

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

BIPIN SHETTY

Property: 20 Block DPhase: 1 of Plan -

Telephone Res. / Bus:

/

Project: 2174372 ONTARIO LTD.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: The Courtice (T-4) 3 Bedroom

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Slab LPL - Stainless	Lv1 - GR-Serenata	12881
Main Bathroom	Lv1 - Hudson - Ontario White	Calcutta Marble 4925K-07	12881
Ensuite Bathroom	Lv1 - Hudson - Ontario White	Calcutta Marble 4925K-07	12881
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	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	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	1-Lam-Concerto 1/2x5x48in,Amadeus Maple,#54360180	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	1-Lam-Concerto 1/2x5x48in,Amadeus Maple,#54360180	Bedroom 4	N/A
Family Room	N/A		
Main Hall	1-Lam-Concerto 1/2x5x48in,Amadeus Maple,#54360180	Grnd Flr Stairs	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Grnd Flr Hall	1-Lam,Concerto1/2x5x48in,AmadeusMaple#54360180
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	Basement Landing	NA
Library/Den/Study	N/A	Basement Stairs	NA
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

NA

Underpad 2nd Floor

Lv1 Underpad-standard

Underpad Main Stairs

Lv1 Underpad-standard

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	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Serpentine Grey			

Decor Listello

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

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*2 Piece

Laundry

Standard

Kitchen Sink

Kitchen Faucet

*Undermount

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

Opt. Garage Door

Interior Doors

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

*Yes-Grade Permitting

-2 Panel Carrara

Opt. Side Door

Int. Door Hardware

Trim Style

No

*Straight Pewter Lever

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

Stair Type

Ext. Door Hardware

*Pewter Exterior package

Standard

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ No

Cold Cellar

☐

Misc.

INTERIOR DOORS - 2 PANEL CARRARA SMOOTH

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 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: 11th March 2021

Printed 3/11/2021 16:16:00

Builder's Agent:  Date: March 11 2021



Highcastle Homes Décor Centre Disclaimers

Lot#: 20 Block D Model: The Courtice (T-4) 3 Bedroom in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: BIPIN SHETTY

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:

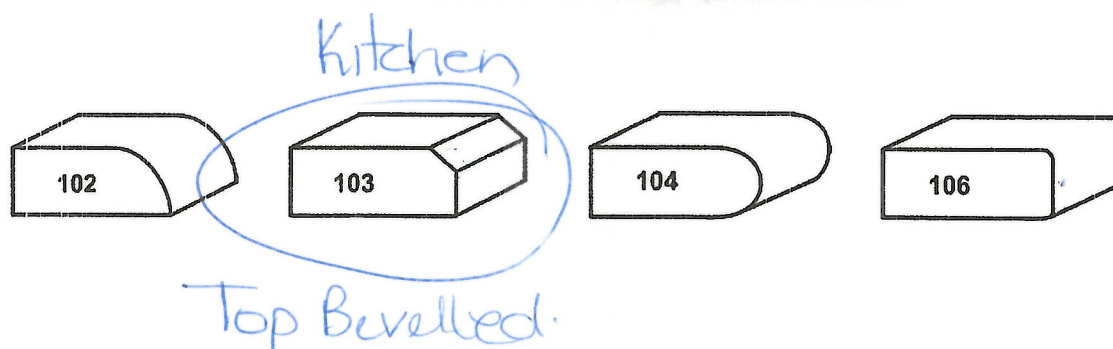
11th March 2021

Lot 20
BKD.

Orchards, Enclave

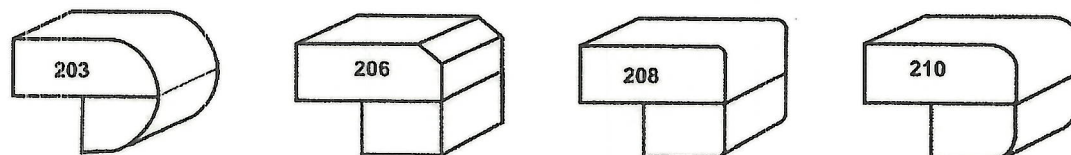
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



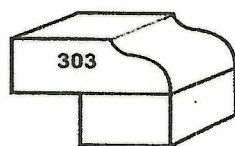
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign [Signature]

Date. 2021-03-11



Description

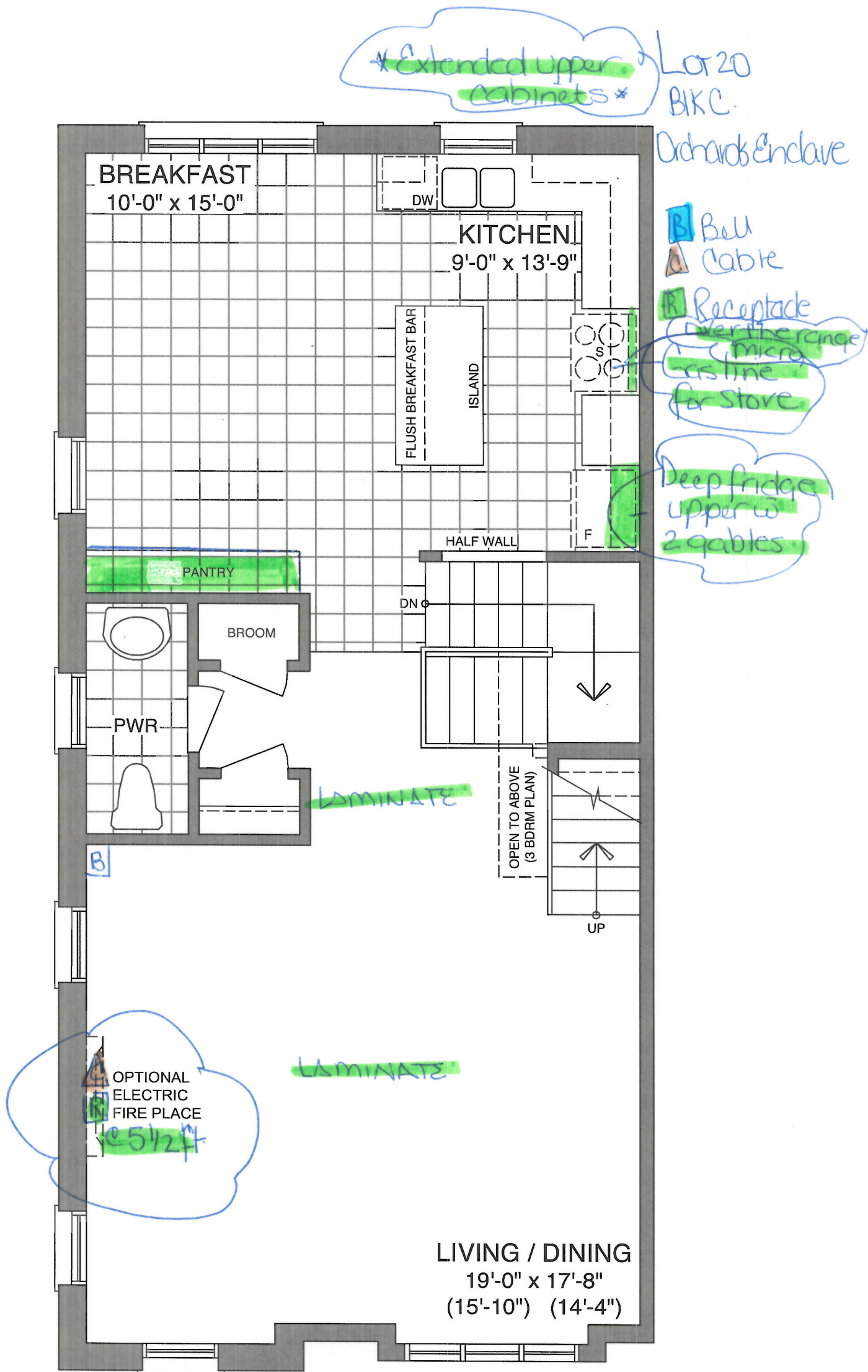
This Frigidaire Gallery over-the-range microwave combines an elegant, easy-care design with a large 1.9 cu. ft. capacity. Smudge-Proof(TM) stainless steel finish resists fingerprints, while Effortless Clean(TM) interior lets you clean spills with ease. Preparing daily meals is a breeze with sensor cooking and multiple One-Touch options available. LED lights provide clear visibility over your cooktop, and the 2-speed fan with 300 CFM maximum airflow gets rid of smoke and odours. The glass turntable measures 13 1/2" in diameter, which is large enough to hold pots and baking dishes. The microwave has a full-width door, making loading and unloading dishes a simple task. The door opens at a maximum angle of 90 degrees, preventing any damage to adjacent cabinets and optimizing space if your kitchen is particularly small.

Product specifications

Filter	Charcoal dishwasher-safe filter	Model	FGBM19WNVF
Color	Stainless steel	Type	Over-the-range
Voltage	120 V (60 Hz)	Amperage	13.5 A
Wattage	1000 W	Total Capacity	1.9 cu. ft.
Warranty Parts	1-year limited warranty	Warranty Labour	1-year limited warranty
Width	29 7/8" (75.88 cm)	Height	16 3/8" (41.59 cm)
Power Levels	10	Depth	15 3/4" (40.01 cm)
Turntable Size	13 5/8" (34.61 cm)	Steam Cooking (Y/N)	No
Air Flow	300 CFM	Install Type	Built-in
Colour Family	Stainless Steel	Wi-Fi Connection	No
Speed	2 fan speeds	Energy Star	No
Turntable	Glass	Functions	Potato, veggies, defrost, beverage, timer on-off, popcorn, melt/soften, sensor cook, sensor reheat, power level, cook time, add 30 seconds

product specifications

Colour Family	Stainless Steel	Oven Type	Single
Color	Stainless steel	Backsplash (Y/N)	No
Element	Left front: 12,000 BTU, left rear: 9500 BTU, right front: 17,000 BTU, right rear: 5000 BTU, center rear: 9500 BTU	Integrated Elements	Varl-Broil(TM) 13,500 BTU broil element, 18,000 BTU baking element
Functions	Bake, broil, cancel, self-clean, delay self-clean, control lock, timed cook, timed shut-off (12 hours), timer	Grid	2 racks, 6 positions
Height	36 5/8" (93.03 cm)	Width	29 7/8" (75.88 cm)
Light	Incandescent bulb	Model	FFGH3054US
Depth	26 3/4" (67.95 cm)	Cooking System	Even baking technology
Locking System	Control lock	Drawer	Store-More(TM) storage drawer
Type	Freestanding gas range	Voltage	120 V
Weight	175 lb (79.38 kg)	Oven Capacity	5.0 cu. ft.
Warranty Labour	1-year limited warranty	Warranty Parts	1-year limited warranty
Cooktop Surface	Continuous cast iron grates	Oven Cleaning	Self-clean
Block and Timer (Y/N)	Yes	Convection (Y/N)	No
Temperature Probe (Y/N)	No	Hidden Bake Element (Y/N)	Yes
Convection Conversion (Y/N)	No	Sabbath Mode (Y/N)	Yes
Amperage	5.0 A	Hot Surface Indicator Light (Y/N)	No
Delayed Start (Y/N)	Yes	Control	Ready-Select(R) controls
Control Location	Front	Self-Cleaning (Y/N)	Yes
Control Type	Electronic Touch/Rotary knobs	Number of Burners/Elements	5
Cooktop Type	Grates	Install Type	Built-In





MAIN FLOOR - ELEV A5

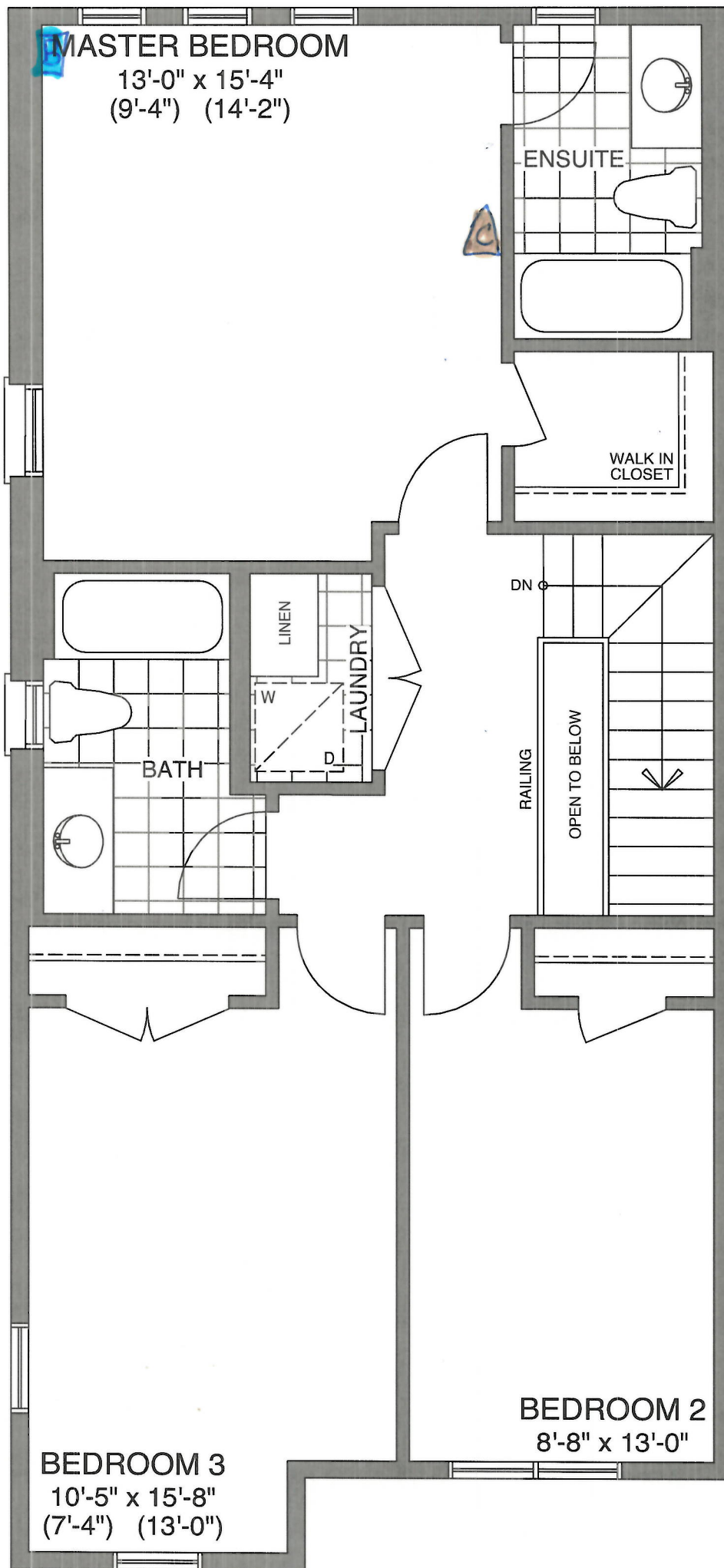
Sup *Bipin Shetty*

Date 11th March 2021

Lot 20
BK B.

Orchards Enclave

 Bell
 Cable

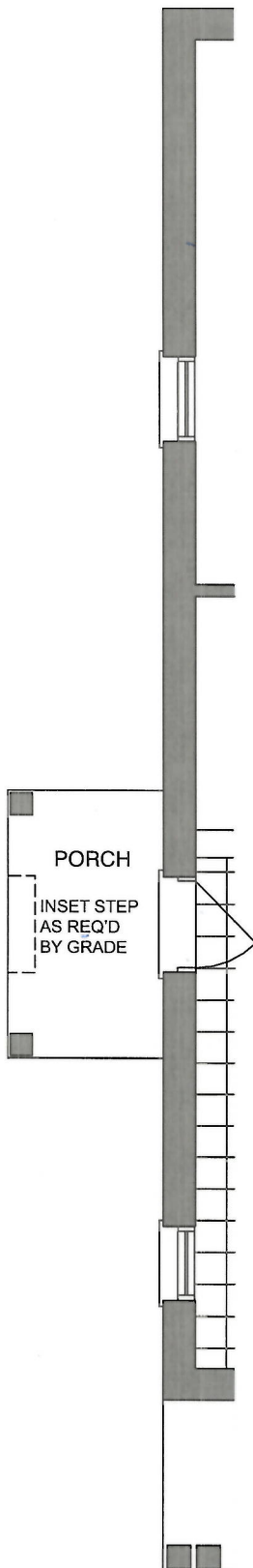


THIRD FLOOR - ELEV A5

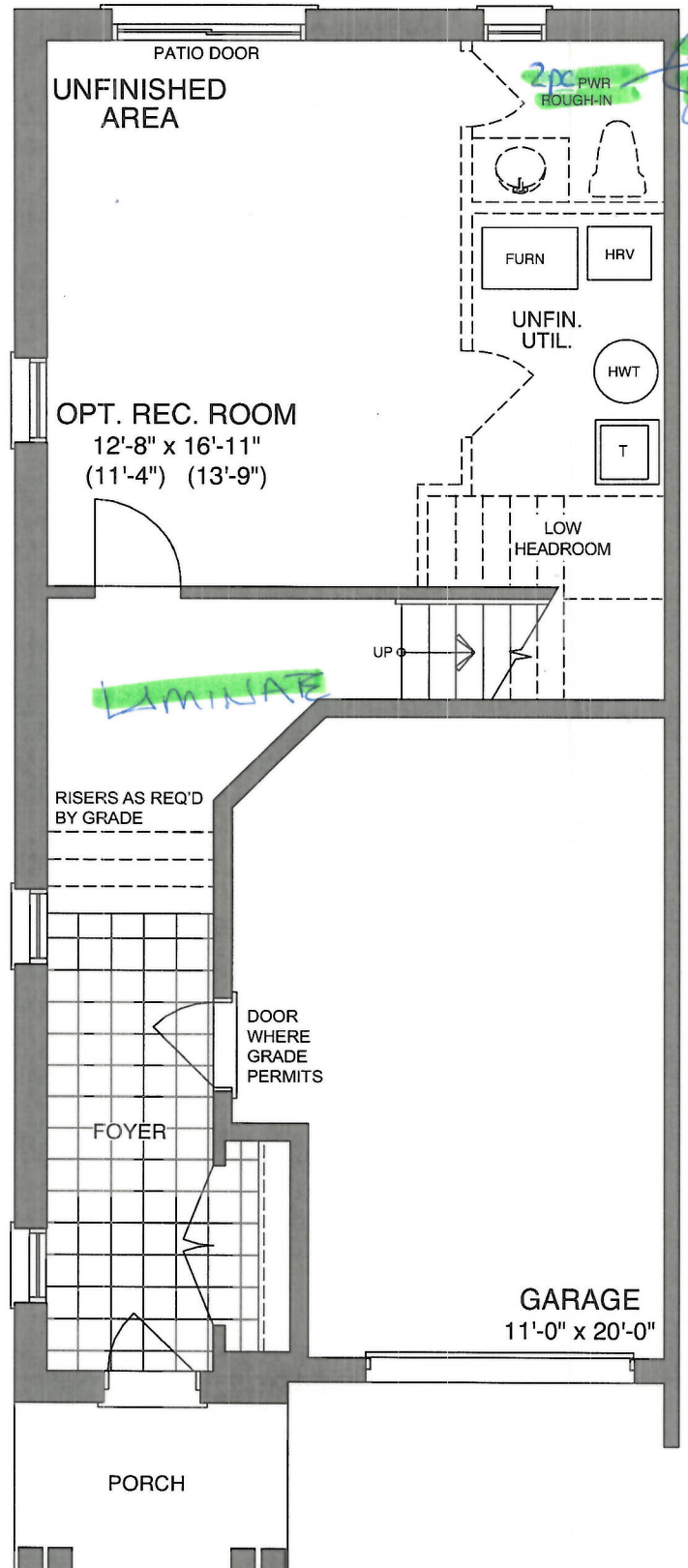
Seg *Bepinski*

Date 11th March 2021

Lot 20
B/K D
Dickards Enclave



GROUND FLOOR -
ELEV A5 LOT 20



GROUND FLOOR - ELEV A5 & A6

Sign
Dipmiller

Date 11th March 2021



CONSTRUCTION SUMMARY
Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: BIPIN SHETTY TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
20 Block D / 1		The Courtice (T-4) 3 Bedroom		07-Dec-21

Agreement of Purchase and Sale

Central air conditioner (builders standard line) <i>Worksheet</i> Note:	
Laminate Flooring in leiu of carpet on main floor, as per plan, from builders standard samples. <i>Worksheet</i> Note:	
Granite kitchen countertops, (as per plan-from builders standard samples). <i>Worksheet</i> Note:	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET <i>11Mar21</i> Note: 11,565/37158	
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4) PLUMBING

1 - 2 PIECE ROUGH IN BASEMENT <i>11Mar21</i> Note: 11,565/37164	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>11Mar21</i> Note: 11,565/37159	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - LIVING/DINING ROOM BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV <i>11Mar21</i> Note: 11,565/37152	
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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 <i>11Mar21</i> Note: 11,565/37147	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) INCLUDES ELECTRICAL DEDICATED LINE <i>11Mar21</i> Note: 11,565/37146	
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.) <i>11Mar21</i> Note: 11,565/37145	
1 - CABINETS - KITCHEN - OPT PANTRY - LEVEL 1 <i>11Mar21</i> Note: 11,565/37144	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS <i>11Mar21</i> Note: 11,565/37163	
1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) <i>11Mar21</i> Note: 11,565/37162	