

Scheduled Closing Date: November 7, 2023

Purchasers: Deepak Sood & Nishu Singhania

Property: 89 of Plan -

Telephone Res. / Bus: / (647) 983-6456

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: CASTLEFIELD (42-04) A

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	2, HURON, ONTARIO WHITE	TCE 2014	9677
Laundry Room	2, HURON, ONTARIO WHITE	TCE 2019	9661
Powder Room	-		
SHARED BATH	2, Manchester Oak, Shale Grey CL	TCE 2019	135
Master Ensuite Bathroom	2, HURON, ONTARIO WHITE	TCE 2019	9661
Second Ensuite Bathroom (If Applic.)	2, Manchester Oak, Shale Grey CL	TCE 2019	135
BASEMENT BATH	2, HURON, ONTARIO WHITE	TCE 1504	135

Comment

MUDROOM: CABINET: 2, MANCHESTER OAK, SHALE GREY CL HARDWARE: 9677
BASEMENT BATH: CABINET: 2, HURON, ONTARIO WHITE COUNTER: TCE 1504 HARDWARE: 135

2. Floor Tile

	Selection
Entrance Vestibule	MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	MALENA CARBON 13 X 13
Powder Room	MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
SHARED BATH	KEATON ICE 13 X 13
Master Ensuite Bathroom	CINQ WHITE 13 X 13
Second Ensuite Bathroom (If Applicable)	KEATON ICE 13 X 13
Lower Landing (If Applicable)	
BASEMENT BATH	MALENA ICE 13 X 13

Comment

MUDROOM: MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	KEATON ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	CINQ WHITE 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON 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

Comment

SHOWER FLOOR: SHARED & ENS. 2: SOHO TAUPE MATTE; MASTER SHOWER FLOOR: SOHO WARM GREY MATTE

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4. Plumbing Fixtures

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

Comment

ALL PLUMBING FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

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

Comment

HARDWOOD: WELLINGTON HEIGHTS, HAND SCRAPED MAPLE, 5" IN ROCKWOOD

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	A4531 SPARTACUS 16611 SANDY BEIGE
BASEMENT	☐	A4531 SPARTACUS 16611 SANDY BEIGE

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				ELECTRIC					
Colour / Stain				NEFL50CHD					
Surround									
Hearth									

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

THROUGHOUT MAIN FLOOR: SEE INVOICE FOR LOCATIONS

10. Railings and Spindles

Railing Package *UPG. 7, SINGLE COLLAR/ DOUBLE COLLAR/ SINGLE, W/SHOES, WINDSOR HANDRAIL AND CHAMFERED POST

Railing Colour ROCKWOOD

Spindle Colour BLACK

Stringer / Riser ROCKWOOD

Treads ROCKWOOD

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

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- 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: _____

Cabinets must be purchased at colour appt. for Sink

Relocate Sink under window

Relocate Dishwasher here

Relocate Standard light

6 pots on separate switch Keep standard light

6 pots on separate switch Keep standard light

Delete Gas Fireplace

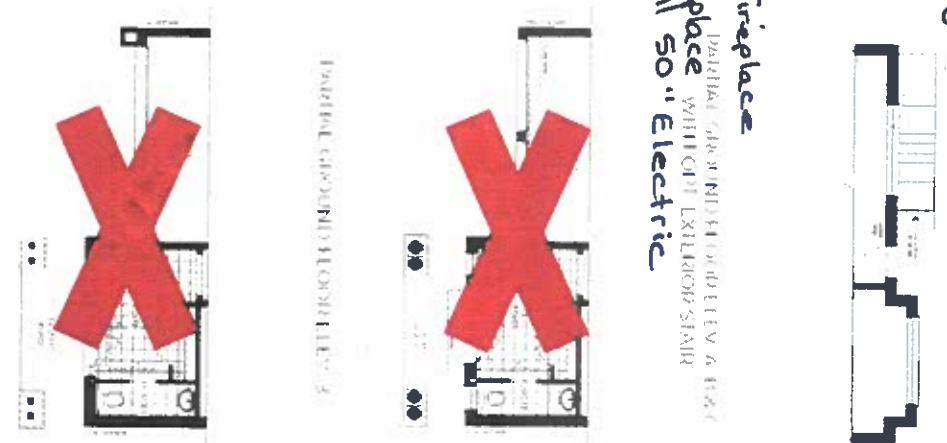
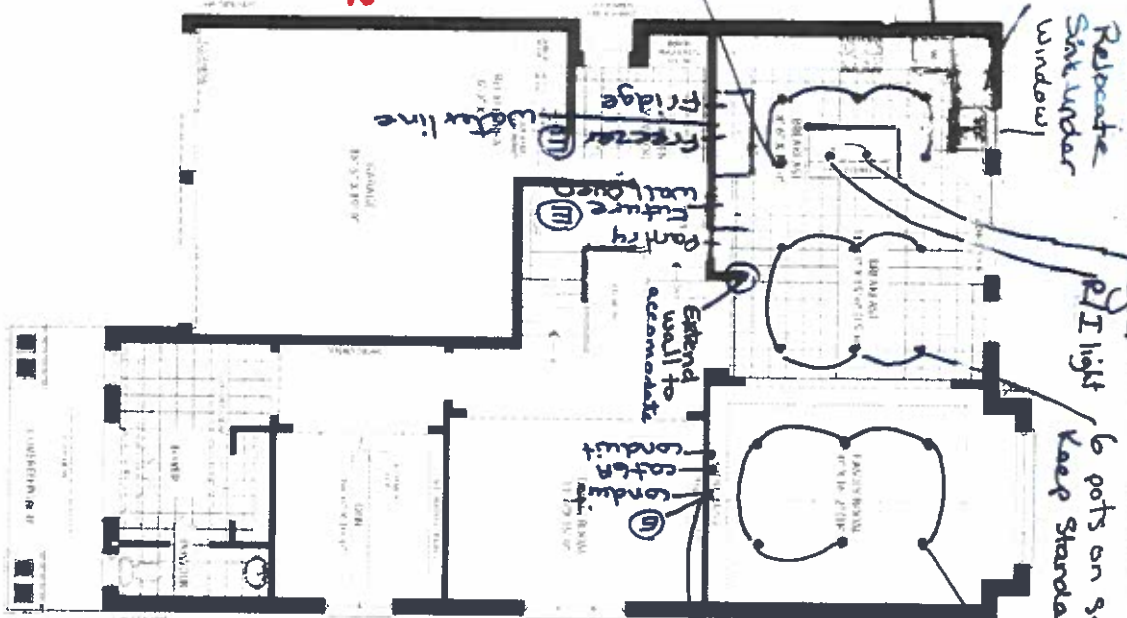
Relocate Fireplace with out EXTERIOR STAIR
(E)

- Revert to Standard/Original Kitchen plan. Sink will remain under window & island will be smaller to accommodate it.
- Electrical Points Separate switch will remain as purchased * Revised Kitchen plan attached but will be roughed in and capped for future use.
- See revised kitchen plan

Not 89



Apr. 9, 24



JOSHUA CREEK

MONTAGE

GROUND FLOOR PLAN

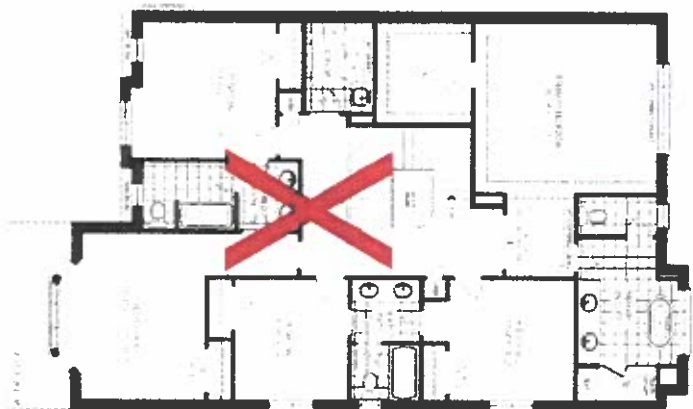
PARTIAL GROUND FLOOR PLAN

Not 89

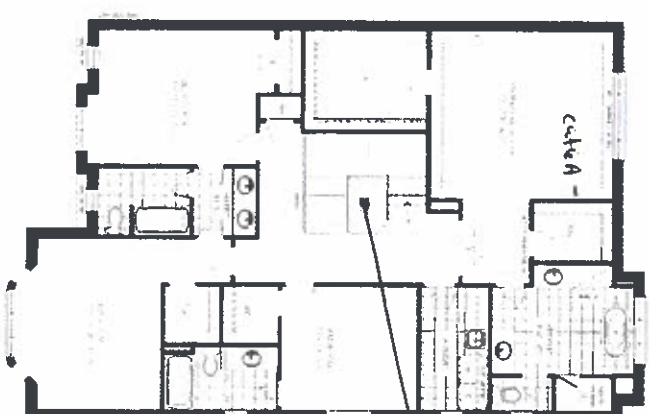
Apr. 21, 23



VALENTINE HOMES



OPTIONAL SECOND FLOOR PLAN A
5111 PROXIM



SECOND FLOOR PLAN A

Lot 89 () ()
Apr. 21, 23

Lot 89
○ ○

Apr. 9, 24



PARTIAL SECOND FLOOR PLAN B
5111 PROXIM



PARTIAL SECOND FLOOR PLAN C
5111 PROXIM



PARTIAL SECOND FLOOR PLAN D



PARTIAL SECOND FLOOR PLAN E

JOSHUA CREEK
MONTAGE

VALERY
HOMES

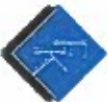
4-2-4

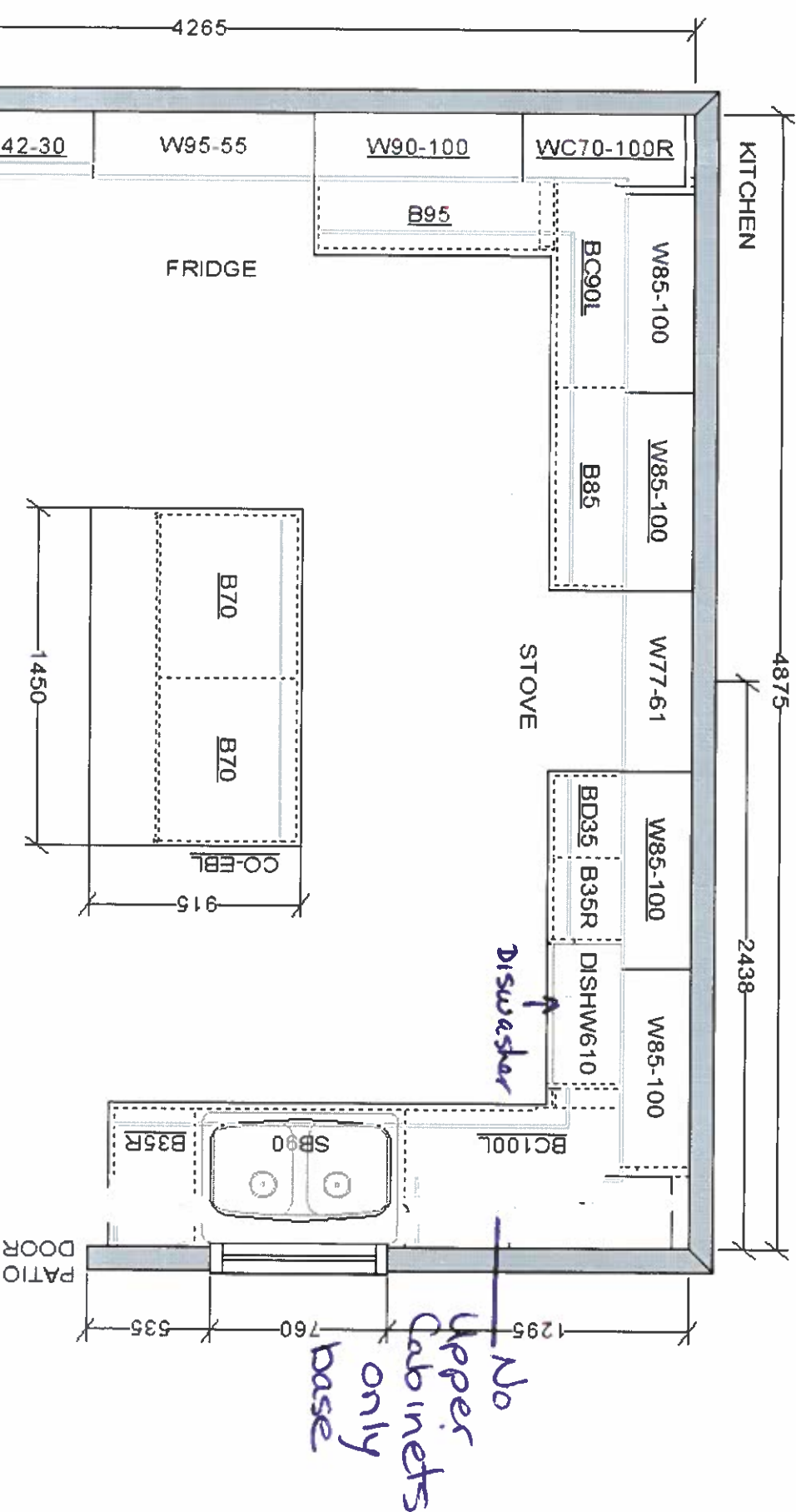


* Walk-Up Basement
is Deleted

MONTAGE

VALERY

 F R E N D E L K I T C H E N S L I M I T E D (350 Sheppard Drive, Markham, ON L4W 1G3)	VALERY HOMES JOSHUA CREEK LOT 89	 <i>Mr. 13, 24</i>
Drawn By: Date: March 11, 2024 Scale: Not To Scale		
Approved By Builder: Date:		



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