



INTERIOR COLOUR SCHEME

Purchasers:

YONG, QIANG HUANG & CHUN, MEI ZHUANG

Scheduled Closing Date:

Friday, March 12, 2021

Telephone Res. / Bus:

/(647) 778-8126

Decor Advisor:

Dean-Marie Gray

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	3, SLAB MAPLE, SHALE GREY CL	STD. NEW CALEDONIA GRANITE	9677
Laundry Room	-		
Powder Room	3, TRINITY VIVA, Weekend Getaway	6697-46 ARGENTO ROMANO	9677
SHARED BATH	3, TRINITY VIVA, Weekend Getaway	6697-46 ARGENTO ROMANO	9677
Master Ensuite Bathroom	3, TRINITY VIVA, Weekend Getaway	6697-46 ARGENTO ROMANO	9677
Second Ensuite Bathroom (If Applic.)	3, TRINITY VIVA, Weekend Getaway	6697-46 ARGENTO ROMANO	9677
BASEMENT BATH	3, TRINITY VIVA, Weekend Getaway	6697-46 ARGENTO ROMANO	9677

Comment

2. Floor Tile

	Selection
Entrance Vestibule	MALENA CARBON 13 X 13
Main Hall	-
Kitchen / Breakfast	**MALENA CARBON 13 X 13
Laundry Room	MALENA CARBON 13 X 13
Powder Room	MALENA CARBON 13 X 13
SHARED BATH	MALENA CARBON 13 X 13
Master Ensuite Bathroom	MALENA CARBON 13 X 13
Second Ensuite Bathroom (If Applicable)	MALENA CARBON 13 X 13
Lower Landing (If Applicable)	
BASEMENT BATH	MALENA CARBON 13 X 13

Comment

3. Wall Tile

	Selection	Custom	Describe
SHARED BATH	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA CARBON 8 X 10	☐ Yes ☒ No	
BASEMENT BATH	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No		Backsplash Behind Stove to Upper Cabinets
Comment	SOHO WARM GREY GLOSSY 3X6		NO



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4. Plumbing Fixtures

Master Ensuite Bathroom

Second Ensuite

Powder Room

Other Room - Specify

Other Washroom

Comment

ALL FIXTURES TO REMAIN AS STANDARD

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	STD. 3 1/2" NATURAL	Upper Landing	STD. 3 1/2" NATURAL
Kitchen / Breakfast	-	Upper Hall	STD. 3 1/2" NATURAL
Living Room	-	Master Bedroom	STD. 3 1/2" NATURAL
Dining Room	STD. 3 1/2" NATURAL	Bedroom #2	STD. 3 1/2" NATURAL
Family Room	STD. 3 1/2" NATURAL	Bedroom #3	STD. 3 1/2" NATURAL
Den/Library	STD. 3 1/2" NATURAL	Bedroom #4	STD. 3 1/2" NATURAL
Entrance Vestibule	-	Bedroom #5	STD. 3 1/2" NATURAL
Lower Landing (If Applicable)	STD. 3 1/2" NATURAL	Other Room - Specify BASEMENT	DUBAI 2663 SUNSET

Comment

6. Carpeting

Ground Floor

Upgrade

Description

-

Second Floor

Upgrade

Description

-

Upgrade

Description

-

Upgrade Underpad

Type

-

Area

Carpet on Stairs

Capped

-

Runner - *Upgrade

Comment

7. Fireplace

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



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8. Trim Carpentry

Interior Doors	STANDARD	Front Door Glass Inserts	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD				
Comment	STANDARD LIBRARY FRENCH DOORS: 3 PANEL SHAKER FRENCH, CLEAR GLASS				

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 BALA STYLE				
Railing Colour	NATURAL	Spindle Colour	BLACK	Treads	NATURAL
Stringer / Riser	NATURAL	Oak Stairs	☒ Yes ☐ No ☐ N/A		
Comment					

11. Wall Paint / Ceilings

Throughout Finished Areas	SOUTHERN SHADOW		
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

YES ☐

NO ☐

Gas Provisions Dryer

NO ☐

Gas Provisions Stove

NO ☐

Comment

STD ☐

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: _____

cabl — ③
Telephone — ⑦

807 396

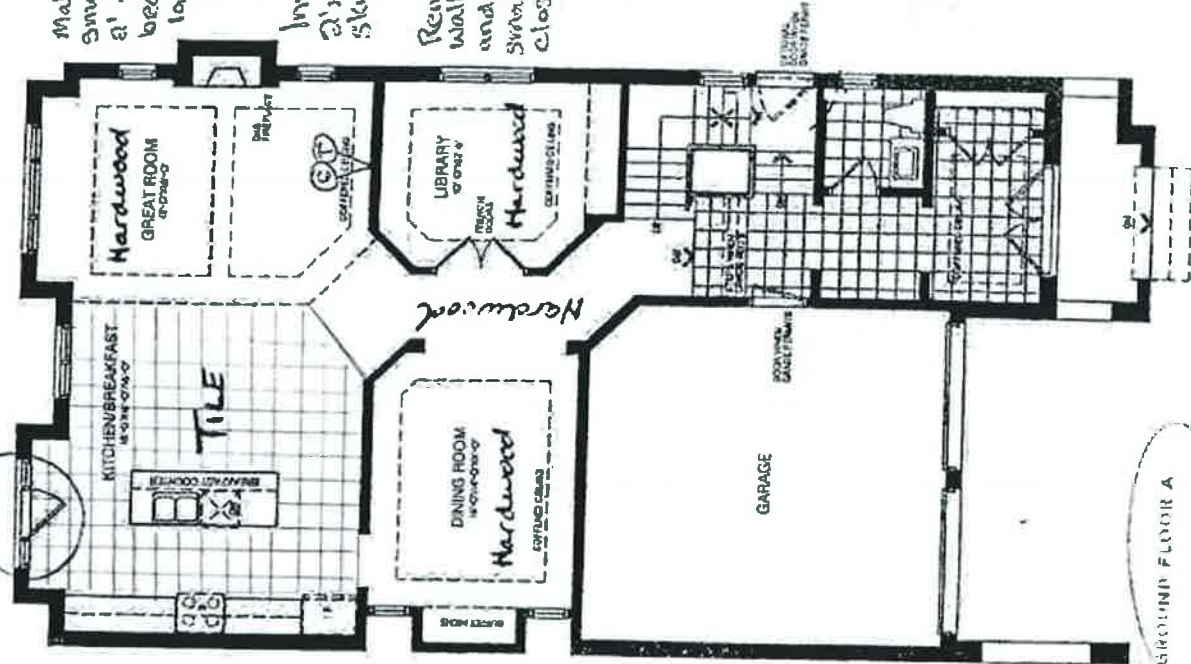
807 396

OSPREY

3,900 SQ. FT.

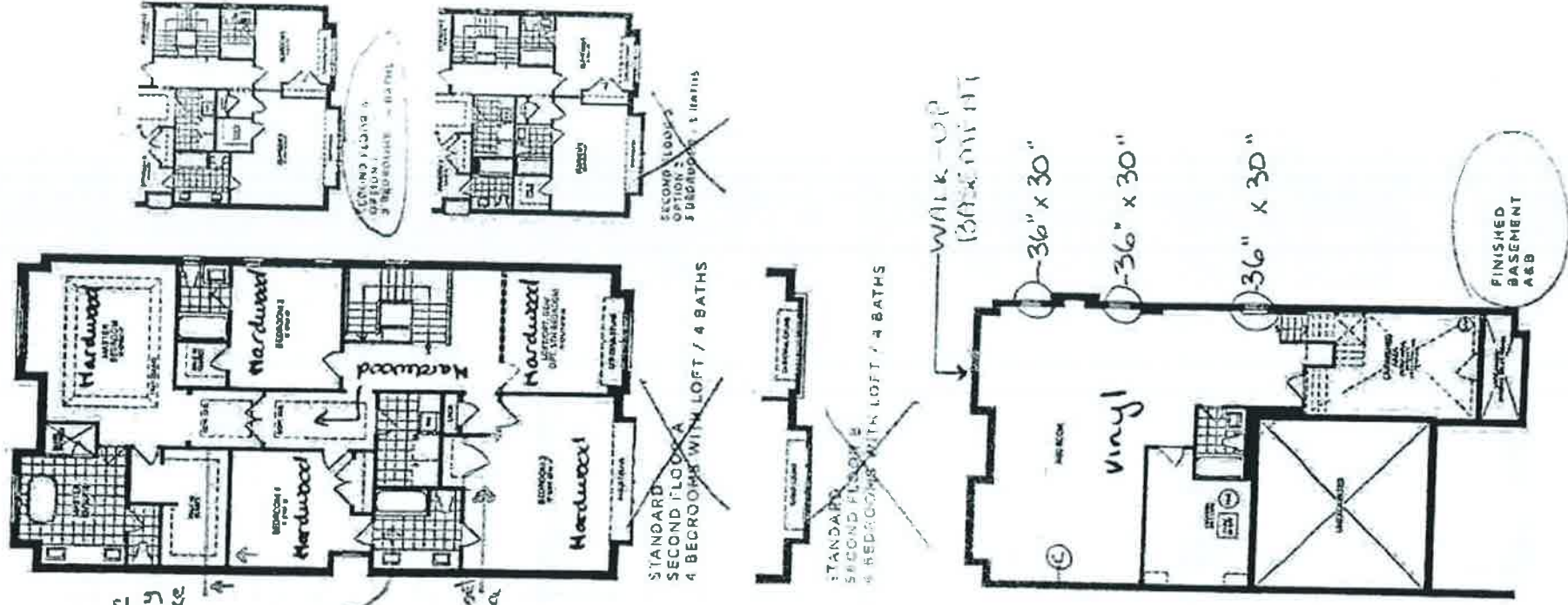
INCLUDES 749 SQ. FT. FINISHED BASEMENT

Double French Door
w/ screen

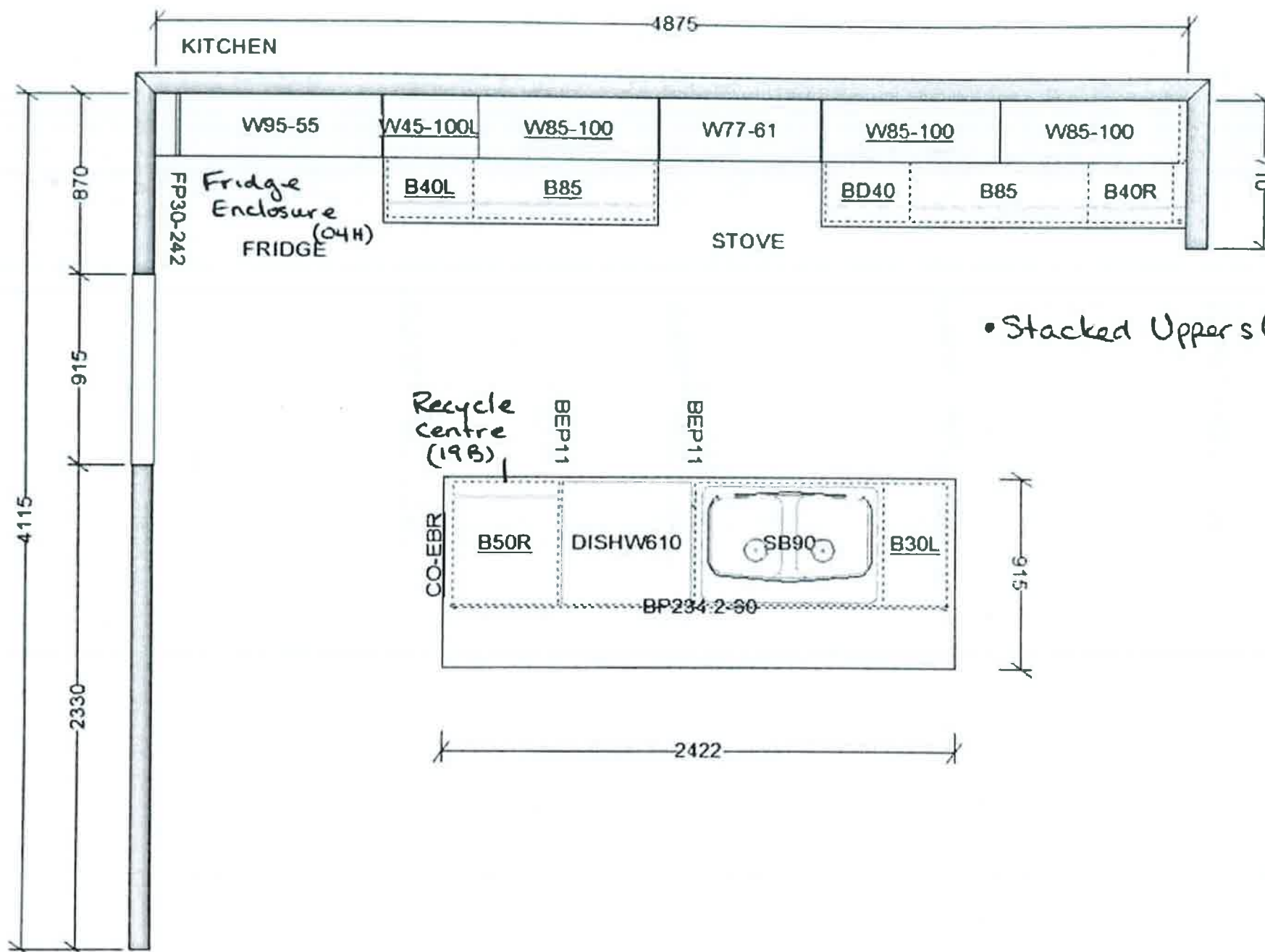


GROUND FLOOR A

GROUND FLOOR B



FINISHED BASEMENT A&B



• Stacked Upers (03A)



FRENDEL
KITCHENS LIMITED
1990 American Drive, Unit 105, Oakville, ON L6M 1C5

VALERY HOMES
NORTH OAKVILLE
3810 - OSPREY

STANDARD FEATURES:

- 100cm Upper cabinets
- Ceiling strip to underside of bulkhead in Kitchen
- Backing on Kitchen and Bath cabinets
- Kitchen countertops by others
- Post-form laminate countertops in baths and Laundry



Drawn By:
Date: January 14, 2021
Scale: Not To Scale

Approved By Builder:

Date:

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