



INTERIOR COLOUR SCHEME

Revised: Stain Selection
and note added for
white risers on stairs
August 12th, 2022

Purchasers: Jacob Daniel Karam & Jennifer Elizabeth Miranda Kar Project: DIAMONDVIEW ESTATES - 2

Telephone Res. / Bus: / Lot: 33 -

Decor Advisor: Lisa Filter Model and Elevation: NEWINGTON ELEV F 4 BED

Layout Changes: ☐ Yes ☐ No Sketch Attached: ☐ Yes ☐ No

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	SEE BELOW	F- AURORA	HU64
Laundry Room	N/A	N/A	N/A
Powder Room	LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
Main Bathroom	J&J: LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
Ensuite Bathroom	LN3- SOHO- WHITE COCONUT- MDF	D-HANSTONE-YORKVILLE	HU110
IN-LAW ENS.	LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
BDRM 4 ENS.	LN3- SOHO- WHITE COCONUT- MDF	D-HANSTONE-YORKVILLE	HU110

Cabinet Valence

☐ Yes ☒ No

Hood Fan

CHIMNEY

Valence Electrical

☐ Yes ☒ No

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Slide in Stove

☐ Yes ☒ No

Gas Stove

☒ Yes ☐ No

Micro-Hood

☐ Yes ☒ No

Fridge Standard

☐ Yes ☒ No

Opening Standard

☐ Yes ☒ No

51" x 86"

Comment

UPPERS & BASES (IN KITCHEN AND BUTLER'S PANTRY): LN3- SOHO- WHITE COCONUT- MDF // ISLAND & FLOATING SHELVES IN BUTLER'S PANTRY: LN3- SOHO- TRUFFLE- OAK

2. Flooring

	Selection
Foyer	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Main Hall	PRE-ENGINEERED HARDWOOD- TWELVE OAKS- MAPLE- CASTILE
Kitchen / Breakfast	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Laundry Room	/MUD: CENTURA- 13X13- EXPLORER SERIES- PARIS (GROUT: PEARL GRAY) STACKED
Powder Room	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Main Bathroom	J&J: EURO- 13X13- PASHA CRUX- IVORY (GROUT: FROST) STACKED
Master Ensuite Bathroom	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Finished Basement	N/A
Other Room - Specify	BDRM 4 ENSUITE: CENTURA- 13X13- NEPAL SERIES- ICE (GROUT: FROST) STACKED
Living Room	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Dining Room	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Family Room	N/A
Den / Library / Study	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Basement Stairs	N/A
Stairs	OAK W.WHITE RISERS/LANDING PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Upper Hall	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Master Bedroom	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Bedroom #2	IN-LAW SUITE: PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Bedroom #3	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
Bedroom #4	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
Bedroom #5	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
IN-LAW ENSUITE	CERATEC- 13X13- CAPRI- WHITE (GROUT: FROST) STACKED

Upgrade Underpad

Type: VISCOPRO II 9LBS LVL 2 Area: THROUGHOUT

Comment



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3. Railings and Spindles

Railing Package	SEE BELOW				
Railing Colour	SEE BELOW			Spindle Colour	SEE BELOW
Wood Stairs	☐ No	☒ Oak	☐ Maple	Tread Colour	SEE BELOW

Comment
Railing Package: 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) and metal spindles (black, all plain) in lieu of standard Oak Colonial - STAIN ON RAILINGS, NOSINGS, MANTLE (WHERE APPLICABLE) TO BE TWELVE OAKS MAPLE CASTILLE ON RED OAK FW40357-R
STAIN NEVER IDENTICAL MATCH TO HARDWOODSTAIRS ARE OAK/WITH WHITE RISERS

4. Plumbing Fixtures

Main Bathroom	WHITE	Other Room - Specify	Powder Room
Master Ensuite Bathroom	SEE BELOW		Other Washroom

(4)DELTA TRINSIC 559HA-BL-DST MATTE BLACK SINGLE HANDLE FAUCET IN - (2)MASTER ENSUITE/ (1) POWDER ROOM/ (1)IN-LAW ENSUITE

5. Wall Tile	Selection
Main Bathroom	J&J: OLYMPIA- 8X12- CONSTRUCT SERIES- WHITE (GROUT: WARM GREY) HORIZONTAL STACKED
Listello	N/A
Master Ensuite	
Tub Deck	N/A
Tub Walls	N/A
Tub Listello	N/A
Shower Walls	B- EURO- 2.5X10- TRENDY WESTMINSTER- ARCTIC WHITE MATTE (GROUT: FROST) HORIZ. STACKED
Shower Floor	N/A
Shower Listello	N/A
Ensuite #2 / Other	BD 4: EURO- 2.5X10- TRENDY WESTMINSTER- ARCTIC WHITE MATTE (GROUT: FROST) HORIZ. STACKED
Listello	N/A
Kitchen Backsplash	CERATEC- 4X16- ESSENTIAL SUBWAY- GLOSSY BIANCO (GROUT: AVALANCHE) HORIZ. STACKED
Comment	
IN-LAW ENSUITE: B- EURO- 2.5X10- TRENDY WESTMINSTER- PADDINGTON MATTE (GROUT: ALABASTER) HORIZONTAL STACKED	



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6. Fireplace

Living Room

Family Room



Fireplace Type MODERN LINEAR
Mantle Type OAK BOX BEAM
Colour / Stain SEE BELOW
Surround N/A
Hearth N/A
Insert
Comment

STAIN ON RAILINGS, NOSINGS, MANTLE (WHERE APPLICABLE) TO BE TWELVE OAKS MAPLE CASTILLE ON RED OAK FW40357-R
STAIN NEVER IDENTICAL MATCH TO HARDWOOD

7. Trim Carpentry

Interior Doors LVL 2 LOGAN **Door Handles** TAYMOR VEGA- SQUARE ROSET
Interior Trim STANDARD- CT#10
Comment

8. Paint

DULUX PEGASUS- DLX1010-1

9. Additional Comments

10. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted
- 4) The Purchaser acknowledges reading and accepting the "Phoenix Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is not final until signed by the Vendor. This form is final and approved by:

Signature: _____ Date: _____ Signature: _____ Date: _____

Design Consultant: _____ Date: _____