



INTERIOR COLOUR SCHEME

Purchasers: ALI, KAFIL HASHMI & MAHNOOR ANJUM

Telephone Res. / Bus: / (647) 296-3597

Decor Advisor: Dean-Marie Gray

Scheduled Closing Date: Thursday, April 22, 2021

Property: 384 of Plan -

Project: North Oakville - Phase 1

Model and Elevation: OSPREY (38-10) Elev A

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	6, CAMDEN PAINT, WINTER WHITE	STD. BIANCO SARDO	*
Laundry Room	3, CHARLESTON 3DL, RAIN CLOUD	4987K-07 LECHE VESTA	9661
Powder Room	3, CHARLESTON 3DL, MOONLIGHT	4925K-07 CALCUTTA MARBLE	9661
SHARED	3, CHARLESTON 3DL, RAIN CLOUD	4987K-07 LECHE VESTA	9661
Master Ensuite Bathroom	3, CHARLESTON 3DL, NAVY BLUE	4925K-07 CALCUTTA MARBLE	*
Second Ensuite Bathroom (If Applic.)	3, SLAB PVC, WHITE SUGAR	1881K-52 CIPPOLINO BIANCO	9661
ENSUITE 5	3, HUDSON, COCONUT	4925K-07 CALCUTTA MARBLE	9661

Comment

BASEMENT: 3, HUDSON COCONUT, COUNTER: 4589K-07 SMOKEY TOPAZ HARDWARE: 9661
KITCHEN AND MASTER ENSUITE: UPGRADE 2 HARDWARE: 12805 SB GOLD

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5, ETERNA SERIES, IMPERIAL GREY, POLISHED 12 X 24
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	MALENA ICE 13 X 13
Powder Room	*UPG. 5, ETERNA SERIES, IMPERIAL GREY, POLISHED 12 X 24
SHARED	MALENA ICE 13 X 13
Master Ensuite Bathroom	*UPG. 3, ERAMOSIA ICE, MATTE 12 X 24
Second Ensuite Bathroom (If Applicable)	KEATON CARBON, 13 X 13
Lower Landing (If Applicable)	
ENSUITE 5	CINQ BLACK 13 X 13

Comment

BASEMENT: CINQ BROWN 13 X 13
SHOWER FLOORS: MASTER: SOHO WARM GREY MATTE, 2X2 ENSUITE 2: SOHO WHITE MATTE 2X2

3. Wall Tile

	Selection	Custom	Describe
SHARED	MALENA ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	3, ERAMOSIA ICE, MATTE 12X24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	KEATON CARBON 8 X 10	☐ Yes ☒ No	
ENSUITE 5	CINQ BLACK 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	
Comment	DO NOT INSTALL		

BASEMENT: CINQ BROWN 8 X 10



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4. Plumbing Fixtures

		Second Ensuite		Powder Room	
Master Ensuite Bathroom		Other Room - Specify		Other Washroom	
Comment					
PLUMBING TO REMAIN STANDARD					

5. Hardwood Flooring

Type and Stain	Type and Stain	Type and Stain
Main Hall	*SEE NOTES BELOW	Upper Landing
Kitchen / Breakfast	*SEE NOTES BELOW	Upper Hall
Living Room	-	Master Bedroom
Dining Room	*SEE NOTES BELOW	Bedroom #2
Family Room	*SEE NOTES BELOW	Bedroom #3
Den/Library	*SEE NOTES BELOW	Bedroom #4
Entrance Vestibule	-	Bedroom #5
Lower Landing (If Applicable)	*SANDED LANDING	Other Room - Specify
Comment		
LEVEL 1 HARDWOOD: INSTALL LEVEL 1 HARDWOOD, 3 1/2" OAK IN WILLOW		

6. Carpeting

Ground Floor	Upgrade	Description	
Second Floor		W6461 SPIREA #1376 EVENING WHITE	
BASEMENT		W6461 SPIREA #1376 EVENING WHITE	
Upgrade Underpad	Type	Area	
	STANDARD		
Carpet on Stairs	Capped	Runner - *Upgrade	
Comment			

7. Fireplace

	Living Room	Family Room	Other Room - Specify
	Purchased	Purchased	Purchased
	As Per Plan	As Per Plan	As Per Plan
	N/A	N/A	N/A
Fireplace Type		STANDARD	
Mantle Type		ASCENT	
Colour / Stain		WHITE PAINT GRADE	
Surround		GRIGIO CARNICO	
Hearth		NONE	
Comment			



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8. Trim Carpentry

Interior Doors

*CONMORE

Front Door Glass Inserts

STANDARD

Door Handles

*BERGEN BLACK

Interior Trim

STANDARD

Comment

FRONT DOOR: INSTALL LONDON HAND GRIP X 2, IN BLACK

9. Plaster Mouldings and Medallions

Standard Throughout ☐ Yes ☐ No ☒ N/A

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room			Other Room - Specify		
Family Room					

Comment

10. Railings and Spindles

Railing Package

STD RAIL R2M 1 5/8" x 2 3/4" SPINDLES 1 5/16" METAL - PLAIN SQUARE TEXTURED BLACK. POST 3 1/2" PLAIN SQUARE ELORA

Railing Colour

*WILLOW

Spindle Colour

BLACK

Stringer / Riser

*WILLOW

Treads

*WILLOW

Comment

Oak Stairs ☒ Yes ☐ No ☐ N/A

**NOTE ELORA POST ON STANDARD RAILING

11. Wall Paint / Ceilings

Throughout Finished Areas

DESIGNER GREY

Trim Paint

White

Smooth Ceilings

Ground Floor ☒

Second Floor ☐

Note

Comment



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12. Electrical

Hood Fan ☐ White ☐ Stainless ☒ N/A

Above Kitchen Cabinet Light ☐ Yes ☒ No
Below Kitchen Cabinet Light ☐ Yes ☒ No

Standard Appliances ☐

Over The Range Microwave ☐

Chimney Style Fan ☐

Comment

13. Heating and Air Conditioning

Air Conditioning NO

Gas Provisions Stove YES

Gas Provisions Dryer NO

Gas Provisions Barbecue STD

Comment

14. Additional Comments

15. 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 other than re-selection due to unavailability. Purchaser's Initials
- 4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Signature: Date:

$$20 + 384$$

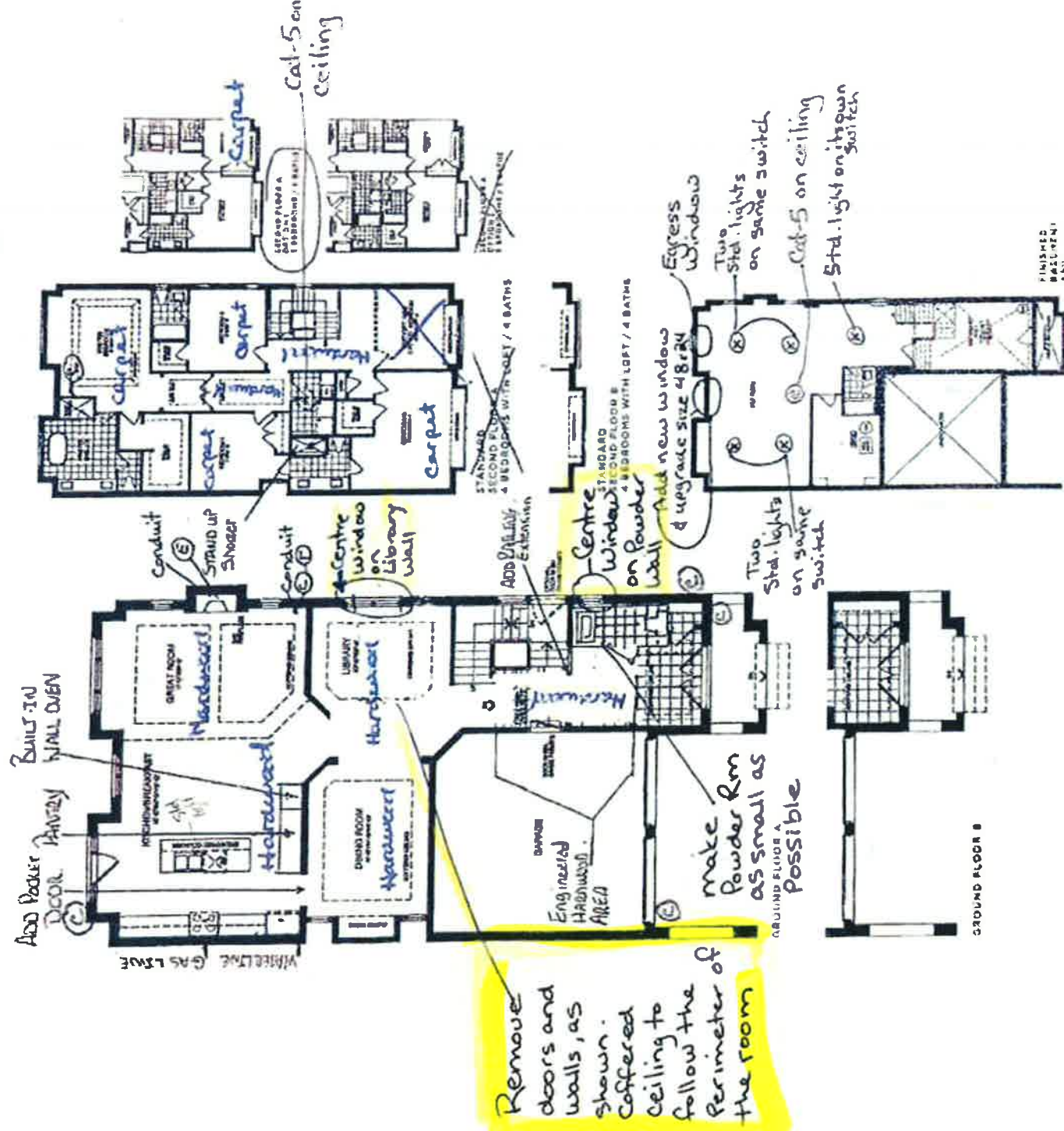
Cable — C
Telephone — T
Electrical — E
Camera R/I — C

Camera R/I — C (cat-5c)

OSPREY

3,900 SQ. FT.

INCLUDES 700 30 FT. FINISHED BASEMENT



VALERY
NORTH OAKVILLE

Author's Note: The authors thank the following individuals for their assistance in the data collection and analysis: Dr. Robert K. Rensvold, Dr. Robert A. Giacalone, and Dr. Robert A. Giacalone. The authors also thank the following individuals for their assistance in the data collection and analysis: Dr. Robert K. Rensvold, Dr. Robert A. Giacalone, and Dr. Robert A. Giacalone.

- 9' basement
- Side Door where grade permits
- Rough-In for A/C

RECEIVED

MAR 19 2021

Lot 384

Lot 384

Cable — (C)
Telephone — (T)
Electrical — (E)
Camera R.I. — (C) (cat-5e)

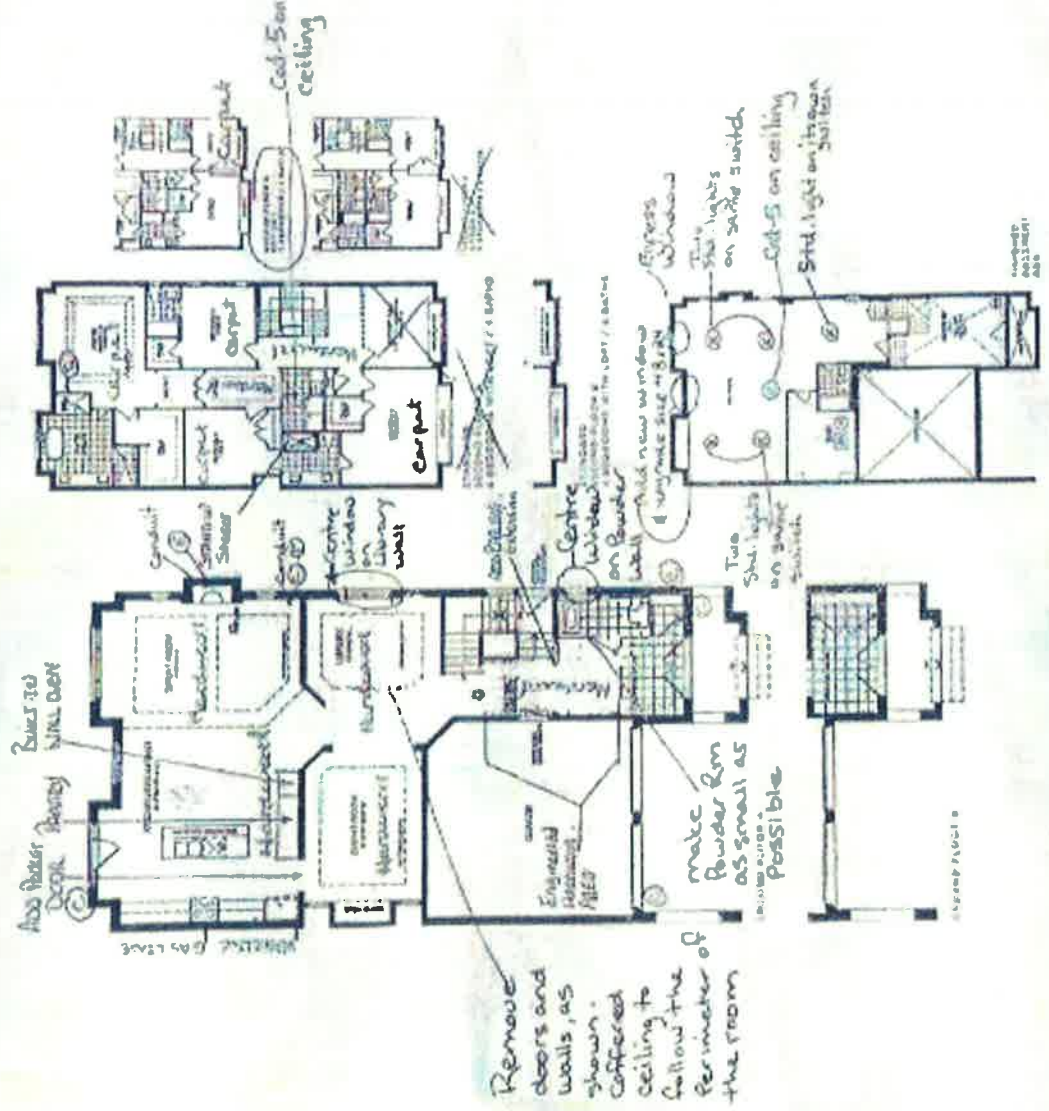
Alt (M.A)

Order 17,2021

OSPREY

3,900 SQ. FT.

MOORE 240 SQ. FT. 17M-400 BASEMENT



VALERY NORTH OAKVILLE

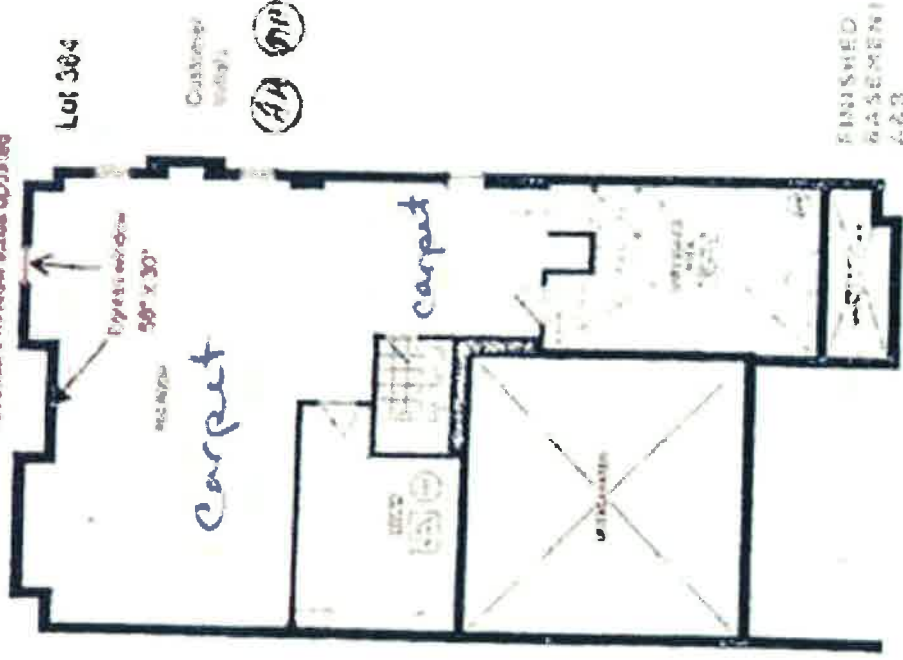
- 9' basement
- Side Door where grade permits
- Rough-In for A/C

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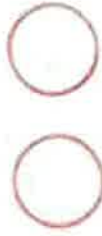
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Lot 384

Basement window sizes updated



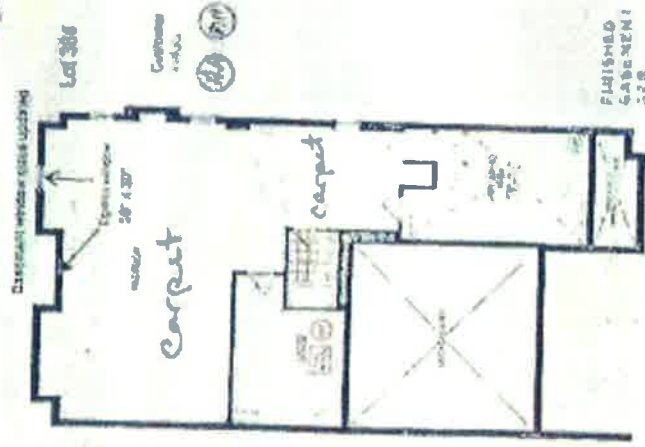
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Apr. 17, 2021

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Lot 384

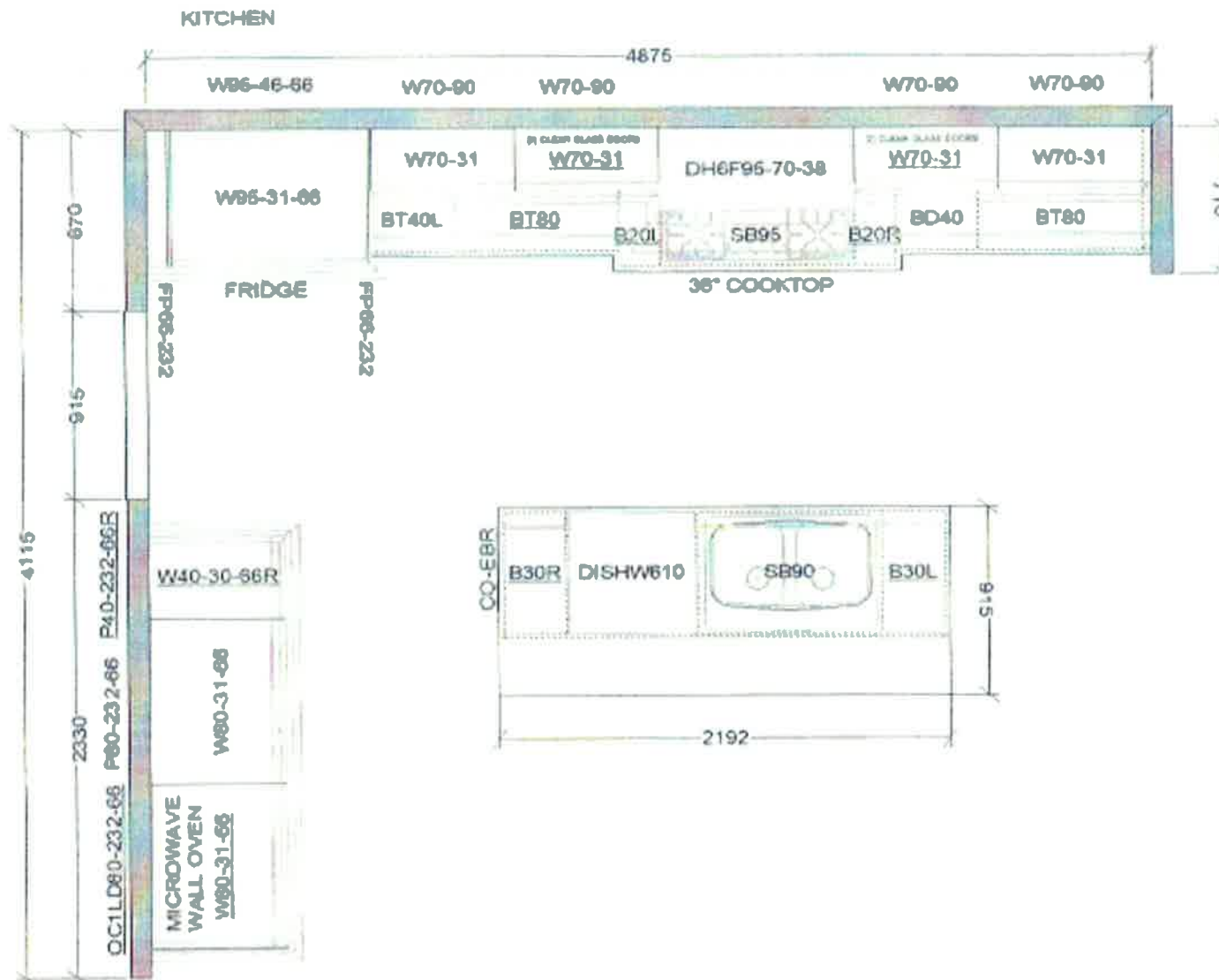


Lot 384

(A) (M-A)

Apr. 17, 2021

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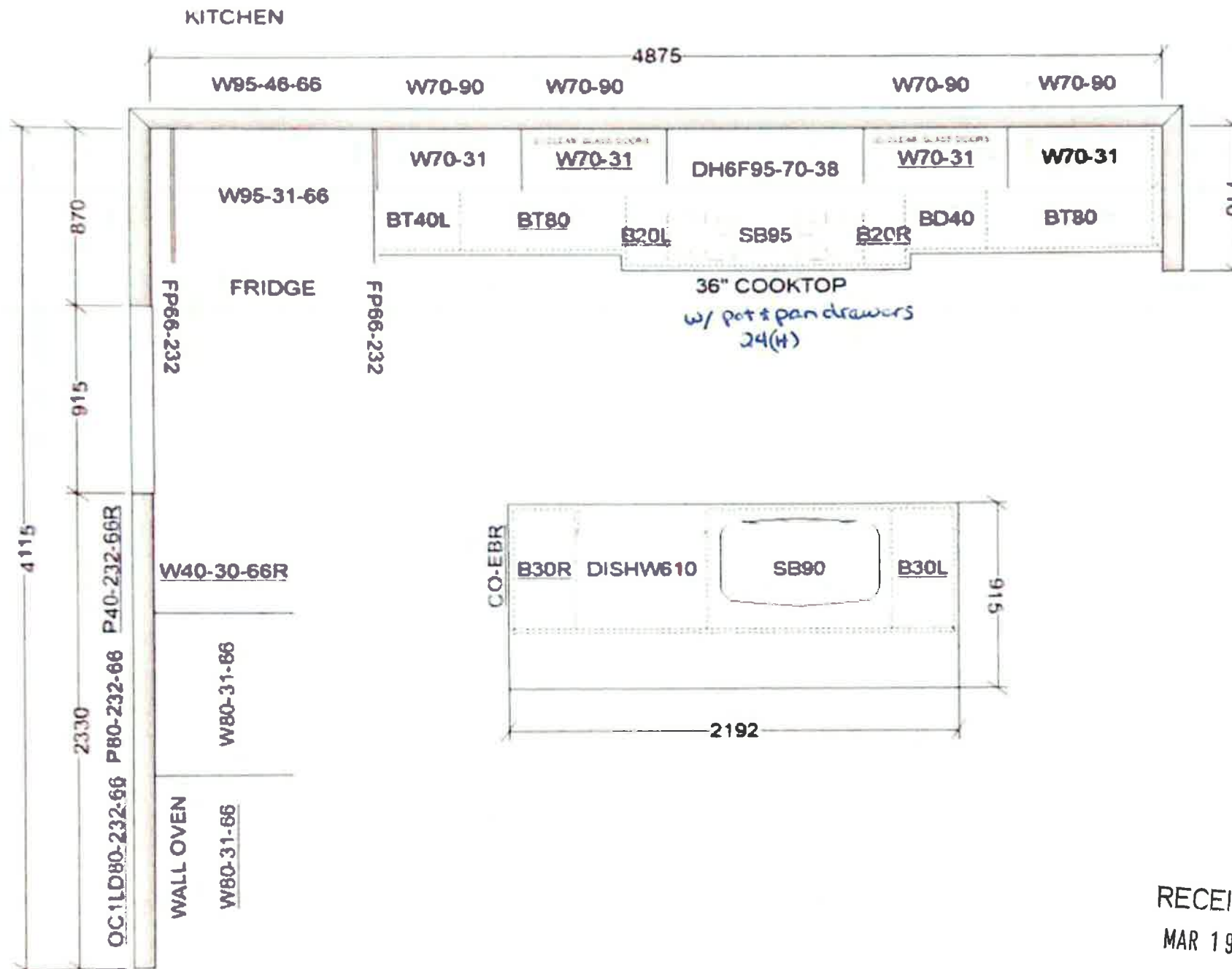


This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

 FRENDEL BUILDERS LIMITED 645 Denison Street, Mississauga, ON L4V 1C1
VALERY HOMES NORTH OAKVILLE LOT 384
AH M.A
Drawn By: Date: March 18, 2021 Scale: Not To Scale
Approved By Builder: Date:

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FRENDL
KITCHEN & BATH

VALERY HOMES
NORTH OAKVILLE
LOT 384

Drawn By:
Date: March 9, 2021
Scale: Not To Scale

Approved By Builder:

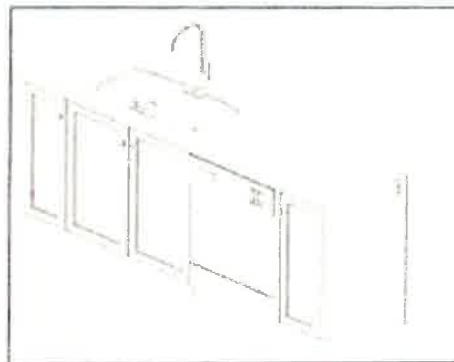
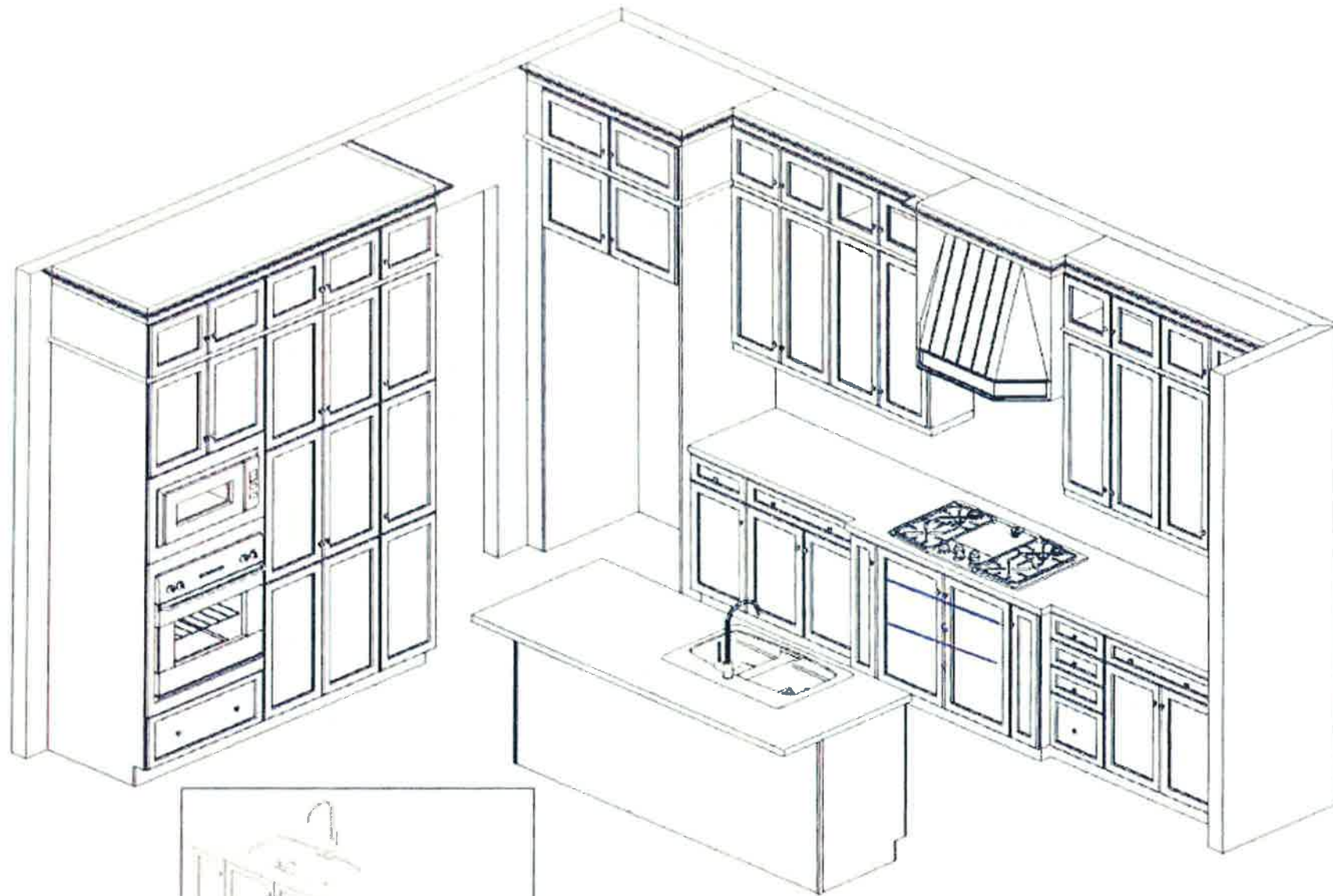
Date:



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 FRENDEL INTERIORS 1000 Sheppard Ave. East, Suite 100, Willowdale, ON M2H 3C4
VALERY HOMES NORTH OAKVILLE LOT 384
<i>AH</i> <i>M.A</i>
Drawn By: Date: March 16, 2021 Scale: Not To Scale
Approved By Builder Date

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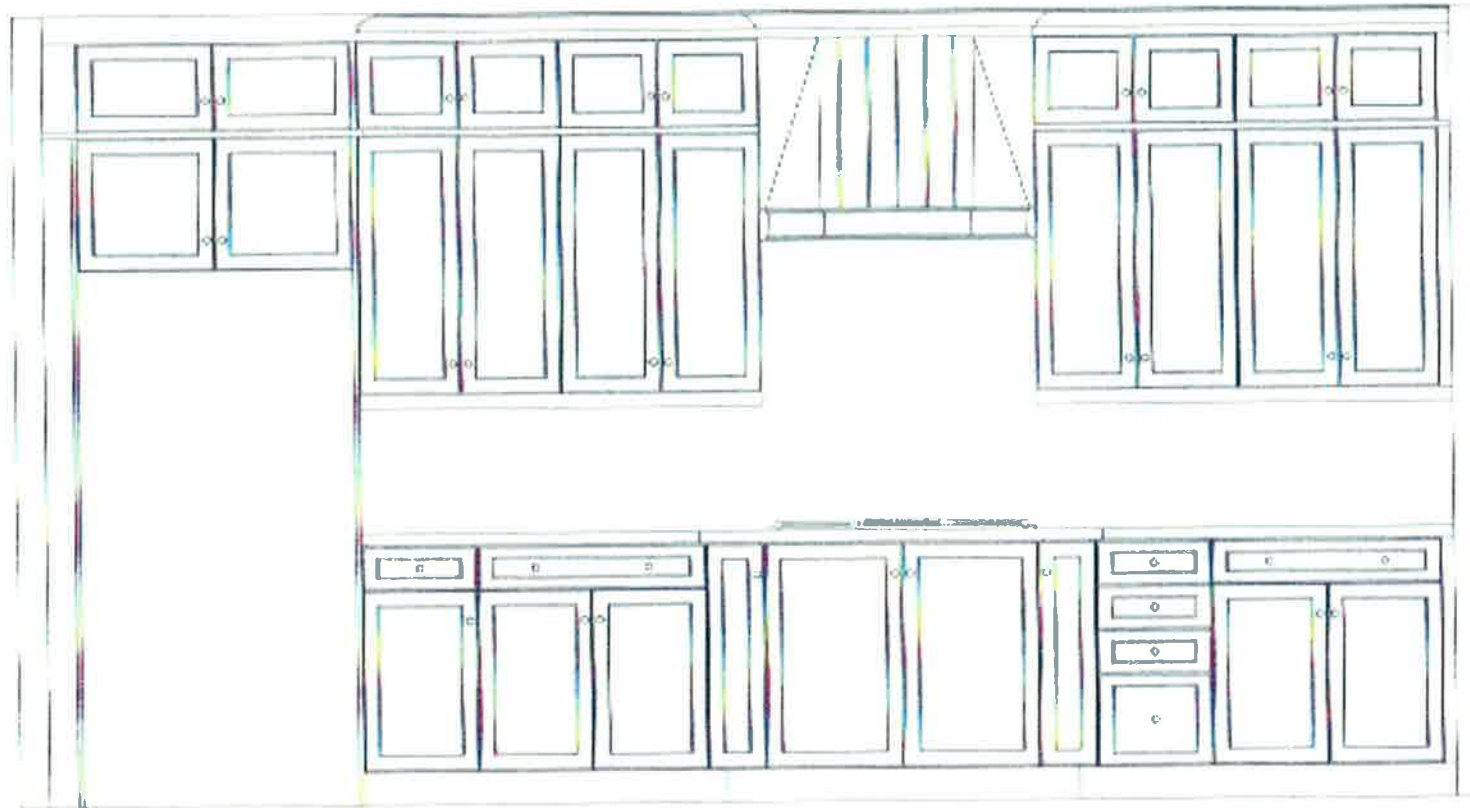
VALERY HOMES
NORTH OAKVILLE
LOT 384



Drawn By:
Date: March 9, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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FRENDEL
 BUILDERS, INC.
 2000 North Highway 100, Suite 100

**VALERY HOMES
 NORTH OAKVILLE
 LOT 384**

AH
 M.A

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 Scale: Not To Scale

Approved By Builder:

Date:

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FRENDEL
BUILDERS
1800 Shuman Drive, Waukegan, IL 60087

VALERY HOMES
NORTH OAKVILLE
LOT 384



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Scale: Not To Scale

Approved By Builder:

Date:



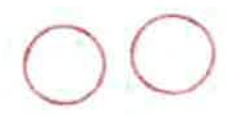
With
Pot & Pan
Drawers

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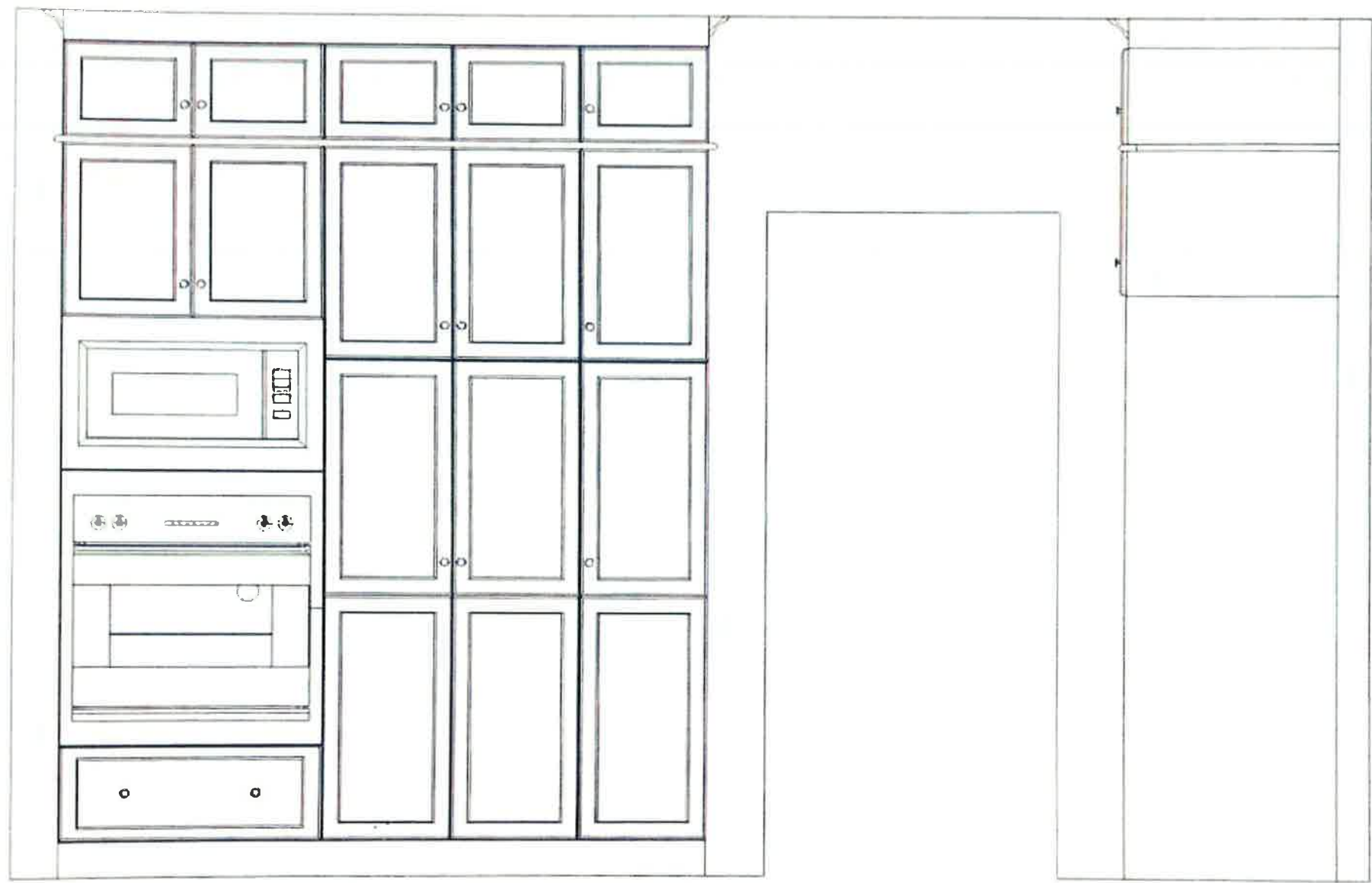
VALERY HOMES
NORTH OAKVILLE
LOT 384



Drawn By:
Date: March 9, 2021
Scale: Not To Scale

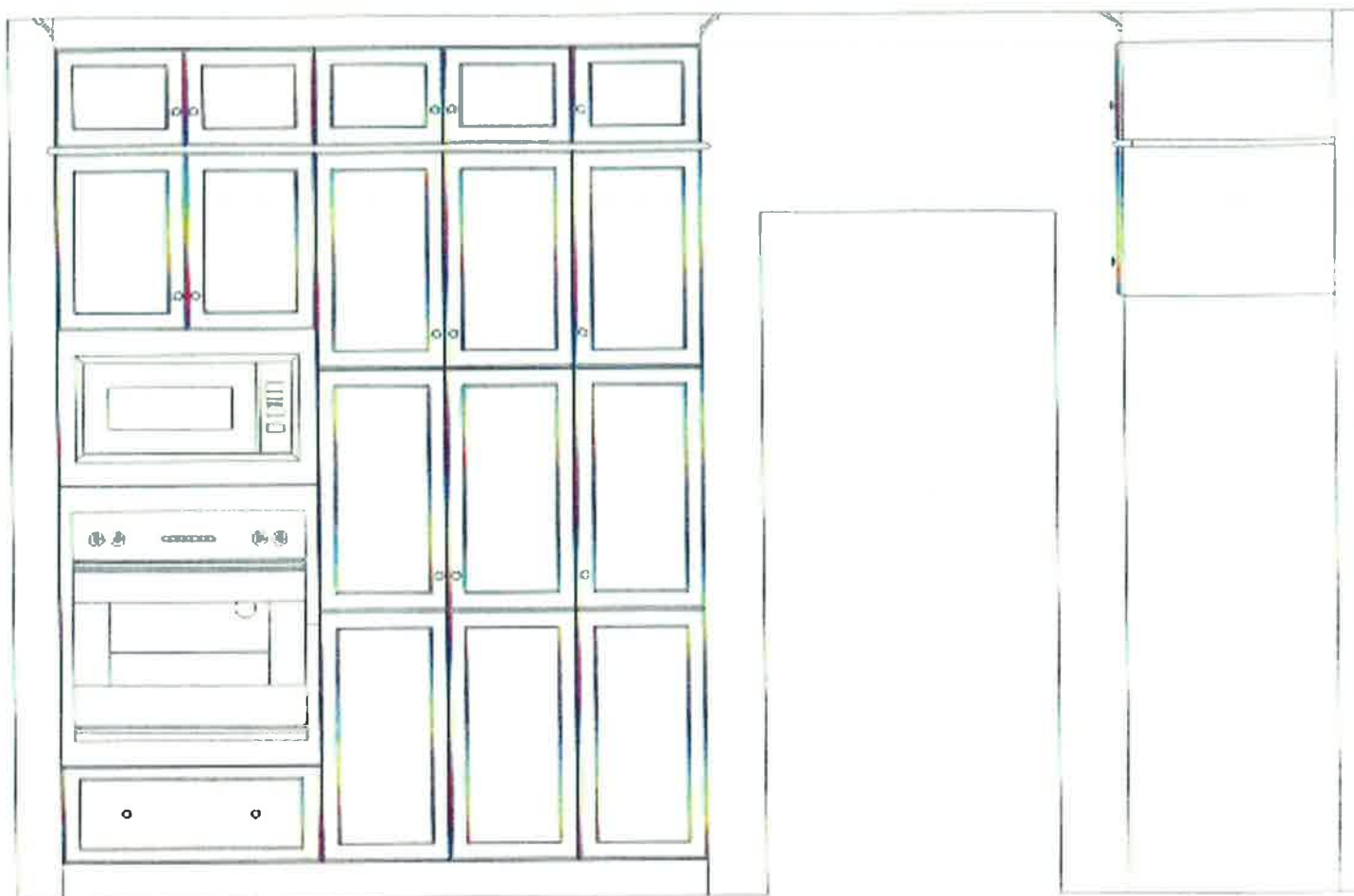
Approved By Builder:

Date:



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ARCHITECTS, INC.

1001 Lincoln Drive, Suite 100, Oakville, ON L7M 4P7

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NORTH OAKVILLE
LOT 384

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