	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):				Model Name:	McCabe "A"
	Purchaser(s):				Closing Date:	16-Apr-26
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Trim package #1					23
DOOR STYLE	Front door : Full colonial front door (solid core), Standard interior doors					18, STD
INTERIOR HARDWARE	Standard (satin nickel)					STD
INTERIOR LIGHTING PACKAGE	Standard SOHO Light Package + S&S Electric & Orbital Quotes + Reinforcement for future ceiling fan in great room & owner's suite					STD, 46, 47, 48, 49
BATHROOM ACCESSORIES/ MIRRORS	Delete mirrors in all bathrooms , Bathroom accessories to be Astral in Chrome throughout					38, 44, 45
FIREPLACE MANTLE	Standard MDF white + Fireplace Fan Kit					STD, 21

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial (STD)	Natural	STD
BRACKET	Metal	N/A	Satin Black	33
SPINDLES	Metal	Square	Satin Black	33
POSTS	Red Oak	3" routed (STD)	Natural	STD
NOSINGS	Red Oak	N/A	Natural	STD
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	\	\	\	\

APPLIANCES					
TYPE	SIZE	STD/UPG #	APPLIANCE		STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Standard Opening	STD	Water line rough in to fridge (does not include connection)		19
RANGE	Standard Opening	STD	Gas line for range		20
DISHWASHER	Standard Opening	STD	\		\
CHIMNEY HOODFAN <i>(Specify if convection)</i>	Standard Opening	13	Whirlpool 300 CFM 30inches E-star Stainless steel VVW73UC0LS		13
WASHING MACHINE/DRYER	Standard Opening	STD	\		\

Purchaser's Signature(s) : \_\_\_\_\_


Date: \_\_\_\_\_ August 6, 2025

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_ August 6, 2025

Approved By : \_\_\_\_\_

Date: \_\_\_\_\_ August 6, 2025

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	TF-3620 in TF-177 on island only (light grey), TF-3620 in TF-176 for the uppers and lowers			level 1, 2 tones kitchen	4, 5, 7, 8, 10, 26, 27, 30
	HARDWARE CODE	20596-195	TYPE	Handles	STD	STD
	COUNTERTOP	Silestone Classic Calacatta polished, 3cm	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 2	4, 5, 7, 9
MAIN BATHROOM	STYLE AND COLOUR	Lastra Apres ski TA-M2015			STD	STD
	HARDWARE CODE	BP1076-900	TYPE	Handles	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra Apres ski TA-M2015			STD	STD 15, 16
	HARDWARE CODE	BP1076-900	TYPE	Handles	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD, 15
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
LAUNDRY ROOM	STYLE AND COLOUR	Delete Laundry Shelf			\	38
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) : \_\_\_\_\_


Purchaser's Signature(s) : \_\_\_\_\_

Approved By : \_\_\_\_\_

Date: August 6, 2025

Date: August 6, 2025

Date: August 6, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
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	\		\
LAUNDRY/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	\		\	\		\
BEDROOM #4	\		\	\		\
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	\		\	\		\
BASEMENT BATHROOM	\		\	\		\

Purchaser's Signature(s) : \_\_\_\_\_


Date: August 6, 2025

Purchaser's Signature(s) : \_\_\_\_\_

Date: August 6, 2025

Approved By : \_\_\_\_\_

Date: August 6, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Olympia Regal series Shell White Matte 12x24 NY.RG.SLW.1224.MT (front to back rectangular installation)		Mapei 5093 Warm Gray	Silver floor tile + STD grout	12, STD
POWDER ROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM/ LAUNDRY ROOM	FLOOR	Olympia Regal series Shell White Matte 12x24 NY.RG.SLW.1224.MT (front to back rectangular installation)		Mapei 5093 Warm Gray	Silver floor tile + STD grout	12, STD
	WALL	\		\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	\		\	\	\
	WALL	\		\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood selection		\	\	40
	BACKSPLASH	Centura Artisan 2.5"x8 white AR24464 (1/2 brick horizontal installation)		Mapei 5221 Moonbeam	Emerald Wall Tile + UPG grout + UPG Install	11, 31, 32
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood selection		\	\	40
FIREPLACE	HEARTH	No Hearth		\	\	STD
	SURROUND	No Surround		\	\	STD
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) : \_\_\_\_\_


Date: August 6, 2025

Purchaser's Signature(s) : \_\_\_\_\_

Date: August 6, 2025

Approved By : \_\_\_\_\_

Date: August 6, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura Linen white 13x13 K939574 (standard square installation)		Mapei 5093 Warm Gray	STD floor tile + STD grout	STD, STD
	WALL	Centura Linen white 10x16 K832152 (horizontal stacked installation)		Mapei 5093 Warm Gray	STD wall tile + STD grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	Centura Linen white 13x13 K939574 (standard square installation)		Mapei 5093 Warm Gray	STD floor tile + STD grout	STD, STD
	WALL	Centura Splendours 3x12 Black SP23962 (vertical stacked installation)		Mapei 5047 Charcoal	Gold wall tile + UPG grout	41, 42, 14
	INSERT OR BORDER	\				
4PC/5PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	TUB DECK	\		\	\	\
	TUB BACKSPLASH	\		\	\	\
	INSERT OR BORDER	\				
	WALL OVER TUB	\		\	\	\
BASEMENT/OTHER BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				

Purchaser's Signature(s) : \_\_\_\_\_


Purchaser's Signature(s) : \_\_\_\_\_

Approved By : \_\_\_\_\_

Date: August 6, 2025

Date: August 6, 2025

Date: August 6, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Maison Estate series chararcter grade ultra matte hand scraped 6 1/4" White Oak Natural				UPG	39
DINING ROOM	Lauzon Maison Estate series chararcter grade ultra matte hand scraped 6 1/4" White Oak Natural				UPG	39
FLEX ROOM	\				\	\
FAMILY ROOM	\				\	\
GREAT ROOM	Lauzon Maison Estate series chararcter grade ultra matte hand scraped 6 1/4" White Oak Natural				UPG	39
DEN/HOME OFFICE	\				\	\
REAR HALLWAY	\				\	\
KITCHEN	Lauzon Maison Estate series chararcter grade ultra matte hand scraped 6 1/4" White Oak Natural				UPG	40
DINETTE	Lauzon Maison Estate series chararcter grade ultra matte hand scraped 6 1/4" White Oak Natural				UPG	40
MAIN STAIRS TO BEDROOMS	\				\	\
UPPER HALLWAY	\				\	\
BEDROOM # 2	A4531 Spartacus 87354 Overcast + STD underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 3	\				\	\
BEDROOM # 4	\				\	\
OWNERS SUITE	A4531 Spartacus 87354 Overcast + STD underpad				STD carpet + STD underpad	STD, STD
OWNERS SUITE WALK-IN CLOSET	A4531 Spartacus 87354 Overcast + STD underpad				STD carpet + STD underpad	STD, STD
STAIRS TO BASEMENT & LANDING	A4531 Spartacus 87354 Overcast + STD underpad				STD carpet + STD underpad	STD, STD
FINISHED BASEMENT RECREATION ROOM	\				\	\

Purchaser's Signature(s) : \_\_\_\_\_


Date: August 6, 2025

Purchaser's Signature(s) : \_\_\_\_\_

Date: August 6, 2025

Approved By : \_\_\_\_\_

Date: August 6, 2025

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Merkley Oaks	Reg'd Plan #:		Sales Rep:	A. Bowman
	Lot No:	MO PH1 LOT 8	Civic Address:	21 Billings Avenue West Iroquois Ontario K0E 1K0		
	Purchaser(s):	Ryan Dishaw			Model Name:	McCabe "A"
	Purchaser(s):	Joann Hannah			Closing Date:	16-Apr-26
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Franke cube CUX110-30-CA single bowl stainless steel 9in deep			Stainless Steel	24
	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
3PC ENSUITE BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	SHOWER	Approx 3'x5' walk-in shower with sliding glass doors & chrome trims + Zitta Niche 12x24x3.75 matte black			White base, clear glass & Chrome trims	14, 22
	SHOWER FAUCET	Delta Modern monitor 14 shower with raincan and rain shower T342701			Chrome	14, 43
	BATHTUB	\			\	\
	BATHTUB FAUCET	\			\	\
POWDER ROOM	PEDESTAL	\			\	\
	SINK FAUCET	\			\	\
	WATER CLOSET	\			\	\
BASEMENT/OTHER BATHROOM	SINK	\			\	\
	VANITY FAUCET	\			\	\
	WATER CLOSET	\			\	\
	TUB/SHOWER	\			\	\
	TUB/SHOWER FAUCET	\			\	\
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) : \_\_\_\_\_

Purchaser's Signature(s) : \_\_\_\_\_

Approved By : \_\_\_\_\_

Date: August 6, 2025

Date: August 6, 2025

Date: August 6, 2025

Subject to change by Valecraft Homes in the event of unavailability of materials.  
Prices, terms and specifications are subject to change without notice E/O.E  
C:\Users\pst\OneDrive - VALECRAFT HOMES LIMITED\Desktop\MO - LOTS FOR SALE\Phase 1 - Merkley Oak