

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:	SABIH AHMED	Property:	10Phase: Orchards of Plan - 40M-2627
Telephone Res. / Bus:	/	Project:	2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	Ambrosia (37-2) Elev B Opt Additional Ensuite

KITCHEN AND VANITIES

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen	Lv2 - Toronto Maple - Poppyseed	Lv1 - GR-Serenata	12881 Handle	
Main Bathroom	NA	N/A	N/A	
Ensuite Bathroom	Lv1 - Camden Oak - Poppyseed	Calcutta Marble 4925K-07	12881 Handle	
Shared Ensuite	Lv1 - Camden Oak - Poppyseed	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

Kitchen	Single Edge (3/4") Top Bevelled	

Opt. Kitchen Extras

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PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 4	Lv1 -TXP135 Lv1 - T04
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

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FLOOR AND WALL TILES

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				

Decor Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash		
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	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

NA

Standard

N/A

*3 Piece

Laundry

Shared Ensuite

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

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

*Yes-Grade Permitting

*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

☒ Yes

☐ No

Basement Windows Upgrade

Cold Cellar

☒ Yes

☐ No

☐

HEATING

Fireplace

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

Type

☐ *Yes

☒ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☒ Yes

☐ No

Mantle

Surround

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.

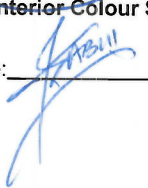
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

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.

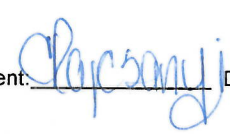
A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: 

Date: Dec 3, 2020

Printed 12/3/2020 15:03:45

Builder's Agent:  Date: Dec 3, 2020



Highcastle Homes Décor Centre Disclaimers

Lot#: 10 Model: Ambrosia (37-2) Elev B Opt Additional Ensuite in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: SABIH AHMED

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):

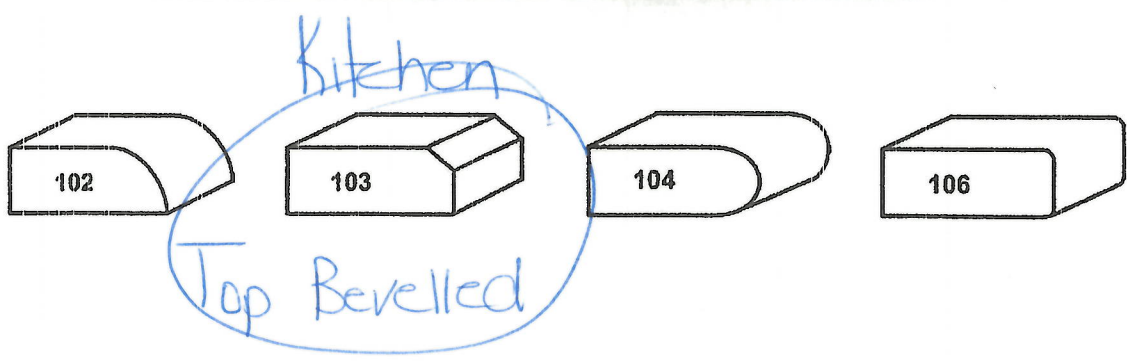
Date:

Dec 03, 2020

Lot 10
Orchards

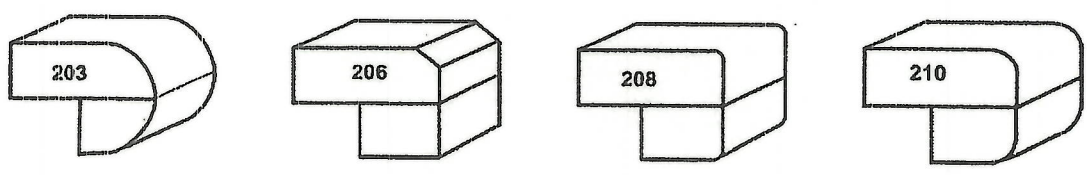
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



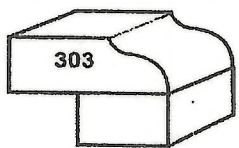
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

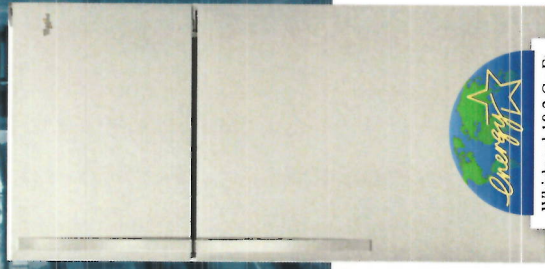


[Signature]
Sign

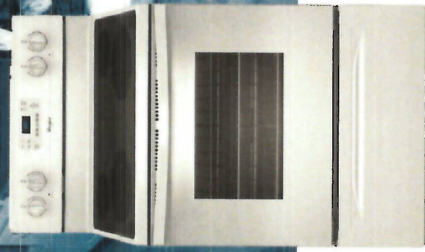
Dec 3, 2020
Date



COAST
APPLIANCES



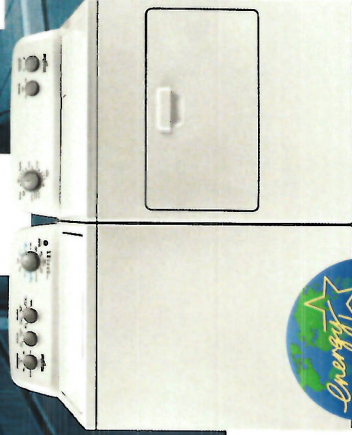
Whirlpool 18.2 Cu Ft.
Stainless Steel
Refrigerator



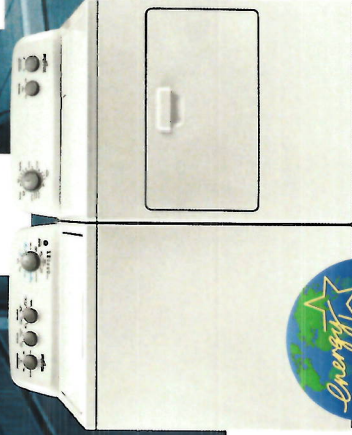
Whirlpool Stainless Steel,
30" Self Clean Range



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

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*

SABIH AHMED

ISSUED TO

DECEMBER 3, 2020

DATE OF ISSUE



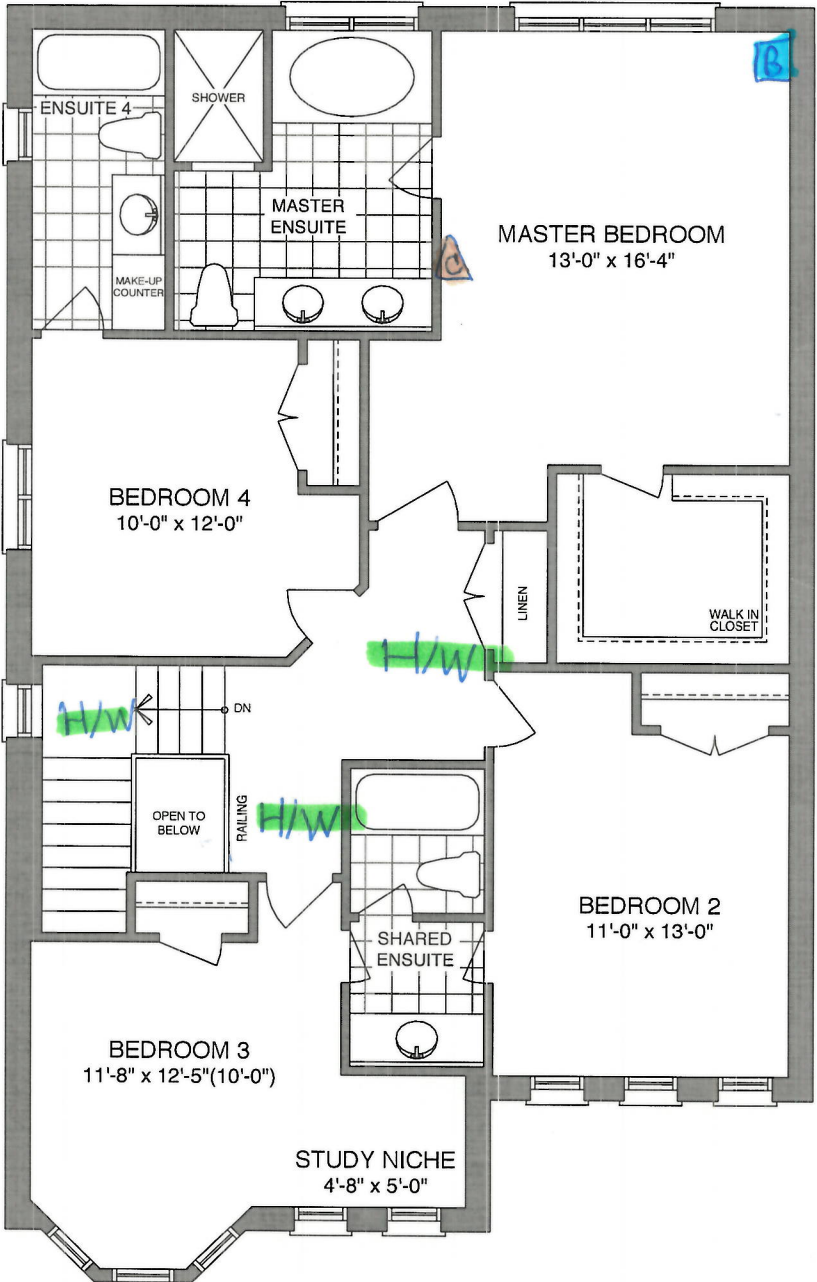


Deep fridge
Upper with
2 cables

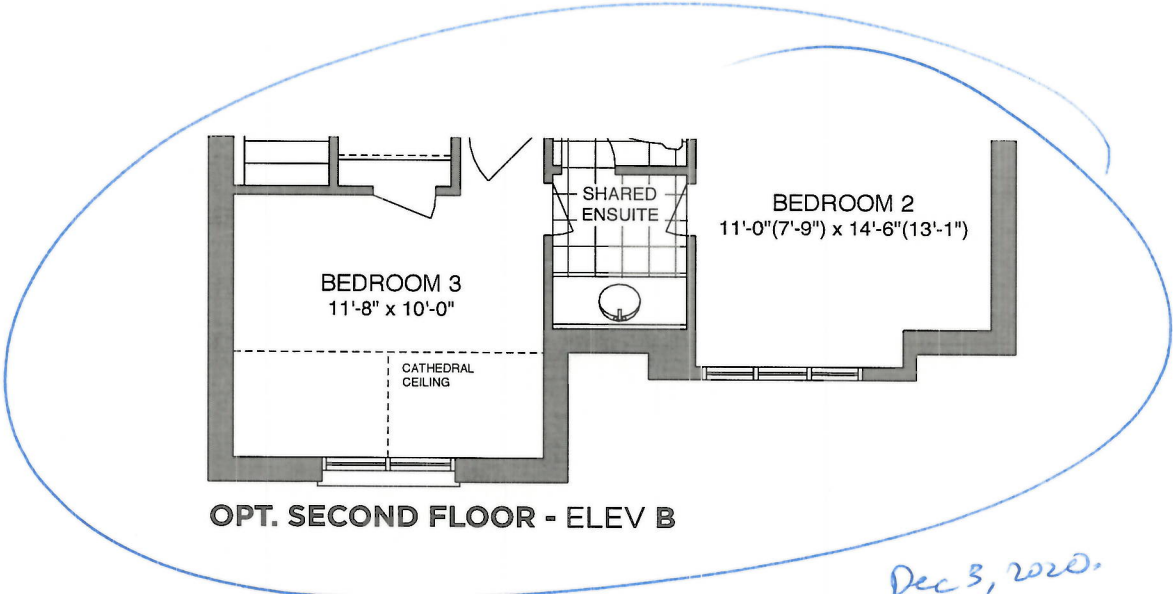
DOOR WHERE
GRADE PERMITS

Date

Lot 10
ORCHARDS



OPT. SECOND FLOOR - ELEV A

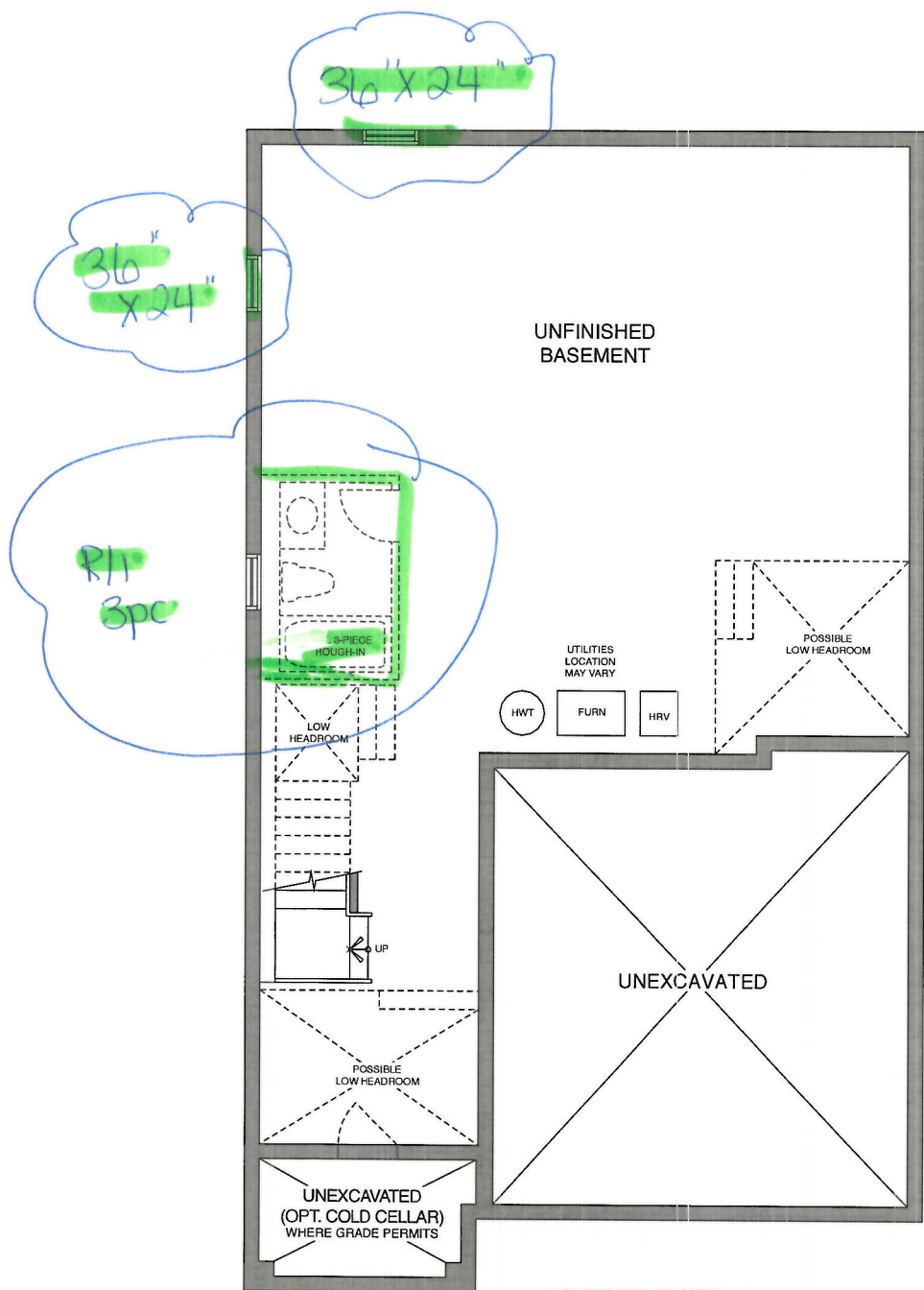


OPT. SECOND FLOOR - ELEV B

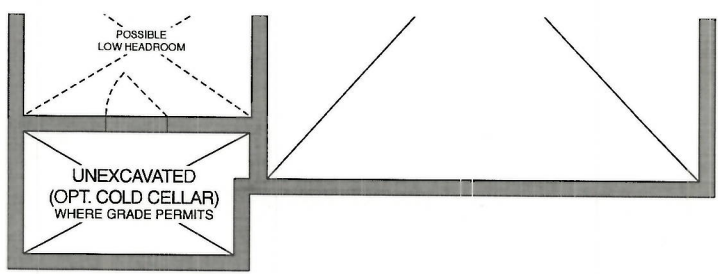
Sign *[Signature]*

Date Dec 3, 2020.

Lot 10.
Orchards.



BASEMENT - ELEV A



BASEMENT - ELEV B

Sign *[Signature]*

Date: Dec 3, 2020



CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASER: SABIH AHMED

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
10 / Orchards	40M-2627	Ambrosia (37-2) Elev B Opt Additional Ensuite		10-Nov-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> 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

Orchards - 2174372 Ontario Ltd.

PURCHASER: SABIH AHMED				TEL:
LOT / PHASE 10 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Ambrosia (37-2) Elev B Opt Additional Ensuite		CLOSING DATE 10-Nov-21

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 03Dec20 Note: 11,534/36751	
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4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 03Dec20 Note: 11,534/36754	
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5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANTS LIGHTS OVER ISLAND (SEE PLAN) 03Dec20 Note: 11,534/36744	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM - BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 03Dec20 Note: 11,534/36743	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 03Dec20 Note: 11,534/36755	
2 - HARDWOOD - UPGRADE LANDING FROM NATURAL OAK TO STAINED OAK 03Dec20 Note: 11,534/36748	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - MAIN HALL (UPGRADE FROM HARDWOOD) 03Dec20 Note: 11,534/36747	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 03Dec20 Note: 11,534/36746	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - DINING ROOM (UPGRADE FROM HARDWOOD) 03Dec20 Note: 11,534/36745	

8) FINISHING

1 - RAILING - 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. 03Dec20 Note: 11,534/36750	
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9) CABINETRY

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.) 03Dec20 Note: 11,534/36740	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR 03Dec20 Note: 11,534/36749	
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WINDOWS AND DOORS - EXTERIOR



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Orchards - 2174372 Ontario Ltd.

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10 / Orchards	40M-2627	Ambrosia (37-2) Elev B Opt Additional Ensuite		10-Nov-21

WINDOWS AND DOORS - EXTERIOR

2 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (SEE PLAN) <i>03Dec20</i> Note: 11,534/36753	
1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT <i>03Dec20</i> Note: 11,534/36752	

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