

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:	ALEXIS M LEDGISTER & DANVILLE KIRK LEDGISTER	Property: 20Phase: 4 of Plan - 40M-2633
Telephone Res. / Bus:	/	Project: 2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation: Crimson (33-4) Elev A

KITCHEN AND VANITIES

KITCHEN AND VANITIES			
	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	Lv1 - GR-San Gabriel	12881 Handle
Main Bathroom	Lv1 - Maitland - Café Noir	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Maitland - Café Noir	Calcutta Marble 4925K-07	12881 Handle
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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	Single Edge (3/4") Top Bevelled	
Kitchen		
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	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	1-13x13, Serpentine White
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
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

[illegible]

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listell
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	1-13x13, Serpentine White	1-8x10, Serpentine White	<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		

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard		
Master Ensuite	Standard		
Bed Ensuite	N/A		
Hall Bath	*3 Piece		
Kitchen Sink	*Undermount		
Kitchen Faucet	Standard		
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 checked="" type="radio"/> Yes <input type="radio"/> No		
Whirlpool			

Opt. Plumbing Extras

PAINTING

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

MISCELLANEOUS

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	NA	Stair Type	Oak
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard		Cold Cellar <input checked="" type="checkbox"/>
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No	Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Great Room	30"	Standard - Paint Grade	N/A	N/A
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Food Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch			
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input checked="" type="radio"/> Yes <input type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No



Exterior Colour Scheme:	Pre-selected By Vendor
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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
 e) 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: <u>Sept 11 2020</u>	Signature: 	Date: <u>Sept 11 2020</u>
Printed 9/11/2020 12:32:56		Builder's Agent: <u>Rajcsanyi</u> Date: <u>Sept 11 2020</u>	



Highcastle Homes Décor Centre Disclaimers

Lot#: 20 Model:Crimson (33-4) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: ALEXIS M LEDGISTER and DANVILLE KIRK LEDGISTER

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.

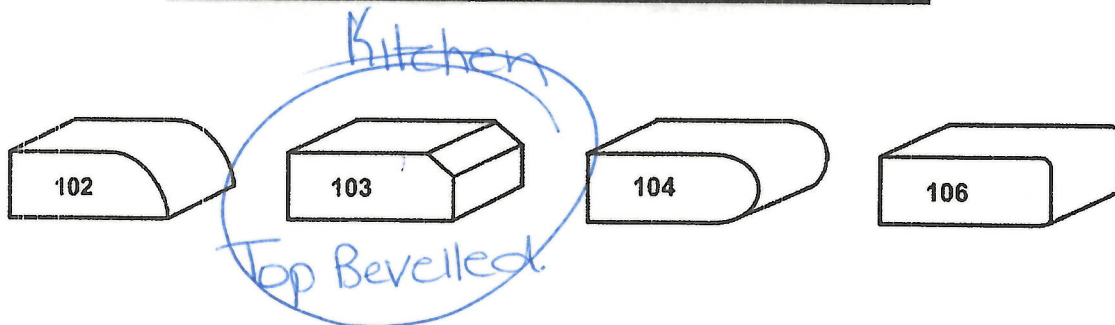
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):  **Date:** Sept 11 2020

Lor 20
Northglen PH4

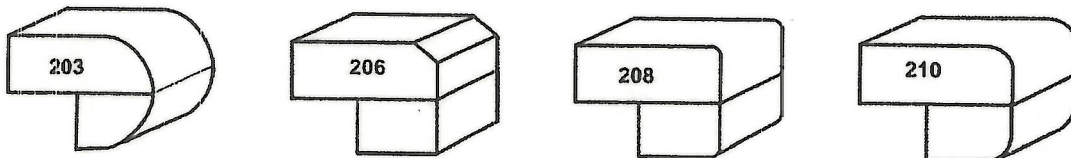
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



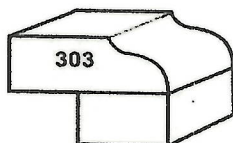
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign *[Signature]*
Sign *[Signature]*

Date Sept 11/2020
Date Sept 11/2020

Caroline Rajcsanyi

From: Caroline Rajcsanyi
Sent: Monday, September 14, 2020 12:52 PM
To: Caroline Rajcsanyi
Subject: FW: Lot 20 NG 4

From: Alexis Ledgister [mailto:alexisledgister@gmail.com]
Sent: Sunday, September 13, 2020 8:23 PM
To: Caroline Rajcsanyi <caroline@highcastlehomes.com>
Subject: Re: Lot 20 NG 4

As promised here are the specs for our appliances:

STOVE: Whirlpool WEGA25H0HZ 30 Inch Range

Dimensions	
Capacity	5-4/5
Cutout Depth	60.96 cm, 24.0 in
Cutout Height	91.44 cm, 36.0 in
Cutout Width	76.20 cm, 30.0 in
Depth	72.71 cm, 28-5/8 in
Depth Closed Excluding Handles	68.58 cm, 27.0 in
Depth Closed Including Handles	72.71 cm, 28-5/8 in
Depth With Door Open 90 Degree	124.14 cm, 48-7/8 in
Height	91.44 cm, 36.0 in
Width	75.88 cm, 29-7/8 in

FRIDGE: Whirlpool WRF555SDFZ 36 Inch Refrigerator

Dimensions	
Cabinet Width	90.49 cm, 35-5/8 in
Capacity	24-7/10
Cutout Height	175.26 cm, 69.0 in
Cutout Width	91.44 cm, 36.0 in
Depth	89.54 cm, 35-1/4 in
Depth Closed Excluding Handles	83.50 cm, 32-7/8 in
Depth Closed Including Handles	89.54 cm, 35-1/4 in
Depth Excluding Doors	73.66 cm, 29.0 in
Depth With Door Open 90 Degree	121.92 cm, 48.0 in
Freezer Volume	189.61 l, 6.70 cu. ft.
Height	178.12 cm, 70-1/8 in
Height To Top Of Cabinet	174.31 cm, 68-5/8 in
Height To Top Of Door Hinge	178.12 cm, 70-1/8 in
Refrigerator Volume	509.40 l, 18.00 cu. ft.
Total Volume	699.01 l, 24.7 cu. ft.
Width	90.49 cm, 35-5/8 in

DISHWASHER: Whirlpool WDF590SAJM 24 Inch Dishwasher

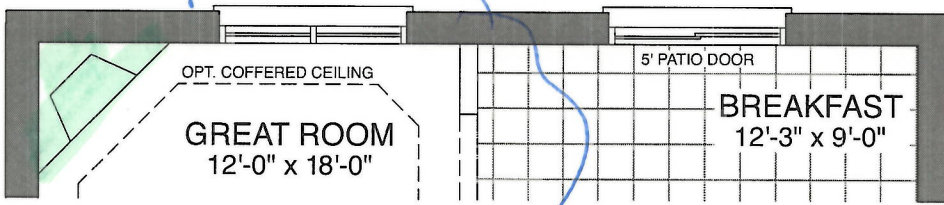
Dimensions	
Depth	62.23 cm, 24-1/2 in
Depth Closed Excluding Handles	62.23 cm, 24-1/2 in

Depth Closed Including Handles	62.23 cm, 24-1/2 in
Depth With Door Open 90 Degree	125.73 cm, 49-1/2 in
Maximum Height	87.63 cm, 34-1/2 in
Minimum Height	85.09 cm, 33-1/2 in
Number of Place Settings	12
Width	60.64 cm, 23-7/8 in

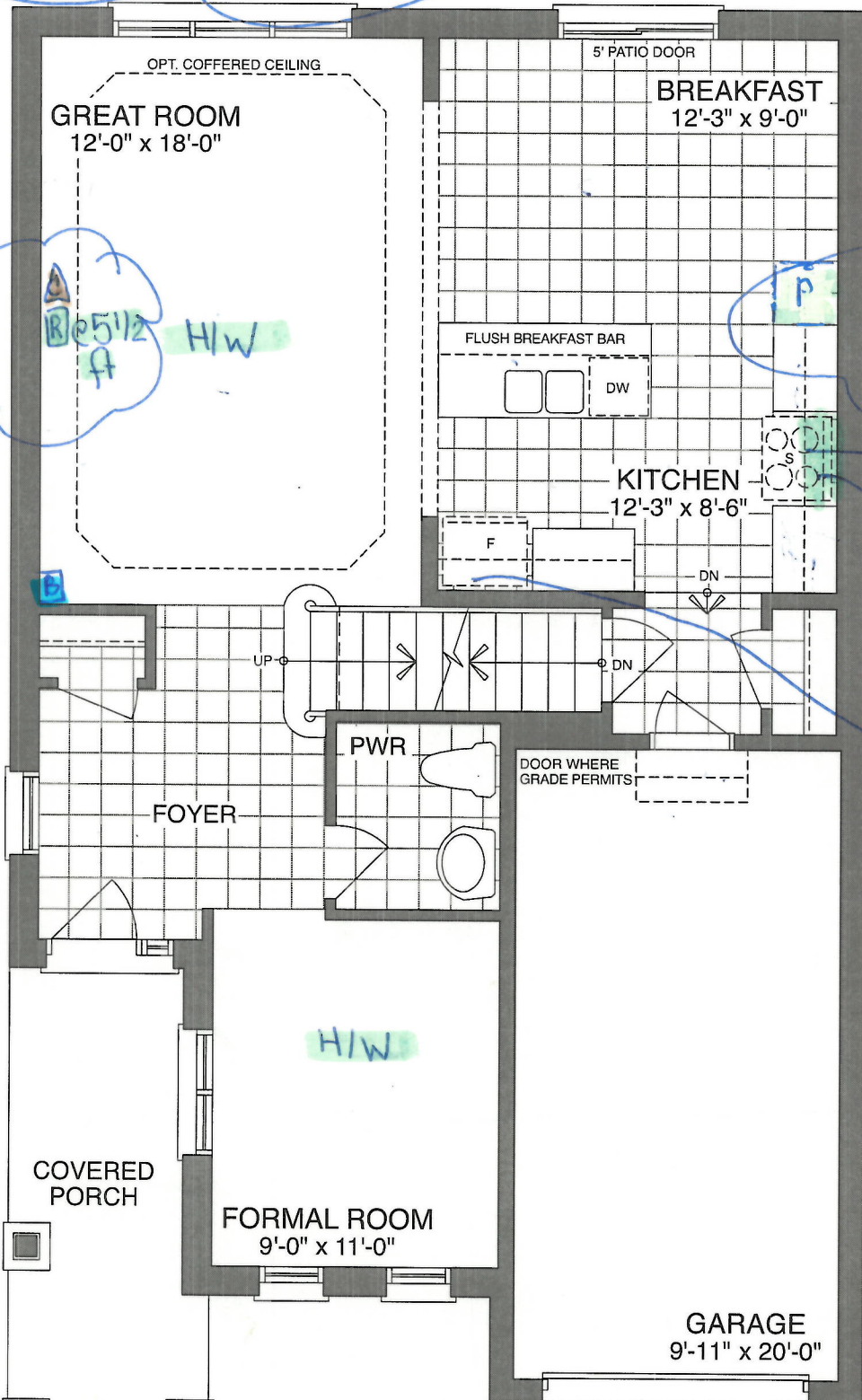
a.

Lot 20
Northglenn PH 4

ELEVATION A



MAIN FLOOR - GAS FIREPLACE



MAIN FLOOR - ELEV A

- Bell
- ▲ Cable
- Receptacle

2 ft pantry
66cm deep

Delete upper
cabinets

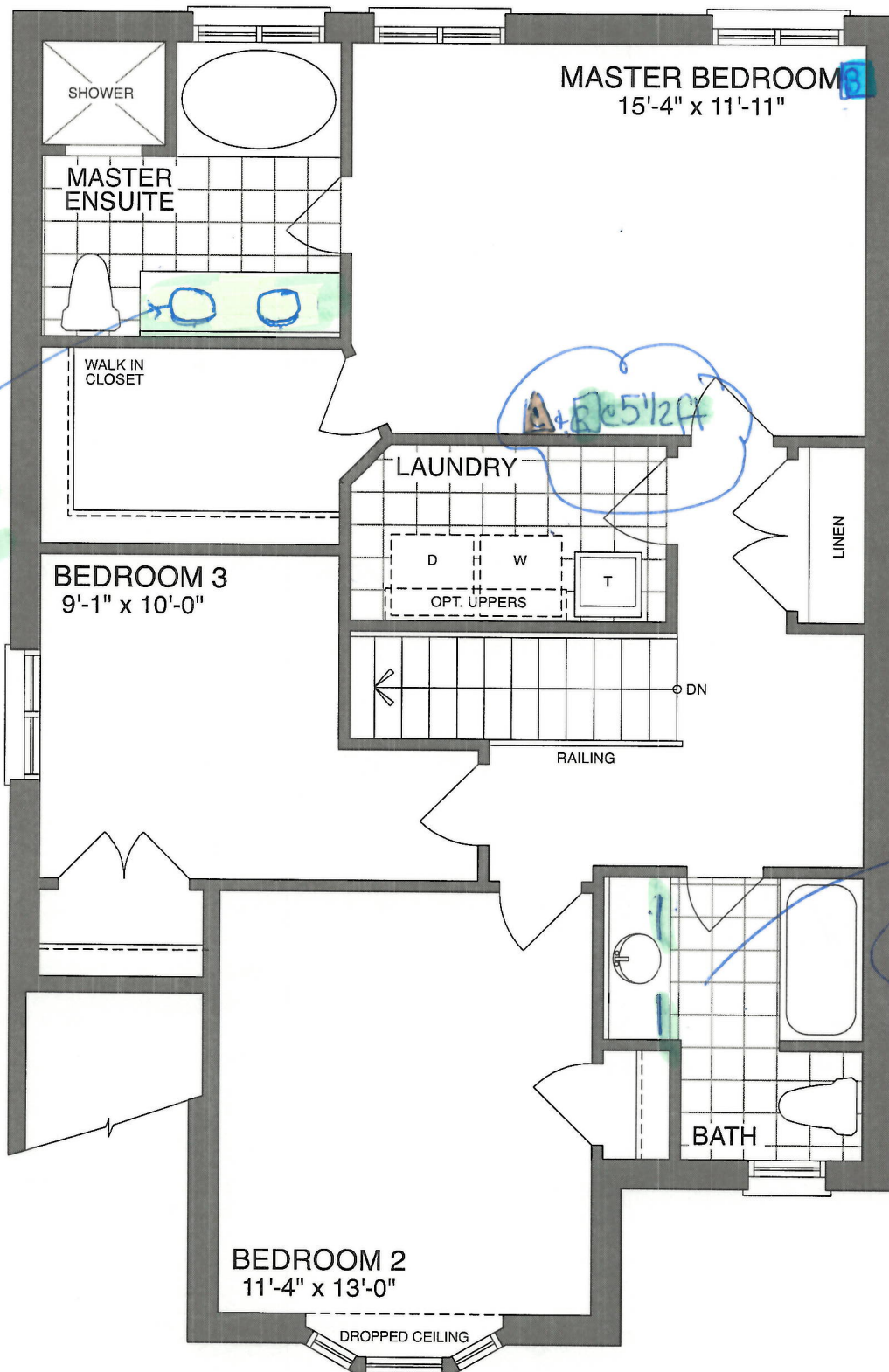
baseline
for stove

Waterline
for fridge

Sign *[Signature]*
Sign *[Signature]*

Date Sept 11 2020
Date Sept 11 2020

Lot 20
Northglenn PM 4

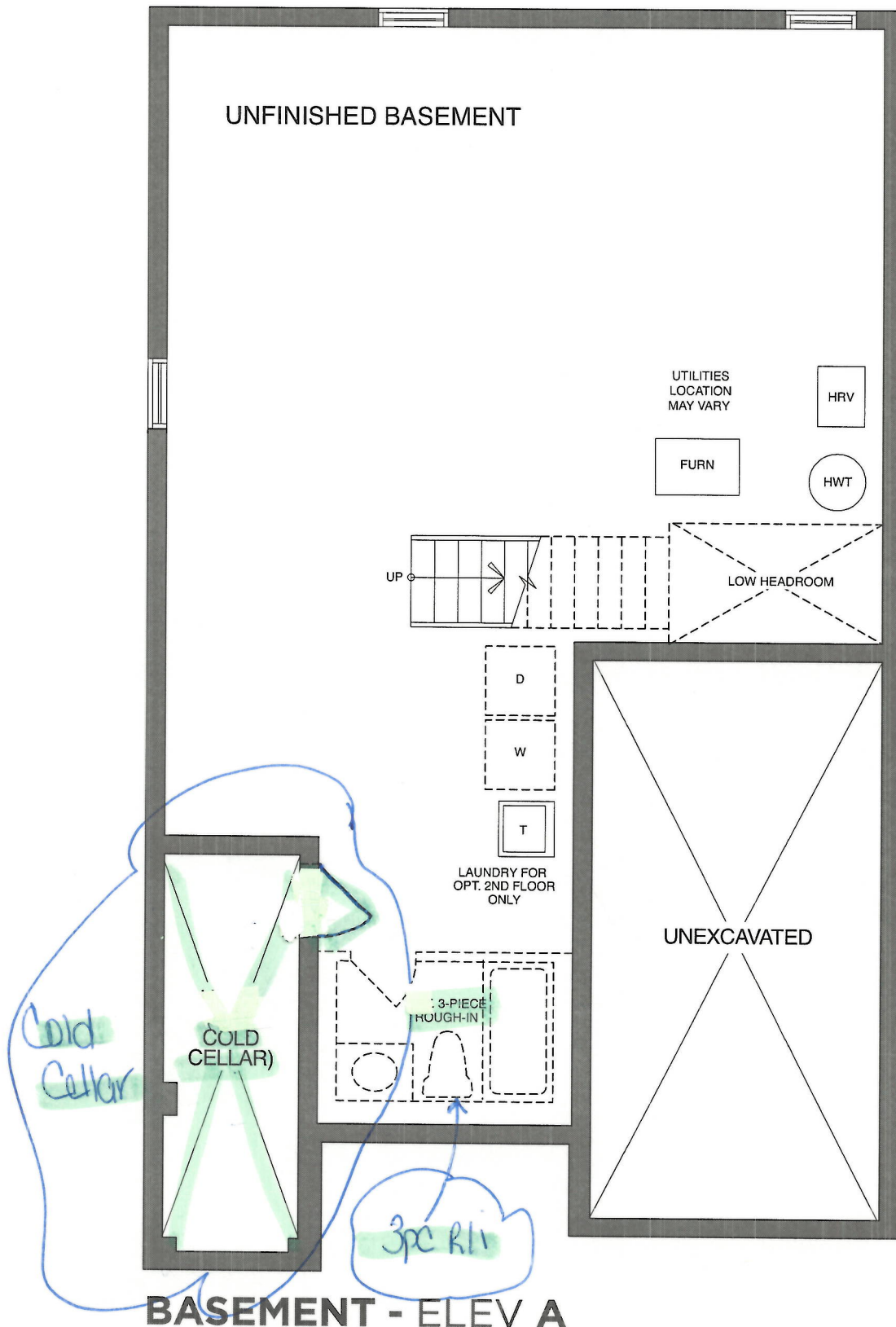


SECOND FLOOR - ELEV A

Sign Hobstar
Sign ~~Recept~~

Date Sept 11/2020
Date Sept 11/2020

Lot 20
Northglenn Pkt 4



Sign ~~Register~~
Sign ~~Register~~

Date 8/11/2020
Date 8/11/2020



<div>CONSTRUCTION SUMMARY</div> <div>Northglen (H) - 2174372 Ontario Ltd.</div>				
PURCHASERS: ALEXIS M LEDGISTER and DANVILLE KIRK LEDGISTER				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
20 / 4	40M-2633	Crimson (33-4) Elev A		26-Jan-21

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: \$10,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	



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20 / 4	40M-2633	Crimson (33-4) Elev A		26-Jan-21

1) CONSTRUCTION

1 - COLD CELLAR	
11Sep20 Note:	
11,489/36228	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET	
11Sep20 Note:	
11,489/36227	
1 - FIREPLACE - GAS - 30 INCH SINGLE SIDED STANDARD - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) - GREAT ROOM (SEE PLAN)	
11Sep20 Note:	
11,489/36029	

4) PLUMBING

1 - SINK - WASHROOM VANITY - ADDITIONAL (INCLUDES STANDARD FAUCET) - MASTER ENSUITE	
18Sep20 Note:	
11,509/36388	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY	
11Sep20 Note:	
11,489/36232	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL)	
11Sep20 Note:	
11,489/36230	
1 - 3 PIECE ROUGH IN BASEMENT	
11Sep20 Note:	
11,489/36229	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED)MASTER BEDROOM BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN)	
11Sep20 Note:	
11,489/36222	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN)	
11Sep20 Note:	
11,489/36221	

9) CABINETRY

2 - PANTRY CABINETS - PANTRY 66CM DEEP PER FOOT (COUNTER DEPTH) - GROUP 1 - 4 (ON STOVE WALL) SEE PLAN	
11Sep20 Note:	
11,489/36218	
1 - APPLIANCE CABINETS - OVEN - SLIDE-IN STOVE PREP	
11Sep20 Note:	
11,489/36216	
1 - UPPER CABINETS - DELETE CABINET ABOVE STOVE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN (SUPPLY SPECS)	
11Sep20 Note:	
11,489/36214	
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.)	
11Sep20 Note:	
11,489/36213	

CABINETRY - VANITY

2 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (MAIN BATH)	
11Sep20 Note:	
11,489/36219	



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LOT / PHASE 20 / 4	REG. PLAN # 40M-2633	HOUSE TYPE Crimson (33-4) Elev A		CLOSING DATE 26-Jan-21

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