

Scheduled Closing Date: October 18, 2023

Purchasers: REEMA PATEL & ASHISH PATEL

Property: 50 of Plan -

Telephone Res. / Bus: / (647) 648-1627

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: LIBERTY (42-03) B

Layout Changes: ☒ Yes ☐ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, SIMCOE ORCHID	*MSI 2 CARRARA CALDIA	9677
Laundry Room	2, HURON, ONTARIO WHITE	TCE 2019	9677
Powder Room	-		
SHARED BATH	2, HURON, ONTARIO WHITE	TCE 2019	9677
Master Ensuite Bathroom	2, HURON, ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
ENSUITE 4	2, HURON, ONTARIO WHITE	TCE 1504	9677

Comment

MUDROOM: CABINETS: 2, MANCHESTER OAK, OYSTER CL

BASEMENT BATH: CABINETS: 2, MANCHESTER OAK, SHALE GREY CL COUNTER: TCE 1504 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5, LA MARCA, CALACATTA PAONAZZO 24 x 24 POLISHED
Main Hall	-
Kitchen / Breakfast	*UPG. 5, LA MARCA, CALACATTA PAONAZZO 24 x 24 POLISHED
Laundry Room	KEATON ICE, 13 X 13
Powder Room	*UPG. 5, LA MARCA, CALACATTA PAONAZZO 24 x 24 POLISHED
SHARED BATH	KEATON ICE, 13 X 13
Master Ensuite Bathroom	KEATON ICE, 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
ENSUITE 4	KEATON ICE, 13 X 13

Comment

MUDROOM: *UPG. 5, LA MARCA, CALACATTA PAONAZZO 24 x 24 POLISHED

BASEMENT BATH: KEATON ICE 13 X 13

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
ENSUITE 4	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	*YES

Comment

BASEMENT BATH: KEATON ICE, 8 X 10

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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Other Room - Specify

Powder Room

Other Washroom

Comment

ALL FIXTURES TO BE STANDARD

5. Hardwood Flooring

Type and Stain

Main Hall

BISTRO, 5" OAK IN FRAPPE

Kitchen / Breakfast

-

Living Room

-

Dining Room

BISTRO, 5" OAK IN FRAPPE

Family Room

BISTRO, 5" OAK IN FRAPPE

Den/Library

BISTRO, 5" OAK IN FRAPPE

Entrance Vestibule

-

Lower Landing (If Applicable)

-

Type and Stain

Upper Landing

BISTRO, 5" OAK IN FRAPPE

Upper Hall

BISTRO, 5" OAK IN FRAPPE

Master Bedroom

-

Bedroom #2

-

Bedroom #3

-

Bedroom #4

-

Bedroom #5

-

Other Room - Specify

Comment

6. Carpeting

Upgrade

Ground Floor

Second Floor

BASEMENT

Description

W6461 SPIREA H554 ALABASTER

W6461 SPIREA H554 ALABASTER

Type

Upgrade Underpad

STANDARD

Area

Capped

Carpet on Stairs

Runner - *Upgrade

Comment

7. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

GAS

Mantle Type

STANDARD

Colour / Stain

WHITE PAINT-GRADE

Surround

GRIGIO CARNICO

Hearth

NONE

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

STANDARD

Interior Trim

STANDARD

Comment

* DEN DOOR: 1-PANEL FRENCH
FRONT DOOR GRIP LOCK: LONDON

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

6X6 A-222

IN WAFFLE

Comment

10. Railings and Spindles

Railing Package

STANDARD

Railing Colour

FRAPPE

Stringer / Riser

FRAPPE

Spindle Colour

BLACK

Treads

FRAPPE

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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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

Gas Provisions Stove

Gas Provisions Dryer

Gas Provisions Barbecue

Comment

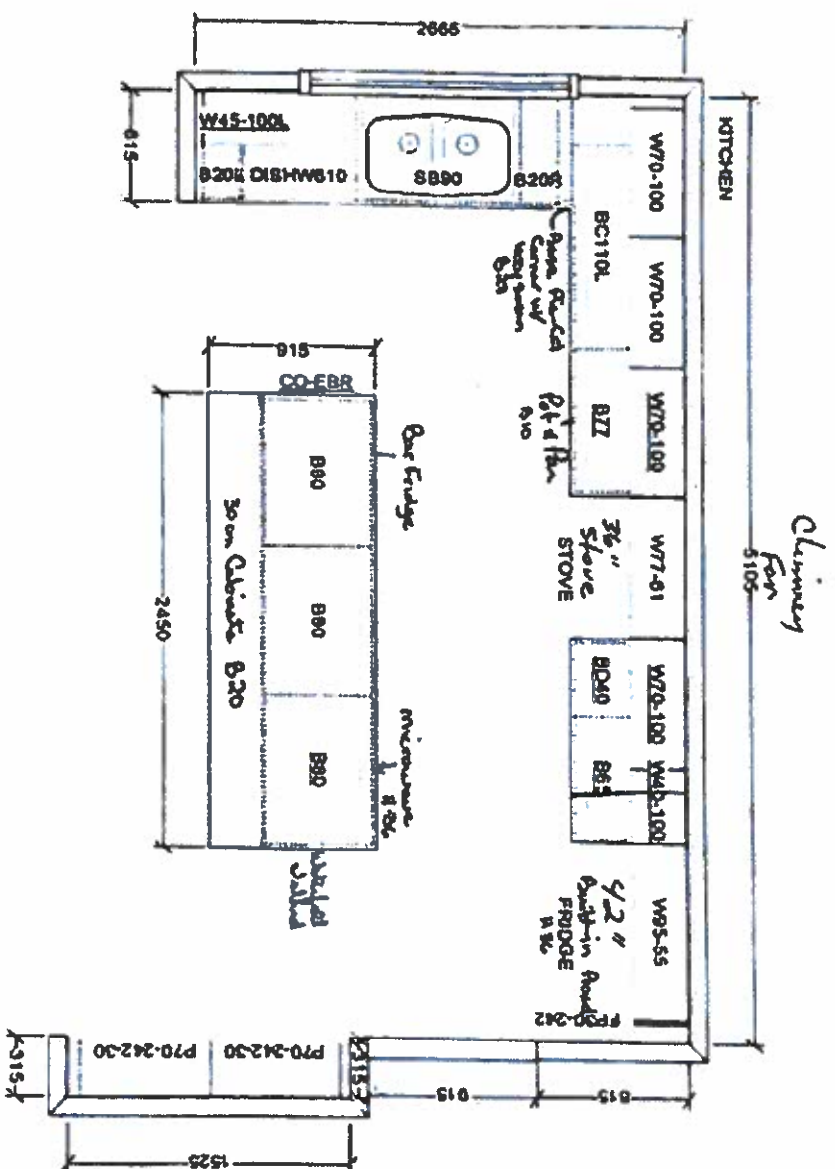
14. Additional Comments

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:

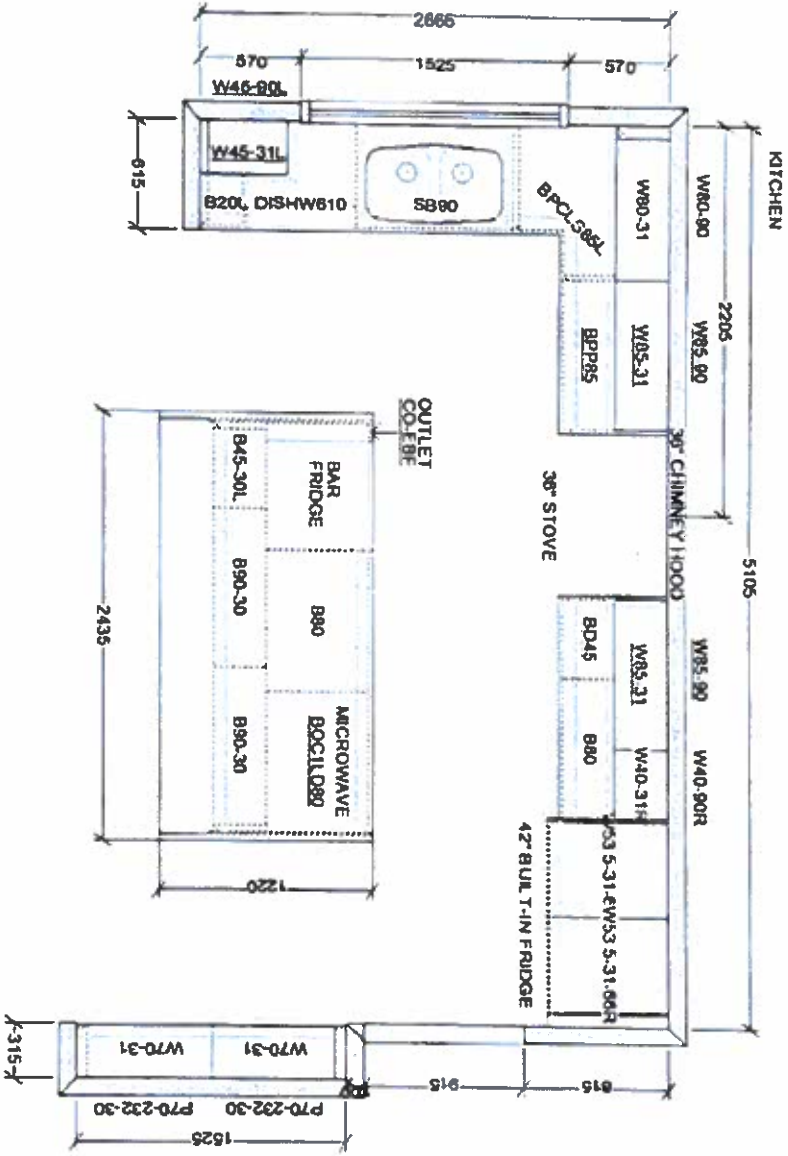
Signature: Date:



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

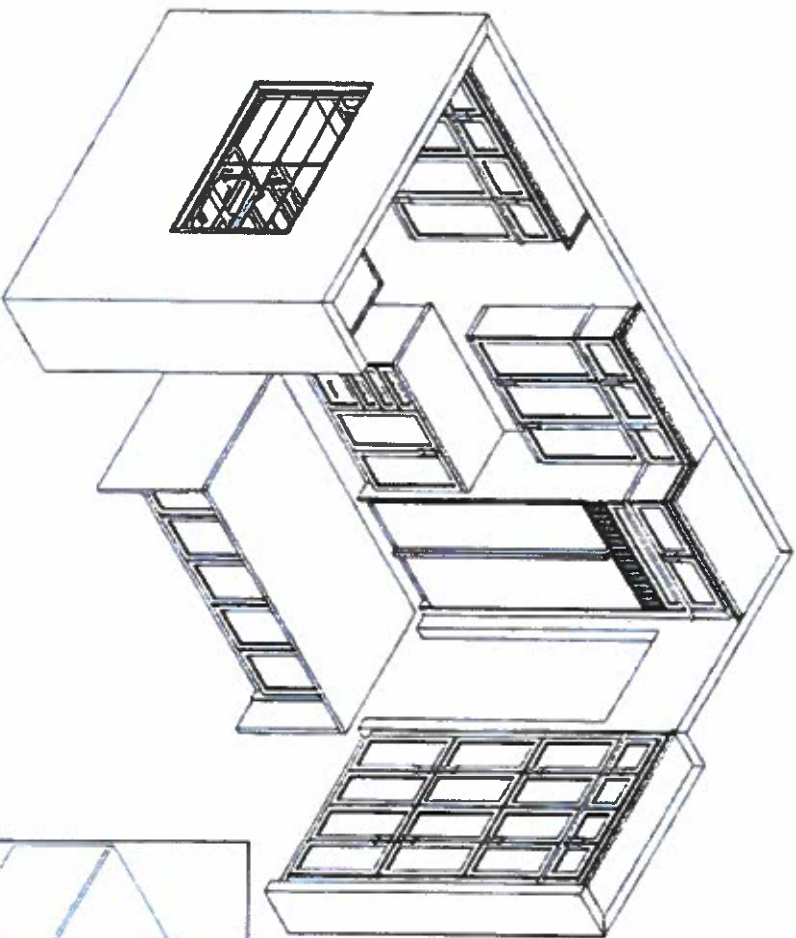
 F R E N D E L VALERY HOMES JOSHUA CREEK 42-3	STANDARD FEATURES: • 100cm upper cabinet • Acting on kitchen and • Both cabinets except this • Kitchen & both countertops • By others • Post-form laminate • Countertops in laundry Where Light • Crown Molding • Shaded Upers Not 50 9.24	Drawn By: Date: November 27, 2023 Scale: Not to Scale	Approved By: Builder Date:
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 IRPND LLC 10000 100th Ave NE, Suite 100 Redmond, WA 98073	VALERY HOMES JOSHUA CREEK LOT 50
Drawn By: _____ Date: April 16, 2024 Scale: Not To Scale	
Approved By Builder: _____ Date: _____	

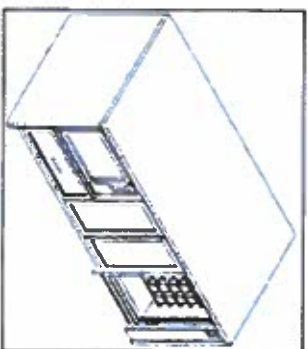


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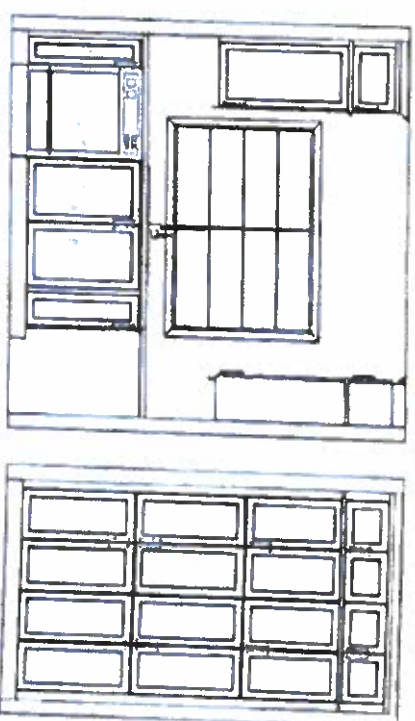
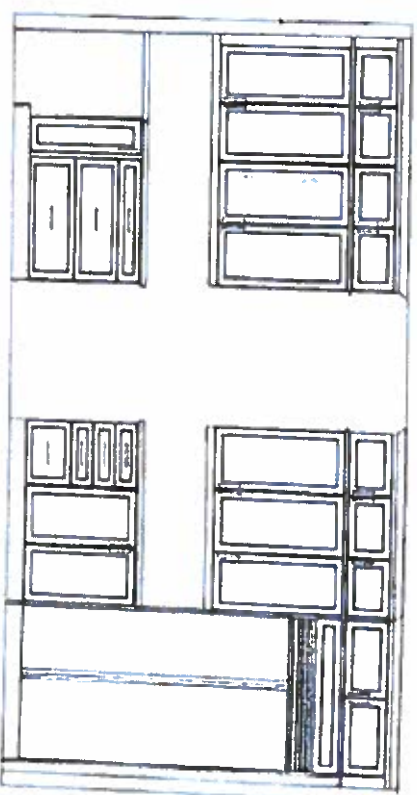


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MR RP

 FRENDEL CREATING CONNECTIONS OF PEOPLE AND PURPOSE SINCE 1984	VALERY HOMES JOSHUA CREEK LOT 50		Drawn By: Date: April 15, 2024 Scale: Not To Scale	Approved By: Builder: Date:
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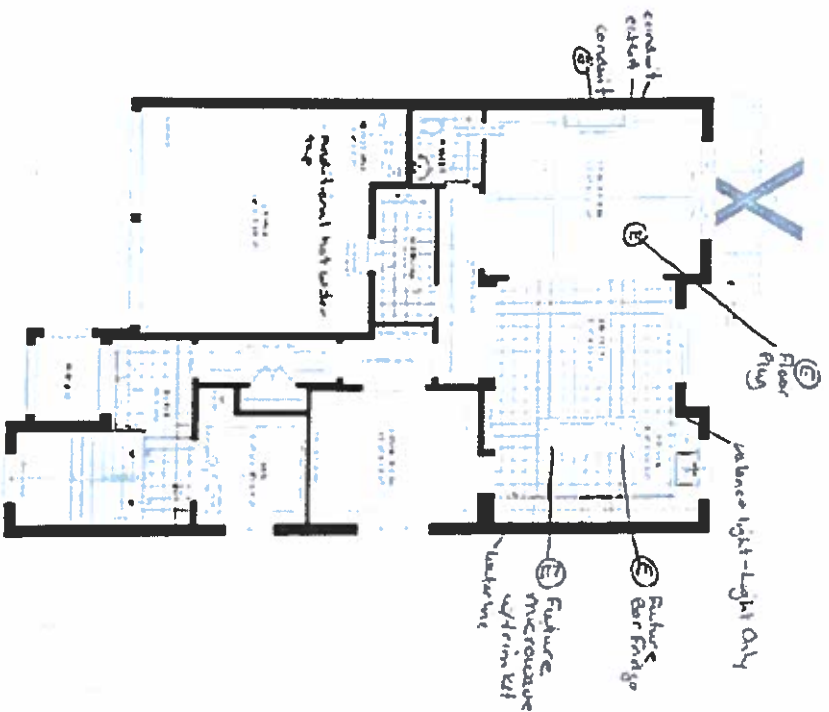


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RP RP

 FRENDEL HOMES	VALERY HOMES JOSHUA CREEK LOT 50
Drawn By: Date: April 15, 2024 Scale: Not to Scale	
Approved By Builder: Date:	

LIBERTY



20150 (K) (A)

Dec. 27, 22

20150

Apr. 9, 24



JOSHUA CREEK
MONTAGI

VALERY

LIBERTY



OFFICE SECOND FLOOR A



OFFICE SECOND FLOOR B

Lot 50 (R) (R)

Dec 27, 22

Lot 50

Apr. 9, 24



OFFICE SECOND FLOOR C



OFFICE SECOND FLOOR D



OFFICE SECOND FLOOR E



OFFICE SECOND FLOOR F

JOSHUA CREEK
MONTAGE

VALERY
MONTAGE

LIBRARY



SECTION 4001 SECTION 4002 TO 4004 F.V.A
2nd fl. below rd



SECTION 4005 SECTION 4006 TO 4007 F.V.B
2nd fl. below rd

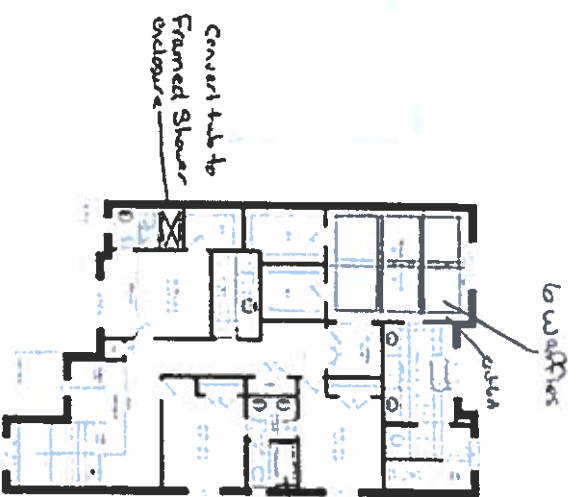
SECTION 4008 SECTION 4009 TO 4010 F.V.C
2nd fl. below rd

JOSHUA CREEK
MONTAGE

SECTION 4011 SECTION 4012 TO 4013 F.V.A
2nd fl. below rd

SECTION 4014 SECTION 4015 TO 4016 F.V.B
2nd fl. below rd

VALLEY

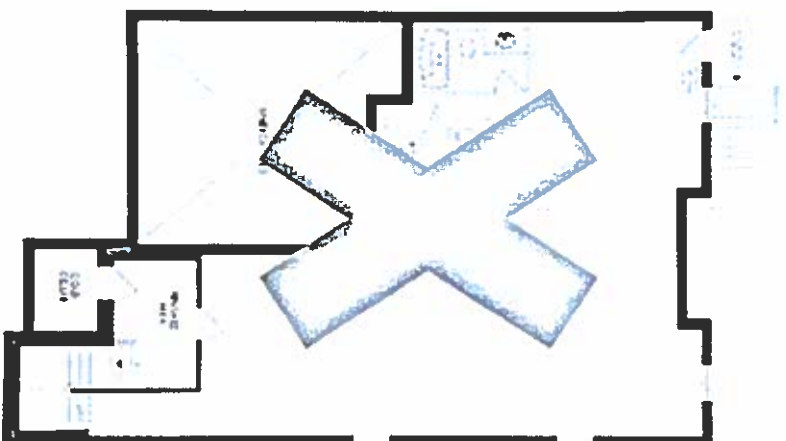
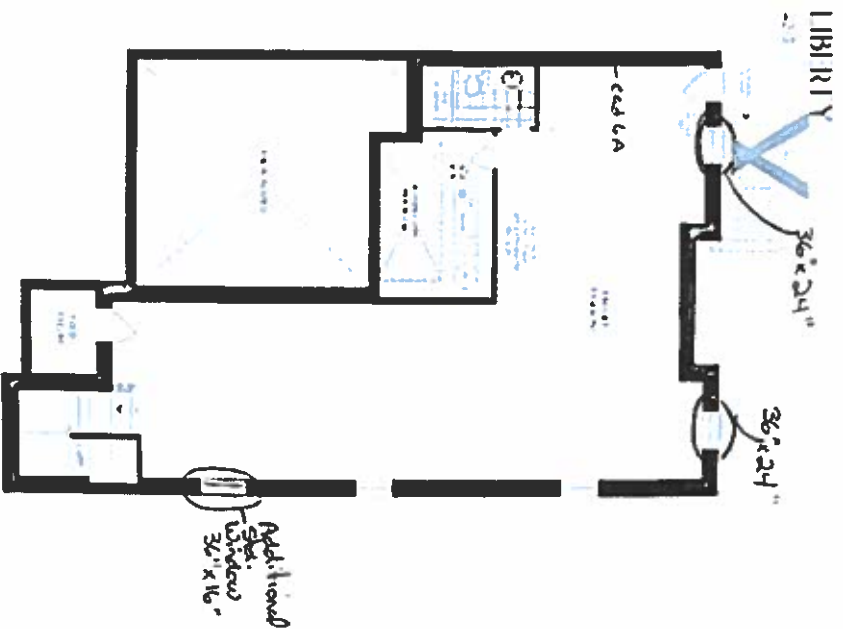


Lot 50 (R) (R)

Dec 27, 22

Lot 50

Apr. 9, 24



Front Porch of Joshua Creek



Lot 50
Apr. 9, 24

Lot 50
Apr. 27, 22

JOSHUA CREEK
MON PAGE

VALERY