

Scheduled Closing Date: August 24, 2023

Purchasers: Ateequddin Kamal Bashiruddin & Hira Khan

Property: 224-6 of Plan -

Telephone Res. / Bus: / (416) 258-4778

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: MILLCROFT (TH-02.BLK236) A CORNER

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*6, CAMDEN PAINT, MACADEMIA	MSI 2, CARRARA MIST	9677
Laundry Room	2, Manchester Oak, Shale Grey CL	TCE 1504	9677
Powder Room	-		
MAIN BATH	2, Manchester Oak, Shale Grey CL	TCE 1504	9677
Master Ensuite Bathroom	*6, CAMDEN PAINT, MACADEMIA	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, Manchester Oak, Shale Grey CL	TCE 1504	9677

Comment

BASEMENT BATH: 2, Manchester Oak, Shale Grey CL COUNTER: TCE 1504 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	CINQ WHITE, 13 X 13
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	CINQ WHITE, 13 X 13
Powder Room	CINQ WHITE, 13 X 13
MAIN BATH	CINQ WHITE, 13 X 13
Master Ensuite Bathroom	CINQ WHITE, 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	CINQ WHITE, 13 X 13

Comment

BASEMENT BATH: CINQ WHITE, 13 X 13
MUDROOM: CINQ WHITE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	CINQ WHITE, 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)	-	☐ Yes ☐ No	
LOFT BATH	CINQ WHITE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	YES

Comment

BASEMENT BATH: CINQ WHITE, 8 X 10

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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Powder Room

Other Room - Specify

Other Washroom

Comment

SEE STRUCTURAL INVOICE

5. Hardwood Flooring

Type and Stain

Main Hall

Countryside, 3 1/2" Waterfront Oak

Type and Stain

Upper Landing

Countryside, 3 1/2" Waterfront Oak

**Countryside, 3 1/2" Waterfront

Kitchen / Breakfast

Countryside, 3 1/2" Waterfront Oak

Upper Hall

Countryside, 3 1/2" Waterfront Oak

Living Room

-

Master Bedroom

-

Dining Room

-

Bedroom #2

Countryside, 3 1/2" Waterfront Oak

Family Room

-

Bedroom #3

-

Den/Library

-

Bedroom #4

-

Entrance Vestibule

-

Bedroom #5

-

Lower Landing (If Applicable)

-

Other Room - Specify

Comment

6. Carpeting

Upgrade

Ground Floor

Second Floor

BASEMENT/ LOFT

Description

W6461 SPIREA H554 ALABASTER

W6461 SPIREA H554 ALABASTER

Type

Upgrade Underpad

*UPGRADE 2

Area

ALL CARPETED AREAS

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

Fireplace Type

ELECTRIC

Mantle Type

STANDARD

Colour / Stain

WHITE PAINT-GRADE

Surround

CREMO

Hearth

NONE

Comment

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8. Trim Carpentry

Interior Doors

*SEE NOTES

Front Door Glass Inserts

STANDARD

Door Handles

PACE, Matte Black

Interior Trim

STANDARD

Comment

ALL DOORS TO BE LINCOLN PARK. EXTENDED HEIGHT DOORS ON 2ND FLOOR

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

WATERFRONT

Stringer / Riser

WATERFRONT

Spindle Colour

BLACK

Treads

WATERFRONT

Oak Stairs ☒ Yes ☐ No ☐ N/A

Comment

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: _____



FRENDEL
KITCHENS LIMITED
1230 Shawman Drive, Wallingford, CT 06495

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

Lot 224-6

chimney

June 22, 24

Drawn By:

Date: November 27, 2023

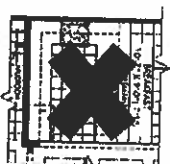
Scale: Not To Scale

Approved By Builder:

Date:

TH-2 CORNER, BLOCK 236 MILLCROFT ELEV.A-CORNER 3,224 SQ.FT.

PARTIAL OPTIONAL KITCHEN

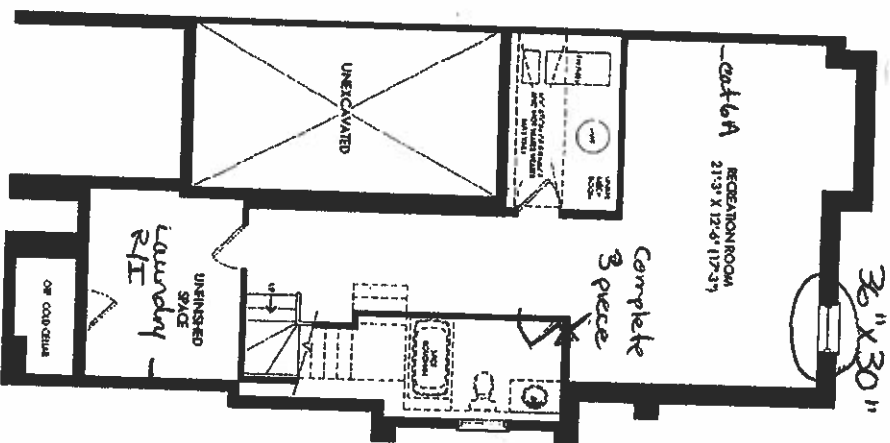


Lot 224-6

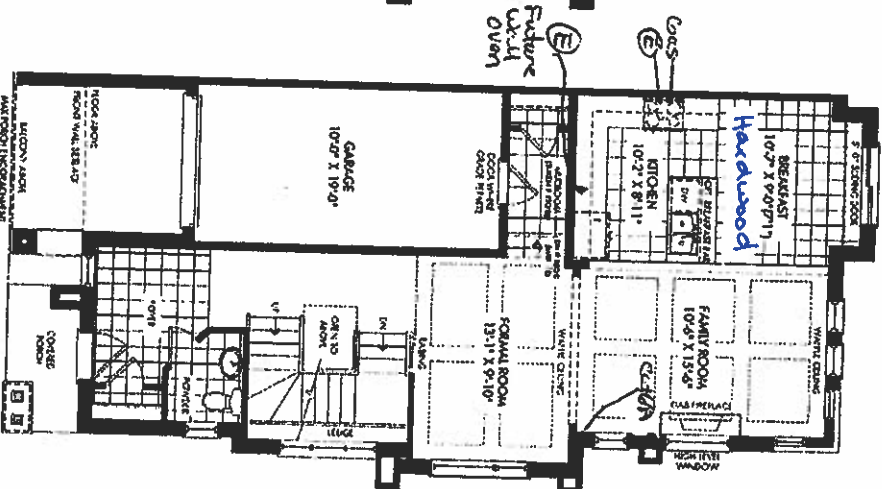


Lot 224-6
Schedule "H"

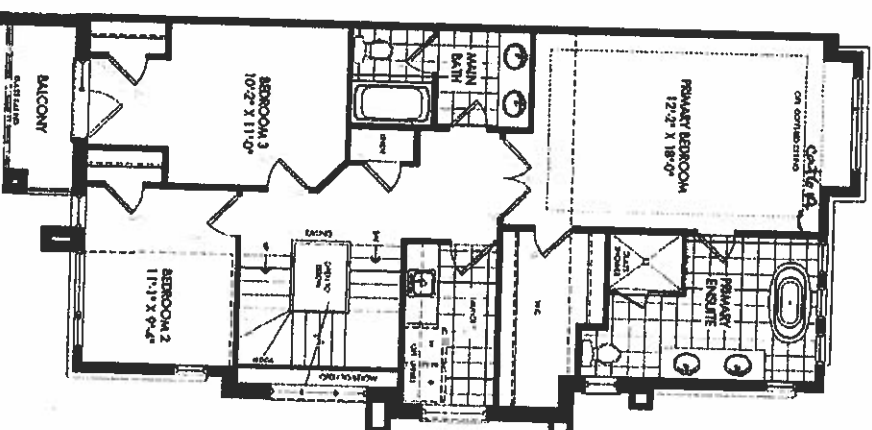
FINISHED
BASEMENT ELEV. A



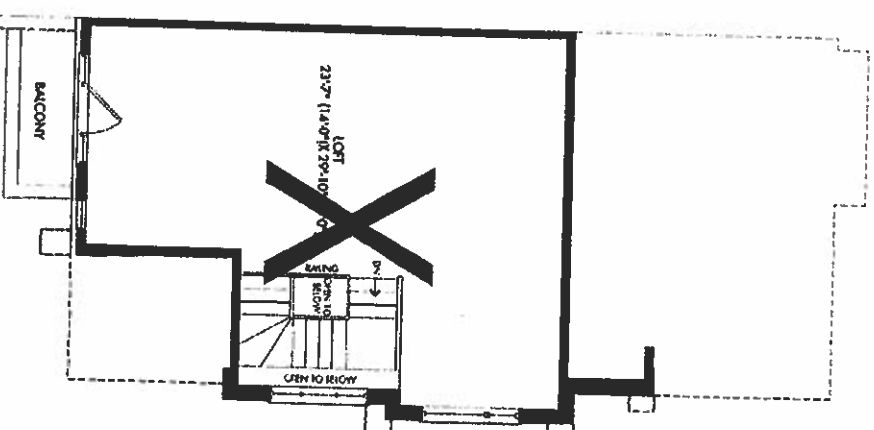
GROUND FLOOR ELEV. A



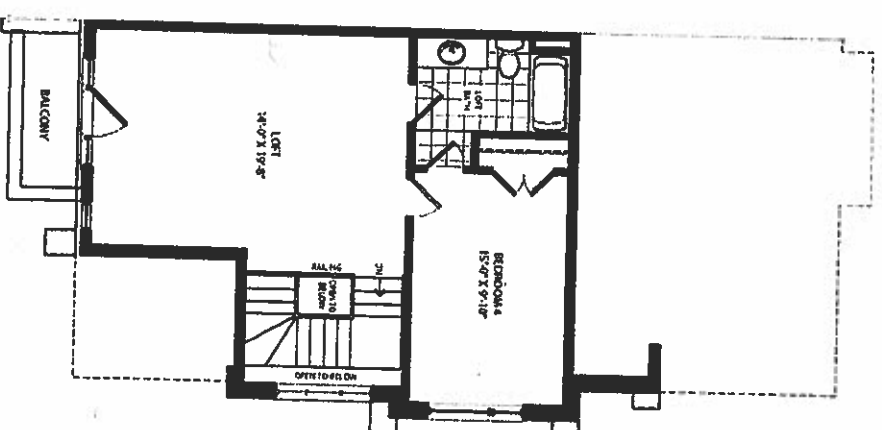
SECOND FLOOR ELEV. A



LOFT PLAN ELEV. A



OPT. LOFT PLAN ELEV. A



JOSHUA CREEK
MONTAGE

12 Doors ->
extended

All dimensions are approximate and subject to normal construction practices. Dimensions may exceed those listed for this sales presentation. Floor plans and elevations are subject to change without notice. Drawings may show optional features which may not be included. A line of 1/4 inch may be required. Bakery and kitchen or other areas may be subject to change without notice. For further details, please contact the sales representative. ELEV. A-CORNER 3,224 SQ.FT.

VALERY
NOMES