

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

DHANWANTIE CHOWTIE & YUDHISTHIR KUMAR CHOV

(416) 878-0457 /

Caroline Rajcsanyi

Property: 103Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Sherbourne (33-6) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Hudson 3DL - Coconut	Lv1 - GR-San Gabriel	9677 Handle
Main Bathroom	Lv1 - Belwood 3DL - Ontario White	Inukshuk Carbon P-346-LM	9660 Handle
Ensuite Bathroom	Lv2 - Manchester Maple - Soapstone CL	White Carrara 4924-38	9677 Handle
Opt. Breakfast Bar	NA	Kitchen Hood Fan Accommodate for over-range microwave	
		Kitchen Upper Height 100 cm	

Stove opening – if not specified will be set to builders stander opening of approximately 30 in width
Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)
- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Slide in Stove ☐ Yes ☒ No

Counter top Edge

Kitchen Double Edge (1 1/2") Double Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 4	N/A
Family Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite		
Main Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Basement Landing	N/A
Library/Den/Study	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor Underpad 2nd Floor Underpad Main Stairs

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine Cream			
Main Hall	N/A			
Kitchen/Breakfast	N/A			
Powder Room	1-13x13, Serpentine Cream	Kitchen Backsplash N/A		
Laundry	1-13x13, Serpentine Cream	Pwdr Wall if Applicable N/A		

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A			
Master Ens	1-13x13, New Reeds, Silver	N/A	1-8x10, New Reeds, Silver	1-13x13, New Reeds, Silver	1-8x10, New Reeds, Silver		

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room	Standard	
Main Bath	Standard	
Master Ensuite	Standard	
2nd Ensuite	N/A	
R.I. Bath	N/A	
Kitchen Sink	*Undermount	
Kitchen Faucet	Upgrade	
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Waterline for fridge	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Supply and install all toilet paper holders, towel bars and soap dishes	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Whirlpool		

Opt. Plumbing Extras

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
25 Oyster	Standard	*Stained as Floor	*Wrought Iron	*Stained as Floor
Opt. Paint Extras				

MISCELLANEOUS

Railing Style	RAILING - UPGRADE 1 - 1/2in Wrought iron BLACK square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	NA	Stair Type	*Oak
Interior Doors	SEENOTES BELOW	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	*Pewter Exterior package
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No	Trim Style	Standard - 2 1/4in Case & 3in Baseboard	Cold Cellar	<input type="checkbox"/>
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No		Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.	1ST FLOOR - PRINCETON, HOLLOW 8FT DOORS, 2ND FLOOR - CLASSIQUE, 6'8 DOORS, HOLLOW				

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Family Room	36" Standard	Standard - Paint Grade	N/A	N/A
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No			

Exterior Colour Scheme:

Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.

b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.


c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final not withstanding that the Purchaser may have completed a colour selection schedule

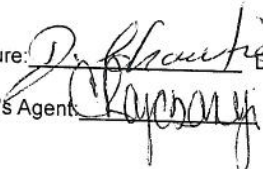
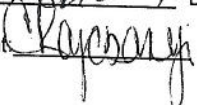
d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature:  Date: MAR-16-16

Printed 3/15/2016 12:42:12

Signature:  Date: MAR 15 16
Builder's Agent:  Date: MAR 15 16



Highcastle Homes Décor Centre Disclaimers

Lot#: 103 Model: The Sherbourne (33-6) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DHANWANTIE CHOWTIE and YUDHISTHIR KUMAR CHOWTIE

TEL: RES.: 416-878-0457

Through years of doing business, we at Highcastle Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Purchaser's Extras forms and all Interior Colour Scheme forms.

Fireplaces

Fireplace Marble: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace will not be identical to the samples. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

Ceramic Floor Tile

Many variables including variegation can affect tile colour, pattern and/or design which mean installed tiles may not be identical to the samples. We will make every attempt to come as close as possible, but cannot be responsible for results which differ from the samples.

Hardwood Flooring

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normal appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring.

Shrinking and expanding/cupping of the hardwood floors may occur if the humidity levels in the home are not kept at industry recommendations. If the hardwood floors shrink or expand due to the homeowner not complying with these levels, the hardwood floor will no longer be under warranty and it will be the homeowner's responsibility to repair the flooring.

Stain Colours

Due to many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, will not be identical to samples. Factors such as density, age humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The purchaser is responsible for choosing the stain on these areas to their satisfaction.

Appliances

All fridge openings are set to builder's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets is required for any built - in appliances. The purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

Kitchen Cabinets

The kitchen you order/purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

Shrinking and expanding of the kitchen cabinets may occur if the humidity levels in the home are not kept at industry recommendations. If the cabinets shrink or expand due to the homeowner not complying with these levels, the cabinets will no longer be under warranty and it will be the homeowner's responsibility to repair the cabinets.

Plaster Mouldings and Medallions

Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

Metal Spindles

Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be construed as a defect or damage.

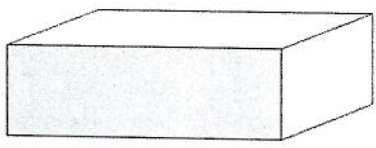
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):   Date: MAR 21, 16

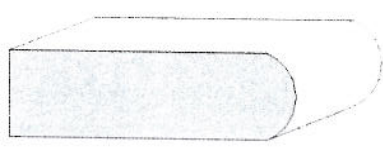
LOT 103
PH-2.



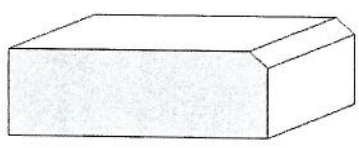
STANDARD EDGE



Single Straight polished 3/4"

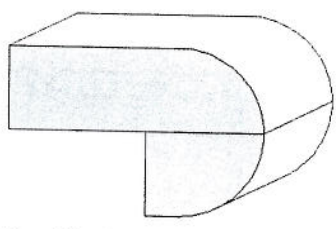


Single Bullnose 3/4"

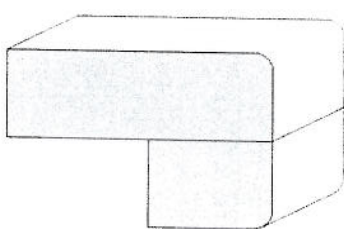


Single Bevel 1/4" top bevel 3/4" thick

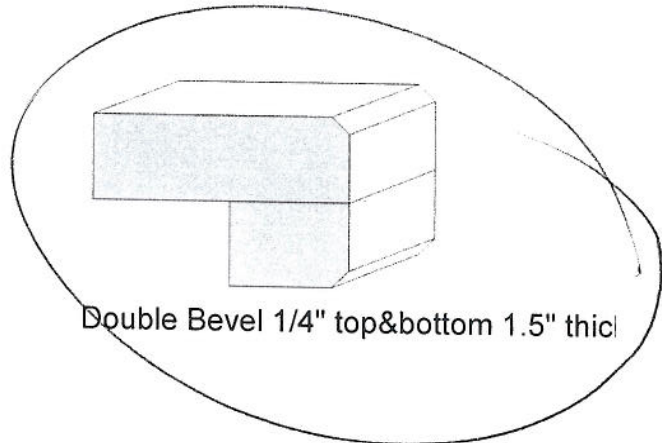
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

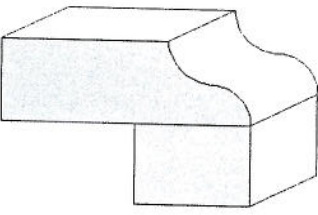


Double Pencil 1.5" thick

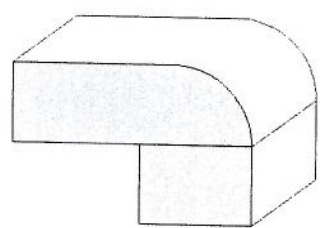


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign of how tie
Sign of [signature]

Date 14/03/16.
Date MAR-16-16

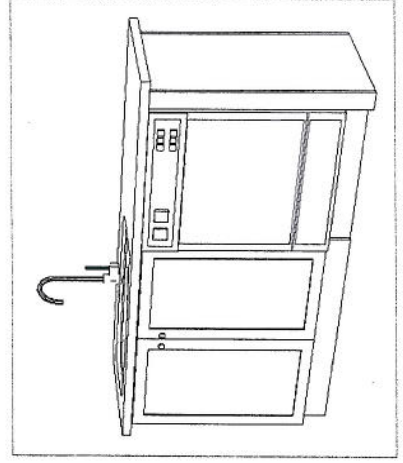
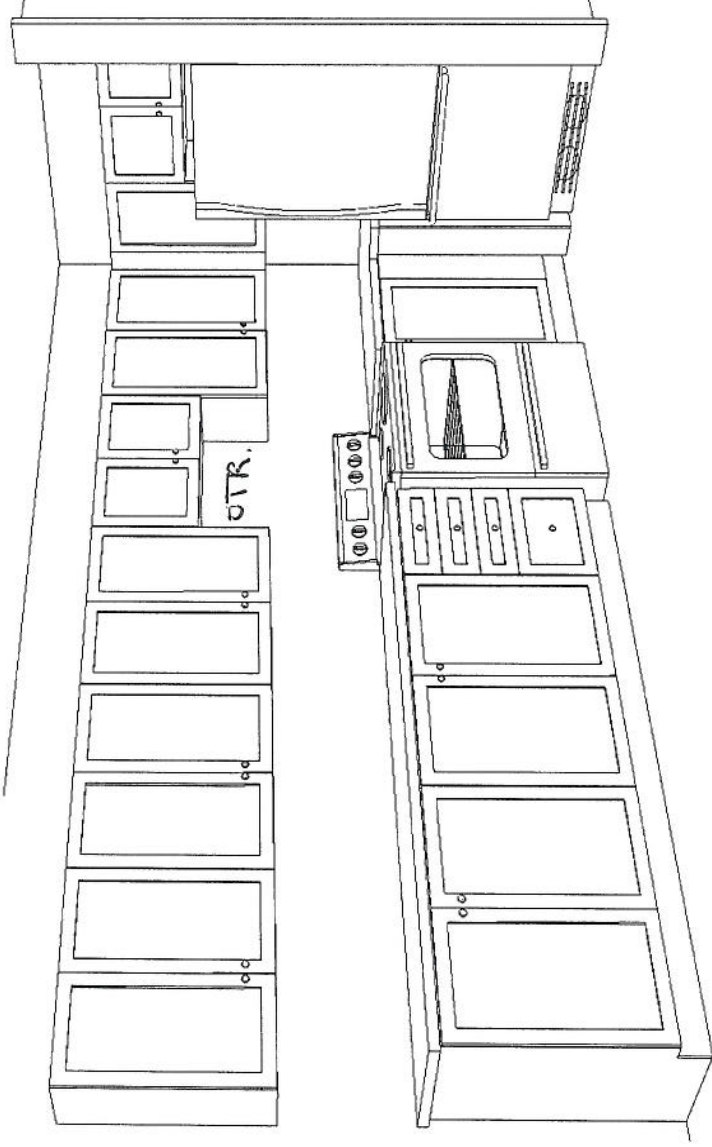
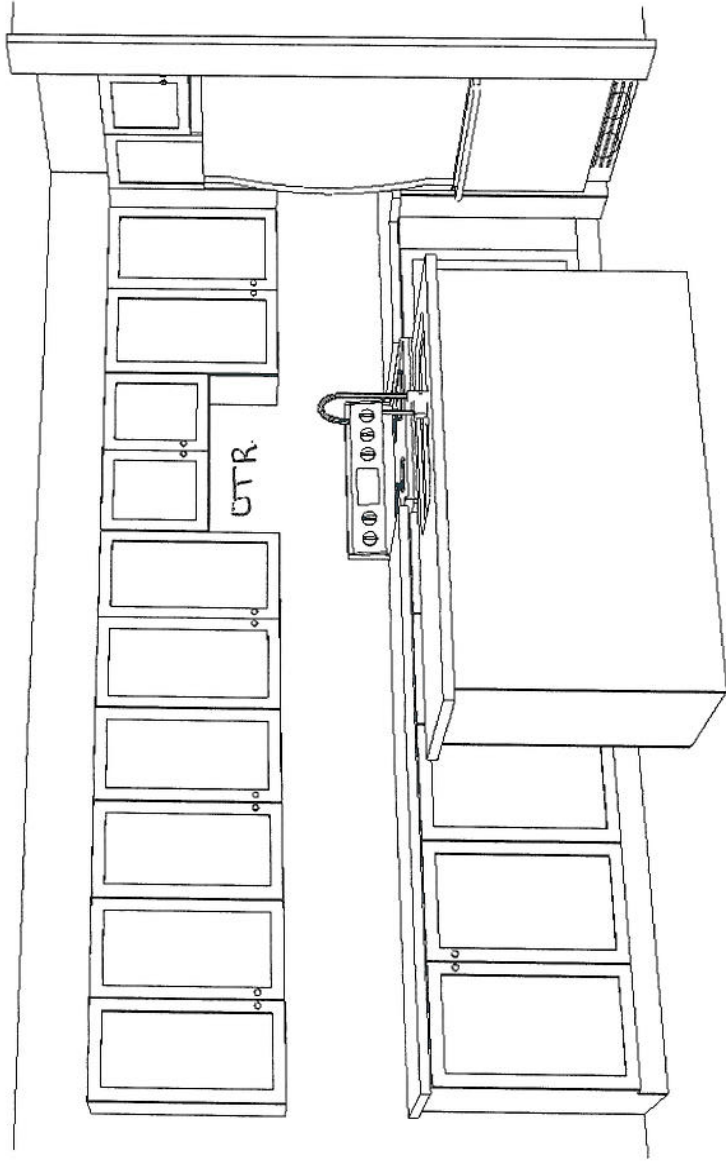


F R E N D E L
K I T C H E N S L I M I T E D

1350 Shawson Drive, Mississauga, ON L4W 1C5

Tel: (905) 670-7898
Fax: (905) 670-1986
www.frendel.com

* Crown Moulding



for
D. b. up

HIGHCASTLE
NORTHGLEN
LOT 103 (MODEL 33-6 SHERBOURNE)

MARCH 9, 2016

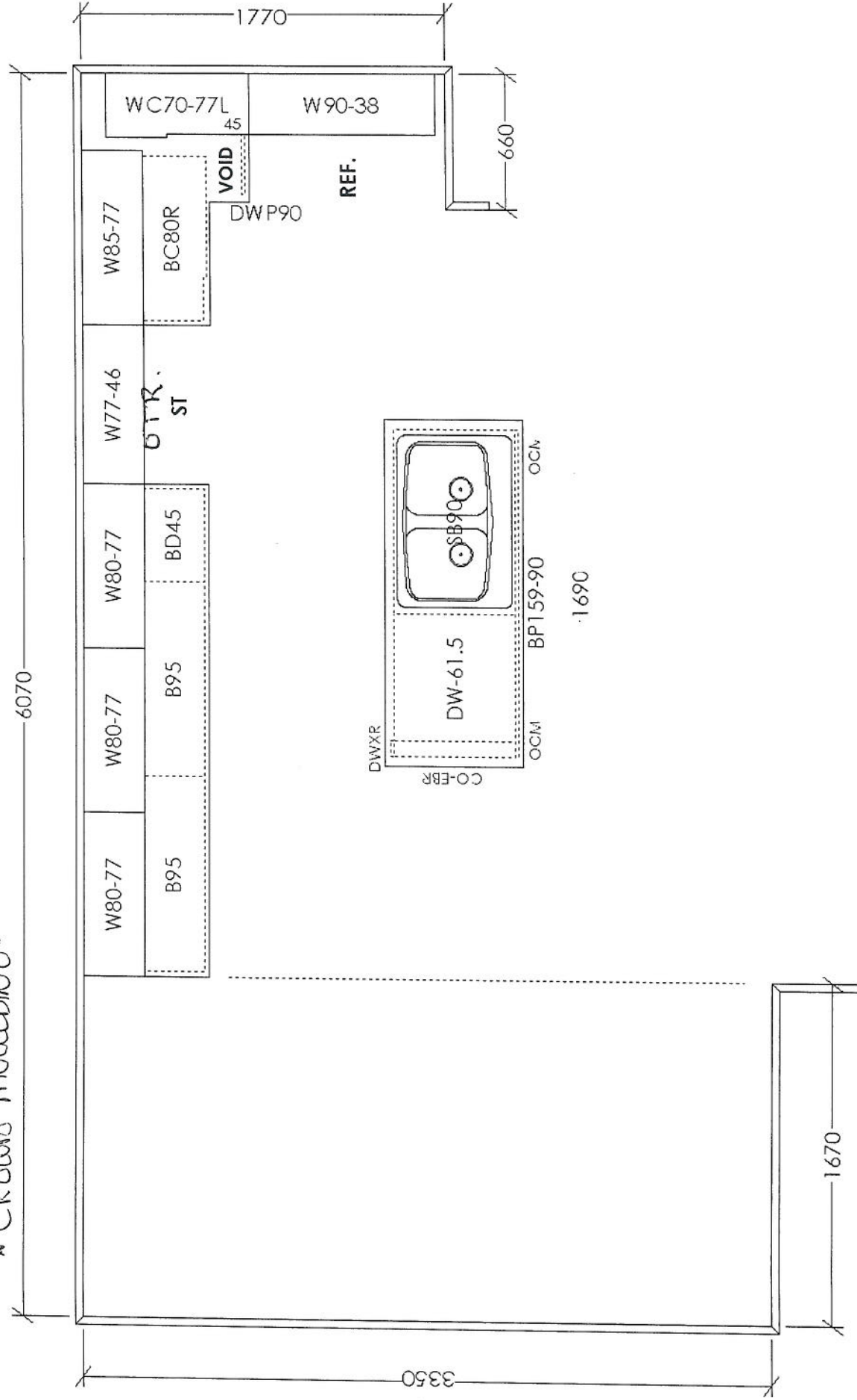


KITCHENS LIMITED

1350 Shawson Drive, Mississauga, ON L4W 1C5

Tel: (905) 670-7898
Fax: (905) 670-1986
www.frendel.com

* Colors moulding



2 1 3

HIGHCASTLE
NORTHGLEN
LOT 103 (MO)

Lot 103
Model 33-6

The Sherbourne

Elevation A - 2019 sq.ft. • Elevation B - 2081 sq.ft.

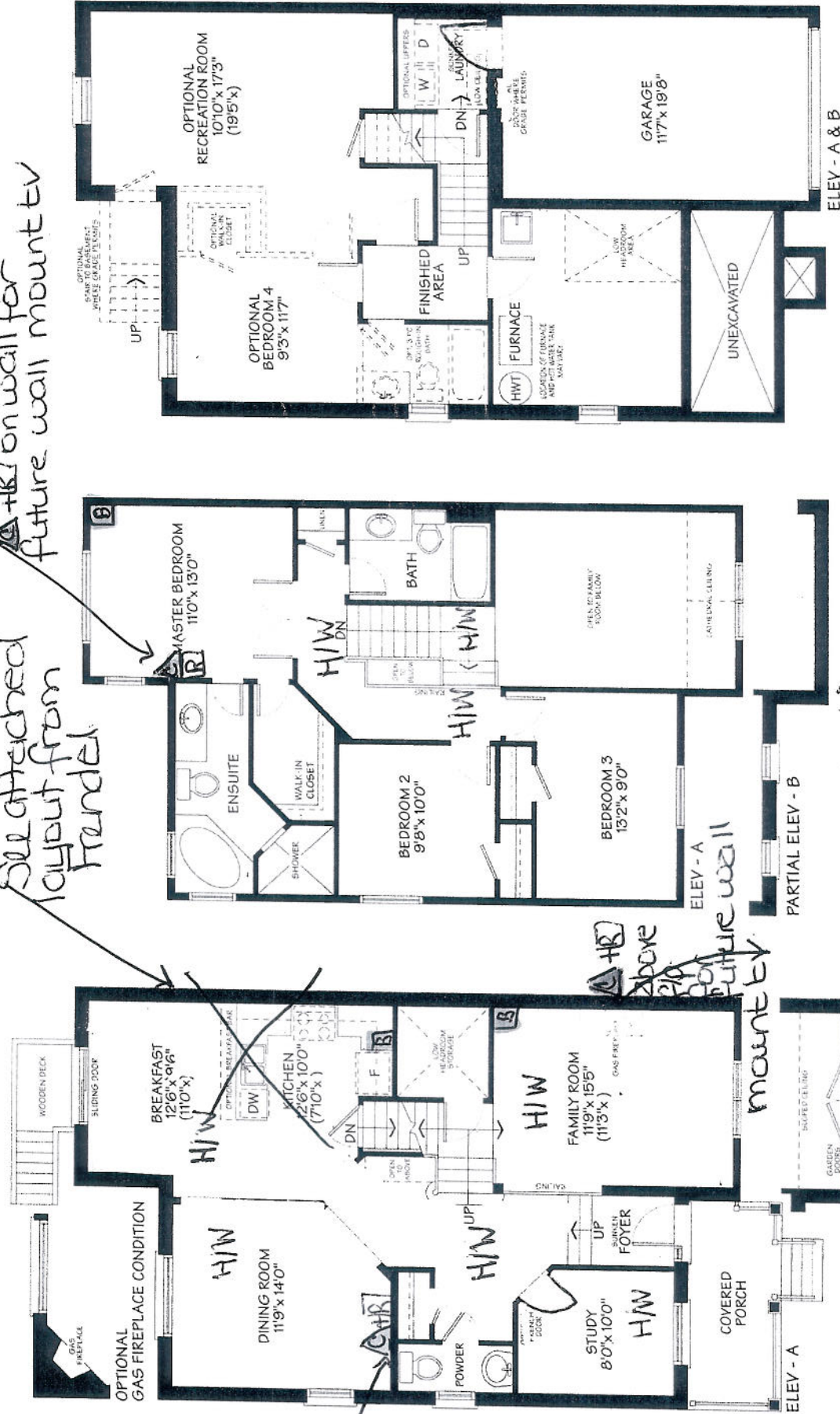
NORTHGLEN

Ball
Cable
Receptacle

See attached
layout from
Frandel
+RB on wall for
future wall mount tv

+RB on
wall for future
wall mount tv

+RB
above
future wall
mount tv



Date MAR 16 16 BASEMENT
Date May 16 16
Optical Finished Basement
Elev. -A 2557 sq.ft.
Elev. -B 2619 sq.ft.

Sign D. Shontie
Sign
w. Shontie

SECOND FLOOR

MAIN FLOOR



<div>CONSTRUCTION SUMMARY</div> <div>Northglen (H) - 2174372 Ontario Ltd.</div> <div>PURCHASERS: DHANWANTIE CHOWTIE and YUDHISTHIR KUMAR CHOWTIE<div>TEL: RES.: 416-878-0457</div></div>				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
103 / 2	S-C-2007-004	The Sherbourne (33-6) Elev B		28-Apr-16

Agreement of Purchase and Sale

2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM OR FAMILY ROOM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	



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1) CONSTRUCTION

1 - KITCHEN (IF POSSIBLE DELETE BULKHEADS IN KITCHEN) 15Mar16 Note: 11,100/30694	
1 - DELETE WALL FROM BREAKFAST AREA TO DINING ROON (BEAM CHANGE) 15Mar16 Note: 11,100/30692	
1 - BUILDER DISCOUNT APPLIED TO ALL ITEMS ON THIS INVOICE 15Mar16 Note: 11,100/30675	
1 - 9 FOOT CEILING HEIGHT ON MAIN FLOOR WITH 8 FT ARCHES (1ST FLOOR) 15Mar16 Note: 11,100/29635	

3) HEATING / AIR CONDITIONING

1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED STANDARD - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) 15Mar16 Note: 11,100/30693	
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4) PLUMBING

1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR (CHROME) - MASTER ENSUITE 15Mar16 Note: 11,100/29655	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY 15Mar16 Note: 11,100/29653	
1 - KITCHEN FAUCET - ALIGN, 7565, CHROME, 1 HOLE APPLICATION 15Mar16 Note: 11,100/29652	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 15Mar16 Note: 11,100/29651	

5) ELECTRICAL

1 - MASTER BEDROOM - RECEPTACLE BESIDE CABLE ON WALL FOR FUTURE WALL MOUNT TV 15Mar16 Note: 11,100/30667	
1 - DINING ROOM - RECEPTACLE BESIDE CABLE ON WALL FOR FUTURE WALL MOUNT TV 15Mar16 Note: 11,100/30666	
1 - FAMILY ROOM - RECEPTACLE BESIDE CABLE ON WALL FOR FUTURE WALL MOUNT TV 15Mar16 Note: 11,100/30665	

6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 15Mar16 Note: 11,100/30676	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 15Mar16 Note: 11,100/30674	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CERAMIC TILE - - KITCHEN AND BREAKFAST (UPGRADE FROM CERAMIC) 15Mar16 Note: 11,100/30672	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - STUDY (UPGRADE FROM CARPET) 15Mar16 Note: 11,100/29645	



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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - LIVING/DINING ROOM (UPGRADE FROM CARPET) 15Mar16 Note: 11,100/29644	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4 X 2 1/4" NATURAL OAK HARDWOOD- - FAMILY ROOM (UPGRADE FROM 3/4 X 2 1/4" NATURAL OAK HARDWOOD)) 15Mar16 Note: 11,100/29643	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CERAMIC - HARDWOOD FLOORING- ~ - MAIN STAIR HALL 15Mar16 Note: 11,100/29642	

7) TRIM

1 - ADD FRENCH DOOR PAINTED WHITE (STUDY) 15Mar16 Note: 11,100/29659	
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8) FINISHING

1 - STAIN STAIR & RAILING PER FLOOR 15Mar16 Note: 11,100/29658	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDING) 15Mar16 Note: 11,100/29657	
1 - RAILING - UPGRADE 2 - 1/2 inch Wrought iron square picket with square collar on alternating picket, 3 inch oak handrail and 3 1/2 inch oak standard post. 15Mar16 Note: 11,100/29656	

9) CABINETRY

1 - ACCESSORIES - CROWN MOULDING STANDARD 15Mar16 Note: 11,100/30695	
1 - CABINETS - MASTER ENSUITE - LEVEL 2 15Mar16 Note: 11,100/30677	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 15Mar16 Note: 11,100/30671	
1 - DELETE PENINSULA AND ADD ISLAND. RELOCATE EXISTING CABINETS FROM DINING ROOM WALL TO END OF STOVE WALL ***SEE ATTACHED KITCHEN LAYOUT FROM FRENDEL*** 15Mar16 Note: 11,100/30668	
1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE 15Mar16 Note: 11,100/29638	
1 - UPPER CABINETS - EXTENDED UPpers - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2 (9FT CEILING ONLY) 15Mar16 Note: 11,100/29630	
1 - CABINETS - KITCHEN - LEVEL 2 15Mar16 Note: 11,100/29624	

TRIM DOORS AND HARDWARE - INTERIOR

1 - UPGRADE STANDARD 80" 1-3/8 DOOR TO 96" X 1-3/8 HOLLOW (1ST FLOOR ONLY) ***PRINCETON HOLLOW*** WITH 8FT ARCHES MAIN FLOOR 15Mar16 Note: 11,100/30673	
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VINDOWS AND DOORS



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WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER	
15Mar16 Note:	
11,100/29660	

This Document is Extremely Time Sensitive - Printed 15 Mar 16 at 12:46