



INTERIOR COLOUR SCHEME

Scheduled Closing Date: September 27, 2023

Purchasers: Ping Yan & Feixue Zhao

Property: 201-4 of Plan -

Telephone Res. / Bus: / (416) 577-8138

Project: Joshua Creek - Phase 1

Decor Advisor: Cindy Iles

Model and Elevation: ARBOURVIEW (TH-02) A

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Counter	Hardware
Kitchen / Breakfast	6, CAMDEN PAINT, WINTER WHITE	TCE 1504	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	2, Manchester Oak, Shale Grey CL	TCE 1504	9677
Second Ensuite Bathroom (If Applic.)			
LOFT BATH	2, Manchester Oak, Shale Grey CL	TCE 1504	9677

Comment

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	MALENA CARBON 13 X 13
Powder Room	*UPG. 2, CLASSIC CALACATTA, 18 X 18
MAIN BATH	MALENA CARBON 13 X 13
Master Ensuite Bathroom	MALENA CARBON 13 X 13
Second Ensuite Bathroom (If Applicable)	
Lower Landing (If Applicable)	
LOFT BATH	MALENA CARBON 13 X 13

Comment

MUD ROOM: *UPG. 2, CLASSIC CALACATTA, 18 X 18

3. Wall Tile	Selection	Custom	Describe
MAIN BATH	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
LOFT BATH	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	

Comment

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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Other Room - Specify

Powder Room

Other Washroom

Comment

FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	*NOUVEAU 6, 6 1/2" SILVER FOX	Upper Landing	*NOUVEAU 6, 6 1/2" SILVER FOX
Kitchen / Breakfast		Upper Hall	*NOUVEAU 6, 6 1/2" SILVER FOX
Living Room	*NOUVEAU 6, 6 1/2" SILVER FOX	Master Bedroom	
Dining Room		Bedroom #2	
Family Room	*NOUVEAU 6, 6 1/2" SILVER FOX	Bedroom #3	
Den/Library		Bedroom #4	
Entrance Vestibule		Bedroom #5	
Lower Landing (If Applicable)		Other Room - Specify	
		LOFT HALL	*NOUVEAU 6, 6 1/2" SILVER FOX

Comment

HARDWOOD: *NOUVEAU 6, 6 1/2" SILVER FOX, HICKORY

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
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			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



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8. Trim Carpentry

Interior Doors

Front Door Glass Inserts

Door Handles

Interior Trim

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

Railing Colour

Stringer / Riser

Spindle Colour

Treads

Comment

Oak Stairs ☒ Yes ☐ No ☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas

Trim Paint

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

Standard Appliances ☒

Below Kitchen Cabinet Light ☐ Yes ☒ No

Over The Range Microwave ☐

Chimney Style Fan ☐

Comment

13. Heating and Air Conditioning

Air Conditioning YES w/humidifier/media

Gas Provisions Stove NO

Gas Provisions Dryer NO

Gas Provisions Barbecue YES

Comment

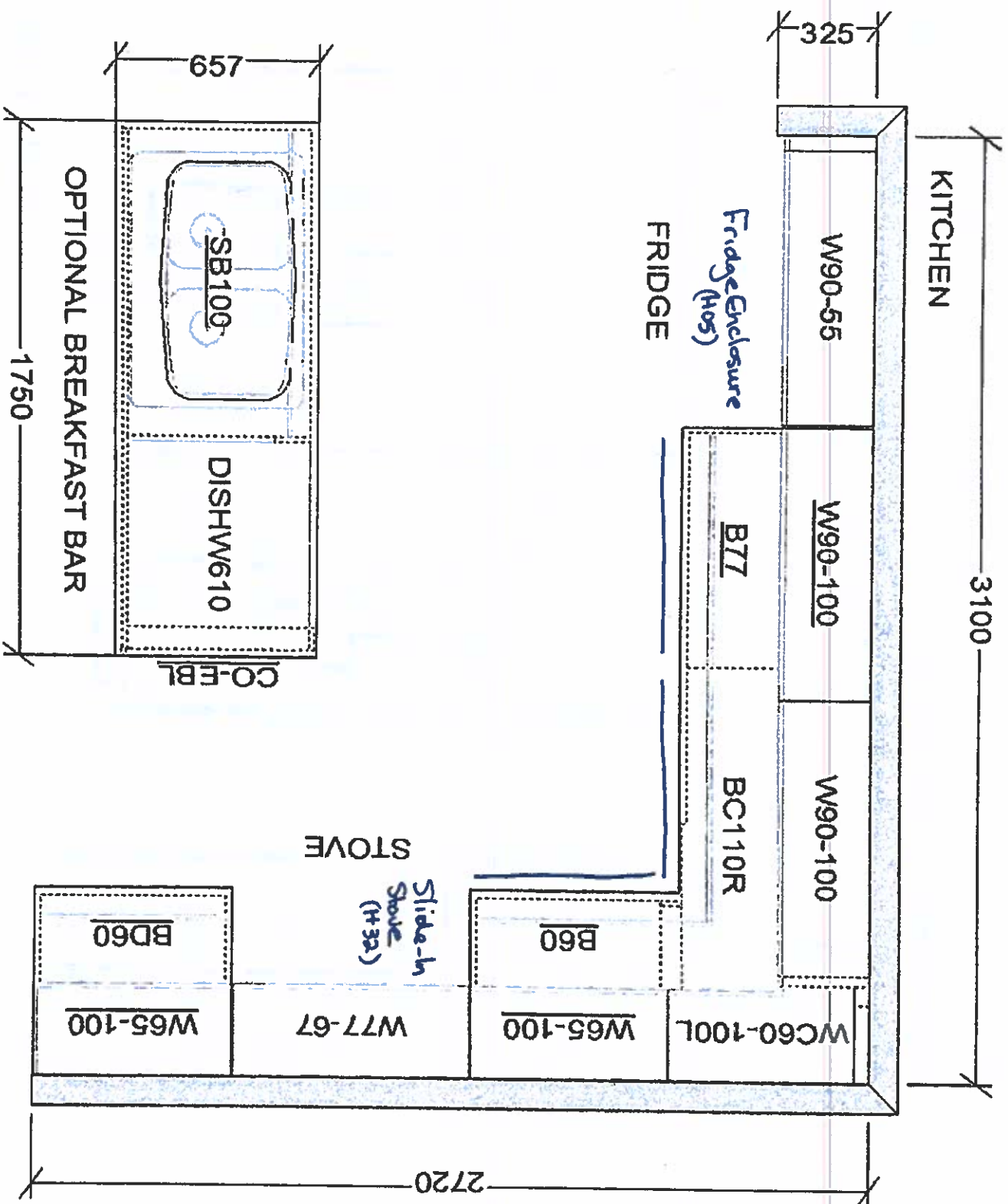
14. Additional Comments

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: _____



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
- Stacked Cabinets (803)
- Deep Shaker (A04)
- 3 Top Drawers (B7)
- Crown Moulding (308)

Lot 201-4
Drawn By: *June 2014*
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date:

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

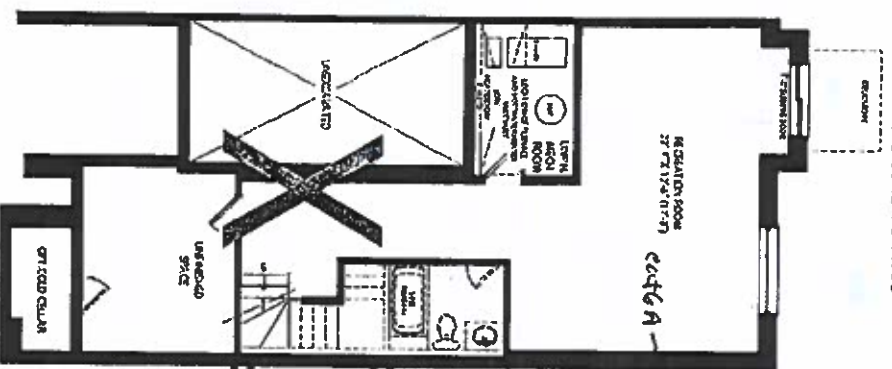
4-102 to 201-4
June 22, 24

✓ 201 201-7 (M1) (27)
✓ 201 201-7 (M1) (27)

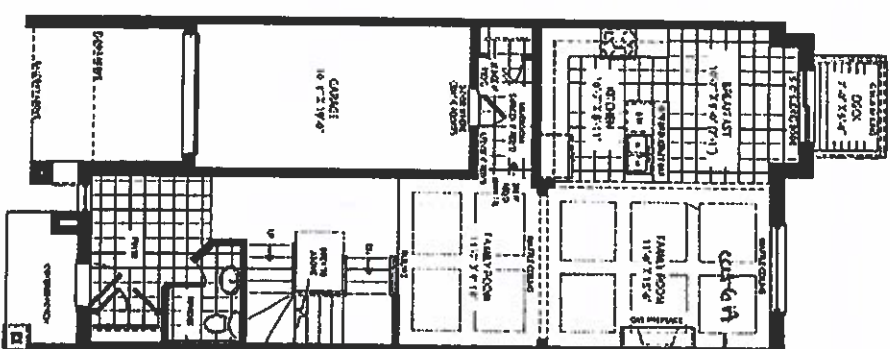
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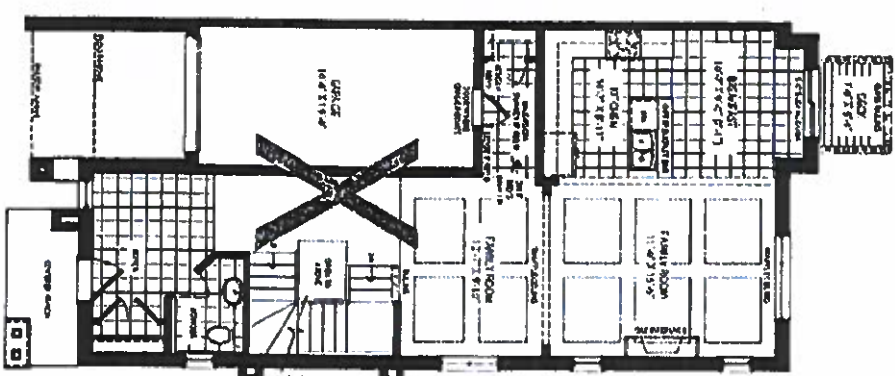
FINISHED BASEMENT ELEV. 1
END CONDITION WORK



WOB



END CONDITION V02



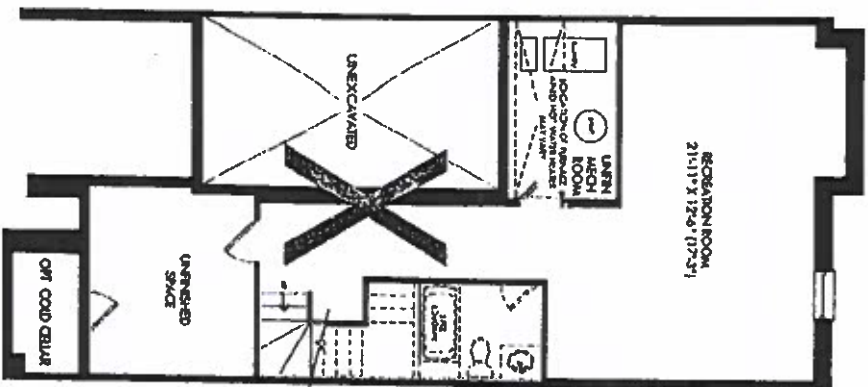
MONTAGE

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INDEX

TH-X ARBOVIEW ELEV A 03 SQ. FT.

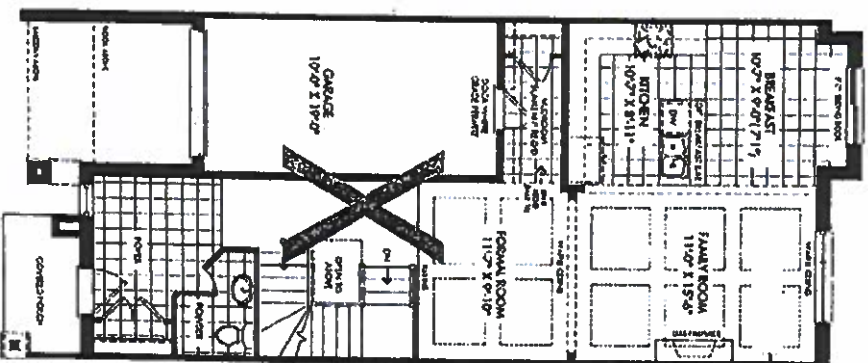
FINISHED
BASEMENT ELEV A



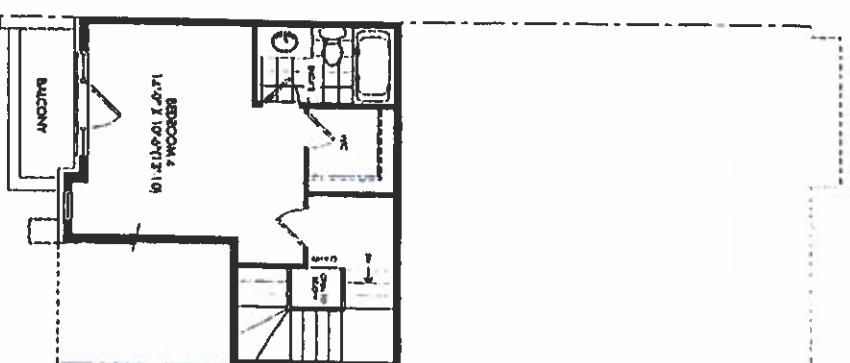
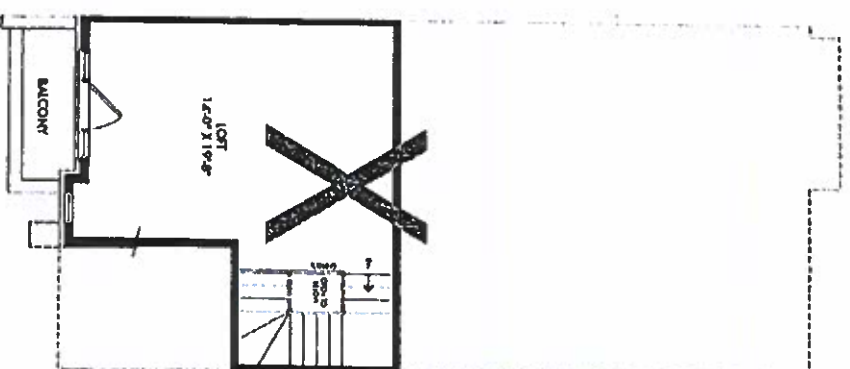
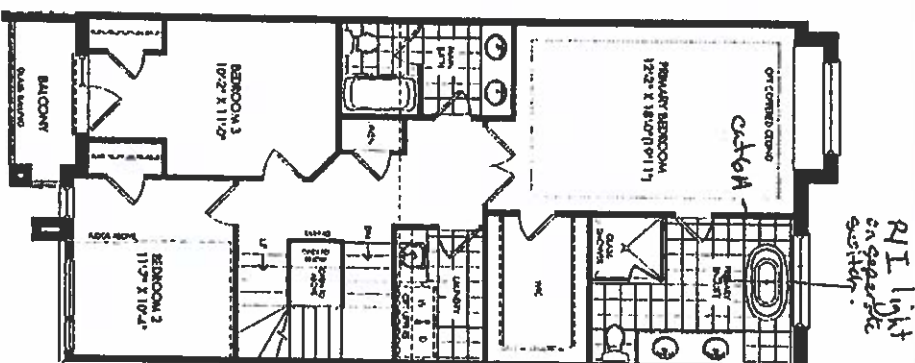
PARTIAL OPTIONAL KITCHEN



GROUND FLOOR ELEV A



SECOND FLOOR ELEV A



LOT 201-7 (M) (N)
Aug 24, 22
Lot 201-4

June 22, 24
LOFT PLAN ELEV A

SCHEDULE "H"

OPT LOFT PLAN ELEV A

JOSHUA CREEK
MONTAGE

1. Our reports are prepared and subject to our standard disclaimer. Our reports are prepared for the use of the client and are not to be used for any other purpose. Our reports are prepared for the use of the client and are not to be used for any other purpose. Our reports are prepared for the use of the client and are not to be used for any other purpose.

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