



DCR/PHOENIX GROUP OF COMPANIES

INTERIOR COLOUR SCHEME

REVISED 7-10-2023 FOYER
AND MUDROOM FLOOR
TILE RESELECTED

Purchasers:

Emile Abillama & Carla Karam

Project:

Pathways at Findlay Creek - 2

Telephone Res. / Bus:

/

Lot:

345 - 622 Miikana Road

Decor Advisor:

Kayleigh Chipman

Model and Elevation:

KLONDIKE ELEV M

Layout Changes:

☐ Yes ☐ No

Sketch Attached:

☐ Yes ☐ No

1. Cabinetry

	Style and Colour	Counter	Hardware		
Kitchen / Breakfast	SEE BELOW	SEE BELOW	SEE BELOW		
Laundry Room	N/A				
Powder Room	N/A				
Main Bathroom	LN 3 - GARDA - RIFT - WHITE OAK	A - HALYCON	HU64		
Ensuite Bathroom	LN 2 - POLO - ELEGANT OAK	LVL 2 - VISCOUNT WHITE	HU64		
Income Kitchen	LN 1 - COMO - BIANCO - MELAMINE	A - MIAMI VENA	HU64		
Income Bath	LN 2 - SOHO - STONE	A - MIAMI VENA	HU64		
Cabinet Valence	<input type="radio"/> Yes <input checked="" type="radio"/> No	Hood Fan <input type="radio"/> INSERT	Valence Electrical <input type="radio"/> Yes <input checked="" type="radio"/> No		
Appliances	Built in Cooktop <input type="radio"/> Yes <input checked="" type="radio"/> No	Built in Oven <input type="radio"/> Yes <input checked="" type="radio"/> No	Slide in Stove <input type="radio"/> Yes <input checked="" type="radio"/> No	Gas Stove <input checked="" type="radio"/> Yes <input type="radio"/> No	Micro-Hood <input type="radio"/> Yes <input checked="" type="radio"/> No
Fridge Standard	<input type="radio"/> Yes <input checked="" type="radio"/> No	Opening Standard	<input type="radio"/> Yes <input checked="" type="radio"/> No		

Comment

MAIN HOUSE KITCHEN CABINETS: UPPERS: LN 3 - CADIZ - WHITE - MDF

MAIN HOUSE KITCHEN HARDWARE: POT/PAN DRWRS: C7 UPGRADE

ISLAND + LOWERS: LN 3 - SOHO - TRUFFLE OAK

REST OF CABINETS: HU64

MAIN HOUSE KITCHEN COUNTERTOPS: PERIMETER + MAIN ISLAND W/ SINK: BORGHINI QUARTZ 3CM

ISLAND EXTENTION/TABLE: CAMBRIAN BLACK QUARTZ 3CM W/ 4" SKIRT

2. Flooring

	Selection
Foyer	CENTURA - A - NEW VINTAGE - 8X8 - (MIXED) NERO AND BIANCO (GROUT: BLACK) - CHECKERED
Main Hall	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Kitchen / Breakfast	EURO - PASHA PRIMA - 24X24 - TRUE WHITE - MATTE (GROUT: AVALANCHE) - STACKED
Laundry Room	CERATEC - NEPAL - 13X13 - ICE (GROUT: FROST) - STACKED
Powder Room	CENTURA - A - NEW VINTAGE - 8X8 - VINDEC7 (GROUT: PEARL GREY) - STACKED
Main Bathroom	CERATEC - NEPAL - 13X13 - ICE (GROUT: FROST) - STACKED
Master Ensuite Bathroom	CENTURA - LVL2 - URBANCRETE - 24X24 - MINK (GROUT: COBBLESTONE) - STACKED
Finished Basement	N/A
Other Room - Specify	MAIN HOUSE LOFT: TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Living Room	N/A
Dining Room	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Family Room	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Den / Library / Study	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Basement Stairs	OAK - BOTH MAIN STAIRS TO INCOME SUITE AND INCOME SUITE TO LOFT
Stairs	OAK W/ WHITE RISERS AND COLONIAL ON WHITE OAK ON LANDINGS
Upper Hall	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Master Bedroom	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Bedroom #2	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Bedroom #3	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Bedroom #4	TWELVE OAKS ENGINEERED HARDWOOD - A - WHITE OAK COLONIAL
Bedroom #5	N/A
MUDROOM	CENTURA - A - NEW VINTAGE - 8X8 - (MIXED) NERO AND BIANCO (GROUT: BLACK) - CHECKERED

Upgrade Underpad

Type: N/A

Area: N/A

Comment

INCOME KITCHEN, LIVING ROOM/HALL. MASTER BEDROOM AND 2ND FLOOR LOFT: TORLYS - LVT - CRESTVIEW

INCOME SUITE POWDER ROOM AND FOYER: OLYMPIA - CONSTRUCT - 12X12 - MATTE BLACK (GROUT: CHARCOAL) - STACKED

INCOME SUITE ENSUITE: CERATEC - A - NEW VINTAGE SERIES - 8X8 - VINDEC3 (GROUT: COBBLESTONE) - STACKED

Initials

DS

DS



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3. Railings and Spindles

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

Comment

MAIN HOUSE: 3 1/2" OAK NEWEL POST W NO CAP AND PLAIN CIRCLE BLACK METAL SPINDLES
STAINED W/ TWELVE OAKS COLONIAL ON RED OAK

INCOME SUITE: 3 1/2" OAK NEWEL POST W/ CAP AND ALTERNATING SPINDLES , (1) TL-106-1-40
AND (2) PLAIN SQUARE BLACK METAL SPINDLES
STAINED W/ TWELVE OAKS WHALE

4. Plumbing Fixtures

Main Bathroom	UPGRADED	Other Room - Specify	Powder Room
Master Ensuite Bathroom	UPGRADED		Other Washroom

5. Wall Tile Selection

Main Bathroom	CERATEC - ESSENTIALS - 4x16 - GLOSSY BIANCO (GROUT: AVALANCHE) - STAGGERED VERTICAL
Listello	N/A
Master Ensuite	
Tub Deck	N/A
Tub Walls	N/A
Tub Listello	N/A
Shower Walls	CENTURA - LVL 1 - 12X24 - URBANCRETE - MINK (GROUT: COBBLESTONE) - STACKED VERTICAL
Shower Floor	N/A
Shower Listello	N/A
Ensuite #2 / Other	N/A
Listello	N/A
Kitchen Backsplash	CUSTOM QUARTZ BACKSPLASH - BORGHINI LINCOLN 2CM (SEE NOTES BELOW)



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6. Fireplace	Living Room			Family Room			INCOME SUITE		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Fireplace Type				MODERN LINEAR NAPOLEON			ELECTRIC NEFB33H		
Mantle Type				DELETED			N/A		
Colour / Stain				N/A			N/A		
Surround									
Hearth									
Insert									
Comment									

7. Trim Carpentry

Interior Doors LVL 2 LINCOLN

Interior Trim STANDARD CT#10

Door Handles INT: VEGA BLACK - EXT: ASHFORD BLACK

Comment

INCOME SUITE: TRIM, INTERIOR DOORS AND DOOR HANDLES - ALL STANDARD

8. Paint

MAIN HOUSE STANDARD PAINT

INCOME SUITE INTUITIVE (DLX10022-2) THROUGHOUT (EXCLUDING BATHROOMS)

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 Décor 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: _____