

Scheduled Closing Date: August 23, 2023

Purchasers: Lynnette Oshinowo & Olanrewaju Oshinowo Property: 236-6 of Plan -
Telephone Res. / Bus: / 1-(281) 347-3388 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	*3, SOHO LPL, 1st CLASS L583K	*MSI 2, ROMANO WHITE	9677
Laundry Room	*3, SOHO LPL, 1st CLASS L583K	TCE 1504	9677
Powder Room	-		
MAIN BATH	*3, SOHO LPL, 1st CLASS L583K	TCE 1504	9677
Master Ensuite Bathroom	*3, SOHO LPL, 1st CLASS L583K	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	*3, SOHO LPL, 1st CLASS L583K	TCE 1504	9677

Comment

BASEMENT BATH: *3, SOHO LPL, 1st CLASS L583K COUNTER: TCE 1504 HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
Main Hall	-
Kitchen / Breakfast	*UPG. 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
Laundry Room	KEATON ICE, 13 X 13
Powder Room	*UPG. 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
MAIN BATH	*UPG. 3, TORINO GRIGIO 12 X 24
Master Ensuite Bathroom	*UPG. 3, TORINO GRIGIO 12 X 24
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	*UPG. 3, TORINO GRIGIO 12 X 24

Comment

MUD ROOM: *UPG. 4, MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
BASEMENT BATH: *UPG. 3, TORINO GRIGIO 12 X 24

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	*UPG. 3, TORINO GRIGIO 12 X 24	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*UPG. 3, TORINO GRIGIO 12 X 24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	-	☐ Yes ☐ No	
LOFT BATH	*UPG. 3, TORINO GRIGIO 12 X 24	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment

BASEMENT BATH: *UPG. 3, TORINO GRIGIO 12 X 24

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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Powder Room

Other Room - Specify

Other Washroom

Comment

UPGRADED SINKS IN KITCHEN AND MASTER ENSUITE

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	Countryside 3.5" Oak in Waterfront	Upper Landing	Countryside 3.5" Oak in Waterfront
Kitchen / Breakfast	-	Upper Hall	Countryside 3.5" Oak in Waterfront
Living Room	Countryside 3.5" Oak in Waterfront	Master Bedroom	-
Dining Room	-	Bedroom #2	-
Family Room	Countryside 3.5" Oak in Waterfront	Bedroom #3	-
Den/Library	-	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	-

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	W6461 SPIREA H1376 EVENING WHITE
BASEMENT/ LOFT	☐	W6461 SPIREA H1376 EVENING WHITE

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				STANDARD					
Surround				WHITE PAINT-GRADE					
Hearth				GRIGIO CARNICO					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

EXTENDED

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

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

NO

Gas Provisions Stove

NO

Gas Provisions Dryer

NO

Gas Provisions Barbecue

YES

Comment

MEDIA FILTER ADDED

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: _____

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



236-4
236-4
236-4

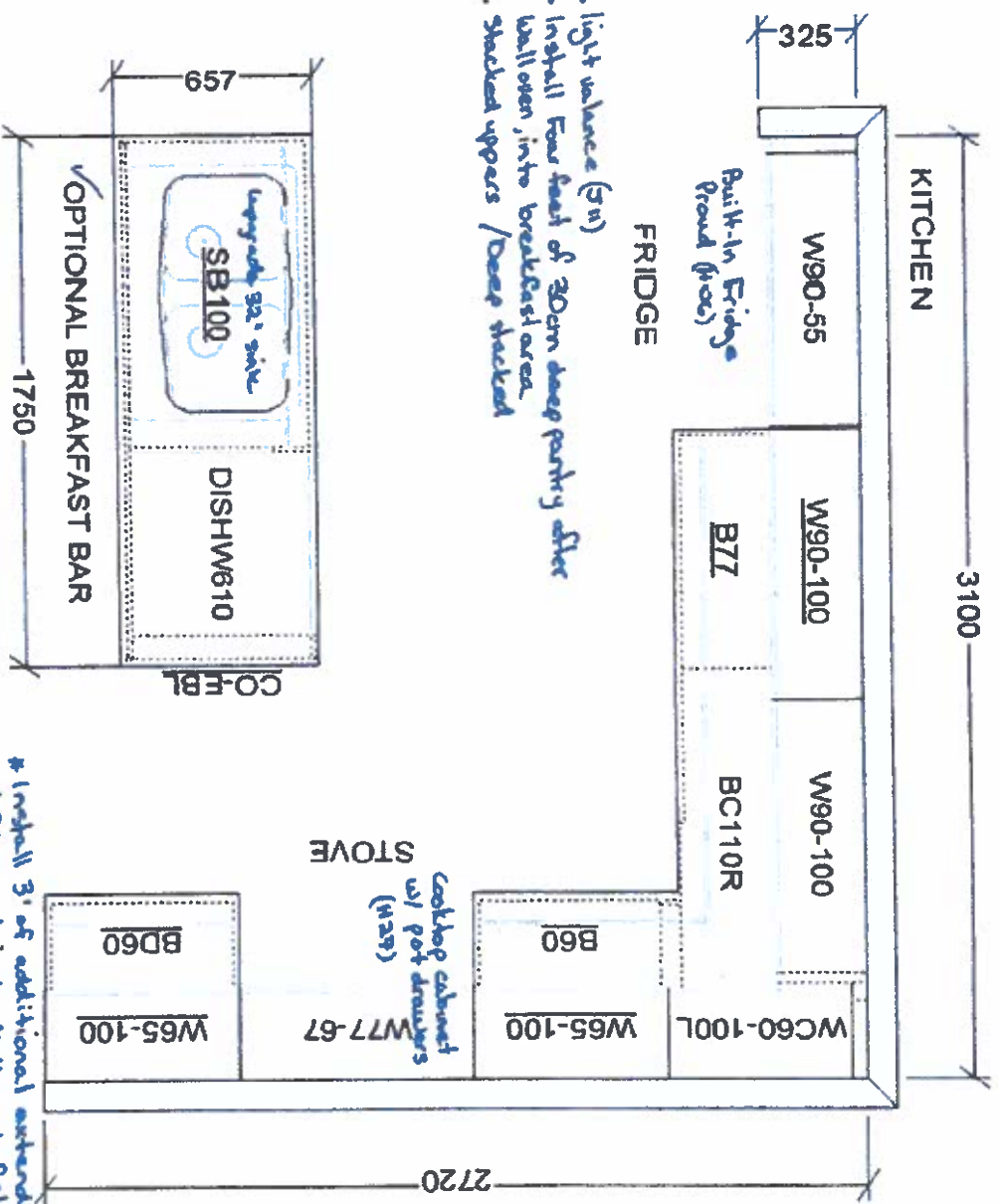
SCHEDULE "H"



JOSHUA CREEK
MONTAGE

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE APPROVED BY THE ARCHITECT. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE APPROVED BY THE ARCHITECT. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

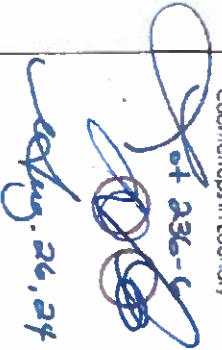
VALENTINE



• light balance (5m)
• install four feet of 30cm deep pantry after wall open into breakfast area.
• stacked uppers / Deep stacked

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

* install 3' of additional extended uppers & 3' of base cabinets at the end of standard kitchen
* install wall oven in this location, proud. (H19)

 FRENDEL 180 Riverside Drive, Westborough, MA 01581	
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	
 Valery. 26.24	
Drawn By:	Date: November 27, 2023
Scale: Not To Scale	
Approved By Builder:	Date:



UNDERMOUNT

Up-Grade



LAVATORY SINKS

KOHLER.



Brazn 24-1/4" K-21057-0
Brazn Drain & Cover Included

PRICE \$625 + hst



Brazn 21-1/4" K-21058-0
Brazn Drain & Cover Included

PRICE \$580 + hst

Master Ensuite x 2



Ladena 21" K-2214-0

PRICE \$780 + hst



Caxton 21-1/4" K-2211-0

PRICE \$975 + hst

ALL PRICES ARE IN LIEU OF STANDARD.
HST TO BE ADDED

Lot 236-6
Aug. 23, 24

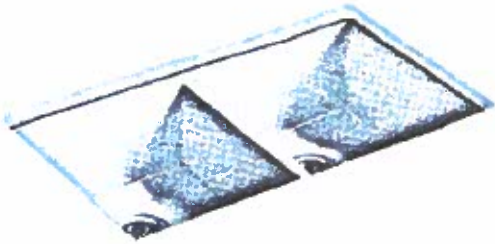


UNDERMOUNT



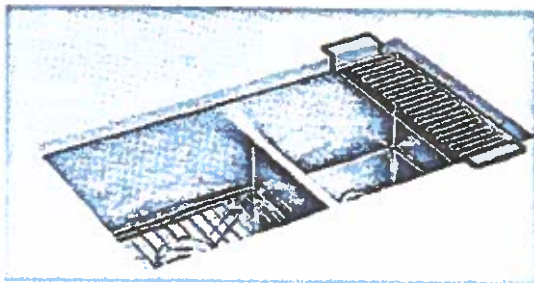
KITCHEN SINKS

KOHLER.



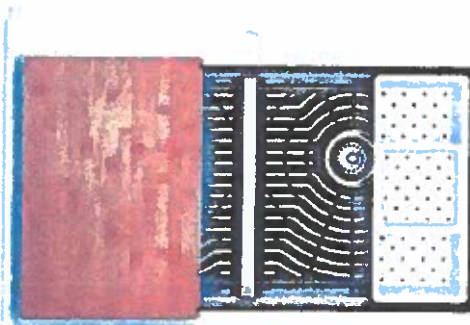
Vault 32" K-3820-NA
Requires 2x K-8801-VS Strainer

PRICE \$2,235 + hst



Polse Smart Divide 32"
K-5284-NA
Requires 2x K-8801-VS Strainer
Accessories Included

PRICE \$2,705 + hst



Task Smart Divide 33"
K-80085-1PC-NA
Requires 2x K-8801-VS Strainer
Accessories Included
Can be Top or Undercounter mounted

PRICE \$1,595 + hst

ALL PRICES ARE IN LIEU OF STANDARD
HST TO BE ADDED

Lot 236-6
Aug. 23, 24