

North Oakville - 114 - 1 - WILLOW VALLEY (43-02) ELEV A

Registere Plan Number: Municipal Address: Closing: 15-Jan-20

BROCHURE LAYOUTS

Inv.10	1 - GREAT ROOM: BUILD OPTIONAL 2ND STOREY GREAT ROOM
5	
Line 39	Note:
30Jun19 / 12Aug19	
Inv.10	1 - BREAKFAST/KITCHEN: INSTALL OPTIONAL COFFERED CEILING IN BREAKFAST/
6	KITCHEN AREA
Line 40	Note:
30Jun19 / 12Aug19	

CABINETRY

Inv.26	24 - KITCHEN/SERVERY: INSTALL 24 LINEAR FEET OF STACKED UPERS (03A)
35	THROUGHOUT KITCHEN AND SERVERY
Line 370	Note:
24Sep19 / 25Sep19	
Inv.26	1 - KITCHEN: INSTALL1ST UPGRADE KITCHEN CABINET (LINE 4) THROUGHOUT KITCHEN
23	AND SERVERY
Line 360	Note:
24Sep19 / 25Sep19	

CABINETRY ACCESSORIES

Inv.26	1 - KITCHEN: INSTALL UPGRADE 2 HANDLES THROUGHOUT KITCHEN/SERVERY
24	
Line 361	Note:
24Sep19 / 25Sep19	
Inv.26	1 - ALL CABINETRY: INSTALL INTEGRATED BLUEMOTION (SOFT-CLOSE) HINGE TO ALL
25	DOORS THROUGHOUT HOUSE
Line 375	Note:
24Sep19 / 25Sep19	

CERAMIC TILE

Inv.26	1 - FOYER/POWDER ROOM: INSTALL 5TH UPGRADE FLOOR TILE IN FOYER
27	
Line 363	Note:
24Sep19 / 25Sep19	
Inv.26	1 - KITCHEN/BREAKAST ARE: INSTALL 5TH UPGRADE FLOOR TILE IN KITCHEN/
28	BREAKFAST AREA IN LIEU OF STANDARD HARDWOOD
Line 364	Note:
24Sep19 / 25Sep19	
Inv.26	1 - SIDE HALL: INSTALL 5TH UPGRADE FLOOR TILE IN SIDE HALL
29	
Line 365	Note:
24Sep19 / 25Sep19	

COUNTERTOP

Inv.26	1 - KITCHEN: INSTALL MSI STONE 1 THROUGHOUT KITCHEN AND SERVERY. STANDARD
26	EDGE
Line 362	Note:
24Sep19 / 25Sep19	

ELECTRICAL

CONSTRUCTION SUMMARY

North Oakville - 114 - 1 - WILLOW VALLEY (43-02) ELEV A

Register Plan Number: Municipal Address: Closing: **15-Jan-20**

Inv. 10	2 - MASTER BEDROOM: INSTALL TWO (2) Pot Light - 4" LED - insulated ceilings- ONSEPERATE SWITCH
Line 47	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
30Jun19 / 12Aug19	
Inv. 10	1 - KITCHEN: Ceiling Fixture - Relocate Standard Ceiling Fixture- TO GO ABOVE ISLAND.
Line 48	LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
30Jun19 / 12Aug19	Note:
Inv. 10	1 - GREAT ROOM: INSTALL Receptacles - Dedicated 15 amp 120 volt receptable- ABOVE FIREPLACE FOR FUTURE TV
Line 49	Note:
30Jun19 / 12Aug19	
Inv. 10	3 - KITCHEN: INSTALL THREE (3) Pot Light - 4" LED non-insulated ceilings ON SEPERAE SWITCH
Line 43	Note:
30Jun19 / 12Aug19	
Inv. 10	6 - LIVING/DINING ROOM: INSTALL SIX (6) Pot Light - 4" LED non-insulated ceilings- ON SEPERATE SWITCH
Line 44	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
30Jun19 / 12Aug19	
Inv. 10	2 - LIBRARY: INSTALL TWO (2) Pot Light - 4" LED non-insulated ceilings ON SEPERATE SWITCH
Line 45	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
30Jun19 / 12Aug19	
Inv. 10	4 - GREAT ROOM: INSTALL FOUR (4) Pot Light - 4" LED - insulated ceilings- ON SEPERATE SWITCH
Line 46	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
30Jun19 / 12Aug19	
Inv. 10	1 - KITCHEN: INSTALL Receptacles - ADDITIONAL 15 amp 120 volt receptable- FOR GAS STOVE
Line 38	Note:
30Jun19 / 12Aug19	
Inv. 10	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS.
Line 35	Note:
30Jun19 / 12Aug19	
HARDWOOD FLOORING	
Inv. 26	1 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD IN MAIN HALL, LIVING/DINING, GREAT ROOM AND LIBRARY
Line 366	WELLINGTON HEIGHTS 3/4" X 5" MAPLE HANDSCRAPED
24Sep19 / 25Sep19	Note:
Inv. 26	1 - LANDINGS: INSTALL SANDED LANDINGS ON UPPER AND LOWER LANDINGS
Line 367	Note:
24Sep19 / 25Sep19	
HVAC	

North Oakville - 114 - 1 - WILLOW VALLEY (43-02) ELEV A

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Inv. 10	1 - KITCHEN: INSTALL GAS LINE FOR STOVE
3	
Line 37	Note:
30Jun19 / 12Aug19	

MISCELLANEOUS

Inv. 18	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on August 6, 2019
21	
Line 243	Note:
6Aug19 / 12Aug19	
Inv. 18	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee PLUS a 10% holdback fee.
22	
Line 244	Note:
6Aug19 / 12Aug19	
Inv. 26	
36	
Line 371	Note:
24Sep19 / 25Sep19	

Inv. 26	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on September 24, 2019
37	
Line 372	Note:
24Sep19 / 25Sep19	
Inv. 26	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee PLUS a 10% holdback fee
38	
Line 373	Note:
24Sep19 / 25Sep19	

Inv. 10	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on June 30, 2019
17	
Line 174	Note:
30Jun19 / 12Aug19	
Inv. 10	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee PLUS a 10% holdback fee.
18	
Line 175	Note:
30Jun19 / 12Aug19	

PAINT

Inv. 26	1 - STAIRCASE/LANDINGS- MAIN TO 2ND FLOOR & MAIN TO BASEMENT: STAIN STAIRS TO "HILLBOROUGH".
34	
	NOTE: FLOORING IS MAPLE AND CANNOT BE MATCHED EXACTLY WITH AN OAK STAIRCASE. EVERY EFFORT WILL BE MADE TO GET AS CLOSE AS POSSIBLE TO WOOD FLOOR
Line 369	Note:
24Sep19 / 25Sep19	

PLUMBING



CONSTRUCTION SUMMARY

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Inv. 10 7	1 - MASTER ENSUITE SHOWER: INSTALL POSI-TEMP TUB/SHOWER FAUCET WITH 3-FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND HELD SHOWER- IN CHROME		
Line 41	MODEL: TL 183EP/3372/128284/T4171/623320/3669EP/A725		
30Jun19 / 12Aug19	Note:		
Inv. 10 8	1 - ENSUITE 4 SHOWER: INSTALL POSI-TEMP TUB/SHOWER FAUCET WITH 3-FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND HELD SHOWER- IN CHROME		
Line 42	MODEL: TL 183EP/3372/128284/T4171/623320/3669EP/A725		
30Jun19 / 12Aug19	Note:		
Inv. 10 2	1 - SERVERY: INSTALL OPTIONAL BAR SINK IN SERVERY		
Line 36	Note:		
30Jun19 / 12Aug19			

RAILING

Inv. 26 32	1 - STAIRCASE: INSTALL UPGRADE 2 RAILING		
Line 368	RAIL R2M, 1 5/8TH" X 2 3/4" SPINDLES 1/2" METAL- PLAIN SQUARE/ SINGLE KNUCKLE, TEXTURED BLACK, CHAMFERED ELORA POST		
24Sep19 / 25Sep19	Note:		
Inv. 26 33	1 - **STRUCTURAL ITEM**: REMOVE HALF WALL AT LOFT ON 2ND FLOOR AND REPLACE WITH 2ND UPGRADE RAILING.		
Line 374	PRICE INCLUDES REMOVAL OF EXISTING, FRAMED HALF WALL		
24Sep19 / 25Sep19	Note:		

VACCUM/BELL

Inv. 10 16	1 - GREAT ROOM: INSTALL Conduit - 1 1/4" Orange Flex Conduit Approx. 35ft for fireplace FOR FUTURE TV		
Line 50	Note:		
30Jun19 / 12Aug19			

WINDOWS

Inv. 18 19	1 - GREAT ROOM/ LOFT AREA: ENLARGE THE WINDOWS IN THE LOFT AREA TO MATCH THE HEIGHT OF THE GREAT ROOM.		
Line 241	Note:		
6Aug19 / 12Aug19			
Inv. 18 20	1 - GREAT ROOM/ LOFT AREA: WIDEN THE WINDOWS IN THE GREAT ROOM AND LOFT AREA BY 1 FOOT (NEW WIDTH TO BE 8')		
Line 242	Note:		
6Aug19 / 12Aug19			



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Scheduled Closing Date: Wednesday, January 15, 2020

Purchasers: YAN ZHONG & Tingkai Zhong
Telephone Res. / Bus: /
Decor Advisor: Terri Parisani
Property: 114 of Plan -
Project: North Oakville - Phase 1
Model and Elevation: WILLOW VALLEY (43-02) ELEVA

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*4Cape Cod Paint, Rain Cloud	*Stone 1 MSI, Arctic White, Std. Edge	*12817
Laundry Room	-		
Powder Room	3- Cape Cod, Orchid	4925K-07 Calcutta Marble Laminat	9677
Shared	3- Cape Cod, Orchid	4924-38 White Carrara Laminat	9677
Master Ensuite Bathroom	3- Cape Cod, Orchid	4924-38 White Carrara Laminat	9677
Second Ensuite Bathroom (If Applicable)	3- Cape Cod, Orchid (Ens.4)	4924-38 White Carrara Laminat	9677
Ensuite 5	3- Cape Cod, Orchid	4924-38 White Carrara Laminat	9677

Comment

2. Floor Tile

	Selection
Entrance Vestibule	*Upg. 5, Mayfair Volkas Grigio 12 x 24
Main Hall	-
Kitchen / Breakfast	*Upg. 5, Mayfair Volkas Grigio 12 x 24
Laundry Room	Bellina Grey 13 x 13
Powder Room	*Upg. 5, Mayfair Volkas Grigio 12 x 24
Shared Bath	Bellina Grey 13 x 13
Master Ensuite Bathroom	Bellina Grey 13 x 13
Second Ensuite Bathroom (If Applicable)	Bellina Grey 13 x 13 (Ensuite 4)
Lower Landing (If Applicable)	-
Ensuite 5	Bellina Grey 13 x 13

Comment

Side Hall/ Mudroom floor: *Upg. 5, Mayfair Volkas Grigio 12 x 24

3. Wall Tile

	Selection	Listello/Inserts	Describe
Shared Bath	Bellina Grey 8 x 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck	-	☐ Yes ☒ No	
Shower Stall	Bellina Grey 8 x 10	☐ Yes ☒ No	
Bathroom Walls	-	☐ Yes ☒ No	
Second Ensuite Bathroom (If Applicable)	Bellina Grey 8 x 10 (Ens. 4)	☐ Yes ☒ No	
Ensuite 5	Bellina Grey 8 x 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No		Backsplash Behind Fridge
Comment	Soho White Matte 4 x 6		no

Y2, T2



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Telephone Res. / Bus: /

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Decor Advisor: Terri Parisani

Model and Elevation: WILLOW VALLEY (43-02) ELEVA

4. Plumbing Fixtures

☐	☐	☐	☐
Master Ensuite Bathroom	Second Ensuite	Powder Room	
☐	☐	☐	☐
Other Room - Specify		Other Washroom	

Comment

Standard throughout, except Master and Ensuite 4 to have Slide Bar with hand shower, as per structural upgrades

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*SEE NOTES BELOW	Upper Landing	*SANDED
Kitchen / Breakfast	-	Upper Hall	-
Living Room	*SEE NOTES BELOW	Master Bedroom	-
Dining Room	*SEE NOTES BELOW	Bedroom #2	-
Family Room	*SEE NOTES BELOW	Bedroom #3	-
Den/Library	*SEE NOTES BELOW	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	*SANDED	Other Room - Specify	-

Comment

*LEVEL 3 HARDWOOD, WELLINGTON HEIGHTS 3/4" X 5" , MAPLE HANDSRAPED IN HILLBOROUGH

6. Carpeting

Ground Floor	☐	Upgrade	N/A
Second Floor	☐		W 6461 SPIREA #H554 ALABASTER
Basement Landing	☐		W 6461 SPIREA #H554 ALABASTER

Upgrade Underpad	Type STANDARD	Area	
Carpet on Stairs	Capped -	Runner - *Upgrade	

Comment

7. Fireplace

	Living Room	Family Room	Other Room - Specify
	Purchased	As Per Plan	As Per Plan
Fireplace Type	☐	☐	☐
Mantle Type		STANDARD	
Colour / Stain		ASCENT	
Surround		WHITE PAINT-GRADE	
Hearth		BIANCO CARRARA	

Comment

X2, 12



INTERIOR COLOUR SCHEME

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8. Trim Carpentry

Interior Doors	STANDARD	Front Door Glass Inserts	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD				
Comment					

9. Plaster Mouldings and Medallions

Standard Throughout ☐ Yes ☒ No ☐ N/A

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room			Other Room - Specify		
Family Room					

Comment

10. Railings and Spindles

Railing Package

UPGRADE 2-RAIL R2M, 1 5/8" X 2 3/4" SPINDLES 1/2" METAL- PLAIN SQUARE/ SINGLE KNUCKLE, TEXTURED BLACK ELORA POST

Railing Colour

HILLBOROUGH

Spindle Colour

TEXTURED BLACK

Stringer / Riser

HILLBOROUGH

Treads

HILLBOROUGH

Comment

Oak Stairs

☒ Yes ☐ No

☐ N/A

NOTE**** HARDWOOD SELECTED IS MAPLE AND WILL NOT MATCH OAK STAIRS PERFECTLY**** Stain Landings as well

11. Wall Paint / Ceilings

Throughout Finished Areas

PELICAN

Trim Paint

White

Smooth Ceilings

Ground Floor

☒

Second Floor

☒

Note

Comment

YZ, TZ



INTERIOR COLOUR SCHEME

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12. Electrical

Hood Fan ☐ White ☒ Stainless ☐ N/A

Above Kitchen Cabinet Light ☐ Yes ☒ No

Below Kitchen Cabinet Light ☐ Yes ☒ No

Standard Appliances ☒

Over The Range Microwave ☐

Chimney Style Fan ☐

Comment

13. Heating and Air Conditioning

Air Conditioning

Gas Provisions Stove YES

Gas Provisions Dryer

Gas Provisions Barbecue

Comment

14. Additional Comments

15. 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 other than re-selection due to unavailability. XZ, TZ Purchaser's Initials
- 4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Signature: Yan Zhong Date: 09/29/2019
XZ, TZ



F R E N D E L
K I T C H E N S L I M I T E D

Knobs & Handles Selection

STANDARD

103-B



113-B



151



196



197



149



171



181



9671



12801



9622



9651



9660



9661



9677



*Powder, Shared,
Master, Ensuite 4,
Ensuite 5.*

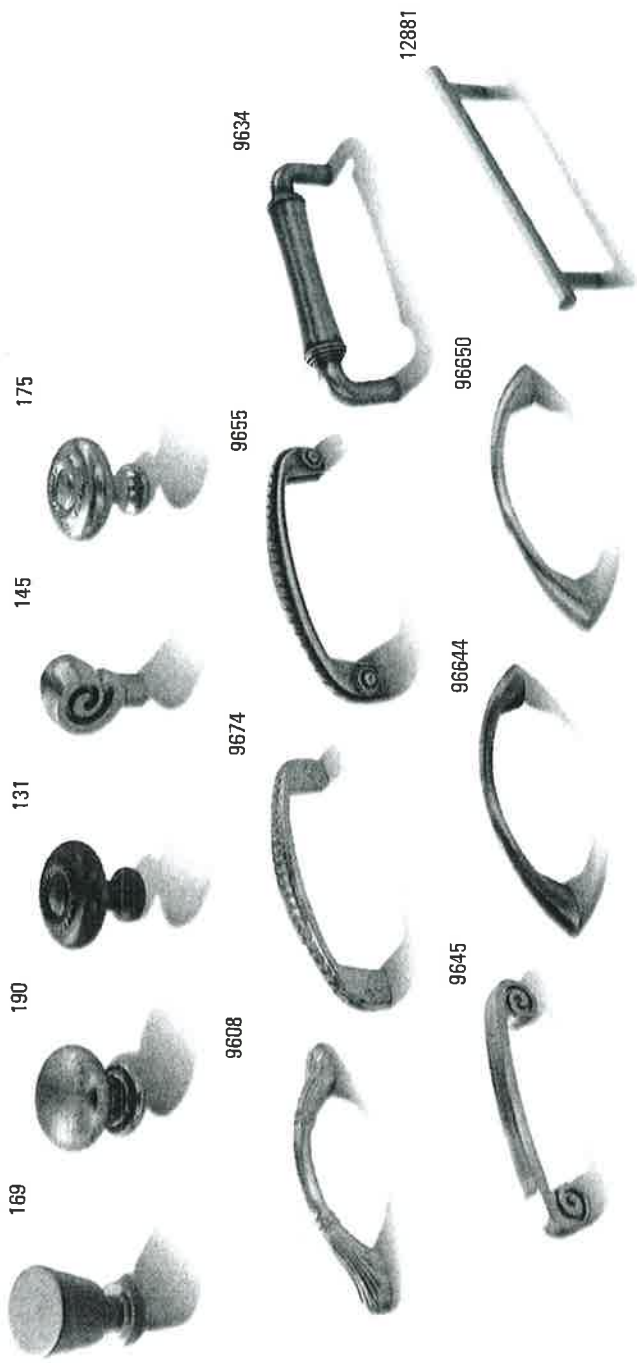


FRENDEL
KITCHENS LIMITED

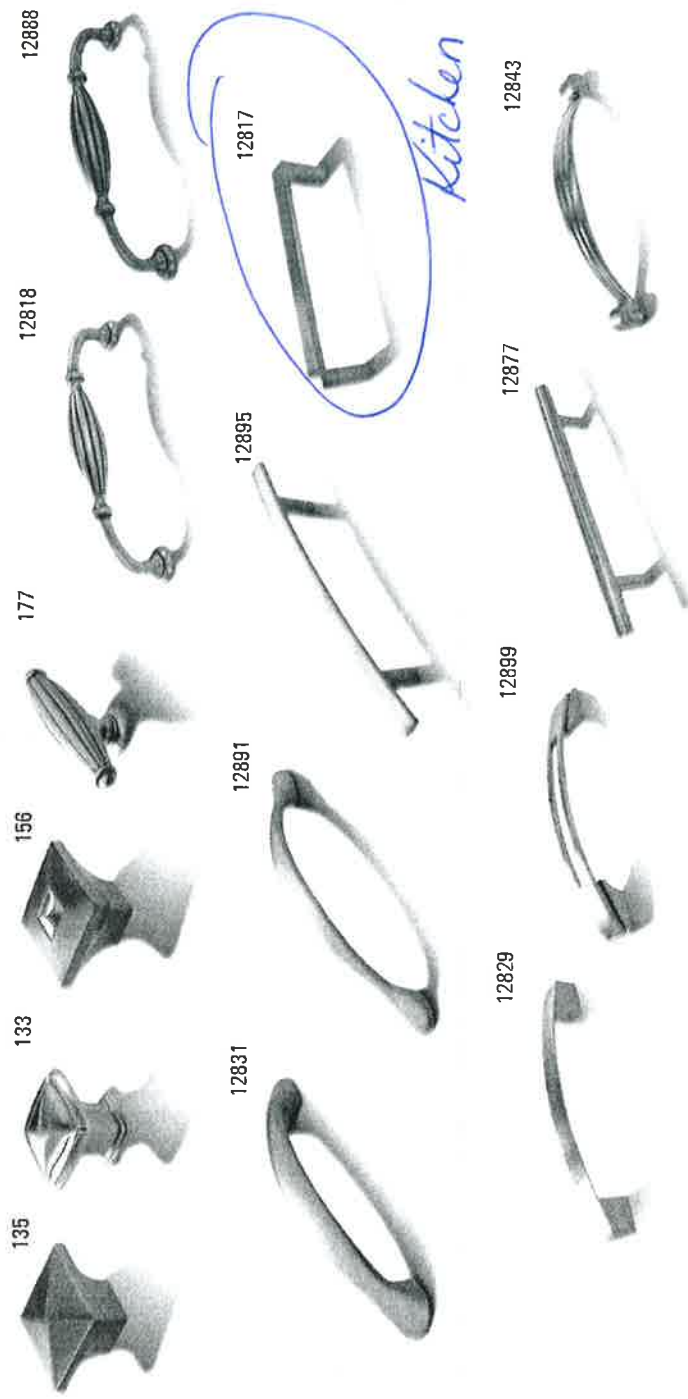
Lot 114

Knobs & Handles Selection

UPGRADE 1



UPGRADE 2

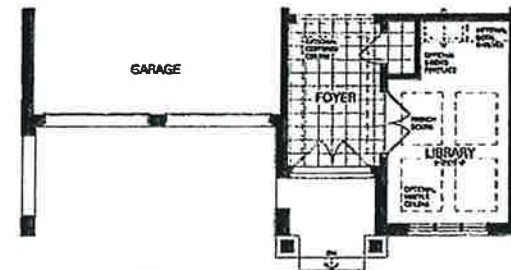


- ①—Telephone
- ②—Cable
- ③—Electrical

Optional
2nd floor

Tile
Direction

GROUND FLOOR A



GROUND FLOOR B

Tile Direction

3 pots on
separate switch

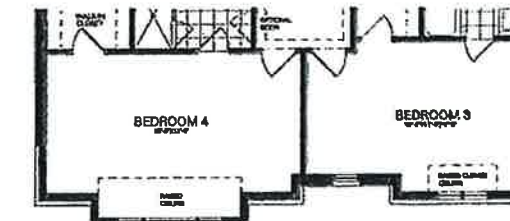
Delete
1/2 wall & add
upgrade 2
railing

Install optional
Sink

6 pots on
separate switch

2 pots on
separate switch

SECOND FLOOR A

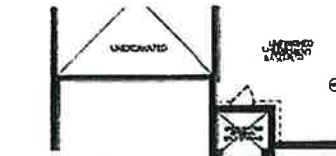


SECOND FLOOR B

4 pots on
separate switch

2 pots on separate
switch

BASEMENT A



BASEMENT B

Lot 114 YZ
June 30, 2019

Lot 114 T6 YZ
Sept. 24, 2019

Willow Valley

Elevation A

3,623 Sq.ft.

Includes 47 Sq.ft. of Finished Basement

Elevation B

3,628 Sq.ft.

Includes 47 Sq.ft. of Finished Basement

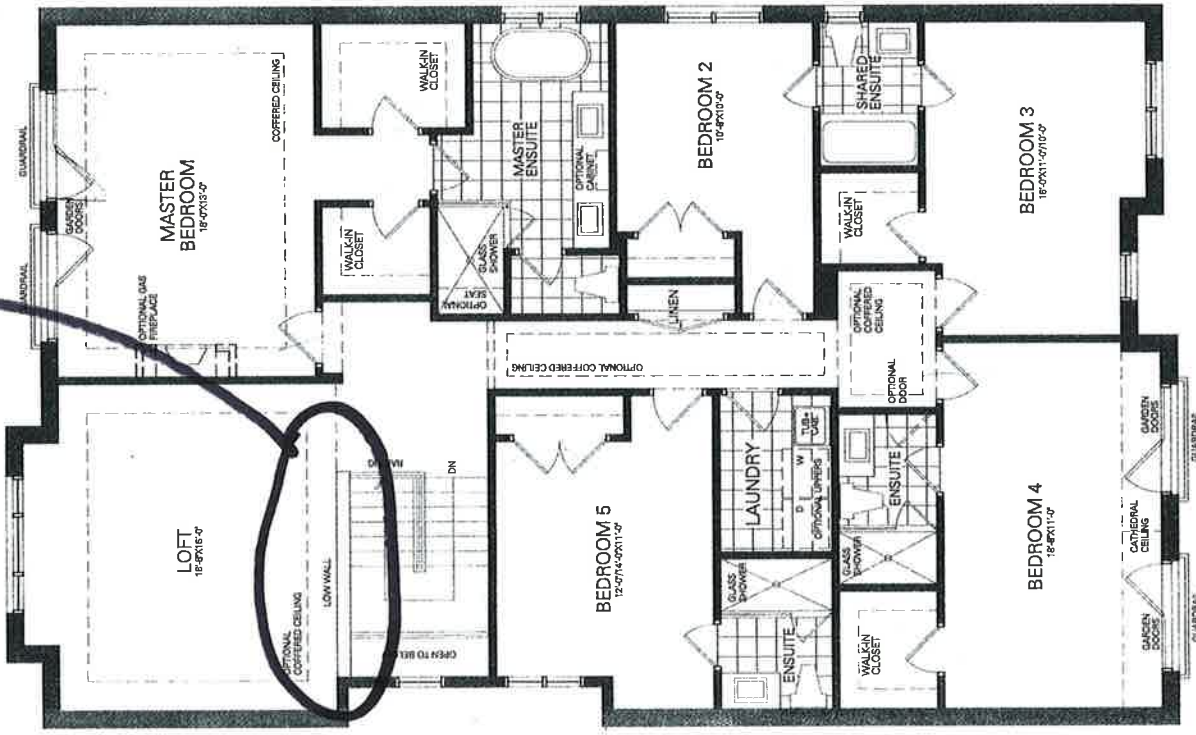
Disclaimer: All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Balcony and facade variations may apply, contact a sales representative for further details. E&O.E. ©Valery Homes 2018. All rights reserved.



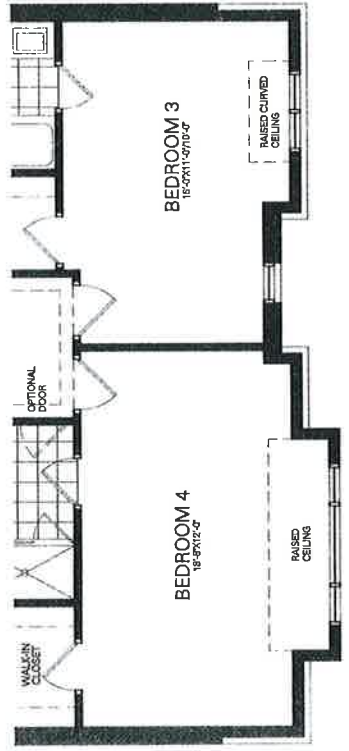
Upgrade 2 railing.
 1 5/8" x 2 3/4" spindles - 1/2" metal
 Plain square/single knuckle,
 textured black (1:1 pattern)

Lot 114
 72
 72
 Sept. 24, 19

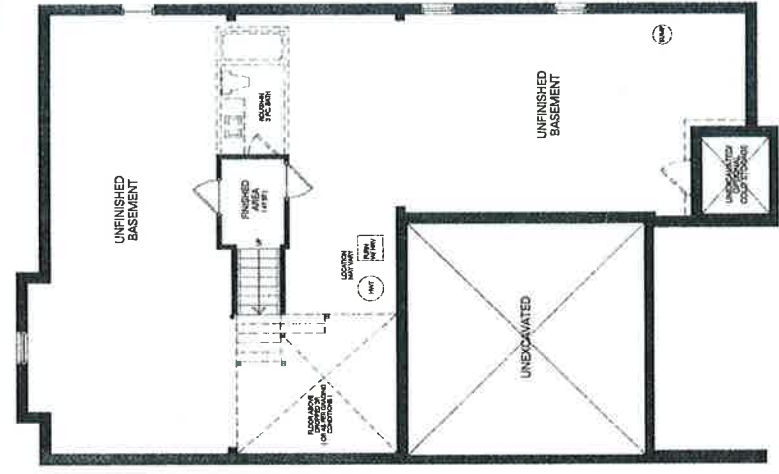
Lot 114



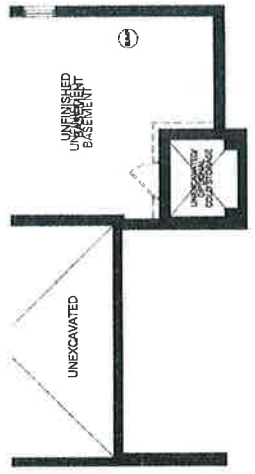
SECOND FLOOR A



SECOND FLOOR B



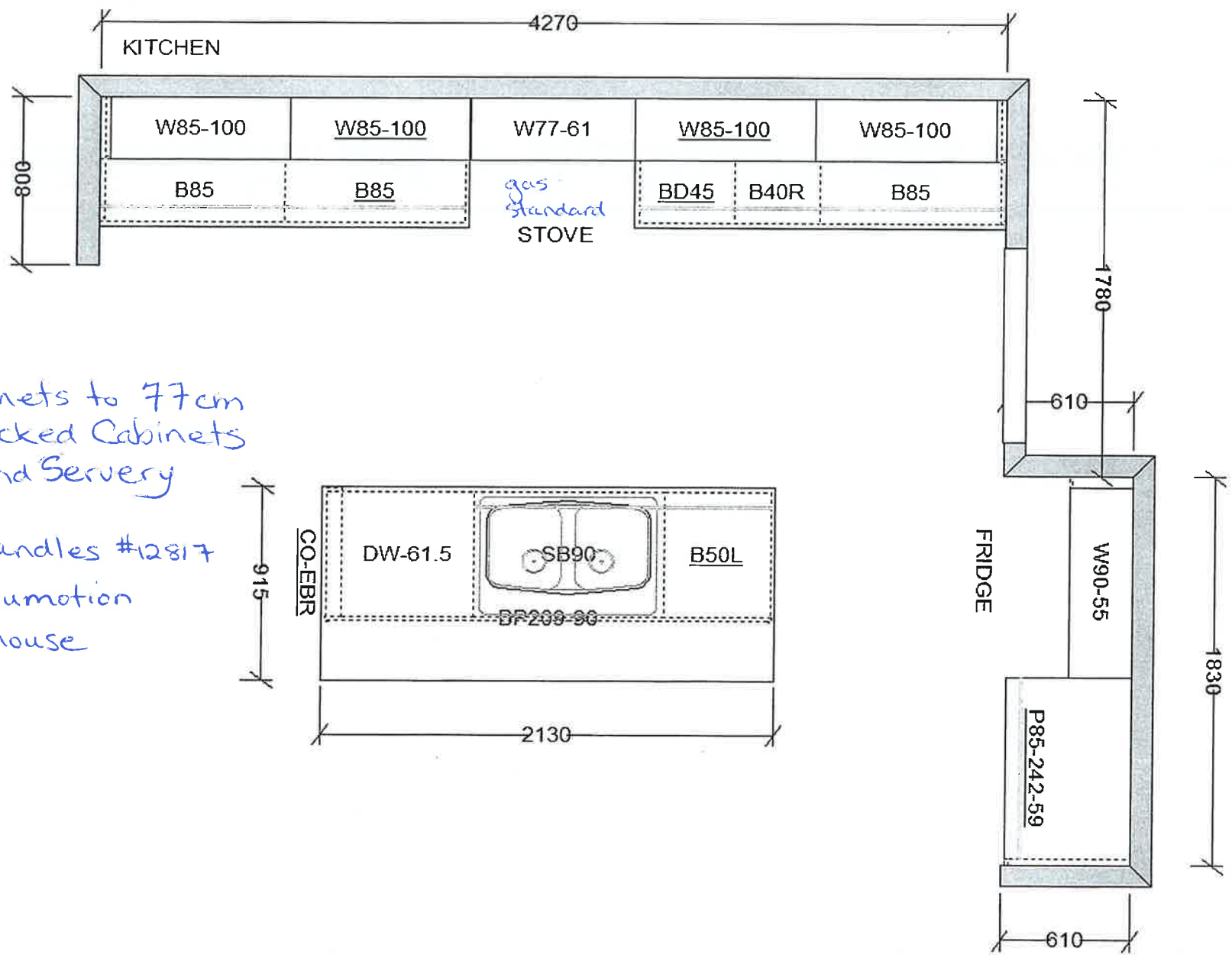
BASEMENT A



BASEMENT B

Kitchen

Lot 114
76 72
Sept. 24, 2019



- Shorten cabinets to 77cm and add Stacked Cabinets in Kitchen and Servery
- Upgrade 2 handles #12817
- Integrated Blumotion throughout house



VALERY HOMES
NORTH OAKVILLE
432 – WILLOW VALLEY

- STANDARD FEATURES:
- 100cm Upper cabinets
 - Ceiling strip to underside of bulkhead in Kitchen
 - Backing on Kitchen and Bath cabinets
 - Kitchen countertops by others
 - Post-form laminate countertops in baths and Laundry

Drawn By:
Date: May 13, 2019
Scale: Not To Scale

Approved By Builder:

Date:

This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.