



INTERIOR COLOUR SCHEME

Revised: Stain Selection  
and note added for  
white risers on stairs  
August 12th, 2022

**Purchasers:** Jacob Daniel Karam & Jennifer Elizabeth Miranda Kar    **Project:** DIAMONDVIEW ESTATES - 2  
**Telephone Res. / Bus:** /    **Lot:** 33 -  
**Decor Advisor:** Lisa Filter    **Model and Elevation:** NEWINGTON ELEV F 4 BED

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	SEE BELOW	F- AURORA	HU64
Laundry Room	N/A	N/A	N/A
Powder Room	LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
Main Bathroom	J&J: LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
Ensuite Bathroom	LN3- SOHO- WHITE COCONUT- MDF	E- ORION	HU110
IN-LAW ENS.	LN2- MISSION- WILLOW GREY- THERMOFOIL	A- EVEREST WHITE	HU110
BDRM 4 ENS.	LN3- SOHO- WHITE COCONUT- MDF	E- ORION	HU110

Cabinet Valence

☐ Yes ☒ No

Hood Fan

CHIMNEY

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

51" x 86"

Comment

UPPERS & BASES (IN KITCHEN AND BUTLER'S PANTRY): LN3- SOHO- WHITE COCONUT- MDF // ISLAND & FLOATING SHELVES IN BUTLER'S PANTRY: LN3- SOHO- TRUFFLE- OAK

2. Flooring

	Selection
Foyer	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Main Hall	PRE-ENGINEERED HARDWOOD- TWELVE OAKS- MAPLE- CASTILE
Kitchen / Breakfast	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Laundry Room	/MUD: CENTURA- 13X13- EXPLORER SERIES- PARIS (GROUT: PEARL GRAY) STACKED
Powder Room	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Main Bathroom	J&J: EURO- 13X13- PASHA CRUX- IVORY (GROUT: FROST) STACKED
Master Ensuite Bathroom	CENTURA- B- 12X24- STATUARIO SERIES- MATTE (GROUT: FROST) STACKED
Finished Basement	N/A
Other Room - Specify	BDRM 4 ENSUITE: CENTURA- 13X13- NEPAL SERIES- ICE (GROUT: FROST) STACKED
Living Room	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Dining Room	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Family Room	N/A
Den / Library / Study	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Basement Stairs	N/A
Stairs	OAK W.WHITE RISERS/LANDING PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Upper Hall	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Master Bedroom	PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Bedroom #2	IN-LAW SUITE: PRE-ENGINEERED HARDWOOD- A- TWELVE OAKS- MAPLE- CASTILE
Bedroom #3	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
Bedroom #4	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
Bedroom #5	CARPET- CORONET- A4525 MINOTAUR- 84558 BEACH SHELL
IN-LAW ENSUITE	CERATEC- 13X13- CAPRI- WHITE (GROUT: FROST) STACKED

Upgrade Underpad

Type: VISCOPRO II 9LBS LVL 2

Area: THROUGHOUT

Comment



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3. Railings and Spindles

<b>Railing Package</b>	SEE BELOW		
<b>Railing Colour</b>	SEE BELOW	<b>Spindle Colour</b>	SEE BELOW
<b>Wood Stairs</b>	<input type="radio"/> No <input checked="" type="radio"/> Oak <input type="radio"/> Maple	<b>Tread Colour</b>	SEE BELOW

**Comment**  
Railing Package: 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) and metal spindles (black, all plain) in lieu of standard Oak Colonial - STAIN ON RAILINGS, NOSINGS, MANTLE (WHERE APPLICABLE) TO BE TWELVE OAKS MAPLE CASTILLE ON RED OAK FW40357-R  
\*\*STAIN NEVER IDENTICAL MATCH TO HARDWOOD\*\*STAIRS ARE OAK/WITH WHITE RISERS

4. Plumbing Fixtures

<b>Main Bathroom</b>	WHITE	<b>Other Room - Specify</b>	<b>Powder Room</b>
<b>Master Ensuite Bathroom</b>	WHITE		<b>Other Washroom</b>

5. Wall Tile

	<b>Selection</b>
<b>Main Bathroom</b>	J&J: OLYMPIA- 8X12- CONSTRUCT SERIES- WHITE (GROUT: WARM GREY) HORIZONTAL STACKED
<b>Listello</b>	N/A
<b>Master Ensuite</b>	
<b>Tub Deck</b>	N/A
<b>Tub Walls</b>	N/A
<b>Tub Listello</b>	N/A
<b>Shower Walls</b>	B- EURO- 2.5X10- TRENDY WESTMINSTER- ARCTIC WHITE MATTE (GROUT: FROST) HORIZ. STACKED
<b>Shower Floor</b>	N/A
<b>Shower Listello</b>	N/A
<b>Ensuite #2 / Other</b>	BD 4: EURO- 2.5X10- TRENDY WESTMINSTER- ARCTIC WHITE MATTE (GROUT: FROST) HORIZ. STACKED
<b>Listello</b>	N/A
<b>Kitchen Backsplash</b>	CERATEC- 4X16- ESSENTIAL SUBWAY- GLOSSY BIANCO (GROUT: AVALANCHE) HORIZ. STACKED
<b>Comment</b>	IN-LAW ENSUITE: B- EURO- 2.5X10- TRENDY WESTMINSTER- PADDINGTON MATTE (GROUT: ALABASTER) HORIZONTAL STACKED



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6. Fireplace

	Living Room			Family Room					
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				MODERN LINEAR					
Colour / Stain				OAK BOX BEAM					
Surround				SEE BELOW					
Hearth				N/A					
Insert				N/A					
Comment									

STAIN ON RAILINGS, NOSINGS, MANTLE (WHERE APPLICABLE) TO BE TWELVE OAKS MAPLE CASTILLE ON RED OAK FW40357-R  
\*\*STAIN NEVER IDENTICAL MATCH TO HARDWOOD\*\*

7. Trim Carpentry

Interior Doors	LVL 2 LOGAN	Door Handles	TAYMOR VEGA- SQUARE ROSET
Interior Trim	STANDARD- CT#10		
Comment			

8. Paint

DULUX PEGASUS- DLX1010-1

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.
- Signature: \_\_\_\_\_

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

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

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

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

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

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