

Scheduled Closing Date: August 28, 2023

Purchasers: MONA, SHOUKRY ZAKY & RAGY, R ZAKY Property: 221-4 of Plan -
Telephone Res. / Bus: / (647) 868-1668 Project: Joshua Creek - Phase 1
Decor Advisor: Dean-Marie Gray Model and Elevation: ARBOURVIEW (TH-02) B

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, CHARLESTON 3DL, ORCHID	*MSI 2, CALACATTA CLASSIQUE	9677
Laundry Room	*3, CHARLESTON 3DL, ORCHID	TCE 1504	9677
Powder Room	-		
SHARED BATH	*3, CHARLESTON 3DL, ORCHID	TCE 1504	9677
Master Ensuite Bathroom	*3, CHARLESTON 3DL, ORCHID	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
BASEMENT BATH	*3, CHARLESTON 3DL, ORCHID	TCE 1504	9677

Comment

KITCHEN ISLAND: *3, CHARLESTON 3DL, NAVY BLUE
LOFT BATH: *3, CHARLESTON 3DL, ORCHID COUNTER: TCE 1504 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 2, CLASSIC CALACATTA 18 X 18
Main Hall	-
Kitchen / Breakfast	*UPG. 2, CLASSIC CALACATTA 18 X 18
Laundry Room	KEATON ICE, 13 X 13
Powder Room	*UPG. 2, CLASSIC CALACATTA 18 X 18
SHARED BATH	KEATON ICE, 13 X 13
Master Ensuite Bathroom	KEATON ICE, 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
BASEMENT BATH	KEATON ICE, 13 X 13

Comment

LOFT 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	
BASEMENT BATH	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment

LOFT BATH: KEATON ICE, 8 X 10

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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Powder Room

Other Room - Specify

Other Washroom

Comment

ALL FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

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

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☒	UPG. 1, A1730 ESCAPE TO MAUI 16847 HONESTY
BASEMENT/LOFT	☒	UPG. 1, A1730 ESCAPE TO MAUI 16847 HONESTY

Upgrade Underpad	Type *1ST UPGRADE	Area BASEMENT, LOFT AND 2ND FLOOR
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				GRIGIO CARNICO					
				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

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

Other Room - Specify

Comment

10. Railings and Spindles

Railing Package STANDARD

Railing Colour AROMA

Stringer / Riser AROMA

Spindle Colour BLACK

Treads AROMA

Comment

Oak Stairs ☒ Yes ☐ No ☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas SOUTHERN SHADOW

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.

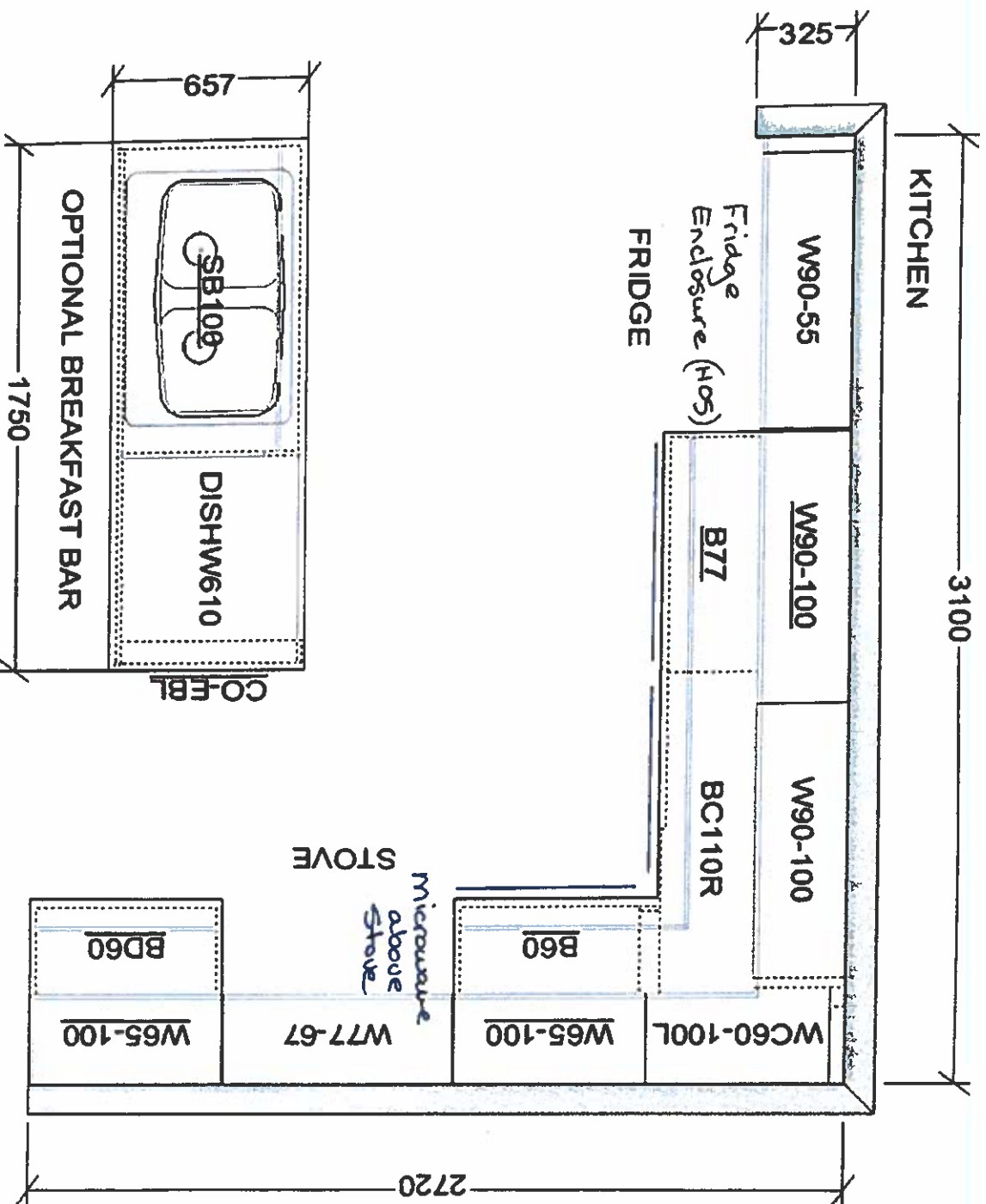
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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

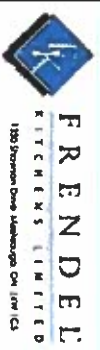
4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

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.



VALERY HOMES
JOSHUA CREEK
TH-2

STANDARD FEATURES:

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

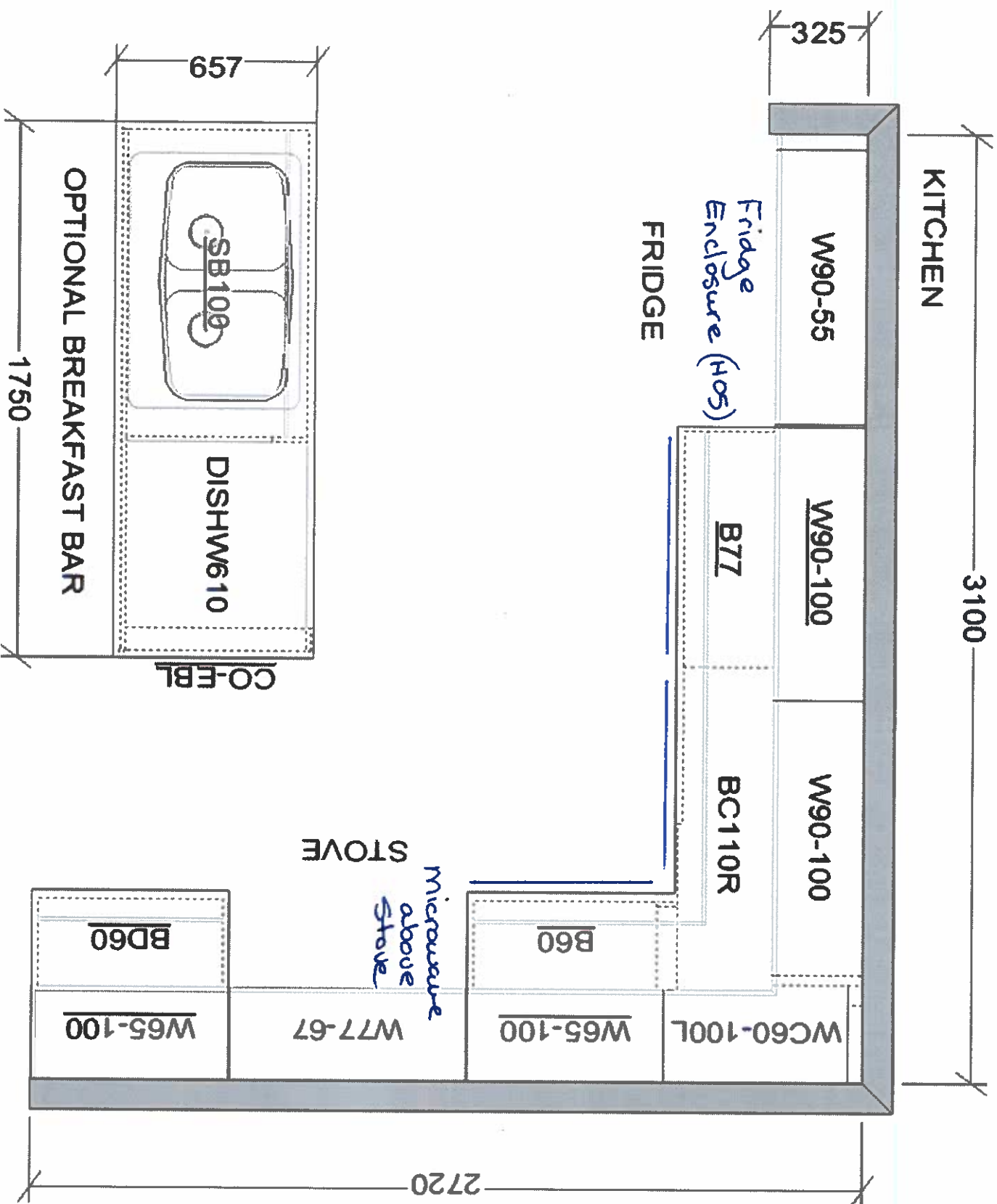
Not 2004-4
Expir. 23, 2004

- Crown Moulding
- Valance
- 3 top Drawers

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date:

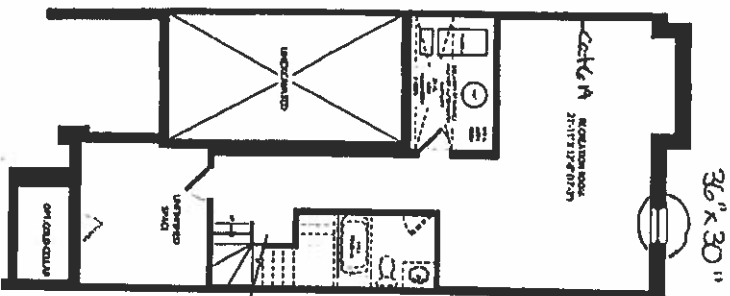


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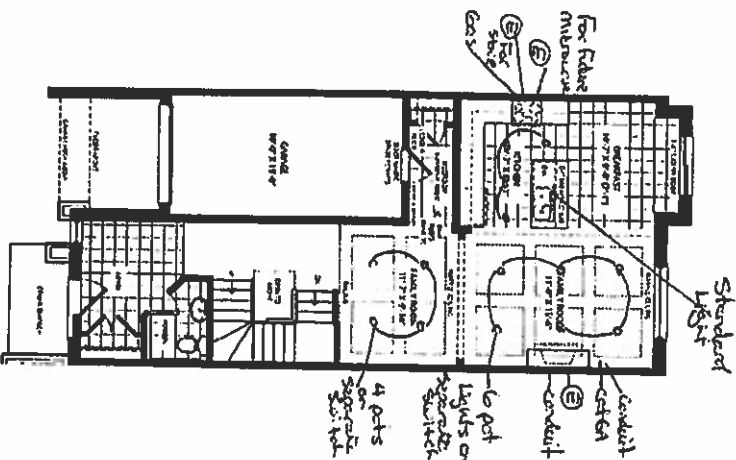
 F R E N D E L K I T C H E N S L I M I T E D 1330 Sheppard Drive, Markham, ON L3R 1C3	VALERY HOMES JOSHUA CREEK TH-2	STANDARD FEATURES: • 100cm Upper cabinets • Backing on Kitchen and Bath cabinets except sinks • Kitchen & Bath countertops by others • Post-form laminate countertops in Laundry Not 201-4 201.23, 2004 • Crown Moulding • Valance • 3 top Drawers	Drawn By: Date: November 27, 2023 Scale: Not To Scale	Approved By Builder: Date:
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TH-2
ARBOURVIEW
ELEV B 2,898 SQ. FT.

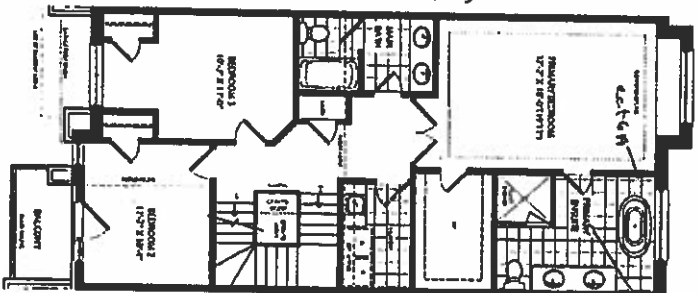
FINISHED
BASEMENT ELEV. B



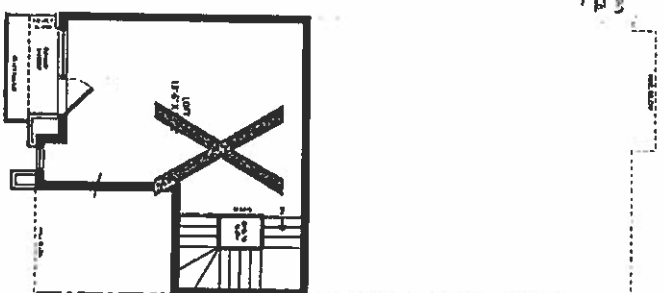
PARTIAL OPTIONAL KITCHEN



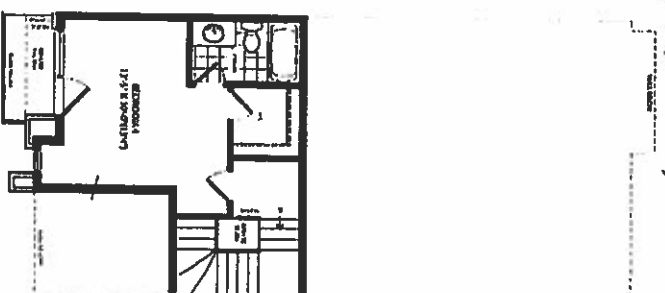
GROUND FLOOR ELEV. B



SECOND FLOOR ELEV. B



LOFT PLAN
ELEV. B



OPT. LOFT PLAN ELEV. B

JOSHUA CREEK
MONTAGE

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

VALERY
HOMES

SCHEDULE "H"

Sept 23, 2022

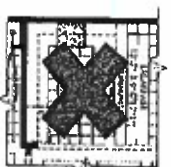
Sept. 23, 24

Not 201-4

Not 201-4

TH-2
ARBORVIEW
ELEV B 2,898 SQ.FT.

FINISHED
BASEMENT ELEV. B



PARTIAL OPTIONAL KITCHEN

GROUND FLOOR PLAN

SECOND FLOOR ELEV. B

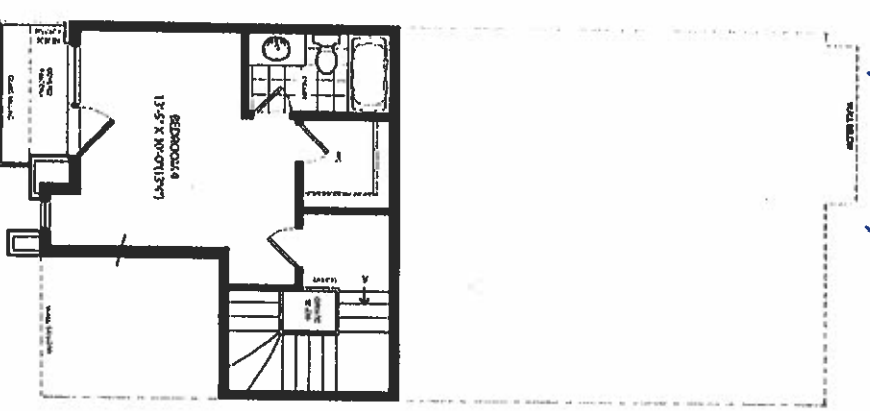
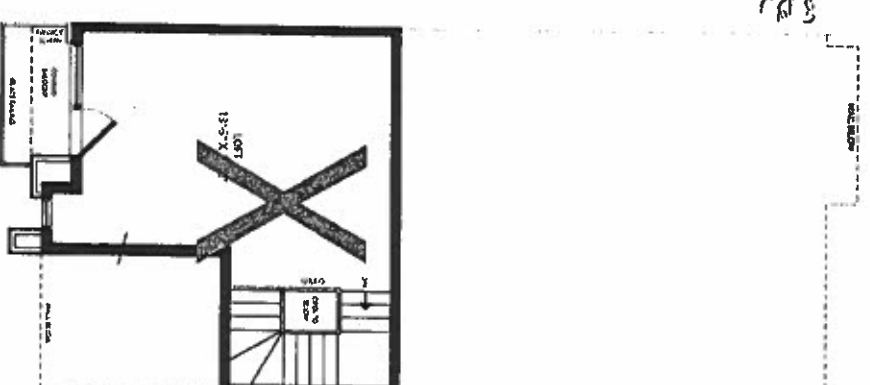
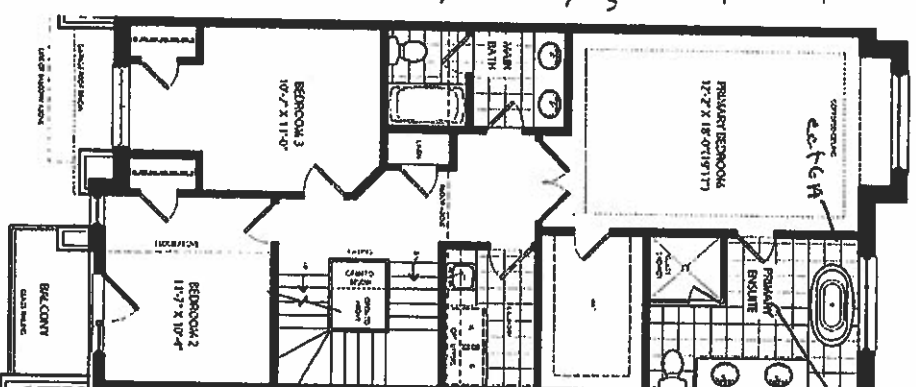
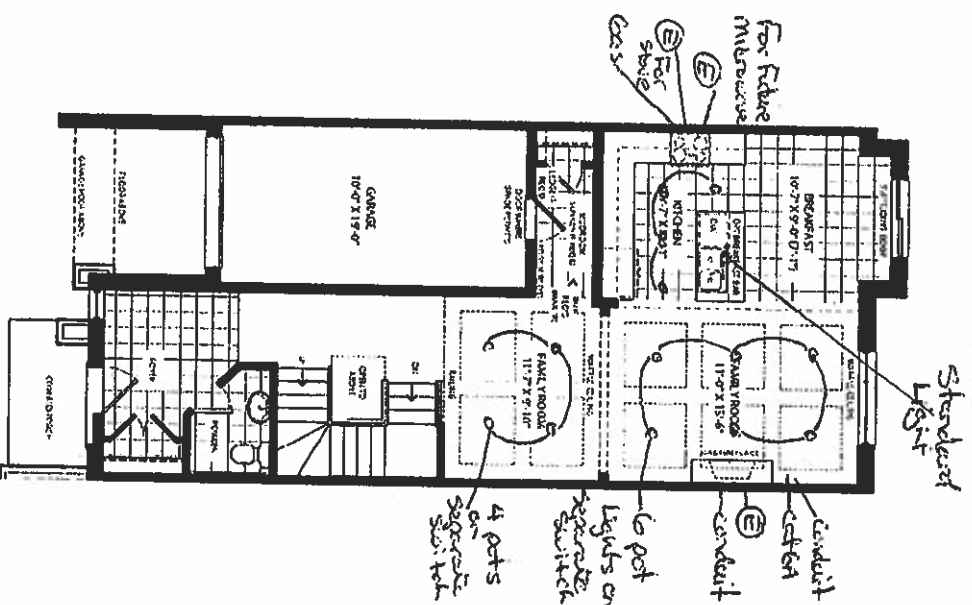
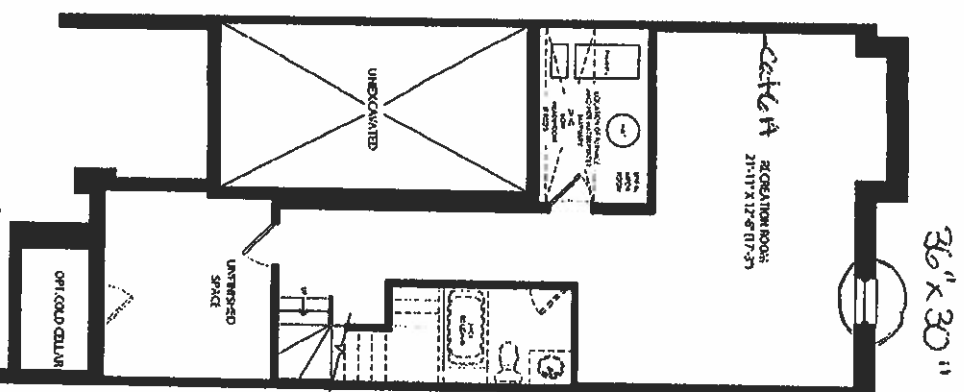
LOST PLAN
ELEV. B

OPT. LOFT PLAN ELEV. B

SCHEDULE "H"

Lot 221-4

Oct. 23, 24



JOSHUA CREEK
MONTAGE

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VALERY