

DELETE PREV  
CWD CHART

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



# HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: FOWAD AHMED & RAVEEDA MALIK
Property: 13Phase: 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

**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

\*Undermount t
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
\*Stained as Floor
\*Stained as Floor

Opt. Paint Extras

**MISCELLANEOUS**

Railing Style
Opt. Garage Door
Interior Doors

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.
\*Yes-Grade Permittting
Standard - Classique

Opt. Side Door
Int. Door Hardware
Trim Style

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

Stair Type
Ext. Door Hardware
\*Pewter Exterior package
Cold Cellar

Oak

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
Great room

Type
Mantle
Surround
Hearth

N/A
N/A
N/A
N/A

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:
 

- Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- 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.
- 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.
- 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
- 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: \_\_\_\_\_
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_
 Builder's Agent: \_\_\_\_\_ Date: Dec 7, 2020
 Printed 12/7/2020 12:12:47





## Highcastle Homes Décor Centre Disclaimers

Lot#: 13 Model:Black Oxford (37-3) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RAVEEDA MALIK

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.

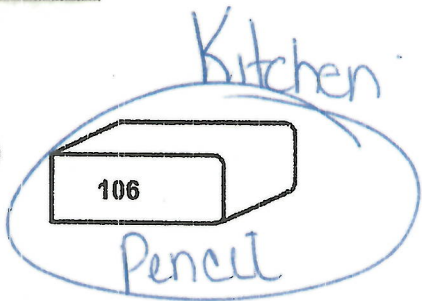
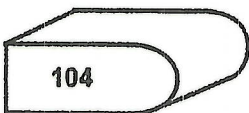
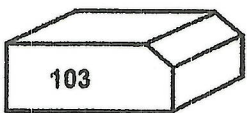
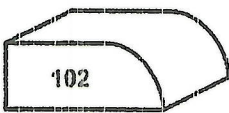
Purchasers Signature(s):

Date:

2020/10/15

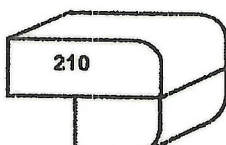
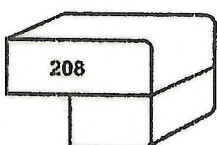
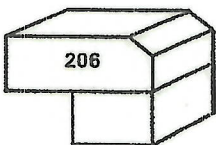
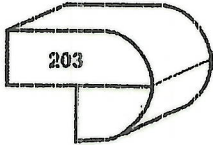
# STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



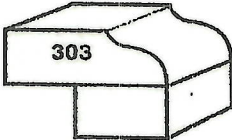
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

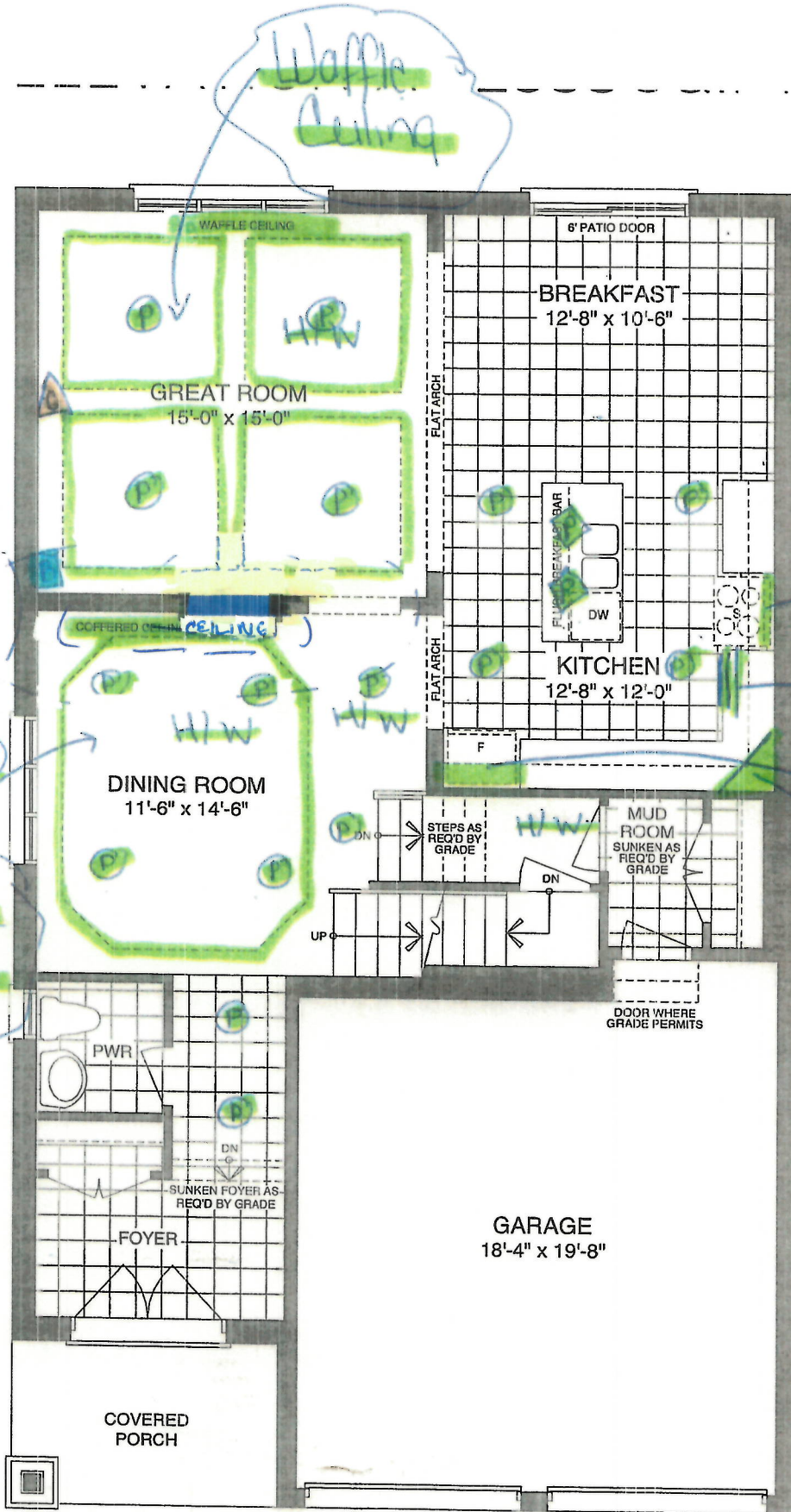


Sign  
Sign

Date 10/15/20  
Date 10/15/20



Lot 13  
Orchards



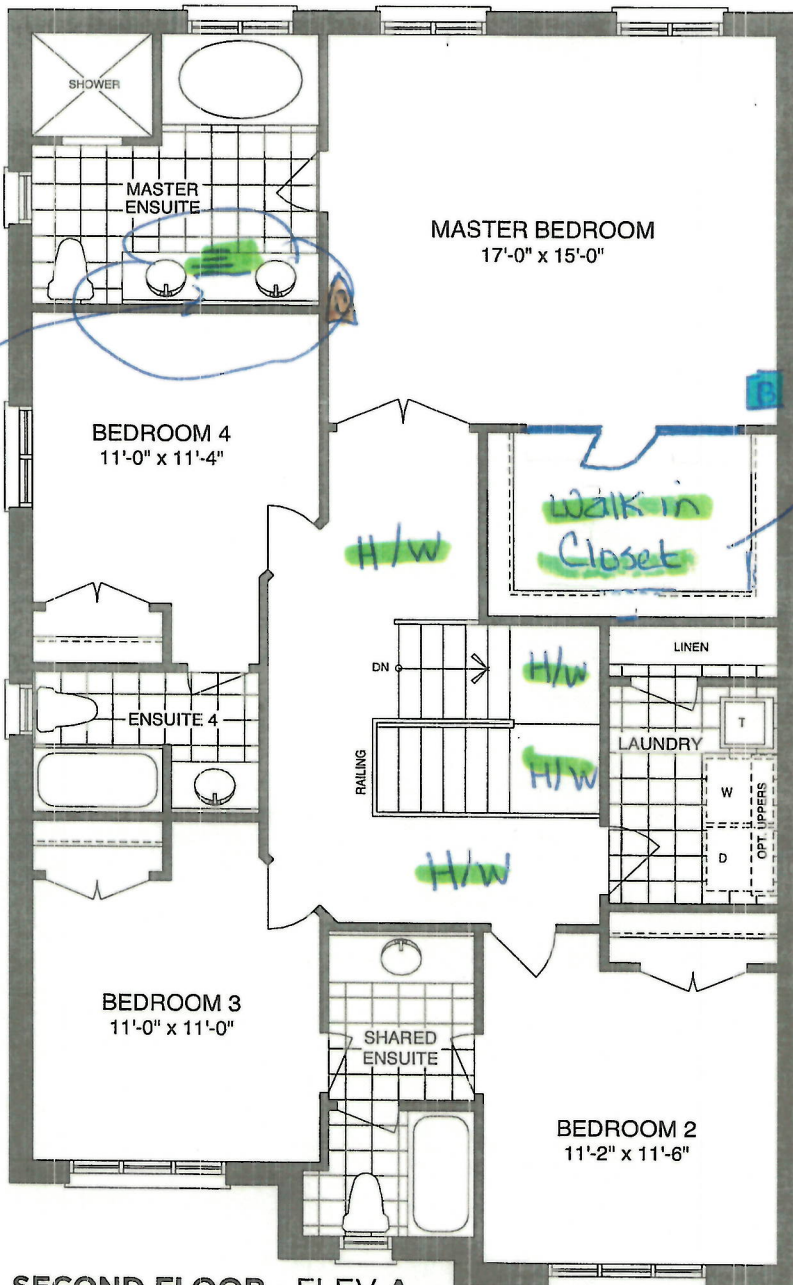
- Bell
- ▲ Cable
- Potlight
- ◆ Pendant

MAIN FLOOR - ELEV A

Sign  
Sign

Date 2020/10/15  
Date 2020/10/15

Lot 13  
Orchards

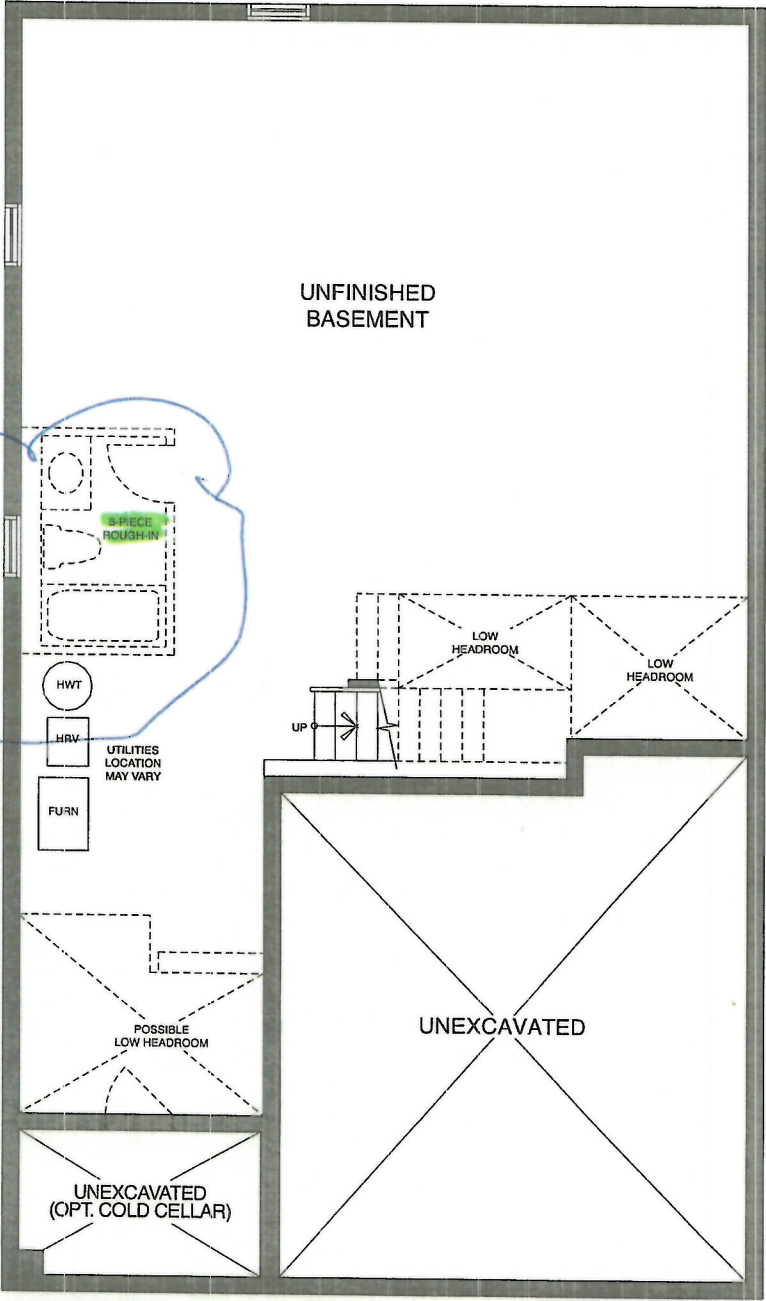


SECOND FLOOR - ELEV A

Sign  
Sign

Date 6/15/20  
Date 10/15/20

Lot 13.  
Orchards



BASEMENT - ELEV A

Sign  
Sign

Date 2020/10/15  
Date 2020/10/15



Appliances

Fridge

Lot 13  
Orchards

Refrigerator Type  
French Door Refrigerators  
Installation Type  
Free-Standing  
Door  
Pull-Out  
Reversible Doors  
No

Colour Family  
Stainless Steel  
Colour  
Stainless Steel

Dimensions

Fresh Food Capacity (Cu.Ft.)  
14.8 cu ft  
Width (Inches)  
35.75 in  
Height (Inches)  
68.37 in  
Depth (Inches)  
28.75 in  
Width  
90.81 cm  
Height  
173.67 cm  
Depth  
73.03 cm  
Counter Depth  
Yes  
Weight  
122.92 kg

Additional Dimensions

Height - With Hinges (Inches)  
69.75 in  
Height - Without Hinges (Inches)  
68.38 in  
Depth - With Door Handles (Inches)  
31.25 in  
Depth - Doors Open 90 Degrees (Inches)  
43.5 in  
Depth  
- Without Door Handles (Inches)  
28.75 in  
Depth - Without Doors (Inches)  
24.75 in

Capacity

Total Capacity (Cu.Ft.)  
22.1 cu ft  
Freezer Capacity (Cu.Ft.)  
7.3 cu ft  
ENERGY STAR Qualified  
Yes

F.A



Lot 13  
Orchards

EnerGuide Rating (kWh/Year)

665 kWh/yr

**Refrigerator**

Number of Shelves

4 Split

Adjustable Door Bins

Yes

Fruit & Vegetable Crisper

2 Humidity Crispers

Water Dispenser

External

Ice Maker

Yes

Ice Dispenser

Internal

**Freezer**

Water Filtration

Yes

Manufacturer's Warranty - Labour

1 Year

**Stove**

Product Type

Free-Standing Gas

Dual Range

No

Colour

Smudge-Proof Stainless Steel

Colour Family

Stainless Steel

Liquid Propane Convertible

Yes

Oven Controls

Front Control

**Dimensions**

Width (Inches)

29.88 in

Height (Inches)

36.38 in

Depth (Inches)

26.77 in

Width

75.9 cm

Height

92.4 cm

Depth

5.9

Lot 13  
Orchards

68 cm

Weight

105.23 kg

**Cooktop**

Gas Cooktop - Number of Burners

5

Gas Cooktop - Burner BTU Rating

Left Front - 14,000 BTU; Left Rear - 9,500 BTU; Center - Simmer Oval 3,000 - 15,500 BTU; Right

Front - 13,000 BTU; Right Rear - 5,000 BTU

Gas Cooktop - Maximum Burner Btu Rating

18000 Btu

Gas Cooktop - Burner Grates

Yes

Gas Cooktop - Sealed Burners

Yes

Gas Cooktop - Bridge Burner

No

Gas Cooktop - Removable Burner Caps

Yes

Gas Cooktop - Ignition Type

Electronic

Gas Cooktop - Simmer Element

Yes

Cooktop - Fluorescent Panel Light

No

**Oven**

Oven - Bake Burner (BTU's)

18000 BTU

Oven - Broil Burner (BTU's)

13500 BTU

Oven - Self Cleaning

Yes

Oven Capacity (Cu. Ft.)

5.6 cu ft

Oven - Cooking System

True Convection

Oven - Convection

True Convection

Oven - Delay Cook Timer

No

Sabbath mode

Yes

Oven - Child Lock

No

Oven - Dual Oven

No

Oven Light

Yes

Oven - Interior Material

Black Porcelain Coated

Oven - Number of Racks

2

Oven - Rack Position Options

6

Oven - Interior Width

24.38 in

Oven - Convection Conversion

5.7



LOT 13.  
Orchards

No  
Oven - Warming Drawer  
No  
Oven - Control Lockout  
No  
Oven - Ignition System  
Electronic  
Oven Accessories (Included)  
Griddle, Probe, Air Fry Tray Rack  
Wi-Fi Connectivity  
No

Dishwasher

Drying Options  
4  
Dishwasher Type  
Built-In Standard  
Type  
Built-In Hybrid Tub Dishwasher  
Colour  
Stainless Steel  
Colour Family

FA

LOT 13  
Orchards.

Stainless Steel

Interior Finish

Hybrid Tub

Handle Type

Bar Handle

Hard Food Disposer

Yes

Silence Rating

55 dB

**Racking**

Number of Place Settings

14

Third Rack

No

**Cycles and Options**

Number of Wash Cycles

4

Rinse and Hold

No

Sanitization Option

Yes

Works with Google Assistant

No

Works with Amazon Alexa

No

App Enabled

No

Voice Control

No

Wi-Fi Connectivity

No

Ecosystem

No

ENERGY STAR Qualified

Yes

**Dimensions**

Width (Inches)

23.75 in

Height (Inches)

33.75 in

Depth (Inches)

24.63 in

Width

60.33 cm

Height

85.73 cm

Depth

62.56 cm

Weight

29 kg

Required Accessories (Sold Separately)

Water in-take Hose

7.A



Lot 13.  
Orchards

## Range Hood

Type of Range Hoods

Built-in over range

Style of Range Hoods

Wall Chimney Hoods \*

Colour

Stainless Steel

Colour Family

Grey

Material - Cabinet

Stainless Steel

Material - Accents

Stainless Steel

Type of Venting

Convertible

Diameter of Duct (Inches)

6 in

Diameter of Duct

15.24 cm

Airflow (Cubic Feet/Minute)

400 cu ft/min

Minimum Sound Output (dB)

44 dB

Interior Lights

2 Rear

Number of Fan Speed

3

### Dimensions

Width (Inches)

30 in

Height (Inches)

28.87 in

Depth (Inches)

20 in

Width

76.20 cm

Height

73.33 cm

Depth

F.A

50.80 cm  
Weight  
35 kg

LOT 13.  
Orchards.

F.A





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CON SUMMARY

CONSTRUCTION SUMMARY  
Orchards - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RA VEEDA MALIK

TEL:

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

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). Worksheet Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) Worksheet Note:	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	



CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RAVEEDA MALIK

TEL:

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

1) CONSTRUCTION

1 - DO NOT INSTALL OR SUPPLY ALL MIRRORS IN BATHROOMS 07Dec20 Note: 11,528/36682	
1 - SQUARE COFFERED CEILING (LARGE) ON MAIN FLOOR (DINING ROOM) 15Oct20 Note: 11,503/36559	
1 - WAFFLE CEILING (4 SQUARES) WOOD FRAMED, DRYWALLED WITHOUT PLASTER MOULDINGS (GREAT ROOM) 15Oct20 Note: 11,503/36558	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (37 FOOT MODELS) 15Oct20 Note: 11,503/36557	
1 - MASTER BEDROOM CLOSET - CHANGE FROM DOUGLE WALK IN TO SINGLE WALK IN WITH SINGLE DOOR (SEE PLAN) 15Oct20 Note: 11,503/36544	

10) COUNTERTOPS

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 (CAESARSTONE)- - KITCHEN 15Oct20 Note: 11,503/36566	
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 15Oct20 Note: 11,503/36571	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL) 15Oct20 Note: 11,503/36574	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY 15Oct20 Note: 11,503/36572	
1 - 3 PIECE ROUGH IN BASEMENT 15Oct20 Note: 11,503/36543	

5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANT LIGHTS OVER ISLAND (SEE PLAN) 15Oct20 Note: 11,503/36565	
16 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB ( 10 MINIMUM - PRICE IS EACH) (SEE PLAN) 4 X GREAT ROOM, 4 X KITCHEN, 6 X DINING AND SIDE HALL AND 2 X MAIN HALL (SEE PLAN) 15Oct20 Note: 11,503/36564	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL AND MAIN STAIR LANDINGS (UPGRADE FROM CARPET) 15Oct20 Note: 11,503/36569	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 15Oct20 Note: 11,503/36568	





CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RA.VEEDA MALIK

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

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - DINING ROOM (UPGRADE FROM HARDWOOD) 15Oct20 Note: 11,503/36567	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - POWDER ROOM 15Oct20 Note: 11,503/36563	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - MUD ROOM 15Oct20 Note: 11,503/36562	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - KITCHEN & BREAKFAST 15Oct20 Note: 11,503/36561	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - FOYER/MAIN HALL 15Oct20 Note: 11,503/36560	

9) CABINETRY

1 - UPPER CABINETS - CORNER SYSTEMS - UPPER ANGLE CORNER PER UNIT - GROUP 1 - 4 15Oct20 Note: 11,503/36555	
1 - BASE CABINETS - DRAWERS - POTS AND PANS DRAWERS (WIDTH MIN. 60CM/MAX. 90 CM) (SIZE SUBJECT TO FLOOR PLAN) - GROUP 1 - 4 (BESIDE STOVE (SEE PLAN)) 15Oct20 Note: 11,503/36547	
1 - UPPER CABINETS - DELETE CABINET ABOVE STOVE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN (SUPPLY SPECS) 15Oct20 Note: 11,503/36546	
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.) 15Oct20 Note: 11,503/36545	

CABINETRY - VANITY

1 - VANITY CABINETS - DRAWERS - VANITY BANK OF DRAWERS (60CM TO 90CM WIDE) - GROUP 1 - 4 (MASTER ENSUITE) 15Oct20 Note: 11,503/36556	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR 15Oct20 Note: 11,503/36570	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 15Oct20 Note: 11,503/36573	
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