



INTERIOR COLOUR SCHEME

Purchasers: RUBAN SASIDHARAN & DHANYA PRASANNA : Property: 382 of Plan -

Scheduled Closing Date: Tuesday, June 1, 2021

Telephone Res. / Bus: (416) 768-9991 / (647) 203-7770

Project: North Oakville - Phase 1

Decor Advisor: Dean-Marie Gray

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

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*SEE NOTES	*MSI 2, CALACATA BOTANICA	**
Laundry Room	3, CHARLESTON 3DL, ORCHID	4925K-07 CALCUTTA MARBLE	9677
Powder Room	3, SIMCOE, MOONLIGHT	4923-38 WHITE CARRARA	9677
SHARED BATH	3, CHARLESTON 3DL, RAIN CLOUD	4925K-07 CALCUTTA MARBLE	9677
Master Ensuite Bathroom	3, CHARLESTON 3DL, ORCHID	6698-46 PALOMA POLAR	9677
Second Ensuite Bathroom (If Applic.)	3, CHARLESTON 3DL, RAIN CLOUD	4925K-07 CALCUTTA MARBLE	9677
BASEMENT BATH	3, CHARLESTON 3DL, RAIN CLOUD	4925K-07 CALCUTTA MARBLE	9677

Comment

KITCHEN CABINETS: 3, CHARLESTON 3DL, ORCHID **ISLAND CABINETS: 3, CHARLESTON 3DL, NAVY BLUE
KITCHEN HARDWARE: 12805 MB BLACK

2. Floor Tile

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

Comment

3. Wall Tile

	Selection	Custom	Describe
SHAED BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA ICE 8 X 10	☐ Yes ☒ No	
BASEMENT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	
Comment	SOHO MATTE WHITE 4 X 16		



INTERIOR COLOUR SCHEME

Purchasers: RUBAN SASIDHARAN & DHANYA PRASANNA : Property: 382 of Plan -
Telephone Res. / Bus: (416) 768-9991 / (647) 203-7770
Decor Advisor: Dean-Marie Gray

Scheduled Closing Date: Tuesday, June 1, 2021
Project: North Oakville - Phase 1
Model and Elevation: STARLING (43-01) Elev A

4. Plumbing Fixtures

☐	Second Ensuite	☐	Powder Room	☐
☐	Master Ensuite Bathroom	☐	Other Room - Specify	Other Washroom
ALL FIXTURES TO REMAIN AS STANDARD				

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*SEE NOTES BELOW	Upper Landing	*SANDED LANDING
Kitchen / Breakfast	*SEE NOTES BELOW	Upper Hall	*SEE NOTES BELOW
Living Room	-	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 LANDING	Other Room - Specify	-

Comment

*UPGRADE TO LEVEL 3, 5" OAK, IN MORCHELLO

6. Carpeting

Ground Floor	☐	Upgrade		Description	
Second Floor	☐				4531 SPARTACUS, #87354 OVERCAST (EXCLUDING MASTER BDRM)
BASEMENT	☐				4531 SPARTACUS, #87354 OVERCAST

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

Comment

7. Fireplace

	Living Room	Family Room	Other Room - Specify
Fireplace Type	Purchased ☐ As Per Plan ☐ N/A ☒	Purchased ☐ As Per Plan ☒ N/A ☐	Purchased ☐ As Per Plan ☐ N/A ☒
Mantle Type		STANDARD	
Colour / Stain		ASCENT	
Surround		WHITE PAINT GRADE	
Hearth		GRIGIO CARNICO	
		NONE	
Comment			



INTERIOR COLOUR SCHEME

Purchasers:

RUBAN SASIDHARAN & DHANYA PRASANNA

Scheduled Closing Date: Tuesday, June 1, 2021

Telephone Res. / Bus:

(416) 768-9991 / (647) 203-7770

Property: 382 of Plan -

Decor Advisor:

Dean-Marie Gray

Project: North Oakville - Phase 1

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

8. Trim Carpentry

Interior Doors	*SEE NOTES	Front Door Glass Inserts	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD				
Comment	STANDARD DOORS **EXCEPT LIBRARY**: TWO 3-PANEL SHAKER FRENCH DOORS, FROSTED GLASS				

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	<input 1="" 16"="" 2="" 2"="" 3="" 4"="" 5="" bala="" black.="" metal-="" plain="" post="" spindles="" square="" style"="" textured="" type="text" value="STD RAIL R2M 1 5/8" x=""/>				
Railing Colour	*MORCHELLO	Spindle Colour	BLACK		
Stringer / Riser	*MORCHELLO	Treads	*MORCHELLO		
Comment		Oak Stairs	☒ Yes	☐ No	☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas	PELICAN				
Trim Paint	White				
Smooth Ceilings					
Ground Floor	☒				
Second Floor	☐				
Note					
Comment					



INTERIOR COLOUR SCHEME

Scheduled Closing Date: Tuesday, June 1, 2021

Purchasers: RUBAN SASIDHARAN & DHANYA PRASANNA : Property: 382 of Plan -

Telephone Res. / Bus: (416) 768-9991 / (647) 203-7770

Decor Advisor: Dean-Marie Gray

Project: North Oakville - Phase 1

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

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

YES

Gas Provisions Dryer

NO

Gas Provisions Stove

YES

Gas Provisions Barbecue

STD

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 382



May 5th, 21 Lot 382

ELEV. A (43-01)

Lot 382



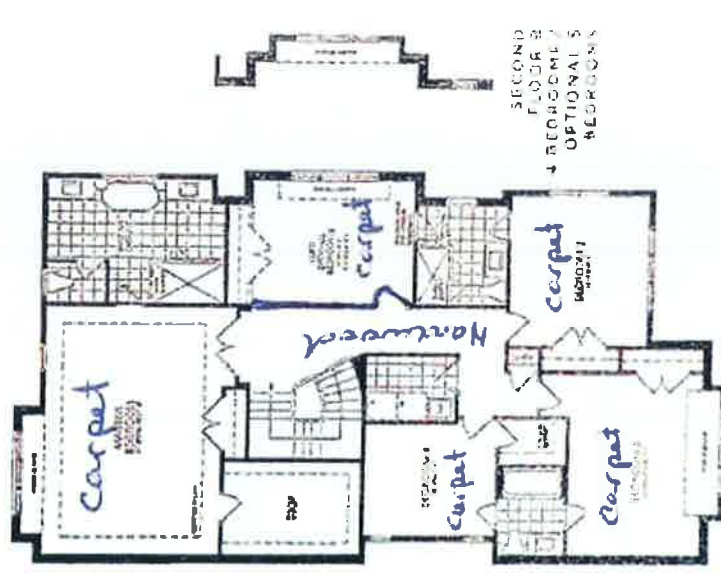
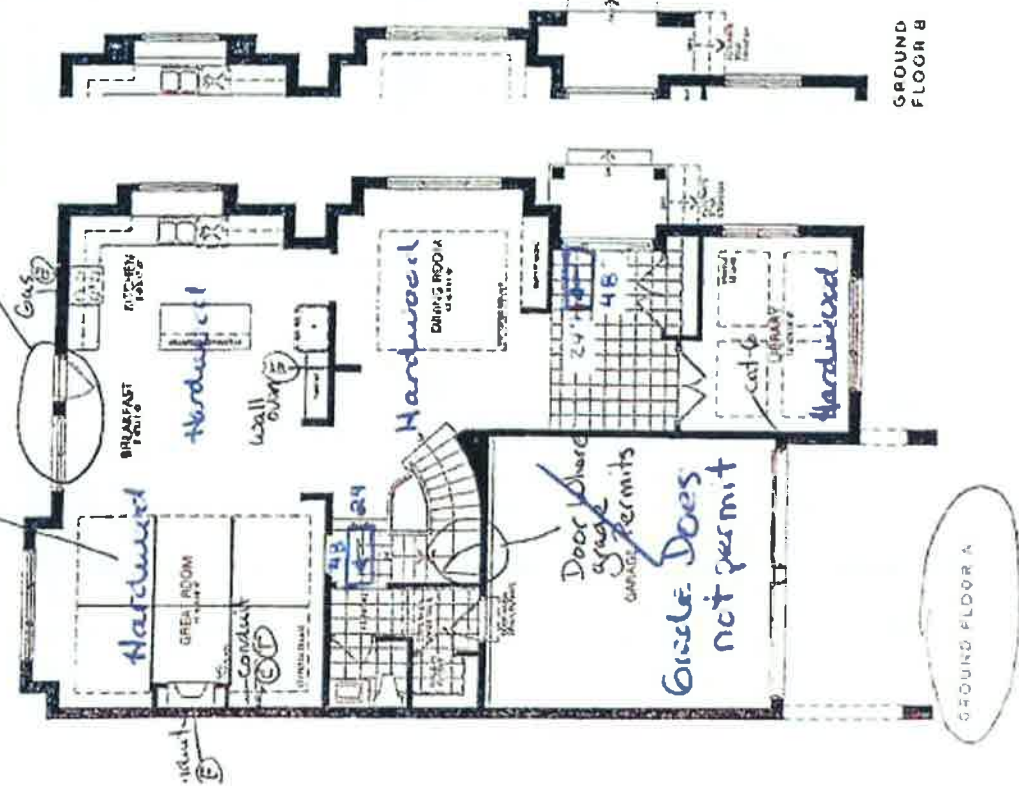
STARLING

4,181 SQ. FT.

INCLUDES 832 SQ. FT. FINISHED BASEMENT

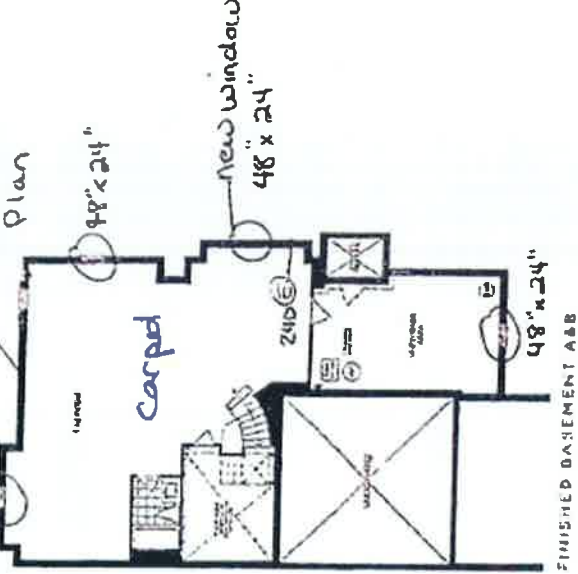
6 waffles
in ceiling

Delete Door,
Install sliders.
See sketch.



STANDARD
SECOND FLOOR
4 BEDROOMS
OPTIONAL 5 BEDROOMS

48' x 24'
Walk-up
See attached
Plan



NORTH
OAKVILLE

No dimensions are guaranteed and subject to normal construction variances. Dimensions may vary from the actual size of the lot. This plan is for informational purposes only. It is not intended to be used for any other purpose. All dimensions are approximate and subject to change without notice. Valery Homes is not responsible for any errors or omissions on this plan. All dimensions are approximate and subject to change without notice. Valery Homes is not responsible for any errors or omissions on this plan.

RECEIVED

MAY 13 2021

Lot 382

May 5th, 21 Lot 382

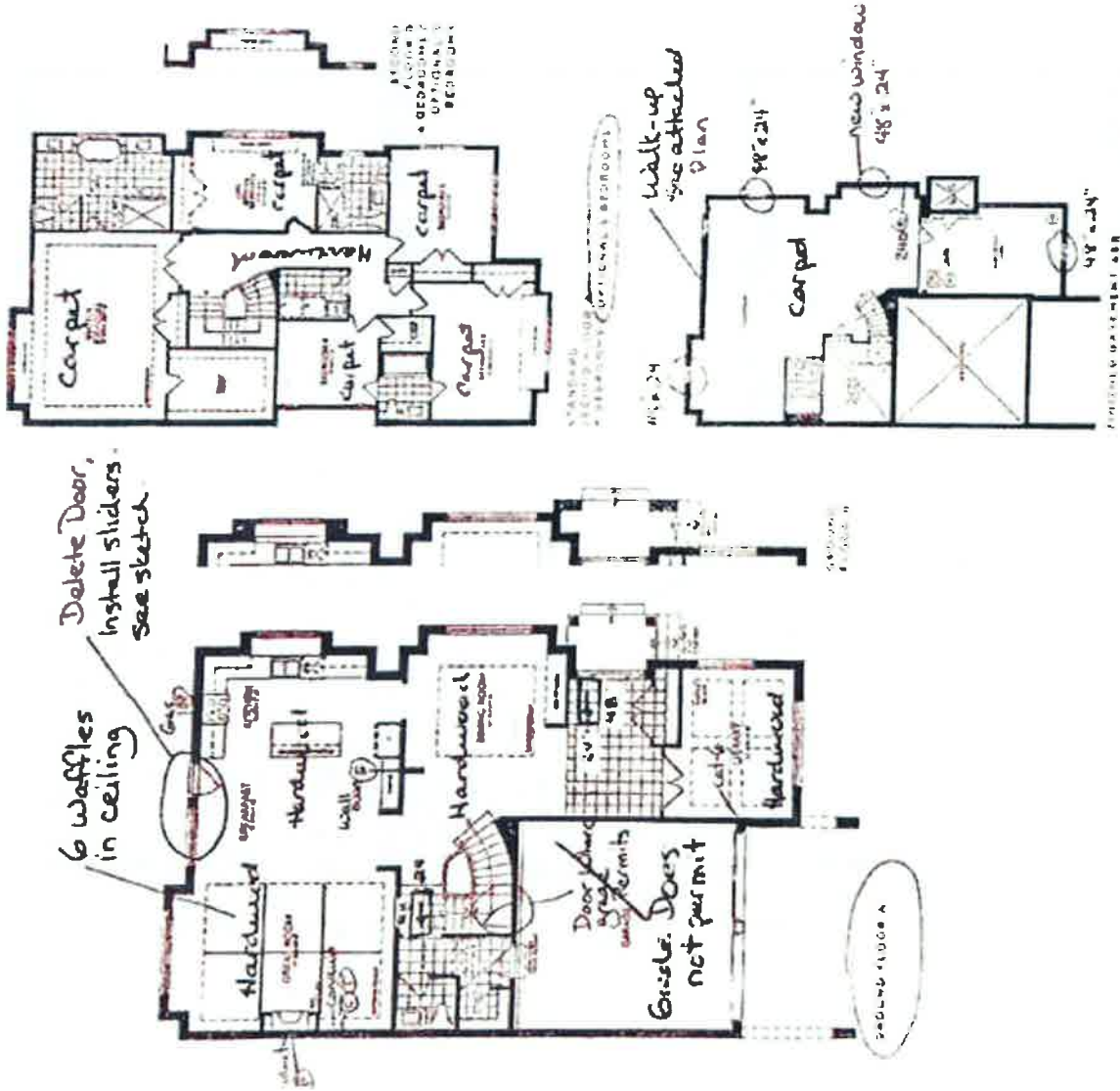
ELEV. A (4301)

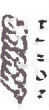
STARLING

4,181 SQ. FT.

INCLUDES 832 SQ. FT. FINISHED BASEMENT

(Rs) (Dps)



VALERY |  |  | 

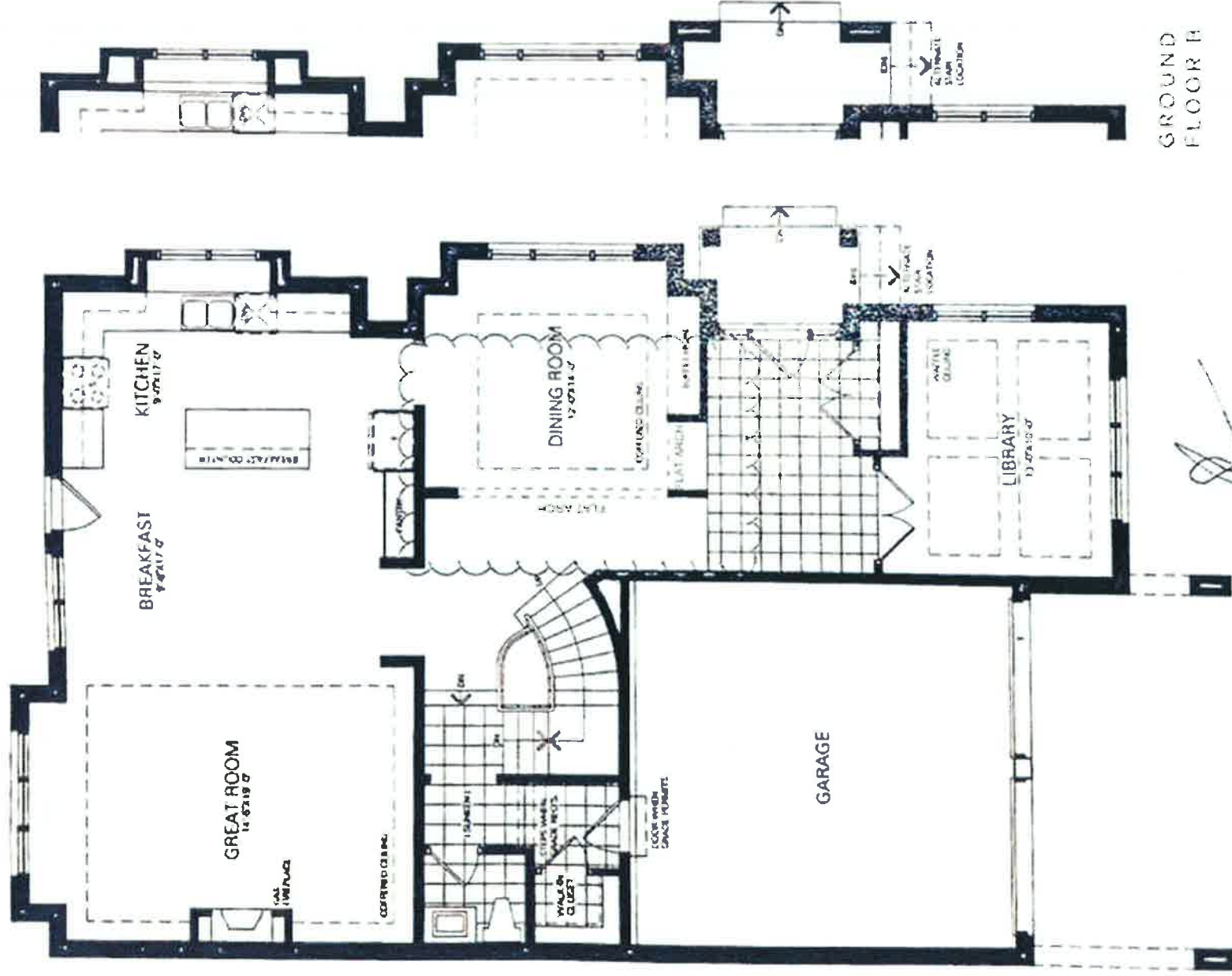
Valery is a registered professional architect. Valery is not responsible for the design of the building. Valery is not responsible for the design of the building. Valery is not responsible for the design of the building.

RECEIVED

MAY 13 2021

Lot 382
May 5, 21

of 382



GROUND FLOOR B

GROUND FLOOR A

RUBAN (LOT 382)

RECEIVED

MAY 13 2021

Lot 382
May 5, 21
Rs Dps
Lot 382



GROUND FLOOR A

RUBAN (LOT 382)

GROUND FLOOR B

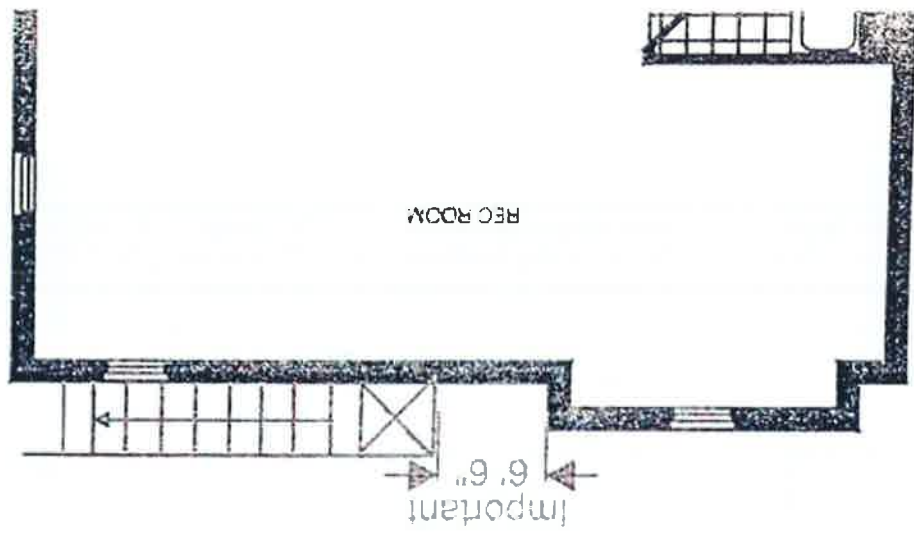
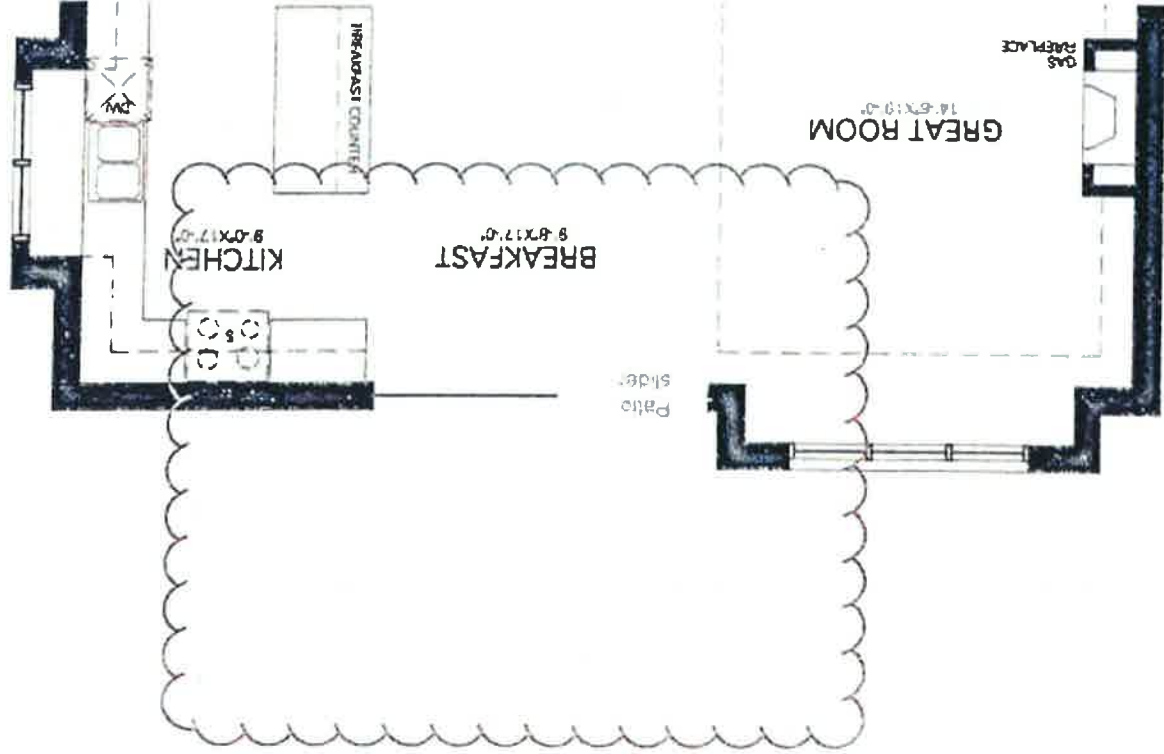
RECEIVED

MAY 13 2021

Lot 382

Lot 382

May 5, 2021



RECEIVED

MAY 13 2021

Lot 382

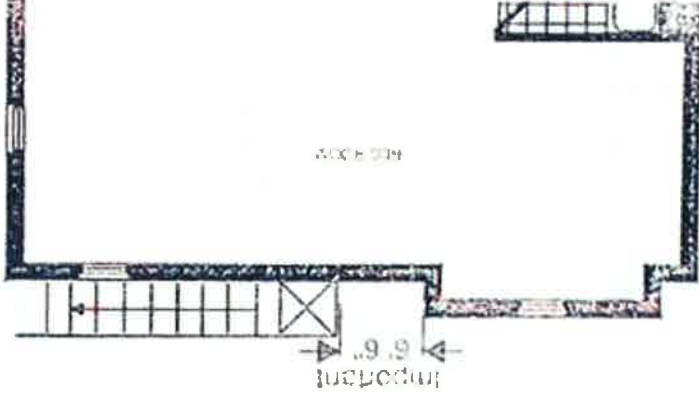
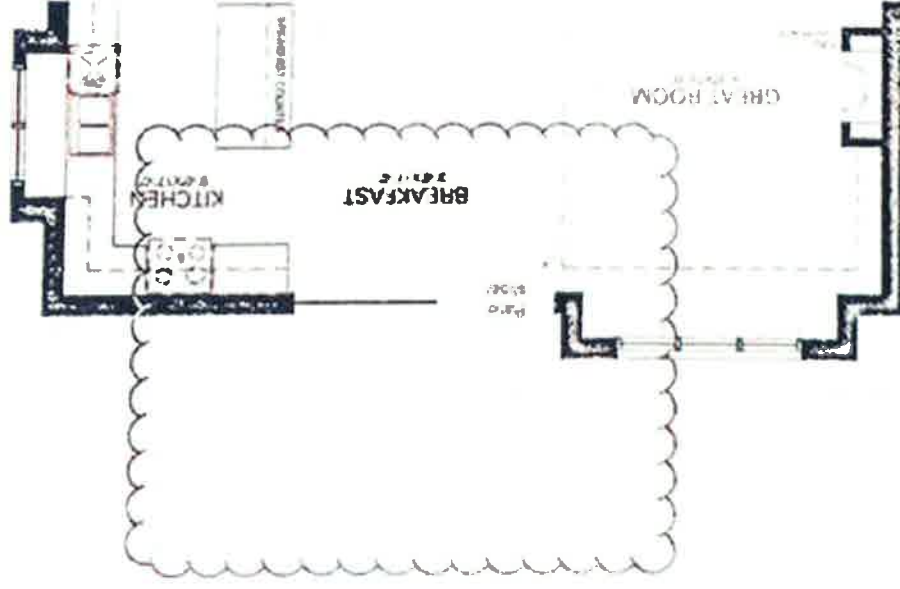
Lot 382



Rs

Dps

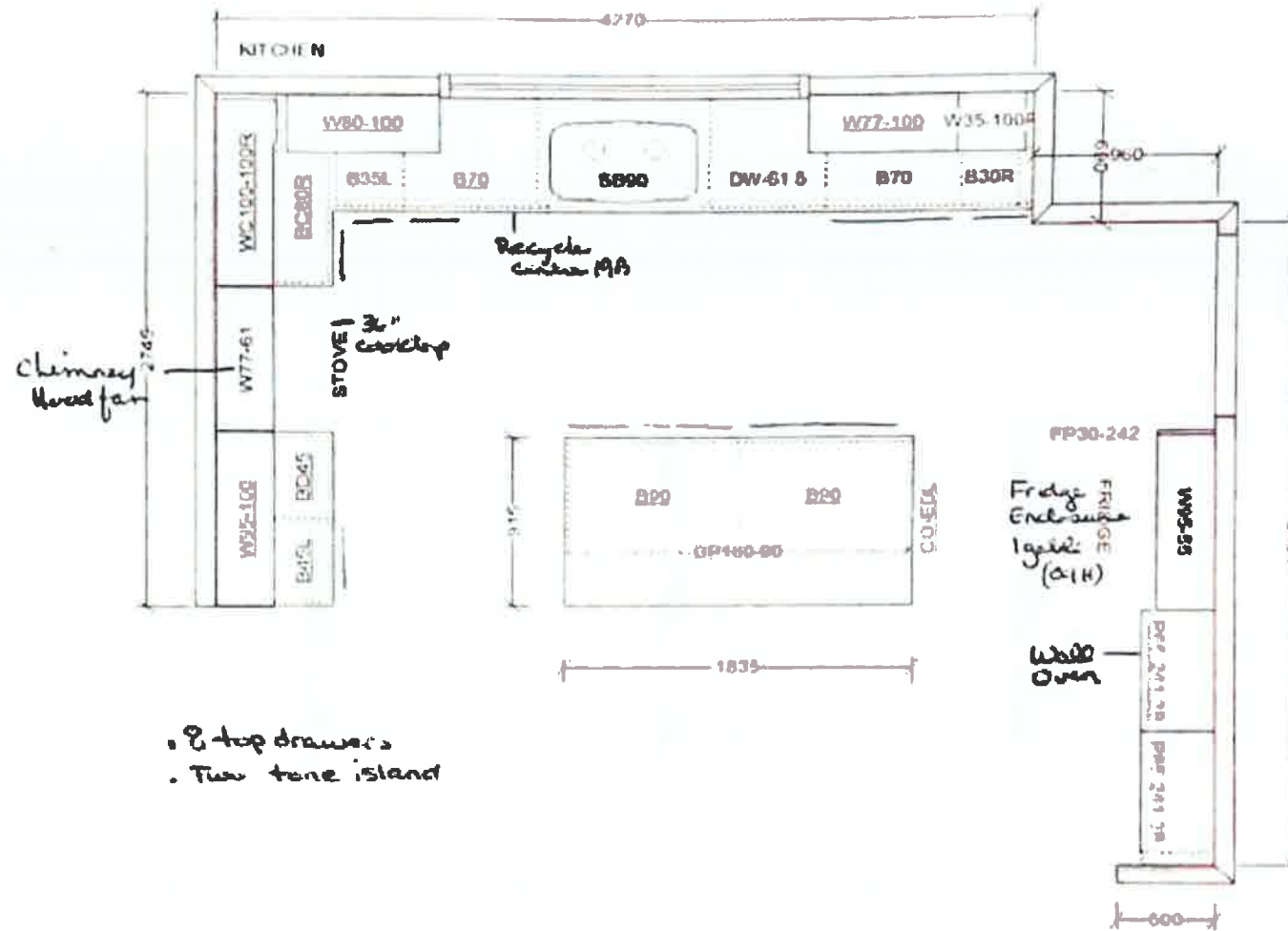
May 5, 2021



RECEIVED

MAY 13 2021

Kitchen



- 8 top drawers
- Two tone island

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 382



May 5, 21

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

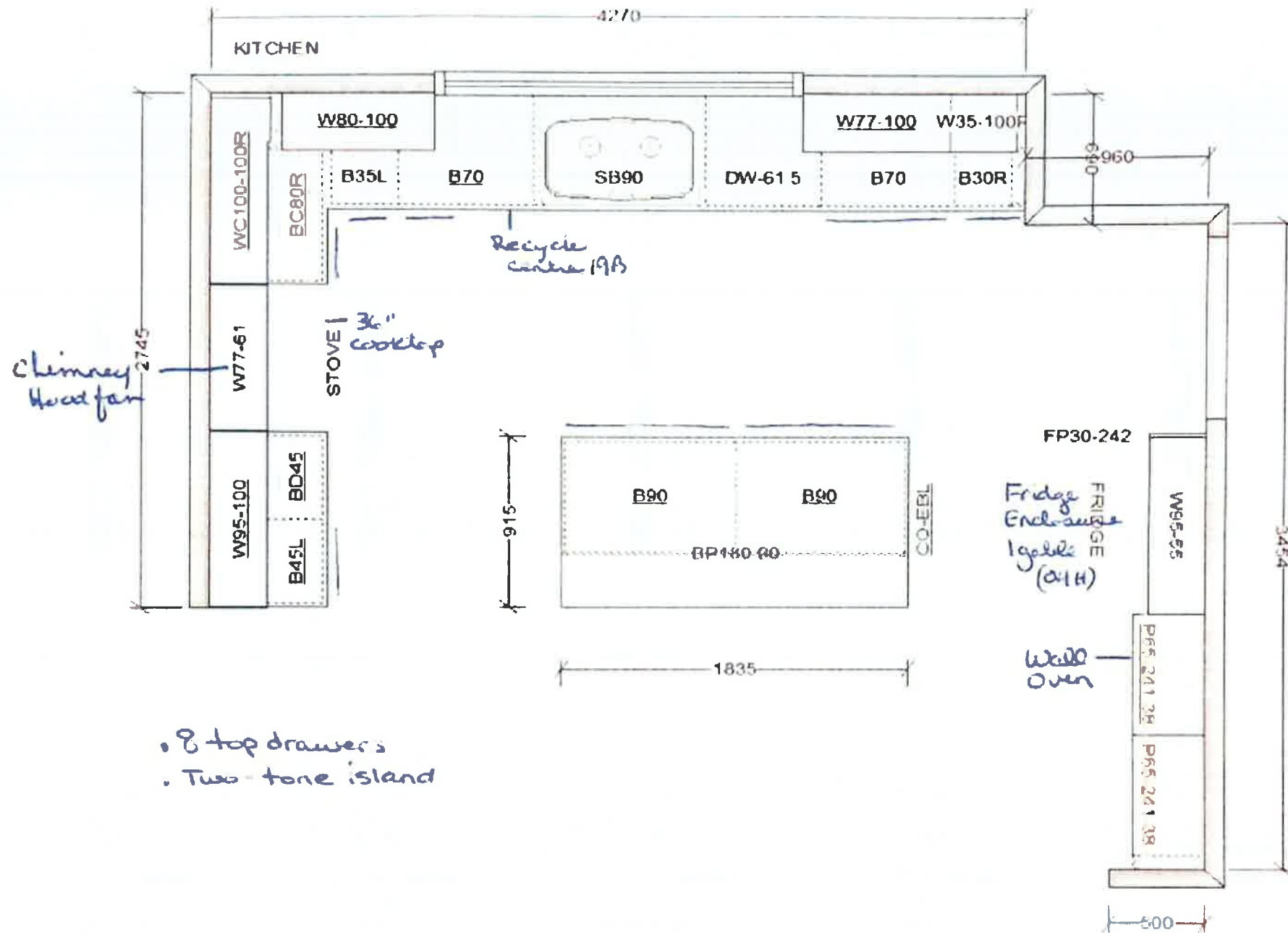
Approved By Builder

Date

RECEIVED

MAY 13 2021

Kitchen



- 8 top drawers
- Two-tone island

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



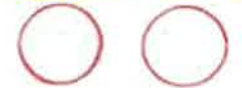
FRIENDLY
KITCHENS

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 382



May 5, 21

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

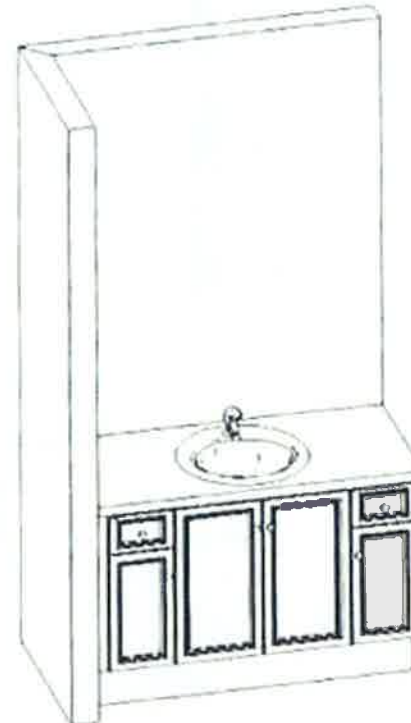
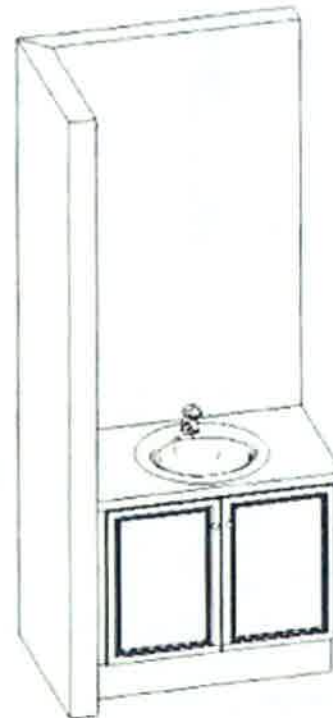
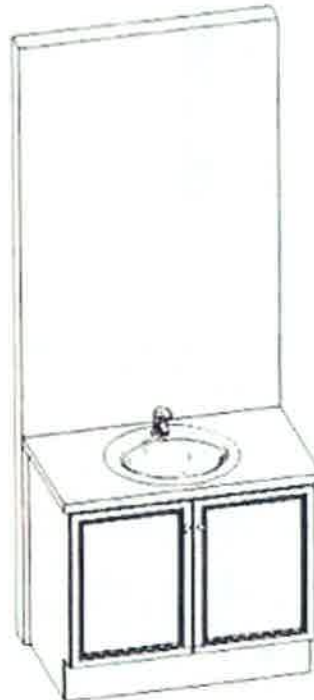
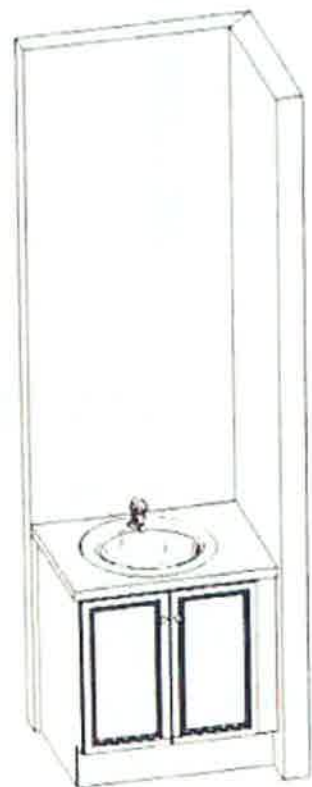
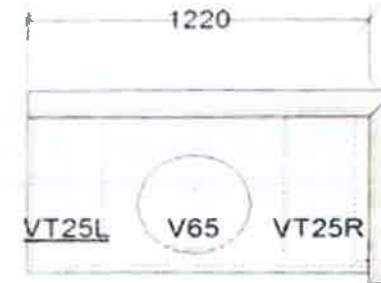
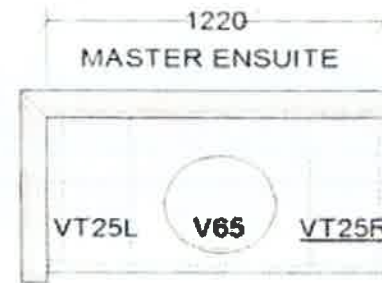
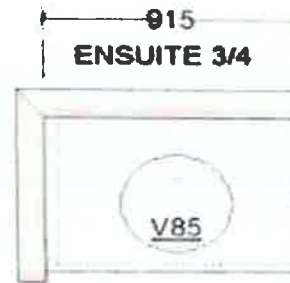
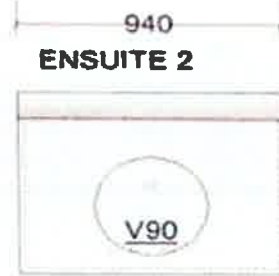
Approved By Builder:

Date:

RECEIVED

MAY 13 2021

Baths



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 382



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

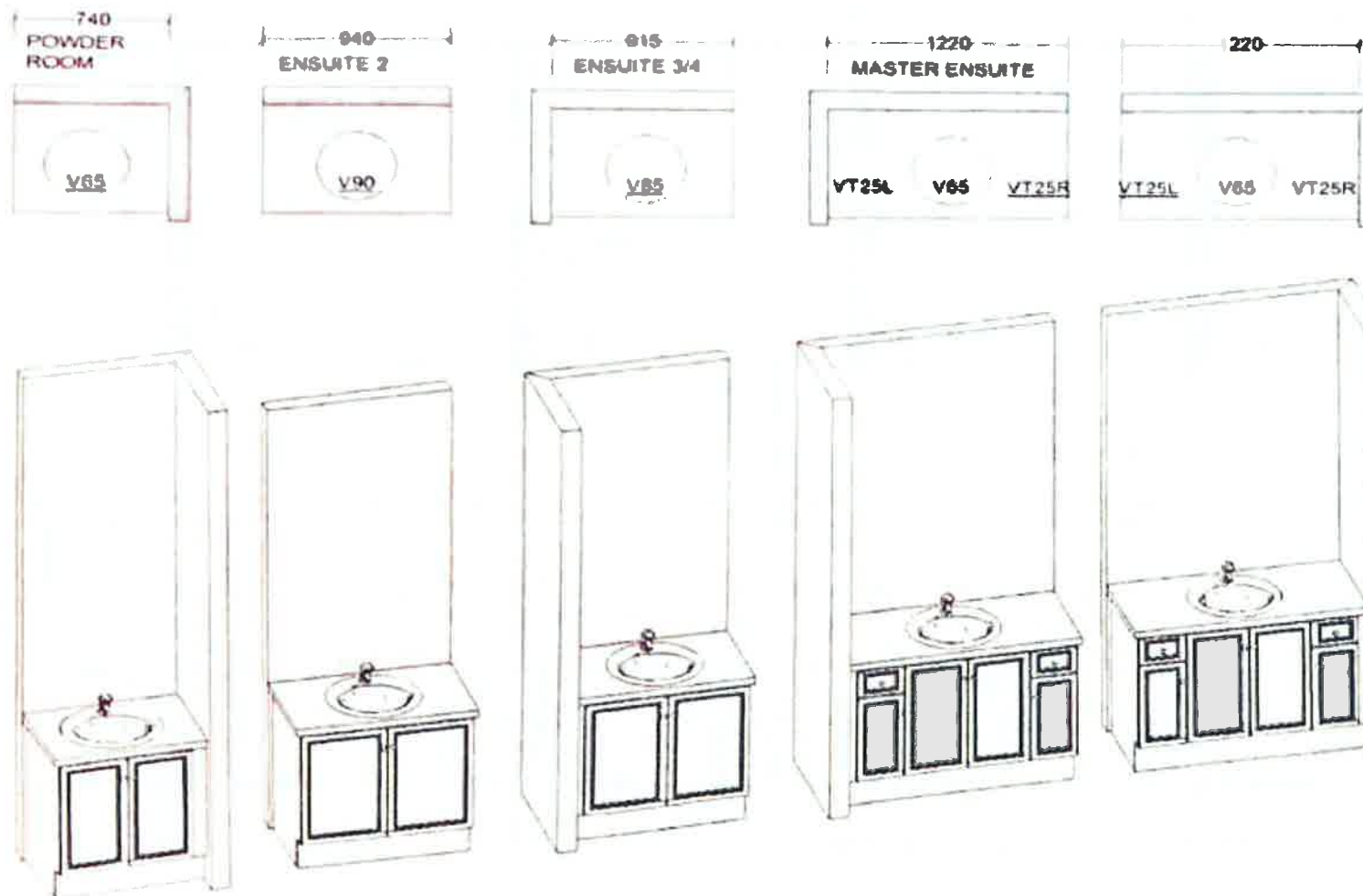
Approved By Builder:

Date:

RECEIVED
MAY 13 2021

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

Baths



FRENDEL

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 382



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

Approved By Builder

Date:

RECEIVED
MAY 13 2021

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