



INTERIOR COLOUR SCHEME

Purchaser:RAZI AHMAD

Telephone Res. / Bus: / (905) 782-2320

Decor Advisor:Dean-Marie Gray

Scheduled Closing Date: Friday, May 28, 2021

Property: 109 of Plan -

Project: North Oakville - Phase 1

Model and Elevation: STARLING (43-01) Elev B

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	3, CHARLESTON 3DL, ORCHID	STD. BLACK PEARL GRANITE	9677
Laundry Room	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677
Powder Room	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677
SHARED BATH	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677
Master Ensuite Bathroom	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677
Second Ensuite Bathroom (If Applic.)	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677
BASEMENT	3, CHARLESTON 3DL, ORCHID	4924-38 WHITE CARRARA	9677

Comment

2. Floor Tile

	Selection
Entrance Vestibule	*UPG 6, IMPERIAL GREY POLISHED 24 X 48
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	KEATON ICE 13 X 13
Powder Room	*UPG 5, IMPERIAL GREY POLISHED 12 X 24
SHARED BATH	KEATON ICE 13 X 13
Master Ensuite Bathroom	*UPG. 6, CALACATTA GREY POLISHED 24 X 48
Second Ensuite Bathroom (If Applicable)	KEATON ICE 13 X 13
Lower Landing (If Applicable)	
BASEMENT	KEATON ICE 13 X 13

Comment

MASTER ENSUITE SHOWER FLOOR: SOHO WARM GREY MATTE 2 X 2

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	KEATON ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	5, CALACATTA GREY POL 12 X 24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON ICE 8 X 10	☐ Yes ☒ No	
BASEMENT	KEATON ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	
Comment	DO NOT INSTALL		



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4. Plumbing Fixtures

☐	☐	☐	☐
Master Ensuite Bathroom	Second Ensuite	Powder Room	
☐	☐	☐	☐
Other Room - Specify	Other Washroom		
Comment SEE STRUCTURAL INVOICE			

5. Hardwood Flooring

Type and Stain	Upper Landing	Type and Stain
☐ *SEE NOTES BELOW	☐ Upper Hall	☐ *SEE NOTES BELOW
☐ *SEE NOTES BELOW	☐ Master Bedroom	☐ *SEE NOTES BELOW
☐ -	☐ Bedroom #2	☐ -
☐ *SEE NOTES BELOW	☐ Bedroom #3	☐ -
☐ *SEE NOTES BELOW	☐ Bedroom #4	☐ -
☐ -	☐ Bedroom #5	☐ -
☐ *SEE NOTES BELOW	☐ Other Room - Specify	☐ DUBAI, #2664 HARBOUR ISLAND
Lower Landing (If Applicable)		
Comment LEVEL 3 HARDWOOD, WELLINGTON HEIGHTS 5" MAPLE, HAND SCRAPPED. IN HILLSBURCH **DO NOT INSTALL SANDED LANDINGS**		

6. Carpeting

☐	☐	☐
Ground Floor	Description	
☐	☐	☐
Second Floor	6461 SPIRIA H1376 EVENING WHITE	
☐	☐	☐
☐	Type	Area
☐	STANDARD	
☐	Capped	Runner - *Upgrade
☐	☐	☐
Upgrade Underpad		
Carpet on Stairs		
Comment		

7. Fireplace

Living Room	Family Room	Other Room - Specify
☐ Purchased	☐ Purchased	☐ Purchased
☐ As Per Plan	☐ As Per Plan	☐ As Per Plan
☐ N/A	☐ N/A	☐ N/A
☐ ●	☐ ●	☐ ●
☐	☐ *UPGRADE	☐
☐	☐ PF 52	☐
☐	☐ WHITE PAINT GRADE	☐
☐	☐ GRIGIO CARNICO	☐
☐	☐ NONE	☐
Fireplace Type		
Mantle Type		
Colour / Stain		
Surround		
Hearth		
Comment		



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8. Trim Carpentry

Interior Doors

*SEE NOTES

Front Door Glass Inserts

STANDARD

Door Handles

*SEE NOTES

Interior Trim

*1 1/8" X 3 1/4" STEP BEVEL BACKBAND, 7 1/4" STEP BEVEL BASE

Comment

INTERIOR DOORS (EXCEPT LIBRARY): CONMORE. LIBRARY DOORS: 1 PANEL SHAKER FRENCH, CLEAR DOOR
DOOR HARDWARE: SLIP STEAM, SATIN NICKEL, SQUARE ROSETTE

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

STD RAIL R2M 1 5/8" x 2 3/4" SPINDLES 1 5/16" METAL- PLAIN SQUARE TEXTURED BLACK. POST 3 1/2" PLAIN SQUARE BALA STYLE

Railing Colour

*HILLSBURCH

Spindle Colour

Stringer / Riser

*HILLSBURCH

Treads

*HILLSBURCH

Comment

Oak Stairs

☒ Yes

☐ No

☐ N/A

*OPEN RISERS

11. Wall Paint / Ceilings

Throughout Finished Areas

DESIGNER GREY

Trim Paint

White

Smooth Ceilings

Ground Floor

☒

Second Floor

☐

Note

Comment



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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

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. 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:

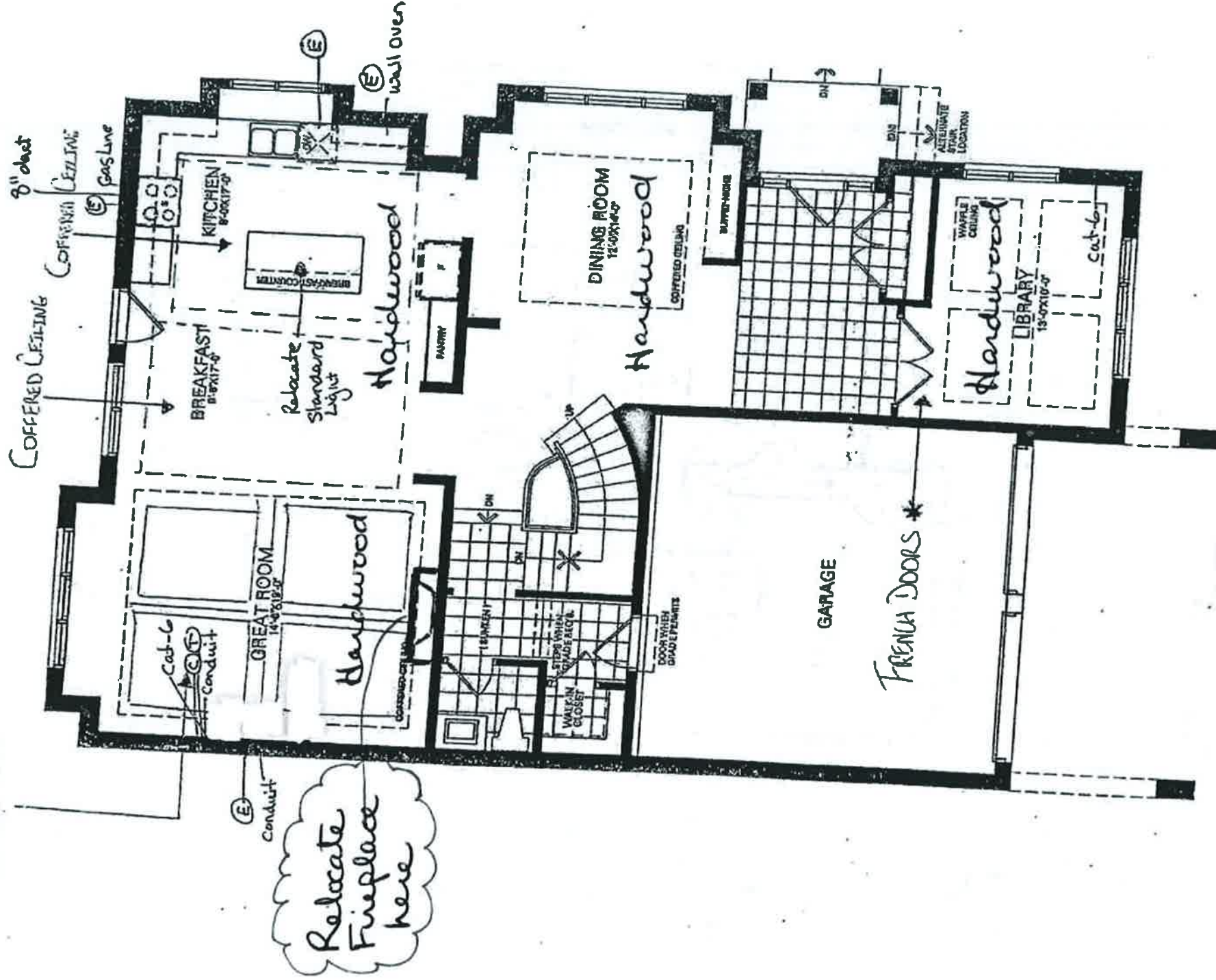
Signature: Date:

Lot 109

Lot 109

May 4, 2021

WAFFLE BOX



GROUND FLOOR A

RECEIVED

MAY 05 2021

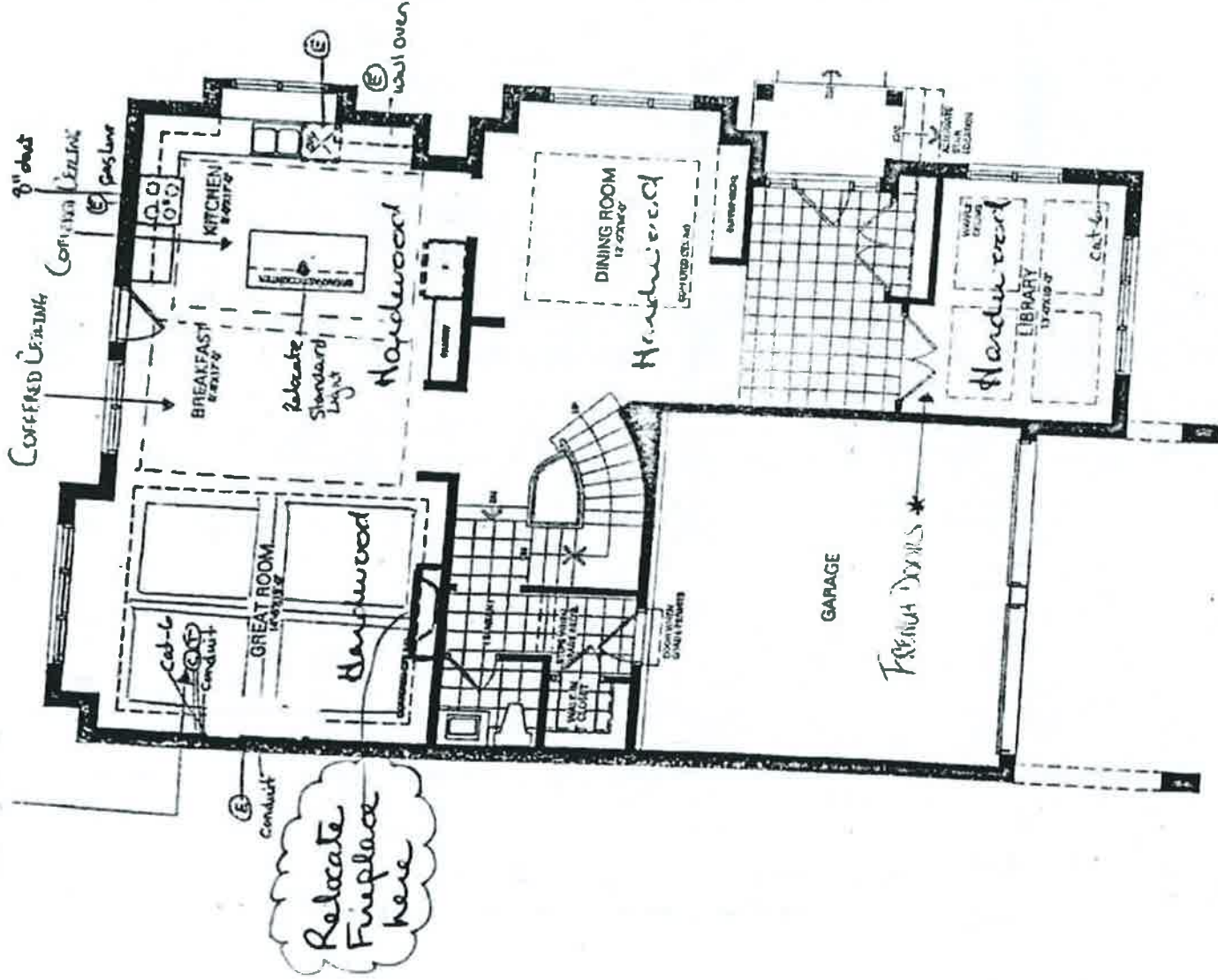
Lot 109

Lot 109

RA

May 4, 2021

Waffle Box



GROUND FLOOR A

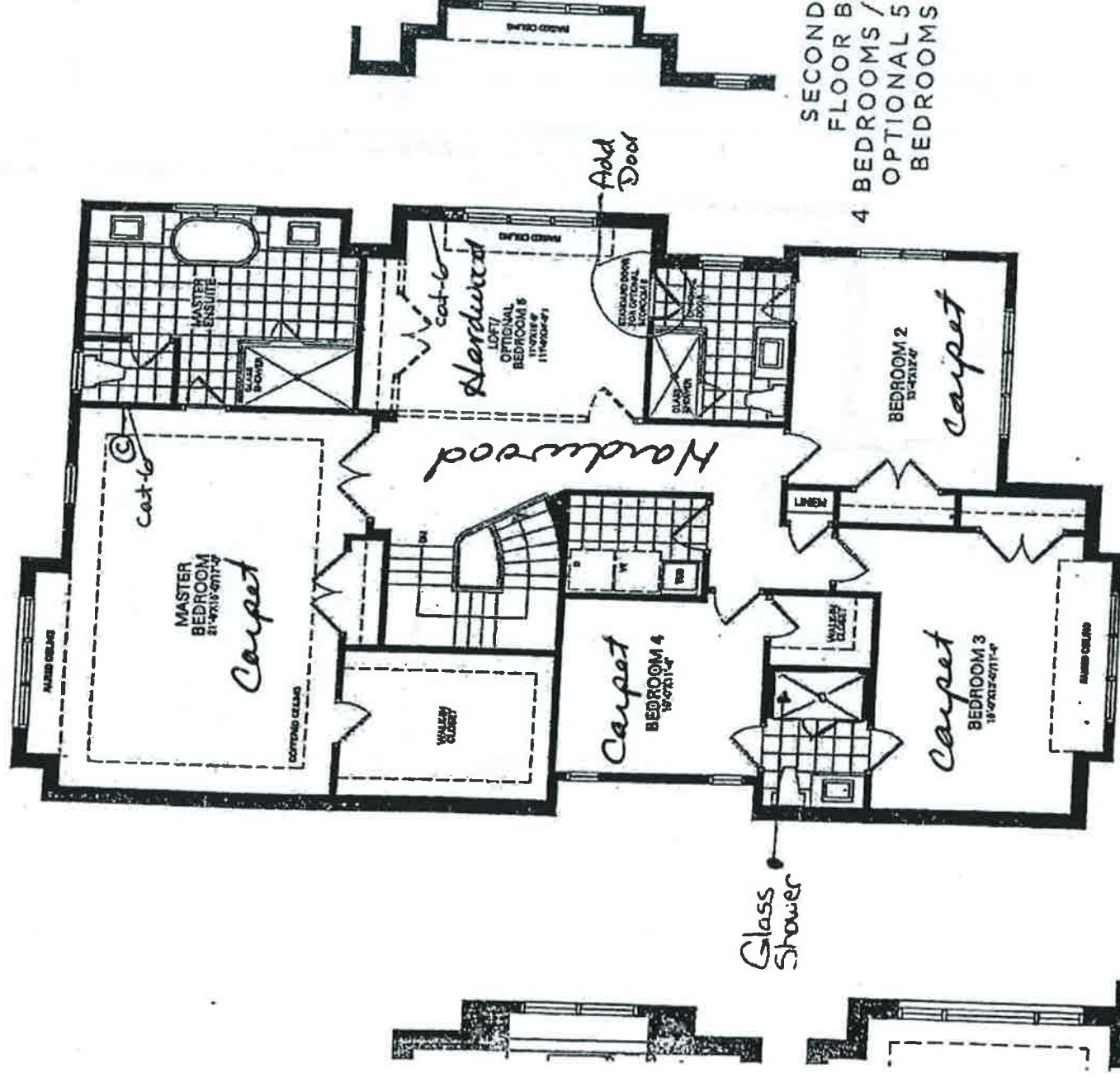
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MAY 05 2021

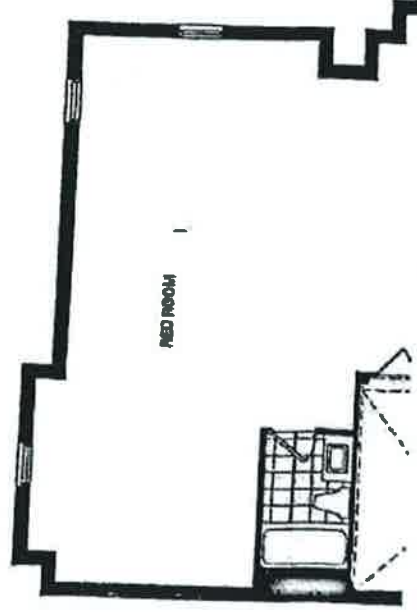
Lot 109.

May 4, 2021

Lot 109



STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS



RECEIVED
MAY 05 2021

UND

20109

STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS

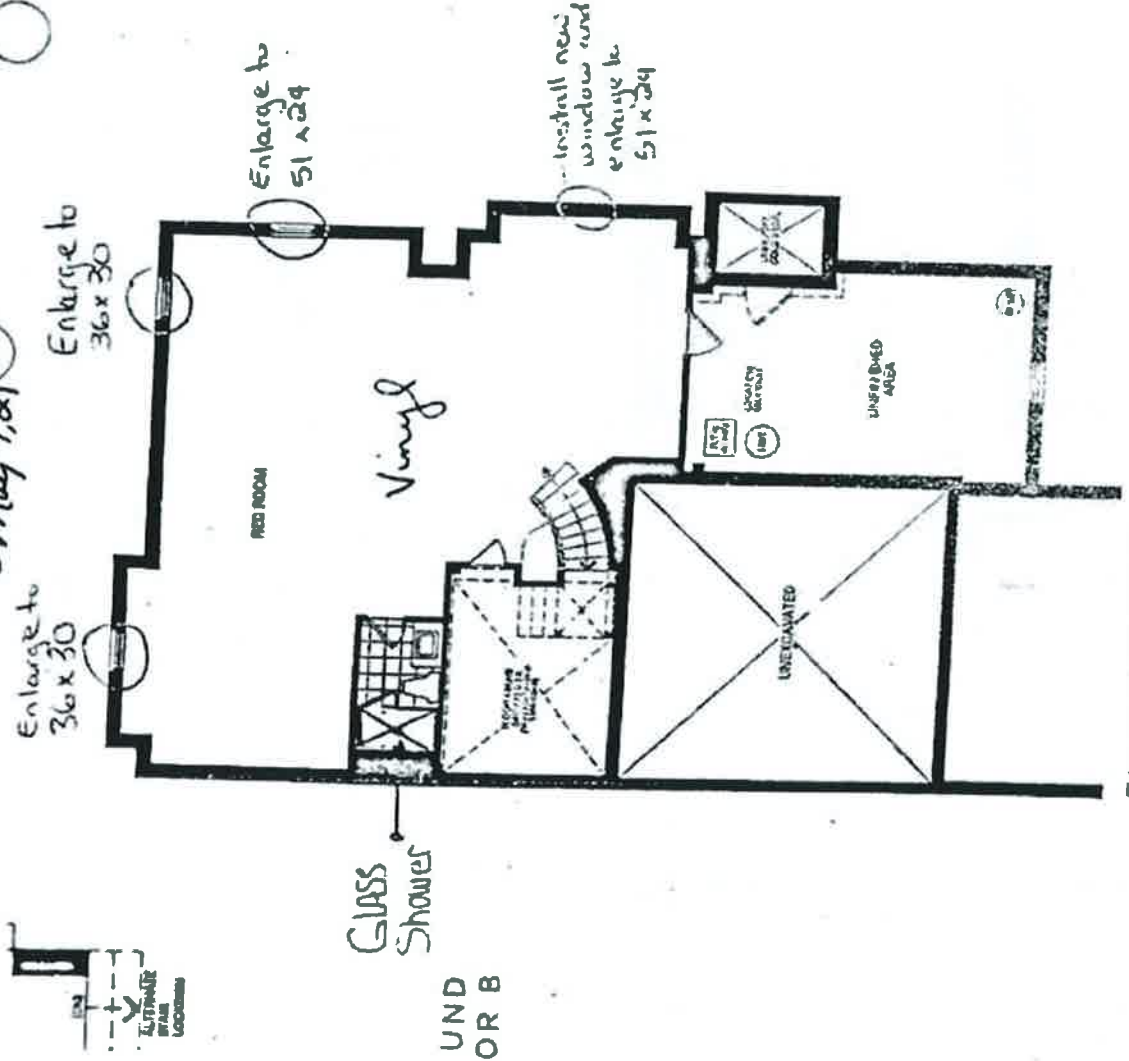
SECOND FLOOR B
4 BEDROOMS /
OPTIONAL 5
BEDROOMS

ON

MAY 05 2021

Lot 109

Lot 109
May 4, 21 RA



30

RECEIVED

MAY 05 2021

Lot 109

Lot 109

May 4, 21

Enlarge to 36 x 30

Enlarge to 36 x 30

REC ROOM

GLASS Shower

UND OR B

Vinyl

Enlarge to 51 x 24

Install new window and enlarge to 51 x 24

UNEXCAVATED

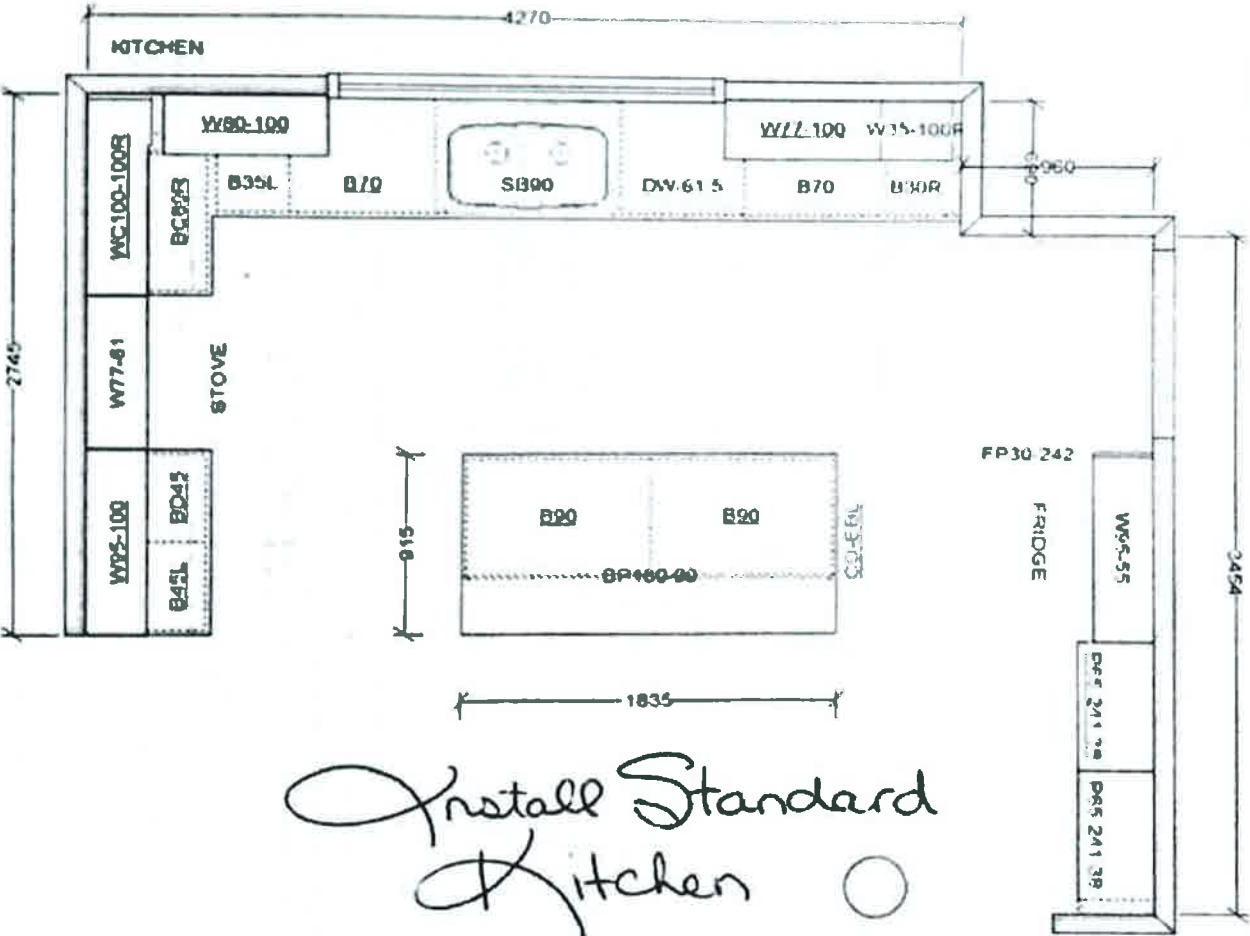
UNFINISHED AREA

FINISHED BASEMENT A&B

95 N 35

RECEIVED
MAY 05 2021

Kitchen



Install Standard Kitchen

* Disregard all appliance specs previously submitted by 4, 2021

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



VALERY HOMES
NORTH OAKVILLE
431 - STARLING

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

Lot 109



Drawn By:
Date: February 20, 2020
Scale: Not To Scale

Approved By Builder:

Date:

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MAY 05 2021