

Scheduled Closing Date: September 13, 2023

Purchasers:LUIS GARCIA ABRAHAM & ADRIANA IZQUIER

Property: 223-6 of Plan -

Telephone Res. / Bus: / (416) 889-4735

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: ARBOURVIEW (TH-02) B END

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, SIMCOE, ORCHID	*MSI 2, CALACATTA BOTANICA	9677
Laundry Room	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Powder Room	-		
MAIN BATH	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Master Ensuite Bathroom	2, HUGHES, ONTARIO WHITE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, HUGHES, ONTARIO WHITE	TCE 1504	9677

Comment

2. Floor Tile

	Selection
Entrance Vestibule	*UPG 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	KEATON ICE 13 X 13
Powder Room	*UPG 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
MAIN BATH	KEATON ICE 13 X 13
Master Ensuite Bathroom	MALENA ICE 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	MALENA ICE 13 X 13

Comment

MUDROOM: MALENA ICE 13 X 13

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	KEATON ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	-	☐ Yes ☐ No	
LOFT BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment

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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

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*BISTRO 5" OAK IN FRAPPE	Upper Landing	*BISTRO 5" OAK IN FRAPPE
Kitchen / Breakfast	**BISTRO 5" OAK IN FRAPPE	Upper Hall	*BISTRO 5" OAK IN FRAPPE
Living Room	*BISTRO 5" OAK IN FRAPPE	Master Bedroom	**BISTRO 5" OAK IN FRAPPE
Dining Room	-	Bedroom #2	**BISTRO 5" OAK IN FRAPPE
Family Room	*BISTRO 5" OAK IN FRAPPE	Bedroom #3	**BISTRO 5" OAK IN FRAPPE
Den/Library	-	Bedroom #4	**BISTRO 5" OAK IN FRAPPE
Entrance Vestibule	-	Bedroom #5	
Lower Landing (If Applicable)	-	Other Room - Specify BASEMENT	*HYDROGEN 6, 7" Almond Paste

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	NONE
	☐	

	Type	Area
Upgrade Underpad	NONE	
	Capped	Runner - *Upgrade
Carpet on Stairs		

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				STANDARD					
Surround				WHITE PAINT-GRADE					
Hearth				BIANCO CARARRA					
				NONE					

Comment

Napolean Element 36 built-in, electric fireplace

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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

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

NO

Gas Provisions Stove

NO

Gas Provisions Dryer

NO

Gas Provisions Barbecue

YES

Comment

14. Additional Comments

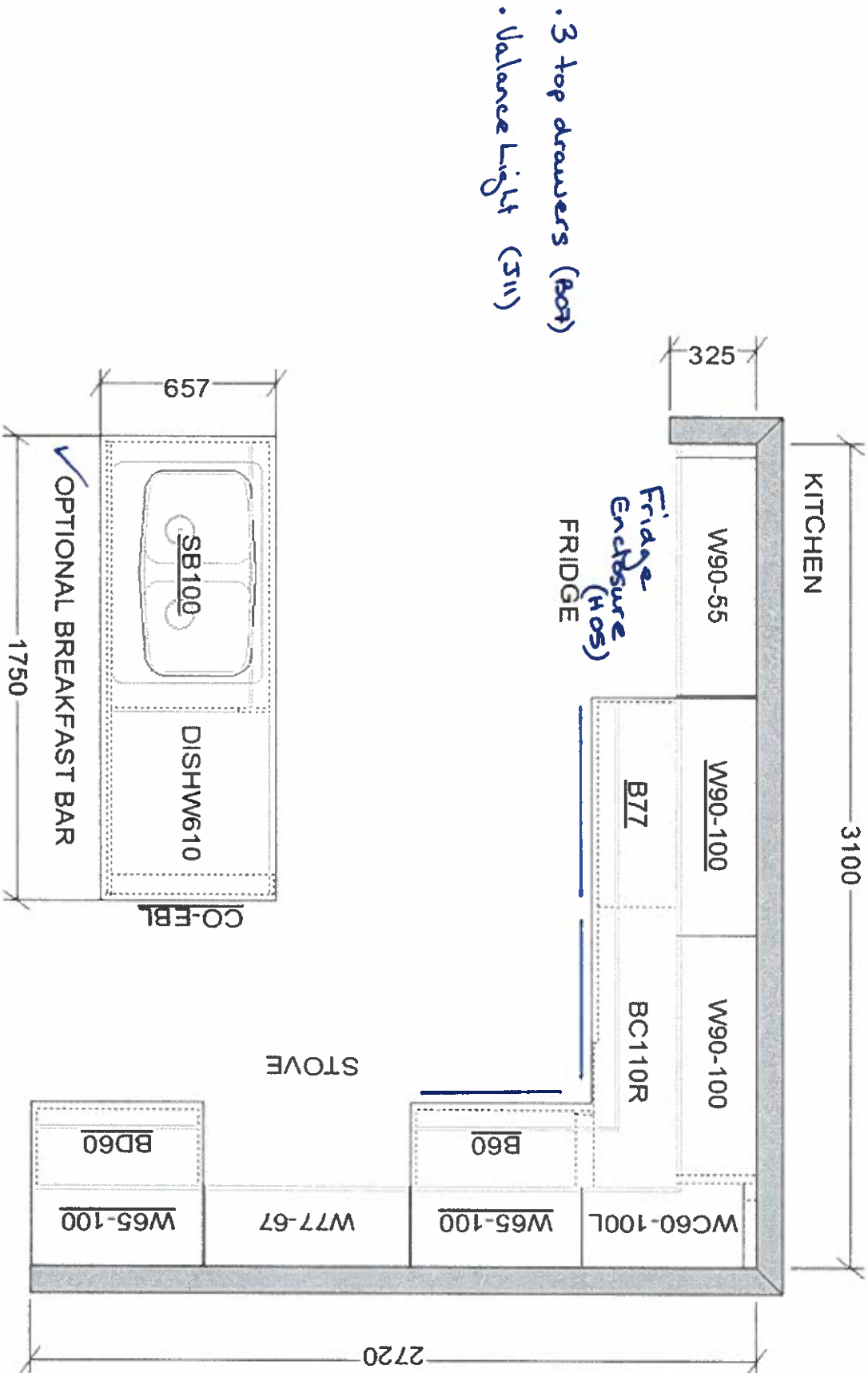
15. Disclaimers and Notes

- 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: _____

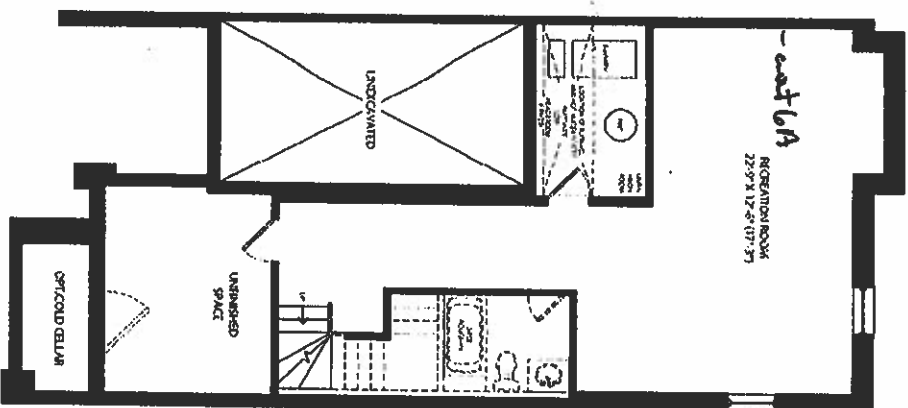


This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

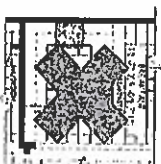
 FRENDEL KITCHENS 13520 Hwy 27N, Dallas, TX 75244-1428	VALERY HOMES JOSHUA CREEK TH-2	STANDARD FEATURES: • 100cm Upper cabinets • Backing on Kitchen and Bath cabinets except sinks • Kitchen & Bath countertops by others • Post-form laminate countertops in Laundry
John 28, 24 2023-6		
Drawn By: Date: November 27, 2023 Scale: Not To Scale		
Approved By Builder: Date:		

TH-2
ARBOURVIEW
ELEV B END 3,102 SQ FT

FIN SHED BASEMENT ELEV B
END CONDITION

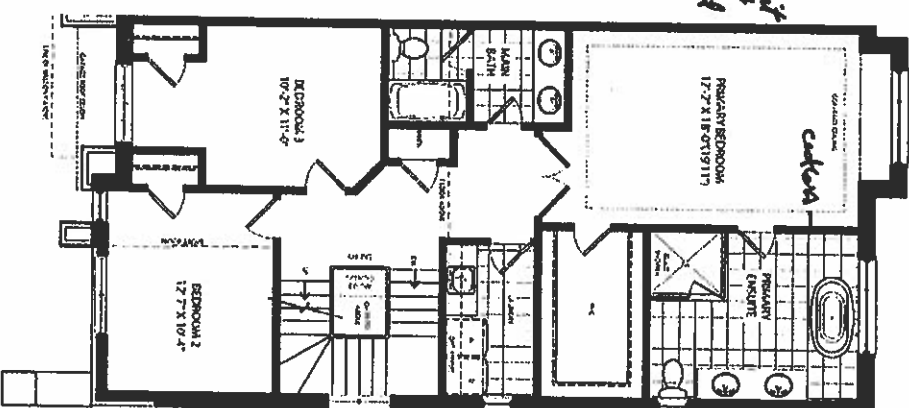
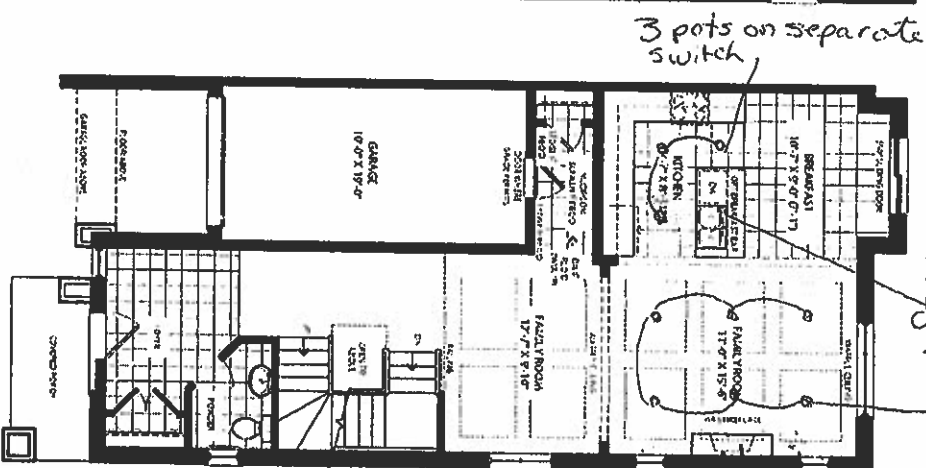


PARTIAL OPTIONAL KITCHEN

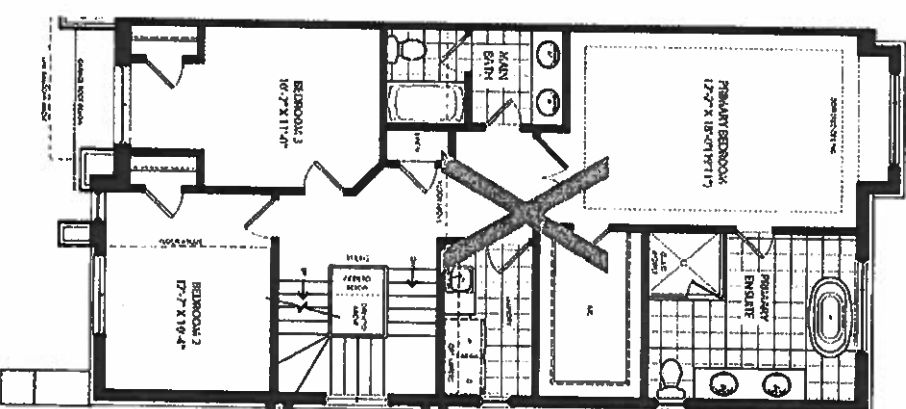


GROUND FLOOR ELEV B
END CONDITION
Relocate
stove/gas

to pots on
same switch

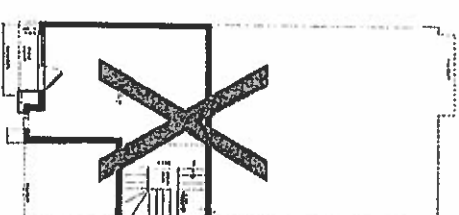


SECOND FLOOR ELEV B
END CONDITION



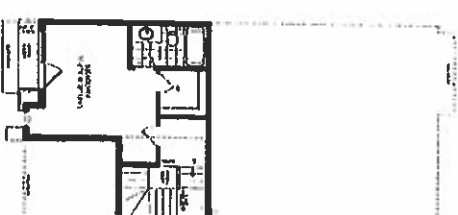
SECOND FLOOR ELEV B
END CONDITION CORNER UPGRADE

SCHEDULE "H"



LOFT PLAN ELEV B
END CONDITION

LOFT PLAN ELEV B
END CONDITION



JOSHUA CREEK
MONTAGE

THESE WORKS AND DIMENSIONS ARE PRELIMINARY. ANY CHANGES TO THE DESIGN OR DIMENSIONS MAY BE REQUIRED. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR DIMENSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR DIMENSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR DIMENSIONS.

VALERY
HOMES