

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

SUMIT SUKHIJA

Telephone Res. / Bus:

/

Decor Advisor:

Caroline Rajcsanyi

Property: 45 Block HPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Newcastle (TB-1)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	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
Rec Room Bathroom	Lv1 - Hudson - Ontario White	Calcutta Marble 4925K-07	12881
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	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 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	NA	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T15
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	N/A	GrndFlr Stairs	Lv1 -TXP135 Lv1 - T15
Main Hall	*1-Lam,Concerto,1/2x5x48in,CarusoMaple#54360031	GrndFlrLanding	Lv1 -TXP135 Lv1 - T15
Main Stairs	Lv1 -TXP135 Lv1 - T15	Rec Rm	*1-Lam,Concerto,1/2x5x48in,CarusoMaple#54360031
Upper Hall	Lv1 -TXP135 Lv1 - T15	Rec Rm Hall	*1-Lam,Concerto,1/2x5x48in,CarusoMaple#54360031
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	NA		

Carpet Runner

☐ Yes

☒ 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 Foyer	1-13x13, Serpentine White		Decor	Listello
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, New Reeds, Silver			

Decor

Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash		
Main Bathroom	1-13x13, New Reeds, Silver	1-8x10, New Reeds, Silver	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, New Reeds, Silver	1-8x10, New Reeds, Silver	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Rec Rm Bath	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
RecRmFoyer	1-13x13, Serpentine White	N/A	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

***WALL TILE, MAIN BATH, MASTER ENSUITE AND REC ROOM BATH TO BE LAID HORIZONTAL *** IF POSSIBLE ***

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PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

FINISHED 3 PC IN REC ROOM

Laundry

Standard

Rec Rm Bathroom

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

Natural

Stair Colour

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

NA

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

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

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.

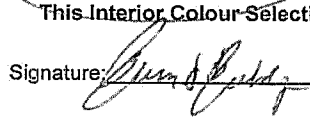
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in f

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

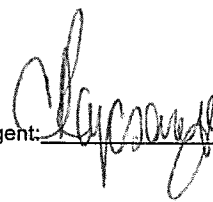
e) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

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: June 11 '2021

Builder's Agent: 

Date: June 11 2021

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Highcastle Homes Décor Centre Disclaimers

Lot#: 45 Block H Model: The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: SUMIT SUKHIJA

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.

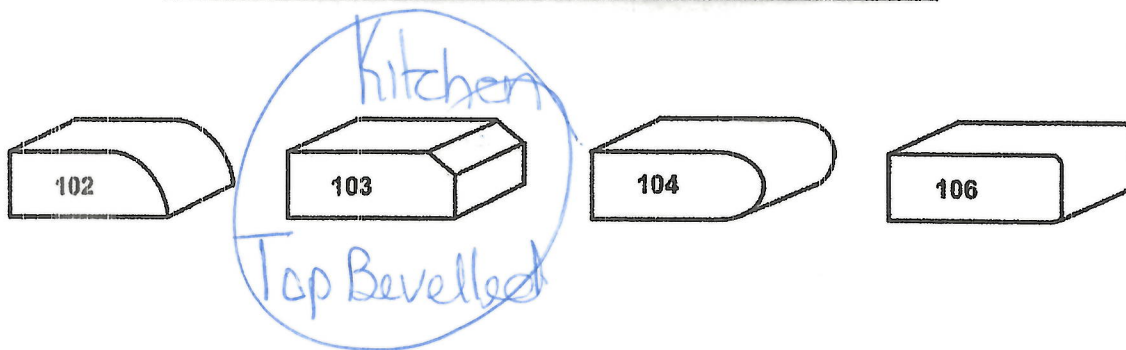
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):  Date: June 11/2021

Lot 45, BLK H
Orchards Enclave

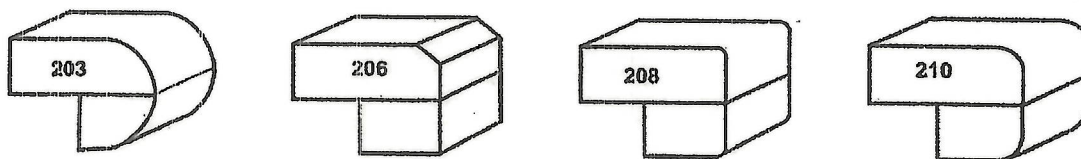
STONE EDGE PROFILES

Approx 2CM or $\frac{3}{4}$ " Standard Edge



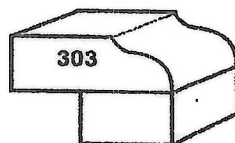
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



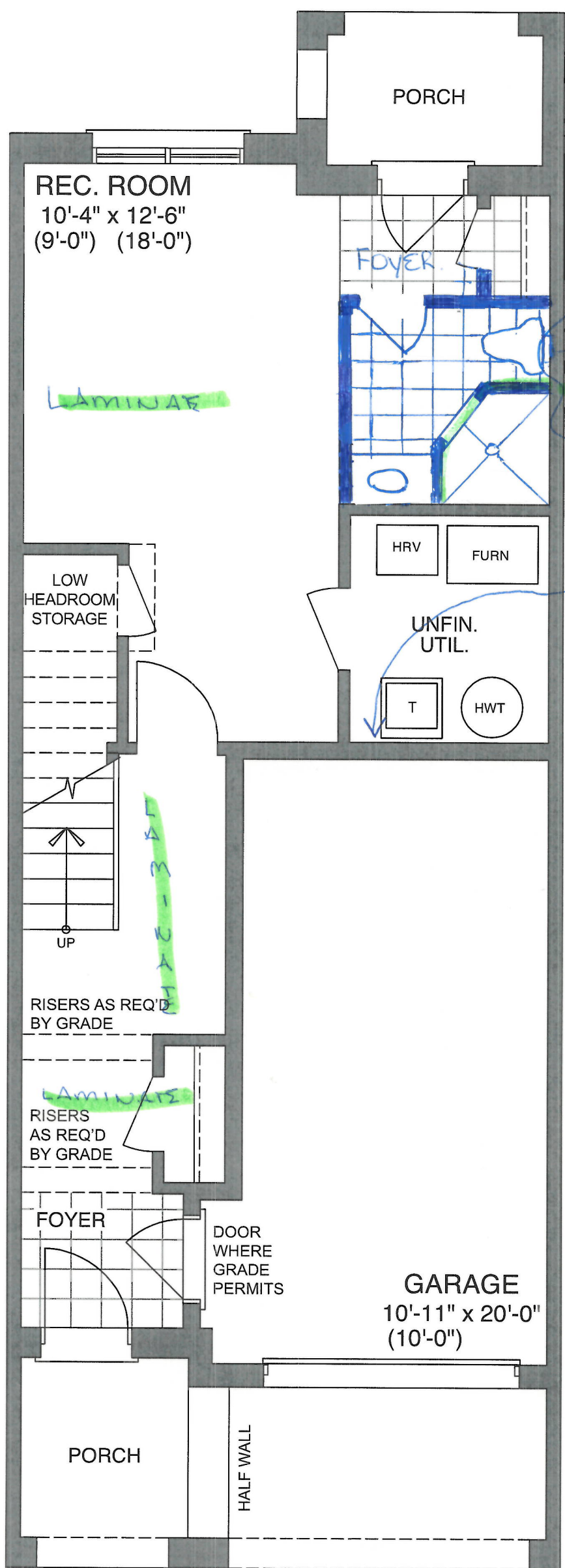
2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Bum. x
Sign

June 11 '2021
Date

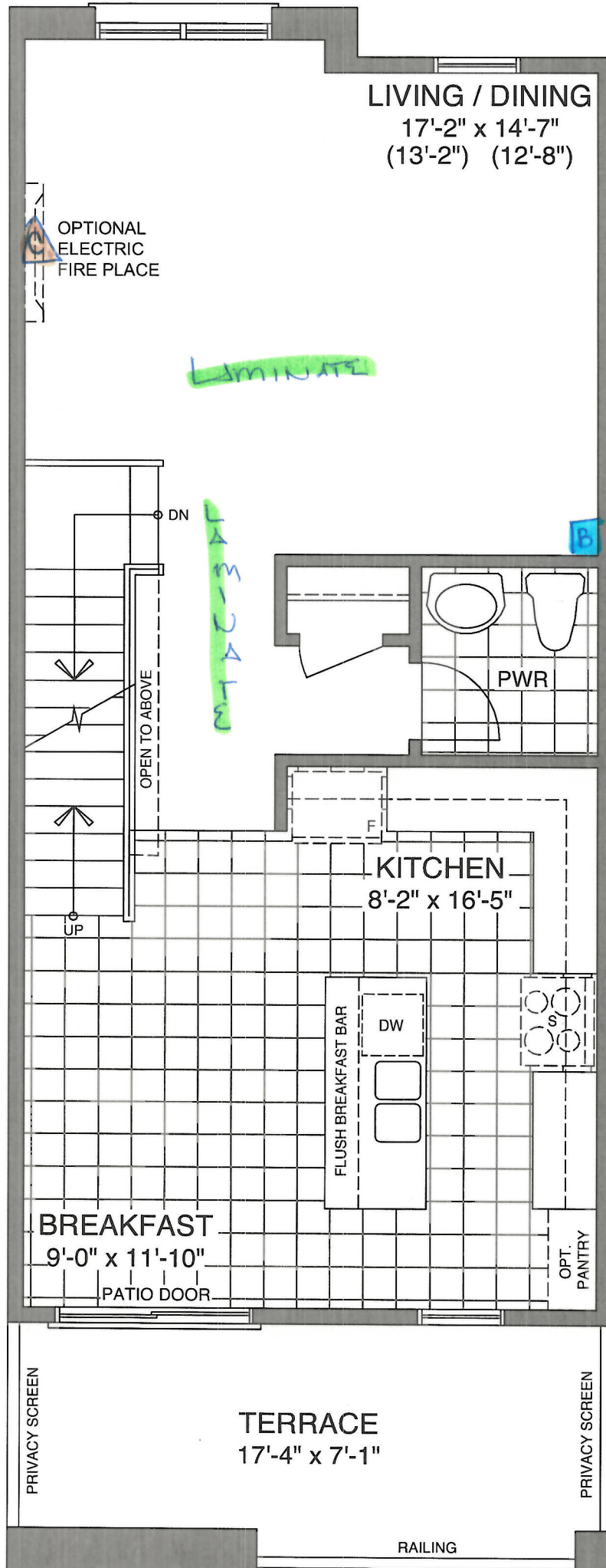


GROUND FLOOR - ELEV A1 & A2

Sign

Date June 11 '21

LOT 45
Bk. H
Orchards
Endave



B. Bell
Cable

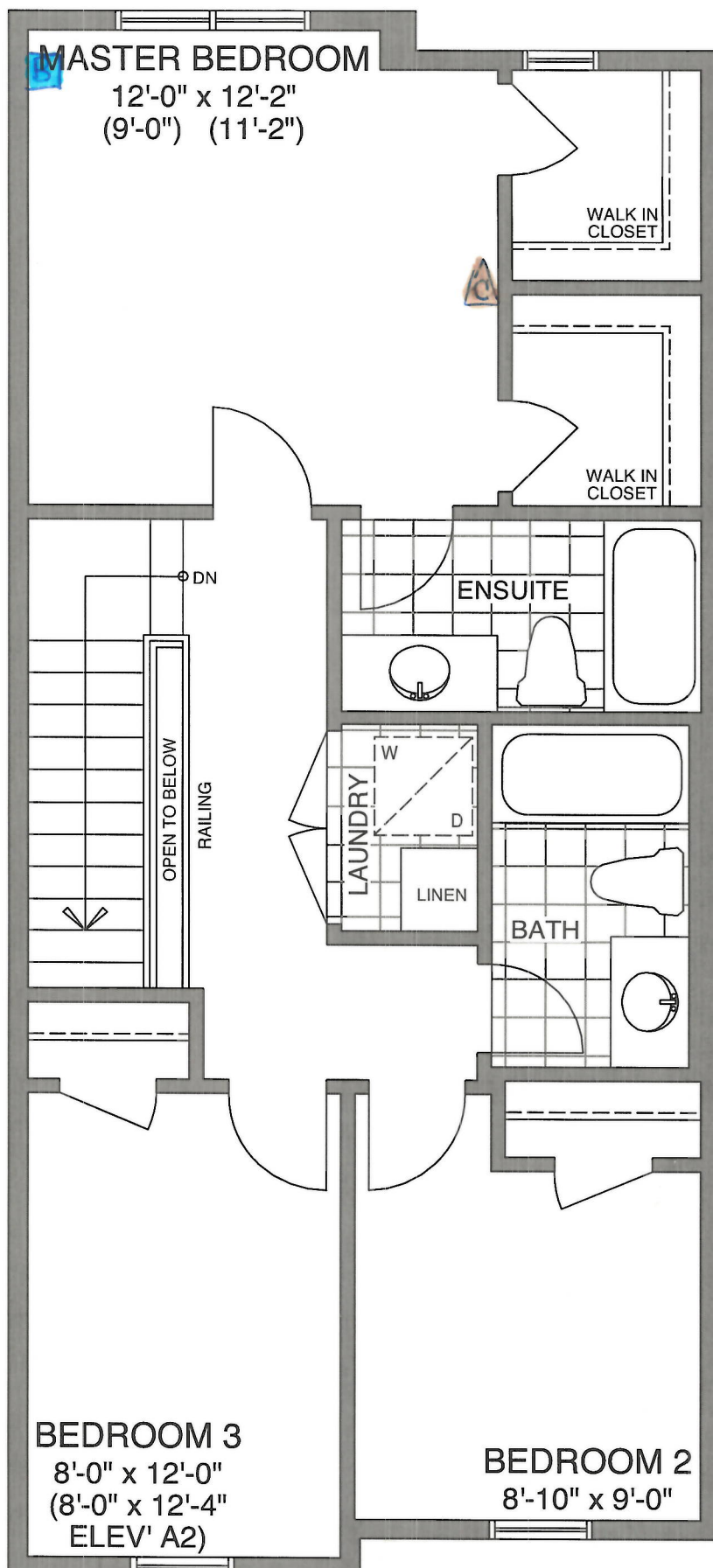
MAIN FLOOR - ELEV A1 & A2

Sign Green x

DATE June 11 '21

LOT 45
BIK H

Drchards Enclave



Blue Bell
Cable

THIRD FLOOR - ELEV ~~A1~~ & A2

Sup
Bun. Y

Date June 11 '21



CONSTRUCTION SUMMARY
Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: SUMIT SUKHIJA TEL:

LOT / PHASE 45 Block H / 1	REG. PLAN #	HOUSE TYPE The Newcastle (TB-1)	CLOSING DATE 22-Mar-22
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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:	

1) CONSTRUCTION

1 - FINISHED BATHROOM - OPTIONAL - 3 PIECE BATH (TUB, VANITY SINK, AND TOILET) AS PER PLAN <i>11Jun21</i> Note: 11,590/37570	
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3) HEATING / AIR CONDITIONING

1 - FUTURE STACKABLE LAUNDRY DRYER VENT ROUGH IN (GROUNG FLOOR) <i>11Jun21</i> Note: 11,590/37573	
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5) ELECTRICAL

1 - ELECTRICAL RECEPTICAL - DRYER 30AMP 220VOLT (FOR FUTURE STACKABLE WASHER/DRYER UNIT ON GROUND FLOOR, SEE PLAN) <i>11Jun21</i> Note: 11,590/37572	
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6) FLOORING & WALL TILE

1 - ***MAIN BATH, MASTER ENSUITE AND REC ROOM BATH WALL TILE TO BE LAID HORIZONTAL, IF POSSIBLE*** <i>11Jun21</i> Note: 11,590/37904	
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9) CABINETRY

1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** <i>11Jun21</i> Note: 11,590/37899	
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SHOWERS

1 - SHOWER - CHANGE TUB TO FRAMED SHOWER (NO DOOR) <i>11Jun21</i> Note: 11,590/37571	
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