

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

JULIANNE KERI-LEE MCKINLAY & MATTHEW GEORGE

Property: 21Phase: Orchards of Plan - 40M-2627

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Black Oxford (37-3) Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Charleston 3DL - Orchid	Lv1 - GR-San Gabriel	*2--12817 MB Black - Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Shared Ensuite	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Ensuite 4	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan Kitchen Upper Height	Purchaser to supply after closing/standard electrical i 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

Double Edge (1 1/2") Top Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Bedroom 4	Lv1 -TXP135 Lv1 - T04
Family Room	N/A		
Main Hall	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo		
Main Stairs	Oak		
Upper Hall	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Basement Landing	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo
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	Wall Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White			
Main Hall	N/A			
Kitchen/Breakfast	N/A	Kitchen Backsplash		
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable		
Laundry	1-13x13, Serpentine White	N/A		

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	N/A	N/A	N/A	N/A	NA		
Master Ens	1-13x13Bellina Grey	N/A	1-8x10Bellina Grey	1-13x13Bellina Grey	1-8x10Bellina Grey		
Shared Ens	1-13x13Bellina Grey	1-8x10Bellina Grey	N/A	N/A	NA		
Ensuite 4	1-13x13Bellina Grey	1-8x10Bellina Grey	N/A	N/A	NA		

Shower - Upgrade Floor


Opt. Tile Extras

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/  
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PLUMBING / FAUCETS

Powder Room  
Main Bath  
Master Ensuite  
2nd Ensuite  
R.I. Bath

Standard  
N/A  
Standard  
N/A  
\*3 Piece

Laundry  
Shared Ensuite  
Ensuite 4

Standard  
Standard  
Standard

Kitchen Sink  
Kitchen Faucet

Standard  
Standard

Drain for 2nd floor Laundry  
Waterline for fridge

☐ Yes  
☐ Yes

☒ No  
☒ No

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

☒ Yes  
☐ No

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour  
22 Warm Grey

Trim Colour  
Standard

Railing Colour  
\*Stained as Floor

Pickets Colour  
\*Wrought Iron

Stair Colour  
\*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style  
Opt. Garage Door  
Interior Doors

RAILING - UPGRADE 1 - 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  
2 PANEL CARERRA

Opt. Side Door  
Int. Door Hardware  
Trim Style

NA  
\*Straight Pewter Lever  
\*1 - 2 3/4in Case & 4in Baseboard

Stair Type  
Ext. Door Hardware  
Cold Cellar

Oak  
\*Pewter Exterior package  
☐

Smooth Ceiling 1st Floor  
Smooth Ceiling 2nd Floor  
Supply and Install Standard Mirrors  
Misc.

☒ Yes  
☒ Yes  
☒ Yes  
☐

☐ No  
☐ No  
☐ No

Basement Windows Upgrade  
☐ Yes  
☒ No

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning  
Hood Fan Duct  
Gas Provisions for Dryer  
Gas Provisions for Stove

☒ \*Yes  
☒ 6 inch  
☐ Yes  
☒ Yes

☐ No  
☐ 8 inch  
☒ No  
☐ No

Gas Provisions for BBQ  
Humidifier

☐ Yes  
☐ Yes

☒ No  
☒ 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: JM Date: Nov 3, 2020

Signature: Jm McKinlay Date: Nov 3

Builder's Agent: Claycsanyi Date: Nov 3-2020

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**Highcastle Homes Décor Centre Disclaimers**

Lot#: 21 Model:Black Oxford (37-3) Elev A in Northglen (H) - 2174372 Ontario Ltd.

**PURCHASERS:** JULIANNE KERI-LEE MCKINLAY and MATTHEW GEORGE MCKINLAY

**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**

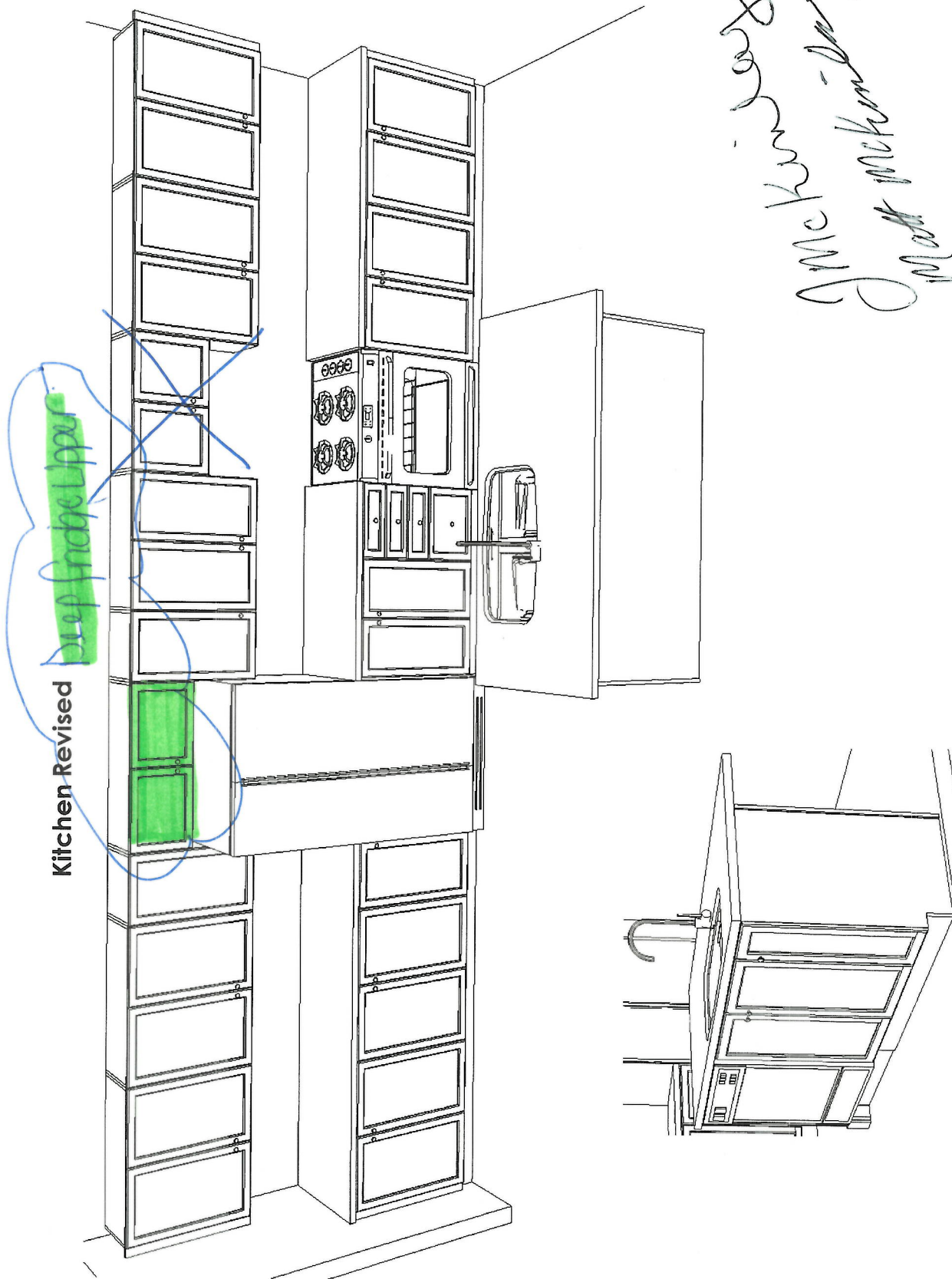
Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

**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:**\_\_\_\_\_



Kitchen Revised

Deep Fridge Upper

2000 3, 2020

Amckun-2020  
Mckun-2020



Highcastle Homes  
Northglen Phase 4  
**LOT 21 - 37-3 'A' - THE  
BLACK OXFORD**

STANDARD FEATURES:

- Group 3 Kitchen Cabinets
- Group 2 Vanity Cabinets
- Blum standard hinges
- Blum Metabox drawers
- Matching Exposed Gables
- Backing except sink cabinets
- 77cm Uppers
- Kitchen countertops by others
- All other Tops Included
- 95cm x 180cm Fridge Space (37" x 71") approx.

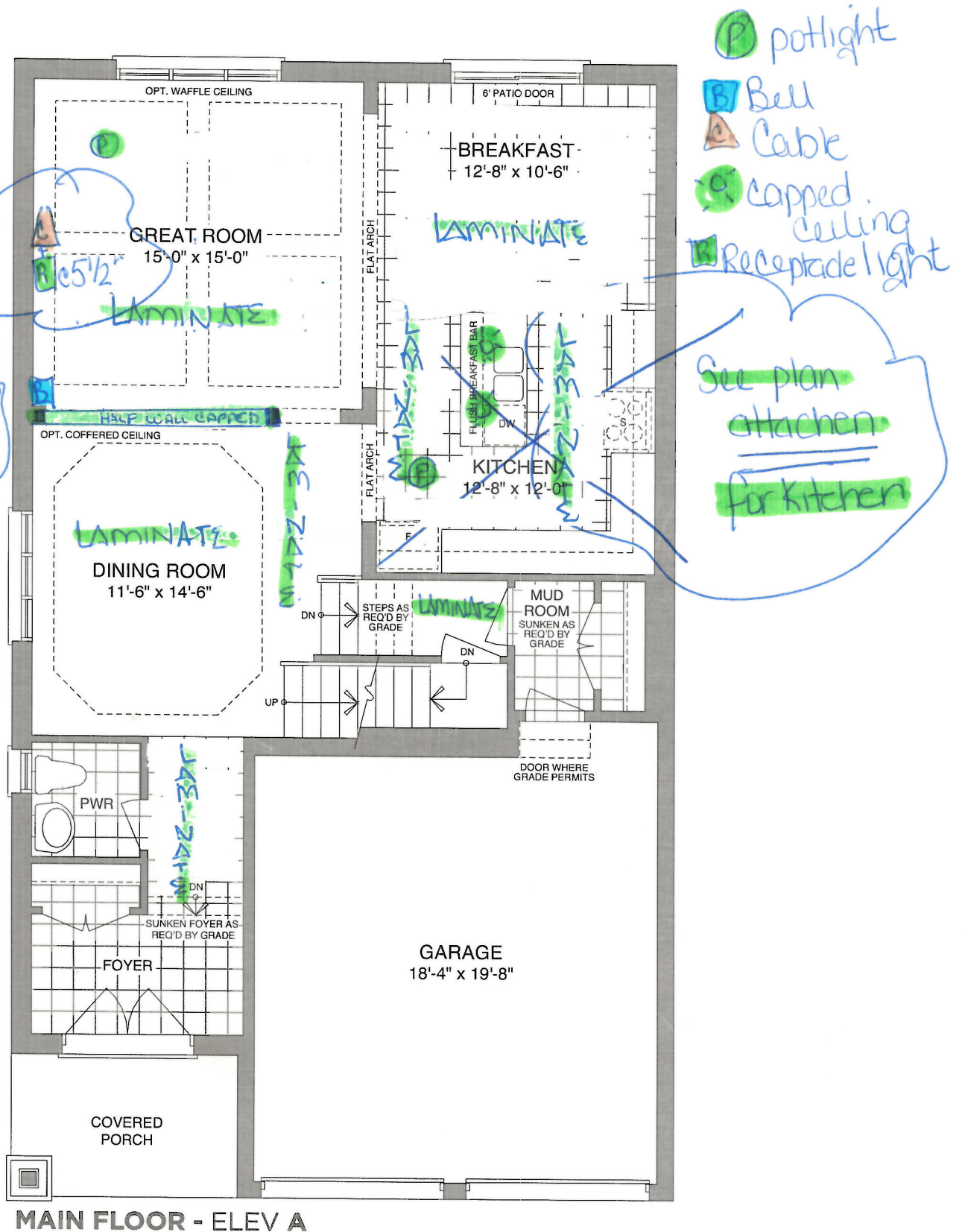
Drawn By: PatC  
Date: October 19, 2020  
Scale: Not To Scale

Approved By Builder:

Date:



Lot 21  
Orchards.

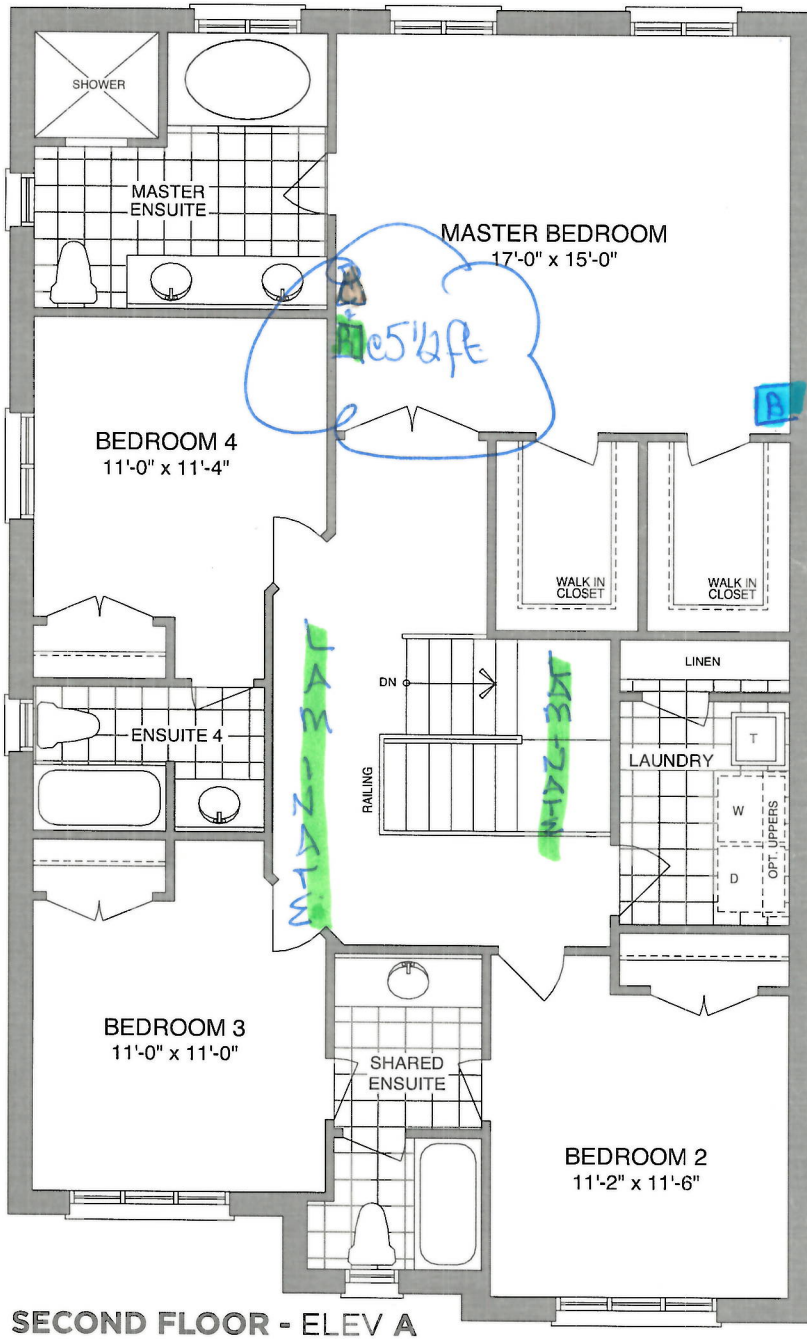





MAIN FLOOR - ELEV A

Sign Jmckinlay  
Sign Matt McKinlay

Date Nov 3, 2020  
Date Nov 3, 2020

Lot 21  
Orchards



-  Bell
-  Cable.
-  Receptacle.

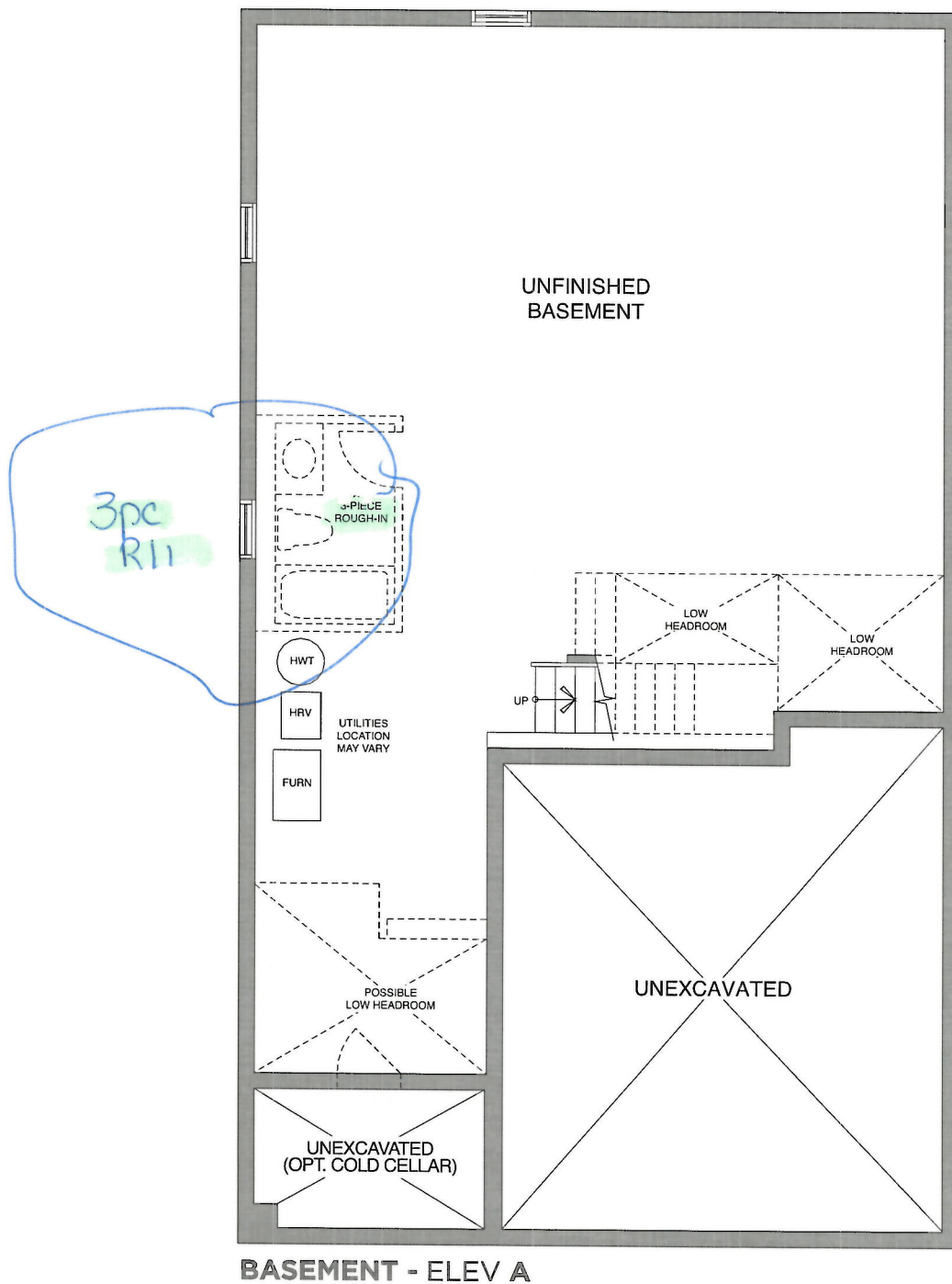
**SECOND FLOOR - ELEV A**

Sign McKinlay  
Sign Matt McKinlay

Date Nov 3, 2020

Date Nov 3, 2020

Lot 21  
Orchards.

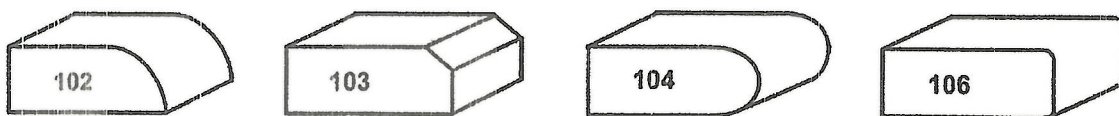


Sign Jim McKinley Date Nov 3, 2020  
Sign Matt McKinley Date Nov 3, 2020

Lot 21  
Orchards

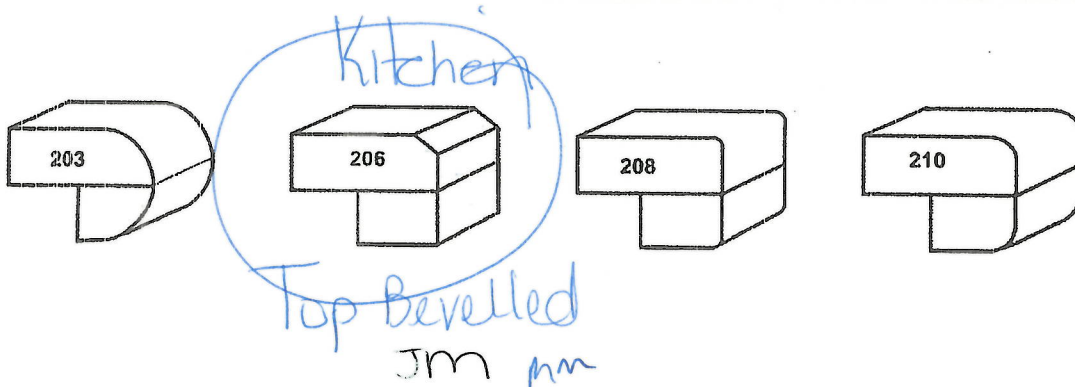
# STONE EDGE PROFILES

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



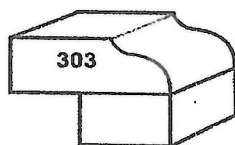
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign Jmckinlay Date Oct 27, 2020  
Sign [Signature] Date Oct 27/2020





CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASERS: JULIANNE KERI-LEE MCKINLAY and MATTHEW GEORGE MCKINLAY				TEL:
LOT / PHASE 21 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Black Oxford (37-3) Elev A		CLOSING DATE 20-May-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: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	



CONSTRUCTION SUMMARY

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PURCHASERS: JULIANNE KERI-LEE MCKINLAY and MATTHEW GEORGE MCKINLAY

TEL:

LOT / PHASE 21 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Black Oxford (37-3) Elev A	CLOSING DATE 20-May-21
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1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (37 FOOT MODELS) 03Nov20 Note: 11,515/36663	
1 - ****NEW KITCHEN LAYOUT ATTACHED**** 03Nov20 Note: 11,515/36660	
1 - FRAMING CHANGE BETWEEN GREAT ROOM AND DINING ROOM (1/2 WALL CAPPED) 03Nov20 Note: 11,515/36461	

10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 03Nov20 Note: 11,515/36445	
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 03Nov20 Note: 11,515/36454	
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4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 03Nov20 Note: 11,515/36460	
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5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) MASTER BEDROOM - BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 03Nov20 Note: 11,515/36665	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM - BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 03Nov20 Note: 11,515/36664	
1 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (PRICE IS EACH) (SEPARATE SWITCH) - KITCHEN 03Nov20 Note: 11,515/36659	
1 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (PRICE IS EACH) - GREAT ROOM (SEPARATE SWITCH) - DELETE STANDARD CEILING LIGHT 03Nov20 Note: 11,515/36658	
2 - RELOCATE STANDARD CEILING LIGHT FROM BREAKFAST AREA AND KITCHEN AREA AND ADD OVER ISLAND FOR FUTURE PENDANT LIGHT 03Nov20 Note: 11,515/36446	

6) FLOORING & WALL TILE

1 - LAMINATE IN LIEU OF 2 1/4" NATURAL OAK HARDWOOD IN GREAT ROOM AND DINING ROOM 03Nov20 Note: 11,515/36657	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - - UPPER HALL INCLUDING LANDINGS (UPGRADE FROM CARPET) 03Nov20 Note: 11,515/36656	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CERAMIC - - KITCHEN AND BREAKFAST (UPGRADE FROM CERAMIC) - 03Nov20 Note: 11,515/36655	



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LOT / PHASE 21 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Black Oxford (37-3) Elev A		CLOSING DATE 20-May-21

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CERAMIC - - MAIN HALL (UPGRADE FROM CERAMIC) - 03Nov20 Note: 11,515/36654	
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8) FINISHING

1 - RAILING - UPGRADE 1 - 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. 03Nov20 Note: 11,515/36453	
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9) CABINETRY

1 - UPPER CABINETS - DELETE CABINET ABOVE STOVE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN (SUPPLY SPECS) 03Nov20 Note: 11,515/36651	
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.) 03Nov20 Note: 11,515/36429	

CABINETRY - HARDWARE

1 - CABINET HARDWARE - CABINET HARDWARE UPGRADE 2 DISPLAY BOARD - KITCHEN 03Nov20 Note: 11,515/36650	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR 03Nov20 Note: 11,515/36452	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 03Nov20 Note: 11,515/36459	
1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) 03Nov20 Note: 11,515/36458	

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