



REVISED- 14/4/21-UPGRADED TRIM PACKAGE

Purchasers: Kamil Niedopytalski & Stephanie Niedopytalski Project: DIAMONDVIEW ESTATES - 1  
Telephone Res. / Bus: / Lot: 53 -  
Decor Advisor: Sandrina Nguyen Model and Elevation: NEWINGTON ELEV D 4 BED

Layout Changes: ☐ Yes ☐ No Sketch Attached: ☐ Yes ☐ No

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	SEE COMMENTS BELOW	**	HU-60 GOLD HANDLES
Laundry Room	N/A		
Powder Room	LINE 2 COMO MELAMINE OLMO AMBIANCE	P395-VL ARCTIC ICE*	HU-64 BLACK HANDLES
Main Bathroom	LINE 2 MISSION THERMOFOIL SATIN WHITE	DES. WHITE D354-60*	SEE COMMENTS BELOW
Ensuite Bathroom	LINE 2 MISSION THERMOFOIL MATTE BLACK	DES. WHITE D354-60*	KU-60 GOLD KNOBS
In-Law Ensuite	LINE 2 COMO MELAMINE OLMO AMBIANCE	P395-VL ARCTIC ICE*	HU-64 BLACK HANDLES
ENSUITE #2	LINE 2 MISSION THERMOFOIL SATIN WHITE	DES. WHITE D354-60*	KU-60 GOLD KNOBS

Cabinet Valence

☐ Yes ☒ No

Hood Fan

STANDARD

Valence Electrical

☐ Yes ☒ No

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Slide in Stove

☒ Yes ☐ No

Gas Stove

☐ Yes ☒ No

Micro-Hood

☒ Yes ☐ No

Fridge Standard

☐ Yes ☒ No

Opening Standard

☐ Yes ☒ No

37"W x 72"H

Comment  
KITCHEN CABINETS: LINE 3 SOHO MDF WHITE (PERIMETER & BUTLER’S PANTRY) / LINE 4 SOHO MDF NAVY BLUE (ISLAND ONLY)  
MAIN BATHROOM CABINET HARDWARE: KU-64 BLACK KNOBS (DOORS) / HU-64 BLACK HANDLES (DRAWERS)

\*DELETE STANDARD BACKSPLASH ON ALL LAMINATE COUNTERTOPS  
\*\*PURCHASER WILL ADVISE ED OF KITCHEN COUNTERTOP SELECTION

2. Flooring

	Selection
Foyer	**
Main Hall	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Kitchen / Breakfast	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Laundry Room	**
Powder Room	**
Main Bathroom	**
Master Ensuite Bathroom	**
Finished Basement	N/A
Other Room - Specify	N/A
Living Room	N/A
Dining Room	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Family Room	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Den / Library / Study	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Basement Stairs	N/A
Stairs	OAK W/ WHITE RISERS
Upper Hall	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Master Bedroom	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Bedroom #2	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Bedroom #3	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Bedroom #4	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
Bedroom #5	TWELVE OAKS 5"x3/4" CRAFTERS MISSION COLLECTION WHITE OAK COLONIAL
IN-LAW ENSUITE	**

Upgrade Underpad Type: N/A Area: N/A

Comment  
\*\*PURCHASER TO SUPPLY AND INSTALL ALL CERAMIC FLOORING



INTERIOR COLOUR SCHEME

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Kamil Niedopytalski & Stephanie Niedopytalski

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3. Railings and Spindles

Railing Package

3-1/2" OAK MODERN NEWEL POSTS W/ CAP AND METAL SPINDLES

Railing Colour

SEE BELOW

Spindle Colour

METAL - BLACK, ALL PLAIN

Wood Stairs

☐ No

☒ Oak

☐ Maple

Tread Colour

SEE BELOW

Comment

STAIN TO COMPLEMENT TWELVE OAKS TWELVE OAKS WHITE OAK COLONIAL

4. Plumbing Fixtures

Main Bathroom

WHITE

Other Room - Specify

Powder Room

Master Ensuite Bathroom

WHITE

IN-LAW ENSUITE

WHITE

Other Washroom

5. Wall Tile

	Selection
Main Bathroom	**
Listello	**
Master Ensuite	
Tub Deck	N/A
Tub Walls	N/A
Tub Listello	N/A
Shower Walls	**
Shower Floor	**
Shower Listello	**
Ensuite #2 / Other	**
Listello	**
Kitchen Backsplash	**

Comment

\*\*PURCHASER TO SUPPLY AND INSTALL ALL CERAMIC WALL TILE



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/  
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**6. Fireplace**

**Living Room**

Purchased

As Per Plan

N/A

☐

☐

☒

**Family Room**

Purchased

As Per Plan

N/A

☐

☒

☐

**Purchased**

**As Per Plan**

**N/A**

☐

☐

☒

**Fireplace Type**

**Mantle Type**

**Colour / Stain**

**Surround**

**Hearth**

**Insert**

**Comment**

STANDARD GAS

STANDARD OAK BEAM

SEE BELOW

N/A

N/A

N/A

STAIN TO COMPLEMENT TWELVE OAKS TWELVE OAKS WHITE OAK COLONIAL

**7. Trim Carpentry**

**Interior Doors**

**Door Handles**

CARRARA 2-PANEL SMOOTH  
TAYMOR BARCELONA MATTE BLACK

**Interior Trim**

LEVEL 2 TRIM 5 1/2 BASEBOARDS AND 3 1/2 CASINGS CT 14- THROUGHOUT

**Comment**

**8. Paint**

DESIGNER GREY

50YY 63/041

9. Additional Comments

**10. Disclaimers and Notes**

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted

4) The Purchaser acknowledges reading and accepting the "Phoenix Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

**This Interior Colour Selection is not final until signed by the Vendor. This form is final and approved by:**

Signature:\_\_\_\_\_

Date: \_\_\_\_\_

Signature:\_\_\_\_\_

Date: \_\_\_\_\_

Design Consultant:\_\_\_\_\_

Date: \_\_\_\_\_

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