

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

JUNE,MARY ANTHONYPILLAI,

Property: 42Phase: 4 of Plan - 40M-2633

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

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

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Trinity Viva, Sunset Cruise	Lv1 - GR-San Gabriel	12881 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv1 - Slab PVC - Coffee Bean	Calcutta Marble 4925K-07	12881 Handle
Shared Ensuite	Lv1 - Slab PVC - Coffee Bean	Calcutta Marble 4925K-07	12881 Handle
Ensuite 4	Lv1 - Slab PVC - Coffee Bean	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		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 - T15
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Basement Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite
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	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	N/A	N/A	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"/>	
Shared Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/> <input type="checkbox"/>	
Ensuite 4	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"/>	

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

N/A

Standard

NA

*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

☒ No

☒ Yes

☐ No

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

☒ Yes

☐ No

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

*Stained as Floor

*Wrought Iron

*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

*1-2 Panel Carrara

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

*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

☐ No

☒ Yes

☐ No

☒ Yes

☐ 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

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☒ Yes

☐ No

Gas Provisions for BBQ

Humidifier

☐ Yes

☒ No

☐ Yes

☒ 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: A. Jay

Date: NOV-19-20

Printed 11/19/2020 15:30:26

Builder's Agent: Rajcsanyi Date: Nov 19, 2020



Highcastle Homes Décor Centre Disclaimers

Lot#: 42 Model:Black Oxford (37-3) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: JUNE,MARY ANTHONYPILLAI,

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.

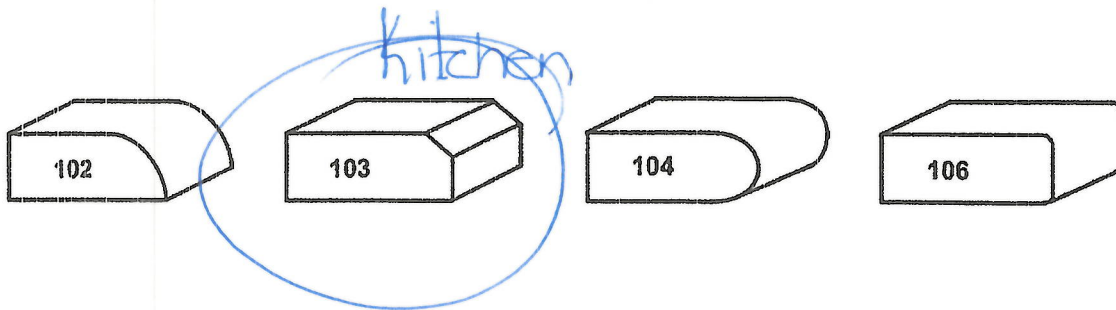
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): A. J. June Date: Nov-19-2020

L0942.
Northglenn PH4.

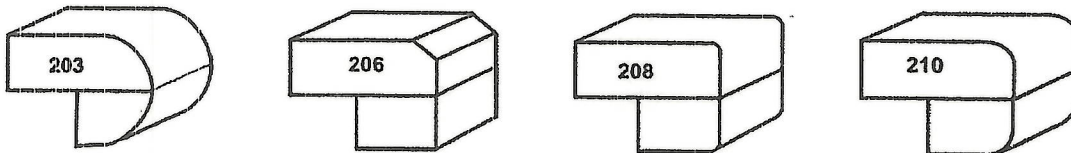
STONE EDGE PROFILES

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



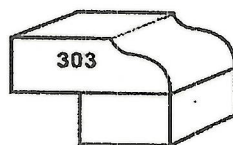
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



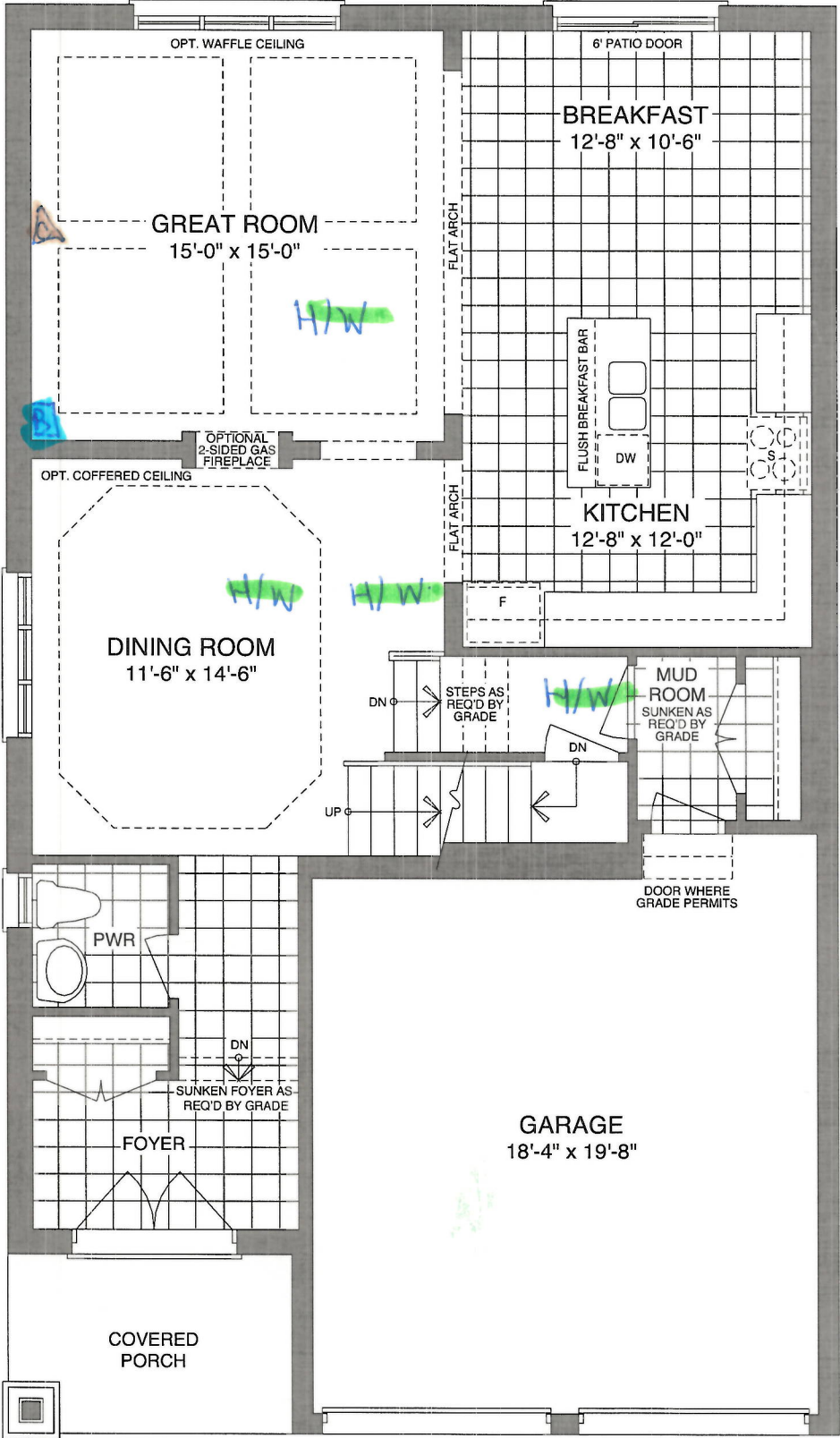
Sign
A. Lancy

Date

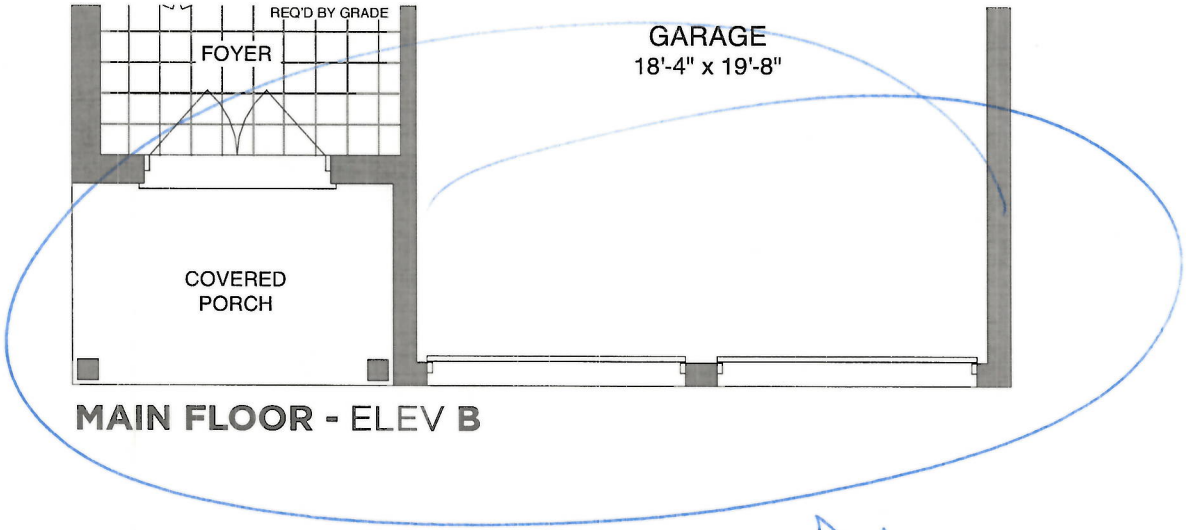
Nov - 19 - 2020

LOT 42.
Northglan Pt 4

 Bell
 Cable



MAIN FLOOR - ELEV A

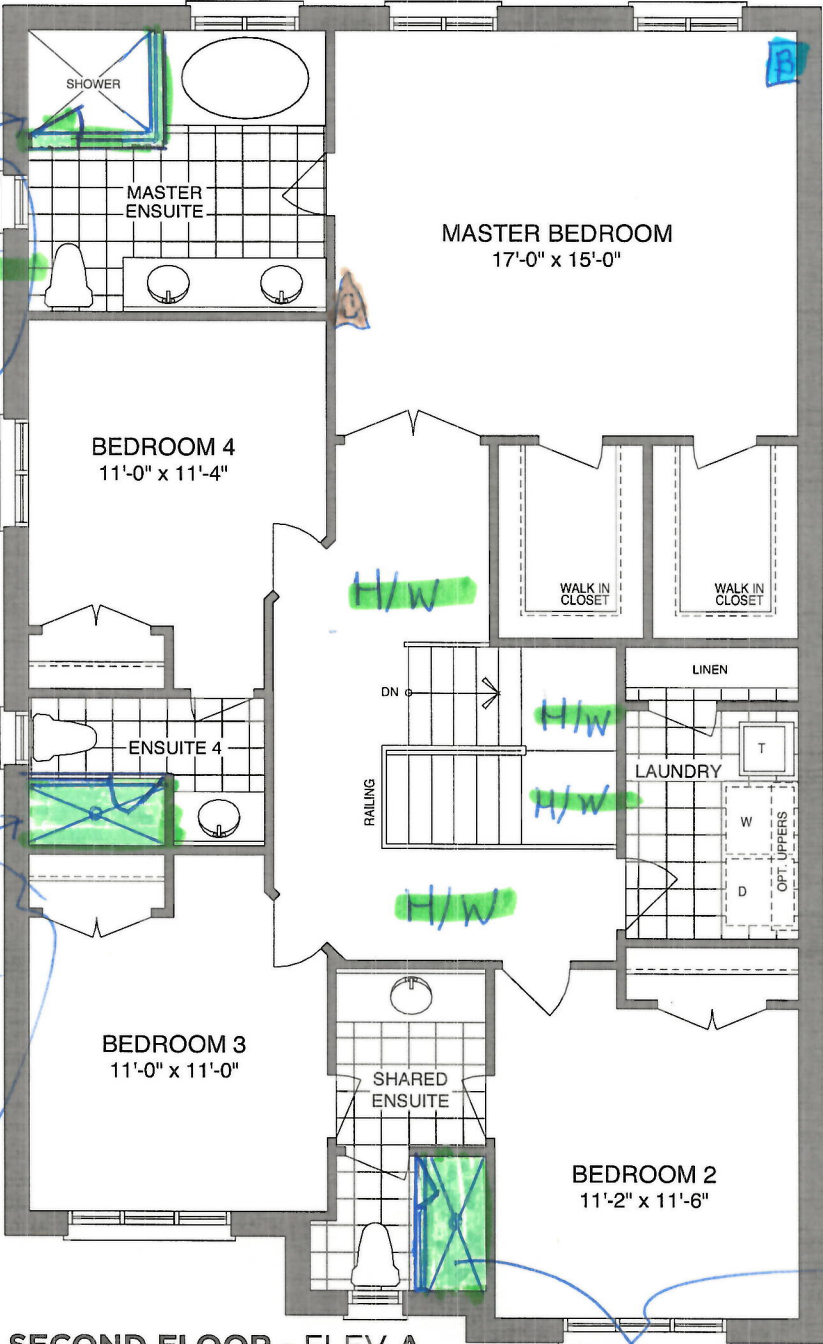


MAIN FLOOR - ELEV B

Sign
A. Lundy

Date.
Nov. 19 - 2020

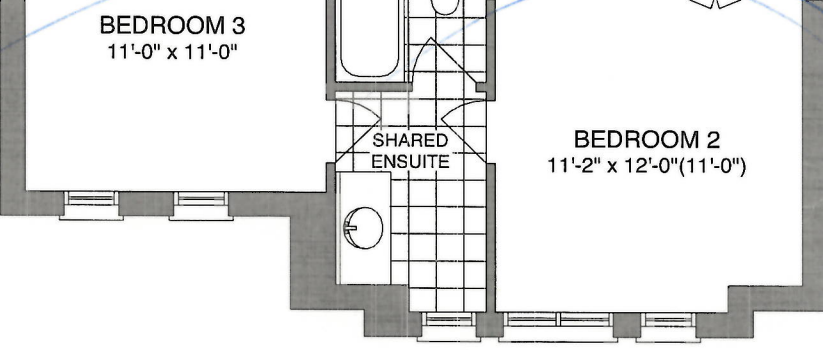
Lot 42.
Northglen PH 4



B Bell
C Cable.

SECOND FLOOR - ELEV A

Frameless glass shower
w/ Door

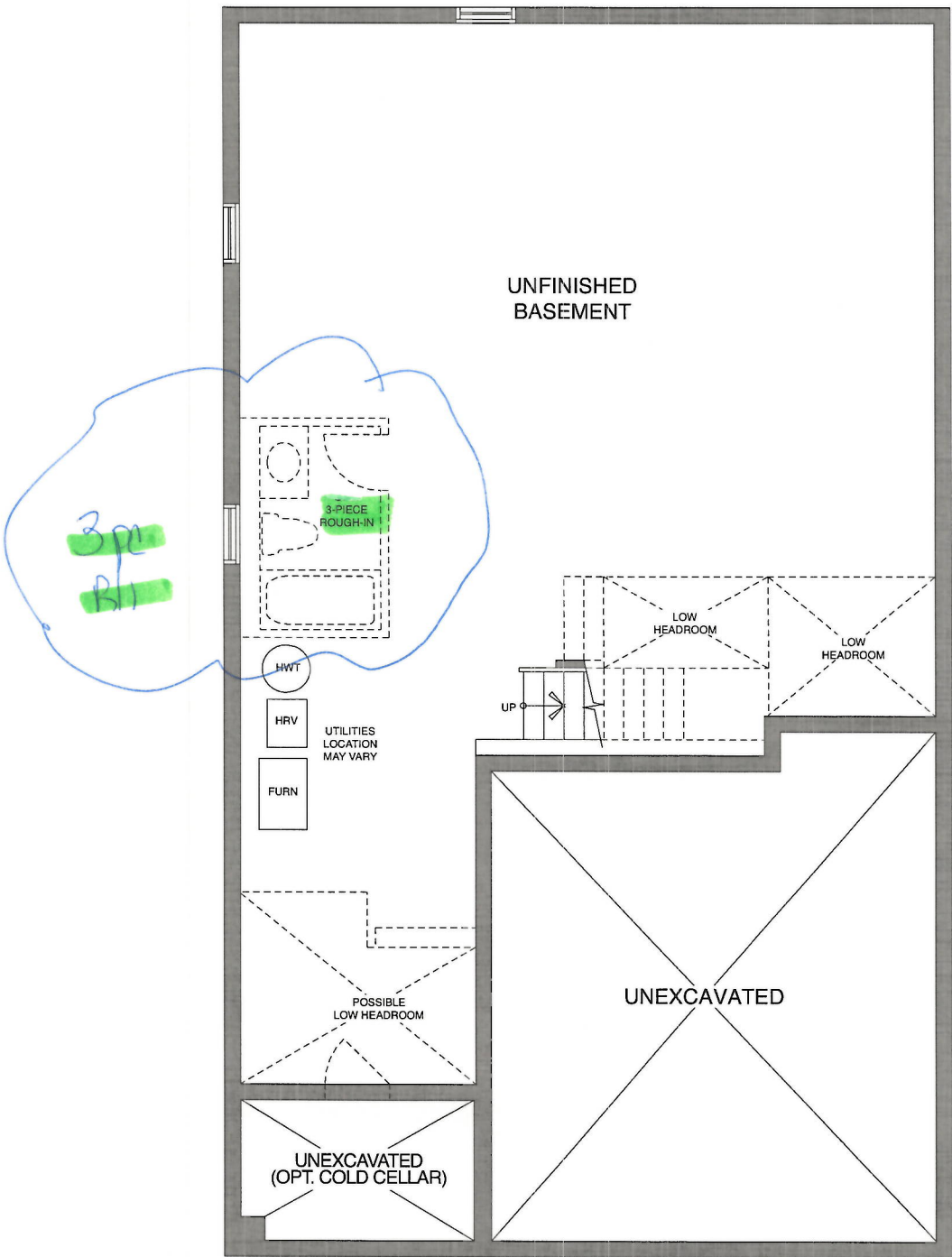


SECOND FLOOR - ELEV B

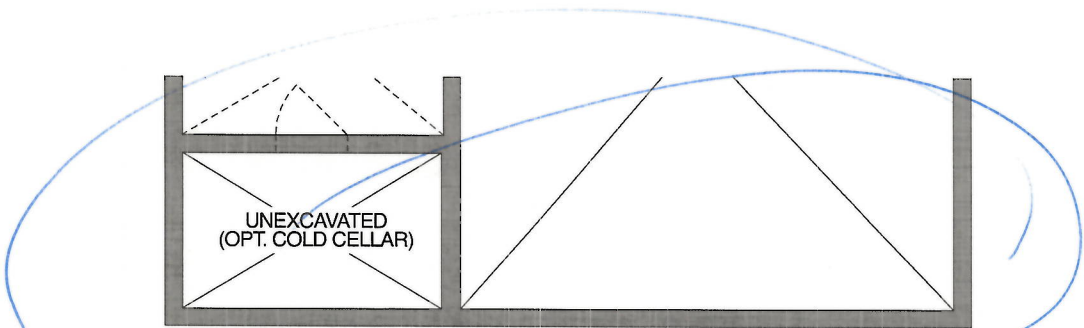
Sign
A. Lamy

Date.
Nov - 19 - 2020

Lot 42.
Northglen PH 4



BASEMENT - ELEV A



BASEMENT - ELEV B

Sign
A. Jany

Date
Nov-19-2020

VENDOR'S INITIALS

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CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: JUNE,MARY ANTHONYPILLAI, TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
42 / 4	40M-2633	Black Oxford (37-3) Elev B		20-May-21

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <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: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> <i>Note:</i>	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	



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42 / 4	40M-2633	Black Oxford (37-3) Elev B		20-May-21

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (37 FOOT MODELS)	
19Nov20 Note:	
11,529/36688	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET	
19Nov20 Note:	
11,529/36693	

4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT	
19Nov20 Note:	
11,529/36697	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY	
19Nov20 Note:	
11,529/36694	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET)	
19Nov20 Note:	
11,529/36699	
2 - HARDWOOD - UPGRADE LANDING FROM NATURAL OAK TO STAINED OAK	
19Nov20 Note:	
11,529/36698	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD)	
19Nov20 Note:	
11,529/36690	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - DINING ROOM (UPGRADE FROM HARDWOOD)	
19Nov20 Note:	
11,529/36689	

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.	
19Nov20 Note:	
11,529/36692	

SHOWERS

2 - SHOWER - CHANGE TUB TO FRAMELESS GLASS SHOWER ENCLOSURE (INCLUDES GLASS DOOR) - SHARED ENSUITE AND ENSUITE 4	
19Nov20 Note:	
11,529/36696	
1 - SHOWER - CHANGE FRAMED SHOWER TO FRAMELESS GLASS ENCLOSURE (INCLUDES GLASS DOOR) - MASTER ENSUITE	
19Nov20 Note:	
11,529/36695	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR	
19Nov20 Note:	
11,529/36691	

TRIM DOORS AND HARDWARE - INTERIOR

1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE)	
19Nov20 Note:	
11,529/36700	



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