

Scheduled Closing Date: Friday, August 11, 2023

Purchasers: Yuhui Hu & Suqiong Chen
Telephone Res. / Bus: / (647) 381-8196
Decor Advisor: Dean-Marie Gray

Property: 74 of Plan -
Project: Joshua Creek - Phase 1
Model and Elevation: BIRCH HILL (42-01) C

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	2, Camden Oak, Porcini CL	Std. TCE 2019	96650
Laundry Room	2, Camden Oak, Porcini CL	Std. TCE 2019	96650
Powder Room	N/A		
Shared Bath	2, Camden Oak, Porcini CL	Std. TCE 2019	96650
Master Ensuite Bathroom	2, Camden Oak, Porcini CL	Std. TCE 2019	96650
Second Ensuite Bathroom (If Applic.)	2, Camden Oak, Porcini CL	Std. TCE 2019	96650
Basement Bath	2, Camden Oak, Porcini CL	Std. TCE 2019	96650

Comment

*MUDROOM BENCH: 2, Camden Oak, Porcini CL COUNTER: TCE 2019 HARDWARE: 96650

2. Floor Tile

	Selection
Entrance Vestibule	Nord, Lithium 24 x 24
Main Hall	-
Kitchen / Breakfast	Nord, Lithium 24 x 24
Laundry Room	Malena Ice 13 x 13
Powder Room	Nord, Lithium 24 x 24 (Includes Mud Room)
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

Nord, Lithium 24 x 24 to go in Mudroom

3. Wall Tile

	Selection	Custom	Describe
Shared 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	No
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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

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	Std. 5" Wellington Heights Rockwo	Upper Landing	Std. 5" Wellington Heights Rockwo
Kitchen / Breakfast	-	Upper Hall	Std. 5" Wellington Heights Rockwo
Living Room	-	Master Bedroom	-
Dining Room	Std. 5" Wellington Heights Rockwo	Bedroom #2	-
Family Room	Std. 5" Wellington Heights Rockwo	Bedroom #3	-
Den/Library	Std. 5" Wellington Heights Rockwo	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	

Comment

Colour of standard Hardwood is Rockwood

6. Carpeting

	Upgrade	Description
Ground Floor	☐	N/A
Second Floor	☐	6761 H608 First Light
Basement	☐	6761 H608 First Light

	Type	Area
Upgrade Underpad	*Upg 2, 1/2" HD	*BASEMENT ONLY
Carpet on Stairs	Capped N/A	Runner - *Upgrade

Comment

7. Fireplace

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

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

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

STANDARD

Railing Colour

ROCKWOOD

Stringer / Riser

ROCKWOOD

Spindle Colour

BLACK

Treads

ROCKWOOD

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas

SOUTHERN SHADOW

Trim Paint

White

Smooth Ceilings

Ground Floor

☐

Second Floor

☐

Note

STANDARD

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

UPGRADE WALL OVEN, & COOK TOP. SEE SPECS ATTACHED

13. Heating and Air Conditioning

Air Conditioning NONE

Gas Provisions Stove NO

Gas Provisions Dryer NO

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: _____

BIRCH HILL
21

Lot 74
Dec. 4, 2023
S&W

Lot 74
May 16, 2022
S&W

ⓔ — Electric

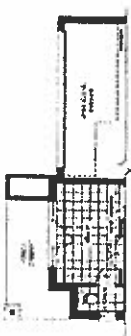
Recycle Centre

Recycle Cabinet
will open — additional set of upper & base cabinets

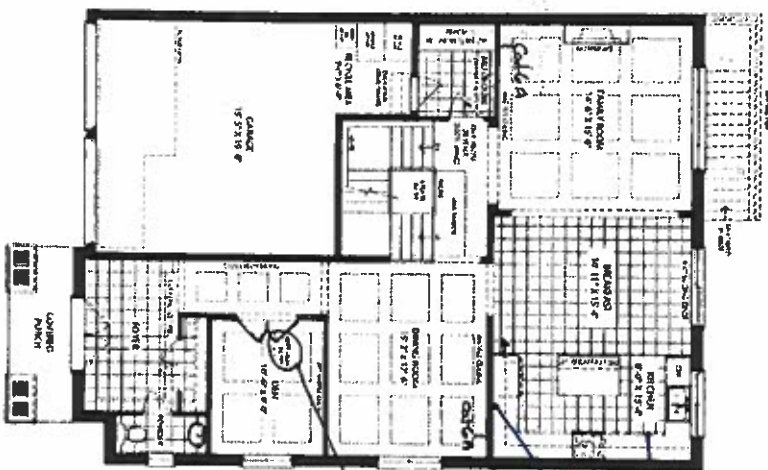
ⓔ Plug-240V for
oven &
110 V for
microwave.
Fridge will make
1 foot to accommodate
oven.

Install
Double Doors
96" h. Std.

PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C



GROUND FLOOR ELEV. A

JOSHUA CREEK
MONTAGE

VALÉRY

三

Dec. 4, 2023

SECURITY FUNDING: A

74-701
 May 16, 2022
 SAC



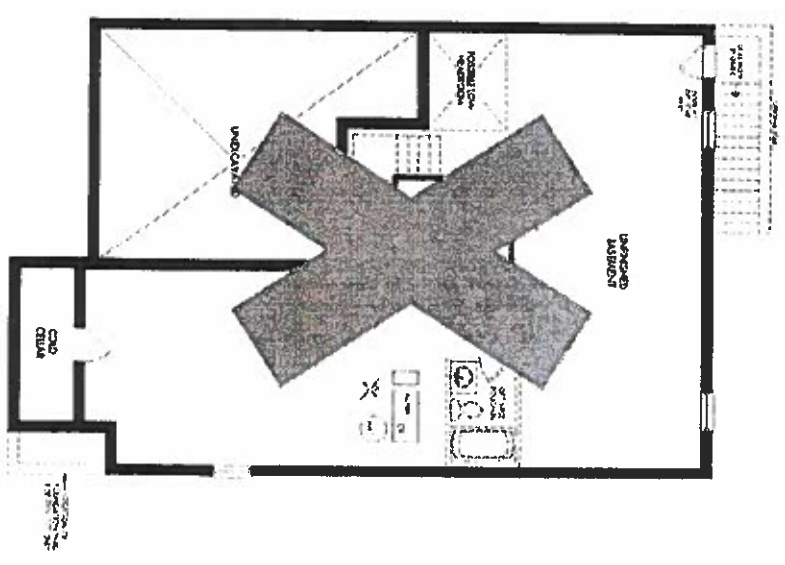
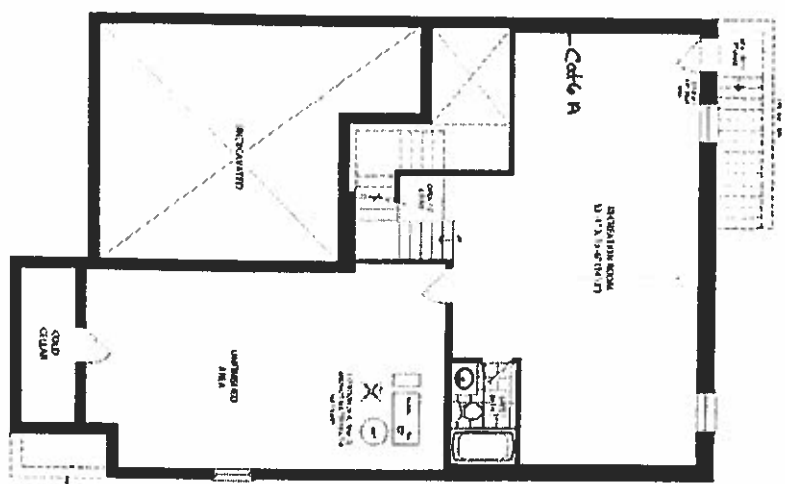
PARTIAL SECOND FLOOR FIVE C

MONTAGE

2010

BIRCH HILL

Lot 74
Dec. 4, 2023

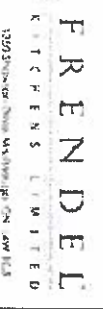


Lot 74
Dec 16, 2022

JOSHUA CREEK
MONTAGE

VALERY

REVISIONS
2023-01-03



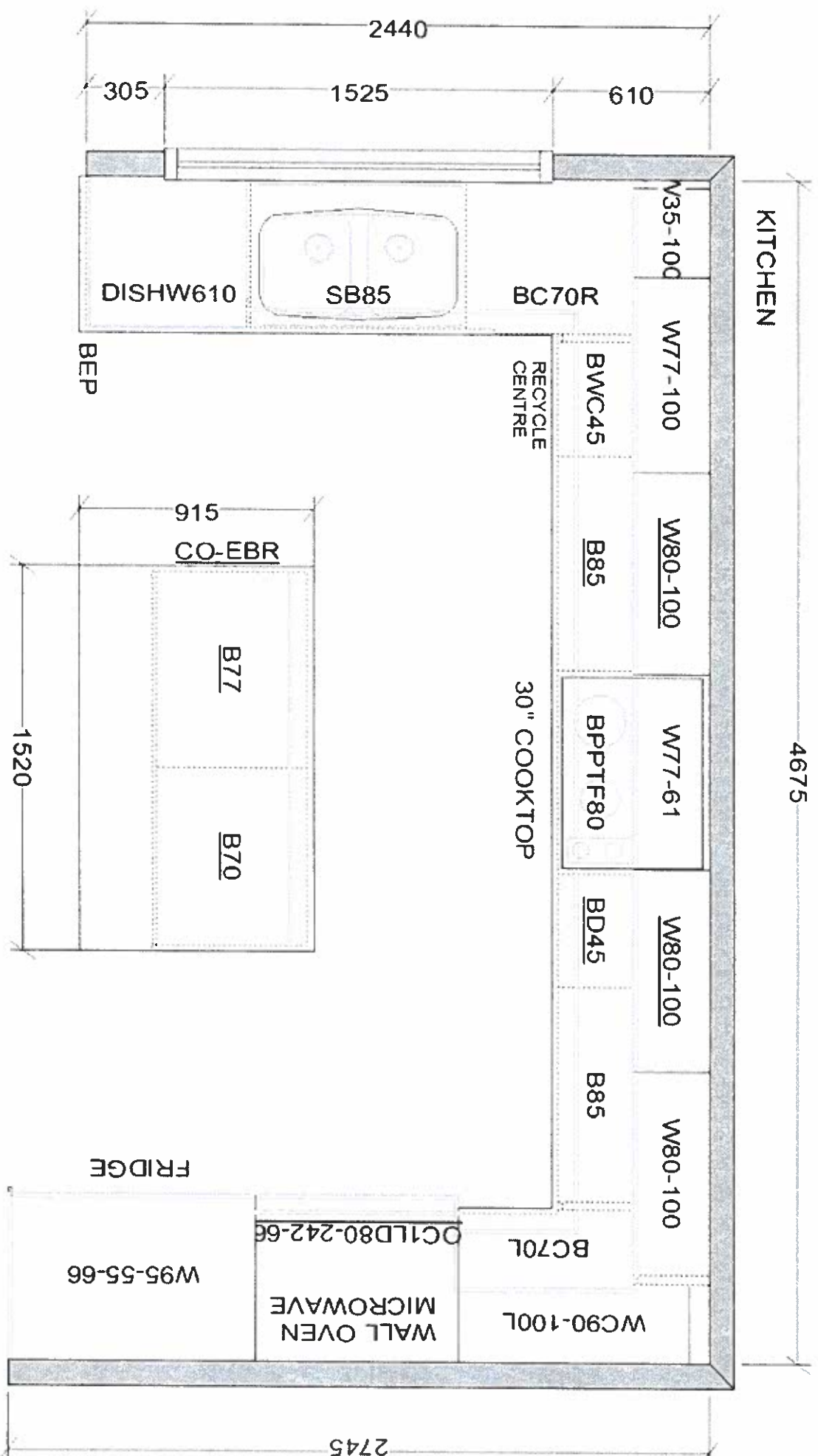
LOT 74

Dec. 6, 23

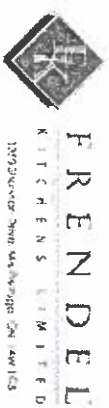
Drawn By:
Date: December 5, 2023
Scale: Not To Scale

Approved By Builder:

Date:



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



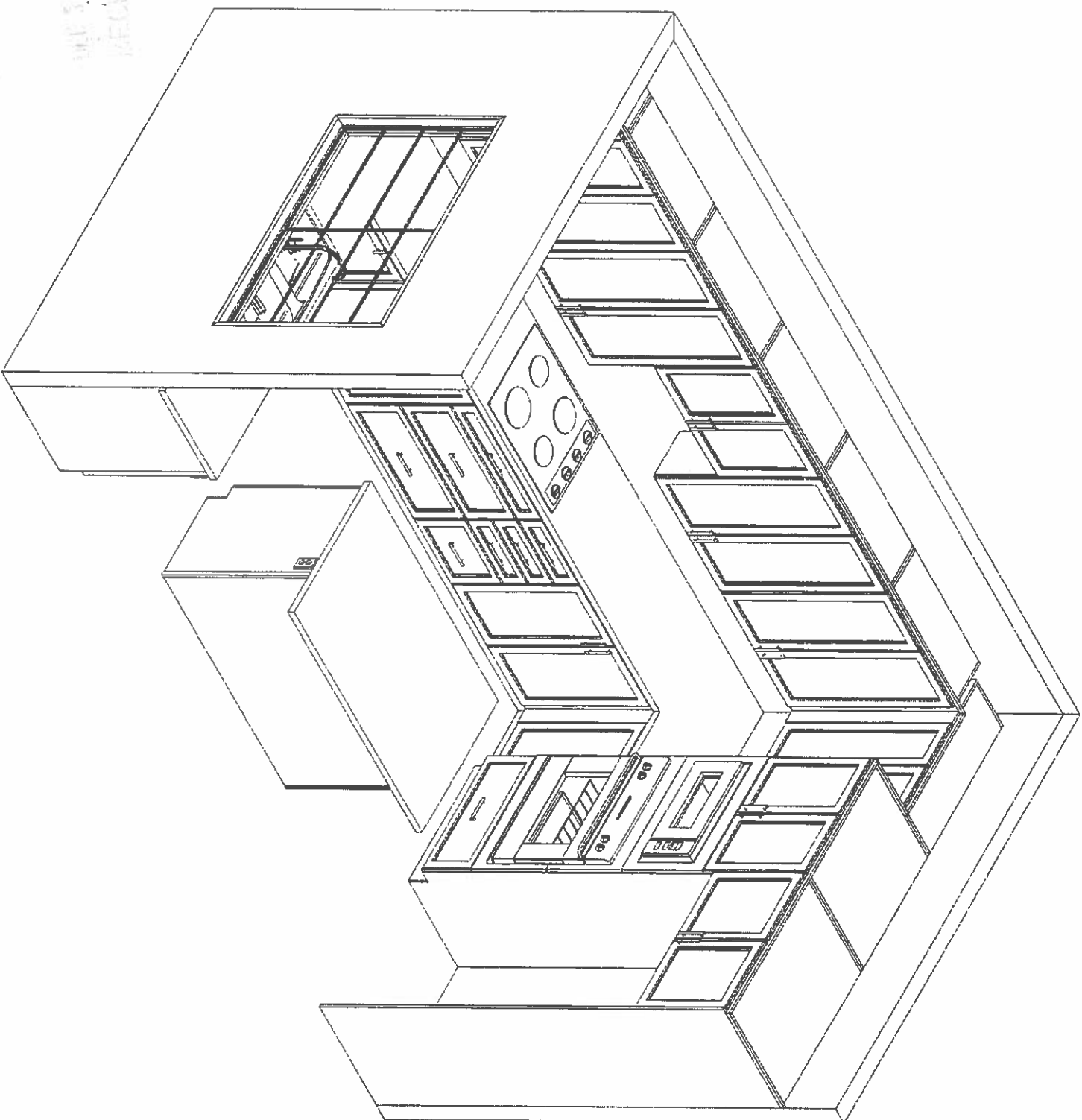
VALERY HOMES
JOSHUA CREEK
LOT 74

☐ ☐
Dec. 6, 23

Drawn By:
Date: December 5, 2023
Scale: Not To Scale

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Date:



FOR THE
OWNER'S USE ONLY

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FRENDEL
KITCHENS LIMITED
20750-100th Ave, Maple Ridge, BC V2X 1C3

VALERY HOMES
JOSHUA CREEK
LOT 74

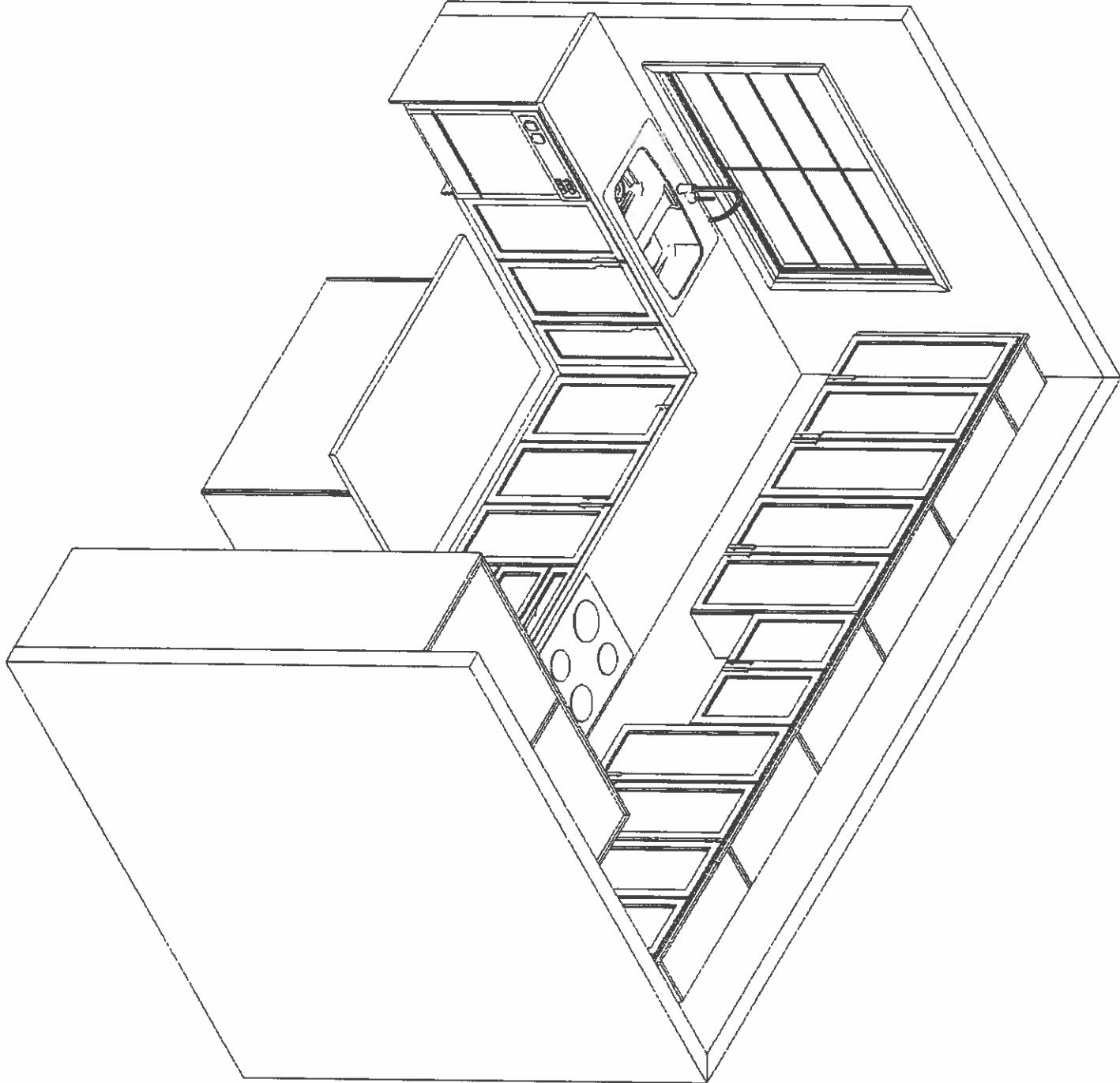
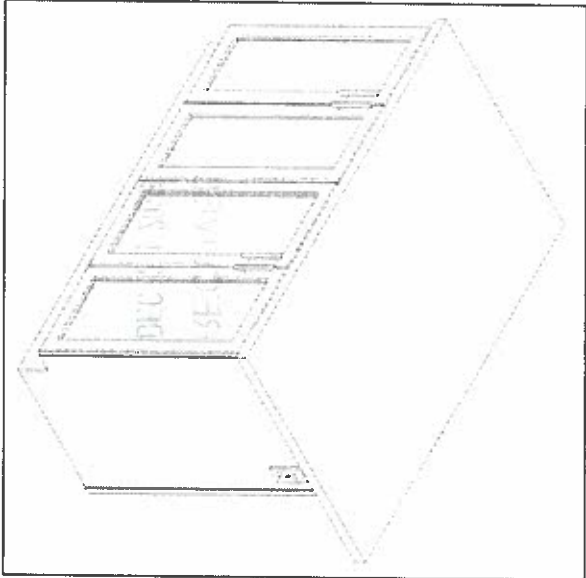


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