



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***
Scheduled Closing Date: Tuesday, March 30, 2021

Purchasers: BARKET VIRANI & SHAZMEEN VIRANI Property: 96 of Plan -
Telephone Res. / Bus: / (416) 704-4891 Project: North Oakville - Phase 1
Decor Advisor: Terri Parisani Model and Elevation: ORIOLE (38-05) 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. BIANCO SARDO GRANITE	9677
Laundry Room	3, CHARLESTON 3DL, ORCHID	4926-07 BLACK ALICANTE	113B
Powder Room	3, CHARLESTON 3DL, MOONLIGHT	4924-38 WHITE CARRARA	113B
SHARED	3, SLAB MPL, SHALE GREY CL	4924-38 WHITE CARRARA	113B
Master Ensuite Bathroom	3, CHARLESTON 3DL, ORCHID	BLACK PEARL GRANITE	113B
Second Ensuite Bathroom (If Applic.)	2, MAITLAND CAFE NOIR	4925K-07 CALCUTTA MARBLE	113B
BASEMENT	3, CHARLESTON 3DL, ORCHID	4987K-07 LECHE VESTA	113B

Comment

BASEMENT WET BAR, SAME AS BASEMENT BATH

2. Floor Tile

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

Comment

BASEMENT WET BAR, SAME AS BASEMENT BATH
MASTER SHOWER FLOOR: SOHO WARM TAUPE 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 12X24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA ICE 8 X 10	☐ Yes ☒ No	
BASEMENT BATH	CINQ GREY 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	NO
Comment	DO NOT INSTALL		



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4. Plumbing Fixtures

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

Comment

ALL FIXTURES TO REMAIN AS STANDARD EXCEPT MASTER ENS. UNDER MOUNT GIVEN IN APS

5. Hardwood Flooring

	Type and Stain	Upper Landing	Type and Stain
Main Hall	*SEE NOTES BELOW		*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 HARDWOOD TO LEVEL 3, 5" OAK IN MORCHELLO

6. Carpeting

☐	☐	
Ground Floor		
☐		66461 SPIREA, H1376 EVENING WHITE
Second Floor		
☐		66461 SPIREA, H1376 EVENING WHITE
BASEMENT		
Type	Area	
*UPG 2	BSMNT AND 2ND FLOOR BDRMS	
Capped	Runner - *Upgrade	
-		

Comment

7. Fireplace

	Living Room	Family Room	Other Room - Specify
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 3/4" STEP BEVEL BACKBAND, 7 1/4" STEP BEVEL BASE				

Comment

INTERIOR DOORS TO BE STANDARD EXCEPT LIBRARY. IN LIBRARY INSTALL TWO 3-PANEL FRENCH SHAKER DOORS. FROSTED GLASS DOOR HANDLES THROUGHOUT TO BE SLIP STREAM, BLACK WITH SQUARE ROSETTES
FRONT DOOR: TWO LONDON GRIPSETS BLACK

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	*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

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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:

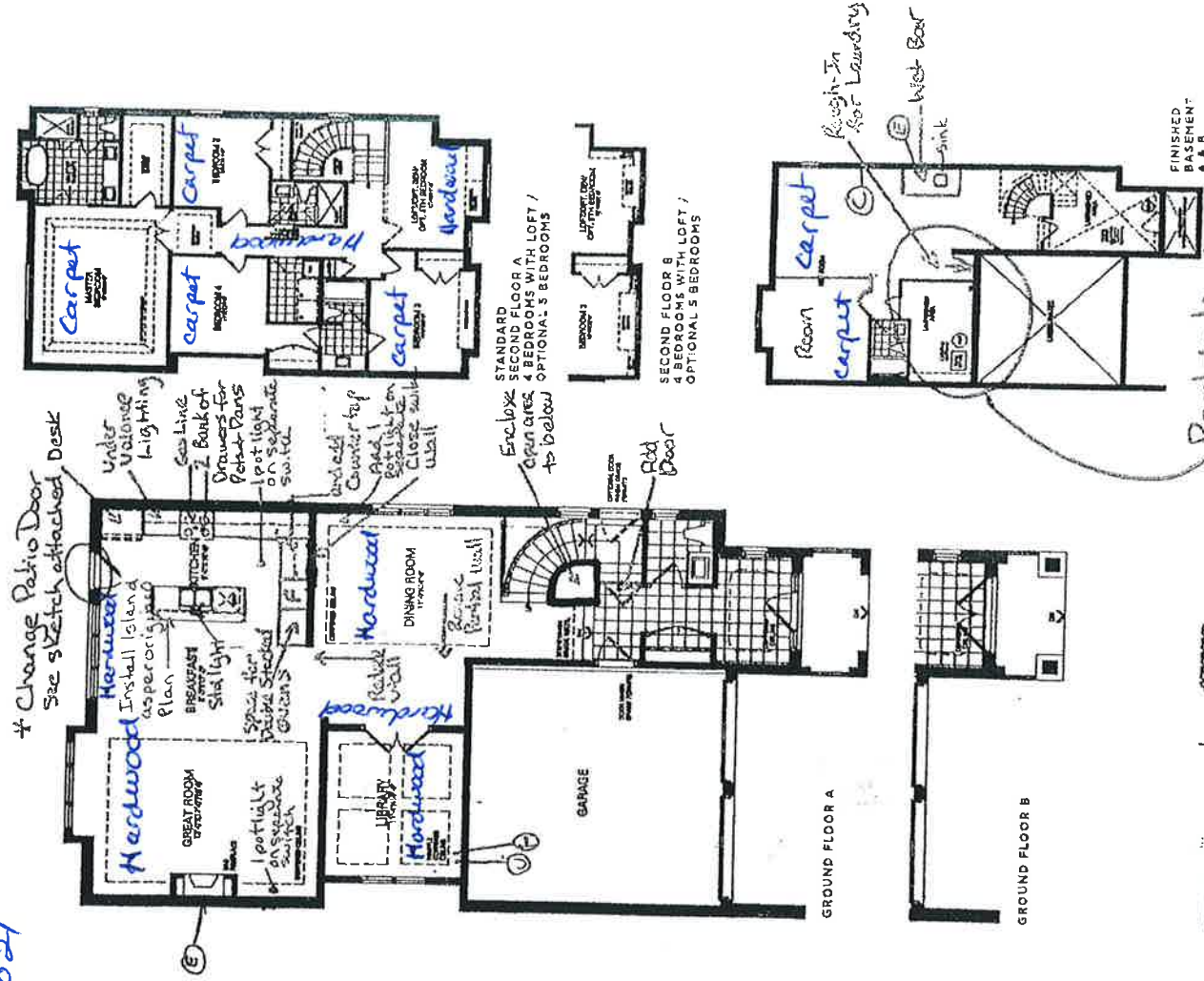
Signature: Date:

Diagram showing two overlapping circles labeled BV and SV.

ORIOLE

INCLUDES 780 SQ. FT. FINISHED BASEMENT

May 12, 2024



VALERY HOMES | **NORTH OAKVILLE**

For more information, contact the American Society of Mechanical Engineers, 111 W. 17th St., New York, NY 10011-4212, (212) 592-2500, ext. 2300, or visit our website at www.asme.org.

 Rough-in laundry
to go here. Must accommodate
24" stackable unit.
Furnace Room wall may need
to be moved slightly to accomodate

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MAY 21 2021

Electrical (E)

BV (SV)

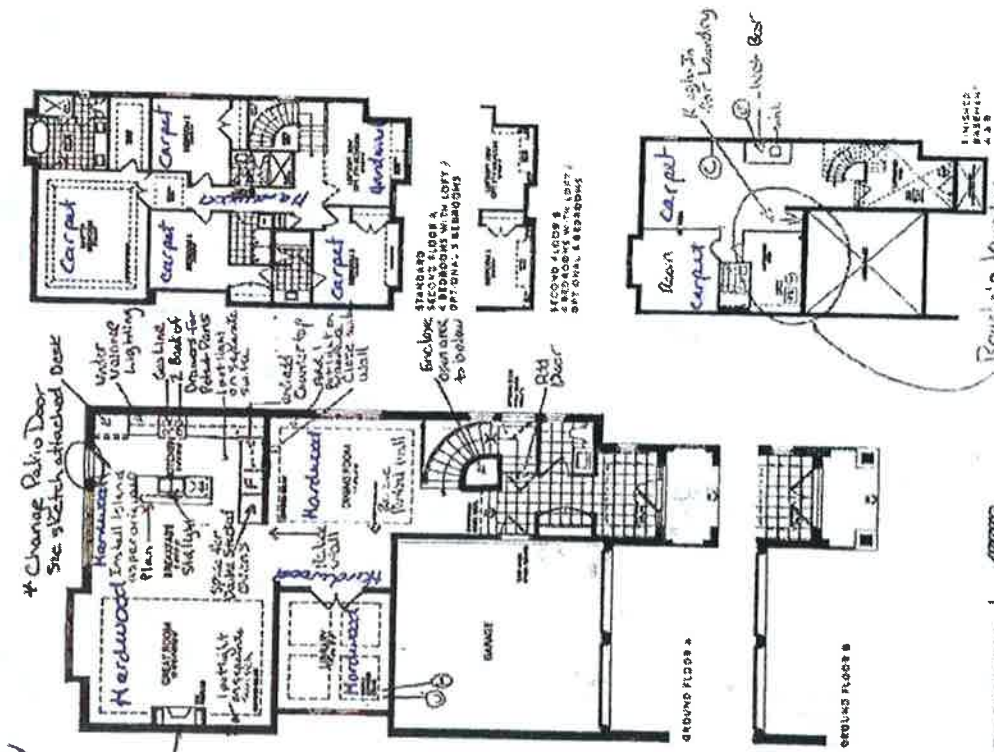
Plot 96

ORIOLE

3,587 SQ. FT.

INCLUDES TWO 30. FT. FINISHED BASEMENT

BV SV
May 12, 2021



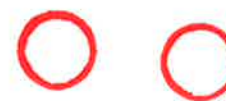
VALERY ARCHITECTS
NORTH DAVENPORT

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FRENDEL
KITCHENS LIMITED
1389 Spawson Drive, Mississauga, ON L4W 1C5

VALERY HOMES
NORTH OAKVILLE
LOT 96

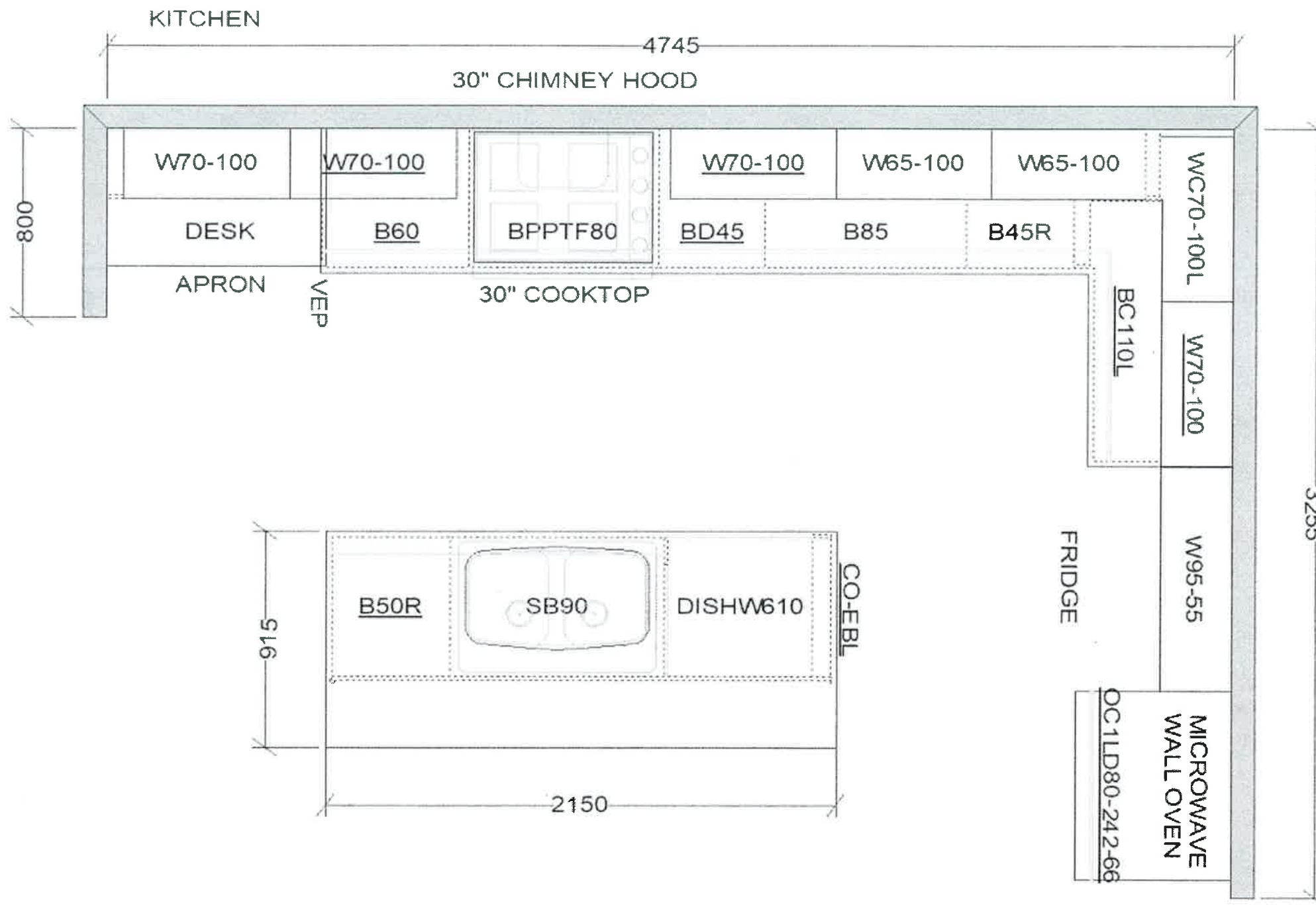


May 13, 2021

Drawn By:
Date: May 13, 2021
Scale: Not To Scale

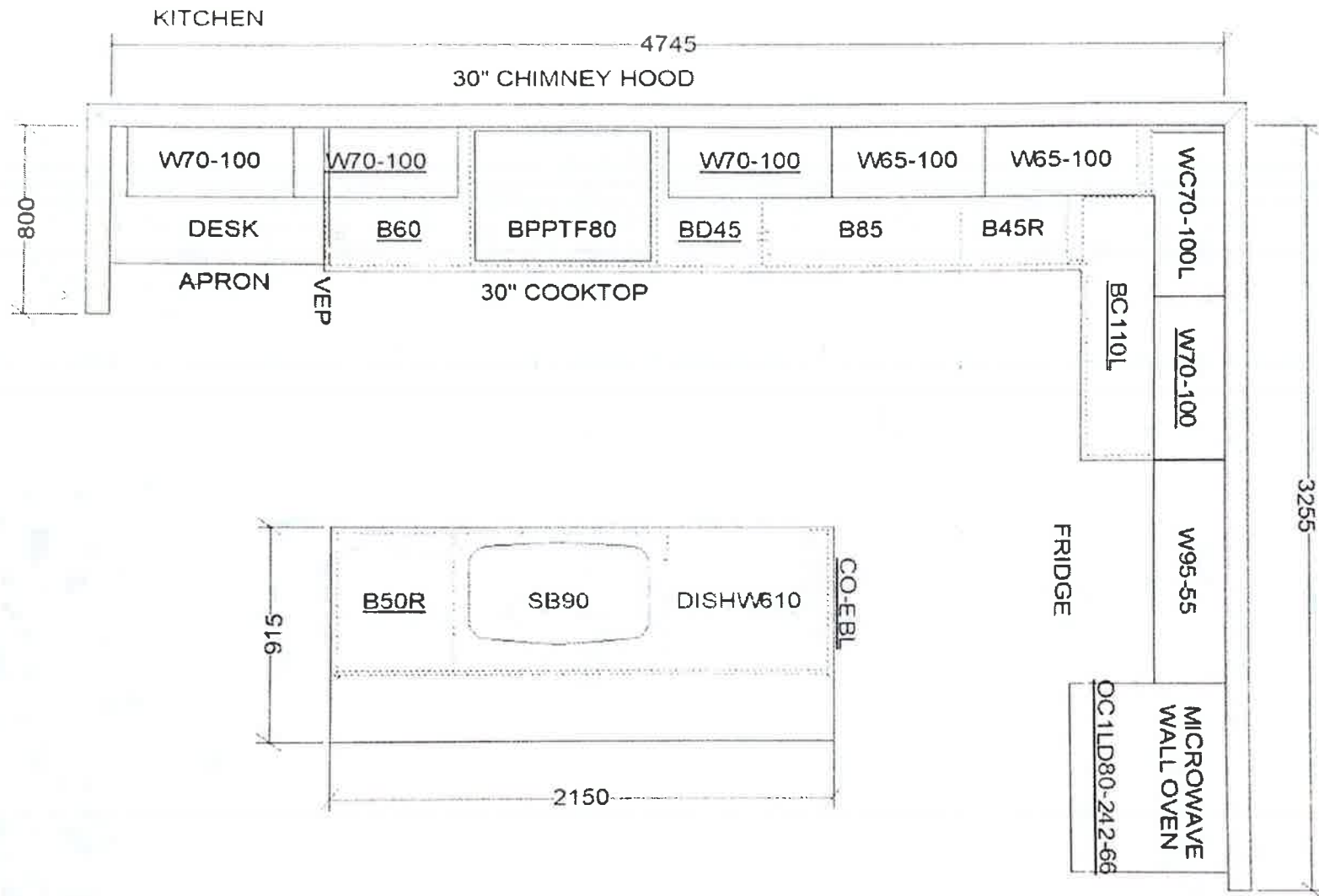
Approved By Builder:

Date:



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



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NORTH OAKVILLE
LOT 96

BV SV

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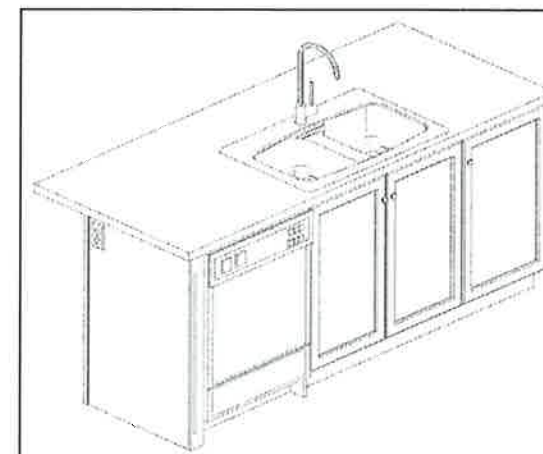
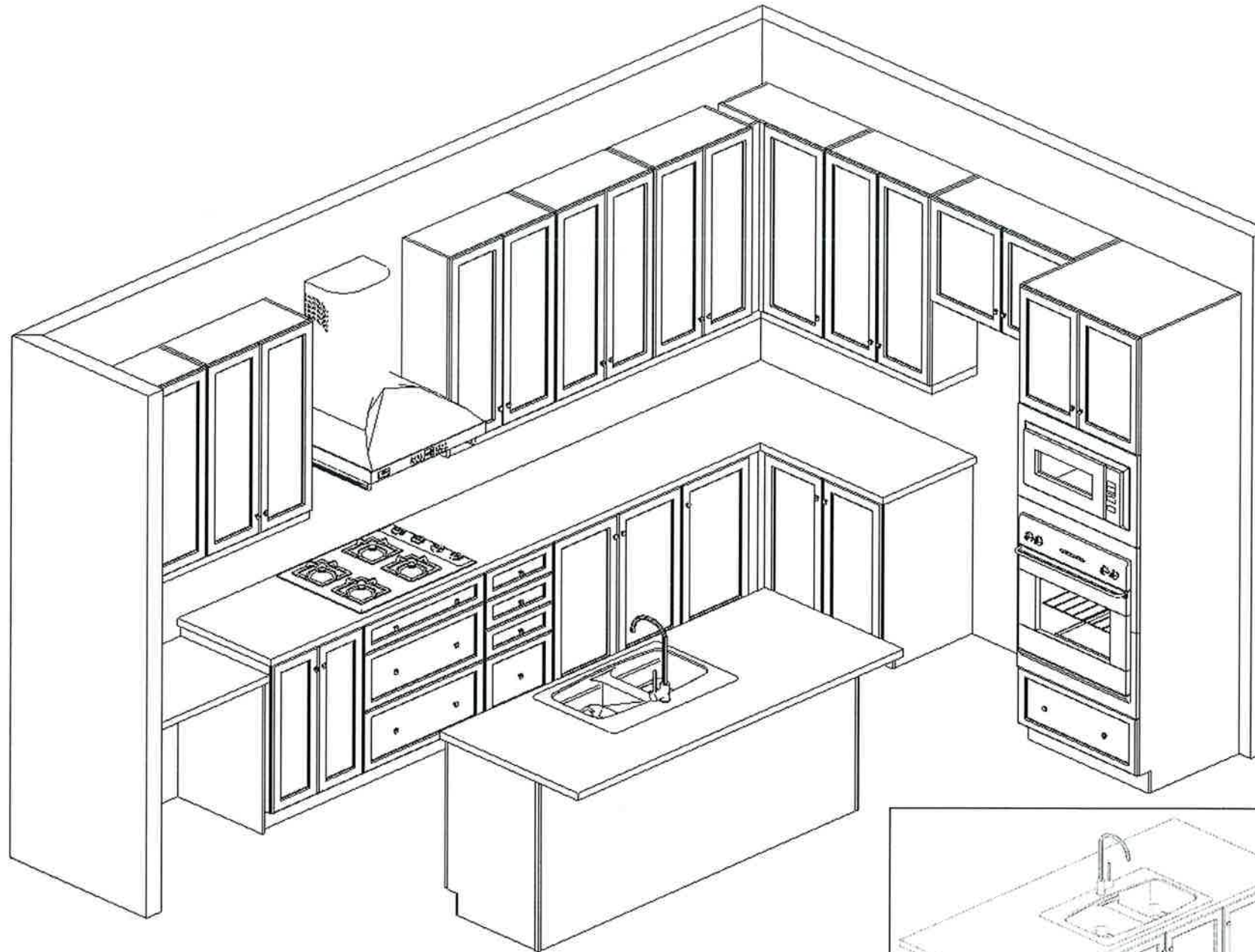
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KITCHENS LIMITED
1350 Shawson Drive, Mississauga, ON L4W 1C5

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LOT 96



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LOT 96

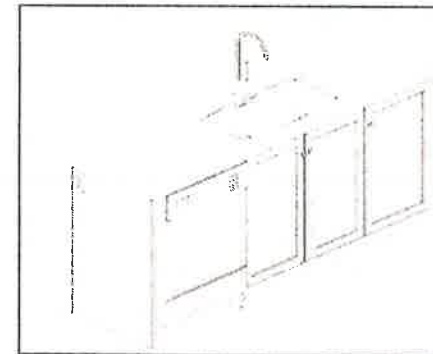
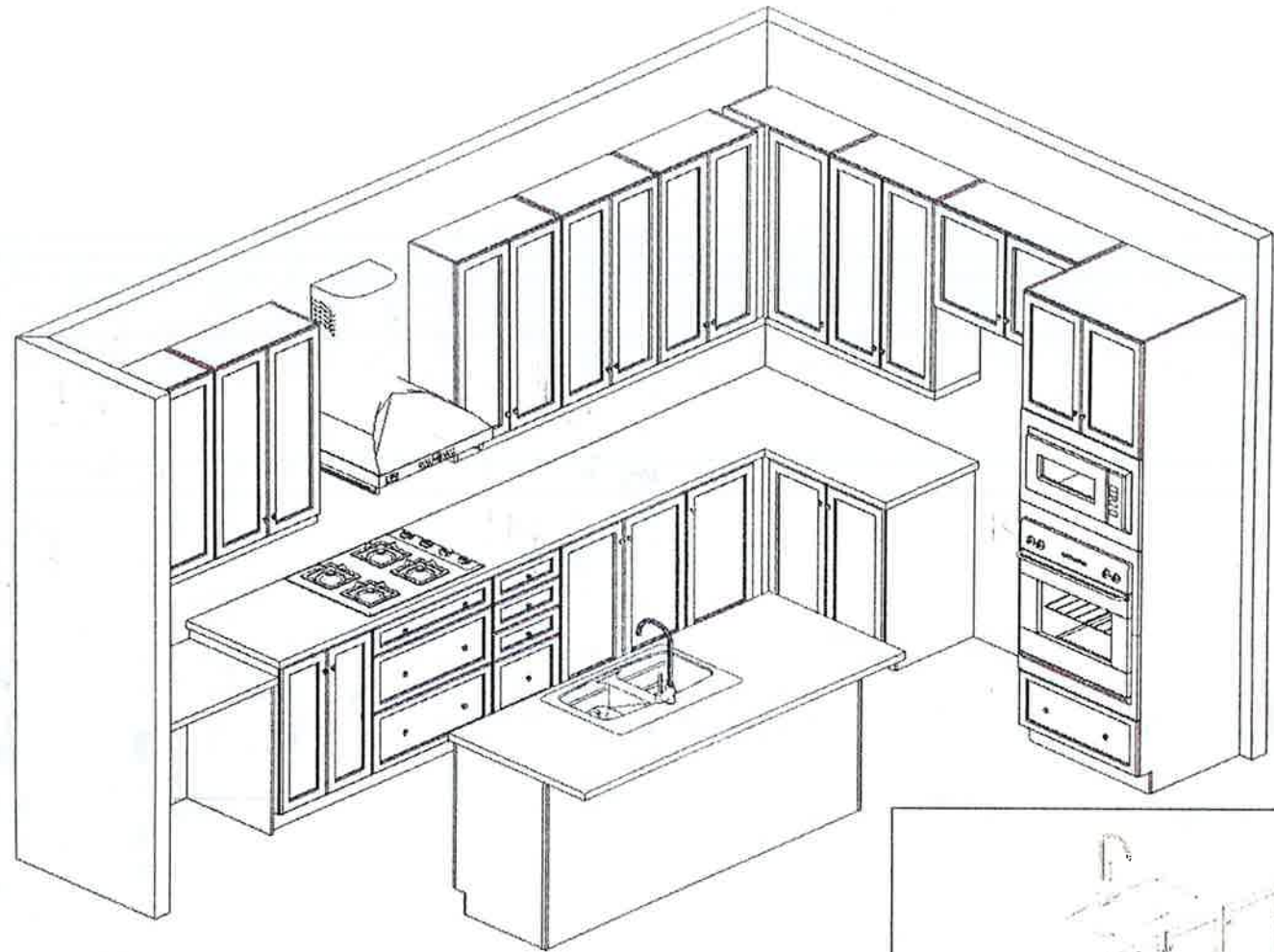
BV SV

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REC'D
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