

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: JAMES, K GUEST & BRENDA, L GUEST // MACKENZIE, **Property:** Block 57 Unit 3Phase: Orchards of Plan - 40M-2627
Telephone Res. / Bus: / **Project:** 2174372 Ontario Ltd.
Decor Advisor: Caroline Rajcsanyi **Model and Elevation:** California Redwood (T-1) Elev B1

KITCHEN AND VANITIES

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Shale Grey CL	Lv2 - Caesarstone-Ocean Foam	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 Kitchen Upper Height	Standard 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 x 71 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") Pencil Round	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
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 - T04		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	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

Opt. Flooring Extras

FLOOR AND WALL TILES

FLOOR AND WALL TILES		Floor Tile	Wall Tile	Decor	Listello
Front Foyer		1-13x13, Serpentine White			
Main Hall		N/A			
Kitchen/Breakfast		1-13x13, Serpentine White			
Powder Room		1-13x13, Serpentine White	Kitchen Backsplash:	N/A	☐ ☐
Laundry		1-13x13, Serpentine White	Powdr 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	☐	☐
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

Shower - Upgrade Floor

Opt. Tile Extras:

Page 1 of 2

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	N/A
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	*3 Piece		
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	*Yes-Grade Permitting	Opt. Side Door	No	Stair Type	Standard
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	Basement Windows Upgrade	☐ Yes ☒ No		
Smooth Ceiling 2nd Floor	☐ Yes ☒ No				
Supply and Install Standard Mirrors	☒ Yes ☐ No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	☐ *Yes ☒ No			
Hood Fan Duct	☒ 8 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:

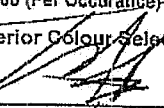
Pre-selected By Vendor

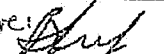
NOTE: The Purchaser(s) agree(s) that:

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

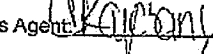
This Interior Colour Selection is final and approved by:

Signature:  Date: June 23 / 2020

Signature:  Date: June 23 / 2020

Printed 6/23/2020 12:01:32

Signature:  Date: June 23 / 2020

Builder's Agent:  Date: June 23 / 20



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 57 Unit 3 Model: California Redwood (T-1) Elev B1 in Northglenn (H) - 2174372 Ontario Ltd.

PURCHASERS: JAMES, K GUEST and BRENDA, L GUEST // MACKENZIE, LEE GUEST

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: June 23/2020

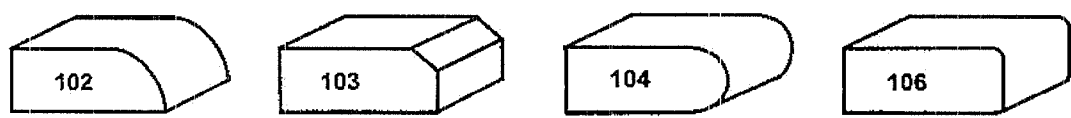
June 23/2020

June 23/2020

Block 57-3.
Orchards

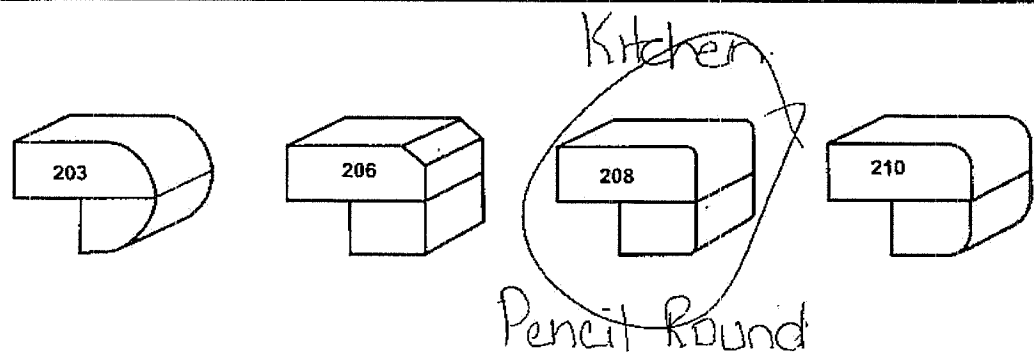
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



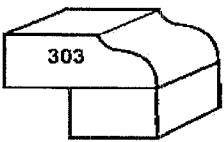
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

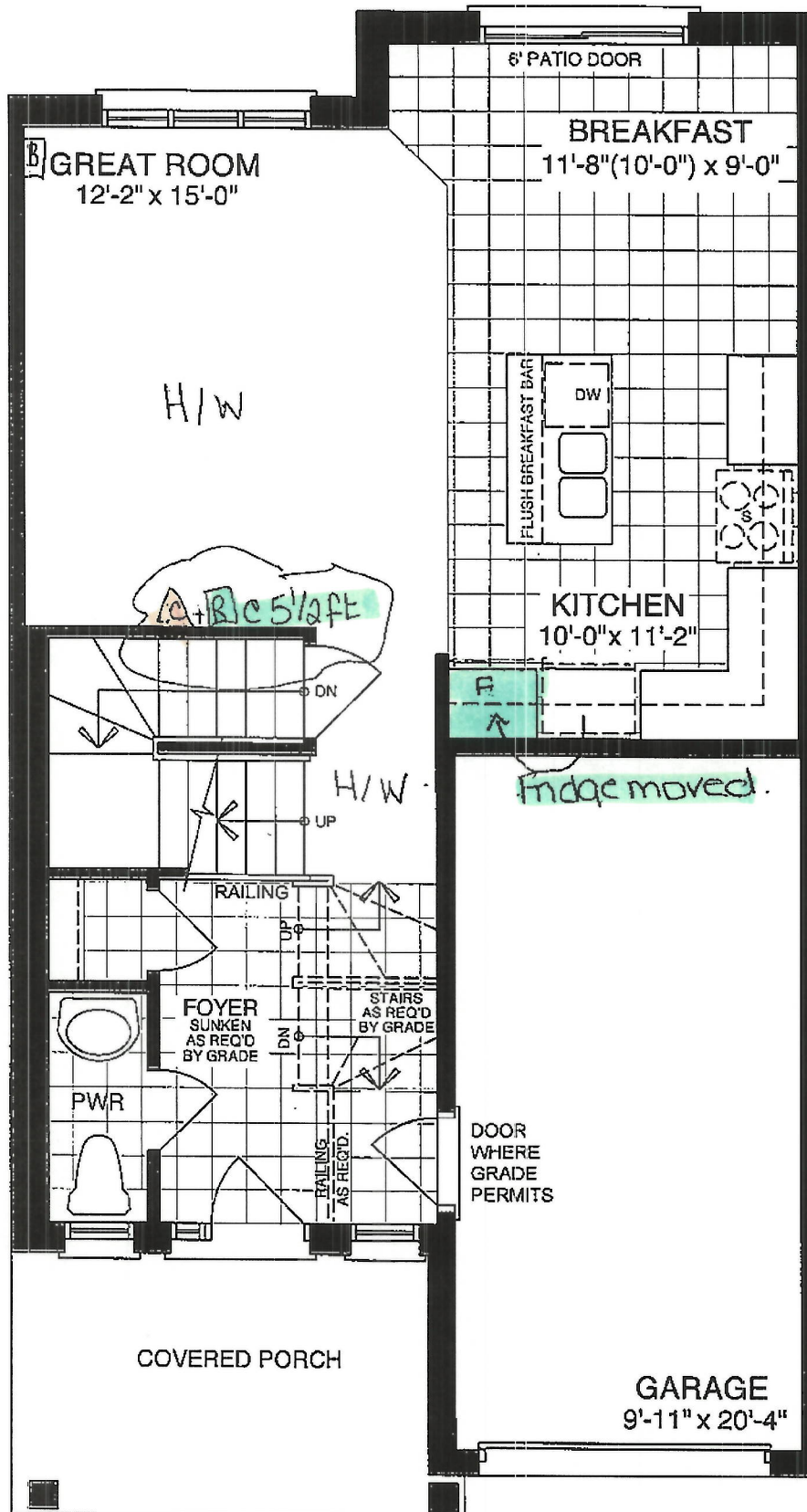
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign 4M61111
Sign ~~Beant~~
Sign ~~off~~

Date June 23/2020
Date June 23/2020
Date June 23/2020

Block 57-3
Orchards



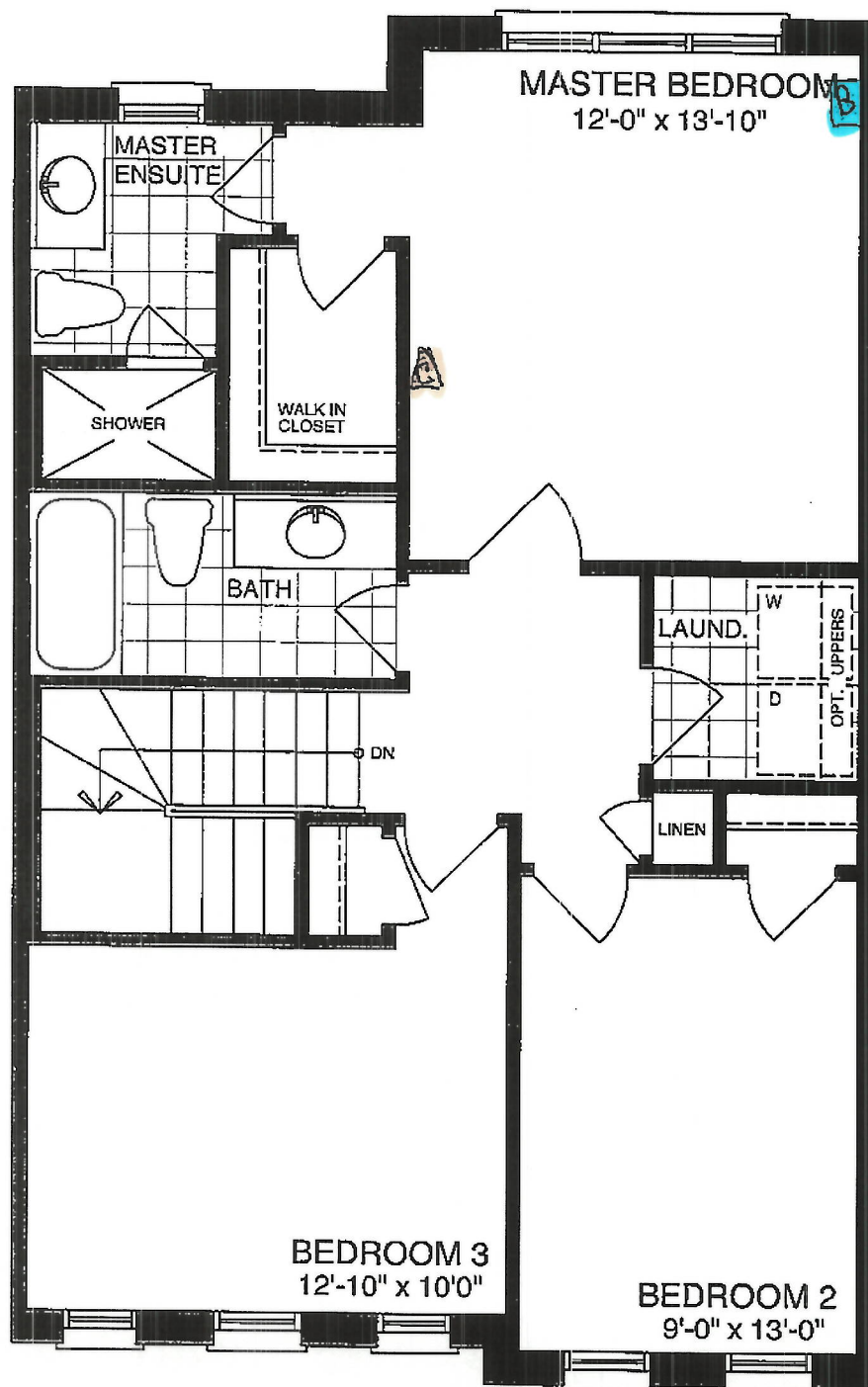
B Bell
A Cable
R Receptacle

MAIN FLOOR - ELEV A & B

Sign Y. M. G. L. S.
Sign *[Signature]*
Sign *[Signature]*

Date June 23/2020
Date June 23/2020
Date June 23/2020

Block 57-3
Orchards



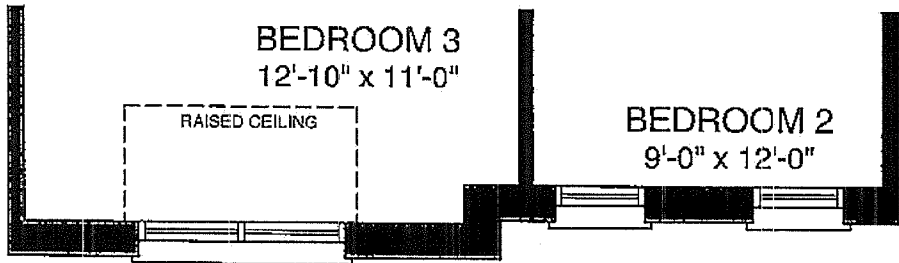
B Bell
Cable

SECOND FLOOR - ELEV A1 & A2

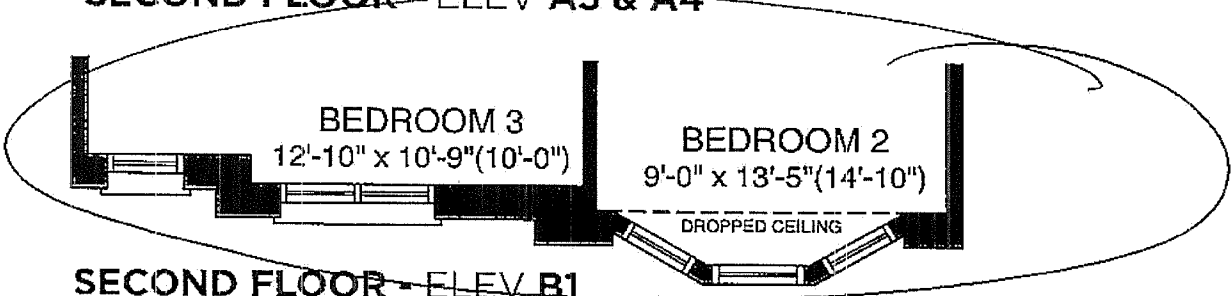
Sign MGLust
Sign
Sign

Date June 23/2020
Date June 23/2020
Date June 23/2020

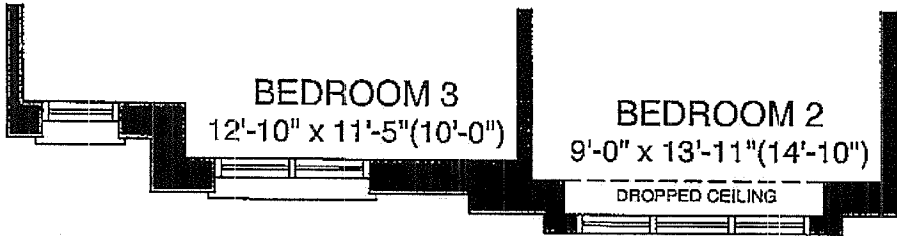
Block 57-3
Orchards



SECOND FLOOR - ELEV A3 & A4



SECOND FLOOR - ELEV B1

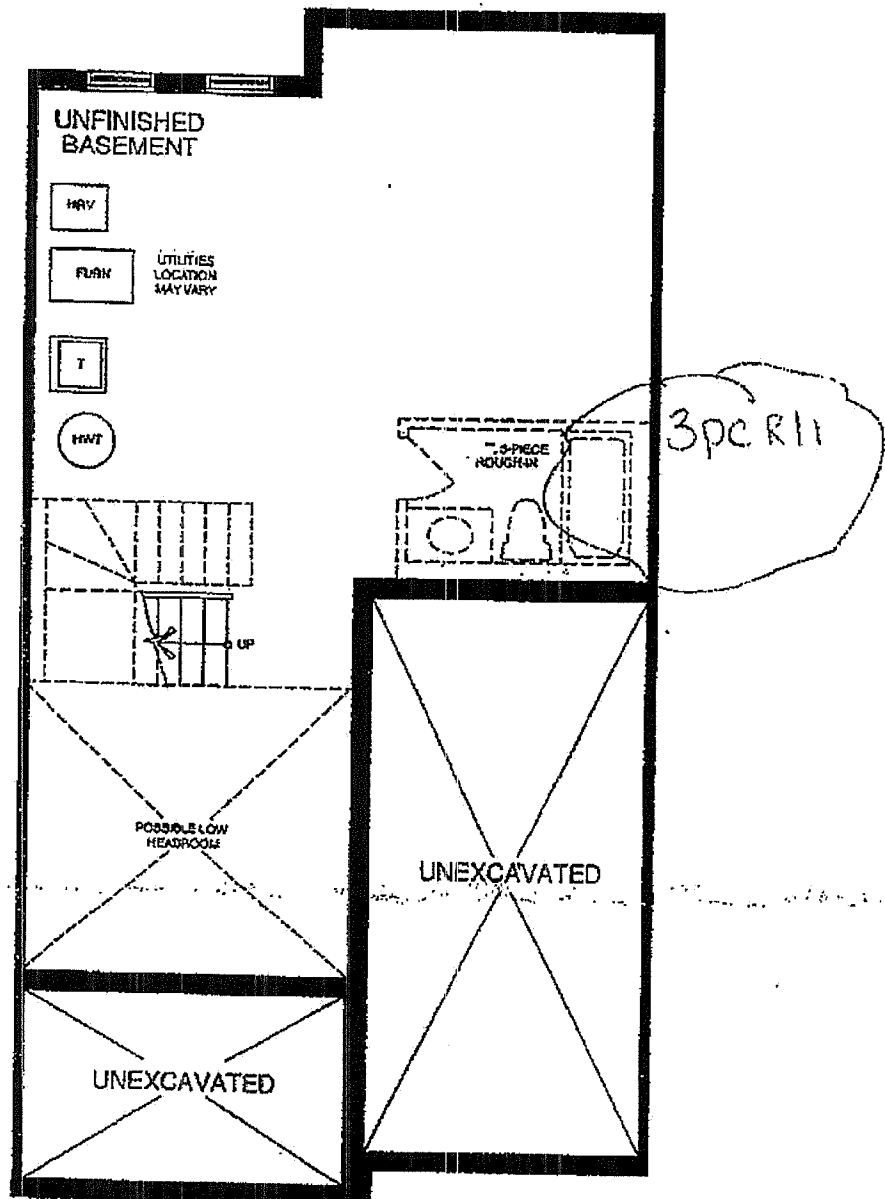


SECOND FLOOR - ELEV B2

Sign *YMG*
Sign *[Signature]*
Sign *[Signature]*

Date June 23/2020
Date June 23/2020
Date June 23/2020

Block 57-3
Orchards



BASEMENT - ELEV A & B

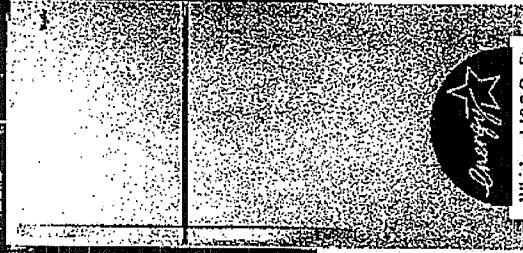
Sign *[Signature]*
Sign *[Signature]*
[Signature]

Date 4/14/2020
Date 4/14/2020
4/14/2020

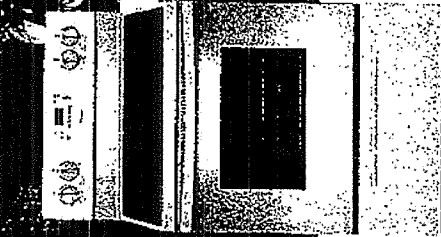
VENDOR'S INITIALS:

**COAST
APPLIANCES**

**HIGHCASTLE
Homes**



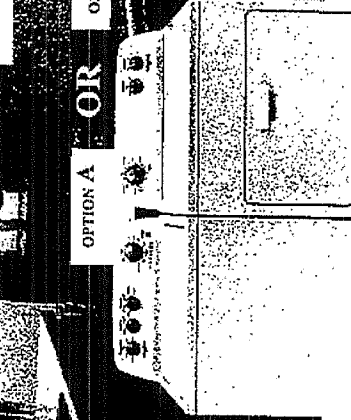
Whirlpool 18.2 Cu Ft.
Stainless Steel
Refrigerator



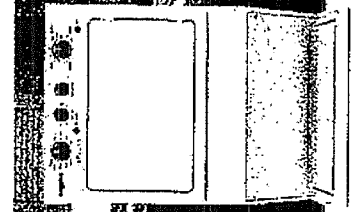
Whirlpool Stainless Steel,
30" Self Clean Range



Whirlpool Stainless
Steel 24"
Dishwasher



Whirlpool White
27" Top Load Washer



Whirlpool White 27"
Electric Laundry Centre

OPTION A OR OPTION B

*This certificate entitles you to the above appliances supplied by
Coast Appliances courtesy of Highcastle Homes.*

the orchards
BOWMANVILLE

James, Brenda & Mackenzie Guest

ISSUED TO

June 23, 2020

DATE OF ISSUE



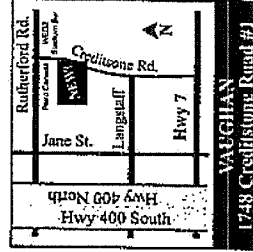
THIS OFFER BY APPOINTMENT ONLY. PLEASE CONTACT

FRANK DEROSE

fderoose@coastappliances.com

Tel: (905) 303-6909 Fax: (905) 856-9908 1-888-745-0622

*Voucher expires 60 days after closing. This offer applies to all Highcastle Homes purchasers that receive an Appliance Package in their offer to purchase.
Appliance pictures are for representation only. Models may change without notice. See reverse for terms and conditions*





**COAST
APPLIANCES**

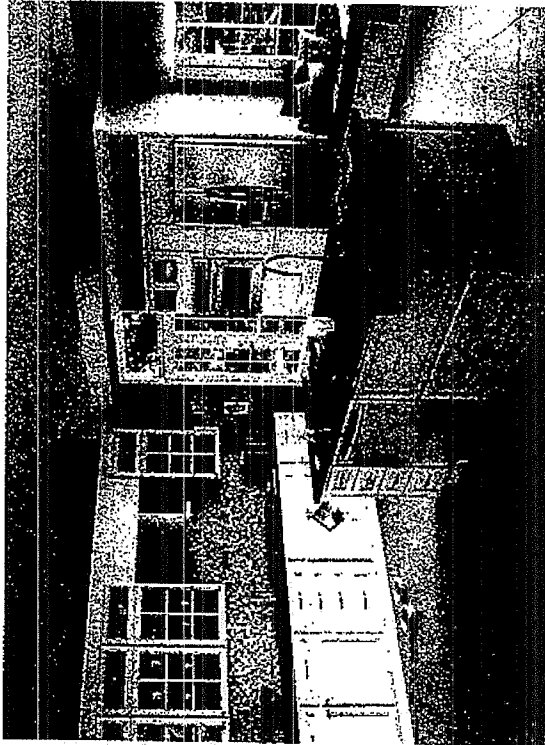
1748 Creditstone Road, Unit 1, Vaughan, ON L4K 5V8



**APPLIANCE
VOUCHER**

1. Book an appointment with Frank DeRose at 905-303-6909
2. This certificate is voided if homeowner agreement is voided or if the agreement is amended or revised to delete any or all of the appliances.
3. It is the customer's responsibility to arrange appliance installation. All appliance packages include free delivery of products and removal of packaging materials.
4. In the event that the customer wishes to upgrade appliances, a credit based on the wholesale value will be applied to the price of the upgraded product.
5. Appliance models are subject to change without notice. Door swings must be stated at time of purchase.
6. Once the standard package is delivered, exchanges or returns will not be permitted.
7. Purchasers may upgrade appliances directly with Coast Appliances. Any upgrades are to be paid directly to Coast Appliances and purchasers are to inform Highcastle Homes of any changes to the dimensions of the appliances. Highcastle Homes will not be responsible for not fitting appliances due to late upgrades. Cabinetry, gas lines and rough-ins are not included and must be arranged through Highcastle Homes. Highcastle Homes is not responsible for any upgrades purchased through Coast Appliances.
8. Certificate has no cash value, and is non-transferable.
9. Standard appliances are to be arranged for delivery 30 days before closing. Premium packages are to be arranged 2 months before closing.
10. Purchaser(s) are to order appliances and arrange for delivery after closing.
11. Installation is not included.

FRANK DEROSE Tel: (905) 303-6909 fderose@coastappliances.com



HOMEOWNER ACKNOWLEDGES THAT THEY HAVE READ AND ACCEPT THE ABOVE TERMS AND CONDITIONS.

**APPLIANCE PACKAGE INCLUDES REFRIGERATOR, RANGE,
DISHWASHER, WASHER AND DRYER OR LAUNDRY CENTRE**

SITE: Orchards HOMEOWNERS: James, Brenda Mockenzie-Guest

BLOCK # 57 LOT # 3 CLOSING DATE: Jan 20, 2021

HOME # 289-314-2516 CELL # 289-314-2516

EMAIL: mockenzie.guest@hotmail.com

BUS # _____

AUTHORIZATION: _____

DATE _____ PER _____
EXTENDED WARRANTIES AVAILABLE - *ASK FOR COMPLETE DETAILS



CONSTRUCTION SUMMARY				
Orchards - 2174372 Ontario Ltd.				
PURCHASERS: JAMES, K GUEST and BRENDA, L GUEST // MACKENZIE, LEE GUEST				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 57 Unit 3 / Orchards	40M-2627	California Redwood (T-1) Elev B1		20-Jan-21

Agreement of Purchase and Sale

BONUS: 5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE <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:	

10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN <i>23Jun20</i> Note: 11,464/35629	
1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 CAESARSTONE- - KITCHEN <i>23Jun20</i> Note: 11,464/35628	

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>23Jun20</i> Note: 11,464/35633	
1 - 3 PIECE ROUGH IN BASEMENT <i>06Apr20</i> Note: 11,431/35106	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) ON GREAT ROOM WALL BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN) <i>23Jun20</i> Note: 11,464/35630	
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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM AND MAIN HALL (UPGRADE FROM HARDWOOD) <i>23Jun20</i> Note: 11,464/35631	
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS AND SOAP DISHES THROUGHOUT <i>23Jun20</i> Note: 11,464/35627	

9) CABINETRY

1 - KITCHEN - FRIDGE HAS BEEN MOVED TOWARDS WALL AREA (SEE PLAN) <i>23Jun20</i> Note: 11,465/35634	* NOTE *
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