

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

UCHENNA JOHN GEORGE & CHINELO THERESA GEO

Property: 1Phase: Orchards of Plan - 40M-2627

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Baldwin (40-6) Elev B Opt Additional Ensuite

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Camden Maple - Espresso CL	Lv1 - GR-Tan Brown	12881 Handle
Main Bathroom	Lv1 - Hudson, Ontario White	Italian White Di Pesco 4954K-22	12881 Handle
Ensuite Bathroom	Lv1 - Hudson, Ontario White	Calcutta Marble 4925K-07	12881 Handle
Shared Ensuite	Lv1 - Hudson, Ontario White	Italian White Di Pesco 4954K-22	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

Double Edge (1 1/2") Top Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T07
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T07
Living / Formal Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 3	Lv1 -TXP135 Lv1 - T07
Dining Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 4	Lv1 -TXP135 Lv1 - T07
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T07		
Com. Centre/Home Office	N/A	Basement	NA
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	Wall Tile	Decor	Listello
Front Foyer	1-13x13, Alpes, Cream			
Main Hall	1-13x13, Alpes, Cream			
Kitchen/Breakfast	1-13x13, Alpes, Cream	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	1-13x13, Alpes, Cream	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, Alpes, Cream			

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

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

\*3 Piece

Laundry

Standard

Shared Ensuite

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

Natural

Pickets Colour

\*Wrought Iron

Stair Colour

Natural

Opt. Paint Extras

MISCELLANEOUS

Railing Style

RAILING - UPGRADE 1 - 1/2in Wrought iron square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

Opt. Garage Door

\*Yes-Grade Permitting

Opt. Side Door

No

Interior Doors

Standard - Classique

Int. Door Hardware

\*Straight Pewter Lever

Stair Type

Oak

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

Misc.

\*\*\*\*WALK UP BASEMENT\*\*\*\*

HEATING

Fireplace

Great Room

Type

36"

Mantle

Standard - Paint Grade

Surround

N/A

Hearth

N/A

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 f


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 (Per item) administration fee will apply to the above exceptions (if the change is possible).

This Interior Colour Selection is final and approved by:

Signature:  Date: 23-2-2021

Signature:  Date: 23/02/2021

Printed 2/23/2021 11:21:58

Builder's Agent:  Date: Feb 23 2021





Highcastle Homes Décor Centre Disclaimers

Lot#: 1 Model:Baldwin (40-6) Elev B Opt Additional Ensuite in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: UCHENNA JOHN GEORGE and CHINELO THERESA GEORGE // MUHAMMAD ALI RAFFAY

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: 23-2-2021

# RF27T5501 36" French Door Refrigerator with Family Hub™

Where to buy

Features Spec Support Compare Review

## Physical specification

Lot 1 - Orchards  
Fridge

### Net Dimension (WxHxD)(inch)

35 6/8 x 68 7/8 x 32 7/8inch

### Net Width (inch)

35 6/8 inch

### Net Case Height with Hinge (inch)

70 inch

### Net Case Height without Hinge (inch)

68 7/8 inch

### Net Depth with Door Handle (inch)

35 3/8 inch

U G  
C G

23/02/2021  
23/02/2021



6.3 cu.ft. Freestanding Electric Range  
with Air Fry and Wi-Fi

Where to buy

Features Spec Support Compare Review

Weights/Dimensions

Net (WxHxD)

29 15/16 x 46 5/16 x 26 7/16 inch

Gross (WxHxD)

33 1/16 x 50 9/16 x 30 5/16 inch

Weight (Net)

67.3 kg (148.4 lb)

Weight (Gross)

78 kg

Weight (Gross, lb)

172 lb



Dishwasher  
Lot 1 Drichards

# Physical specification

Loading Quantity (2/4/4H)

48 / 102 / 149

Hide All Specs ^

# Support

Find answers to the questions you have about the product

U CT  
C CT

23/02/2021  
23/02/2021



5.8 cu.ft. Smart Front Load Washer with  
Super Speed in Black Stainless Steel

Where to buy

Features

Spec

Support

Compare

Review

# Specifications

Washing Capacity (cu.ft)

**5.8 cu.ft. (I.E.C.) / 5.0 cu.ft. (D.O.E.)**

VRT

**VRT+**

Net Dimension (WxHxD)

**27 x 38.7 x 33.5 inch**

Net Weight

**205 lb**



7.5 cu.ft. Smart Electric Dryer with  
Steam Sanitize+ in Black Stainless Steel

Where to buy

- Features
- Spec
- Support
- Compare
- Reviews

# Specifications

Drying Capacity (cu.ft)

7.5 cu.ft

Energy Consumption (annual)

608

Net Dimension (WxHxD)

27 x 38.7 x 31.7 inch

Net Weight

123 lb

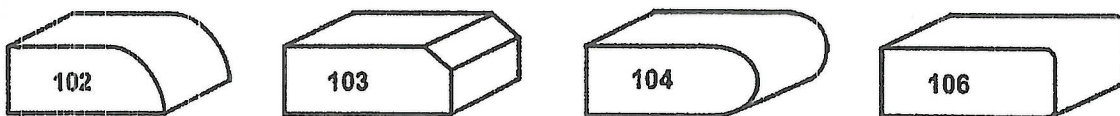
View more 



Lot 1  
Orchards

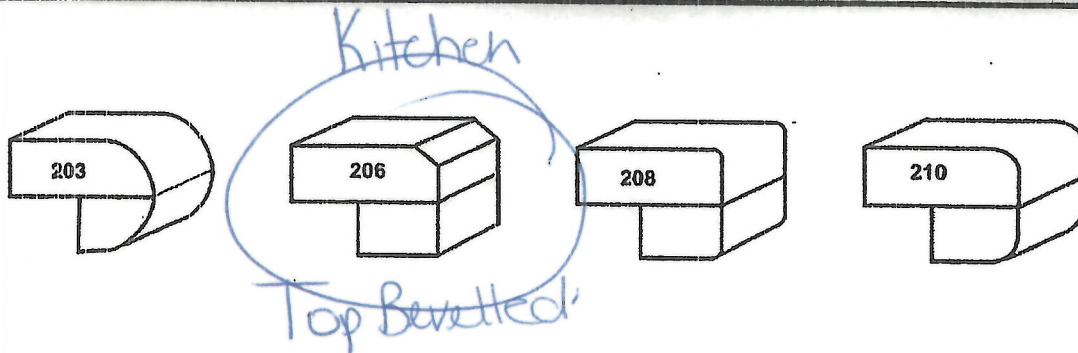
# STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



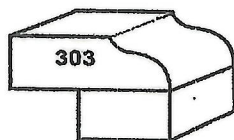
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

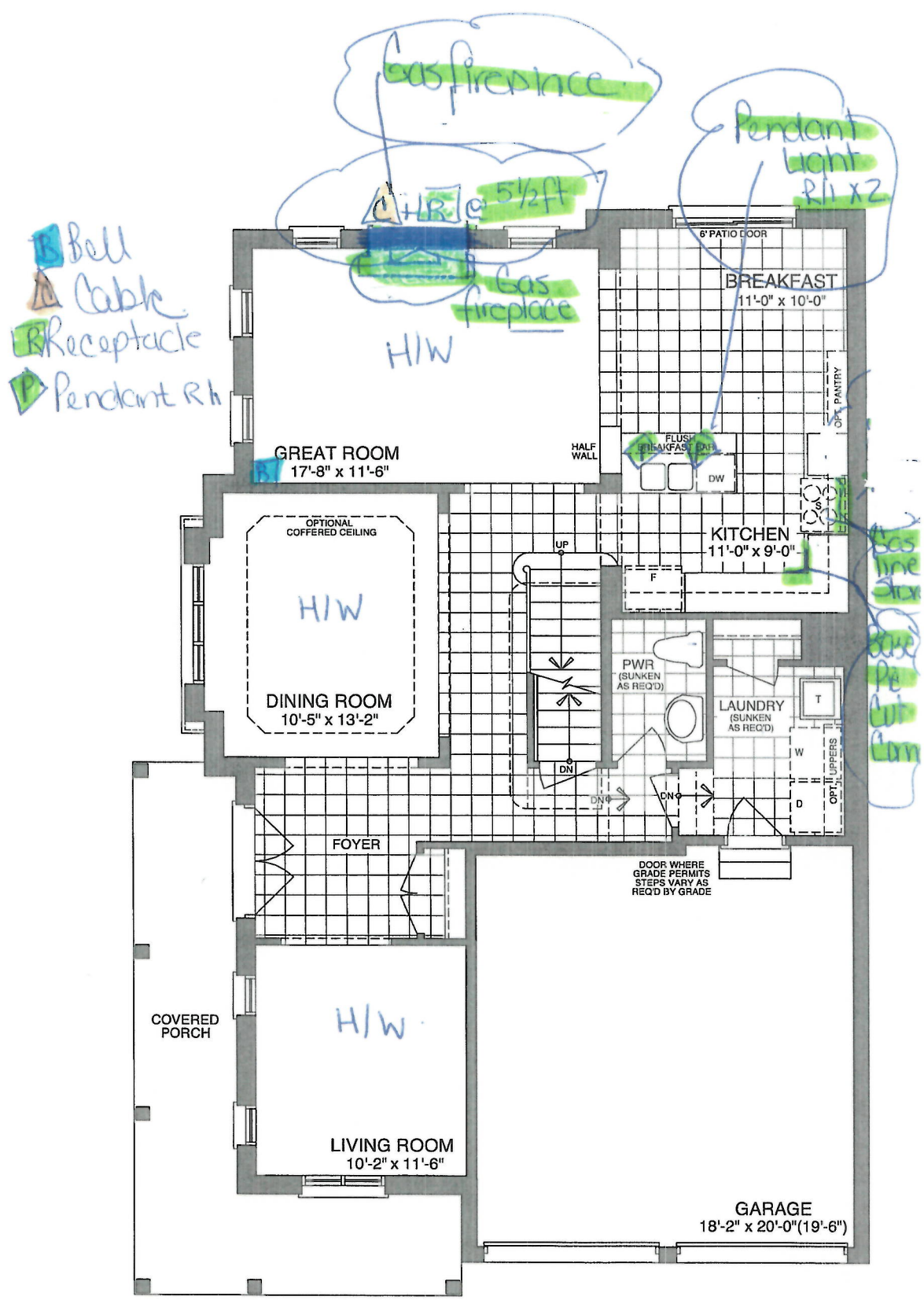


Sign  
Sign

*[Signature]*  
*[Signature]*

Date 23-2-2021  
Date 23/02/2021

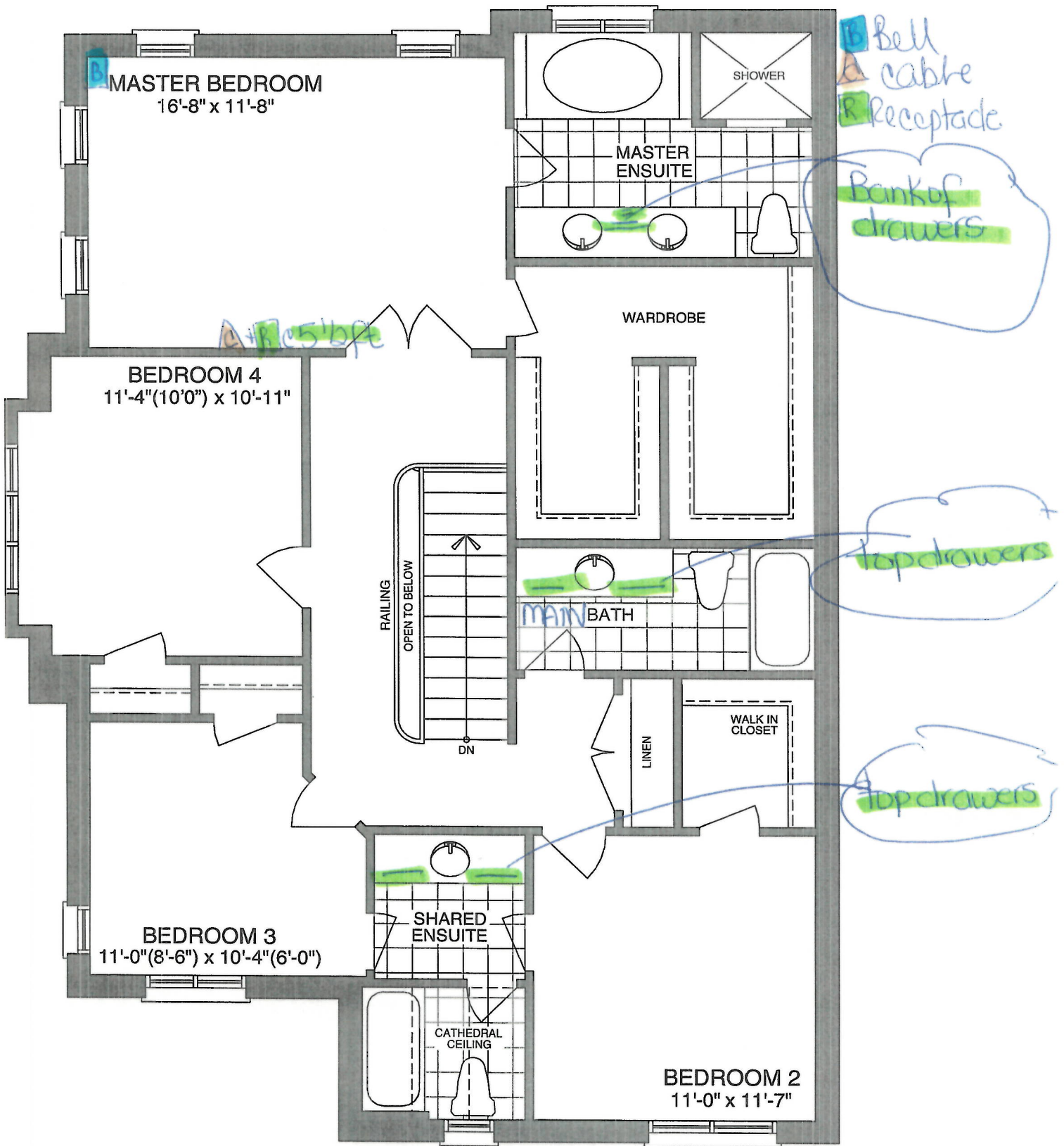
Lot 1  
Orchards





MAIN FLOOR - ELEV B

Sign Sign      *th?*      Date 23-2-2021  
                         *chy*      Date 23/2/2021

Lot 1  
Orchards



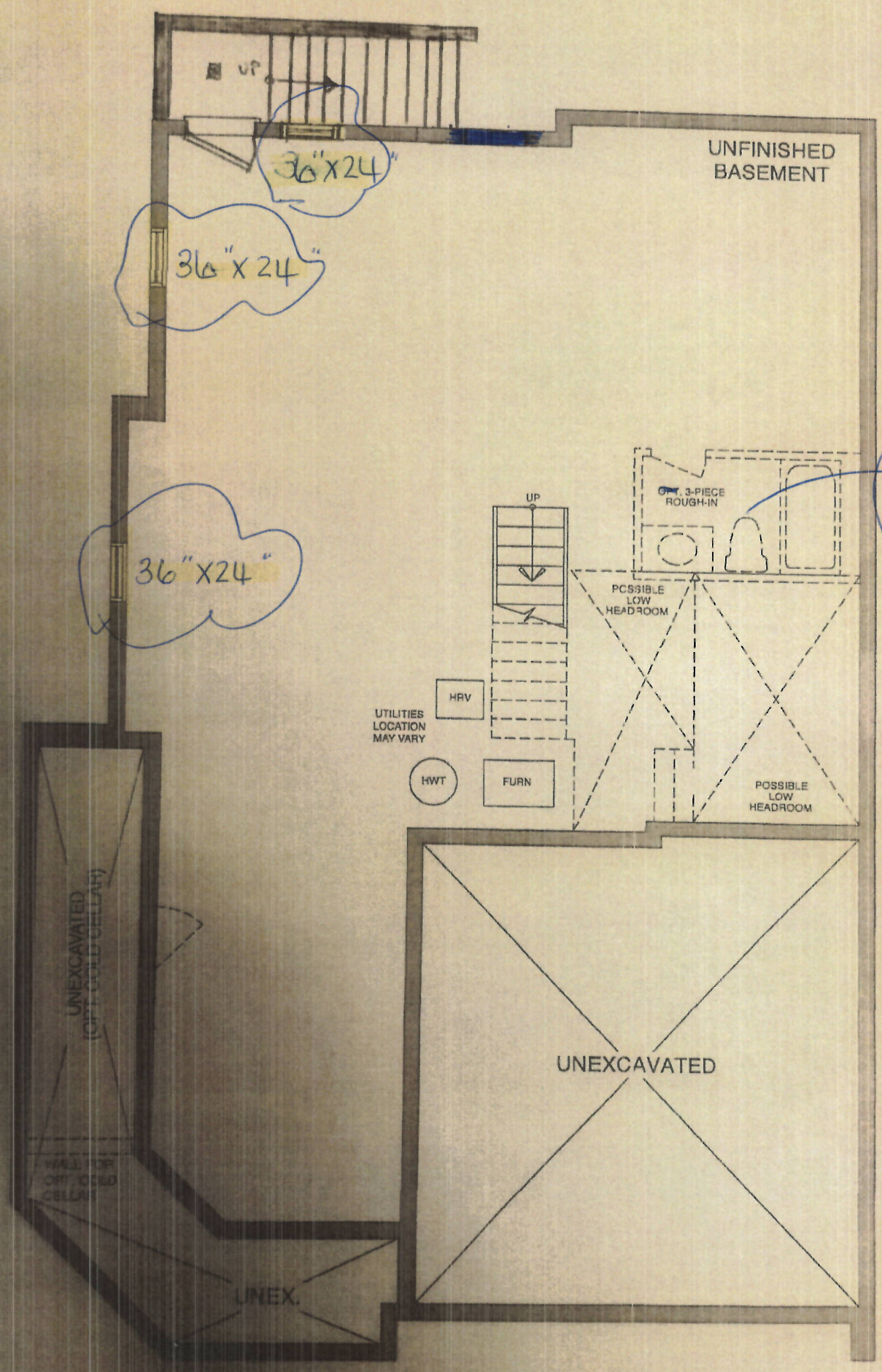
## OPT. SECOND FLOOR - ELEV B

Sign   
Sign 

Date 23-2-2021  
Date 23/02/2021



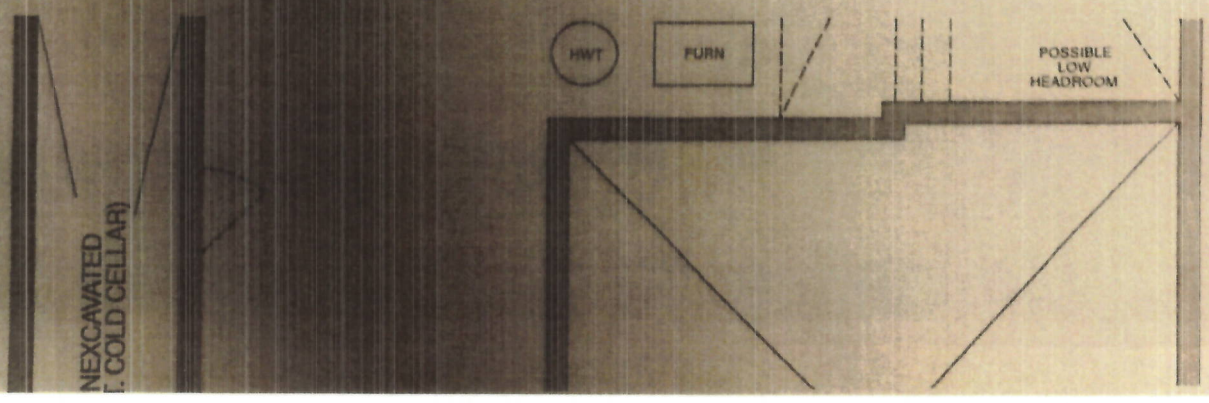
LOT 1  
ORCHARD



3pc R/I

06/03/20  
Clay

BASEMENT - ELEV A







CONSTRUCTION SUMMARY				
Orchards - 2174372 Ontario Ltd.				
PURCHASERS: UCHENNA JOHN GEORGE and CHINELO THERESA GEORGE // MUHAMMAD ALI RAFFAY				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
1 / Orchards	40M-2627	Baldwin (40-6) Elev B Opt Additional Ensuite		21-Oct-21

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: \$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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Orchards - 2174372 Ontario Ltd.				
PURCHASERS: UCHENNA JOHN GEORGE and CHINELO THERESA GEORGE // MUHAMMAD ALI RAFFAY				TEL:
LOT / PHASE 1 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Baldwin (40-6) Elev B Opt Additional Ensuite		CLOSING DATE 21-Oct-21

10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 23Feb21 Note: 11,547/36929	
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3) HEATING / AIR CONDITIONING

1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED STANDARD - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) (GREAT ROOM).....*****NOTE - THIS IS "NOT" A BUMP OUT FIREPLACE**** 23Feb21 Note: 11,547/36962	
1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 23Feb21 Note: 11,547/36947	

4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 23Feb21 Note: 11,547/36963	
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5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANT LIGHTS OVER ISLAND (SEE PLAN) 23Feb21 Note: 11,547/36933	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM BESIDE CABLE ABOVE FIREPLACE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV. 23Feb21 Note: 11,547/36930	

8) FINISHING

1 - RAILING - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SINGLE SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 23Feb21 Note: 11,547/36954	
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9) CABINETRY

1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4 23Feb21 Note: 11,547/36924	
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CABINETRY - VANITY

4 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (2 X MAIN BATH, AND 2 X SHARED ENSUITE) 23Feb21 Note: 11,547/36926	
1 - VANITY CABINETS - DRAWERS - VANITY BANK OF DRAWERS (60CM TO 90CM WIDE) - GROUP 1 - 4 (MASTER ENSUITE) 23Feb21 Note: 11,547/36925	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 23Feb21 Note: 11,547/36956	
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WINDOWS AND DOORS - EXTERIOR

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 23Feb21 Note: 11,547/36957	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
1 / Orchards	40M-2627	Baldwin (40-6) Elev B Opt Additional Ensuite		21-Oct-21

WINDOWS AND DOORS - EXTERIOR

1 - WALK UP FROM BASEMENT	
23Feb21 Note:	
11,547/36927	

This Document is Extremely Time Sensitive - Printed 23 Feb 21 at 11:26