

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

SUZETTE E SMITH

Property:

Block 57 Unit 4Phase: Orchards of Plan - 40M-2627

Telephone Res. / Bus:

/

Project:

2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation:

Black Ash (T-3) End Unit Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Charleston 3DL - Orchid	Lv1 - GR-Bianco Sardo (Grigio)	12881 Handle
Main Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
BASEMENT BATH	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	100 cm

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 - T04
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	NA		
Main Hall	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural		
Main Stairs	Oak		
Upper Hall	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural		
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 Landing	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

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	N/A		
Kitchen/Breakfast	1-13x13, Serpentine White	Kitchen Backsplash	N/A <input type="checkbox"/> <input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A <input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Serpentine White		

	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"/>
BSMT BATH	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	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"/>

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

NA

Laundry

BASEMENT BATH

Standard

Kitchen Sink

Kitchen Faucet

\*Undermount

Upgrade

Drain for 2nd floor Laundry

Waterline for fridge

Yes

 No

Yes

 No

Supply and install all toilet paper holders, towel bars and soap dishes

Yes

 No

Whirlpool

Opt. Plumbing Extras

\*\*\*\*3 PC FINISHED BATHROOM WITH TUB\*\*\* (SEE PLAN)

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

Natural

\*Wrought Iron

Natural

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - UPGRADE 2 - 1/2in Wrought iron square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

\*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

\*Yes-Grade Permitting

\*Straight Pewter Lever

\*1 - 2 3/4in Case & 4in Baseboard

Stair Type

Ext. Door Hardware

\*Pewter Exterior package

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

Misc.

Yes

 No

Yes

 No Yes

Basement Windows Upgrade

Cold Cellar

Yes

 No

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

\*Yes

 No

6 inch

 8 inch Yes Yes

Gas Provisions for BBQ

Humidifier

Yes

 No Yes

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: June 29/2020

Printed 6/29/2020 15:09:39

Builder's Agent: \_\_\_\_\_ Date: \_\_\_\_\_



## Highcastle Homes Décor Centre Disclaimers

Lot#: Block 57 Unit 4 Model:Black Ash (T-3) End Unit Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: SUZETTE E SMITH

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 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):

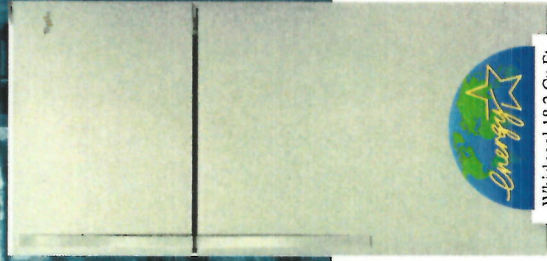
Date:

June 29, 2000

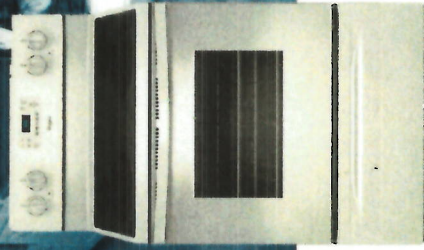




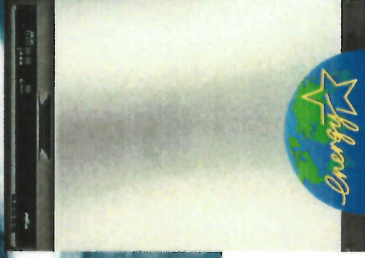
COAST  
APPLIANCES



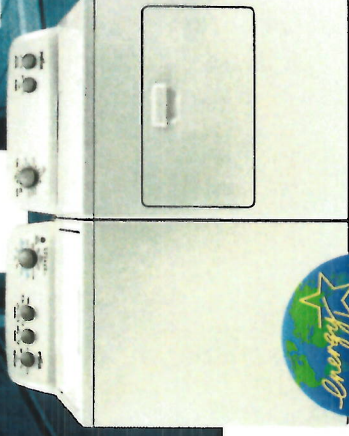
Whirlpool 18.2 Cu Ft.  
Stainless Steel  
Refrigerator



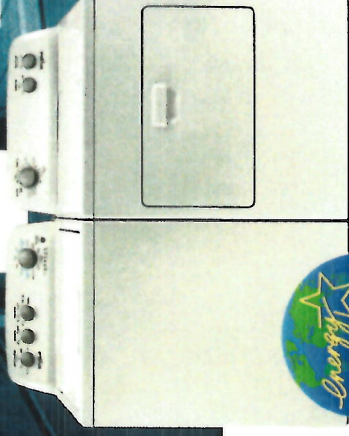
Whirlpool Stainless Steel,  
30" Self Clean Range



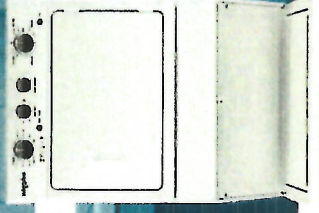
Whirlpool Stainless  
Steel 24"  
Dishwasher



Whirlpool White  
27" Top Load Washer



Whirlpool White 27"  
Top Load Electric Dryer



Whirlpool White 27"  
Electric Laundry Centre

OPTION A

OR

OPTION B

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



THIS OFFER BY APPOINTMENT ONLY. PLEASE CONTACT

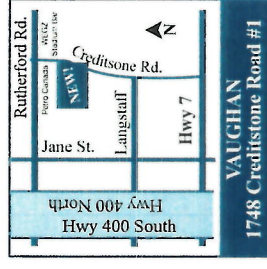


**FRANK DEROSE**

[fderoose@coastappliances.com](mailto:fderoose@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*



*Suzette Smith*

ISSUED TO

DATE OF ISSUE

*June 29, 2020*





COAST  
APPLIANCES

1748 Creditstone Road, Unit 1, Vaughan, ON L4K 5V8



APPLIANCE  
VOUCHER

1. Book an appointment with Frank DeRose at 905-303-6909
2. This certificate is voided if homeowner agreement is voided or if the agreement is amended or revised to delete any or all of the appliances.
3. It is the customer's responsibility to arrange appliance installation. All appliance packages include free delivery of products and removal of packaging materials.
4. In the event that the customer wishes to upgrade appliances, a credit based on the wholesale value will be applied to the price of the upgraded product.
5. Appliance models are subject to change without notice. Door swings must be stated at time of purchase.
6. Once the standard package is delivered, exchanges or returns will not be permitted.
7. Purchasers may upgrade appliances directly with Coast Appliances. Any upgrades are to be paid directly to Coast Appliances and purchasers are to inform Highcastle Homes of any changes to the dimensions of the appliances. Highcastle Homes will not be responsible for not fitting appliances due to late upgrades. Cabinetry, gas lines and rough-ins are not included and must be arranged through Highcastle Homes. Highcastle Homes is not responsible for any upgrades purchased through Coast Appliances.
8. Certificate has no cash value, and is non-transferable.
9. Standard appliances are to be arranged for delivery 30 days before closing. Premium packages are to be arranged 2 months before closing.
10. Purchaser(s) are to order appliances and arrange for delivery after closing.
11. Installation is not included.

FRANK DEROSE Tel: (905) 303-6909 fderose@coastappliances.com



HOMEOWNER ACKNOWLEDGES THAT THEY HAVE READ AND ACCEPT THE ABOVE TERMS AND CONDITIONS.

APPLIANCE PACKAGE INCLUDES REFRIGERATOR, RANGE,  
DISHWASHER, WASHER AND DRYER OR LAUNDRY CENTRE

SITE: DRCHARDS HOMEOWNERS: SUZETTE SMITH  
BLOCK # 57 LOT # 4 CLOSING DATE: Jan 27, 2021  
HOME # 416-738-4344 CELL #  
EMAIL: suzettesmith2@yahoo.ca

BUS #  
AUTHORIZATION:

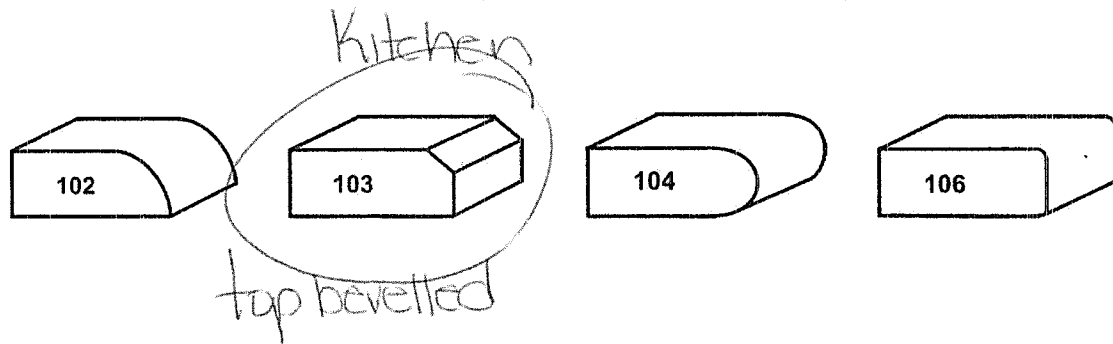
DATE PER  
EXTENDED WARRANTIES AVAILABLE - \*ASK FOR COMPLETE DETAILS



BIK57-4  
Drchards.

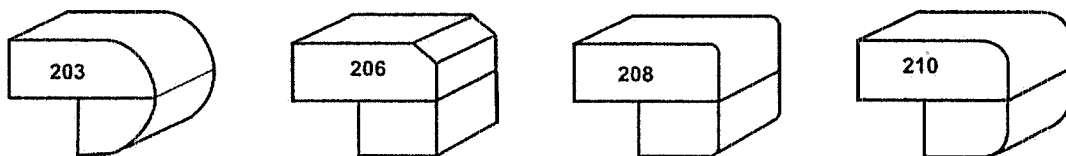
# STONE EDGE PROFILES

## Approx 2CM or 3/4" Standard Edge



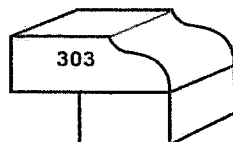
## 1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



## 2<sup>nd</sup> UPGRADE

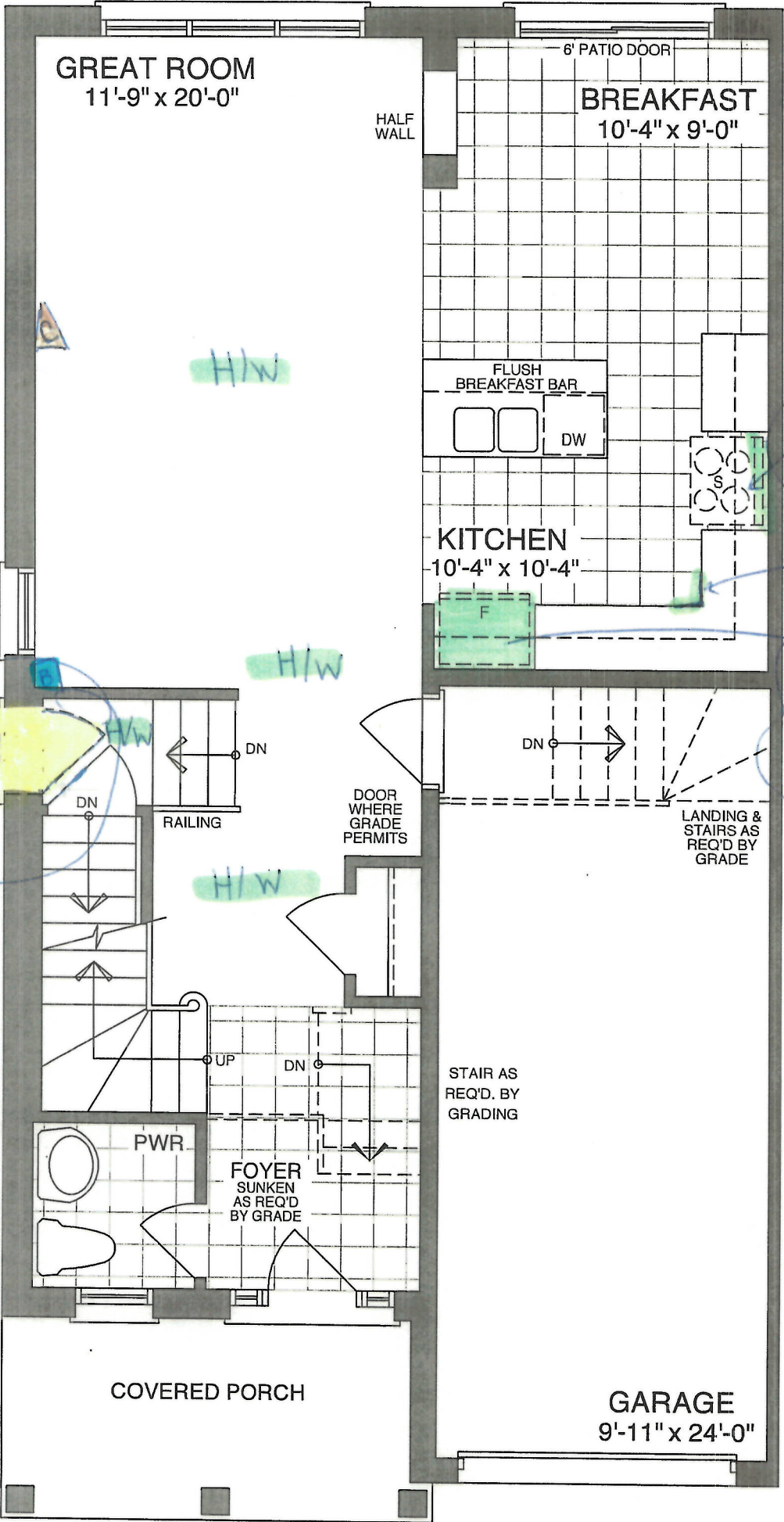
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign

Date: June 29, 2020

Block 57-4  
Orchards



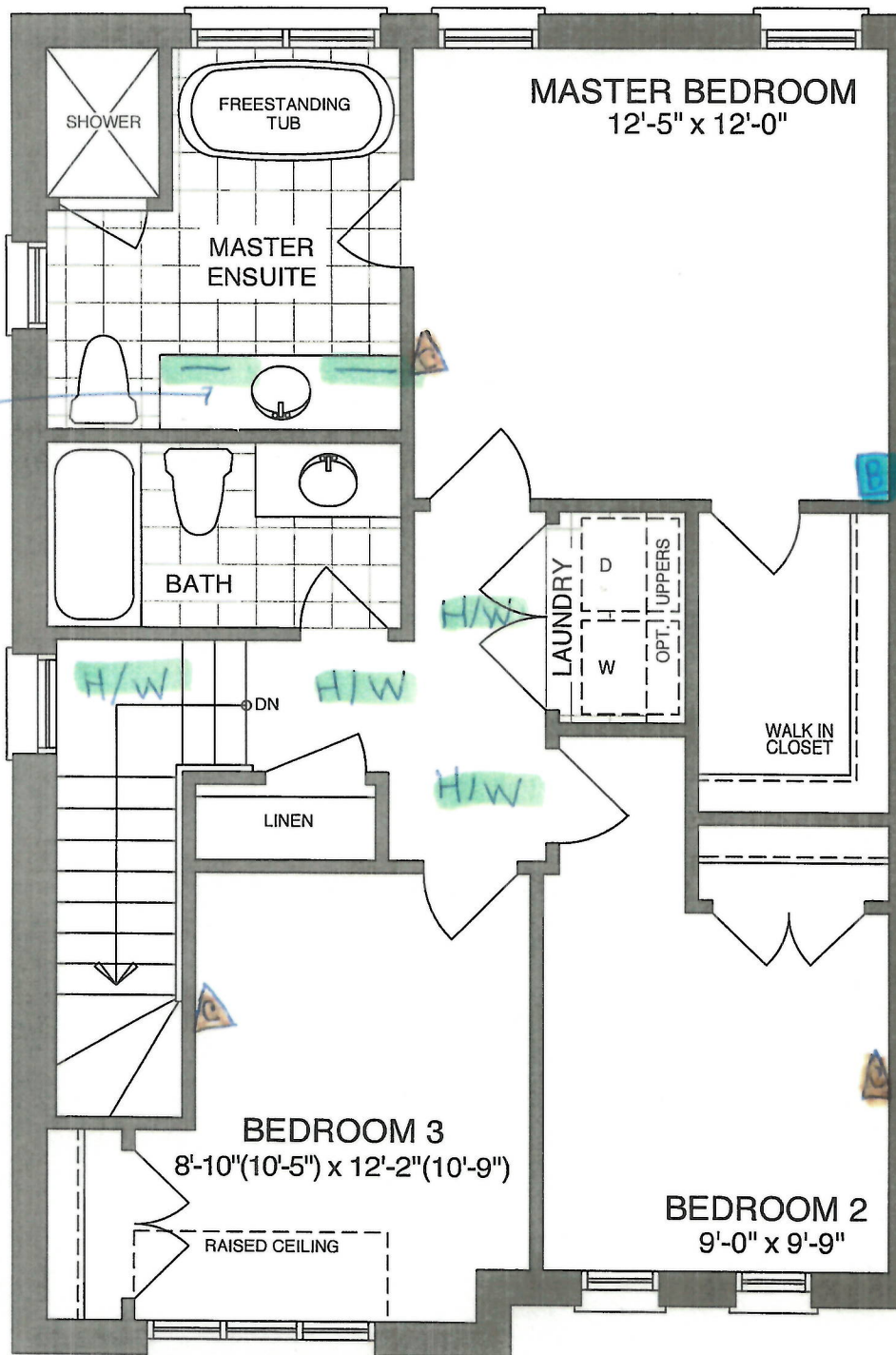
MAIN FLOOR - ELEV A & B

Sign *[Signature]*

Date June 29, 2020

Drawings, figures, illustrations, sizes, features and finishes are subject to change without notice. Areas and dimensions are approximate and actual usable floor area may vary.

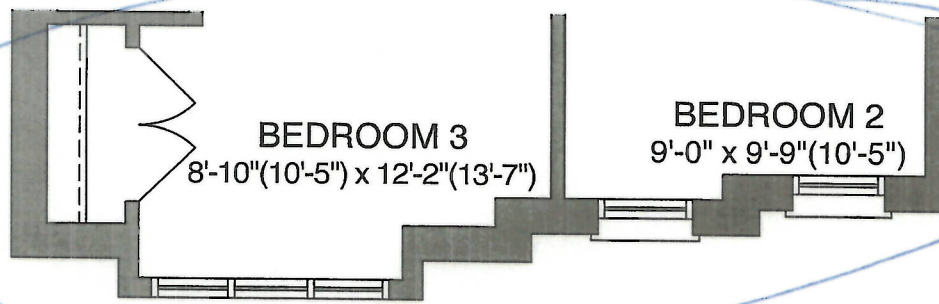
Block 57-4  
Orchards



Bell  
Cable.

top  
drawers

SECOND FLOOR - ELEV A



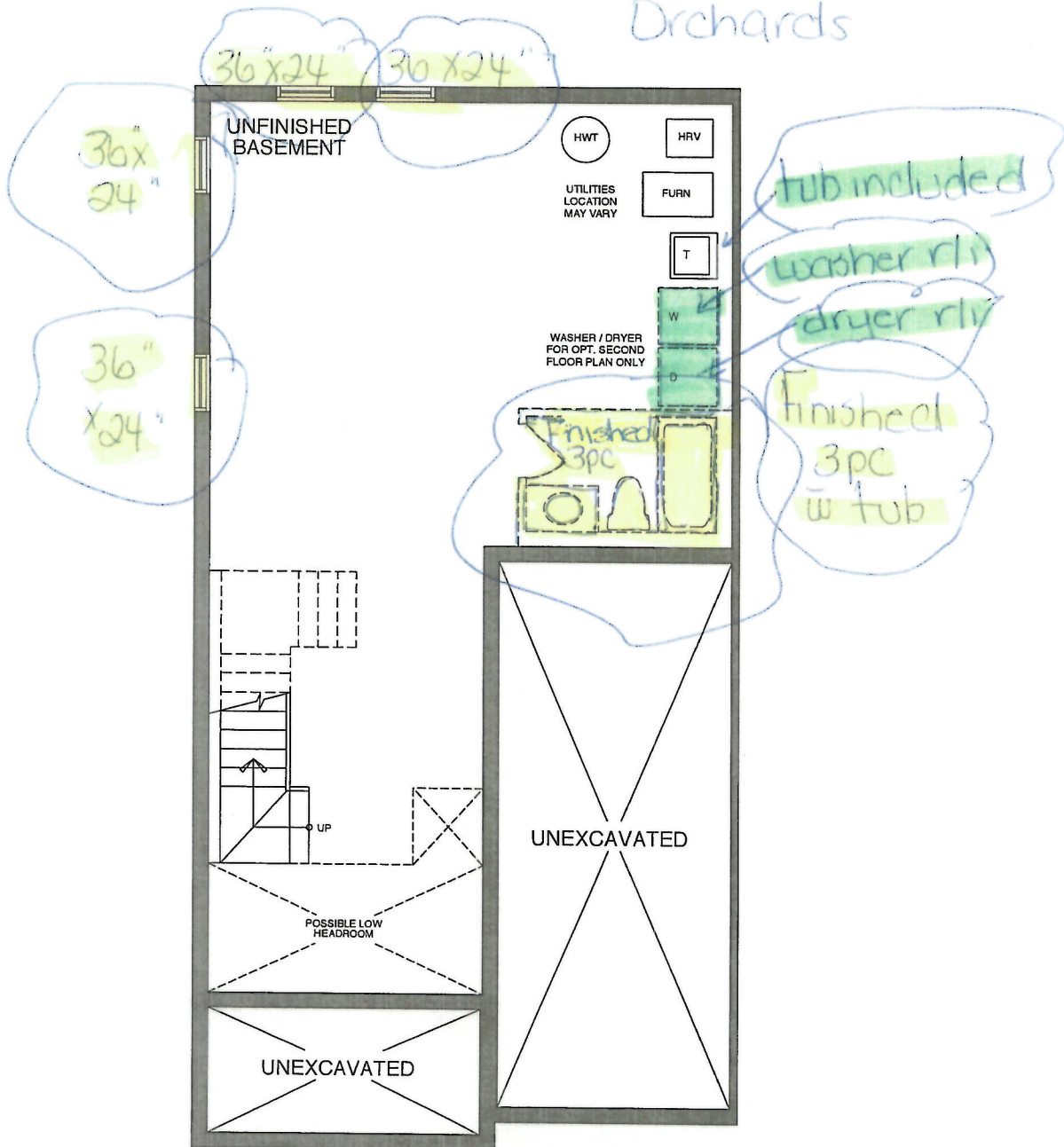
SECOND FLOOR - ELEV B

Sign *[Signature]*

Date June 29, 2020



Block 57-4  
Orchards



**BASEMENT - ELEV A & B**

Sign *[Signature]*

Date June 29 2020



CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASER: SUZETTE E SMITH TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 57 Unit 4 / Orchards	40M-2627	Black Ash (T-3) End Unit Elev B		27-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>	





CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

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TEL:

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Block 57 Unit 4 / Orchards	40M-2627	Black Ash (T-3) End Unit Elev B		27-Jan-21

4) PLUMBING

1 - LAUNDRY IN BASEMENT - ROUGH-IN (SEE PLAN) 29Jun20 Note: 11,470/35709	
1 - KITCHEN - ALIGN 7565 CHROME, 1 HOLE APPLICATION 29Jun20 Note: 11,470/35708	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 29Jun20 Note: 11,470/35704	
1 - 3 PIECE "FINISHED BATHROOM WITH TUB" IN BASEMENT 15Apr20 Note: 11,433/35113	

5) ELECTRICAL

2 - CABLE JACK - ADDITIONAL - ROUGH-IN - BEDROOM #2 AND BEDROOM #3 (SEE PLAN) 29Jun20 Note: 11,470/35702	
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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 2 1/4" - NATURAL - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 29Jun20 Note: 11,470/35703	
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8) FINISHING

1 - RAILING - UPGRADE 2 - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SINGLE SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 29Jun20 Note: 11,470/35705	
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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 29Jun20 Note: 11,470/35700	
1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4 29Jun20 Note: 11,470/35699	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) INCLUDES ELECTRICAL DEDICATED LINE 29Jun20 Note: 11,470/35698	
1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) 29Jun20 Note: 11,470/35697	
1 - CABINETS - KITCHEN - LEVEL 2 29Jun20 Note: 11,470/35696	

CABINETRY - VANITY

2 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 - MASTER ENSUITE 29Jun20 Note: 11,470/35701	
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STAIR AND RAILING



CONSTRUCTION SUMMARY				
Orchards - 2174372 Ontario Ltd.				
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STAIR AND RAILING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDINGS) - INCLUDES SIDE DOOR ENTRANCE LANDING	
29Jun20    Note:	
11,470/35706	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS	
29Jun20    Note:	
11,470/35707	

WINDOWS AND DOORS - EXTERIOR

4 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL	
15Apr20    Note:	
11,433/35115	
1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT	
15Apr20    Note:	
11,433/35114	

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