



INTERIOR COLOUR SCHEME

Scheduled Closing Date: Wednesday, May 26, 2021

Purchasers: AHSEN, ALI SIDDIQI & EDYTA, B MNICH

Telephone Res. / Bus: / (647) 284-1893

Decor Advisor: Dean-Marie Gray

Property: 66 of Plan -

Project: North Oakville - Phase 1

Model and Elevation: ROCKPOINT (38-8GS) Elev B

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*SEE NOTES	4925K-07 CALCUTTA MARBLE	***
Laundry Room	3, CHARLESTON 3DL, ORCHID	4954K-22 ITALIAN WHITE DI PESCO	12801
Powder Room	3, MUSKOKA, NAVY BLUE	1876K-52 SPRING CARNIVAL	***
MAIN BATH	3, VIVA SLAB, SUNSET CRUISE	4924-38 WHITE CARRARA	12801
Master Ensuite Bathroom	3, CHARLESTON 3DL, MOONLIGHT	4925K-07 CALCUTTA MARBLE	***
Second Ensuite Bathroom (If Applic.)			
BASEMENT BATH	3, VIVA SLAB, SUNSET CRUISE	4924-38 WHITE CARRARA	12801

Comment

*KITCHEN CABINETS: 6, CAMDEN PAINT IN WINTER WHITE. KITCHEN ISLAND: 6, CAMDEN PAINT IN EARL GREY
*UPGRADE 2 KITCHEN AND MASTER ENS HARDWARE: 12817 MB BLACK--UPG.2 HARDWARE IN POWDER RM.: 12817 SB GOLD

2. Floor Tile

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

Comment

**MASTER ENSUITE SHOWER FLOOR: STD. SOHO TAUPE 2 X 2

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*5, IMPERIAL GREY, POL 12 X 24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
BASEMENT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment



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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
Main Hall	*SEE NOTES BELOW	Upper Hall	*SANDED LANDING
Kitchen / Breakfast	*SEE NOTES BELOW	Master Bedroom	*SEE NOTES BELOW
Living Room	-	Bedroom #2	***SEE NOTES BELOW
Dining Room	*SEE NOTES BELOW	Bedroom #3	-
Family Room	*SEE NOTES BELOW	Bedroom #4	-
Den/Library	-	Bedroom #5	-
Entrance Vestibule	-	Other Room - Specify	-
Lower Landing (If Applicable)	*SANDED LANDING		
Comment			
*UPGRADE HARDWOOD TO 5" OAK MORCHELLO			

6. Carpeting

Ground Floor	☐	
Second Floor	☐	W6461 SPIREA, #H1376 EVENING WHITE
BASEMENT	☐	W6461 SPIREA, #H1376 EVENING WHITE
Upgrade Underpad	Type STANDARD	Area
Carpet on Stairs	Capped 	Runner - *Upgrade
Comment		

7. Fireplace

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



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8. Trim Carpentry

Interior Doors

*SEE NOTES

Front Door Glass Inserts

STANDARD

Door Handles

*VEGA, BLACK

Interior Trim

*1 1/8" X 3 1/4" STEP BEVEL BACKBAND CASING 7 1/4" BASEBOARD

Comment

INTERIOR DOORS: SHAKER STYLE MADISON DOOR
FRONT DOOR ENTRY: CONCERGE 400 KEYLESS DEADBOLT, BLACK (VEGA INTERIOR HANDLE)
- VEGA HANDLES TO HAVE SQUARE ROSETTES

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

STANDARD

Railing Colour

*MORCHELLO

Spindle Colour

BLACK

Stringer / Riser

*MORCHELLO

Treads

*MORCHELLO

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

UPGRADE BASEMENT STAIRS TO OAK WITH STAIN ON STEPS AND HANDRAIL. BASEMENT STAIRS DO NOT HAVE SPINDLES.

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

SEE STRUCTURAL INVOICE

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 66



Mar. 21, 2021 At

5 pots on separate switch

move Fridge 1 foot

Gas Line for stove

Additional

Std

For central vac

* 2 standard plugs on ceiling for garage door openers

Exterior in soffit for security camera

Soffit Mounted Recaptack for Christmas lights

Exterior Pot light in porch ceiling

Switch Door and side lite so door is on the left side and swings away from closet

Change & extend closet in foyer

Enclosed furnace room

Exterior Pot

6 pots on separate switch

Additional Window 36x30

36x30

36x30

* Finish w/ I

Wet bar

Complete

3 piece

Add Bidet

* Basement Plan attached

Cold cellar

Lot 66

Side lite on Rt.

Door to swing towards Wall

Separate switch

Separate switch

Conduit

cat-6

Additional

cat-6

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

Hardwood

THE ROCKPOINT

ELEVATION A 2,071 sq.ft.

ELEVATION B 2,057 sq.ft.

ELEVATION C 2,065 sq.ft.

Frameless Shower

R/I on separate switch

Conduit (High)

cat-6

3 pots on separate switch

Revert to double sink vanity

cat-6

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

carpet

Lot 66



May 21, 21

RECEIVED

MAY 27 2021

Lot 66

Mar. 28, 21

Orientation of plans may be reversed and purchaser agrees to accept the same. Steps and porches may vary of any exterior entrance ways due to grading variations. Actual usable floor space may vary from the stated floor area. All renderings are artists concepts. Dimensions, specifications and architectural detailing subject to modifications. Model and rendering model types may vary due to timing. Appliances, furniture and furnishings not included. DIMENSIONS & AREA

Lot 66

Mar. 21, 2021 At

5 pots on separate switch

same height as lower soff. it more fridg 10 ft

Gas Line for Stove

Exterior in soff. for security camera
Soffit Mounted Recast for Christmas lights
Plug in ceiling
Exterior Pot light in porch ceiling

separate switch
separate switch
Hardwood
Hardwood
6 pots on separate switch
Additional Window 36x30

THE ROCKPOINT

ELEVATION A 2,071 sq. ft.
ELEVATION B 2,057 sq. ft.
ELEVATION C 2,088 sq. ft.

Finish w/ carpet
BSPW Complete 3 piece
Add Bidet
Basement Potlight Plan attached
Cold Cellar

Lot 66
• Side lite on Rt.
• Door to swing towards Wall

Information of these may be reviewed and purchaser agrees to accept the same. Buyer and vendor may vary or any conditions may be subject to change. Actual results may vary from the plan. These are not to be used for any other purpose. Dimensions, specifications and materials are subject to change. Buyer and vendor may vary or any conditions may be subject to change. Actual results may vary from the plan. These are not to be used for any other purpose.

Frameless Shower

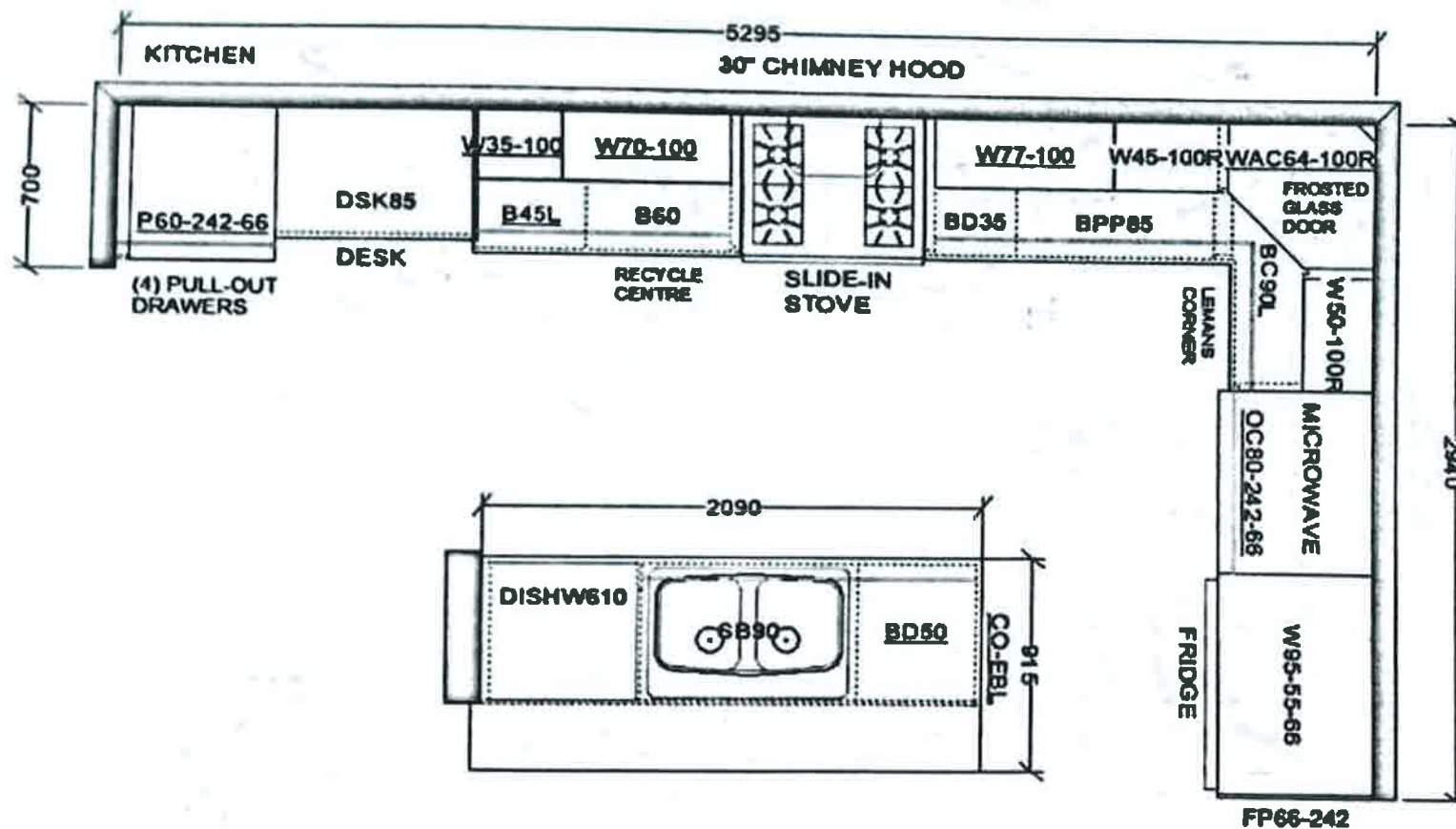
R/I in separate switch
conduit (high) @ high
3 pots on separate switch
Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
ELEV. A
ELEV. B
ELEV. C

Lot 66

May 21, 21

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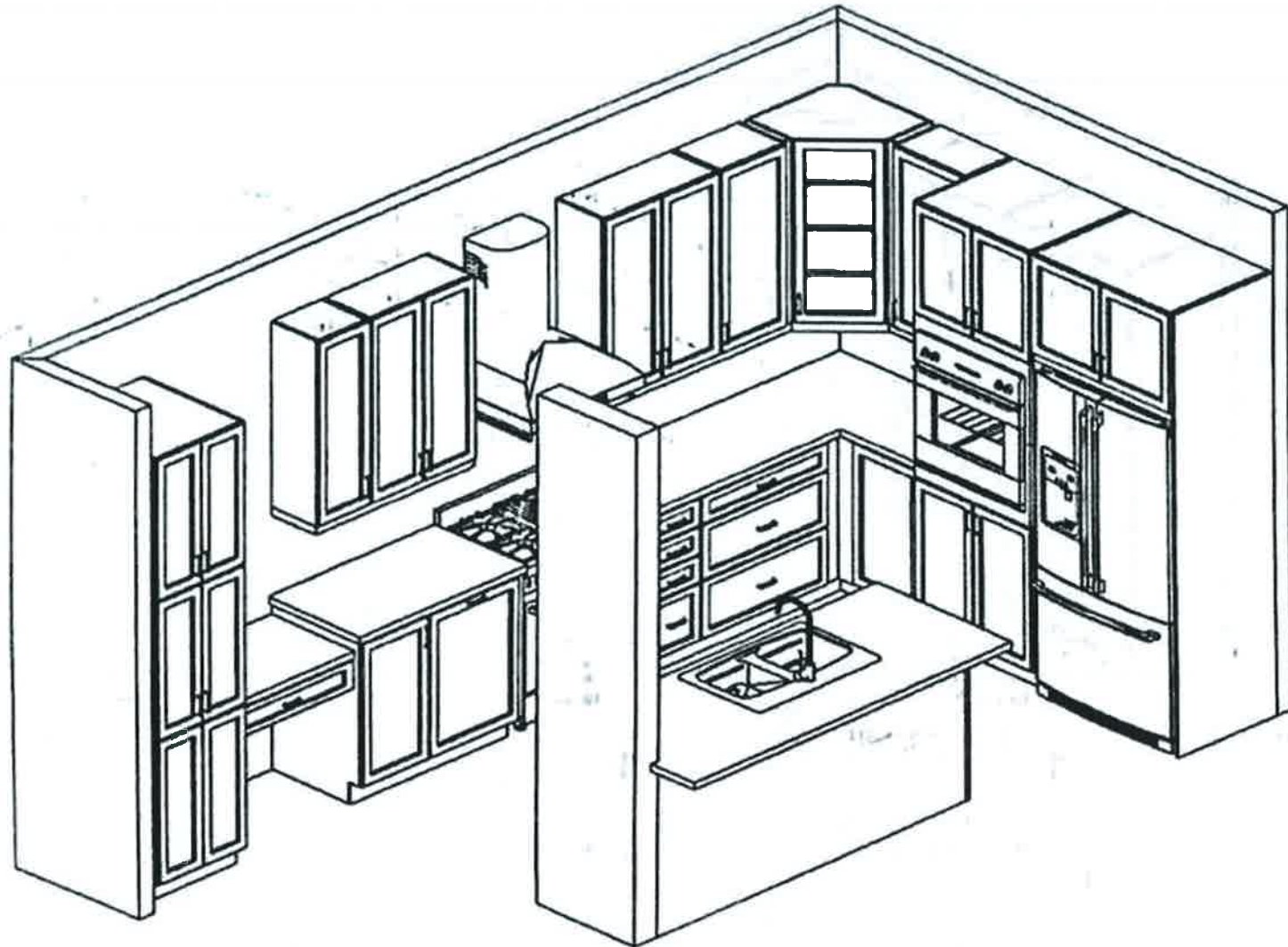
Lot 66
Mar. 28, 21



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

 FRENDEL BUILDERS LIMITED 1000 Commercial, Mississauga, ON L4W 1C1
VALERY HOMES NORTH OAKVILLE LOT 66
 <i>May 21, 2021</i>
Drawn By: Date: May 18, 2021 Scale: Not To Scale
Approved By Builder:
Date:

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MAY 27 2021



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FRENDEL

BUILDING LIMITED

1280 Brimley Street, Scarborough, ON M1S 1C8

**VALERY HOMES
NORTH OAKVILLE
LOT 66**



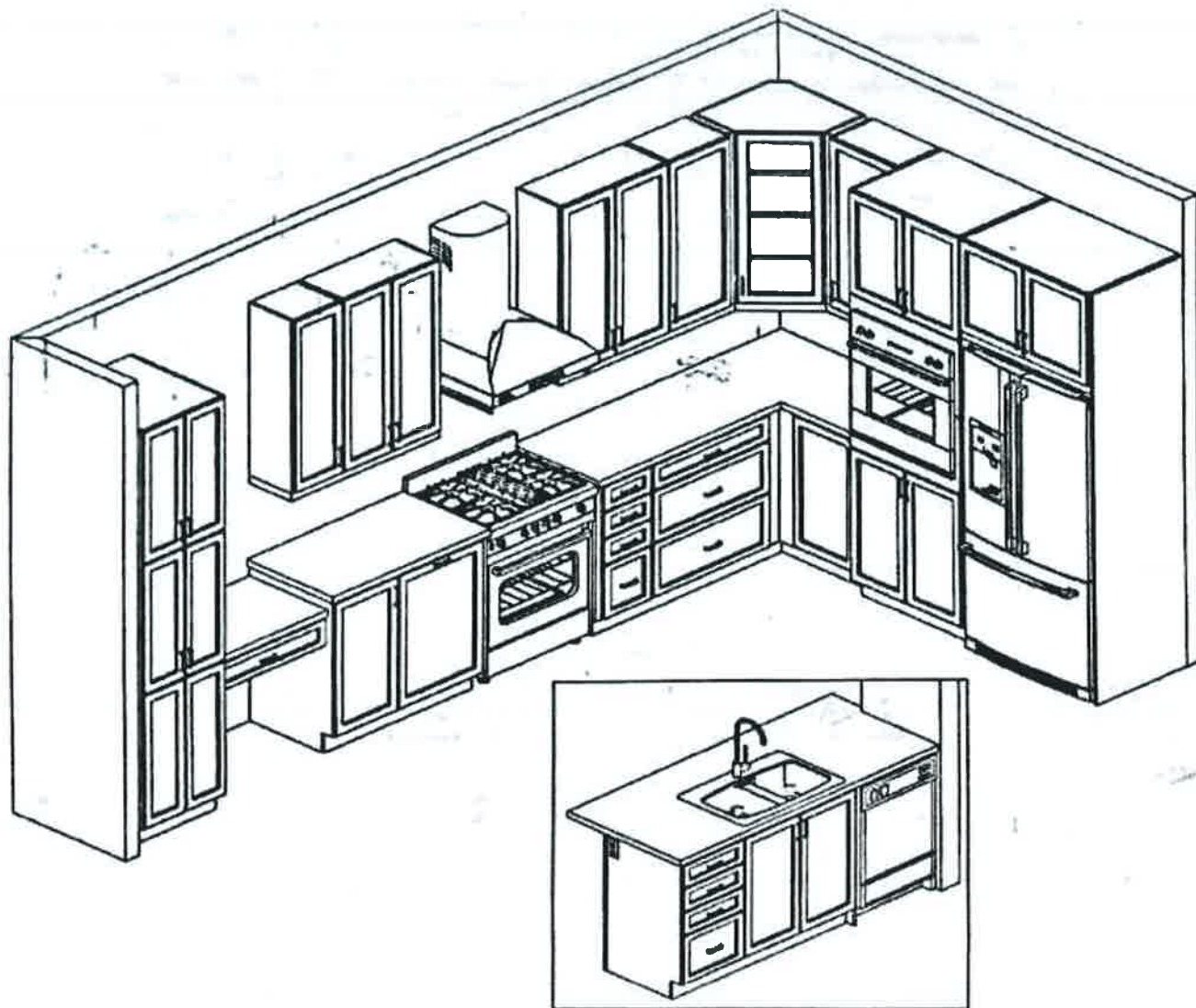
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FRENDEL

KITCHENS LIMITED

1000 Highway 100, Unit 100, Oakville, ON L6H 4G2

**VALERY HOMES
NORTH OAKVILLE
LOT 66**

May 21, 2021

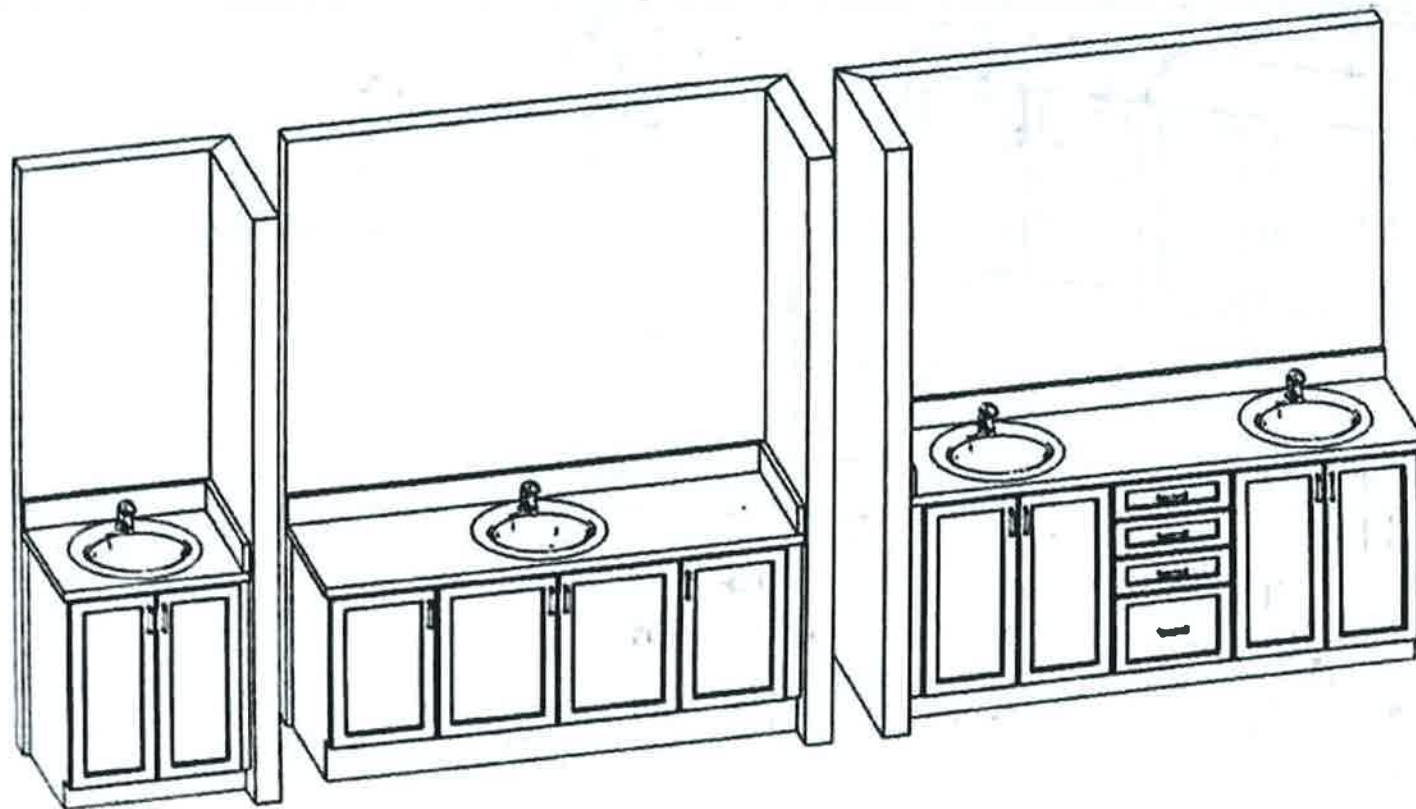
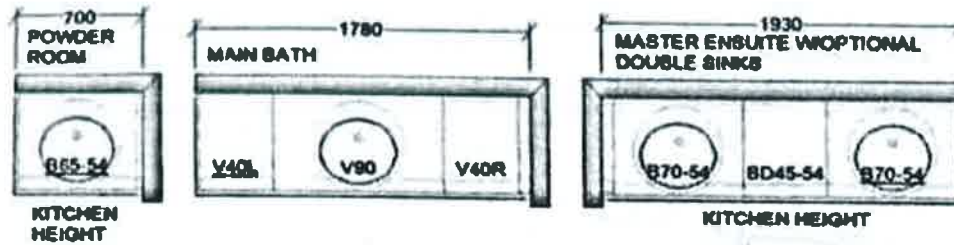
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NORTH OAKVILLE
LOT 66

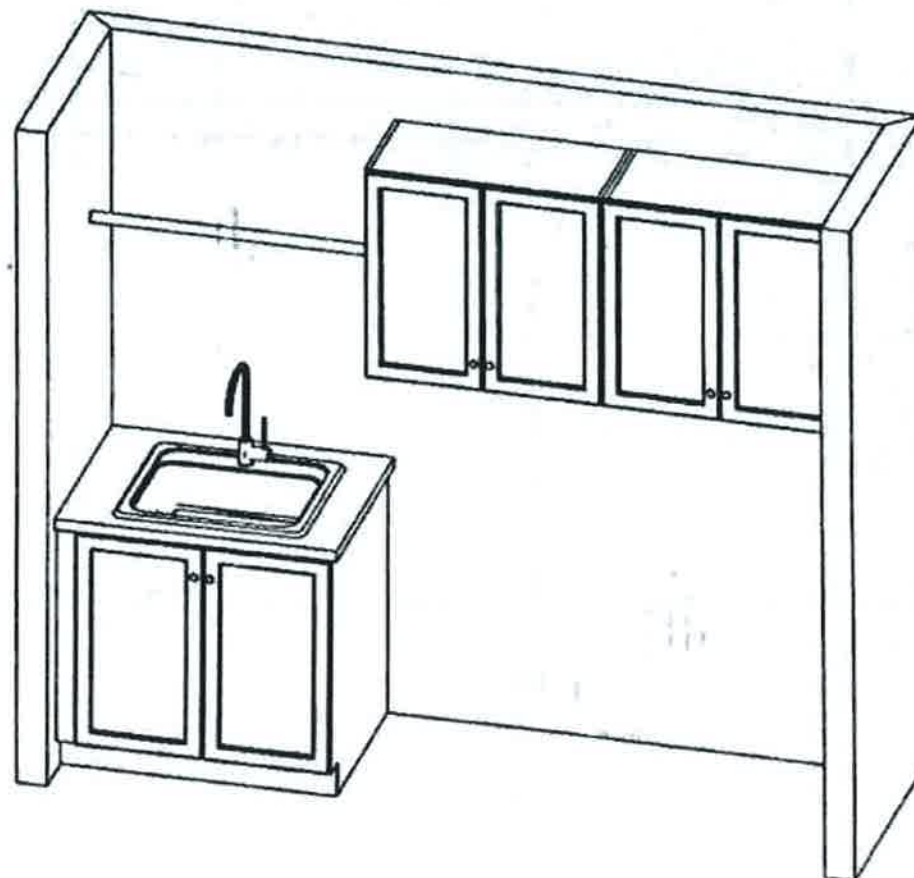
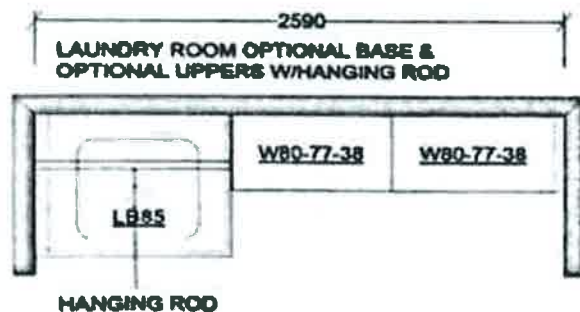
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FRENDEL
SINCE 1978
1880 Peachtree Road, Atlanta, GA 30329

**VALERY HOMES
NORTH OAKVILLE
LOT 66**

May 21, 2021

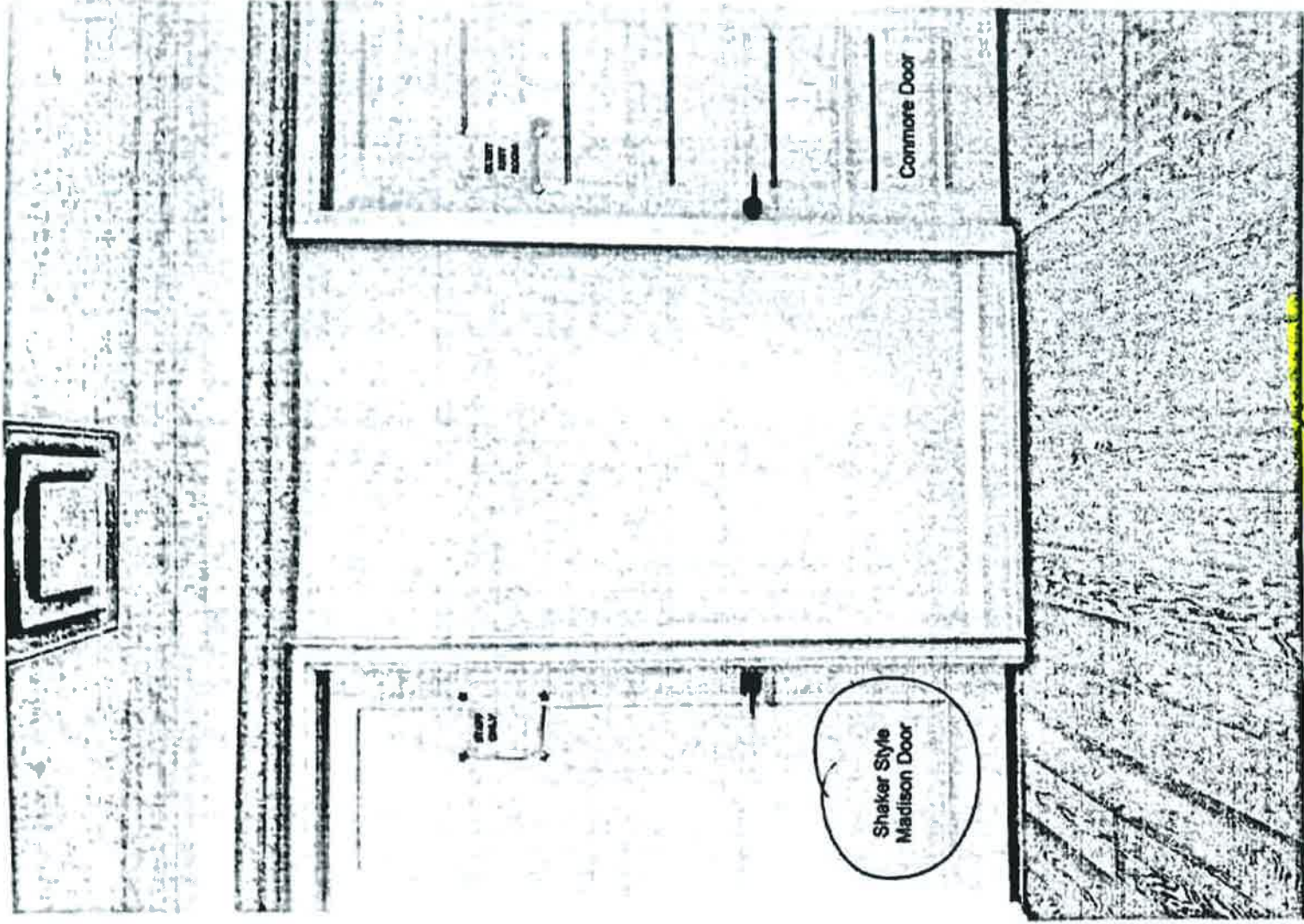
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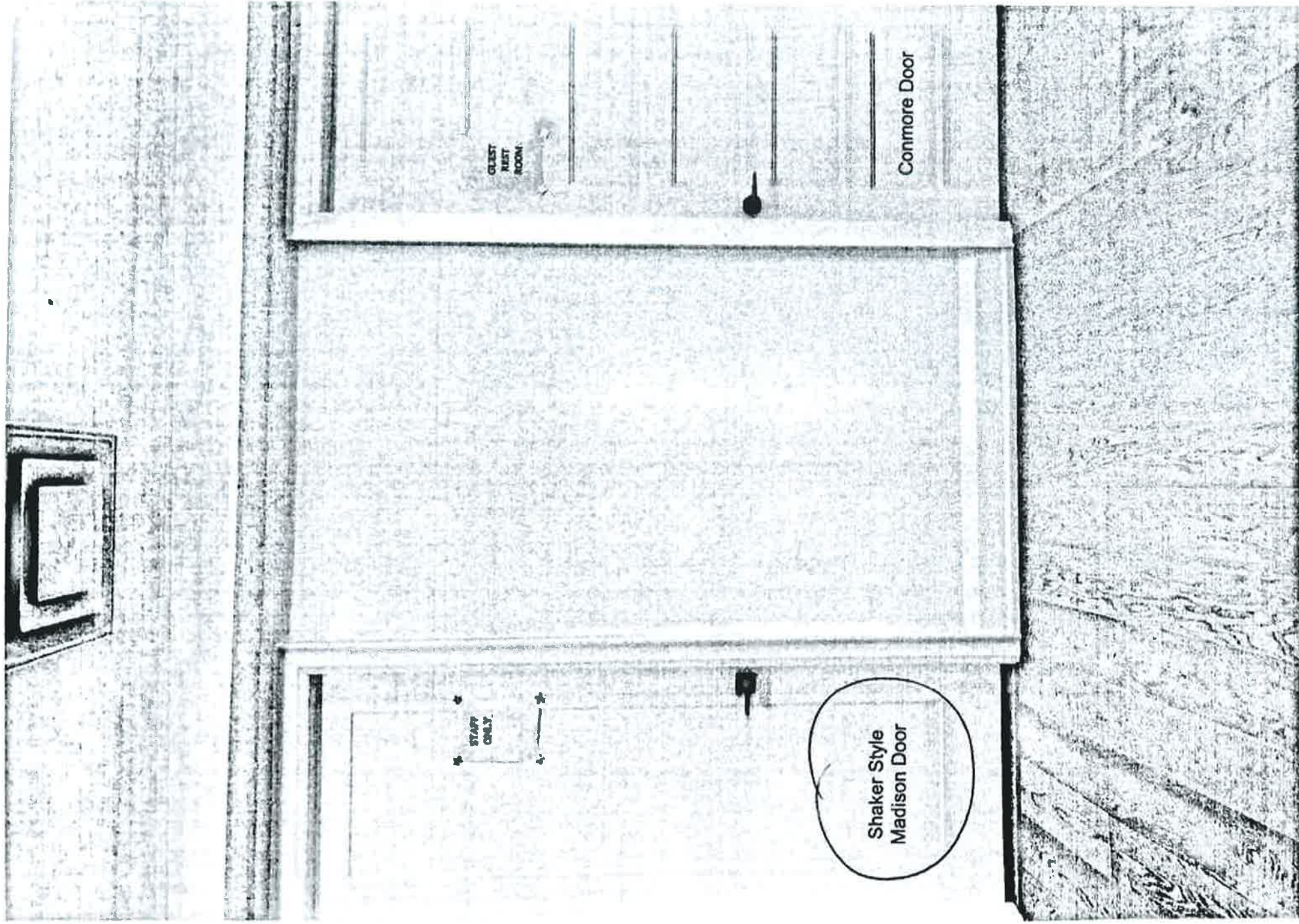
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MAY 27 2021



Lot 66
M3.5
May 21, 2021

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MAY 27 2021



RECEIVED
MAY 27 2021

Lot 66
May 21, 2021