#### HIGHCASTLE HOMES - COLOUR SCHEDULE NIRANCHANI CHANDRAMOHAN & JOSEPH CHANDRAM Property: 33 Block FPhase: 1 of Plan -Purchasers: Telephone Res. / Bus: Project: 2174372 ONTARIO LTD. Decor Advisor: Caroline Rajcsanyi Model and Elevation: The Newcastle (TB-1) KITCHEN AND VANITIES Counter Hardware Kitchen Lv1 - Camden Oak - Poppyseed Lv1 - GR-Serenata 12881 Main Bathroom Lv1 - Camden Oak - Poppyseed Calcutta Marble 4925K-07 12881 Lv1 - Camden Oak - Poppyseed **Ensuite Bathroom** Calcutta Marble 4925K-07 12881 Rec Room Bath Lv1 - Camden Oak - Poppyseed Calcutta Marble 4925K-07 12881 Opt. Breakfast Bar Counter Height/Flush Kitchen Hood Fan Standard 140 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 Master Bedroom Lv1 -TXP135 Lv1 - T15 **Great Room** N/A Lv1 -TXP135 Lv1 - T15 Bedroom 2 Living / Formal Room \*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031 Bedroom 3 Lv1 -TXP135 Lv1 - T15 **Dining Room** 1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031 Bedroom 4 N/A **Family Room** Lv1 -TXP135 Lv1 - T15 Lv1 -TXP135 Lv1 - T15 Grnd Fir Stairs Main Hall \*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031 GrndFirLanding Main Stairs Lv1 -TXP135 Lv1 - T15 Rec Room \*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031 \*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031 Upper Hall Lv1 -TXP135 Lv1 - T15 RecRoomHall Com. Centre/Home Office N/A **Basement** N/A Main Stair Landing Lv1 -TXP135 Lv1 - T15 Basement Landing N/A Library/Den/Study N/A **Basement Stairs** NA In Law Suite Carpet Runner O Yes No No **Underpad Main Floor** Underpad 2nd Floor **Underpad Main Stairs** NA Lv1 Underpad-standard Lv1 Underpad-standard Opt. Flooring Extras FLOOR AND WALL TILES Floor Tile Wall Tile Front Fover 5-24x24, Timeless, Polished Light Grey Decor Listello Main Hall N/A Kitchen/Breakfast 1-13x13, Serpentine White Kitchen Backsplash Powder Room 1-13x13, Serpentine White Pwdr Wall if Applicable Laundry 1-13x13, Bellina Grev Decor Listello Floor Tub Wall Shower Wall Deck Skirt Deck Splash Main Bathroom 1-13x13, Bellina Grey 1-8X10 Bellina Grey N/A N/A NA Master Ens 1-13x13, Bellina Grey 1-8X10 Bellina Grey N/A N/A $\Box$ NA Rec Rm Bath 1-13x13, Bellina Grey 1-8X10 Bellina Grey N/A N/A NA RecRmFoyer 12x24TimelessLtGrey N/A N/A N/A NA Shower - Upgrade Floor Opt. Tile Extras

REC ROOM FOYER - 12 X 24, TIMELESS, POLISHED, LIGHT GREY

Purchasers: Telephone Res. / Bus: Decor Advisor:	DUDANG DANG CHANDR	AMOLIANI O IOOFF	OLI OLIANDO AN TO		N	
	/	AWOHAN & JOSEP	PH CHANDRAN Prop	erty: 33 Block FF ject: 2174372 Ol		
	Caroline Rajcsanyi		Model and Eleva	-		
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UMBING / FAUCET:			···1			
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### Highcastle Homes Décor Centre Disclaimers

Lot#: 33 Block F Model: The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: NIRANCHANI CHANDRAMOHAN and JOSEPH CHANDRAMOHAN

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.

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.

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

I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

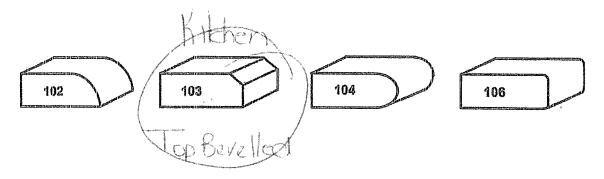
Purchasers Signature(s): N. Chadramaln. Date: Jun 12 th, 2021

StaDisclaimers.rpt 16feb10

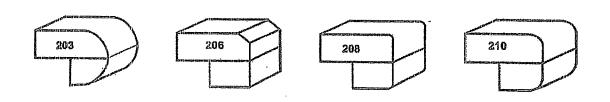
Lor 33 Ordrinds. Enclave.

# STONE EDGE PROFILES

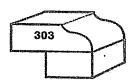
## Approx 2CM or 3/499 Standard Edge



1<sup>st</sup> UPGRADE
Approx 4CM or 1.5° - SEAMS WILL BE VISIBLE

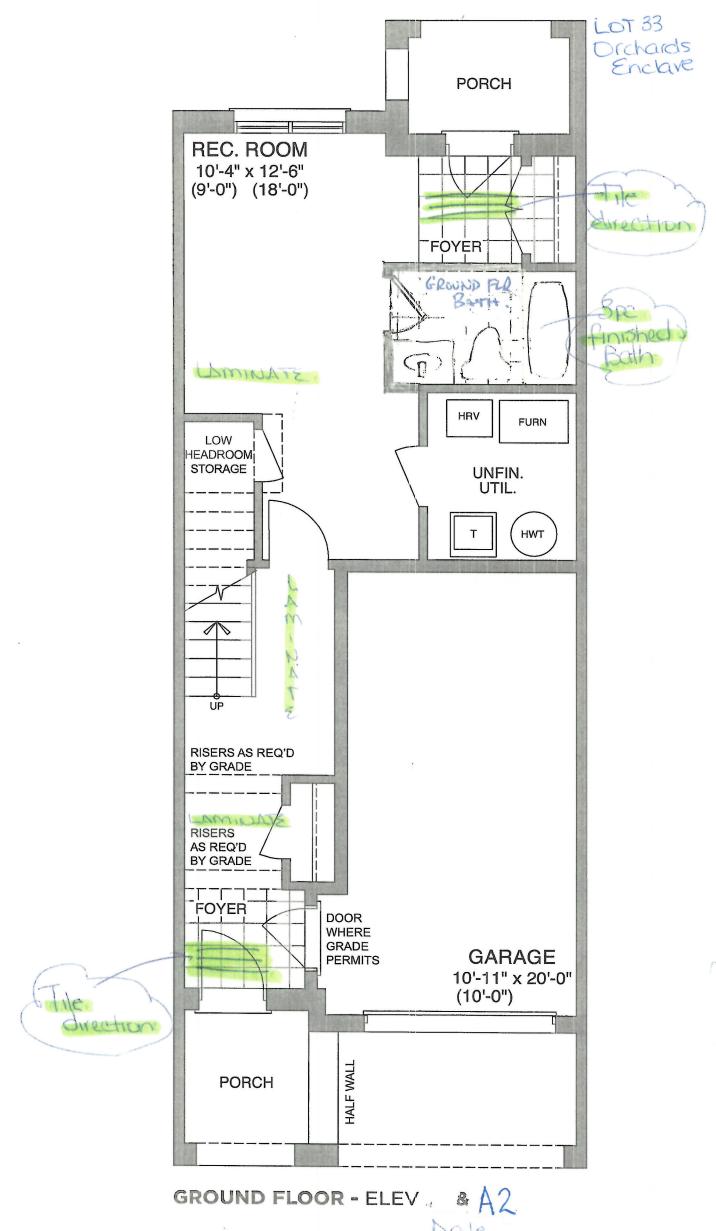


2<sup>nd</sup> UPGRADE Approx 4CM or 1.5<sup>??</sup> - SEAMS WILL BE VISIBLE



Sign 5.73.1

my 17 21.



5.3

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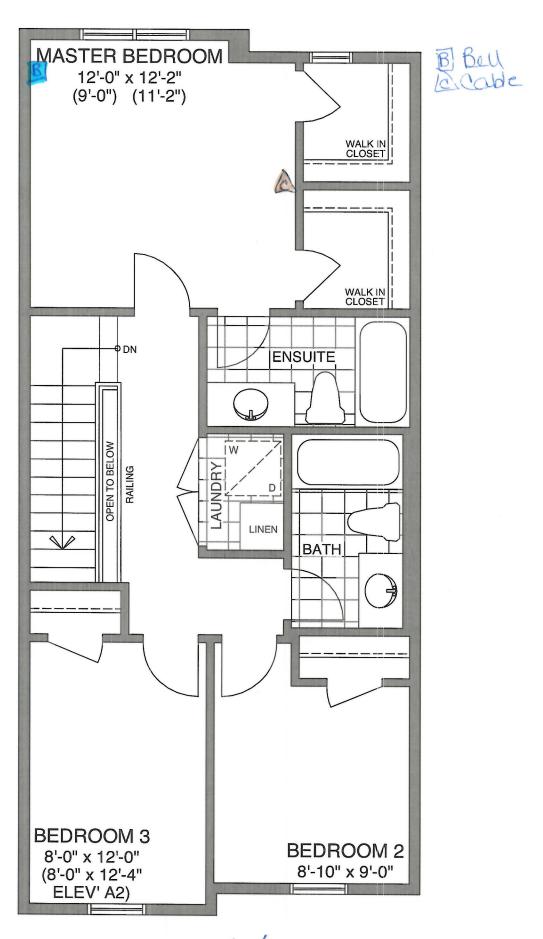
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MAIN FLOOR - ELEV AT & A2

J. Day

my 14) 51.



THIRD FLOOR - ELEV A & A2

Sign

Date



## **CONSTRUCTION SUMMARY**

## Orchards Enclave - 2174372 ONTARIO LTD.

I CREMASERS. NIKANCHANI CIT	ANDICAMONAN and JOSE	FH CHANDRAMORAN	TEL	J <b>.</b>
LOT / PHASE	REG. PLAN#	HOUSE TYPE	CLOSING DAT	TE
33 Block F / 1		The Newcastle (TB-1)	22-Mar-2	22
Agreement of Purchase and	Solo			m
Agreement of Turchase and	Sale			
Central air conditioner (builder	rs standard line)			
Worksheet Note:				
Laminate Flooring in leiu of ca	ernet on main floor as a	per plan, from builders standard samples.		
Worksheet Note:	a pet on main 11001, as p	per plan, from ounders standard samples.		
Granite kitchen countertops, (a	s per plan-from builder	rs standard samples).		
Worksheet Note:				
1) CONSTRUCTION		1		
1 - FINISHED BATHROOM	- OPTIONAL - 3 PIEC	CE BATH (TUB, VANITY SINK, AND TOILET) AS PER I	PLAN	
19May21 Note:				
11,609/37789				
				1122
6) FLOORING & WALL 7	TILE			
1 - UPGRADE FLOOR TILE	TO LEVEL 5 - FOYER	R - REC ROOM -		
19May21 Note:				
11,609/37794				
1 - UPGRADE FLOOR TILE	TO LEVEL 5 - FOYE	R -		
19May21 Note:				
11,609/37793				
9) CABINETRY				
	ENDED UPPER CAB	BINET (90 CM AND 100CM TALL) - GROUP 1 - 4		
19May21 Note:				
11,609/37791				
1 - APPLIANCE CABINETS GABLES AND [1] 66CM DE WILL BE USED.) 19May21 Note:	- FRIDGE - 66CM DE EP CABINET) (THIS I	EP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH N IS NOT A ZERO CLEARANCE ENCLOSURE. STANDAI	IO WALLS ([2] 66CM DEEP RD HEIGHTS AND WIDTHS	

This Document is Extremely Time Sensitive - Printed  $\underline{19~May~21}$  at  $\underline{18:17}$ 

11,609/37790

19May21 Note: 11,609/37788

1 - \*\*PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS\*\*