

Scheduled Closing Date: January 8, 2024

Purchaser: IQBAL, MUHAMMAD UMAIR

Property: 88 of Plan -

Telephone Res. / Bus: /

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: LIBERTY (42-03) C

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*CHARLESTON 3DL, ORCHID	*MSI 2, CALACATTA CLASSIQUE	9677
Laundry Room	2, HURON, ONTARIO WHITE	TCE 1504	135
Powder Room	**2, HURON, ONTARIO WHITE	**TCE 1504	135
SHARED BATH	2, HURON, ONTARIO WHITE	TCE 1504	135
Master Ensuite Bathroom	2, HURON, ONTARIO WHITE	TCE 1504	135
Second Ensuite Bathroom (If Applic.)	2, HURON, ONTARIO WHITE	TCE 1504	181
ENSUITE 5	2, HURON, ONTARIO WHITE	TCE 1504	135

Comment

KITCHEN ISLAND: CABINET: *3, SIMCOE, MOONLIGHT MUDROOM: CABINET: 2, HURON, CAFE NOIR HARDWARE: 135
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	Maxstone Series, Light Grey Polished 24 x 24
Laundry Room	KEATON ICE, 13 X 13
Powder Room	
SHARED BATH	MELINA ICE, 13 X 13
Master Ensuite Bathroom	MELINA ICE, 13 X 13
Second Ensuite Bathroom (If Applicable)	KEATON ICE, 13 X 13
Lower Landing (If Applicable)	
ENSUITE 5	MELINA ICE, 13 X 13

Comment

MUDROOM: Maxstone Series, Light Grey Polished 24 x 24
BASEMENT: MELINA ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	MELINA ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	CINQ GREY, 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON ICE, 8 X 10	☐ Yes ☒ No	
ENSUITE 5	MELINA ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment

BASEMENT BATH: MELINA ICE, 8 X 10

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4. Plumbing Fixtures

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

Comment

SEE STRUCTURAL UPGRADES

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*NOUVEAU 6, 6 1/2" CERVINO	Upper Landing	*NOUVEAU 6, 6 1/2" CERVINO
Kitchen / Breakfast	-	Upper Hall	*NOUVEAU 6, 6 1/2" CERVINO
Living Room	-	Master Bedroom	-
Dining Room	*NOUVEAU 6, 6 1/2" CERVINO	Bedroom #2	-
Family Room	*NOUVEAU 6, 6 1/2" CERVINO	Bedroom #3	-
Den/Library	*NOUVEAU 6, 6 1/2" CERVINO	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	-

Comment

HARDWOOD: NOUVEAU 6, EUROPEAK OAK, 6 1/2" IN CERVINO

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	A4531 SPARTACUS, 84558 BEACH SHELL
BASEMENT	☐	A4531 SPARTACUS, 84558 BEACH SHELL

Upgrade Underpad	Type	Area
	STANDARD	
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				ALLURAVISION 50" DEEP					
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

*FRENCH DOORS (2) 1-PANEL FRENCH CLEAR GLASS

9. Plaster Mouldings and Medallions

Standard Throughout ☐ Yes ☒ No ☐ N/A

Entrance Vestibule Kitchen/Breakfast

Main Hall A222 6X6 HALLWAY Den/Library

Living Room Lower Landing

Dining Room Other Room - Specify

Family Room A222 6X6 WAFFLES

Comment

10. Railings and Spindles

Railing Package STANDARD

Railing Colour CERVINO Spindle Colour BLACK

Stringer / Riser CERVINO Treads CERVINO

Comment Oak Stairs ☒ Yes ☐ No ☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas DESIGNER GREY

Trim Paint White

Smooth Ceilings

Ground Floor ☒

Second Floor ☒

Note BASEMENT IS SMOOTH

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 14 SEER

Gas Provisions Stove YES

Gas Provisions Dryer NO

Gas Provisions Barbecue STD

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: _____

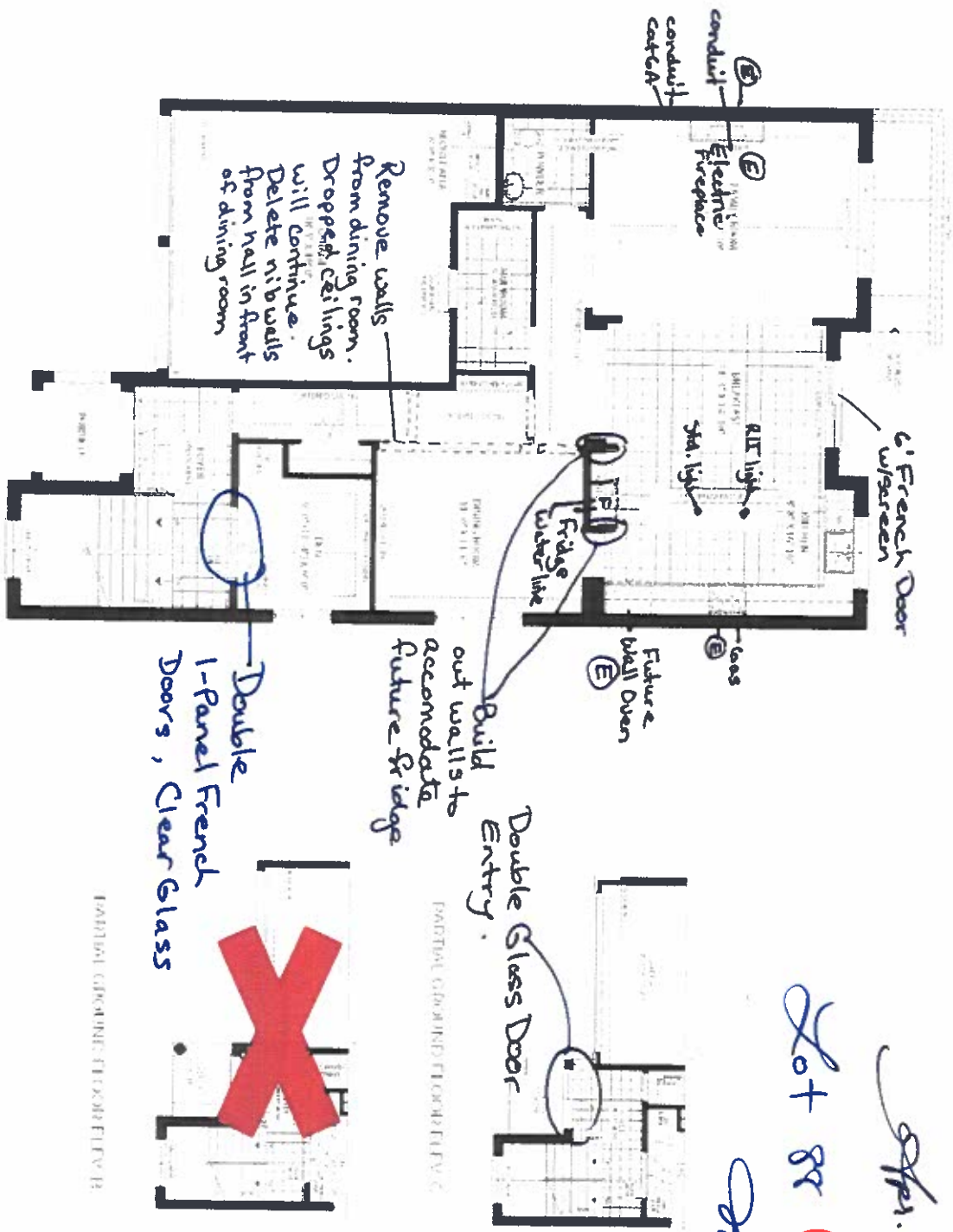
Lot 88

Apr. 27, 23

Lot 88

Apr. 25, 24

GROUND FLOOR PLAN A

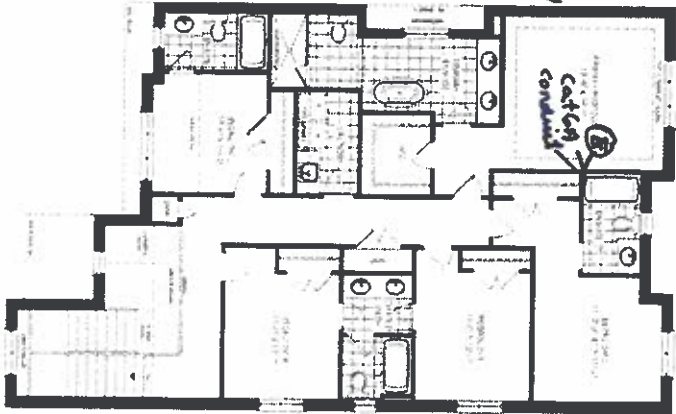


PARTIAL GROUND FLOOR PLAN B

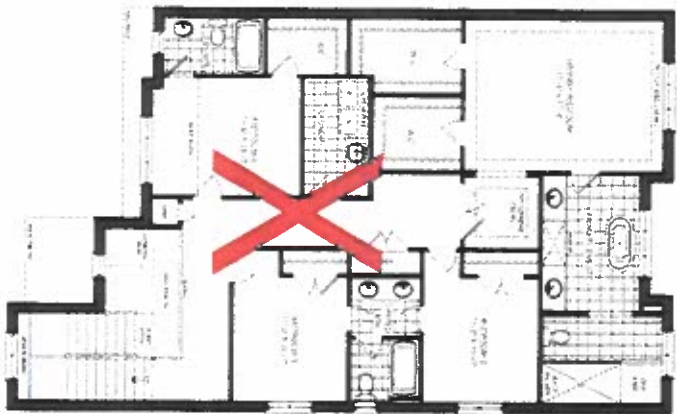
LIBERTY

42-3

Primary Bdrm
* Conduit and Plug
to be 5' off finished
floor



OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM



SECOND FLOOR ELEV. A

Lot 88

Apr. 27, 23

Lot 88



Apr. 25, 24

PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



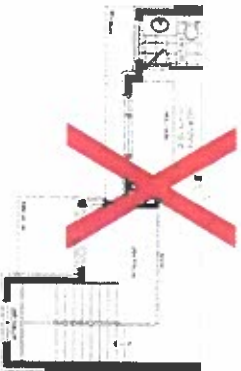
PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C



JOSHUA CREEK

MONTAGE

JP

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VALERY
HOMES

42-3



MONTAGE

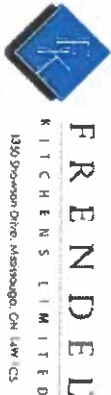
VALERY HOMES

7088

edra. 27, 23

$$\frac{8}{8} + 8$$

Jan. 25, 24



VALERY HOMES
JOSHUA CREEK
42-3

STANDARD FEATURES:

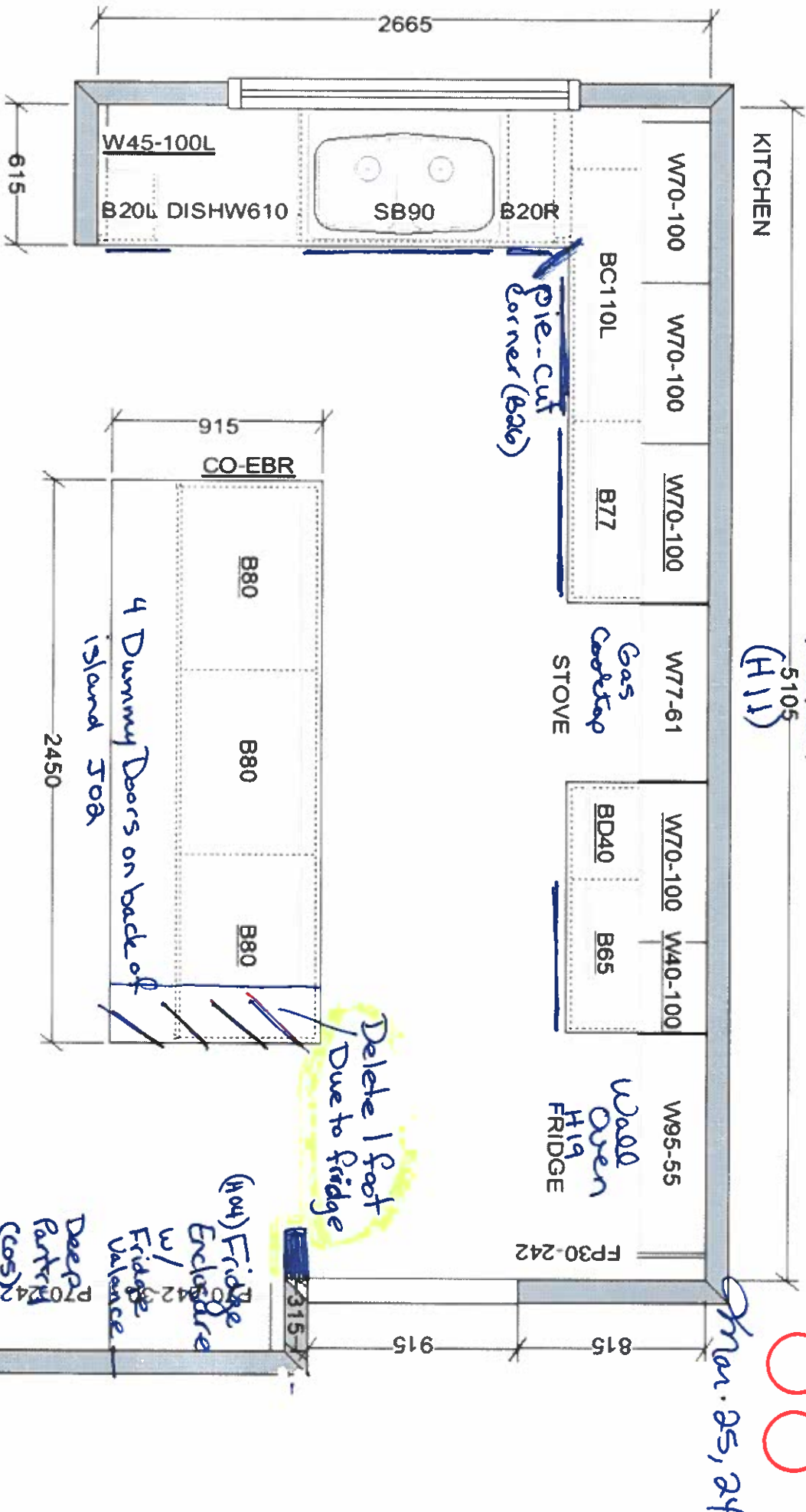
- 100cm Upper cabinets
- Backing on Kitchen and Bath cabinets except sinks
- Kitchen & Bath countertops by others
- Post-form laminate countertops in Laundry

- Crown
- Light Valance
- 5 top Drawers
- 1 dummy drawer at sink

Drawn By:
Date: November 27, 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.