



INTERIOR COLOUR SCHEME

Purchasers: Shilpa Gandhi & Nirav Gandhi

Telephone Res. / Bus: /

Decor Advisor: Dean-Marie Gray

Scheduled Closing Date: Thursday, May 20, 2021

Property: 145 of Plan -

Project: North Oakville - Phase 1

Model and Elevation: HUMMINGBIRD (43-02) Elev B

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*SEE NOTES	STD. CAESARSTONE FROST WHITE	*NONE
Laundry Room	3, CHARLESTON 3DL, ORCHID	6698-46 PALOMA POLAR	9677
Powder Room	3, CHARLESTON 3DL, ORCHID	STD. BLACK PEARL GRANITE	9677
ENSUITE 3	3, CHARLESTON 3DL, ORCHID	STD. BLACK PEARL GRANITE	9677
Master Ensuite Bathroom	3, CHARLESTON 3DL, ORCHID	STD. BLACK PEARL GRANITE	9677
Second Ensuite Bathroom (If Applic.)	-		
ENSUITE 4	3, CHARLESTON 3DL, ORCHID	STD. BLACK PEARL GRANITE	9677

Comment

ENSUITE 5 and BASEMENT BATH: 3, CHARLESTON 3DL, ORCHID COUNTER: BLACK PEARL GRANITE HARDWARE: 9677
KITCHEN CABINETS: 7, BOSTON PAINT, ORCHID KITCHEN ISLAND: SIMCOE, CAFE NOIR **DO NOT INSTALL HARDWARE IN KITCHEN**

2. Floor Tile

	Selection
Entrance Vestibule	MAXSTONE SERIES IVORY POLISHED 24 X 24
Main Hall	GARAGE ENTRY: CERAFORGE CHROMIUM 24 X 24
Kitchen / Breakfast	-
Laundry Room	CERAFORGE CHROMIUM 24 X 24
Powder Room	MAXSTONE SERIES IVORY POLISHED 24 X 24
ENSUITE 3	MAXSTONE SERIES IVORY POLISHED 24 X 24
Master Ensuite Bathroom	MAXSTONE SERIES LIGHT GREY POLISHED 24 X 24
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
ENSUITE 4	MAXSTONE SERIES LIGHT GREY POLISHED 24 X 24

Comment

ENSUITE 5: CERAFORGE CHROMIUM 24 X 24 BASEMENT BATH: MAXSTONE SERIES, LIGHT GREY POLISHED 24 X 24
SHOWER FLOORS: MASTER, ENSUITE 3, ENSUITE 5: SOHO WARM GREY MATTE 2X2 ENSUITE 4: SOHO TAUPE MATTE 2X2

3. Wall Tile

	Selection	Custom	Describe
ENSUITE 3	Maxstone Ivory Polished 24x24	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	Maxstone Lt. Grey Polished 24x24	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)		☐ Yes ☐ No	
ENSUITE 4	Maxstone Lt. Grey Polished 24x24	☐ Yes ☒ No	
Kitchen Backsplash	☐ Yes ☒ No	Backsplash Behind Stove to Upper Cabinets	
Comment	*DO NOT INSTALL		

ENSUITE 5: KEATON ICE, 8 X 10

BASEMENT BATH: KEATON ICE, 8 X 10



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4. Plumbing Fixtures

☐	☐	☐	☐
Master Ensuite Bathroom	Second Ensuite	Powder Room	
☐	☐	Other Washroom	☐
Other Room - Specify			
Comment			
FIXTURES TO REMAIN AS STANDARD			

5. Hardwood Flooring

Type and Stain	Upper Landing	Type and Stain
*SEE NOTES BELOW	Upper Hall	*SANDED LANDING
*SEE NOTES BELOW	Master Bedroom	*SEE NOTES BELOW
*SEE NOTES BELOW	Bedroom #2	*SEE NOTES BELOW
*SEE NOTES BELOW	Bedroom #3	-
*SEE NOTES BELOW	Bedroom #4	*SEE NOTES BELOW
*SEE NOTES BELOW	Bedroom #5	*SEE NOTES BELOW
-	Other Room - Specify BASEMENT	*SEE NOTES BELOW
*SANDED LANDING		DUBAI 2668 ORIENT BAY

Comment

*UPGRADE TO LEVEL 4 ABODE SCULPTED OAK, LAKESIDE MUSKOKA. 7 1/2" X 3/4"

6. Carpeting

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

Comment

7. Fireplace

	Living Room	Family Room	Other Room - Specify
Fireplace Type	☐	☐	☐
Mantle Type	☐	☐	☐
Colour / Stain	☐	☐	☐
Surround	☐	☐	☐
Hearth	☐	☐	☐
Comment			



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8. Trim Carpentry

Interior Doors

*SEE NOTES

Front Door Glass Inserts

STANDARD

Door Handles

*VEGA, BLACK

Interior Trim

*1 1/8" x 3 1/4" STEP BEVEL BACKBAND, 7 1/4" STEP BASEBOARD

Comment

LIBRARY DOORS: 1 PANEL FRENCH SHAKER FROSTED. ALL OTHER DOORS ARE STANDARD. VEGA HANDLES, BLACK WITH SQUARE ROSETTES. FRONT DOOR: LONDON GRIP SET, BLACK

9. Plaster Mouldings and Medallions

Standard Throughout

☐ Yes

☒ No

☐ N/A

Entrance Vestibule				
Main Hall				
Living Room				
Dining Room				
Family Room				
Comment				

	Kitchen/Breakfast		
	Den/Library		
	Lower Landing		
	Other Room - Specify		

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

*MUSKOKA

Spindle Colour

BLACK

Stringer / Riser

*MUSKOKA

Treads

*MUSKOKA

Comment

Oak Stairs

☒ Yes

☐ No

☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas

PELICAN

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

Gas Provisions Stove

Gas Provisions Dryer

Gas Provisions Barbecue

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:

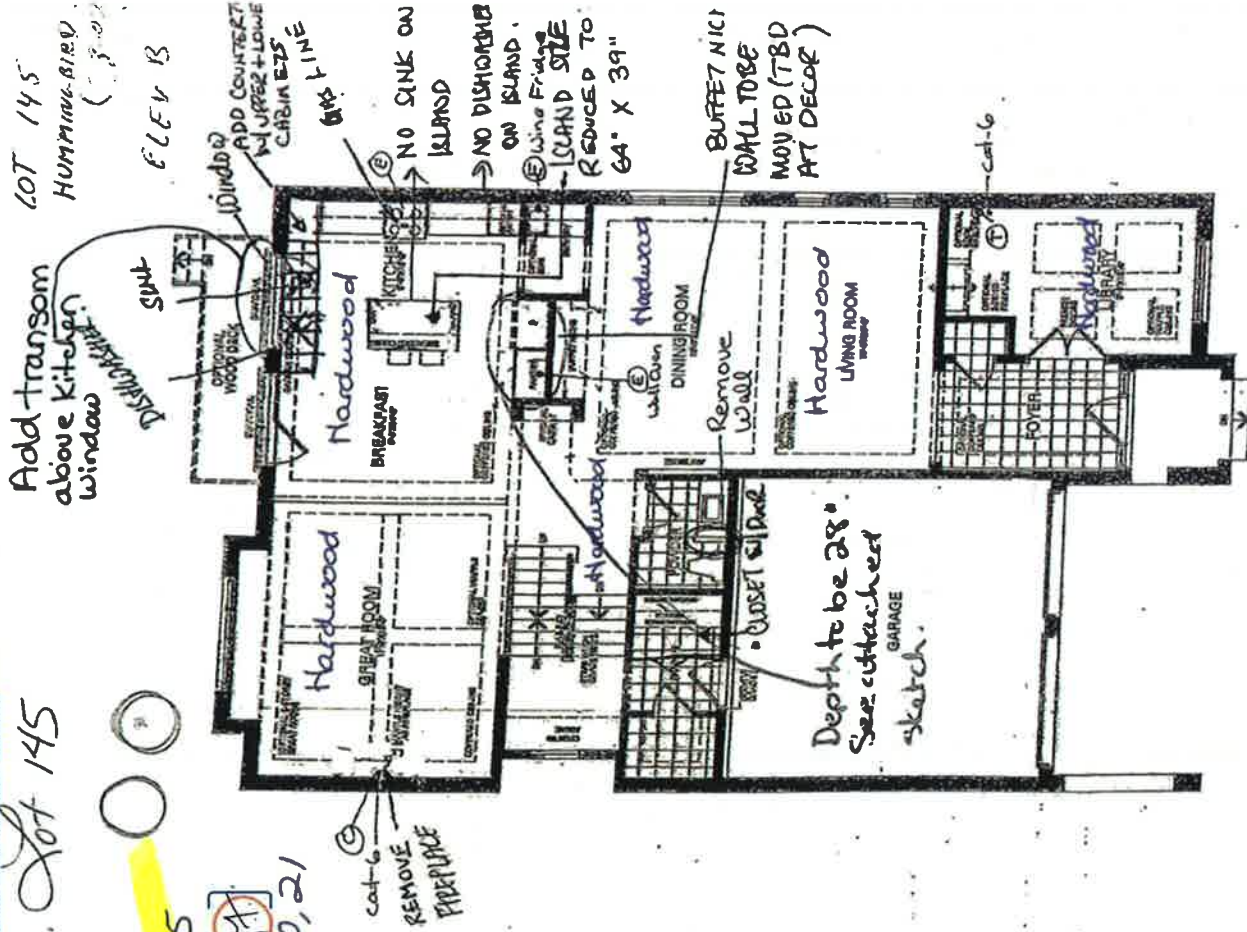
Lot 145

Lot 145
Hummingbird
(301)

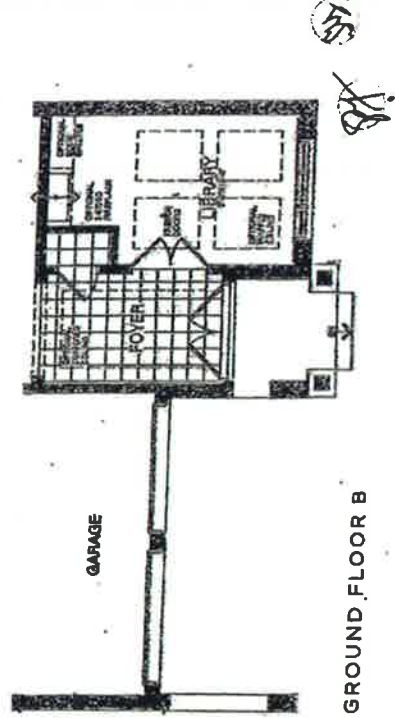
Lot 145

ELEV B

June 30, 21



GROUND FLOOR A



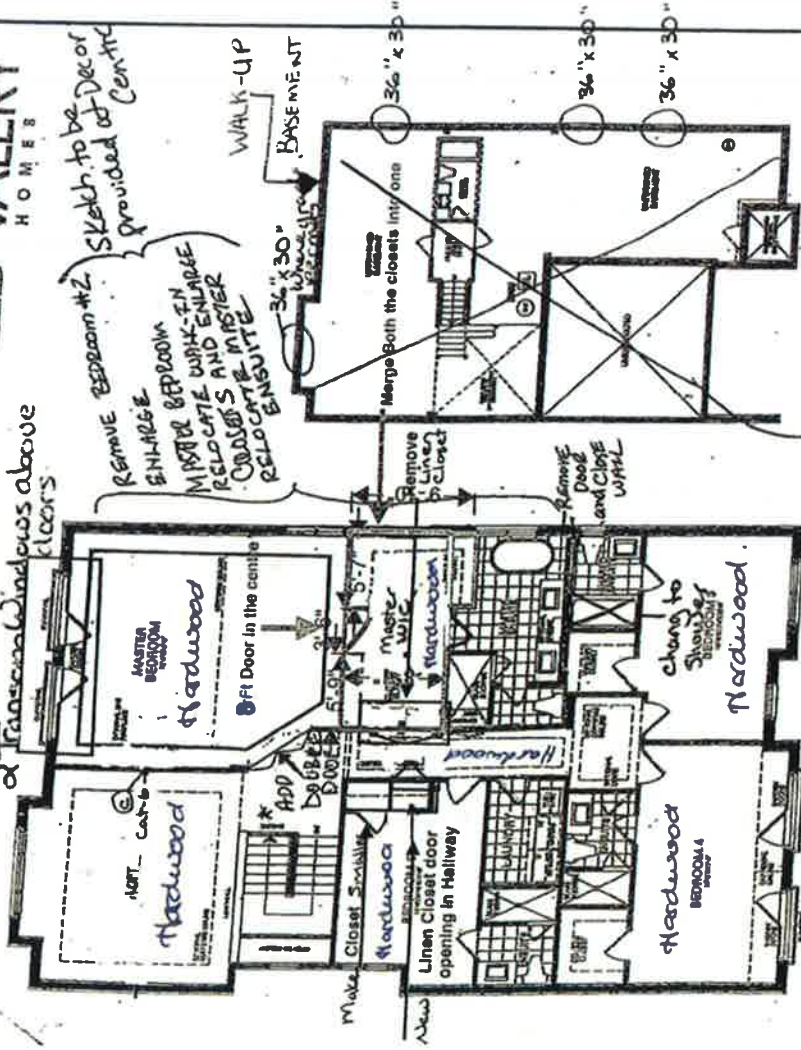
LOT 145

June 30, 21

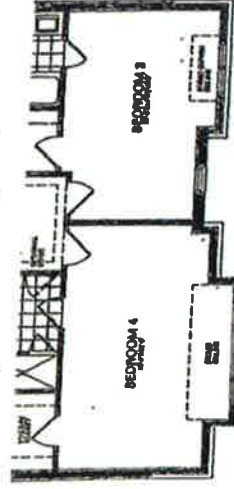
Dimensions may differ onsite

2 Transoms above
doors

LOT 145
HUMMING-BIRD (43-02)
ELEV G
VALERY HOMES



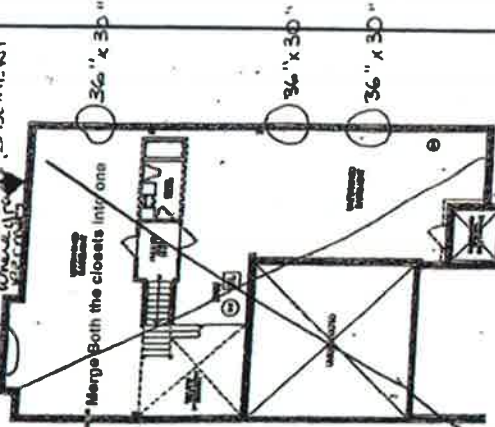
SECOND FLOOR A



SECOND FLOOR B

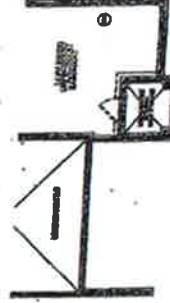
* All doors → 8' high

WALK-UP
BASEMENT

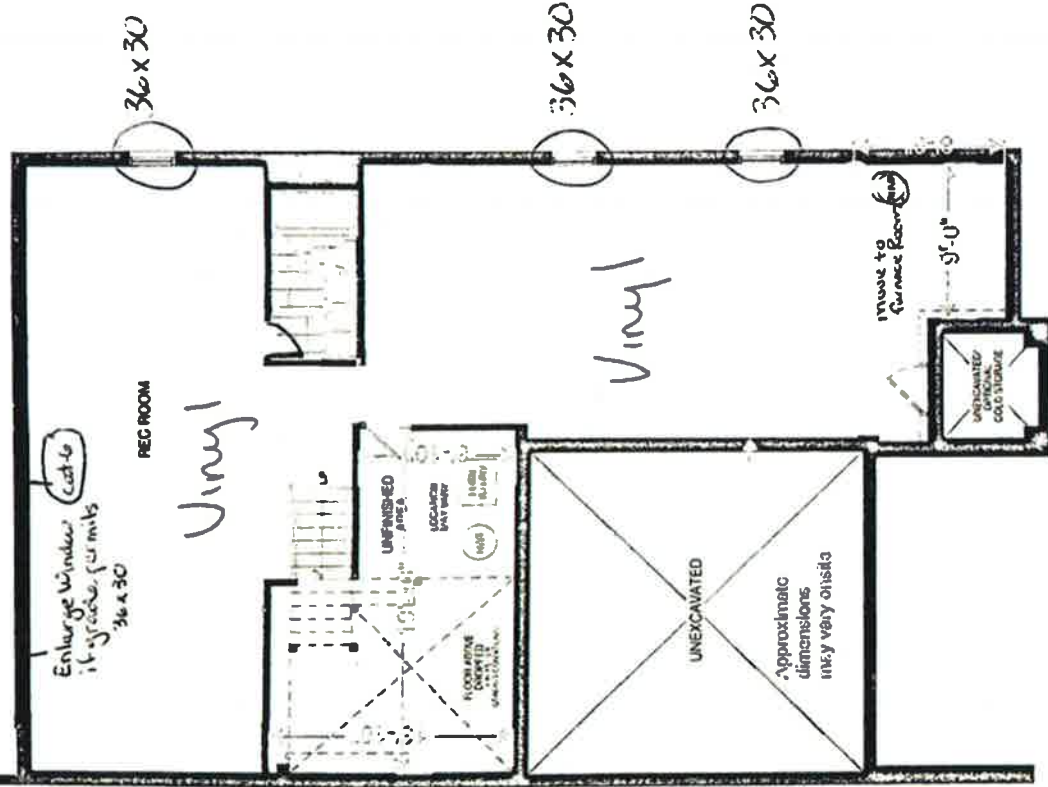


BASEMENT A

* See attached
Basement
Plan.



BASEMENT B



FINISHED BASEMENT D

- Note ① Basement ceiling height is Standard.
② Walk-up sketch attached separately

Lot 145



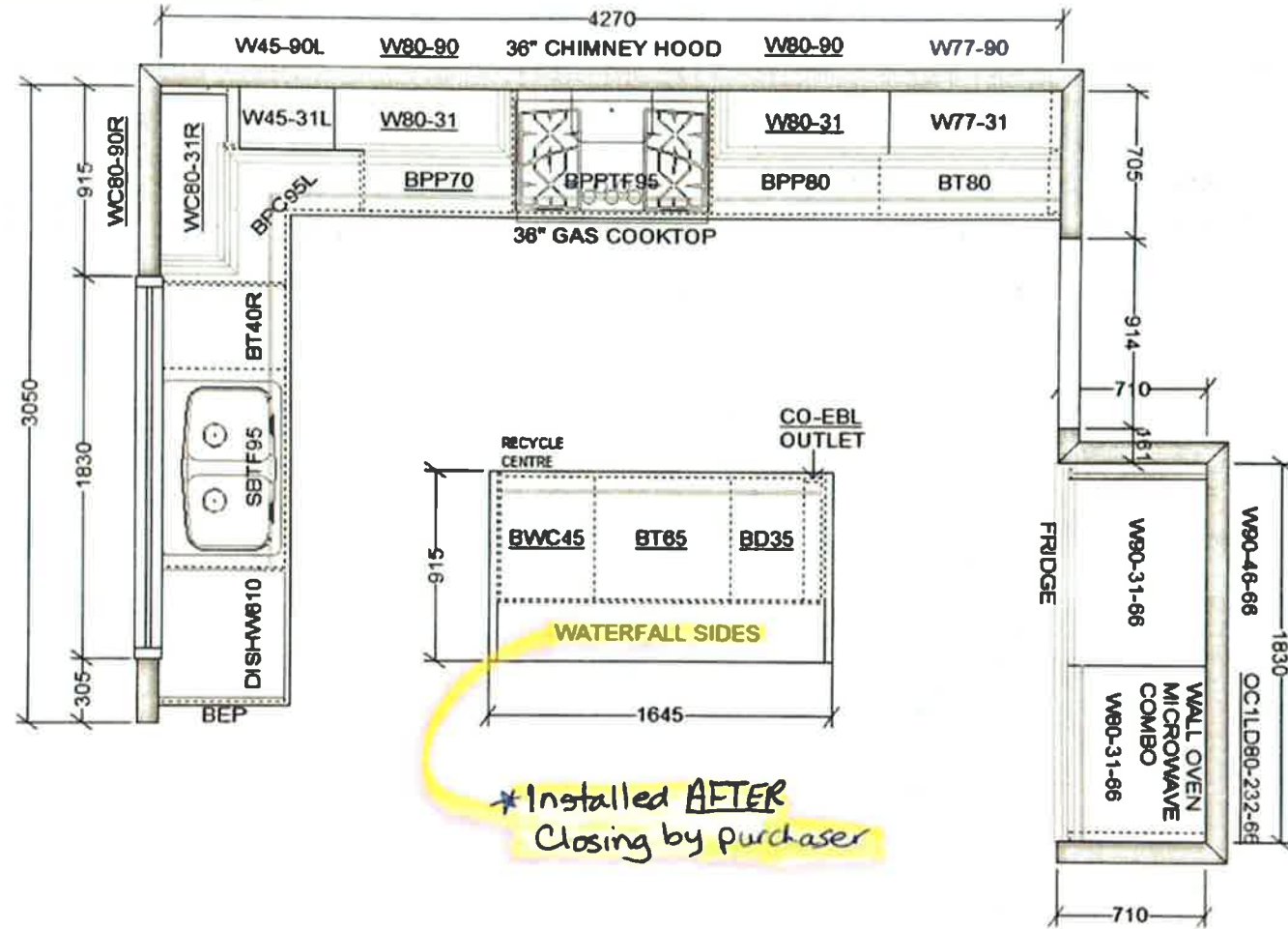
June 30, 21

RECEIVED

JUL 06 2021

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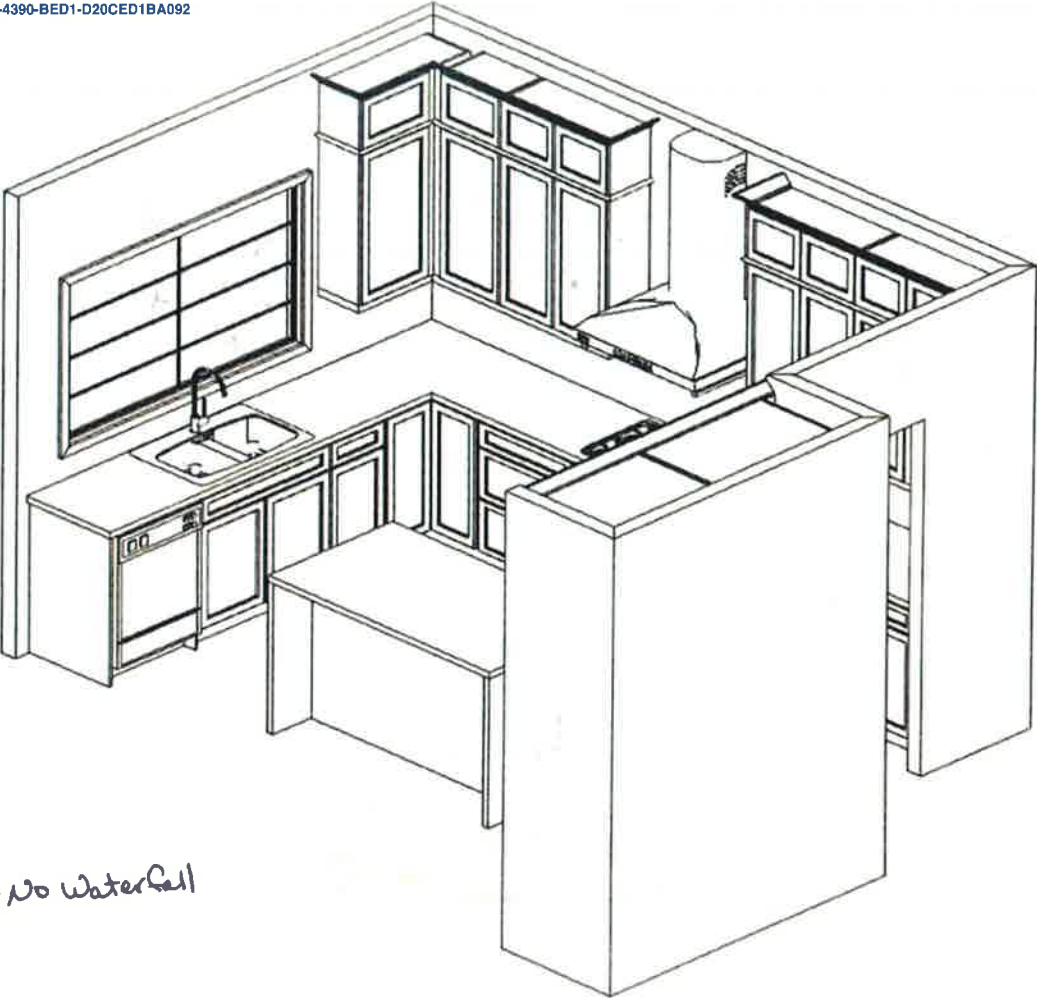


*Installed AFTER
Closing by purchaser

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

 FRENDEL FURNISHINGS LIMITED 1500 Thompson Drive, Middleburg Heights, OH 44130
VALERY HOMES NORTH OAKVILLE LOT 145
 June 30, 21
Drawn By: Date: June 30, 2021 Scale: Not To Scale
Approved By Builder: Date:

Authentisign ID: 8C8EB66B-EDDD-4390-BED1-D20CED1BA092



*No Waterfall

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VALERY HOMES
NORTH OAKVILLE
LOT 145



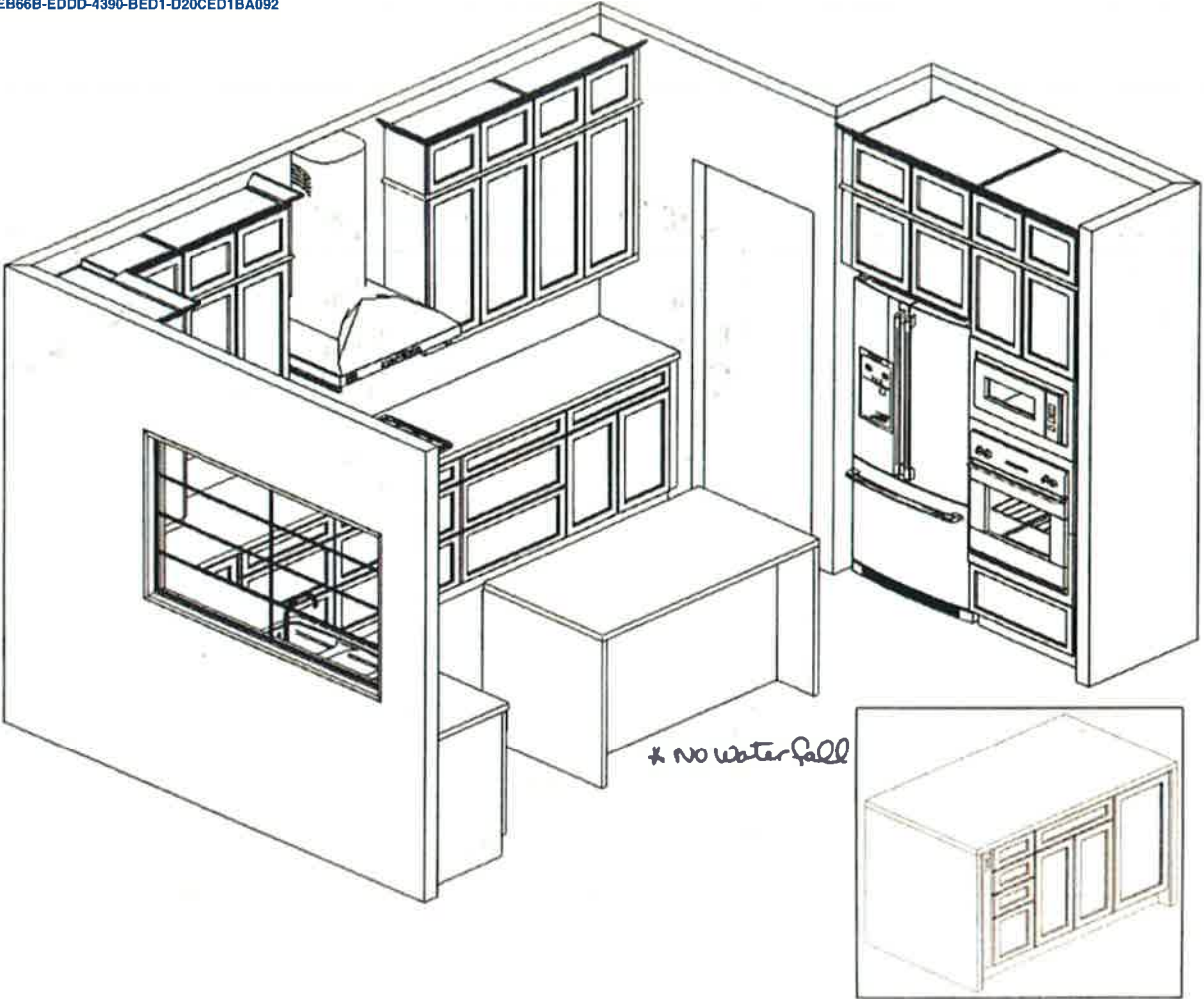
June 30, 21

Drawn By:
Date: June 30, 2021
Scale: Not To Scale

Approved By Builder:

Date:

Authentisign ID: 8C8EB66B-EDDD-4390-BED1-D20CED1BA092



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NORTH OAKVILLE
LOT 145



June 30, 21

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Date: June 30, 2021
Scale: Not To Scale

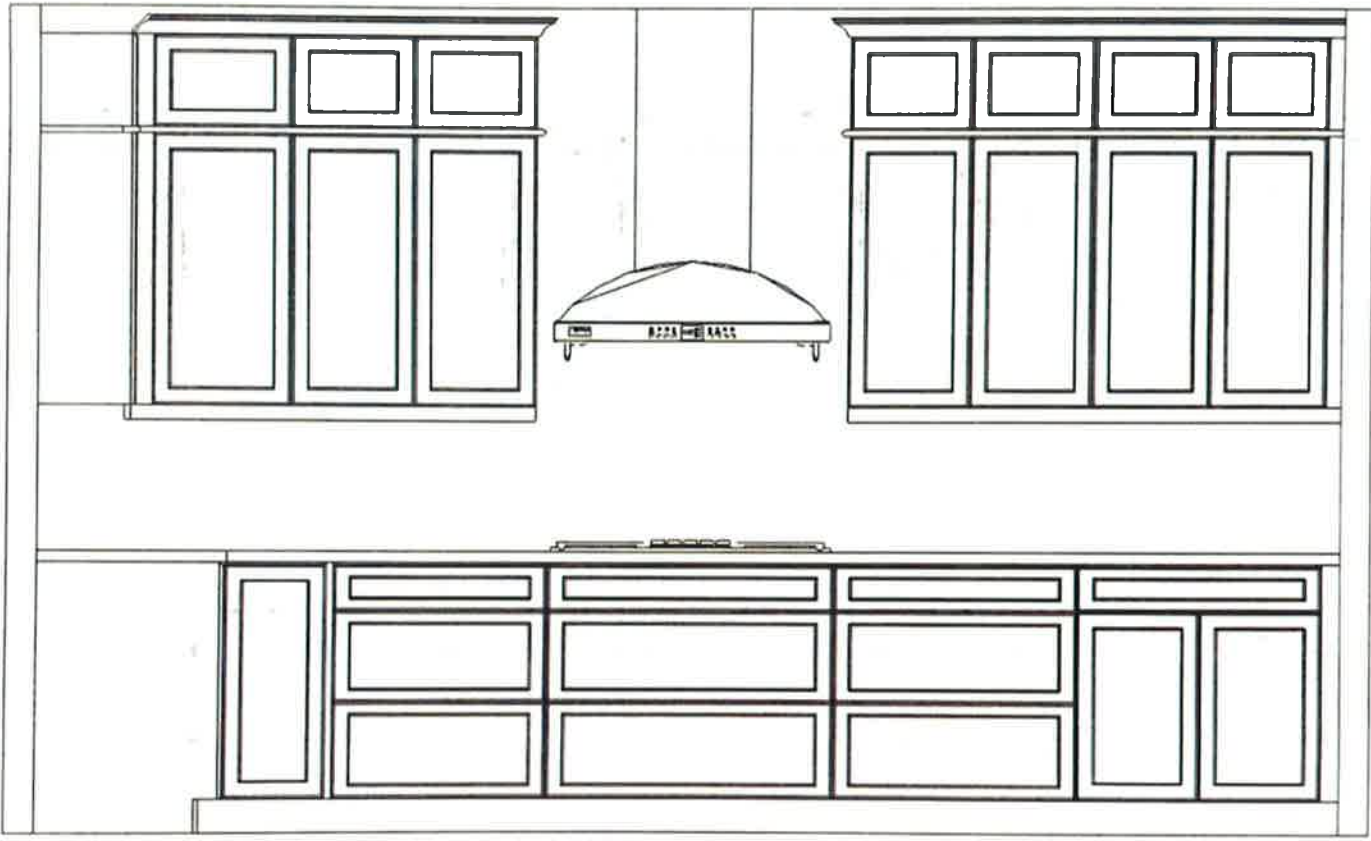
Approved By Builder:

Date:

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**FRENDEL**
EXTENSIVE LUMBER
2001 Zionsville, Indiana 46088-1000

**VALERY HOMES
NORTH OAKVILLE
LOT 145**


June 30, 21

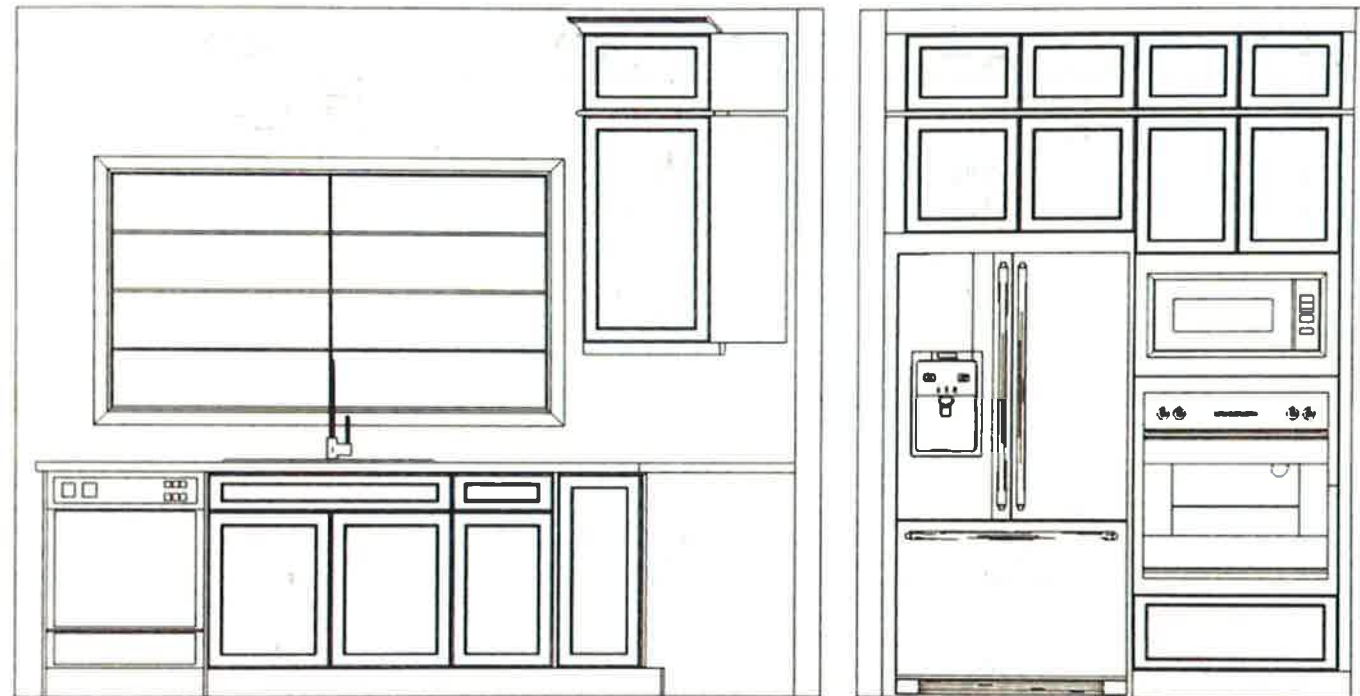
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Approved By Builder:

Date:

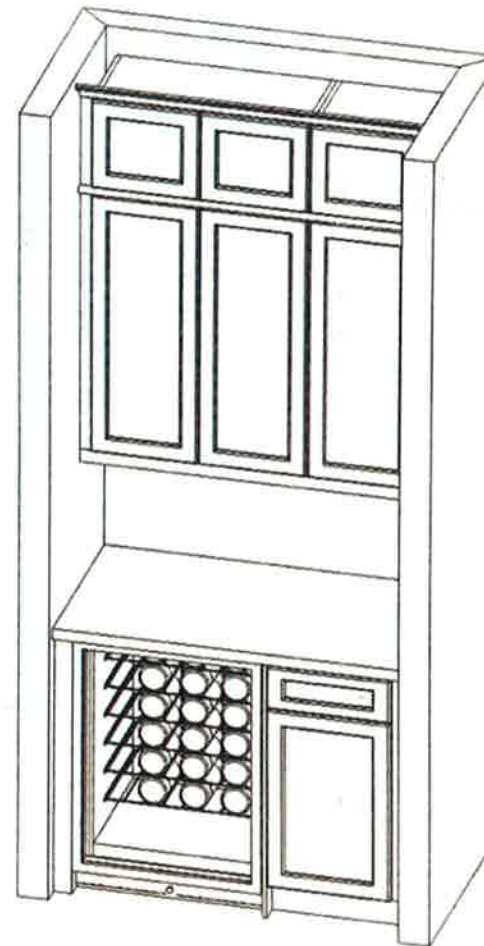
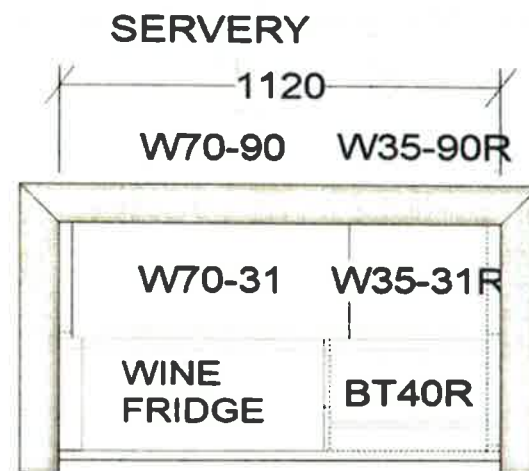
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 FRENDEL ARCHITECTS 1000 Shuman Drive, Westborough, MA 01581	Authentication ID: 8C8EB66B-EDDA-4390-BED1-D20CED18A092
VALERY HOMES NORTH OAKVILLE LOT 145	
 <i>June 30, 21</i>	
Drawn By: Date: June 30, 2021 Scale: Not To Scale	
Approved By Builder: _____ Date: _____	



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FRENDEL
KITCHENS, BATHS, JOINERY
1780 Sheppard Ave. East, Suite 101, North York, ON M2N 1K1

VALERY HOMES
NORTH OAKVILLE
LOT 145



June 30, 21

Drawn By:
Date: June 30, 2021
Scale: Not To Scale

Approved By Builder:

Date:

Authentication ID: 8C8E866B-EDDD-4390-BED1-D20CED1BA092

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