

Scheduled Closing Date: September 11, 2023

Purchasers: FADY KAMEL & VICTORIA COSICO

Property: 223-3 of Plan -

Telephone Res. / Bus: / (416) 837-7486

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, SIMCOE, ORCHID (SEE NOTES)	TCE 2014	*UPG
Laundry Room	2, Manchester Oak, Shale Grey CL	TCE 1504	9677
Powder Room	-		
MAIN BATH	2, HURON, ONTARIO WHITE	TCE 2019	9677
Master Ensuite Bathroom	*3, SIMCOE, NAVY BLUE	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, HURON, CAFE NOIR	TCE 2014	9677

Comment

KITCHEN ISLAND: * 4, TRINITY VIVA, CASTING OF FIRST LIGHT KITCHEN HARDWARE THROUGHOUT: *12817 SB GOLD

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5 MAYFAIR CALACATTA ORO, POLISHED 24 X 24
Main Hall	
Kitchen / Breakfast	*UPG. 6 MAYFAIR CALACATTA ORO, POLISHED 24 X 48
Laundry Room	MALENA CARBON, 13 X 13
Powder Room	*UPG. 5 MAYFAIR CALACATTA ORO, POLISHED 24 X 24
MAIN BATH	MALENA ICE, 13 X 13
Master Ensuite Bathroom	*UPG. 6, LA MARCA, STATUARIO NUOVO, POLISHED 24 X 48
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	KEATON ICE, 13 X 13

Comment

MUDROOM: KEATON ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*6, LaMarca Statuario Nuovo24x48	☐ Yes ☒ No	POLISHED
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	-	☐ Yes ☐ No	
LOFT BATH	KEATON ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment

DO NOT INSTALL

*BACKSPLASH AREA TO BE LEFT WITHOUT TILES OR QUARTZ

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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

Main Hall

Type and Stain

Wellington Heights 5"Oak Chelsey

Kitchen / Breakfast

-

Living Room

Wellington Heights 5"Oak Chelsey

Dining Room

-

Family Room

Wellington Heights 5"Oak Chelsey

Den/Library

-

Entrance Vestibule

-

Lower Landing
(If Applicable)

-

Upper Landing

Type and Stain

Wellington Heights 5"Oak Chelsey

Upper Hall

Wellington Heights 5"Oak Chelsey

Master Bedroom

-

Bedroom #2

-

Bedroom #3

-

Bedroom #4

-

Bedroom #5

-

Other Room - Specify

Wellington Heights 5"Oak Chelsey

LOFT HALL

Comment

6. Carpeting

Ground Floor

Upgrade

Description

Second Floor

A4531 SPARTACUS 84558 BEACH SHELL

BASEMENT/ LOFT

A4531 SPARTACUS 84558 BEACH SHELL

Upgrade Underpad

Type

STANDARD

Area

Carpet on Stairs

Capped

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

ELECTRIC

Mantle Type

*PF-52

Colour / Stain

WHITE PAINT-GRADE

Surround

GRIGIO CARNICO

Hearth

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

CHELSEY

Spindle Colour

BLACK

Stringer / Riser

CHELSEY

Treads

CHELSEY

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/AAbove Kitchen Cabinet Light ☐ Yes ☒ NoBelow Kitchen Cabinet Light ☐ Yes ☒ NoStandard Appliances ☐Over The Range Microwave ☐Chimney Style Fan ☒

Comment

13. Heating and Air Conditioning

Air Conditioning YES humidifier/media

Gas Provisions Stove no

Gas Provisions Dryer no

Gas Provisions Barbecue yes

Comment

14. Additional Comments

15. Disclaimers and Notes

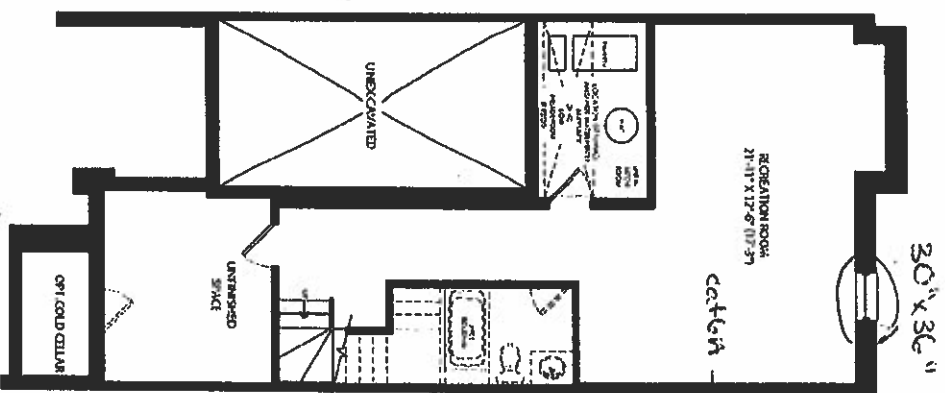
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges 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: _____

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

FINISHED
BASEMENT LEVEL



PARTIAL OPTIONAL KITCHEN



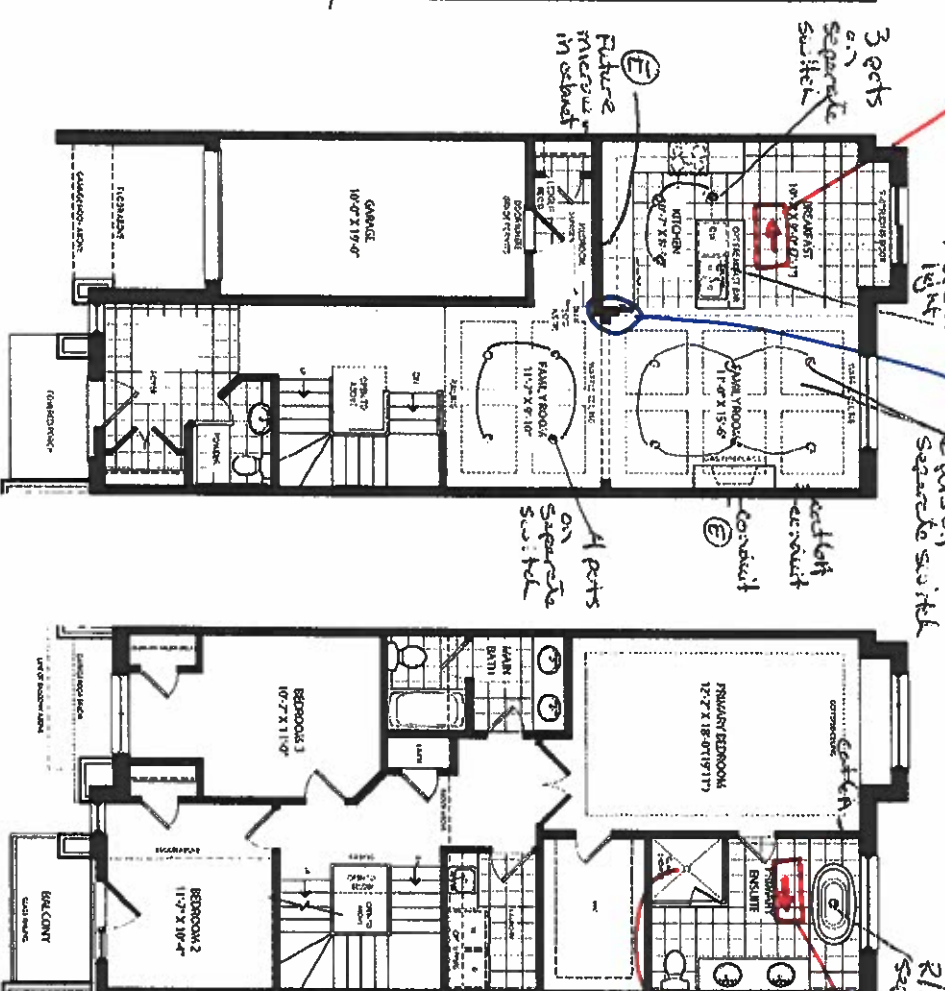
Tile Direction

Page 54

Sept 20 1891

Build wall out
to cover side of fridge
Enclosure
SECOND FLOOR ELEV. B
Surround Siding
Rough-in.

SECOND FLOOR ELEV. 3



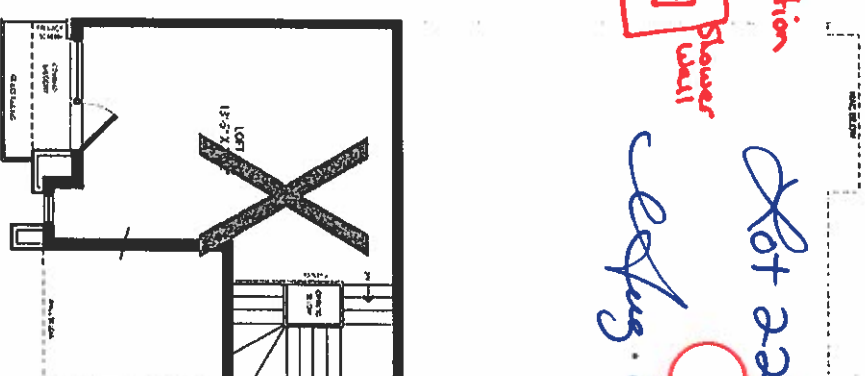
211. 67

Direction

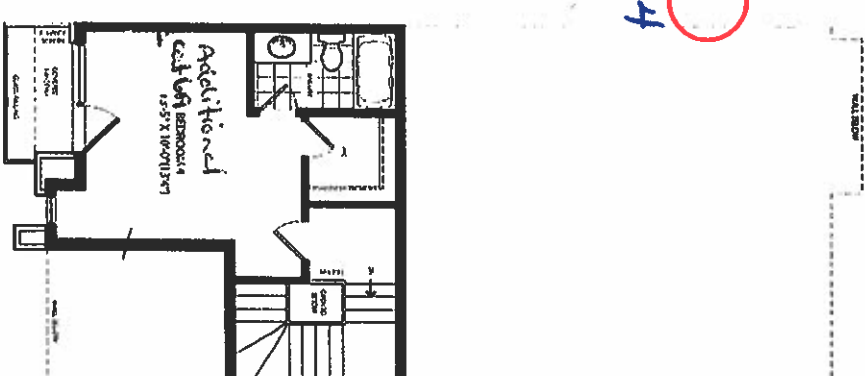
Shore
3411

Lot 223-3
Aug. 21, 24

LOST PLAN
ELEV. B



OPT_LEFT_ZLAY_ELEV 6



JOSHUA CREEK
MONTAGE

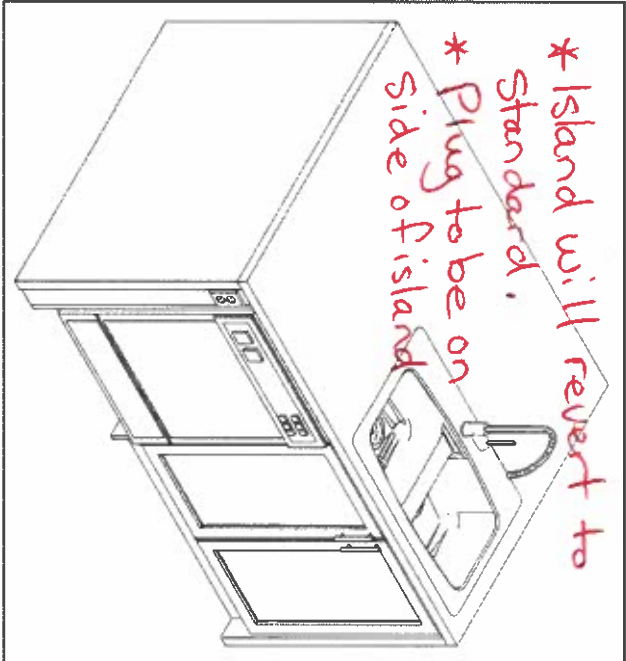
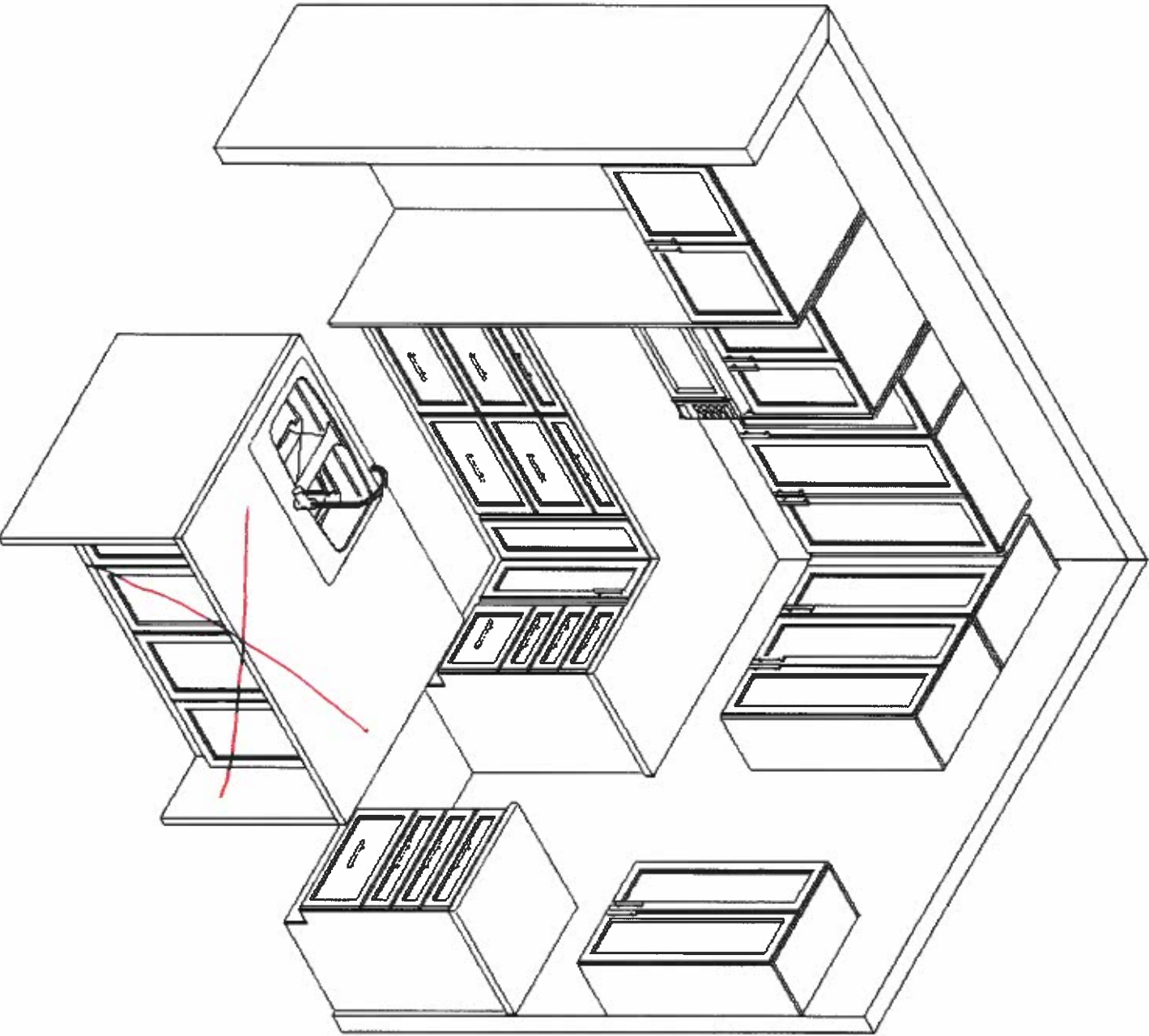
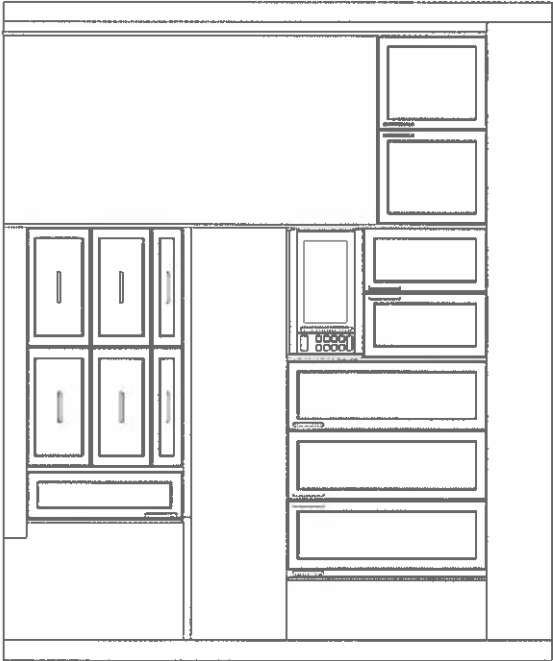
the 1970s, and the 1980s and 1990s. During this time, the use of the word "gay" in the media and in popular culture has increased significantly. The word "gay" has become a common term used to describe people who are attracted to people of the same sex. The word "gay" has also become a symbol of pride and acceptance for the LGBTQ+ community. The word "gay" has been used in many different contexts, from describing a person's sexual orientation to describing a person's personality. The word "gay" has also been used in a derogatory way, but it has become more widely accepted and used in a positive way. The word "gay" has become a part of the LGBTQ+ community's identity and is used with pride and acceptance.

VALERY
HOMES

VALERY HOMES
JOSHUA CREEK
LOT 223-3



Sept. 4, 24

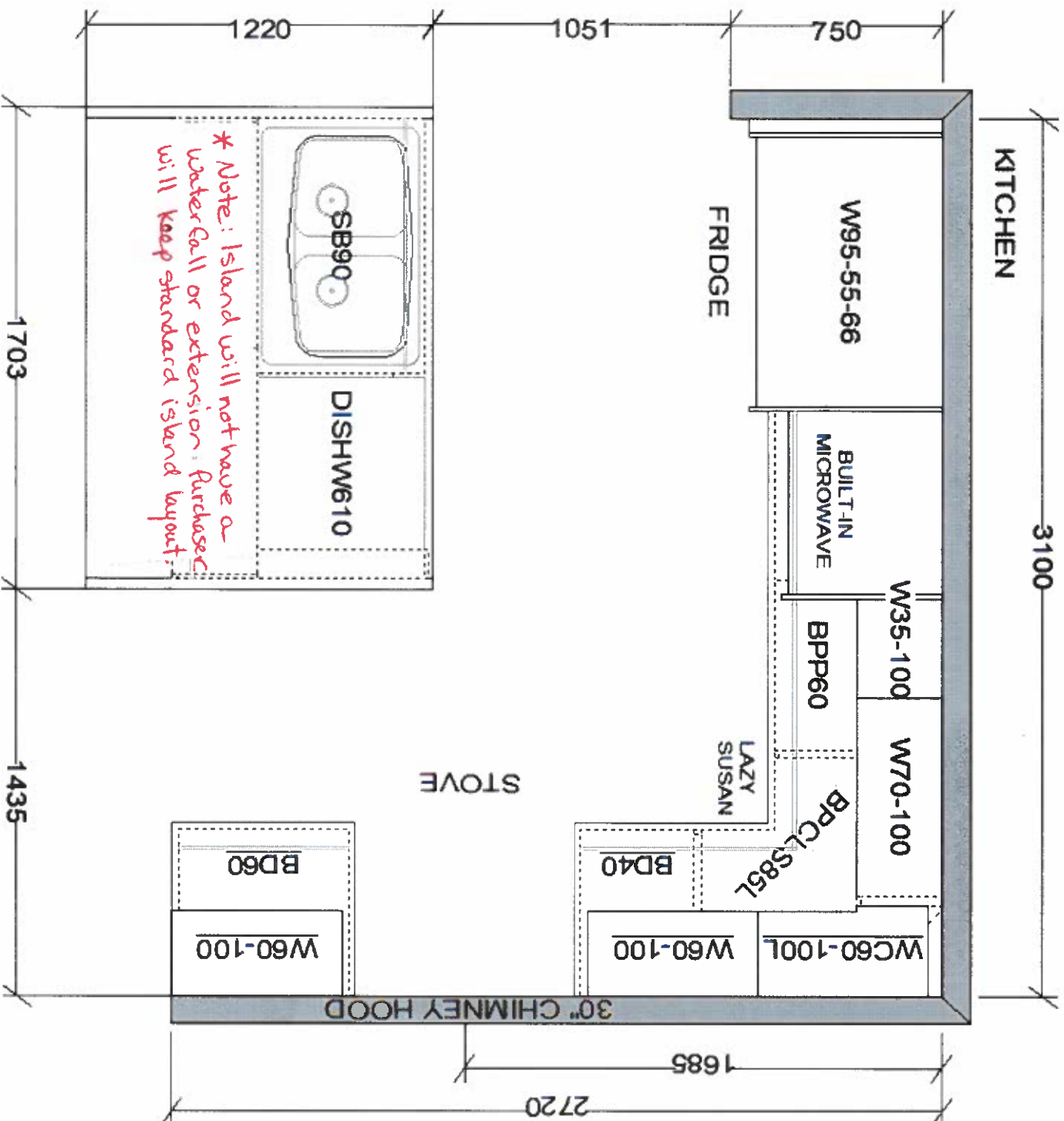


This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

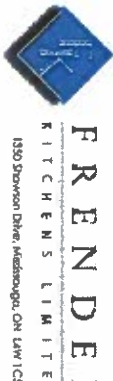
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Date: August 26, 2024
Scale: Not To Scale

Approved By Builder:

Date:



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VALERY HOMES
JOSHUA CREEK
LOT 223-3

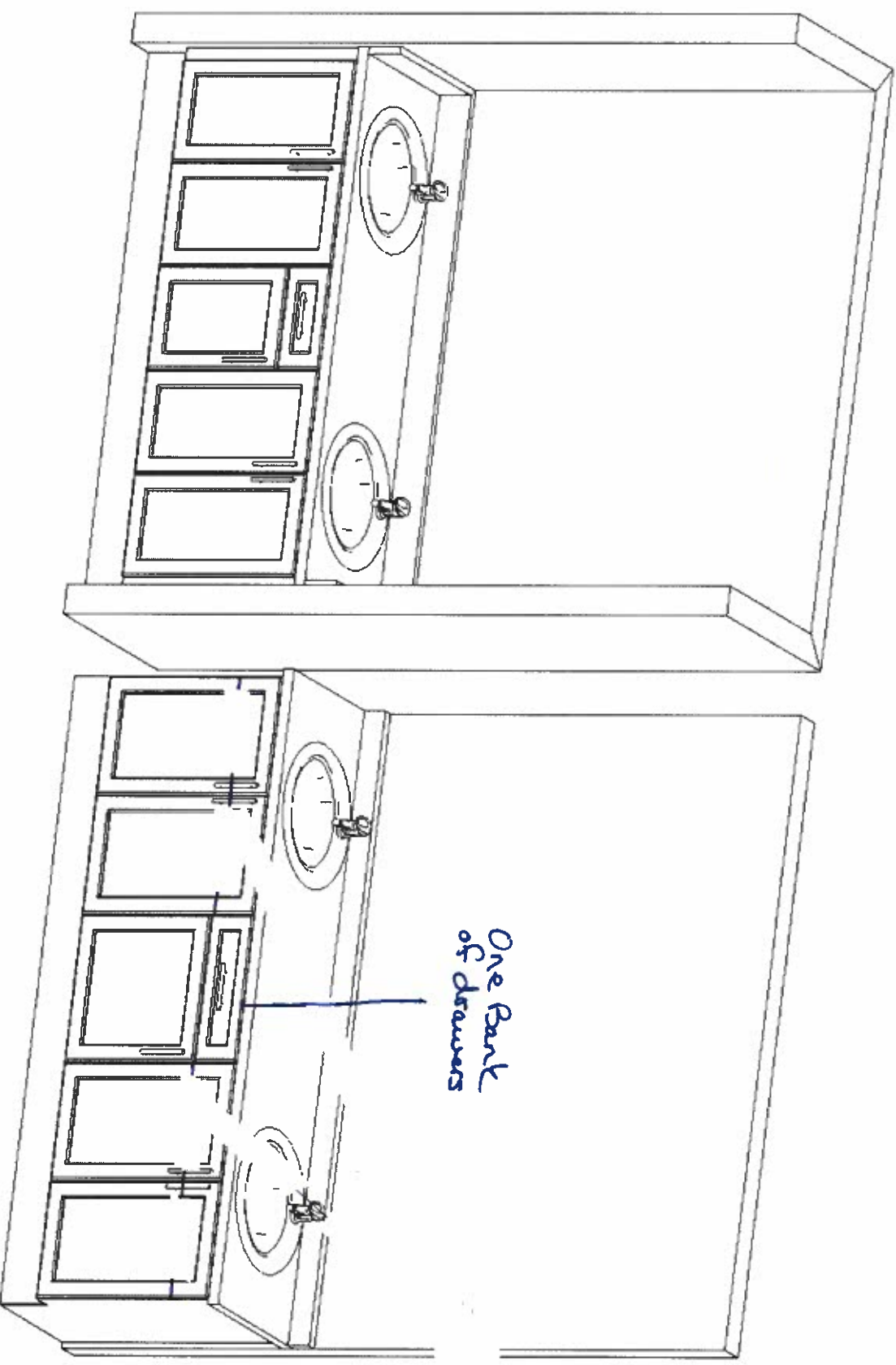
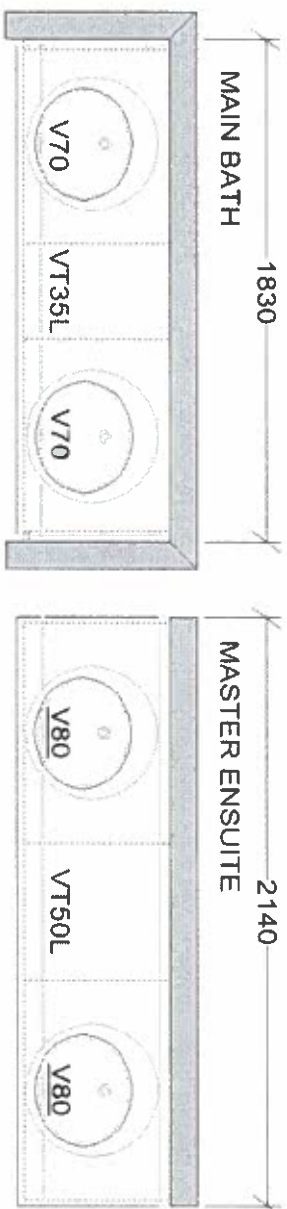


Sept. 4, 24

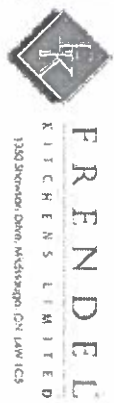
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Date: August 26, 2024
Scale: Not To Scale

Approved By Builder:

Date:



One Bank
of drawers



VALERY HOMES
JOSHUA CREEK
TH-2

Lot 223-3
Aug. 21, 24

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

Approved By Builder:

Date:

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