

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

PAURIN ARVINDBHAI PATEL & SANDIPKUMAR LIMBCH

/

Caroline Rajcsanyi

Property: Block 56 Unit 6Phase: Orchards of Plan - 40M-2627

Project: 2174372 Ontario Ltd.

Model and Elevation: Scarlett Oak (T-4) End Unit Elev A Opt 4 Bedroom

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Poppyseed	Lv1 - GR-Serenata	12881 Handle
Main Bathroom	Lv1 - Manchester Oak - Poppyseed	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Manchester Oak - Poppyseed	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	77 cm - Standard

Stove opening – if not specified will be set to builders standard 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)

Counter top Edge

Kitchen	Single Edge (3/4") Top Bevelled	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	N/A	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A	PARLOUR	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Basement Landng	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural
Library/Den/Study	NA	Basement Stairs	Paint Grade (Grey)
In Law Suite	NA		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor	Underpad 2nd Floor	Underpad Main Stairs
NA	Lv1 Underpad-standard	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White		
Main Hall	1-13x13, Serpentine White		
Kitchen/Breakfast	1-13x13, Serpentine White		
Powder Room	1-13x13, Serpentine White		
Laundry	1-13x13, Serpentine White		

Kitchen Backsplash

Pwdr Wall if Applicable

N/A

N/A

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	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	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

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Purchasers:	PAURIN ARVINDBHAI PATEL & SANDIPKUMAR LIMBCH	Property: Block 56 Unit 6 Phase: Orchards of Plan - 40M-2627
Telephone Res. / Bus:	/	Project: 2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation: Scarlett Oak (T-4) End Unit Elev A Opt 4 Bedroom

PLUMBING / FAUCETS

Opt. Plumbing Extras

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	Natural	Natural	Natural
Opt. Paint Extras				

Railing Style		RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.	
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	No
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard
Smooth Ceiling 1st Floor	<input type="radio"/> Yes		
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes		
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes		
Misc.			
<div> <div>Basement Windows Upgrade</div> <div> <input type="radio"/> Yes <input checked="" type="radio"/> No </div> </div> <div> <div>Cold Cellar</div> <div><input type="checkbox"/></div> </div>			
<div> <div>Stair Type</div> <div>*Oak</div> </div> <div> <div>Ext. Door Hardware</div> <div>*Pewter Exterior package</div> </div>			

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Air Conditioning	<input type="radio"/> *Yes <input checked="" type="radio"/> No		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<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**

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 notwithstanding 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.

Signature: [Signature] Date: 06/29/20

Signature: _____ Date: _____
Builder's Agent: R. P. Murphy Date: June 29, 2003



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 56 Unit 6 Model:Scarlett Oak (T-4) End Unit Elev A Opt 4 Bedroom in Northglen (H) - 2174372 Ontario Ltd.
PURCHASERS: PAURIN ARVINDBHAI PATEL and SANDIPKUMAR LIMBCHIYA TEL:

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 constued 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): PAURIN ARVINDBHAI PATEL Date: 06/29/20



This certificate entitles you to the above appliances supplied by
Coast Appliances courtesy of Highcastle Homes.

PAULIN PATEL/SANDIP KUMAR LIMBCHAYA JUNE 29 2020



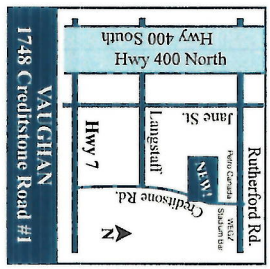
THIS OFFER BY APPOINTMENT ONLY. PLEASE CONTACT



FRANK DEROSE
fderose@coastappliances.com

Tel: (905) 303-6909 Fax: (905) 856-9908 1-888-745-0622

Voucher expires 60 days after closing. This offer applies to all Highcastle Homes purchasers that receive an Appliance Package in their offer to purchase.
Appliance pictures are for representation only. Models may change without notice. See reverse for terms and conditions





COAST
APPLIANCES



*This certificate entitles you to the above appliances supplied by
Coast Appliances courtesy of Highcastle Homes.*

PAULIN PATIL/SANDIP KUMAR LIMBCHIA JUNE 29 2020

ISSUED TO

DATE OF ISSUE



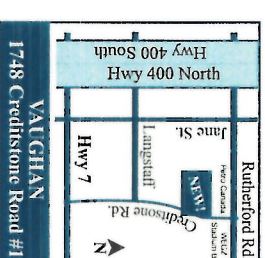
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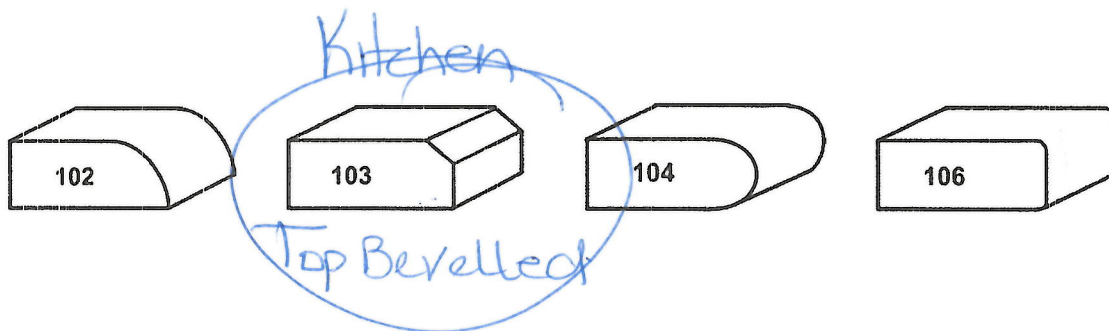


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Blk 56-6.
Orchards

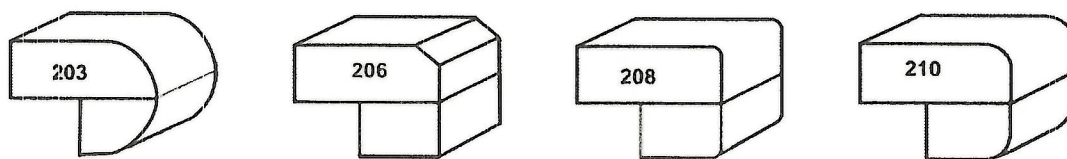
STONE EDGE PROFILES

Approx 2CM or $\frac{3}{4}$ " Standard Edge



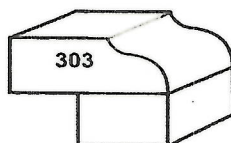
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



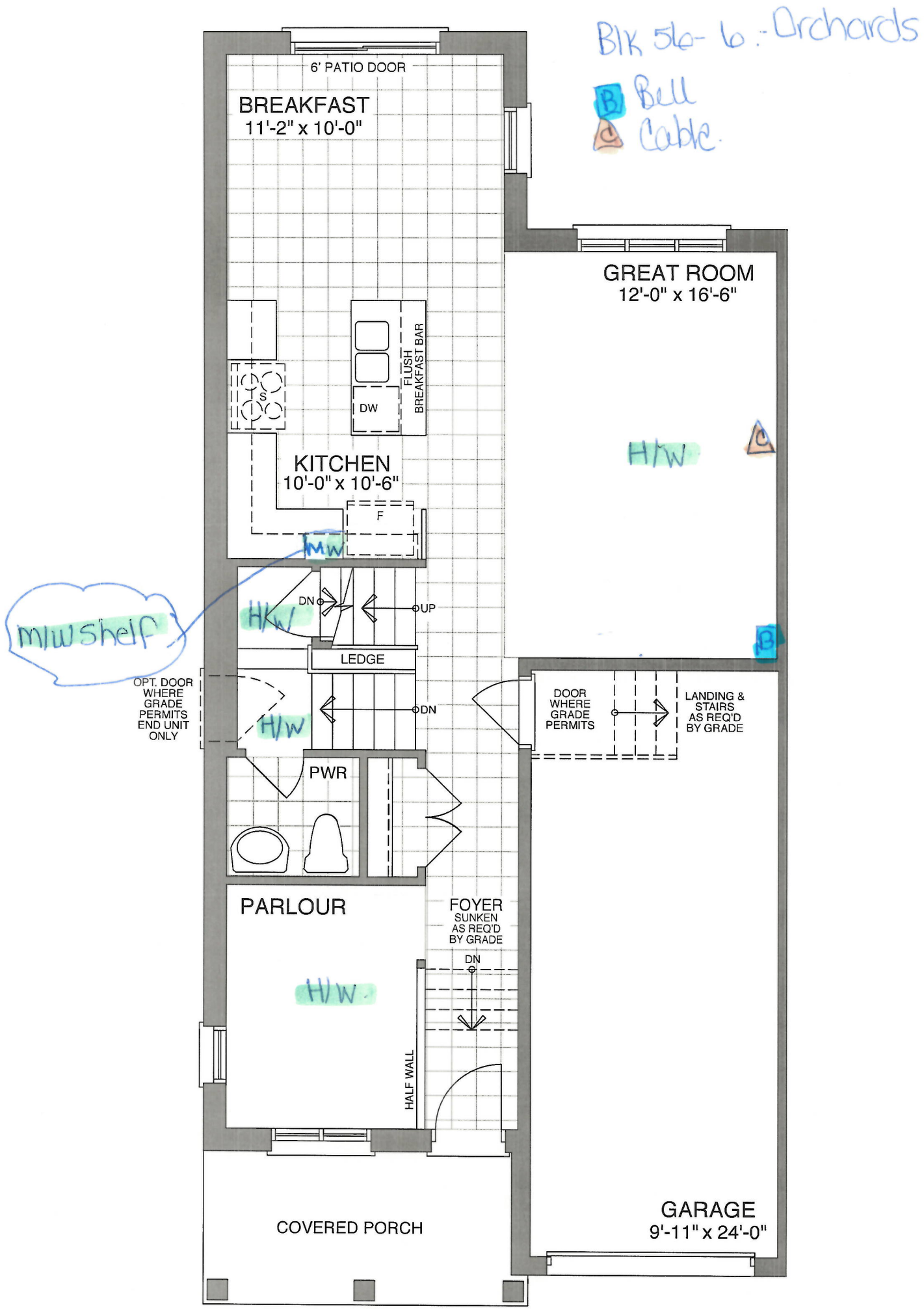
2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign
J/A Gak

Date
06/29/20



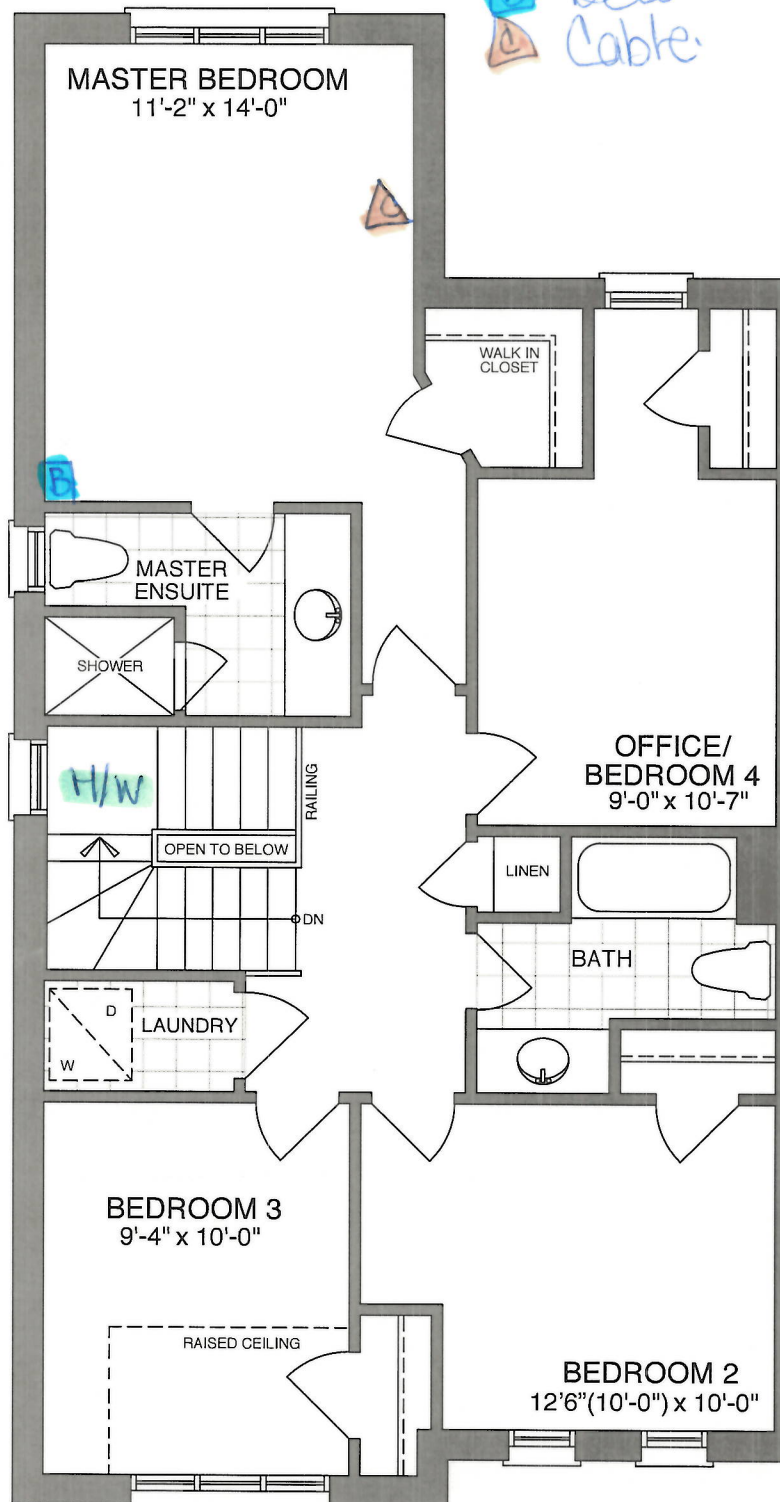
MAIN FLOOR - ELEV A & B

Sign
H/A Sale

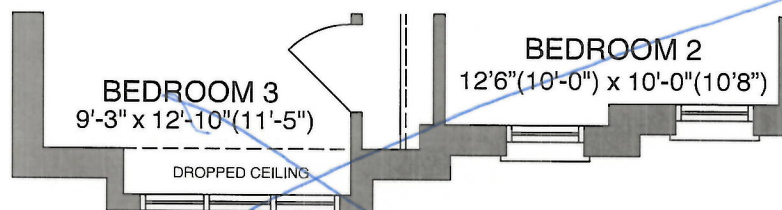
Date.
06/29/20

BK 56 - 6 - Drchards

Bell
Cable



OPT. SECOND FLOOR - ELEV A

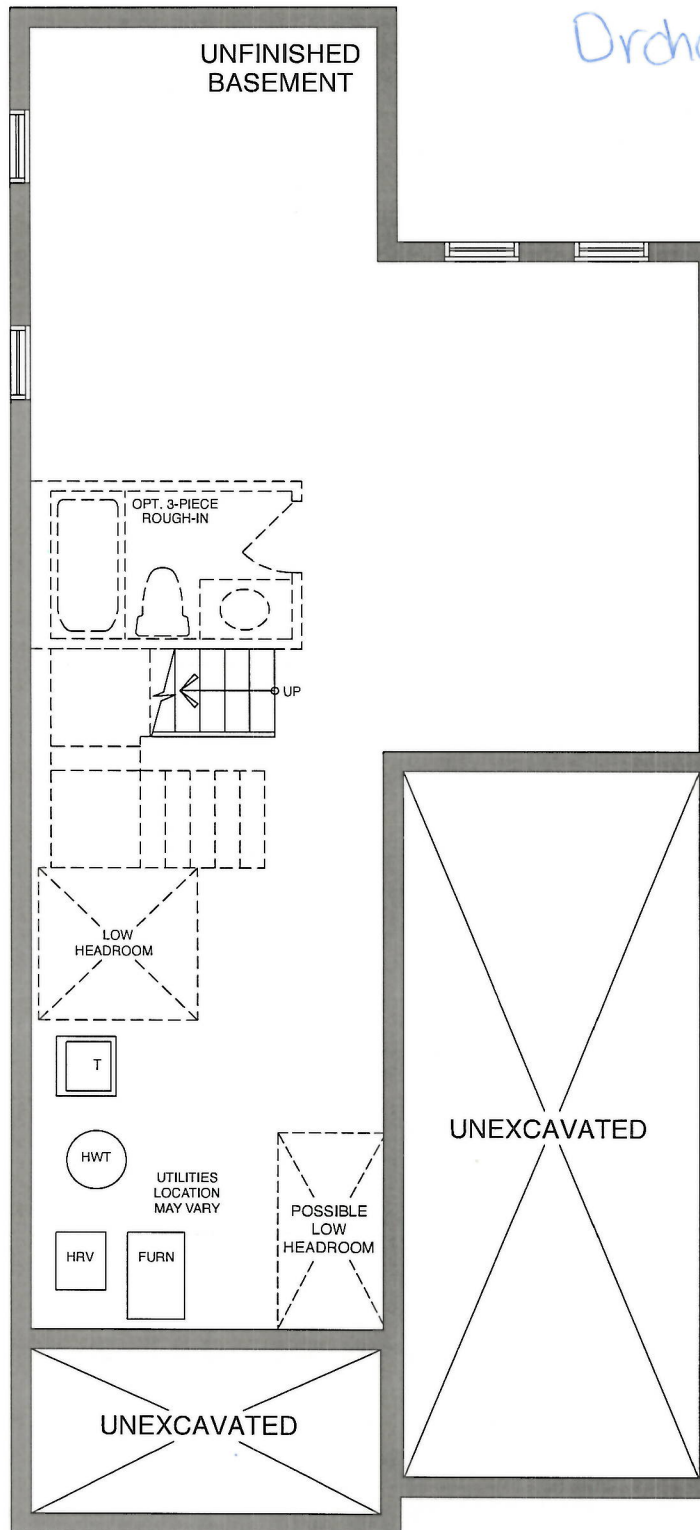


OPT. SECOND FLOOR - ELEV B

Sign
[Signature]

Date
06/29/20

BLK 56-6
Orchards.



BASEMENT - ELEV A & B

Sign
Has Cab

Date:
06/29/20



CONSTRUCTION SUMMARY				
Orchards - 2174372 Ontario Ltd.				
PURCHASERS: PAURIN ARVINDBHAI PATEL and SANDIPKUMAR LIMBCHIYA				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 56 Unit 6 / Orchards	40M-2627	Scarlett Oak (T-4) End Unit Elev A Opt 4 Bedroom		28-Jan-21

Agreement of Purchase and Sale

BONUS: 5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE <i>Worksheet</i> <i>Note:</i>	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: \$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> <i>Note:</i>	

6) FLOORING & WALL TILE

2 - HARDWOOD - 2 1/4" X 3/4" HARDWOOD - LANDING NATURAL OAK - LOWER LANDINGS (SEE PLAN) <i>29Jun20</i> <i>Note:</i> 11,469/35692	
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9) CABINETRY

1 - APPLIANCE CABINETS - MICROWAVE - WALL CABINET WITH SHELF FOR MICROWAVE (FINISHED INTERIOR) (OPENING 24"W X 13-3/4"H X 17"D) - GROUP 1 - 4 - BESIDE FRIDGE (SEE PLAN) <i>29Jun20</i> <i>Note:</i> 11,469/35693	
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STAIR AND RAILING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDING) <i>29Jun20</i> <i>Note:</i> 11,469/35691	
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