

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

THIVIYA SATHEESKUMAR & KITHUSH THUSIYANTHAN

Property: 41Phase: 4 of Plan - 40M-2633

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Kingswood (37-1) Elev B Opt 4 Bedroom

KITCHEN AND VANITIES			Cabinet	Counter	Hardware
Kitchen			Lv2 - Charleston 3DL - Moonlight	Lv1 - GR-Bianco Sardo (Grigio)	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	Standard
				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

Single Edge (3/4") Top Bevelled

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	Lv1 -TXP135 Lv1 - T04
Family Room	N/A		
Main Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 - Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	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			Wall Tile	Decor	Listello
Front Foyer		1-13x13, Serpentine White					
Main Hall		N/A					
Kitchen/Breakfast		1-13x13, Serpentine White	Kitchen Backsplash	N/A		☐	☐
Powder Room		1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A		☐	☐
Laundry		N/A					
						Decor	Listello
	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash		
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	1-13x13, Serpentine White	1-8x10, Serpentine White	☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	N/A		
3rd 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	*Stained as Floor	*Stained as Floor	*Stained as Floor
Opt. Paint Extras				

MISCELLANEOUS

Railing Style	RAILING - STANDARD - 1 3/4in oak picket, 3in oak handrail and 3 1/2in oak post.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	NA	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	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		Gas Provisions for BBQ	☐ Yes ☒ No
Hood Fan Duct	☒ 6 inch ☐ 8 inch ☐ 10 inch		Humidifier	☐ Yes ☒ No
Gas Provisions for Dryer	☐ Yes ☒ No			
Gas Provisions for Stove	☐ 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

e) 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: Sept 14 2020

Printed 9/14/2020 15:08:15

Signature: [Signature] Date: Sept 14 2020

Builder's Agent: [Signature] Date: Sept 14 2020



Highcastle Homes Décor Centre Disclaimers

Lot#: 41 Model:Kingswood (37-1) Elev B Opt 4 Bedroom in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: THIVIYA SATHEESKUMAR and KITHUSH THUSIYANTHAN

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.

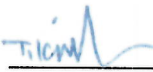
Plaster Mouldings and Medallions

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

Metal Spindles

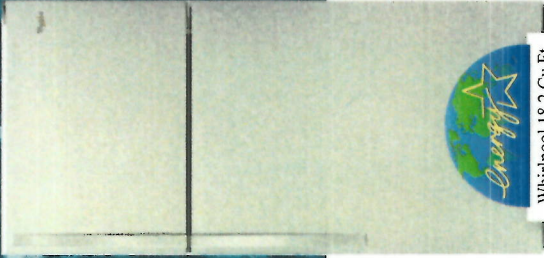
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending 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.

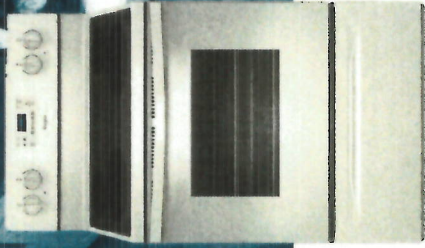
Purchasers Signature(s):   Date: Sep.16, 2020



COAST
APPLIANCES



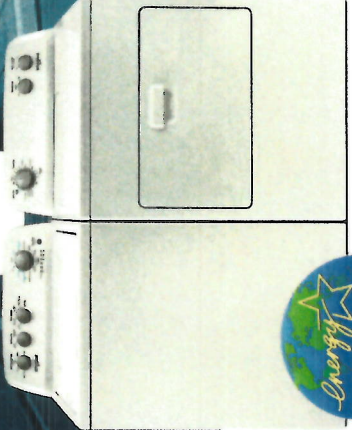
Whirlpool 18.2 Cu Ft.
Stainless Steel
Refrigerator



Whirlpool Stainless Steel,
30" Self Clean Range



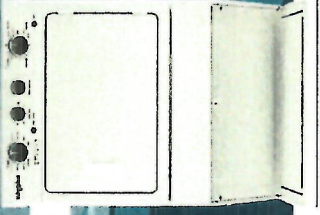
Whirlpool Stainless
Steel 24"
Dishwasher



Whirlpool White
27" Top Load Washer



Whirlpool White 27"
Top Load Electric Dryer



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.

Thiviya Sathes Kumar
kitushige@gmail.com

Sept 14, 2020

ISSUED TO

DATE OF ISSUE



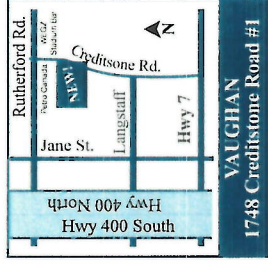
THIS OFFER BY APPOINTMENT ONLY. PLEASE CONTACT



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.

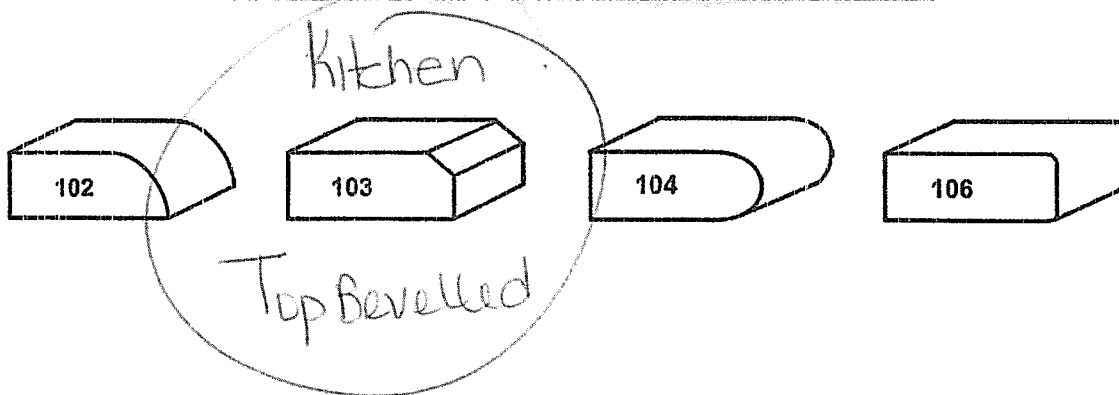
APPLIANCE PACKAGE INCLUDES REFRIGERATOR, RANGE,
DISHWASHER, WASHER AND DRYER OR LAUNDRY CENTRE

SITE: Northglen PH4 HOMEOWNER: Thisiva Sathes Kumar
BLOCK # 41 CLOSING DATE: Mar 02, 2021
HOME # 647-907-5151
EMAIL: L.satheskumar99@gmail.com
BUS # Kithush9@gmail.com
AUTHORIZATION:
DATE _____ PER _____
EXTENDED WARRANTIES AVAILABLE - *ASK FOR COMPLETE DETAILS

Lot 41
Northglen 4

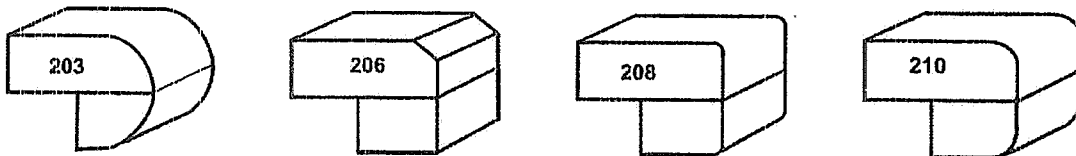
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



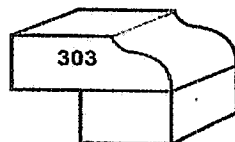
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

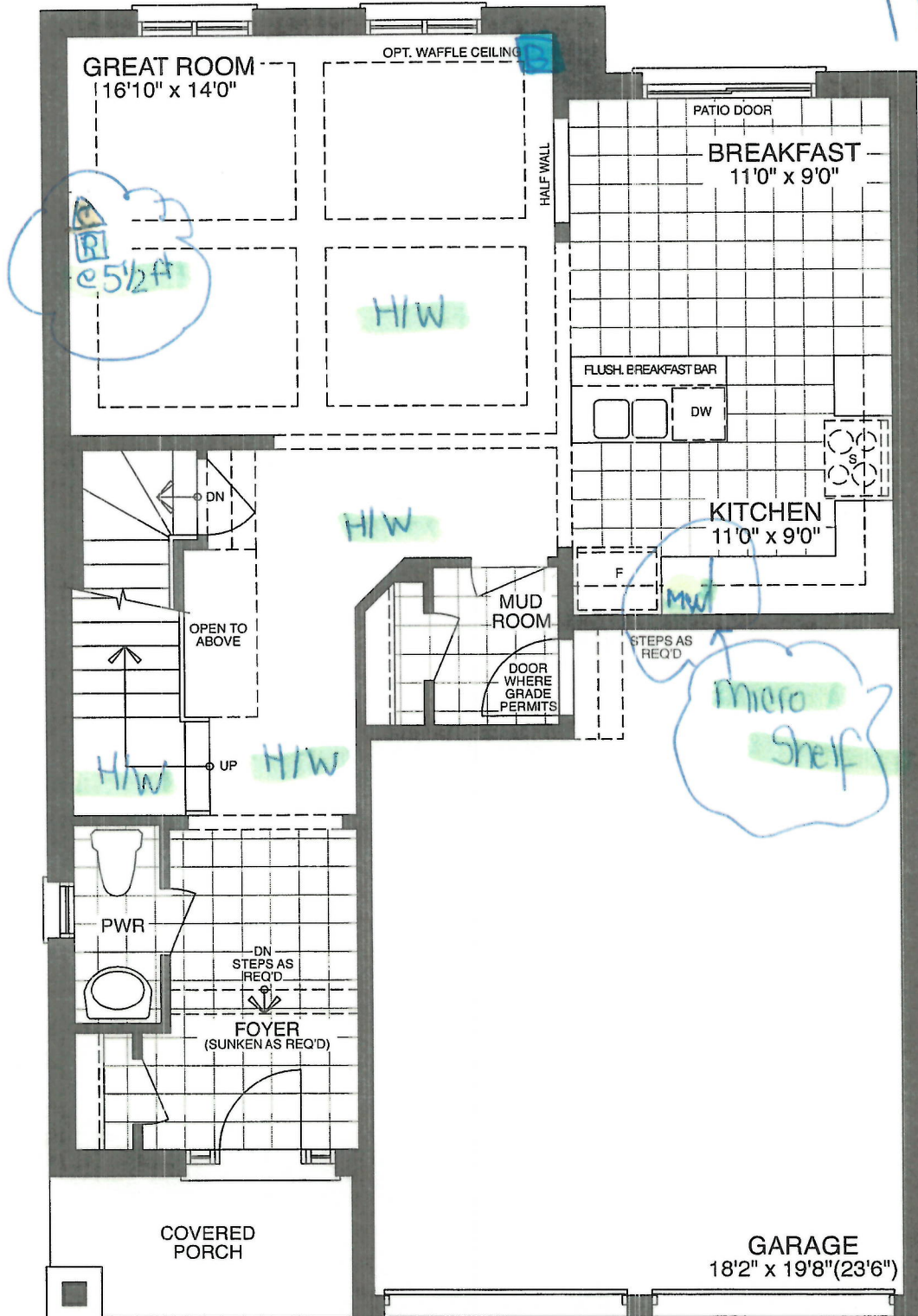
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



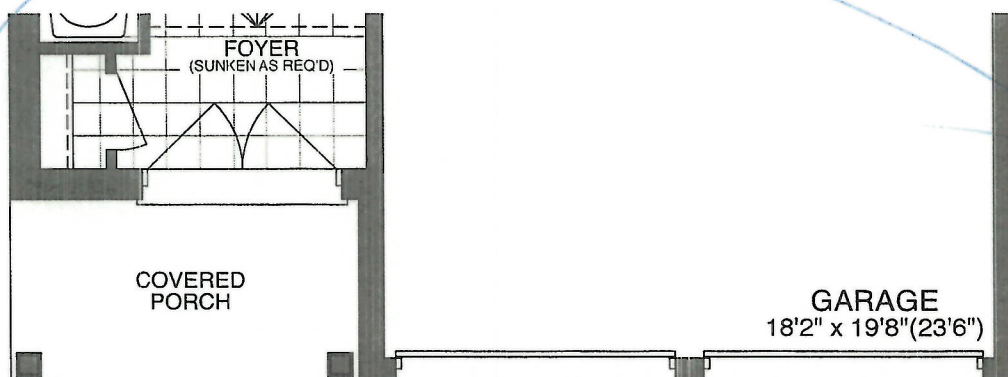
Sign with
Sign s.vi

Date Sep. 14. 2020
Date. Sept. 14 2020

Lot 41
Northglenn 4



MAIN FLOOR - ELEV A

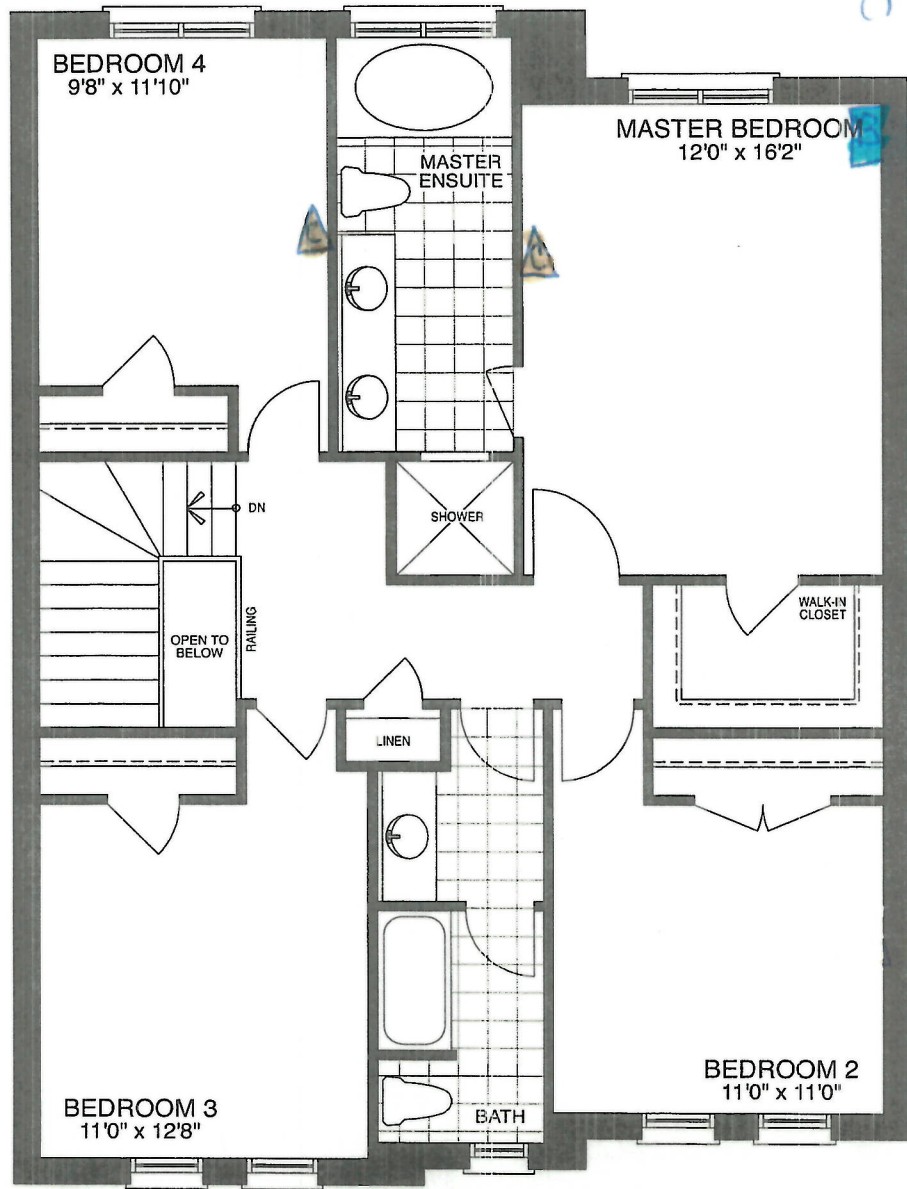


MAIN FLOOR - ELEV B

Sign T. Hall
Sign S. Li

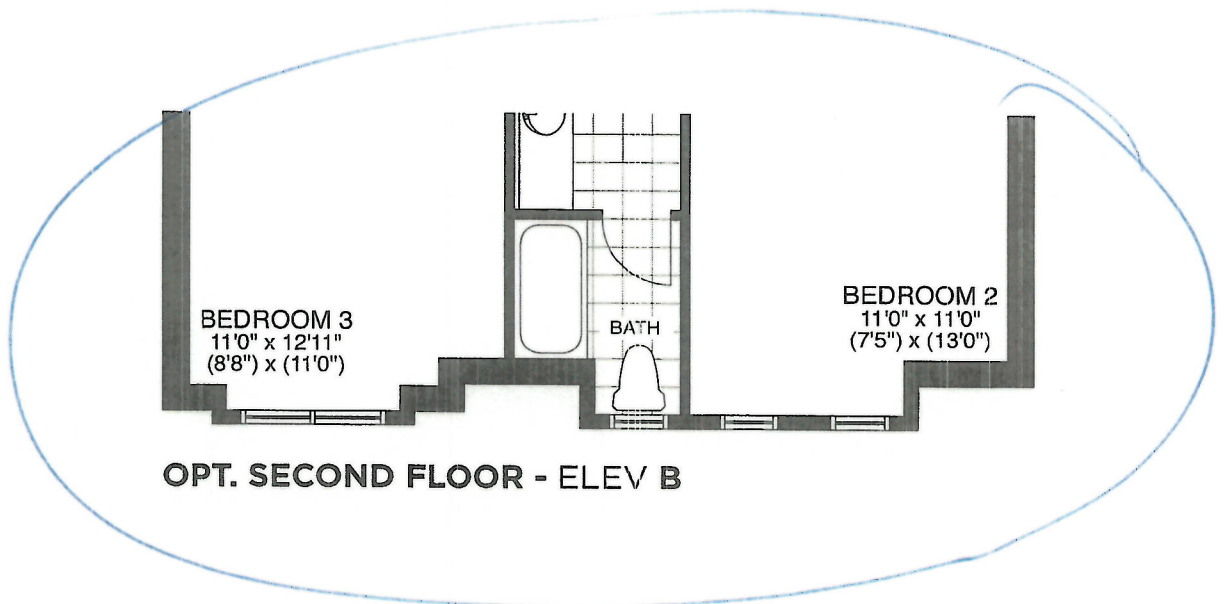
Date Sep. 14, 2020
Date: Sep. 14, 2020

Lot 41
Northglenn 4.



Bell
Cable

OPT. SECOND FLOOR - ELEV A

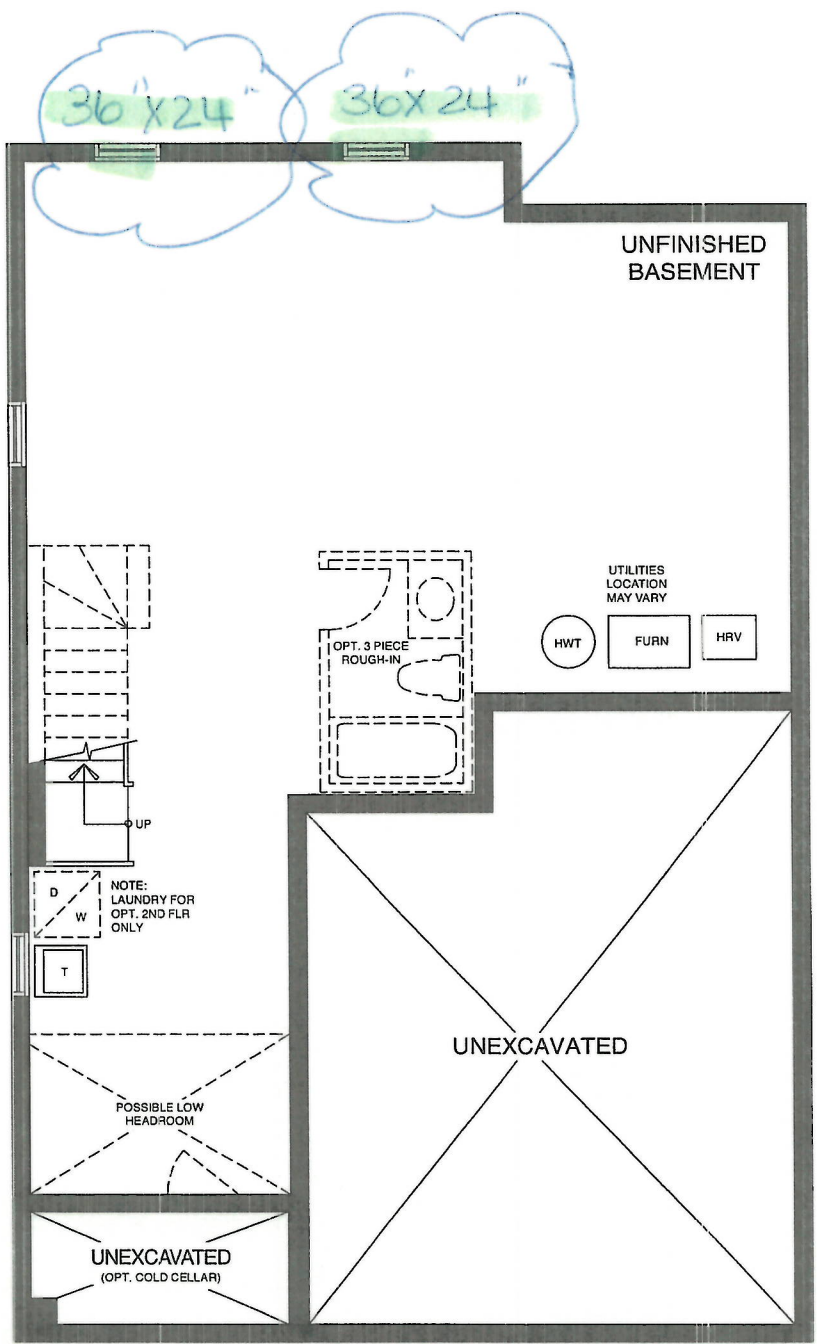


OPT. SECOND FLOOR - ELEV B

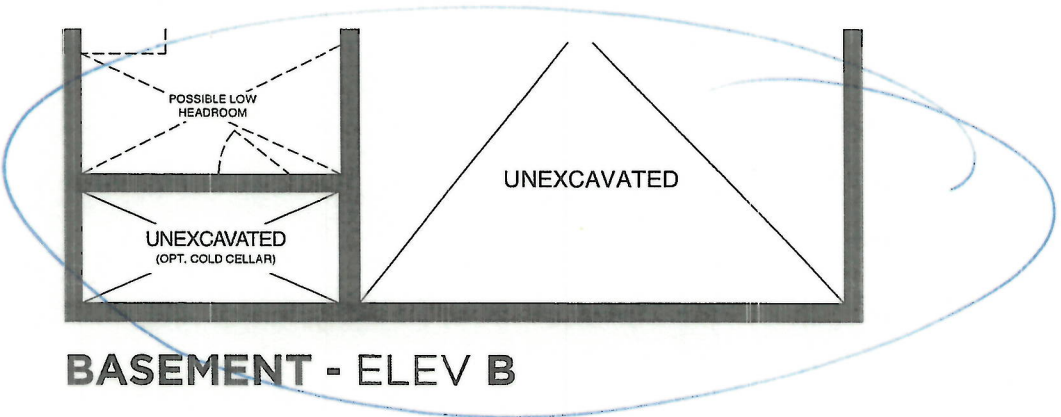
Signified
Signified

Date Sep. 14, 2020
Date Sept. 14, 2020

Lot 41
Northglenn 4



BASEMENT - ELEV A



BASEMENT - ELEV B

Sign. Tia
Sign. S/L

Date Sep. 14, 2020
Date Sept. 14, 2020



CONSTRUCTION SUMMARY				
Northglen (H) - 2174372 Ontario Ltd.				
PURCHASERS: THIVIYA SATHEESKUMAR and KITHUSH THUSIYANTHAN				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
41 / 4	40M-2633	Kingswood (37-1) Elev B Opt 4 Bedroom		02-Mar-21

greement 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: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	



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Northglen (H) - 2174372 Ontario Ltd.				
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
41 / 4	40M-2633	Kingswood (37-1) Elev B Opt 4 Bedroom		02-Mar-21

) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL)	
14Sep20 Note:	
11,502/36295	

) ELECTRICAL

1 - CABLE JACK - ADDITIONAL - ROUGH-IN - BEDROOM 4 (SEE PLAN)	
14Sep20 Note:	
11,502/36289	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV.	
14Sep20 Note:	
11,502/36288	

) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - MAIN STAIR HALL AND STAIR LANDING (UPGRADE FROM HARDWOOD)	
14Sep20 Note:	
11,502/36291	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD)	
14Sep20 Note:	
11,502/36290	

) CABINETRY

1 - APPLIANCE CABINETS - MICROWAVE - WALL CABINET WITH SHELF FOR MICROWAVE (FINISHED INTERIOR) (OPENING 24"W X 13-3/4"H X 17"D) - GROUP 1 - 4 (BESIDE FRIDGE) SEE PLAN	
14Sep20 Note:	
11,502/36297	

FAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR	
14Sep20 Note:	
11,502/36292	

INDOWS AND DOORS - EXTERIOR

2 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (AT REAR) SEE PLAN	
14Sep20 Note:	
11,502/36294	

This Document is Extremely Time Sensitive - Printed 14 Sep 20 at 15:07