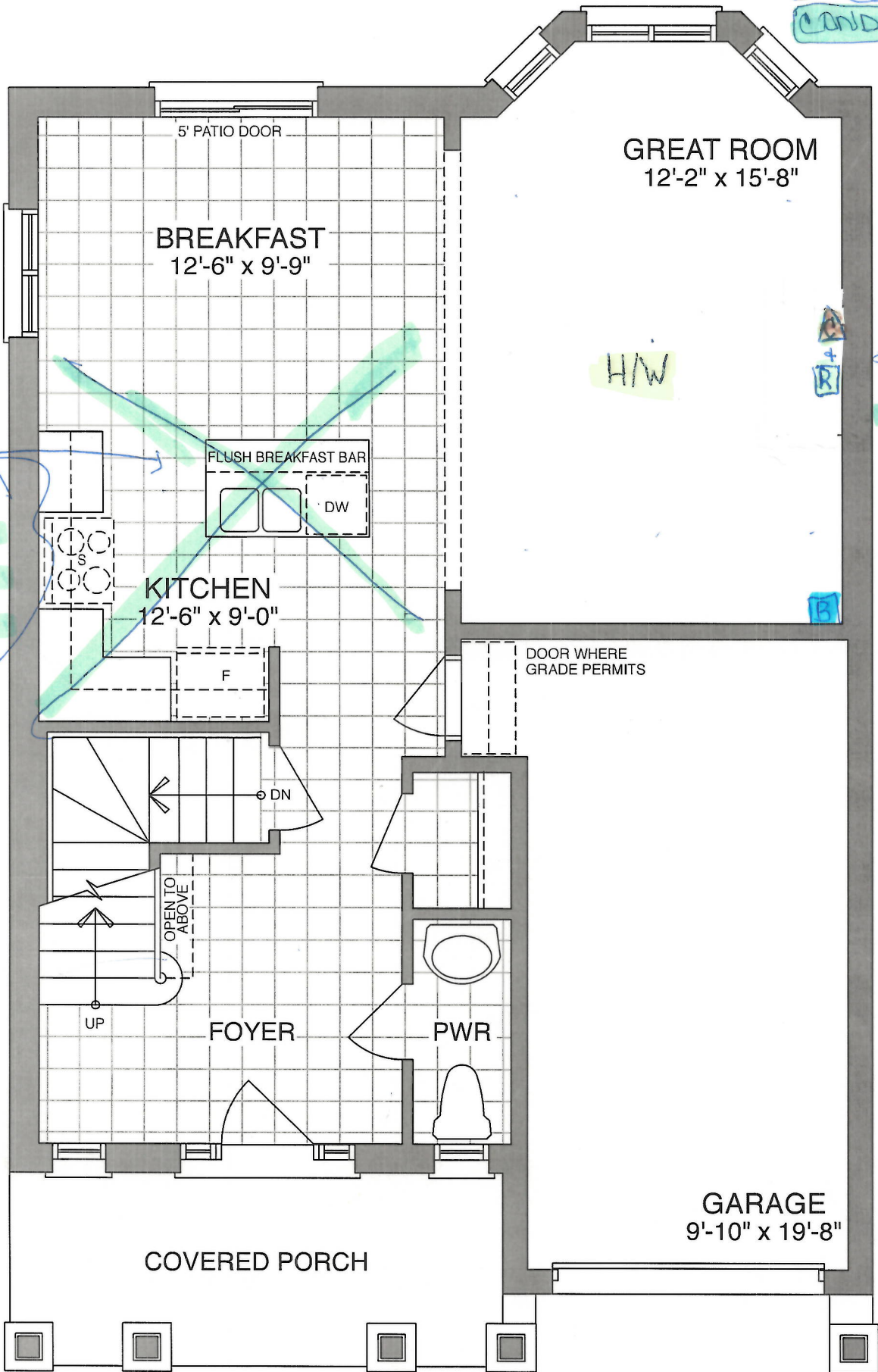
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be 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: 5/6/20

LOT 27
PH4

B Bell
C Cable
CONDUIT



+ CONDUIT

@ 5 1/2 ft
from floor

See
Attached
Kitchen
layout

MAIN FLOOR - ELEV A

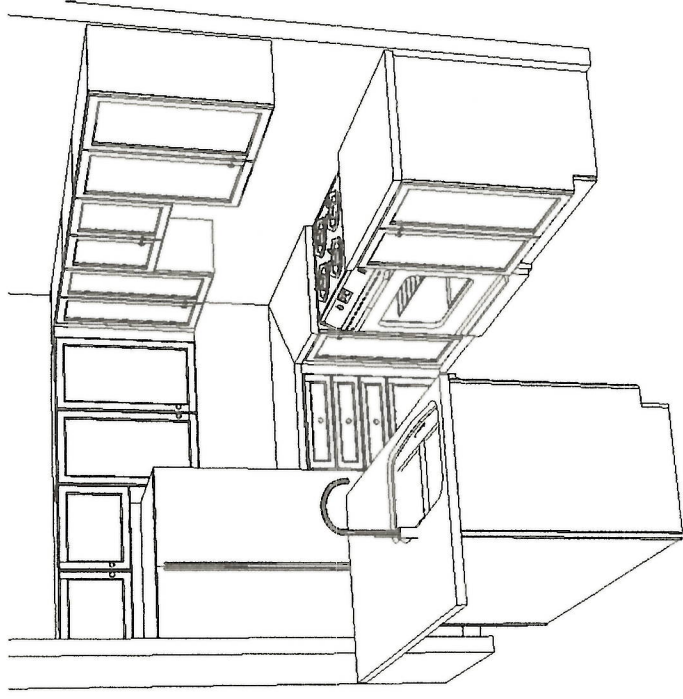
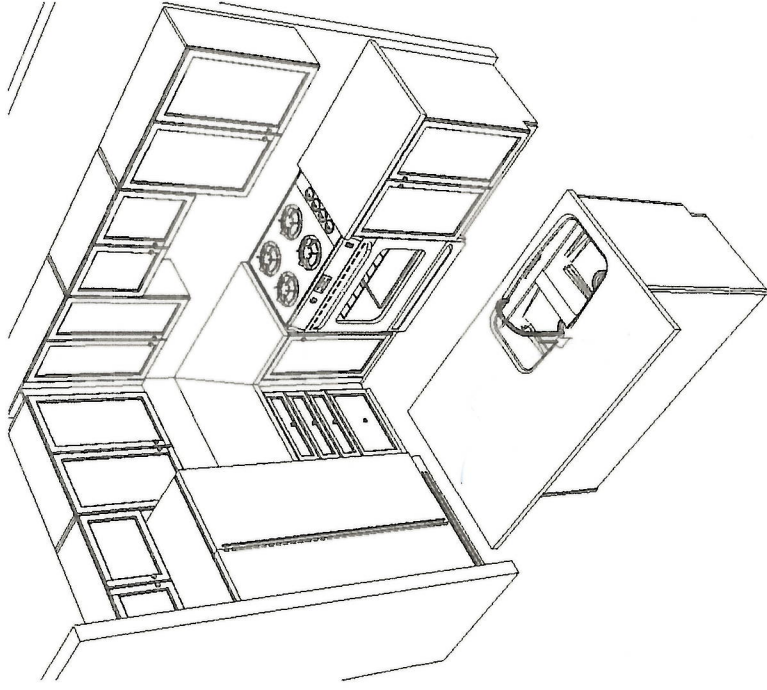
Sign *alt*
Sign *alt*

Date 5/6/20
Date 5/6/20

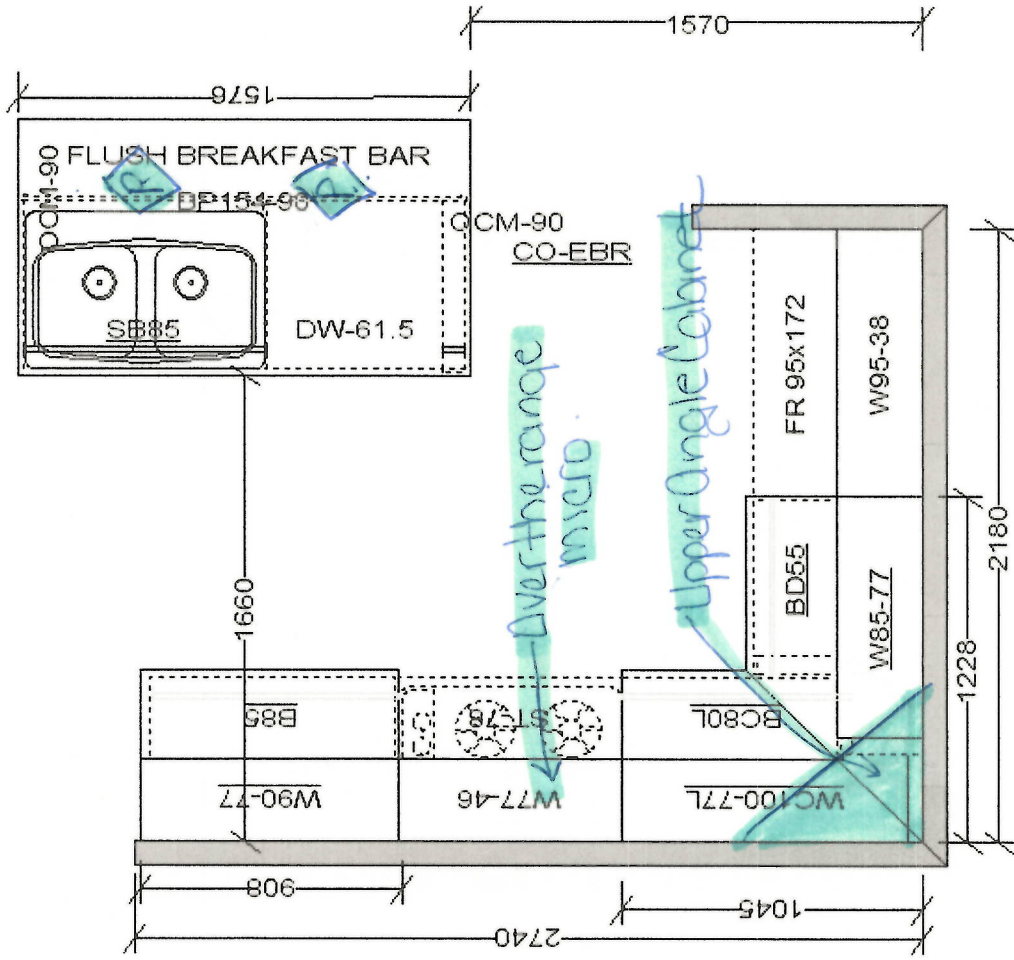
LOT 27 - PH 4

Pendant light r/l *

2020 Design - [LOT 27 - 33-2 THE AURORA 'A,B']



Date 5/6/20
Date 3/6/20



Sign Sign

This sketch is for DESIGN PURPOSES ONLY - It is not meant to be an exact rendition.

RentalCredit ServicesFor the ProOrder StatusCustomer SupportGift CardsFrançais

My Store

WOODBRIDGE

Open • Closes 9 p.m.

Search over 200,000 products

Shop by Department

Shop by Room

Ideas & How-to

Home Services

Promotions & Offers

Weekly Flyer

Due to significant increases in order volumes, some orders may be delayed for both curbside pick-up and delivery. Please wait for your confirmation email or check your order status.

[Check your order status](#)

LOT 27
PH4

GE 36-inch W 27 cu. ft. French-Door Refrigerator in Stainless Steel

Model # GNE27JSMSS | Store SKU # 1001157090
★★★★★ (364) Write a Review Q&A (1)

\$1,745.00 / each

Delivery Charges Apply

Choose Your Options

Colour Family: Stainless Steel

SCHEDULED DELIVERY

Enter your postal code for availability and earliest delivery date:

A1A 1A1

Add To Cart

NG 115

Price and availability may vary by store, and between online and in-store. [Click here for details.](#)

Customers Who Viewed This Item Bought

★★★★★ (3542)
\$1,945.00 / each

★★★★★ (362)
\$1,695.00 / each

★★★★★ (2145)
\$2,195.00 / each

★★★★★ (1827)
\$1,745.00 / each

https://www.homedepot.ca/product/ge-36-inch-w-27-cu-ft-french-door-refrigerator-in-stainl... 6/5/2020

Complete Your Kitchen

LOT 27
PH 4



This item **GE 36-inch W 27 cu. ft. French-Door Refrigerator** in
★★★★★ (364)
\$1,745.00 / each



GE 30-inch W 5.3 Cu. ft. Slide In Front Control Electric Self-
★★★★★ (0)
\$1,845.00 / each



GE 1.1 cu. ft. SpaceMaker Microwave Oven in
★★★★★ (1591)
\$245.00 / each



Total Price: **\$3,835.00**
Delivery Charges Apply
Check Availability

Overview

Model # GNE27JSMSS Store SKU # 1001157090

Add the smart and stylish design of this GE French-door 36in. refrigerator to your kitchen for the ultimate in convenience, efficiency and functionality. This 27 cu. ft. fridge (largest capacity in its class) makes storing large or bulk food items a breeze. Equipped with the Turbo Cool temperature management system for optimum freshness, an internal water dispenser, LED lighting plus, fresh water and ice is guaranteed with GE's advanced filtration system which removes 99% of lead and 50 other impurities that could be in your water /ice.

- APF advanced water filtration system removes 98% of trace pharmaceuticals that could be found in water and ice
- Internal water dispenser delivers filtered water with one touch
- Energy Star certification guarantees efficient energy consumption
- Quick Space™ shelf makes room for tall items by easily sliding out of the way
- LED lighting helps you find what you want under crisp, clear lighting
- Two humidity-controlled crispers and an adjustable-temperature full-width deli drawer keep fruits and vegetable fresh while easily storing wider items
- Factory Installed advanced water filtration system reduces trace pharmaceuticals from water and ice
- Spill-proof shelves - Raised edges help contain spills and make clean up quick and easy
- Full-width deli drawer - Allows party trays and larger items to fit easily and remain at the ideal temperature
- Turbo Cool setting - An extra boost of cold air restores interior to set temperature for optimum food freshness
- Equipped with Frost Guard
- 5 fresh food adjustable glass shelves
- Internal Water Dispenser - Delivers chilled fresh-tasting water with the push of a button from within the fresh food compartment without compromising the external appearance of the refrigerator
- IceFactory - IceFactory is the simple and convenient way for ice production
- ENERGY STAR Certified
- QuickSpace Shelf - Slides out of the way to make room for tall items
- LED lighting Find exactly what you've been looking for under crisp, clear lighting

Read more about Delivery & Installation | Download the Appliance Delivery Checklist

Manual

1001157090_use and care.pdf

You will need Adobe Acrobat Reader to view PDF documents.

Specifications

Dimensions

Assembled Depth (in inches)

36.38

Assembled Height (in inches)

69.88

Assembled Weight (in lbs)

308

Assembled Width (in inches)

35.63

Packaged Depth (in inches)

43

ALJ
NFS

Packaged Height (in inches)

76

Packaged Weight (In lbs)

332

Packaged Width (in inches)

42

LOT 27
PH4

Details

Appliance Type

Refrigerator

Built-In

No

Capacity (cu. ft.)

26.7

Colour Family

Stainless Steel

Counter or Standard Depth

Standard Depth

Country of Origin

MX-Mexico

Defrost Type

Automatic

ENERGY STAR®

Yes

Ice Maker

Single

Number of Doors

3

Popular Width

36 Inch Wide

Refrigerator Width (in.)

35.75

Room Type

Kitchen

Usage

Residential

MS
N/S

Warranty / Certifications

Limited 1 Year

- STOVE -

LOT 27
PH 4

DIMENSIONS / CLEARANCES / WEIGHT

- **Product Weight (lbs)**
167
- Shipping Weight (lbs)**
191
- **Product Dimensions (in) (W x H x D)**
29 7/8" x 47 1/8" (w/backguard) x 28 1/4" (w/ handle)
- Cabinet Dimensions (in) (W x H x D)**
30" x 36" x 25"
- **Height to Cooking Surface (in)**
36"
- Oven Interior Dimensions (Upper) (in) (W x H x D)**
24 13/16" x 22 1/4" x 19 11/16"
- **Drawer Dimensions (in) (W x H x D)**
22 3/16" x 4 1/2" x 16 3/8"
- Carton Dimensions (in) (W x H x D)**
33 11/16" x 50 7/8" x 30 9/16"
- **Depth**
28"
- Height**
47 7/16"
- **Width**
29 7/8"

26
N/S

OVER THE RANGE MICRO

LOT 27
PH4

BRAND	
LG STUDIO	No
LG Brand	Yes
CAPACITY	
Capacity (cu.ft.)	2.0cu.ft.
OUTPUT POWER	
Output Power (W)	1000W
WIDTH	
Width	29 7/8"
MICROWAVE FEATURE	
EasyClean ®	Yes
Self Clean	Yes
Slide-out (ExtendaVent)	Yes
Smart Inverter	No
CAPACITY	
Oven Capacity	2.0 cu.ft.
FEATURES	
Output Power	1000W
Control Type	Digital
Display	GlassTouch Controls VFD Scrolling, 2 Line
Cavity Design	Square
Exterior Design	WideView Traditional
Slide-out ExtendaVent	Yes
COOKING FEATURES	
Sensor Cook Options	8
Power Levels	10
Energy Saving	Yes
Reheat	Sensor Reheat
Defrost	Auto and Time Defrost
Popcorn Key	Yes
Ez On (Add 30 seconds)	Yes
Soften / Melt	Yes
More/Less	Yes
Custom Set	Yes
CONVENIENCE FEATURES	
EasyClean	Yes
Energy Savings Key	Yes
Turntable Type	Round
Turntable Dimensions	14.2"
Turntables On/Off Dual Distribution Technology	Yes

MS

OVER THE RANGE.

Lot 27
PH 4

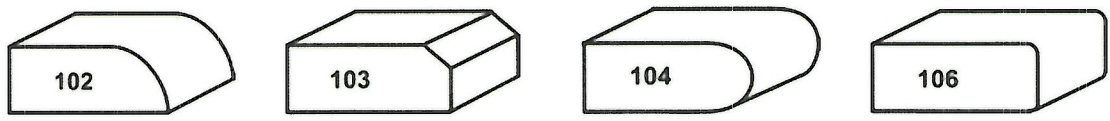
Clock/Kitchen Timer	Yes
Completion Beeper	Yes
LIGHTING	
Cook top Light	LED (1)
SAFETY FEATURES	
Child Lock	Yes
VENTING SYSTEM	
Filtration	Washable Grease Filter
Speed (Step)	4 Speed (Turbo/Hi/Low/Slow)
Vent Grill Type	Hidden Vent
Vent Air Flow (CFM)	400 CFM
MATERIALS/FINISHES	
Available Colours	Stainless Steel (ST)
Interior Colour	Grey
DIMENSIONS	
Cavity (WxHxD)	22" x 11 5/8" x 14 5/8"
Exterior (WxHxD)	29 7/8" x 17 13/18" x 15 3/4"
Carton (WxHxD)	33 8/16" x 20 9/16" x 19 5/16"
Weight (Product/Carton)	65.9 lbs/75.4 lbs
ACCESSORIES	
Rack	Yes
Carbon Re-Circulation Filter	Yes
UPC CODES	
LMV2055ST	772454 063749

MS

Lot 27
PH4

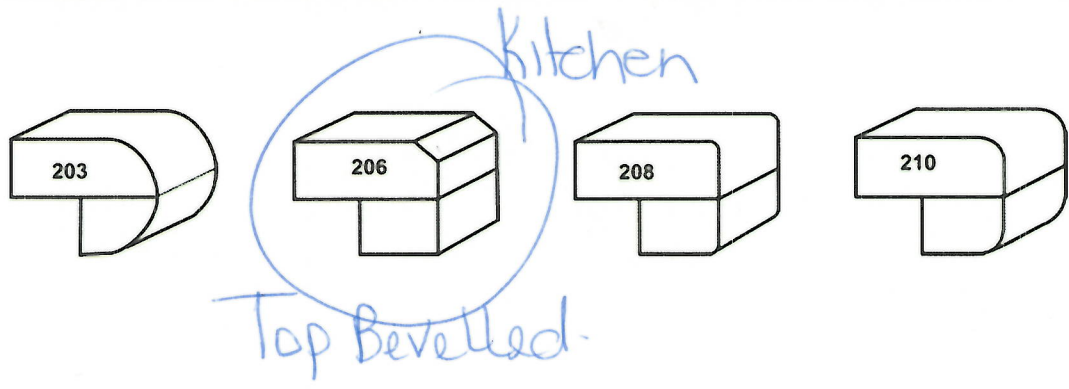
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



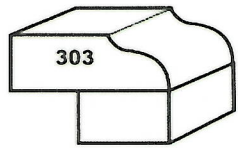
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



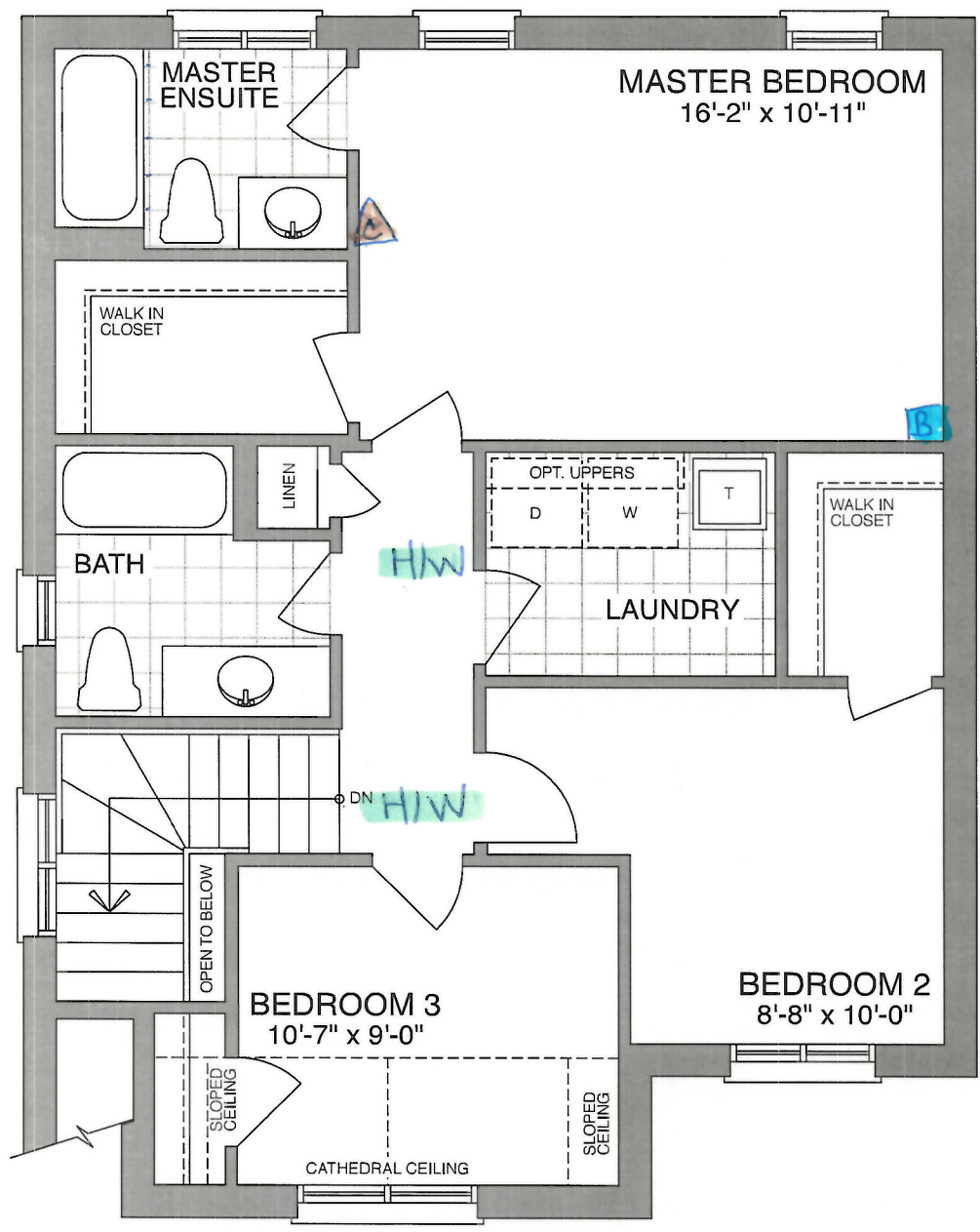
Sign
Sign

[Signature]
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Date 5/6/20
Date 5/6/20

LOT 27
PH4.

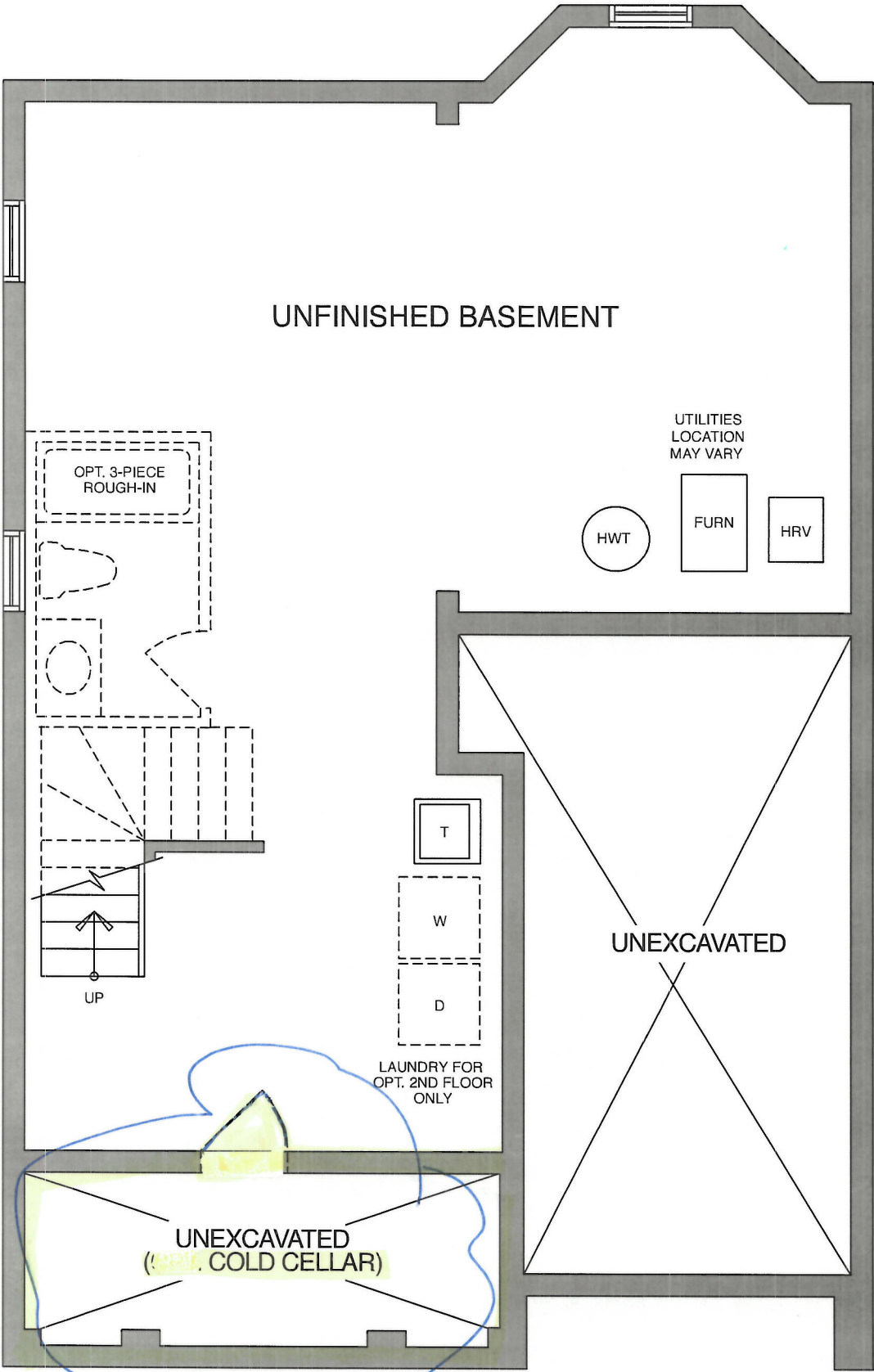
B Bell
Cable



SECOND FLOOR - ELEV A

2/10/20 5/15/20
3/6/20

LOT 27
Northglenn PH4



BASEMENT - ELEV A

Sign
Sign
w/plan
w/plan

Date 5/6/20
Date 5/6/20



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: NEIL STURAM and MAGDALENA STURAM TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
27 / 4	40M-2633	Aurora (33-2) Elev A		12-Nov-20

Agreement of Purchase and Sale

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



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: NEIL STURAM and MAGDALENA STURAM TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
27 / 4	40M-2633	Aurora (33-2) Elev A		12-Nov-20

1) CONSTRUCTION

1 - COLD CELLAR	
03Apr20 Note:	
11,420/35088	

10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN	
05Jun20 Note:	
11,459/35463	

5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH (PENDANT LIGHT ROUGH IN OVER ISLAND) ***SEE ATTACHED KITCHEN LAYOUT FOR LOCATION AS ISLAND HAS BEEN ROTATED***	
05Jun20 Note:	
11,459/35466	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM - BESIDE CABLE AT 5 1/2 FT FROM FINISHED FLOOR WITH CONDUIT FOR WALL MOUNT TV (SEE PLAN)	
05Jun20 Note:	
11,459/35465	
1 - CONDUIT - RUN CONDUIT FROM WALL MOUNT TV TO CABLE BOX (INCLUDING PLUG) AT GREAT ROOM FLOOR HEIGHT	
05Jun20 Note:	
11,459/35464	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET)	
05Jun20 Note:	
11,459/35472	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD)	
05Jun20 Note:	
11,459/35468	

9) CABINETRY

1 - UPPER CABINETS - CORNER SYSTEMS - UPPER ANGLE CORNER PER UNIT - GROUP 1 - 4	
05Jun20 Note:	
11,459/35462	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) INCLUDES ELECTRICAL DEDICATED LINE	
05Jun20 Note:	
11,459/35459	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR	
05Jun20 Note:	
11,459/35470	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING)	
05Jun20 Note:	
11,459/35469	

This Document is Extremely Time Sensitive - Printed 5 Jun 20 at 13:38