	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard interior doors except kitchen pantry door to be madison smooth, exterior front door to have Pure glass insert and Pure sidelite insert . Upgrade to swing doors for foyer closet, bedroom #2 closet and bedroom #3 closet. Upgrade to full solid core interior door for master (owner) bedroom and master (owner) ensuite bathroom.					34, 48, 50, 51, 52, 53
INTERIOR HARDWARE	Standard interior door hardware. Upgrade exterior front door gripset to San clemente in Matte Black					49
INTERIOR LIGHTING PACKAGE	Standard SOHO Interior Light Package + S&S Electric Quote + Reinforced outlet in master bedroom & Bedroom #3 + Ensuite vanity light centered over extended vanity					STD, 84 45, 46, 64
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard MDF modern mantle painted white					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Standard Colonial	Stain #402	6, 7
BRACKET	Metal	N/A	Wrinkled black	6, 7
SPINDLES	Metal	Square	Wrinkled black	6, 7
POSTS	Red Oak	Standard Modern Routed 3IN	Stain #402	6, 7
NOSINGS	Red Oak	N/A	Stain #402	6, 7
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	Stain #402	6, 7

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge Opening approx. 37" wide by 72" high	11, 67	Water Line (connection not included)	15
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Upper Microwave Shelf Opening + Standard 30" Chimney Hoodfan Opening	16, 44	Whirlpool Chimney Hoodfan - 300 CFM 30IN Estar Stainless Steel #WVW73UC0LS	16
WASHING MACHINE/DRYER	Stackable Waher & Dryer	65	/	/

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	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	MDF Red Deer in frost, MDF Red Deer in Blacktop for island only			Level 2, 2 tone kitchen	8, 11, 12, 13, 37, 39, 41, 43, 44, 67, 82
	HARDWARE CODE	BP 5923-900 on all doors , POI-R71197-160-N on pots and pans drawers (9)	TYPE	Knobs and Handles	STD & level 2	STD, 61,
	COUNTERTOP	Silestone quartz Lagoon	COUNTERTOP EDGE PROFILE	Eased Edge	1	17, 37, 63
MAIN BATHROOM	STYLE AND COLOUR	Lastra Driftwood UN-H70			STD	STD
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
ENSUITE 3PC BATHROOM	STYLE AND COLOUR	PM- 100i Summer Drop V202S			STD	STD, 19, 64
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
POWDER ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT BATHROOM	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD	3
	HARDWARE CODE	BP 5923-900	TYPE	knobs	STD	3
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	3
MUDROOM	STYLE AND COLOUR	Lastra Weekend Getaway TA-M2003			STD	65
	HARDWARE CODE	BP 5923-900	TYPE	knobs	STD	65
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	65

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	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD			
FOYER	Eggshell DLX1025-2 Silent Smoke		STD			
POWDER ROOM	\		\			
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FLEX ROOM	\		\			
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FAMILY ROOM	\		\			
DEN/STUDY/HOME OFFICE	\		\			
KITCHEN/DINETTE	Eggshell DLX1025-2 Silent Smoke		STD			
MUDROOM	Eggshell DLX1025-2 Silent Smoke		STD			
2nd FLOOR HALLWAY	\		\			
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD			
BASEMENT BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD, 2			
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE ENSUITE	Eggshell DLX1025-2 Silent Smoke		STD			
FINISHED BASEMENT RECREATION ROOM	Eggshell DLX1025-2 Silent Smoke		STD, 1			
BASEMENT BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD, 3			

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	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)		25 Polar Grey	Gold level floor tile + STD grout	68, STD
POWDER ROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)		25 Polar Grey	Gold level floor tile + STD grout	68, STD
	WALL	\		\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See Hardwood		\	UPG	54
	BACKSPLASH	Essential Bianco Glossy Beveled 4"x7.9" ( 1/2 brick horizontal installation) - Includes backsplash in Dinette		59 alpine	Bronze wall tile + UPG grout + UPG install	57, 58, 59, 60, 81
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See Hardwood		\	UPG	54
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Delete tile		Delete	Delete	85
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

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	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)		25 Polar Grey	Gold level floor tile + STD grout	68, STD
	WALL	Olympia Construct Series White Glossy 8x12 TH.CT.WHT.0812.GL (Vertical Stacked installation)		25 Polar Grey	STD wall tile + STD grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Calacatta Polished 11.6"x 23.6" (Rectangular side to side Installation)		03 Pewter	Gold level floor tile + UPG grout	69, 80
	WALL	Olympia Construct Series Dark Grey Glossy 8x12 TH.CT.DGR.0812.GL (Vertical Stacked installation)		03 Pewter	STD wall tile + UPG grout	STD, 80 19
	INSERT OR BORDER	\				
4PC/5PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	TUB DECK	\		\	\	\
	TUB BACKSPLASH	\		\	\	\
	INSERT OR BORDER	\				
	WALL OVER TUB	\		\	\	\
BASEMENT/OTHER BATHROOM	FLOOR	Euro Regency Mica 13"x13" pas reg mic ( standard square installation)		25 Polar Grey	STD floor tile + STD grout	STD, STD, 3
	WALL	Olympia Construct Series White Glossy 8x12 TH.CT.WHT.0812.GL (Vertical Stacked installation)		25 Polar Grey	STD wall tile + STD grout	STD, STD, 3
	INSERT OR BORDER	\				

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	Purchaser(s):				Model Name:	Morgan #1020 "A"
	Purchaser(s):				Closing Date:	July 3rd, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
LIVING/DINING ROOM	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
FLEX ROOM	\					
FAMILY ROOM	\					
GREAT ROOM	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
DEN/HOME OFFICE	\					
REAR HALLWAY	\					
KITCHEN	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8" ** Waiver Required**				UPG	54
BREAKFAST AREA/DINETTE	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8" ** Waiver Required**				UPG	54
MAIN STAIRS TO BEDROOMS	\				\	\
UPPER HALLWAY	\				\	\
BEDROOM # 2	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	77
BEDROOM # 3	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	78
BEDROOM # 4	\				\	\
OWNERS SUITE	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	79
OWNERS SUITE WALK-IN CLOSET	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	79
STAIRS TO BASEMENT	Stain #402 - OAK				UPG	6
FINISHED BASEMENT RECREATION ROOM	Torlys Everwood Designer Brighton Hill EW27002 5/16"x7"x72"				UPG	31

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PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon Silgranite U2 Undermount Sink 8In deep			Anthracite	47
	FAUCET	Standard			Chrome	STD
MAIN BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			white	STD
	TUB/SHOWER	Standard			white	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
ENSUITE BATHROOM	SINK(S)	Standard			white	STD
	VANITY FAUCET(S)	Standard			chrome	STD
	WATER CLOSET	Standard			white	STD
	SHOWER	36" shower base with black shower trims			white base/clear glass/matte black trims	19, 56
	SHOWER FAUCET	Standard			Chrome	STD
	BATHTUB	\			\	\
	BATHTUB FAUCET	\			\	\
POWDER ROOM	PEDESTAL	\			\	\
	SINK FAUCET	\			\	\
	WATER CLOSET	\			\	\
BASEMENT/OTHER BATHROOM	SINK	Standard			White	STD, 3
	VANITY FAUCET	Standard			Chrome	STD, 3
	WATER CLOSET	Standard			white	STD, 3
	TUB/SHOWER	Standard			white	STD, 3
	TUB/SHOWER FAUCET	Standard			Chrome	STD, 3
NOTE: All fixtures are white as standard						

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