

Scheduled Closing Date: September 5, 2023

Purchasers: Muhammad, Shahab Siddiqui & Shaima Reyaz Property: 87 of Plan -
Telephone Res. / Bus: / (416) 676-2446 Project: Joshua Creek - Phase 1
Decor Advisor: Dean-Marie Gray Model and Elevation: CASTLEFIELD (42-04) B

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

1. Cabinetry	Style and Colour	Counter	Hardware
Kitchen / Breakfast	6, MANCHESTER PAINT,Winter White	TCE 2014	9677
Laundry Room	2, SLAB LPL, STAINLESS	TCE 1504	9677
Powder Room	-		
SHARED BATH	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677
BASEMENT BATH	2, HUGES 3DL, ONTARIO WHITE	TCE 1504	9677

Comment
MUDROOM: 2, HUGES 3DL, ONTARIO WHITE

2. Floor Tile	Selection
Entrance Vestibule	MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
Laundry Room	SATIN WHITE MATTE PRESSED, 13 X 13
Powder Room	MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
SHARED BATH	*UPG. 2, CLASSIC CALACATTA 18 X 18
Master Ensuite Bathroom	*6, ETERNA SERIES, CALACATTA TAUPE, POLISHED 24 X 48
Second Ensuite Bathroom (If Applicable)	*UPG. 2, CLASSIC CALACATTA 18 X 18
Lower Landing (If Applicable)	
BASEMENT BATH	MALENA ICE, 13 X 13

Comment
MUDROOM: MAXSTONE SERIES, LIGHT GREY, POLISHED 24 X 24
MASTER SHOWER FLOOR: *CALACATTA TAUPE, MATTE 2X2 MOSAIC

3. Wall Tile	Selection	Custom	Describe
SHARED BATH	*2, Classic Calacatta 18 x 18	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	Eterna Calacatta Taupe 24x48	☐ Yes ☒ No	POLISHED
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	*2, Classic Calacatta 18 x 18	☐ Yes ☒ No	
BASEMENT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment
BACKSPLASH TO BE IN A BRICK PATTERN

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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. UPGRADE KITCHEN SINK AND SOAP DISPENSER

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	BISTRO 5" OAK, FRAPPE	Upper Landing	BISTRO 5" OAK, FRAPPE
Kitchen / Breakfast	-	Upper Hall	BISTRO 5" OAK, FRAPPE
Living Room	-	Master Bedroom	-
Dining Room	BISTRO 5" OAK, FRAPPE	Bedroom #2	-
Family Room	BISTRO 5" OAK, FRAPPE	Bedroom #3	-
Den/Library	BISTRO 5" OAK, FRAPPE	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	W6461 SPIREA, H554 ALABASTER
	☐	W6461 SPIREA, H554 ALABASTER

Upgrade Underpad

Type

STANDARD

Area

Carpet on Stairs

Capped

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				GAS					
Colour / Stain				STANDARD					
Surround				WHITE PAINT-GRADE					
Hearth				BIANCO CARARRA					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

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

FRAPPE

Stringer / Riser

FRAPPE

Spindle Colour

BLACK

Treads

FRAPPE

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

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

Standard Appliances ☐

Over The Range Microwave ☐

Chimney Style Fan ☐

Above Kitchen Cabinet Light ☐ Yes ☒ No

Below Kitchen Cabinet Light ☒ Yes ☐ No

Comment

13. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Gas Provisions Stove

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:

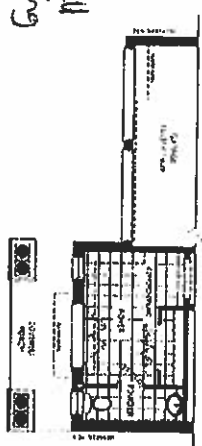
Signature: _____ Date: _____

Revised
Oct. 1, 23

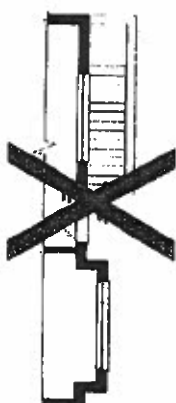
- Remove all nib walls and flat arches along main hall, den/dining room
- Remove coffered ceiling from first part of main hall
- Widen den slightly to line up with dining room
- Install 10 (ten) waffles in ceiling of dining and den



PARTIAL GROUND FLOOR ELEV. C



PARTIAL GROUND FLOOR ELEV A, B & C
WITH OPT. EXTERIOR STAIR



878

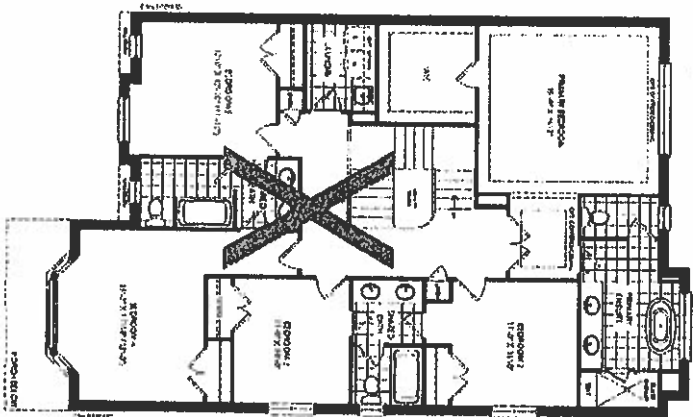
Oct. 7, 22

778 to

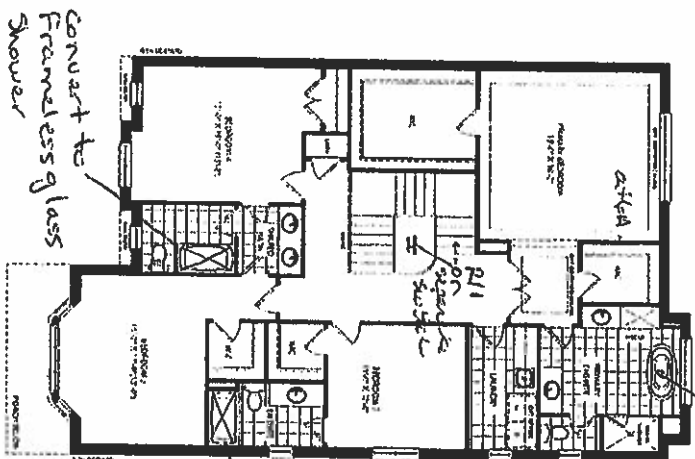
Mar. 4, 24

CASTLEFIELD

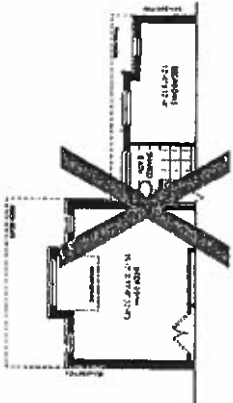
42-4



OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM



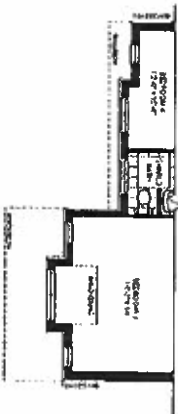
SECOND FLOOR ELEV. A



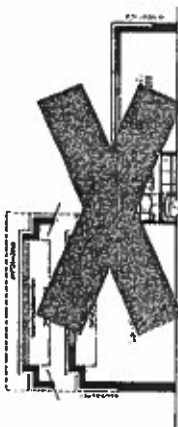
PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK

MONTAGE

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO REVISIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE. SOME SPECIFICATIONS, ROOM SIZES AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. OPTIONAL FEATURES, WHEN APPLICABLE, MAY BE OBTAINED BY ADDING THE APPROPRIATE COST TO THE TOTAL PROJECT COST. A SCHEDULE FOR FURTHER DETAILS, ALL DIMENSIONS ARE APPROXIMATE. E & OF ALL RIGHTS RESERVED. DRAWING NO. 42-4.

VALERY
HOMES

Set 87
424, 22

Set 87
424, 24

42-4



UNFINISHED BASEMENT ELEV. A, B & C

PARTIAL FINISHED BASEMENT PLAN ELEV. A, B & C
WITH OPT EXTERIOR STAIR

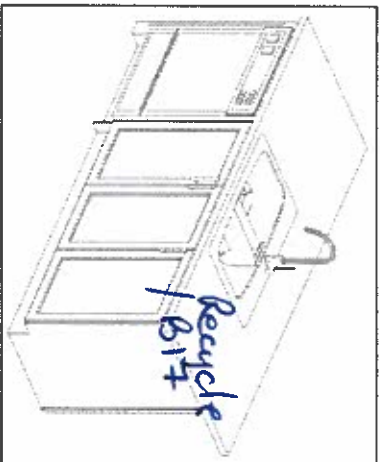
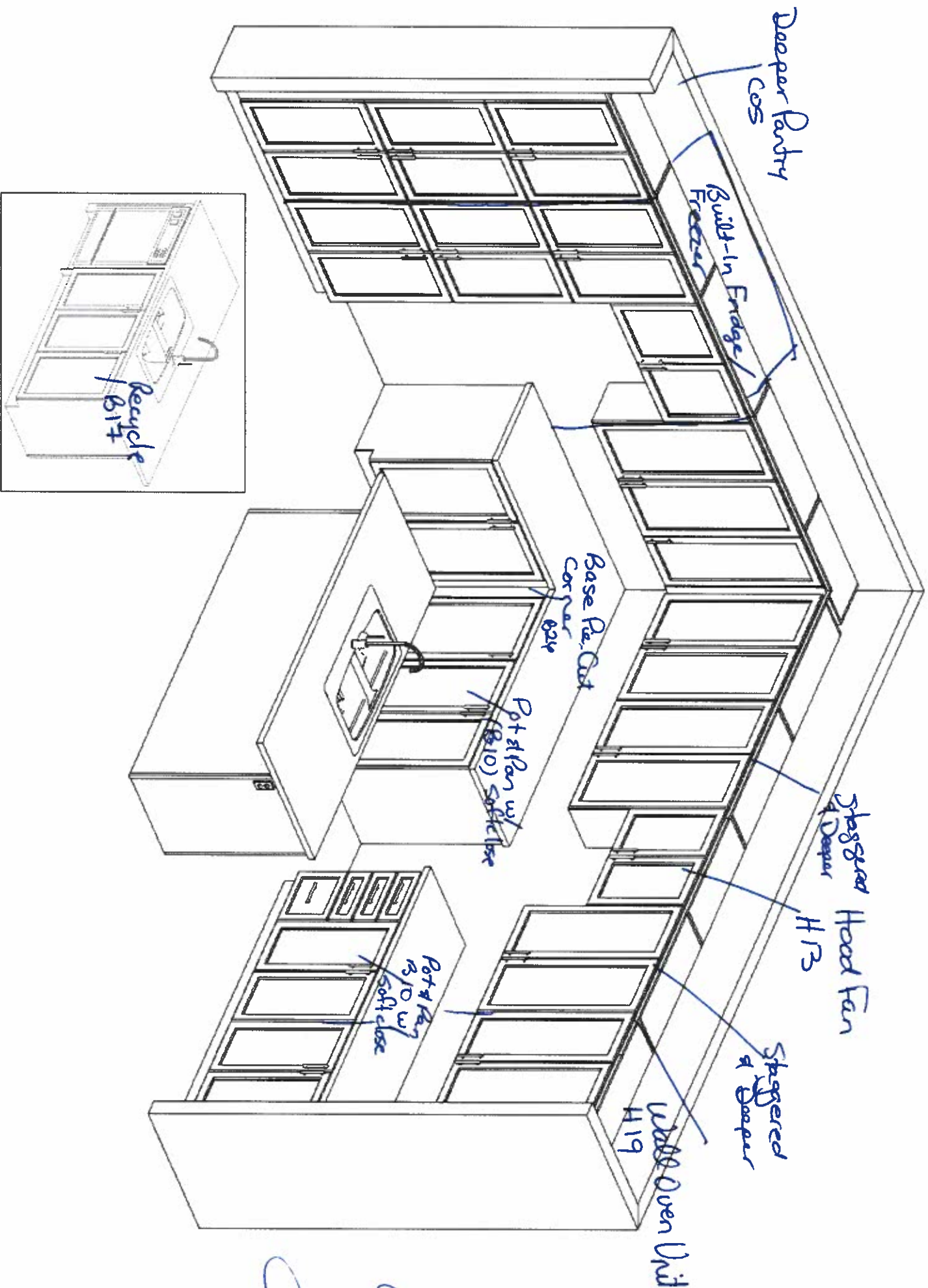
Paused
Oct. 1, 23

08.4.22

8700

2078

2006. 4, 24



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

 FRENDEL KITCHENS LIMITED 1350 SHEPPARD AVE. EAST, MARKHAM, ONTARIO L3R 9V3	VALERY HOMES JOSHUA CREEK 42-4	• Crown moulding • Valance lighting • Stacked Cabinets • Deep Stacked
Not 87 46 42 46 4, 24		
Drawn By: Date: November 27, 2023 Scale: Not To Scale		
Approved By Builder: Date:		