



INTERIOR COLOUR SCHEME

Purchasers: HYUNSOOK JEON & SEOKCHANG JEON
Telephone Res. / Bus: / (647) 987-9591
Decor Advisor: Dean-Marie Gray

Scheduled Closing Date: Wednesday, June 30, 2021
Property: 62 of Plan -
Project: North Oakville - Phase 1
Model and Elevation: OSPREY (38-10) Elev B

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

1. Cabinetry	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*6, WESTPORT 3DL PAINT, WinterWhite	*MSI 2, CALACATTA VENICE	9677
Laundry Room	*3, CHARLESTON 3DL, ORCHID	4925K-07 CALACATTA MARBLE	135
Powder Room	3, CHARLESTON 3DL, ORCHID	4925K-07 CALACATTA MARBLE	135
SHARED BATH	3, VIVA SLAB, SUNSET CRUISE	P-334-LM INUKSHUK GREY	135
Master Ensuite Bathroom	3, CHARLESTON 3DL, ORCHID	*STD LEVEL CAESARSTONE 3040	9677
Second Ensuite Bathroom (If Applic.)	3, VIVA SLAB, WEEKEND GETAWAY	P-345-LM INUKSHUK TAUPE	135
BASEMENT BATH	3, SLAB LPL, STAINLESS	4987K-07 LECHE VESTA	135

Comment

2. Floor Tile	Selection
Entrance Vestibule	*UPG. 5, ETERNA IMPERIAL GREY POLISHED 12 X 24
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	MALENA ICE 13 X 13
Powder Room	*UPG. 5, ETERNA IMPERIAL GREY POLISHED 12 X 24, INCL. SIDE HALL
SHARED BATH	MALENA ICE 13 X 13
Master Ensuite Bathroom	*UPG. 5, MAYFAIR STATUARIO VENATO POLISHED 12 X 24
Second Ensuite Bathroom (If Applicable)	MALENA ICE 13 X 13
Lower Landing (If Applicable)	-
BASEMENT BATH	MALENA CARBON 13 X 13

Comment

3. Wall Tile	Selection	Custom	Describe
SHARED BATH	MALENA ICE 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	*SAME AS FLOOR	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	MALENA ICE 8 X 10	☐ Yes ☒ No	
BASEMENT BATH	MALENA CARBON 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO
Comment	SEE NOTES BELOW		

KITCHEN BACKSPLASH: UPG. 2, SOHO ARABESQUE, WHITE GLOSSY



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4. Plumbing Fixtures

Master Ensuite Bathroom	Second Ensuite	Powder Room
	Other Room - Specify	Other Washroom
Comment UNDERMOUNT SINK IN MASTER X2		

5. Hardwood Flooring

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 BASEMENT
		*DUBAI 2664, HARBOUR ISLAND

Comment

*UPG. HARDWOOD TO LEVEL 3, WELLINGTON HEIGHTS, 5" HAND SCRAPPED MAPLE, IN ROCKWOOD

6. Carpeting

	Type	Area
Ground Floor		
Second Floor		
Upgrade Underpad	Capped	Runner - *Upgrade
Carpet on Stairs		

7. Fireplace

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



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8. Trim Carpentry

Interior Doors	SEE NOTES	Front Door Glass Inserts	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD				
Comment	ALL DOORS TO BE STANDARD, LIBRARY DOORS TO BE 15 PANEL WOOD BAR FRENCH, AS PER PLAN				

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	*ROCKWOOD	Spindle Colour	BLACK	Treads	*ROCKWOOD
Stringer / Riser	*ROCKWOOD	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

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: _____

Telephone - (T)
Cable - (C)
Electrical - (E)

Lot 62

Lot 62



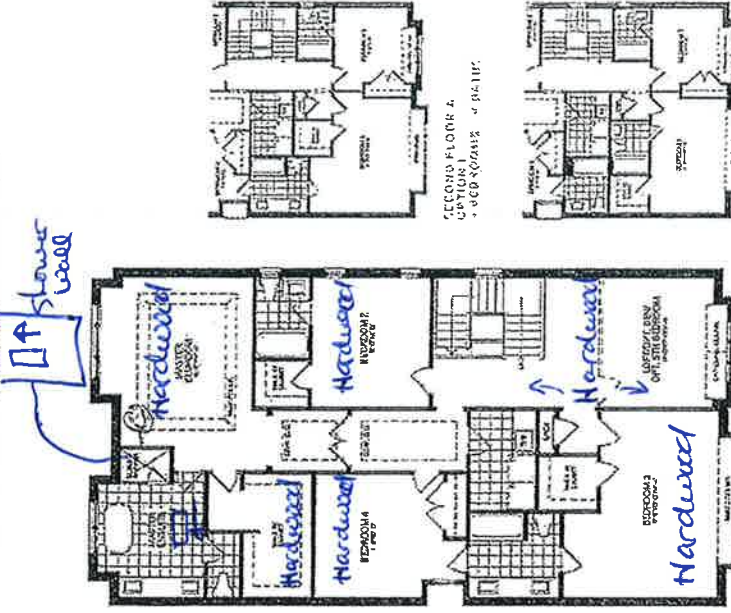
Telephone - (T)
Cable - (C)
Electrical - (E)

July 6, 2021

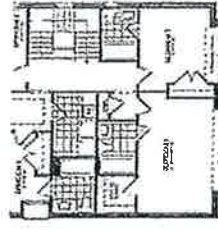
OSPREY

3,900 SQ. FT.

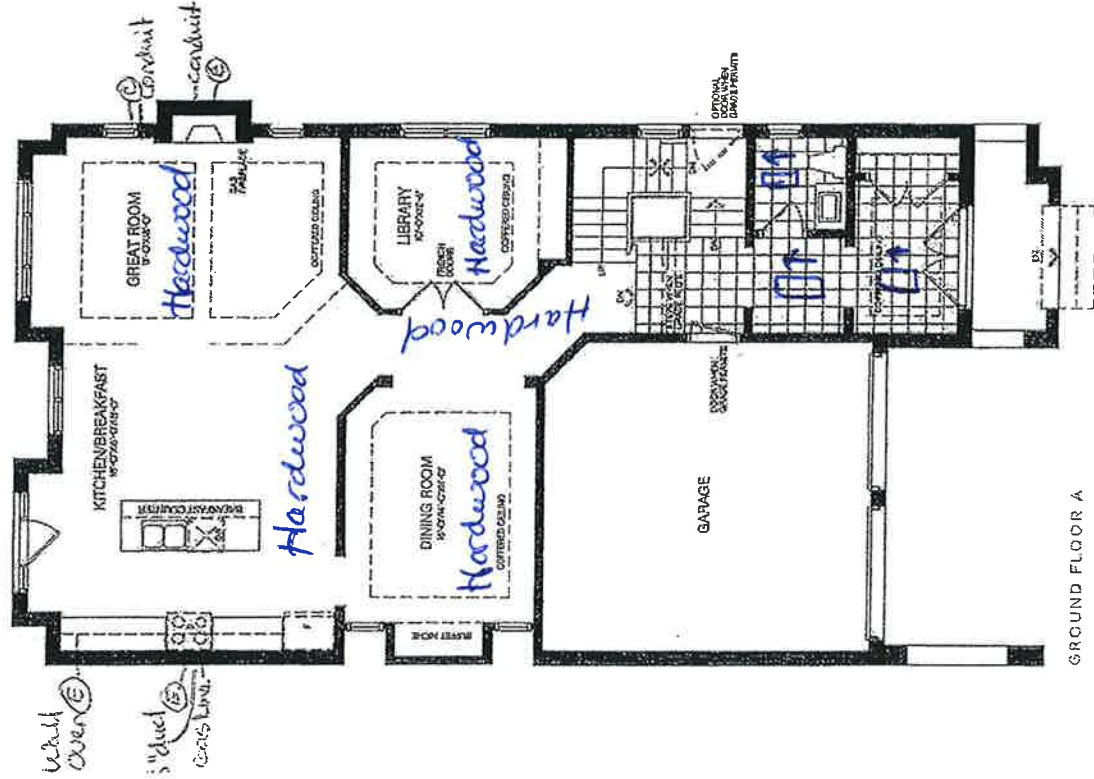
INCLUDES 749 SQ. FT. FINISHED BASEMENT



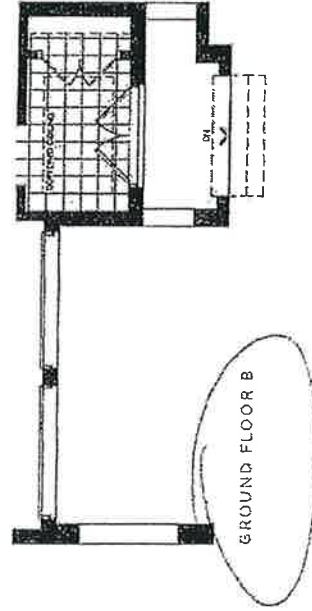
SECOND FLOOR A
OPTIONAL
+ CLO + CLO + 4 BATH



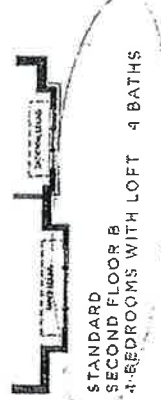
SECOND FLOOR B
OPTIONAL
+ CLO + CLO + 4 BATH



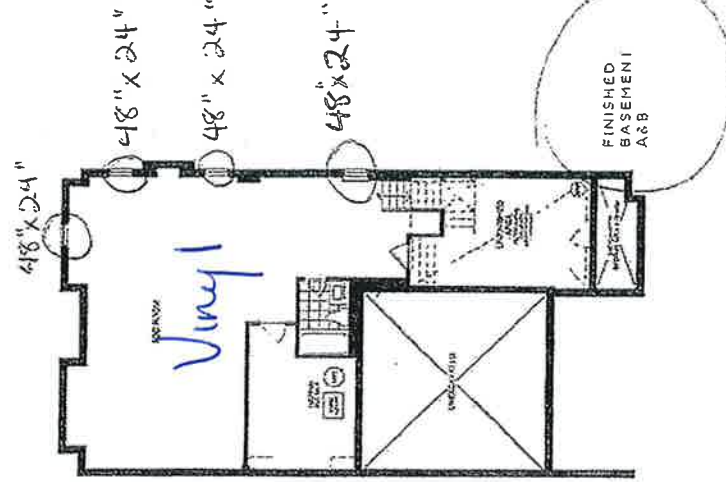
GROUND FLOOR A



GROUND FLOOR B



STANDARD
SECOND FLOOR A
4 BEDROOMS WITH LOFT / 4 BATHS



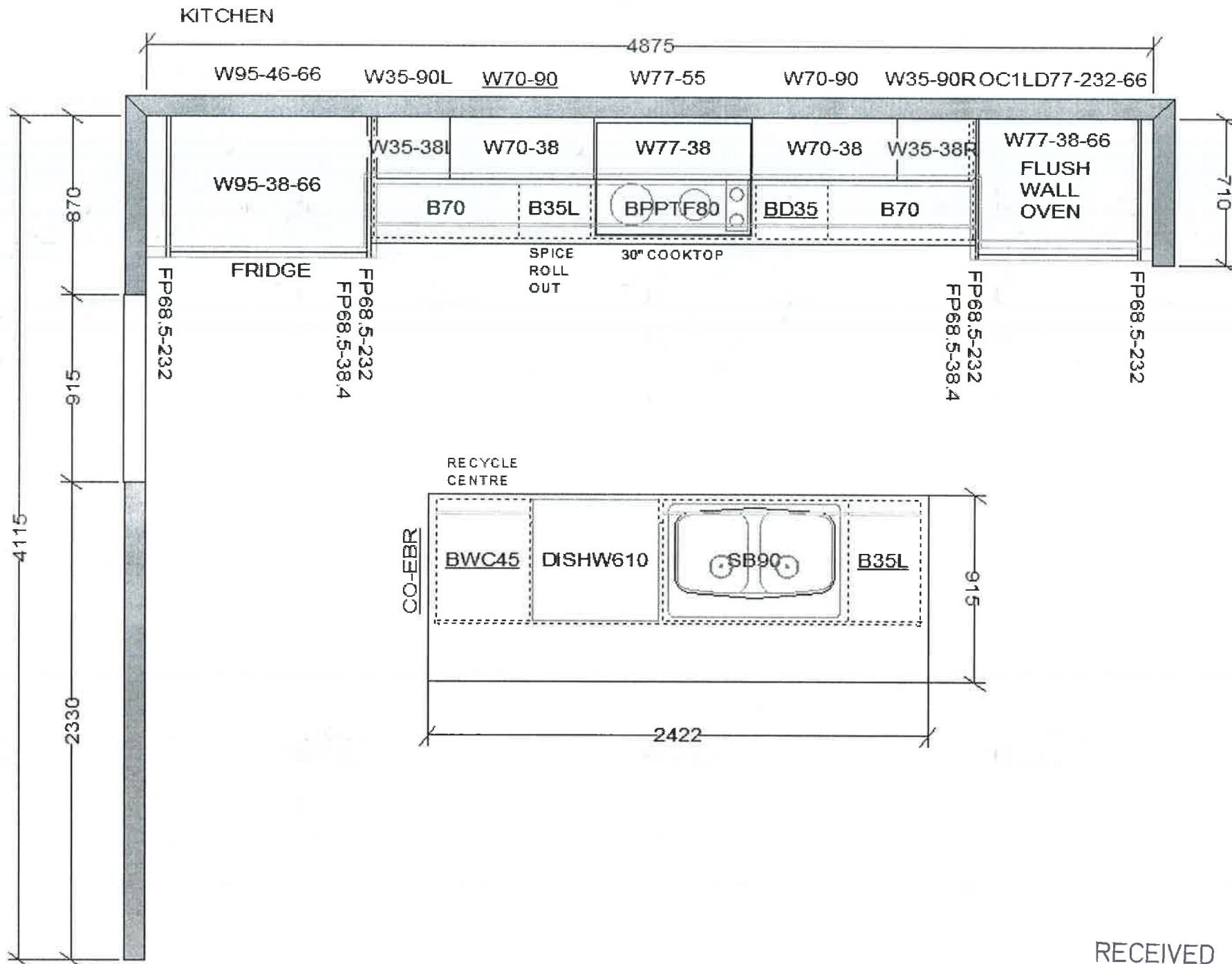
FINISHED
BASEMENT
A & B



All dimensions are approximate and subject to normal construction tolerances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. Furniture is shown for illustrative purposes only and does not necessarily reflect the electrical plan for this site. Sizes are sold, unfinished. Factory and facade variations may apply, contact a sales representative for further details. E.A.O.E. ©Valery Homes 2019. All Rights Reserved.

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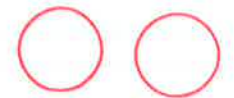
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FRENDEL
KITCHENS LIMITED
1350 Shawson Drive, Mississauga, ON L4W 1C5

VALERY HOMES
NORTH OAKVILLE
LOT 62



July 7, 21

Drawn By:
Date: July 7, 2021
Scale: Not To Scale

Approved By Builder:

Date:



FRENDEL
KITCHENS LIMITED
1350 Shawson Drive, Mississauga, ON L4W 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

Lot 62

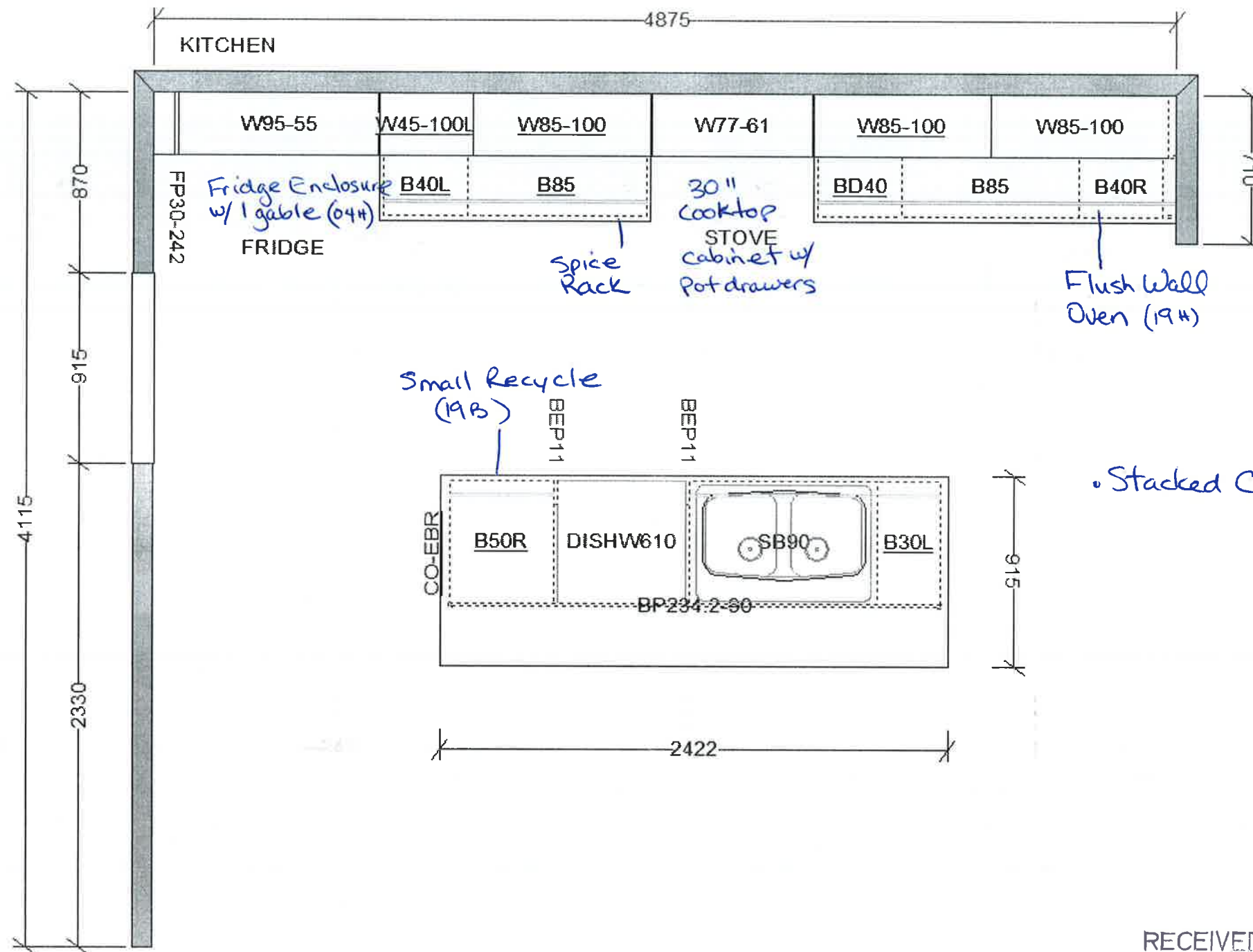


July 6, 2021

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

Approved By Builder:

Date:



• Stacked Cabinets

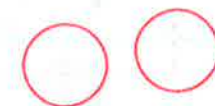
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VALERY HOMES
NORTH OAKVILLE
LOT 62

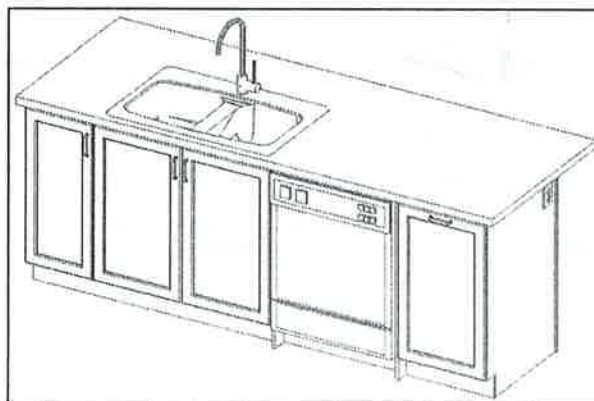
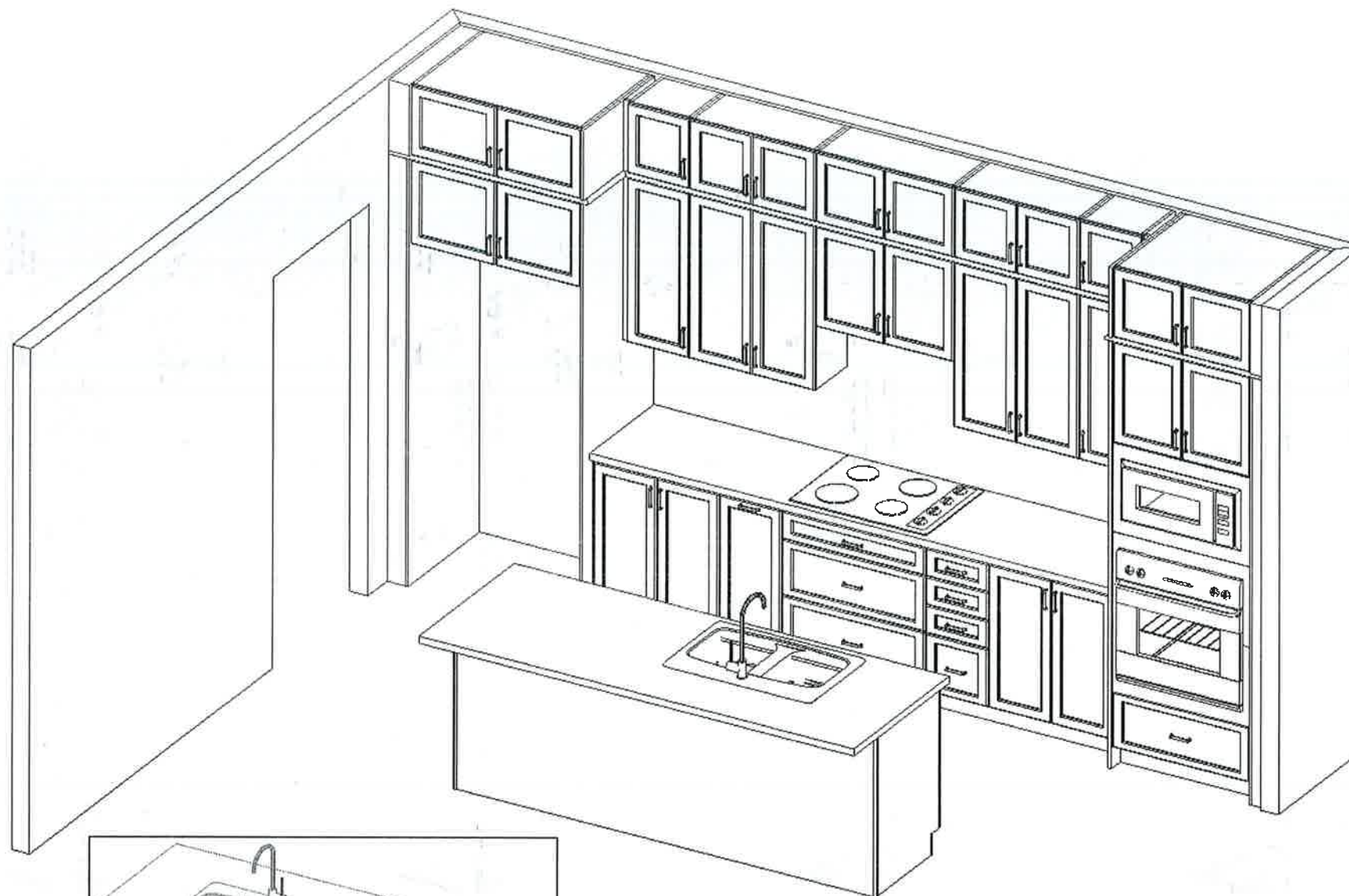


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