	SINGLES AND TOWNS COLOUR CHART					
	Community:	SHEA VILLAGE	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	PH1 C13	Civic Address:	1150 Cope Drive, Stittsville, Ontario, K2S 3C6		
	Purchaser(s):				Model Name/#:	Stanley-2 Reverse
	Purchaser(s):				Closing Date:	TBD
INTERIOR FINISHES PACKAGE 501						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard Nivaga 5706A 4 1/8" Baseboards and Standard Nivaga 7706 Casing 2 3/4"					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Cambie Round Rose Matte Black , San Clemente Exterior Gripset in Matte black 514					UPG 13, 26, 27
INTERIOR LIGHTING PACKAGE	Standard Soho Lighting package, Dining Room pendant to be Kuzco FX1-CH57731-BK. S&S and Orbital Upgrades					STD + 8, 9, 11, 12, 25
BATHROOM ACCESSORIES	Astral collection in Matte black					UPG 8, 9, 24
FIREPLACE MANTLE (IF APPLICABLE)	Red Oak Mantle Stained # 402					UPG 3, 4, 22

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain # 402	UPG 6, 7, 23
BRACKET	Metal	N/A	Satin Black (UPG)	UPG 6, 7, 23
SPINDLES	Metal	Modern	Stain # 402	UPG 6, 7, 23
POSTS	Red Oak	Modern 3" Routed Top	Stain # 402	UPG 6, 7, 23
NOSINGS	Red Oak	N/A	Stain # 402	UPG 6, 7, 23
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red oak	N/A	Stain # 402	UPG 5

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximumum 73" (h))</i>	Fridge Opening to be approximately 37" wide x 72" high	UPG 17	N/A	N/A
RANGE	Standard Opening	STD	N/A	N/A
DISHWASHER	Standard Opening	STD	N/A	N/A
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	OTR - Stainless Steel microwave hoodfan combo	STD
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A

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

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

Approved By : \_\_\_\_\_

F. Nieuwkoop

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

May 22, 2025

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CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	TF-3620 in TF-176 for upper/lower cabinets, Shaker Birch in Muskoka for island only. UPC 9-2A, Deeper Fridge Uppers, pots and pans.			Level 1 , 2 tone kitchen	UPG 13, 15, 16, 18, 19
	HARDWARE CODE	BP 5923-900 on all doors & small BOD. POI-R71197-320-N on pots/pans ( 1 per drawer ).	TYPE	Handles	STD & Level 4	UPG 13, 15, 16, 18, 19, 20
	COUNTERTOP	Silestone Miami vena polished	COUNTERTOP EDGE PROFILE	Eased edge	Level 1, + flush breakfast bar	UPG 1, 13, 14
MAIN BATHROOM	STYLE AND COLOUR	Lastra crème de la crème TA-M2031			STD	STD
	HARDWARE CODE	BP 5923-900 on doors and small BOD drawers	TYPE	Handles	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	STD + 40
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra crème de la crème TA-M2031			STD	STD
	HARDWARE CODE	BP 5923-900 on doors and small BOD drawers	TYPE	Handles	STD	UPG 8, 9, 10
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 8, 9, 10, 40
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

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May 22, 2025

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	Purchaser(s):				Model Name/#:	Stanley-2 Reverse
	Purchaser(s):				Closing Date:	TBD
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	N/A		N/A
FOYER	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
POWDER ROOM	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
MAIN FLOOR HALLWAY	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
DINING ROOM	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
FLEX ROOM	N/A		N/A	N/A		N/A
GREAT ROOM	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
REC ROOM	N/A		N/A	N/A		N/A
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A		N/A
KITCHEN	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
LAUNDRY	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
2nd FLOOR HALLWAY	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
MAIN BATH	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
BEDROOM #2	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
BEDROOM #3	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
BEDROOM #4	N/A		N/A	N/A		N/A
OWNERS SUITE	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
OWNERS SUITE WALK-IN CLOSET	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
OWNERS SUITE ENSUITE	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
FINISHED BASEMENT FAMILY ROOM	Eggshell BENJAMIN MOORE Silver Satin OC-26		UPG 21	N/A		N/A
BASEMENT BATHROOM (IF APPLICABLE)	N/A		N/A	N/A		N/A

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	SINGLES AND TOWNS COLOUR CHART					
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	Lot No:	PH1 C13	Civic Address:	1150 Cope Drive, Stittsville, Ontario, K2S 3C6		
	Purchaser(s):				Model Name/#:	Stanley-2 Reverse
	Purchaser(s):				Closing Date:	TBD
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceramica Concept Statuario light matte 12X24 VR-ST-LI1224M (Rectangular front to back of the house installation)		Mapei 5093 Warm gray	Bronze floor tile + STD grout	UPG 28
POWDER ROOM	FLOOR	Ceramica Concept Statuario light matte 12X24 VR-ST-LI1224M (Rectangular front to back of the house installation)		Mapei 5093 Warm gray	Bronze floor tile + STD grout	UPG 28
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N				
MUDROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
LAUNDRY ROOM	FLOOR	Ceramica Concept Statuario light matte 12X24 VR-ST-LI1224M (Rectangular front to back of the house installation)		Mapei 5093 Warm gray	Bronze floor tile + STD grout	UPG 29
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See hardwood selection		N/A	UPG	UPG 1, 36
	BACKSPLASH	Centura Artisan 2.5x8 White AR24464 (Vertical offset bond installation )		Mapei 5221 Moonbeam	Emerald wall tile + UPG grout + special install	UPG 1, 30, 31, 32
	INSERT OR BORDER	N/A				
BREAKFAST AREA/DINETTE	FLOOR	N/A		N/A	N/A	N/A
FIREPLACE	HEARTH	No Fireplace Hearth		N/A	N/A	UPG 3
	SURROUND	No fireplace surround		N/A	N/A	UPG 3
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

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CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceramica Concept Statuario light matte 12X24 VR-ST-LI1224M (Rectangular front to back of the house installation)		Mapei 5093 Warm gray	Bronze floor tile + STD grout	UPG 33
	WALL	Olympia Construct series white glossy TH.CT.WHT.0812.GL (Vertical stacked installation)		Mapei 5093 Warm gray	STD wall tile + STD grout	UPG 33
	INSERT OR BORDER	N/A				
3PC ENSUITE BATHROOM	FLOOR	Ceramica Concept Statuario light matte 12X24 VR-ST-LI1224M (Rectangular front to back of the house installation)		Mapei 5093 Warm gray	Bronze floor tile + STD grout	UPG 8, 9, 34
	SHOWER WALLS	Olympia Construct series white glossy TH.CT.WHT.0812.GL (Vertical stacked installation)		Mapei 5093 Warm gray	STD wall tile + STD grout	UPG 8, 9, 34
	INSERT OR BORDER	N/A				
4PC/5PC ENSUITE BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	TUB DECK	N/A		N/A	N/A	N/A
	TUB BACKSPLASH	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
	SHOWER WALLS	N/A		N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				

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F. Nieuwkoop

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	Purchaser(s):				Model Name/#:	Stanley-2 Reverse
	Purchaser(s):				Closing Date:	TBD
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Essential Collection Engineered Hardwood Tradition smooth mat finish Red Oak Talpa 4 1/8" wide				UPG	UPG 37
DINING ROOM	Lauzon Expert Essential Collection Engineered Hardwood Tradition smooth mat finish Red Oak Talpa 4 1/8" wide				UPG	UPG 37
FLEX ROOM	N/A				N/A	N/A
REC ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon Expert Essential Collection Engineered Hardwood Tradition smooth mat finish Red Oak Talpa 4 1/8" wide				UPG	UPG 37
DEN/HOME OFFICE	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	Lauzon Expert Essential Collection Engineered Hardwood Tradition smooth mat finish Red Oak Talpa 4 1/8" wide				UPG	UPG 36
BREAKFAST AREA/DINETTE	N/A				N/A	N/A
MAIN STAIRS TO BEDROOMS	Red Oak stained #402				Oak	UPG 5
UPPER HALLWAY	Lauzon Expert Essential Collection Engineered Hardwood Tradition smooth mat finish Red Oak Talpa 4 1/8" wide				UPG	UPG 37
BEDROOM # 2	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD
BEDROOM # 3	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD
BEDROOM # 4	N/A				N/A	N/A
OWNERS SUITE	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD
OWNERS SUITE WALK-IN CLOSET	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD
STAIRS TO BASEMENT	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD
FINISHED BASEMENT RECREATION ROOM	Beaulieu A4531 Spartacus Beach Shell 84558				STD carpet + STD underpad	STD

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PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco undermount double bowl 8in deep Horizon Silgranite U2			Anthracite 401267	UPG 1, 38
	FAUCET	Delta Single Handle Pull-Down Trinsic 9159-BL-DST			Matte Black	UPG 1, 39
MAIN BATHROOM	SINK	Standard undermount sink			White	STD
	VANITY FAUCET	New standard 2025 ( Delta Wynne collection)			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	New standard 2025 ( Delta Wynne collection)			Chrome	STD
3 PCE ENSUITE BATH	SINK	Standard undermount sink			White	STD + 8
	VANITY FAUCET	New standard 2025 ( Delta Wynne collection)			Chrome	STD + 8
	WATER CLOSET	Standard			White	STD + 8
	SHOWER	Standard ensuite shower , upgrade to Matte black shower door trim			White base, clear glass doors, Matte black trims	UPG 8, 35
	SHOWER FAUCET	New standard 2025 ( Delta Wynne collection)			Chrome	STD
	BATHTUB	N/A			N/A	N/A
	BATHTUB FAUCET	N/A			N/A	N/A
POWDER ROOM	PEDESTAL	Standard			White	STD
	SINK FAUCET	New standard 2025 ( Delta Wynne collection)			Chrome	STD
	WATER CLOSET	Standard			White	STD
BASEMENT/OTHER BATHROOM ( IF APPLICABLE)	SINK	N/A			N/A	N/A
	VANITY FAUCET	N/A			N/A	N/A
	WATER CLOSET	N/A			N/A	N/A
	TUB/SHOWER	N/A			N/A	N/A
	TUB/SHOWER FAUCET	N/A			N/A	N/A
NOTE: All fixtures are white as standard						

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